



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:
District C
Item Creation Date:

HPW-20BS03 SHEPHERD AND DURHAM PAVING AND DRAINAGE PROJECT

Agenda Item#:

Background:

SUBJECT: PROPERTY: Purchase of Parcels AY17-216 located at 4811 Lillian Street and AY17-217 located at 801 Shepherd Drive for the SHEPHERD AND DURHAM PAVING AND DRAINAGE PROJECT.

Owner: Casa Juan Diego, a Texas non-profit corporation

RECOMMENDATION: (Summary) Authority be given through Council Motion to PURCHASE Parcels AY17-216 and AY17-217.

SPECIFIC EXPLANATION:

The Shepherd Durham Paving and Drainage Project is designed to replace the existing paving, drainage and public utilities in the area that have deteriorated beyond economic repair and normal maintenance. This project is required to meet City of Houston design and safety standards, improve traffic circulation, mobility, and drainage in the service area.

The City will acquire 802 square feet in street right-of-way easement on Parcel AY17-216 and 48 square feet in street right-of-way easement on Parcel AY17-217. The City's offers were based on two appraisals by David R. Dominy, MAI, CRE, FRICS. The valuations were reviewed and recommended for approval by a senior staff appraiser of this department. The breakdown is as follows:

Parcel AY17-216 (Easement)

LAND:	
802 square feet @ \$100.00 PSF.....	\$ 80,200.00
Improvements.....	\$ 8,484.86
TOTAL CONSIDERATION.....	\$ 88,684.86

AY17-217 (Easement)

LAND:	
48 square feet @ 100.00 PSF.....	\$ 4,800.00
Improvements.....	\$ 2,144.77
TOTAL CONSIDERATION.....	\$ 6,944.77

TOTAL CONSIDERATION FOR PARCELS AY17-216 and AY17-217.....	\$ 95,629.63
Title Policy and Services.....	\$ 1,900.00
TOTAL AMOUNT	\$ 97,529.63

It is recommended that authority be given through Council Motion to PURCHASE the land and improvements thereon for Parcels AY17-216 located at 4811 Lillian Street and AY17-217 located at 801 Shepherd Drive, owned by Casa Juan Diego (Director, Louise Zwick).

Parcel AY17-216 contains 0.0184 acre (802 square feet) of land and improvements thereon for street right-of-way easement out of John Austin Survey, Abstract No. 1, Harris County, Texas, and being out of and a part of Unrestricted Reserve "A", Block 1 of Casa Juan Diego, a plat recorded under Volume 492, Page 121 of the Harris County Map Record (H.C.M.R.) according to the City of Houston approved field notes.

Parcel AY17-217 contains 0.0011 acre (48 square feet) of land and improvements thereon for street right-of-way easement out of the John Austin Survey, Abstract No. 1, Harris County, Texas, and being out of and a part Unrestricted Reserve "B", Block 1 of Casa Juan Diego, a plat recorded under Volume 492, Page 121 of the Harris County Map Record (H.C.M.R.) according to the City of Houston approved field notes.



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

WBS N-100003-0001-2

Prior Council Action:

Ordinance 2017-373, passed May 24, 2017
Ordinance 2017-876, passed November 8, 2017

Amount of Funding:

No additional funding required (Funds were appropriated under Ordinance 2017-373)

Contact Information:

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Assistant Director – Real Estate Services
Phone: (832) 365-3130

ATTACHMENTS:

Description	Type
ORDINANCE 2017-876	Backup Material
ORDINANCE 2017-373	Backup Material
SURVEYS and METES AND BOUNDS	Backup Material
LOCATION MAP	Backup Material