



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date:  
District H, District I  
Item Creation Date: 5/18/2016

20BAM57/A/S of various streets and easements/SY11-055

Agenda Item#:

**Summary:**

**Background:**

**SUBJECT:** Ordinance authorizing the abandonment and sale of: (1) Linwood Street, from Texas Avenue to North Capitol Avenue; (2) North Capitol Avenue, from Norwood Street to Linwood Street; (3) Norwood Street, from Texas Avenue to North Capitol Avenue; (4) a corner clip located at the intersection of Linwood Street and Texas Avenue; (5) four utility easements; (6) four general utility easements; (7) two prescriptive utility easements; (8) three prescriptive sanitary sewer easements; and (9) a prescriptive water line easement, in exchange for conveyance to the City of: (1) a 25 foot-wide storm sewer easement; (2) a 25 foot-wide sanitary sewer easement; and (3) a 20 foot-wide water line easement, all located in Young Mens Addition, out of the S.M. Williams Survey, A-87. **Parcels SY11-055A through SY11-055N, SY12-028A through SY12-028D, LY12-010, DY12-019, and KY12-043**

**RECOMMENDATION:** (Summary) It is recommended City Council approve an Ordinance authorizing the abandonment and sale of: (1) Linwood Street, from Texas Avenue to North Capitol Avenue; (2) North Capitol Avenue, from Norwood Street to Linwood Street; (3) Norwood Street, from Texas Avenue to North Capitol Avenue; (4) a corner clip located at the intersection of Linwood Street and Texas Avenue; (5) four utility easements; (6) four general utility easements; (7) two prescriptive utility easements; (8) three prescriptive sanitary sewer easements; and (9) a prescriptive water line easement, in exchange for conveyance to the City of: (1) a 25 foot-wide storm sewer easement; (2) a 25 foot-wide sanitary sewer easement; and (3) a 20 foot-wide water line easement, all located in Young Mens Addition, out of the S.M. Williams Survey, A-87. **Parcels SY11-055A through SY11-055N, SY12-028A through SY12-028D, LY12-010, DY12-019, and KY12-043**

**SPECIFIC EXPLANATION:** By Motion 2012-0269, City Council authorized the subject transaction. Metropolitan Transit Authority of Harris County, Texas (METRO), (Thomas C. Lambert, President and CEO), one of the property owners, is utilizing the location of the subject streets and easements for its Service and Inspection Facility associated with METRO Light Rail. Houston Armature Works, Inc. (HAW) (James Woolley, President), the other property owner, will incorporate a portion of the subject property for expansion of its business.

METRO and HAW, have completed the transaction requirements, have accepted the City's offer, and have rendered payment in full.

The City will abandon and sell to METRO and HAW:

**METRO Abandonment Parcels**

<b>Parcel SY11-055A</b>	
14,069 square-foot street easement:	\$112,552.00
Valued at \$8.00 PSF X 100%	
<b>Parcel SY11-055B</b>	
12,751 square-foot street easement:	\$102,008.00
Valued at \$8.00 PSF X 100%	
<b>Parcel SY11-055C</b>	
14,069 square-foot street easement:	\$112,552.00
Valued at \$8.00 PSF X 100%	
<b>Parcel SY11-055D</b>	
109 square-foot street easement:	\$ 872.00
Valued at \$8.00 PSF X 100%	
<b>Parcel SY11-055E</b>	
21,296 square-foot general utility easement:	\$ 85,184.00
Valued at \$8.00 PSF X 50%	

<b>Parcel SY11-055F</b>	
10,008 square-foot general utility easement:	\$ 40,032.00
Valued at \$8.00 PSF X 50%	
<b>Parcel SY11-055G</b>	
21,668 square-foot utility easement:	\$ 84,272.00
(19,868 unencumbered square-feet	
Valued at \$8.00 PSF X 50%)	
(1,800 encumbered square-feet	
Valued at \$8.00 PSF X 33-1/3%)	
<b>Parcel SY11-055H</b>	
10,930 square-foot prescriptive utility easement:	\$ 43,720.00
Valued at \$8.00 PSF X 50%	
<b>Parcel SY11-055I</b>	
1,393 square-foot general utility easement:	\$ 5,572.00
Valued at \$8.00 PSF X 50%	
<b>Parcel SY11-055J</b>	
2,238 square-foot prescriptive sanitary sewer easement:	\$ 8,952.00
Valued at \$8.00 PSF X 50%	
<b>Parcel SY11-055K</b>	
2,247 square-foot utility easement:	\$ 8,988.00
Valued at \$8.00 PSF X 50%	
<b>Parcel SY11-055L</b>	
6,025 square-foot utility easement:	\$ 24,100.00
Valued at \$8.00 PSF X 50%	
<b>Parcel SY11-055M</b>	
3,015 square-foot prescriptive water line easement:	\$ 11,600.00
(2,900 unencumbered square-feet	
Valued at \$8.00 PSF X 50%)	
(115 square foot overlap with SY11-055J)	
Valued at \$0.00 PSF)	
<b>Parcel SY11-055N</b>	
2,101 square-foot prescriptive sanitary sewer easement:	\$ 8,404.00
Valued at \$8.00 PSF X 50%	
<b>TOTAL METRO ABANDONMENT PARCELS</b>	<b>\$648,808.00</b>
<b>HAW Abandonment Parcels</b>	
<b>Parcel SY12-028A</b>	
4,262 square-foot general utility easement:	\$ 17,048.00
Valued at \$8.00 PSF X 50%	
<b>Parcel SY12-028B</b>	
2,282 square-foot prescriptive utility easement:	\$ 9,128.00
Valued at \$8.00 PSF X 50%	
<b>Parcel SY12-028C</b>	
395 square-foot utility easement:	\$ 1,580.00
Valued at \$8.00 PSF X 50%	
<b>Parcel SY12-028D</b>	
950 square-foot prescriptive sanitary sewer easement:	\$ 3,800.00
Valued at \$8.00 PSF X 50%	
<b>TOTAL HAWABANDONMENT PARCELS</b>	<b>\$ 31,556.00</b>

Plus depreciated value of improvements:  
(asphalt paving) \$ 1,813.00

**TOTAL ABANDONMENT AND SALE \$682,177.00**

**METRO Conveyance Parcels**

**Parcel KY12-043**

38,896 square-foot water line easement: \$151,984.00  
(37,196 square-foot unencumbered)  
Valued at \$8.00 PSF X 50%  
(1,200 square-foot encumbered by CenterPoint easement)  
Valued at \$8.00 PSF X 33-1/3%  
  
(500 square-foot overlap with LY12-010)  
Valued at \$0.00 PSF)

**Parcel DY12-019**

7,252 square-foot sanitary sewer easement: \$ 29,008.00  
Valued at \$8.00 PSF X 50%

**Parcel LY12-010**

16,116 square-foot storm sewer easement: \$ 64,464.00  
Valued at \$8.00 PSF X 50%

**TOTAL CONVEYANCE PARCELS \$245,456.00**

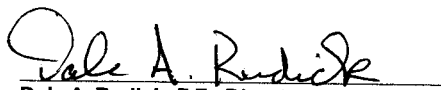
Therefore, it is recommended City Council approve an ordinance authorizing the abandonment and sale of: (1) Linwood Street, from Texas Avenue to North Capitol Avenue; (2) North Capitol Avenue, from Norwood Street to Linwood Street; (3) Norwood Street, from Texas Avenue to North Capitol Avenue; (4) a corner clip located at the intersection of Linwood Street and Texas Avenue; (5) four utility easements; (6) four general utility easements; (7) two prescriptive utility easements; (8) three prescriptive sanitary sewer easements; and (9) a prescriptive water line easement, in exchange for conveyance to the City of: (1) a 25 foot-wide storm sewer easement; (2) a 25 foot-wide sanitary sewer easement; and (3) a 20 foot-wide water line easement, all located in Young Mens Addition, out of the S.M. Williams Survey, A-87. METRO paid the initial \$19,900.00 deposit in cash which includes a \$1,200.00 parcel deposit paid on behalf of HAW. HAW paid a balance of consideration in the amount of \$30,356.00 for its abandonment parcels (SY12-028A through SY12-028D). The values of METRO's abandonment and conveyance parcels (SY11-055A through SY11-055N, LY12-010, DY12-019, and KY12-043) have been applied to the METRO Credit Account approved and authorized by Ordinance 2013-0954.

**Prior Council Action:**

Ordinance 2013-0954 - Dated 10/23/2013  
Council Motion 2012-0269 - Dated 04/02/2012

**Contact Information:**

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**Dale A. Rudick, P.E., Director**  
**Department of Public Works and Engineering**

**ATTACHMENTS:**

Description	Type
Parcel Map	Backup Material
Parcel Map	Backup Material
Ordinance 2013-0954 - Dated 10/23/2013	Ordinance/Resolution/Motion
Council Motion 2012-0269 - Dated 04/02/2012	Ordinance/Resolution/Motion