



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District H

Item Creation Date: 10/30/2018

HPW - 20TP9729/Property Exchange at 400 Jensen/SY17-038

Agenda Item#:

Background:

SUBJECT: Ordinance authorizing the abandonment and sale of: 1) a 6 foot-wide storm sewer easement; 2) three variable-width storm sewer easements; and 3) a 10 foot-wide prescriptive storm sewer easement, in exchange for conveyance to the City of a 20 foot-wide storm sewer easement, located out of the S. M. Williams Survey, Abstract 87. Parcel SY17-038A through SY17-038E, SY17-066A, SY17-066B, SY17-067, LY16-007, LY16-009, LY17-036, and LY17-037

RECOMMENDATION: (Summary) It is recommended City Council approve an ordinance authorizing the abandonment and sale of: 1) a 6 foot-wide storm sewer easement; 2) three variable-width storm sewer easements; and 3) a 10 foot-wide prescriptive storm sewer easement, in exchange for conveyance to the City of a 20 foot-wide storm sewer easement, located out of the S. M. Williams Survey, Abstract 87. Parcel SY17-038A through SY17-038E, SY17-066A, SY17-066B, SY17-067, LY16-007, LY16-009, LY17-036, and LY17-037

SPECIFIC EXPLANATION:

Alan Atkinson, the underlying property owner and principal of both Bayou Vista and Parkview on the Bayou, in collaboration with The Buffalo Bayou Partnership (Anne Olson, President) requested the abandonment and sale of: 1) a 6 foot-wide storm sewer easement; 2) three variable-width storm sewer easements; and 3) a 10 foot-wide prescriptive storm sewer easement, located out of the S.M. Williams Survey, Abstract 87. Bayou Vista, Parkview on the Bayou, and The Buffalo Bayou Partnership have coordinated with Houston Public Works - Capital Projects to repair a collapsed 36-inch storm sewer line that traverses their properties. Houston Public Works – Capital Projects will abandon the damaged and failing storm sewer line and re-align and install the new 36-inch storm sewer line within the dedicated easement area. Houston Public Works - Capital Projects requested that Real Estate Services administer the combined acquisition and abandonment and sale transaction for the subject properties. The Joint Referral Committee reviewed and approved the abandonment and sale request. Ordinance Number 2017-373 authorizes payment for the costs of land purchases, appraisal fees, title policies/services, recording fees and other acquisition costs for the acquisition of real property interests for the 36-inch Storm Sewer at 400 Jensen Project under WBS Number M-420126-0085-2. The Buffalo Bayou Partnership, Bayou Vista, and Parkview on the Bayou will convey four storm sewer easements (Parcels LY16-007, LY16-009, LY17-036 and LY17-037), to the City of Houston for the proposed 36-inch Storm Sewer at 400 Jensen Project, in exchange for the abandonment and sale of: 1) a 6 foot-wide storm sewer easement; 2) three variable-width storm sewer easements; and 3) a 10 foot-wide prescriptive storm sewer easement. The Buffalo Bayou Partnership, Bayou Vista, and Parkview on the Bayou have complied with the transaction requirements and have accepted the City's offer.

The City will abandon and sell to Bayou Vista:

Parcel SY17-038A

1,341 square-foot storm sewer easement: \$21,456.00

Valued at \$32.00 per square foot x 50%

Parcel SY17-038B

199 square-foot storm sewer easement: \$3,184.00

Valued at \$32.00 per square foot x 50%

Parcel SY17-038C

1,002 square-foot storm sewer easement: \$16,032.00

Valued at \$32.00 per square foot x 50%

Parcel SY17-038D

355 square-foot storm sewer easement: \$5,680.00

Valued at \$32.00 per square foot x 50%

Parcel SY17-038E

2,272 square-foot storm sewer easement: \$36,352.00
Valued at \$32.00 per square foot x 50%

The City will abandon and sell to The Buffalo Bayou Partnership:

Parcel SY17-066A

5 square-foot storm sewer easement: \$80.00
Valued at \$32.00 per square foot x 50%

Parcel SY17-066B

1,178 square-foot storm sewer easement: \$18,848.00
Valued at \$32.00 per square foot x 50%

The City will abandon and sell to Parkview on the Bayou:

Parcel SY17-067

286 square-foot storm sewer easement: \$4,576.00
Valued at \$32.00 per square foot x 50%

TOTAL ABANDONMENT AND SALE: \$106,208.00

In exchange, The Buffalo Bayou Partnership will convey to the City:

Parcel LY16-007

3,322 square-foot storm sewer easement: \$53,152.00
Valued at \$32.00 per square foot x 50%

In exchange, Bayou Vista will convey to the City:

Parcel LY16-009

2,123 square-foot storm sewer easement: \$33,968.00
Valued at \$32.00 per square foot x 50%

Parcel LY16-036

1,262 square-foot storm sewer easement: \$20,192.00
Valued at \$32.00 per square foot x 50%

In exchange, Parkview on the Bayou will convey to the City:

Parcel LY16-037

53 square-foot storm sewer easement: \$848.00
Valued at \$32.00 per square foot x 50%

TOTAL CONVEYANCES: \$108,160.00

Inasmuch as the value of the storm sewer easements being conveyed to the City is greater than the value of the storm sewer easements being abandoned and sold, it is recommended City Council approve an ordinance authorizing the abandonment and sale of: 1) a 6 foot-wide storm sewer easement; 2) three variable-width storm sewer easements; and 3) a 10 foot-wide prescriptive storm sewer easement, in exchange for conveyance to the City of a 20 foot-wide storm sewer easement, located out of the S. M. Williams Survey, Abstract 87.



Carol Ellinger Haddock, P.E. Director
Houston Public Works

Prior Council Action:
Ordinance Number 2017-373 (05/24/2017)

Contact Information:
Marjorie L. Cox
Assistant Director - Real Estate services
(832) 395-3130

ATTACHMENTS:

Description

Type

Parcel Map

Backup Material

Council District Map

Backup Material

Approved Surveys

Backup Material