



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date:

District B

Item Creation Date: 9/12/2022

**HPW 20TAE12 / GREENS ROAD PAVING AND DRAINAGE IMPROVEMENTS PROJECT (from John F. Kennedy Boulevard to US 59)**

Agenda Item#:

**Background:**

**SUBJECT:** PROPERTY: Recommendation that an ordinance be passed approving the Purchase and Sale Agreement between Landmark Industries Energy, LLC and the City of Houston, and authorizing payment of the purchase price for the acquisition of Parcel AY21-194 located at 15931 John F. Kennedy Boulevard for the GREENS ROAD PAVING AND DRAINAGE IMPROVEMENTS PROJECT (from John F. Kennedy Boulevard to US 59).

**RECOMMENDATION:** (Summary) An ordinance be passed approving the Purchase and Sale Agreement between Landmark Industries Energy, LLC and the City of Houston, and authorizing payment of the purchase price for the acquisition of Parcel AY21-194.

**SPECIFIC EXPLANATION:**

The GREENS ROAD PAVING AND DRAINAGE IMPROVEMENTS PROJECT (from John F. Kennedy Boulevard to US 59) provides for the right-of-way acquisition, design, and construction of a divided concrete roadway with storm drainage, curbs, sidewalks, driveways, street lighting, traffic control, and necessary underground utilities. The project will replace and widen a street that has been deteriorated beyond economical repair and normal maintenance. It will improve traffic circulation, mobility, and drainage in the service area. These improvements will upgrade existing roadway to Major Thoroughfare and Freeway Plan standards.

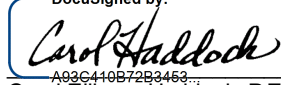
The city will acquire 200 square feet in street right-of-way easement on Parcel AY21-194. The City's offer was based on an appraisal by Jason M. Mushinski, MAI. The valuation was reviewed and recommended for approval by a senior staff appraiser of Houston Public Works. The parties now wish to enter into a Purchase and Sale Agreement, the terms of which include the following:

**Parcel AY21-194 (Easement)**

200 (Unencumbered) SF @ \$35.00 PSF X 100%.....	\$	7,000.00
Improvements.....	\$	33,723.00
Cost to cure.....	\$	3,519.00
Damages.....	\$	178,482.00
<b>TOTAL COMPENSATION.....</b>	<b>\$</b>	<b>222,724.00</b>
Title Policy and Services.....	\$	5,500.00
<b>TOTAL AMOUNT.....</b>	<b>\$</b>	<b>228,224.00</b>

Parcel AY21-194 contains a .0046 acre (200 square feet) tract of land situated in the F Hamilton Survey, Abstract No. 1078, Harris County, Texas, and being out of and a part of Block 1, Restricted Reserve "A" of ExxonMobil-Store No. 6-2878, a Plat recorded under Film Code Number (F.C. No.) 480082 of the Harris County Map Records (H.C.M.R.) and further being out of and part of the same called 0.9069 (calculated) acres tract described in a Special Warranty Deed filed on December 1, 2011 conveyed from Exxon Mobil Corporation to Landmark Industries Energy, LLC and recorded under Harris County Clerk's File Number (H.C.C.F. No.) 20110502046, Film Code No. (F.C. No.) 028-42-2432 of the Official Public Records of Real Property Harris County (O.P.R.O.R.P.H.C.), Texas, according to City of Houston approved field notes.

**FISCAL NOTE:** No significant Fiscal Operating impact is anticipated as a result of this project.

DocuSigned by:  
  
10/3/2022  
A02C410B72B3453  
Carol Ellinger Haddock, P.E., Director  
Houston Public Works

N-000664-0002-2

**Prior Council Action:**

- Ordinance 2021-0312, passed April 28, 2021
- Ordinance 2022-0222, passed March 23, 2022

**Amount and Source of Funding:**

No additional funding required (Funds were appropriated under Ordinance 2022-0222)

**Contact Information:**

Jene Cash  
Acting Assistant Director – Real Estate Services  
Phone: (832) 395-3157

**ATTACHMENTS:**

**Description**

Location Map  
Ordinance 2022-0222 w/cover sheet  
Ordinance 2021-0312 w/cover sheet  
Metes and Bounds and Surveys  
Purchase and Sale Agreement

**Type**

Backup Material  
Backup Material  
Backup Material  
Backup Material  
Backup Material