



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District C

Item Creation Date: 3/13/2019

HPW20BAM9775/Abandonment and Sale of Easement at Lawrence and Nicholson -
Heights/SY18-027

Agenda Item#:

Background:

SUBJECT: Ordinance authorizing the abandonment and sale of a variable width utility easement, from Lawrence Street to Nicholson Street, in exchange for conveyance to the City of a 15-foot wide sanitary sewer easement, all located within Block 92, of the Houston Heights Addition, out of the John Austin Survey, A-1. **Parcel SY18-027 and DY18-025**

RECOMMENDATION: It is recommended City Council approve an ordinance authorizing the abandonment and sale of a variable width utility easement, from Lawrence Street to Nicholson Street, in exchange for conveyance to the City of a 15 foot-wide sanitary sewer easement, all located within Block 92 of the Houston Heights Addition, out of the John Austin Survey, A-1.

SPECIFIC EXPLANATION:

19th Street Property, LLC, the underlying fee property owner, requested the abandonment and sale of a variable width utility easement, from Lawrence Street to Nicholson Street, located within Block 92 of the Houston Heights Addition, out of the John Austin Survey, A-1. The applicant plans to incorporate the subject utility easement into the property to develop a 160-unit senior living facility and 255 multi-family units. The Joint Referral Committee reviewed and approved the request subject to the conveyance to the City of a 15-foot wide sanitary sewer easement. 19th Street Property, LLC has complied with the transaction requirements and has accepted the City's offer.

The City will abandon and sell to 19th Street Property, LLC:

Parcel SY18-027

11,071 square-foot utility easement \$415,163.00 (R)
Valued at \$75.00 per square foot x 50%

TOTAL ABANDONMENT AND SALE: \$415,163.00 (R)

In exchange, 19th Street Property, LLC will convey to the City:

Parcel DY18-025

11,135 square-foot sanitary sewer easement: \$417,563.00 (R)
Valued at \$75.00 per square foot x 50%

TOTAL CONVEYANCE: \$417,563.00 (R)

Inasmuch as the value of the sanitary sewer easement being conveyed to the City is greater than the value of the utility easement being abandoned and sold, it is recommended City Council approve an ordinance authorizing the abandonment and sale of a variable width utility easement, from Lawrence Street to Nicholson Street, in exchange for conveyance to the City of a 15-foot wide sanitary sewer easement, all located within Block 92, of the Houston Heights Addition, out of the John Austin Survey, A-1.

Carol Ellinger Haddock, P.E.

Director

Houston Public Works

Contact Information:

Marjorie L. Cox

Assistant Director - Real Estate Services

Phone: (832) 395-3130

ATTACHMENTS:

Description

Council District Map

Parcel/Aerial Map

Type

Backup Material

Backup Material