



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District B

Item Creation Date: 4/1/2016

20ELG64/LAURA KOPPE ROAD PAVING AND DRAINAGE PROJECT/AY15-087

Agenda Item#:

Background:

SUBJECT: PROPERTY: **PURCHASE** of Parcel AY15-087, located at 4301 Laura Koppe Road for the LAURA KOPPE ROAD PAVING AND DRAINAGE PROJECT (from Hirsch Road to Homestead Road).
WBS N-000813-0001-2-01

Owner: Christopher Toothman

RECOMMENDATION: (Summary)

Authority be given through Council Motion to PURCHASE Parcel AY15-087.

SPECIFIC EXPLANATION:

The LAURA KOPPE ROAD PAVING AND DRAINAGE PROJECT (from Hirsch Road to Homestead Road), consists of the right-of-way acquisition, engineering design and reconstruction of approximately 8,100 feet of roadway widening to collector street standards per the Major Thoroughfare and Freeway Plan (MFTP). The proposed project improvement includes a three-lane undivided concrete roadway with curbs, an underground storm sewer system, new inlets, sidewalks, street lights, signals and necessary underground utilities which will improve safety, mobility in the service area, improve traffic and is necessary to meet City of Houston standards.

The City will acquire 1,155 square feet in easement out of improved commercial property. The City's offer was based on an appraisal by Simon Luttmann and W.F. Trotter, MAI. The valuation was reviewed and recommended for approval by a senior staff appraiser of this department. The breakdown is as follows:

Parcel AY15-087 (Easement)

LAND:

1,155 square feet @\$2.50 PSF.....	\$	2,888.00
Improvements.....	\$	927.00
Damages.....	\$	77,185.00
Total Consideration.....	\$	81,000.00
Title Policy and Services.....	\$	1,642.00
TOTAL AMOUNT.....	\$	82,642.00

It is recommended that authority be given through Council Motion to PURCHASE the land and improvements for Parcel AY15-087 located at 4301 Laura Koppe Road, owned by Christopher Toothman.

This parcel contains 1,155 square feet of land and improvements thereon for a street right-of-way easement situated in the Andrew Daily Survey, Abstract No. 239, Harris County, Texas, and being out of and a part of Tract 8 of 8 Acres Subdivision, a plat recorded under Volume 388, Page 419 of the Harris County Deed Records (H.C.D.R.) and also described in General Warranty Deed with Vendor's Lien conveyed from B & W Armature Works Incorporated to Roger P. Cody dated January 29, 1978 recorded under Harris County Clerk's File (H.C.C.F. No.) F671256, Film Code No. 199-18-1731 of the Official Public Records of Real Property, Harris County, Texas according to City of Houston approved field notes.

Prior Council Action:

Ordinance 2014-0240, passed March 26, 2014

Amount of Funding:

No additional funding required (Funds were appropriated under Ordinance Number 2014-0240)

Contact Information:

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



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

ATTACHMENTS:

Description

Type

SURVEY Metes and Bounds

Backup Material

Map

Backup Material

AY15-087 ORDINANCE

Backup Material

Valuation

Backup Material