



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District C

Item Creation Date: 5/9/2017

20tp9543/Abandonment and Sale of Leverkusn Storm Sewer Easement/SY15-053

Agenda Item#:

Background:

SUBJECT: Ordinance authorizing the abandonment and sale of a 10-foot-wide storm sewer easement, located in portions of Lots 6, 7, 8 and 10, in exchange for conveyance to the City of: 1) a 5-foot-wide right-of-way easement along Barnes Street; 2) a 5-foot-wide right-of-way easement along Floyd Street; 3) a 5-foot-wide right-of-way easement along Leverkusn Street; 4) two 7.5-foot-wide storm sewer easements along the proposed right-of-way easement along Barnes Street and Leverkusn Street; 5) right-of-way for a corner clip at Floyd Street and Leverkusn Street; 6) right-of-way for a corner clip at Barnes Street and Leverkusn Street, all in Block 2 of the Leverkusn Addition, out of the J. Austin Survey, A-1. Parcels SY15-053A, SY15-053B, AY15-185A, AY15-185B, AY15-185C, AY15-185D, AY15-185E, LY15-014A, and LY15-014B

RECOMMENDATION: (Summary) It is recommended City Council approve an ordinance authorizing the abandonment and sale of a 10-foot-wide storm sewer easement, located in portions of Lots 6, 7, 8 and 10, in exchange for conveyance to the City of: 1) a 5-foot-wide right-of-way easement along Barnes Street; 2) a 5-foot-wide right-of-way easement along Floyd Street; 3) a 5-foot-wide right-of-way easement along Leverkusn Street; 4) two 7.5-foot-wide storm sewer easements along the proposed right-of-way easement along Barnes Street and Leverkusn Street; 5) right-of-way for a corner clip at Floyd Street and Leverkusn Street; 6) right-of-way for a corner clip at Barnes Street and Leverkusn Street, all in Block 2 of the Leverkusn Addition, out of the J. Austin Survey, A-1. Parcels SY15-053A, SY15-053B, AY15-185A, AY15-185B, AY15-185C, AY15-185D, AY15-185E, LY15-014A, and LY15-014B

SPECIFIC EXPLANATION:

UR Properties I, L.P., (URVR, LLC [Vinod Kewairamani], General Partner), the fee property owner, requested the abandonment and sale of a 10-foot-wide storm sewer easement, located in portions of Lots 6, 7, 8 and 10, Block 2 of the Leverkusn Addition, out of the J. Austin Survey, A-1. UR Properties I, L.P. plans to incorporate the subject parcels into the property and replat into one reserve for resale. The Joint Referral Committee reviewed and approved this request subject to the conveyance of: 1) a 5-foot-wide right-of-way easement along Barnes Street; 2) a 5-foot-wide right-of-way easement along Floyd Street; 3) a 5-foot-wide right-of-way easement along Leverkusn Street; 4) two 7.5-foot-wide storm sewer easements along the proposed right-of-way easement along Barnes Street and Leverkusn Street; 5) right-of-way for a corner clip at Floyd Street and Leverkusn Street; 6) right-of-way for a corner clip at Barnes Street and Leverkusn Street, all in Block 2 of the Leverkusn Addition, out of the J. Austin Survey, A-1.

UR Properties I, L.P. has complied with the transaction requirements and has accepted the City's offer.

The City will abandon and sell to UR Properties I, L.P.:

Parcel SY15-053A

1,103 square-foot storm sewer easement: \$43,017.00
Valued at \$78.00 PSF x 50%

Parcel SY15-053B

1,213 square-foot storm sewer easement: \$47,307.00
Valued at \$78.00 PSF x 50%

TOTAL ABANDONMENT AND SALE \$90,324.00

In exchange, UR Properties I, L.P. will pay:

Cash \$ 600.00 (minimum fee)

Parcel AY15-185A

865 square-foot right-of-way easement: \$67,470.00
Valued at \$78.00 PSF x 100%

Parcel AY15-185B

870 square-foot right-of-way easement: \$67,860.00

Valued at \$78.00 PSF x 100%

Parcel AY15-185C

500 square-foot right-of-way easement: \$39,000.00
Valued at \$78.00 PSF x 100%

Parcel AY15-185D

113 square-foot right-of-way easement: \$ 8,814.00
Valued at \$78.00 PSF x 100%

Parcel AY15-185E

113 square-foot right-of-way easement: \$ 8,814.00
Valued at \$78.00 PSF x 100%

Parcel LY15-014A

1,176 square-foot storm sewer easement: \$45,864.00
Valued at \$78.00 PSF x 50%

Parcel LY15-014B

1,136 square-foot storm sewer easement: \$44,304.00
Valued at \$78.00 PSF x 50%

TOTAL CASH AND CONVEYANCE \$282,726.00

Inasmuch as the value of the \$600.00 minimum parcel fee plus the right-of-way easements and storm sewer easements being conveyed to the City is greater than the value of the storm sewer easement being abandoned and sold, it is recommended City Council approve an Ordinance authorizing the abandonment and sale of a 10-foot-wide storm sewer easement, located in portions of Lots 6, 7, 8 and 10, in exchange for conveyance to the City of: 1) a 5-foot-wide right-of-way easement along Barnes Street; 2) a 5-foot-wide right-of-way easement along Floyd Street; 3) a 5-foot-wide right-of-way easement along Leverkusn Street; 4) two 7.5-foot-wide storm sewer easements along the proposed right-of-way easement along Barnes Street and Leverkusn Street; 5) right-of-way for a corner clip at Floyd Street and Leverkusn Street; 6) right-of-way for a corner clip at Barnes Street and Leverkusn Street, all in Block 2 of the Leverkusn Addition, out of the J. Austin Survey, A-1.

Contact Information:

Nancy P. Collins
Senior Assistant Director-Real Estate
(832) 395-3130



Karun Sreerama, MBA, PhD, PE
Director
Department of Public Works and Engineering