

Item Details

Legistar # 18-0498

Land Exchange Agreement – Rodd Field Road Expansion Project (Bond 2014, Proposition 2)	
Council Meeting Dates: Future Item – May 8, 2018 Action Item – May 15, 2018	Item Being Considered: Ordinance

RECOMMENDATION:

Authorization to execute a land exchange agreement between the Nuss Family Partnership, Ltd., GSC Holdings, Ltd. and Wayne Lundquist, Jr. (“Owner”) and the City of Corpus Christi, Texas (“City”) which calls for Owners to convey their interest in a 1.2969 acre parcel of land at the intersection of Yorktown Boulevard at Rodd Field Road to the City and for the City to convey and abandon its interest in a 1.939 acre tract known as Airline Extension between Yorktown Boulevard and Rodd Field Road, Corpus Christi, Texas.

SUMMARY:

The Bond 2014, Proposition 2 Rodd Field Road Expansion Project (Project) addresses capacity and road improvements from Saratoga Boulevard to Yorktown Boulevard. The intersection of Rodd Field Road at Yorktown Boulevard is a critical part of the overall Project. This end of the project has an area that is unimproved and has insufficient right-of-way to accommodate the designed multi-lane, signalized intersection that includes new curb and gutters, sidewalks, ADA ramps, medians, signage and pavement markings.

The designed intersection improvements require acquisition of right-of-way within the areas shown on the attached Vicinity map, marked as Parcels 1 and 2. These two parcels of right-of-way will provide a total width of 130 feet on Rodd Field Road at this intersection. Parcel 2 will be needed to re-align and shift the present Rodd Field Road for a future southward extension of Rodd Field Road.

Parcel 1, located at the northwest corner of the intersection, contains a 5-foot wide strip of land that is .0917-acres in size. This parcel was successfully acquired from Del Mar College in March 2018. Parcel 2 (**THIS ITEM**) is located at the northeast corner and entails 1.29697-acres of land. This parcel will be acquired from the 9.8-acre triangular shaped tract owned by Nuss Family Partnership Ltd., GSC Holdings Ltd., and Wayne Lundquist, Jr.

The City has easement rights to 1.939-acres of Airline Road which runs diagonally from Rodd Field Road to Yorktown Boulevard as shown highlighted in orange on the attached Vicinity Map. This property was under the City’s consideration for either abandonment or for use as a bypass road to be constructed as part of the intersection project. City staff determined it would be in the best interest of the City and the landowners to exchange the Airline Road easement rights for the Parcel 2 right-of-way.

City staff obtained a real estate appraisal report for the fee simple rights to both the 1.29697-acres (Parcel 2) and the 1.939-acre Airline Road easement. Both tracts of land have been appraised at equal market values of \$530,000 each. City staff negotiated an exchange of property rights with the landowners. The attached Agreement has been executed by the landowners and contains all the terms of the exchange. Closing costs estimated at \$2,500.00 will also be needed for the City’s share.

PREVIOUS COUNCIL / BOARD ACTIONS:

None.