



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 10/7/2025

District I

Item Creation Date: 6/5/2025

HPW20RDP10383/Abandonment and sale of Polk, Avenida de Las Americas Street, Jackson, Chenevert, Hamilton, Clay, and Bell out of the South Side Buffalo Bayou Park/ Parcels SY25-031A through SY25-031H, SY26-015A through SY26-015E, SY26-016, and SY26-017

Agenda Item#: 28.

### **Background:**

**SUBJECT:** Abandonment and sale of: 1) ±45,837 square feet of Jackson Street, from Polk Street south to Bell Street, 2) ±41,076 square feet of Chenevert Street, from Polk Street south to Bell Street, 3) ±52,613 square feet of Hamilton Street, from Polk Street south to Bell Street, 4) ±40,778 square feet of Clay Street, 5) ±13,323 square feet of Bell Street and 6) ±60,856 square feet of Polk Street, from the right-of-way line of Interstate 69 west ±784 feet to the west right-of-way line of Jackson Street, and 7) ±30,000 square feet of Avenida De Las Americas from Polk street north to ±350, out of the South Side Buffalo Bayou Subdivision (Unrecorded), out of the J.S. Holman Survey, A-323. Parcels SY25-031A through SY25-031H, SY26-015A through SY26-015E, SY26-016, and SY26-017

**RECOMMENDATION:** It is recommended City Council approve a motion acknowledging the concept of the subject request for the abandonment and sale of: 1) ±45,837 square feet of Jackson Street, from Polk Street south to Bell Street, 2) ±41,076 square feet of Chenevert Street, from Polk Street south to Bell Street, 3) ±52,613 square feet of Hamilton Street, from Polk Street south to Bell Street, 4) ±40,778 square feet of Clay Street, 5) ±13,323 square feet of Bell Street and 6) ±60,856 square feet of Polk Street, from the right-of-way line of Interstate 69 west ±784 feet to the west right-of-way line of Jackson Street, and 7) ±30,000 square feet of Avenida De Las Americas from Polk street north to ±350, out of the South Side Buffalo Bayou Subdivision (Unrecorded), out of the J.S. Holman Survey, A-323. Parcels SY25-031A through SY25-031H, SY26-015A through SY26-015E, SY26-016, and SY26-017

**SPECIFIC EXPLANATION:** Keith Gaynor of Walter P. Moore and Associates, on behalf of Houston First Corporation, Paula Whitten Doolin, General Counsel, requested the Abandonment and sale of: 1) ±45,837 square feet of Jackson Street, from Polk Street south to Bell Street, 2) ±41,076 square feet of Chenevert Street, from Polk Street south to Bell Street, 3) ±52,613 square feet of Hamilton Street, from Polk Street south to Bell Street, 4) ±40,778 square feet of Clay Street, 5) ±13,323 square feet of Bell Street and 6) ±60,856 square feet of Polk Street, from the right-of-way line of Interstate 69 west ±784 feet to the west right-of-way line of Jackson Street, and 7) ±30,000 square feet of Avenida De Las Americas from Polk street north to ±350, out of the South Side Buffalo Bayou Subdivision (Unrecorded), out of the J.S. Holman Survey, A-323. Houston First Corporation plans to incorporate the streets into its abutting properties for the George R. Brown Convention Center expansion project. The Joint Referral Committee reviewed and approved the request.

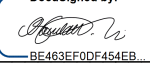
This is part one of a two-step process in which the applicant will first receive a City Council authorized Motion acknowledging the concept of the subject request. Upon the applicant satisfactorily completing all transaction requirements including those enumerated below, Houston Public Works will forward a subsequent recommendation to City Council requesting passage of an Ordinance effecting the abandonment and sale. It is recommended:

The City abandon and sell: 1) ±45,837 square feet of Jackson Street, from Polk Street south to Bell Street, 2) ±41,076 square feet of Chenevert Street, from Polk Street south to Bell Street, 3) ±52,613 square feet of Hamilton Street, from Polk Street south to Bell Street, 4) ±40,778 square feet of Clay Street, 5) ±13,323 square feet of Bell Street and 6) ±60,856 square feet of Polk Street, from the right-of-way line of Interstate 69 west ±784 feet to the west right-of-way line of Jackson Street, and 7) ±30,000 square feet of Avenida De Las Americas from Polk street north to ±350, out of the South Side Buffalo Bayou Subdivision (Unrecorded), out of the J.S. Holman Survey, A-323.

1. The applicant has provided Houston Public Works with electronic survey maps and field notes of the affected property interests.
2. The applicant has provided an original Statement of Ownership letter.
3. The applicant be required to obtain a letter of no objection from each of the privately-owned utility company for the streets being abandoned and sold.
4. The applicant has provided a Traffic Impact Analysis which is under review by Houston Public Works.
5. The applicant be required to abandon, relocate and or dedicate easements to the City for the required utilities.
6. The applicant be required to prepare drawings that show all public utilities (water, sanitary and storm) that are to be abandoned, relocated, privatized, and/or constructed as part of this project specific to the abandonment requirements and submit drawings to the Office of the City Engineer for plan review and approval. A copy of the Motion shall be attached to the plan set when it is submitted for plan review.
7. The Legal Department be authorized to prepare the necessary transaction documents; and

8. In compliance with Sec. 2-241 of the Houston Code of Ordinances the value be established by two independent appraisers from the City Council approved list.

**FISCAL NOTE:** There is no impact to the fiscal budget or no additional spending authority. Therefore, no Fiscal Note is required as stated in the financial policies.

DocuSigned by:  
 9/29/2025  
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Randall V. Macchi, JD  
Director, Houston Public Works

**Contact Information:**

Name	Service Line	Contact No.
Roberto Medina, Assistant Director	DO - HPW Council Liaison Office	832.395.2456
Maria Perez, HPW Agenda Coordinator	DO - HPW Council Liaison Office	832.395.2282
Addie L. Jackson, Esq., Assistant Director	Construction, Real Estate Services	832.395.3164

**ATTACHMENTS:**

Description	Type
Council District Map	Backup Material
Parcel Map	Backup Material
Aerial Map	Backup Material