



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 10/22/2019

District B

Item Creation Date: 9/11/2019

HPW20MRH24A Hirsch Road Paving and Drainage Project (from Laura Koppe to Crosstimbers)

Agenda Item#: 1.

**Summary:**

RECOMMENDATION from Director Houston Public Works to purchase Parcels AY17-032, AY17-033, AY17-034, AY17-035, AY17-054 and AY17-060 located along Hirsch Road between East Toliver Street and Plaag Street, for the **HIRSCH ROAD PAVING AND DRAINAGE PROJECT (from Laura Koppe to Crosstimbers) - DISTRICT B - DAVIS**

**Background:**

**SUBJECT:** PROPERTY: Purchase of Parcels AY17-032, AY17-033, AY17-034, AY17-035, AY17-054 and AY17-060 located along Hirsch Road between East Toliver Street and Plaag Street for the Hirsch Road Paving and Drainage Project (from Laura Koppe to Crosstimbers).

**RECOMMENDATION: (Summary)** Authority be given through Council Motion to PURCHASE Parcels AY17-032, AY17-033, AY17-034, AY17-035, AY17-054 and AY17-060.

**SPECIFIC EXPLANATION:**

The Hirsch Road Paving and Drainage Project (from Laura Koppe to Crosstimbers) is needed to replace segments of Hirsch Road that have deteriorated beyond economical repair and normal maintenance. The current project design calls for the construction of a two-lane, half boulevard, curb and gutter section as well as upgrades to storm water drainage and wastewater lines as needed. The City and its citizens will benefit from the improved traffic circulation, drainage, and safety in the service area. The City will acquire six parcels totaling 6,836 square feet in street right-of-way easements.

The City's offer was based on an appraisal by Gary S. Brown, MAI, AI-GRS. The landowner presented an unsupported counteroffer requesting an additional \$.50 PSF for each parcel. The counteroffer request was reviewed and accepted by Real Estate Services in order to avoid the additional litigation expense incurred by the City when acquiring property via condemnation and the resulting delay of the project. The breakdown of the accepted counteroffer is as follows:

**Parcel AY17-032 (Easement)**

LAND:	
541 square feet @ \$3.00 PSF.....	\$ 1,623.00
541 square feet @ \$ .50 PSF (negotiated increase).....	\$ 271.00
Improvements.....	\$ 2,938.00
Cost to Cure.....	\$ <u>41,634.00</u>
TOTAL CONSIDERATION FOR PARCEL AY17-032.....	\$ 46,466.00

**Parcel AY17-033 (Easement)**

LAND:	
604 square feet @ \$3.00 PSF.....	\$ 1,812.00
604 square feet @ \$ .50 PSF (negotiated increase).....	\$ 302.00
Improvements.....	\$ 560.00
Cost to Cure.....	\$ <u>600.00</u>
TOTAL CONSIDERATION FOR PARCEL AY17-033.....	\$ 3,274.00

**Parcel AY17-034 (Easement)**

LAND:	
672 square feet @ \$3.00 PSF.....	\$ 2,016.00
672 square feet @ \$ .50 PSF (negotiated increase).....	\$ 336.00
Improvements.....	\$ 725.00
Cost to Cure.....	\$ <u>600.00</u>
TOTAL CONSIDERATION FOR PARCEL AY17-034.....	\$ 3,677.00

**Parcel AY17-035 (Easement)**

## LAND:

3,943 square feet @ \$2.50 PSF x 100%.....	\$ 9,858.00
3,943 square feet @ \$ .50 PSF (negotiated increase).....	\$ 1,971.00
Improvements.....	\$ 469.00
Cost to Cure.....	\$ <u>600.00</u>
TOTAL CONSIDERATION FOR PARCEL AY17-035.....	\$ 12,898.00

**Parcel AY17-054 (Easement)**

## LAND:

576 square feet @ \$3.15 PSF x 100%.....	\$ 1,814.00
576 square feet @ \$ .50 PSF (negotiated increase).....	\$ <u>288.00</u>
TOTAL CONSIDERATION FOR PARCEL AY17-054.....	\$ 2,102.00

**Parcel AY17-060 (Easement)**

## LAND:

500 square feet @ \$3.00 PSF x 100%.....	\$ 1,500.00
500 square feet @ \$ .50 PSF (negotiated increase).....	\$ <u>250.00</u>
TOTAL CONSIDERATION FOR PARCEL AY17-060.....	\$ 1,750.00

TOTAL CONSIDERATION FOR PARCELS AY17-032 through AY17-035, AY17-054 and AY17-060.....	\$ 70,167.00
Title Policy and Services.....	\$ <u>2,500.00</u>
<b>TOTAL AMOUNT</b> .....	\$ 72,667.00

It is recommended that authority be given through Council Motion to PURCHASE the land and improvements thereon for Parcels AY17-032 through AY17-035, AY17-054, and AY17-060 located on Hirsch Road between East Toliver Street and Plaag Street, owned by Gospel Hill Baptist Church, Houston, TX a Texas non-profit corporation.

Parcel AY17-032 is a 541 square feet parcel of land situated in the William P. Harris & Robert Wilson Survey, Abstract No. 32, in Harris County, Texas, being out of a 50 x 141.5 feet tract, out of Lot 27 and Lot 28, Block 2, of Tampico Gardens as recorded in Volume 1163, Page 534, of the Harris County Deed Records (H.C.D.R.) and further described in deed executed on June 30, 1953 to James Davis and wife, Fayette Davis, as recorded in Volume 2678, Page 14 of the H.C.D.R., shown as Gospel Hill Baptist Church, according to City of Houston approved field notes.

Parcel AY17-033 is a 604 square feet parcel of land situated in the William P. Harris & Robert Wilson Survey, Abstract No. 32, in Harris County, Texas, being out of Lot 27C and 28C, Block 2, of Tampico Gardens as recorded in Volume 1163, Page 534, of the Harris County Deed Records (H.C.D.R.) according to the Harris County Appraisal District (H.C.A.D.) and recorded by deed of trust to John W. Davis, under H.C.C.F. No. K494790 and by Release of Lien to Gospel Hill Baptist Church, under Harris County Clerk File (H.C.C.F.) No. M860880, according to City of Houston approved field notes.

Parcel AY17-034 is a 672 square feet parcel of land situated in the William P. Harris & Robert Wilson Survey, Abstract No. 32, in Harris County, Texas, being out of the North 50 feet of Lot 27 and Lot 28, Block 2, of Tampico Gardens, as recorded in Volume 1163, Page 534, of the Harris County Deed Records (H.C.D.R.), and further described in deed executed December 19, 1962, to M.C. Martin, Ed McAroy and Francis H. Williams, trustees of Gospel Hill Baptist Church, as recorded in Volume 4974, Page 156 of the H.C.D.R., and the owner per Harris County Appraisal District (H.C.A.D.) No. 0720740020029, according to City of Houston approved field notes.

Parcel AY17-035 is a 3,943 square feet parcel of land situated in the William P. Harris & Robert Wilson Survey, Abstract No. 32, in Harris County, Texas, being out of a called 4.7304 acre, conveyed to Gospel Hill Baptist Church, Houston Texas as recorded under Harris County Clerk's File (H.C.C.F.) No. U389044, according to City of Houston approved field notes.

Parcel AY17-054 is a 576 square feet parcel land situated in the Josiah T. Harrell Survey, Abstract No. 329, in Harris County, Texas, being out of South Part of Lot 22, of Cranford Place Subdivision, as recorded in Volume 20, Page, 73 of the Harris County Map Records (H.C.M.R.), and further described in deed executed May 9, 1975, to Gospel Hill Baptist Church, as recorded under Harris County Clerk's File (H.C.C.F.) No. E437923, according to approved City of Houston field notes.

Parcel AY17-060 is a 500 square feet parcel land situated in the Josiah T. Harrell Survey, Abstract No. 329, in Harris County, Texas, being out of Part of Lot 41, of Cranford Place Subdivision, as recorded in Volume 20, Pg. 73 of the Harris County Map Records (H.C.M.R.), as further described in deed executed April 24, 1986, to Gospel Hill Baptist Church, as recorded under Harris County Clerk's File (H.C.C.F.) No. K511624, Texas according to City of Houston approved field notes.

DocuSigned by:



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

WBS No(s).  
N-100024-0001-2

**Prior Council Action:**

Ordinance 2017-373, passed May 24, 2017  
Ordinance 2017-771, passed October 4, 2017  
Ordinance 2019-030, passed January 16, 2019

**Amount of Funding:**

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

**Contact Information:**

Marjorie L. Cox  
Assistant Director – Real Estate Services  
**Phone:** (832) 365-3130

**ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
Revised Signed Coversheet	Signed Cover sheet
Location Map	Backup Material
Field notes and Surveys	Backup Material
Ordinance 2017-373 w/coversheet	Ordinance/Resolution/Motion
Ordinance 2017-771 w/coversheet	Ordinance/Resolution/Motion
Ordinance 2019-030 with coversheet	Ordinance/Resolution/Motion