

City of Houston Department of Public Works & Engineering Code Enforcement

Applicant, by the making execution and submitting of application to the Public Works & Engineering Department of the City of Houston, Texas represents and warrants that the proposed construction described in said application is not in violation of or contrary to any deed restriction or covenant running with the land relating to the addition or subdivision, if any, in which the herein described lot, tract or parcel of land is situated.

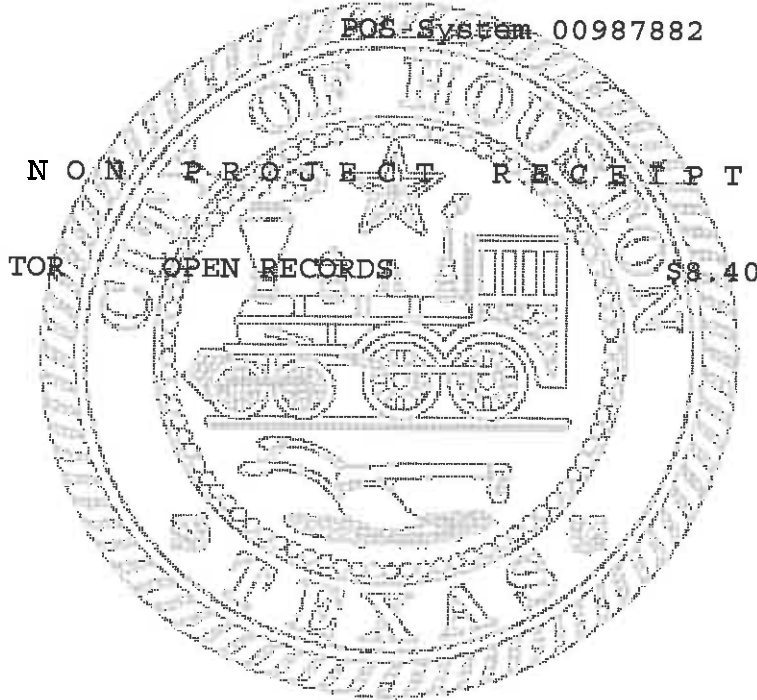
The applicant further represents and warrants to the City of Houston, Texas and to the property owners lying and situated within the addition or subdivision in which the herein tract of land is situated, that such application, and the erection of the herein described construction and the eventual use thereof will not be used for any purpose which is prohibited by the deed restrictions or covenants running with the land within such subdivision or addition.

Applicant accepts this building permit subject to the foregoing representation and warranties and agrees that if such construction or use be in violation of any deed restrictions or covenants running with the land that such building permit shall automatically become void and of no effect without the necessity of any action on the part of the City of Houston, Texas or any property owner.

Date 08-DEC-2015		Receipt No. 0969109			Proj. Type		Project No. NON-PROJECT	
Occupant					Sprinklers			
Address 1002 WASHINGTON					Space		TID No.	
City HOUSTON		Zip Code 77002	County	Bldgs	Units	Story	Occ. Gp	
Applicant O'REILLY KATHLEEN					Lic. No.		Phone	
Use OPEN RECORDS REQUEST CASE # 1941846								

POS System 00987882

\$8.40



POST THIS RECEIPT AT JOB LOCATION

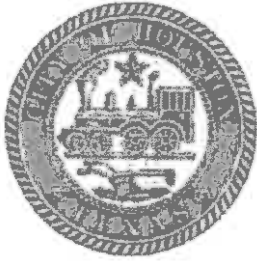
FOR INSPECTION CALL:

Building Inspections 832-394-8840
 Electrical Inspections 832-394-8860
 Boiler A/C Inspections 832-394-8850
 Mobil Homes 832-394-8842
 Sign Administration 832-394-8890

Occupancy Inspection 832-394-8880
 Utility Release 832-394-8847
 Plumbing Inspection 832-394-8870
 Plan Review 832-394-8810
 Interactive Voice System 713-222-9922

Any structural work authorized by this permit is issued based on an affidavit stating that the work above does not violate any applicable deed restrictions, or supercede any orders issued by the D. B. Hearing Office.

O'REILLY, KATHLEEN
1002 WASHINGTON
HOUSTON, TX 77002



CUIC No.

20-9568

(To be assigned upon receipt of request)

JOINT REFERRAL COMMITTEE

Application and Requirements

(Check One)

- Abandonment and Sale of Street, Alley, or Easement
- Encroachment into Street or Alley
- Other

ORIGINAL

Your request to the Joint Referral Committee to consider either (i) the abandonment and sale of a street, alley, or easement owned by the City of Houston or (ii) an encroachment agreement allowing you to maintain a home, building, or other permanent structure within a City street or alley must include the information requested below. Both the property owner (applicant) and the agent (if applicable) must sign this application where indicated on page four. A signed original authorization letter may be substituted for the property owner's (applicant's) signature. Providing the requested information will ensure the timely review of your request

Part I - Required Information (all requests) (Items 1-4)

1. **Property Owner (Applicant):** Your name, address, daytime telephone and facsimile numbers, and e-mail address (optional).

Name: Excelsior Land Company, Inc.

Address: 5115 Main Street
Houston, TX 77002

Contact: Rand Turner

Telephone No.: 713.580.2557

Facsimile No.: 713.580.2596

E-mail Address: Randall.testarossa@gmail.com

R 21 Jan 2015

2. **Agent:** Name, address, daytime telephone and facsimile numbers, and e-mail address (optional) of any agent who will represent you in this matter. The agent will be the sole representative and contact for this request. *(To be completed only if you are represented by an agent.)*

Name: Mary Lou Henry, FAICP

Address: Vernon G. Henry & Associates
3050 Post Oak Blvd. Suite 450
Houston, Texas 77056

Contact: Mary Lou Henry

Telephone No.: (713) 627.8666

Facsimile No.: (832) 320.2098

E-mail Address: Marylou.henry@vhaplanning.com

RECEIVED
REAL ESTATE BRANCH
2015 JAN 22 PM 12:31

JOINT REFERRAL COMMITTEE

Application and Requirements

Continued

3. Key Map Location of area of your request (*Example: 493X*): 493W

4. Council District: D

Part II - Abandonment and Sale (Street, Alley, or Easement) Requests (Items 5-16)

5. Description of the portion of the street, alley, or easement to be abandoned. (*Example: Sarah Avenue, from West Knight Road to David Street*)

Palm Avenue, from Main Street to Fannin Street

6. The total estimated area to be abandoned. (*Example: 20 feet wide by 200 feet long; total of 4,000 square feet*)

50 feet wide by 235 feet long; total of 11,750 square feet

7. Legal description of the property abutting the portion of the street, alley, or easement to be abandoned, by lot and block, including the name of the subdivision. If the property is not located in a platted subdivision, provide the name of the survey and the abstract number. (*Examples: Lot 5, Block 3, Western Heights Subdivision or Tracts 1A and 3C, Obedience Smith Survey, A-56*)

North of Palm Avenue: Lots 1,5, and 10, Block 5 out of MacGregor and Demeritt's Southmore Addition, Section 1

South of Palm Avenue: Lots 4,8, and 9, Block 4 out of MacGregor and Demeritt's Southmore Addition, Section 1

8. The address of the street or alley abandonment area and the address of the applicant's abutting property (if different from that shown in Part I).

Address of area to be abandoned: 1000 Block of Palm Avenue; Address of area to the South: 5115 Main Street; Address of area to the North: 5001 Main Street

9. Name(s) of all property owner(s) abutting the portion of street, alley, or easement you are requesting to be abandoned. BOTH SIDES ARE:

Excelsior Land Company, Inc.

Name

5115 Main Street

Address

Houston, TX 77002

City/State/Zip Code

JOINT REFERRAL COMMITTEE

Application and Requirements

Continued

(Attach additional pages, if necessary.)

10. Drawing(s) or map(s) of the area with the street right of way or alley to be abandoned highlighted, hatched, or otherwise clearly labeled. The drawing(s) or map(s) should also indicate the approximate dimensions of the area to be abandoned. (Attach to this form.)
11. Copy of the recorded deed or subdivision plat that created the street, alley, or easement, with the pertinent dedicatory or conveyance language highlighted. You also may include copies of Baca Landata or Harris County Appraisal District printouts showing the City's interest in the street, alley, or easement. (Attach to this form.)
12. A statement as to the intended use of the property interest should the City approve the abandonment and sale.

Area is proposed to become a pedestrian plaza for a high-rise development

13. Photographs, labeled and dated, of the affected property. (Attach to this form.)
 14. (Optional) Property survey or any available information about the property history. (Attach to this form.)
 15. (Optional) Other information you consider relevant to your request, if not included in the above items. (Attach to this form.)
-

16. If your request includes a proposed exchange (dedication) of property to the City, please describe below and include in Items 5-14 above the same property information about the dedication parcel(s).
-

Part III - Encroachment (Street or Alley) Requests (Items 17-26)

17. Description of the encroachment, including the affected permanent structure. (*Example: A 2-foot building encroachment into a 30-foot-wide alley*)
-
18. The total estimated area of the encroachment. (*Example: 2 feet wide by 45 feet long; total of 90 square feet*)
-
19. Legal description of the property where the encroachment is located, by lot and block, including the name of the subdivision. If the property is not located in a platted subdivision,

JOINT REFERRAL COMMITTEE

Application and Requirements

Continued

provide the name of the survey and the abstract number. (*Examples: Lot 5, Block 3, Western Heights Subdivision or Tracts 1A and 3C, Obedience Smith Survey, A-56*)

20. The address of the street or alley encroachment area and the address of the applicant's abutting property (if different from that shown in Part I).

 21. Drawing(s) or map(s) of the area with the encroachment highlighted, hatched, or otherwise clearly labeled or indicated. The drawing(s) or map(s) should also indicate the approximate dimensions of the encroachment area. (Attach to this form.)
 22. Photographs, labeled and dated, of the affected improvements, the encroachment, and the affected City property. (Attach to this form.)
 23. Copy of the recorded deed or subdivision plat that created the street or alley that is the subject of the encroachment, with the pertinent dedicatory or conveyance language highlighted. You also may include copies of Baca Landata or Harris County Appraisal District printouts showing the City's interest in the street or alley. (Attach to this form.)
 24. A statement as to how the encroachment was created and how long it has existed.

 25. (Optional) Property survey or any available information about the property history. (Attach to this form.)
 26. (Optional) Other information you consider relevant to your request, if not included in the above items. (Attach to this form.)
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JOINT REFERRAL COMMITTEE

Application and Requirements

Continued

Paul Michael Mann

PAUL MICHAEL MANN, MD

13 Jan 2015

(Date)

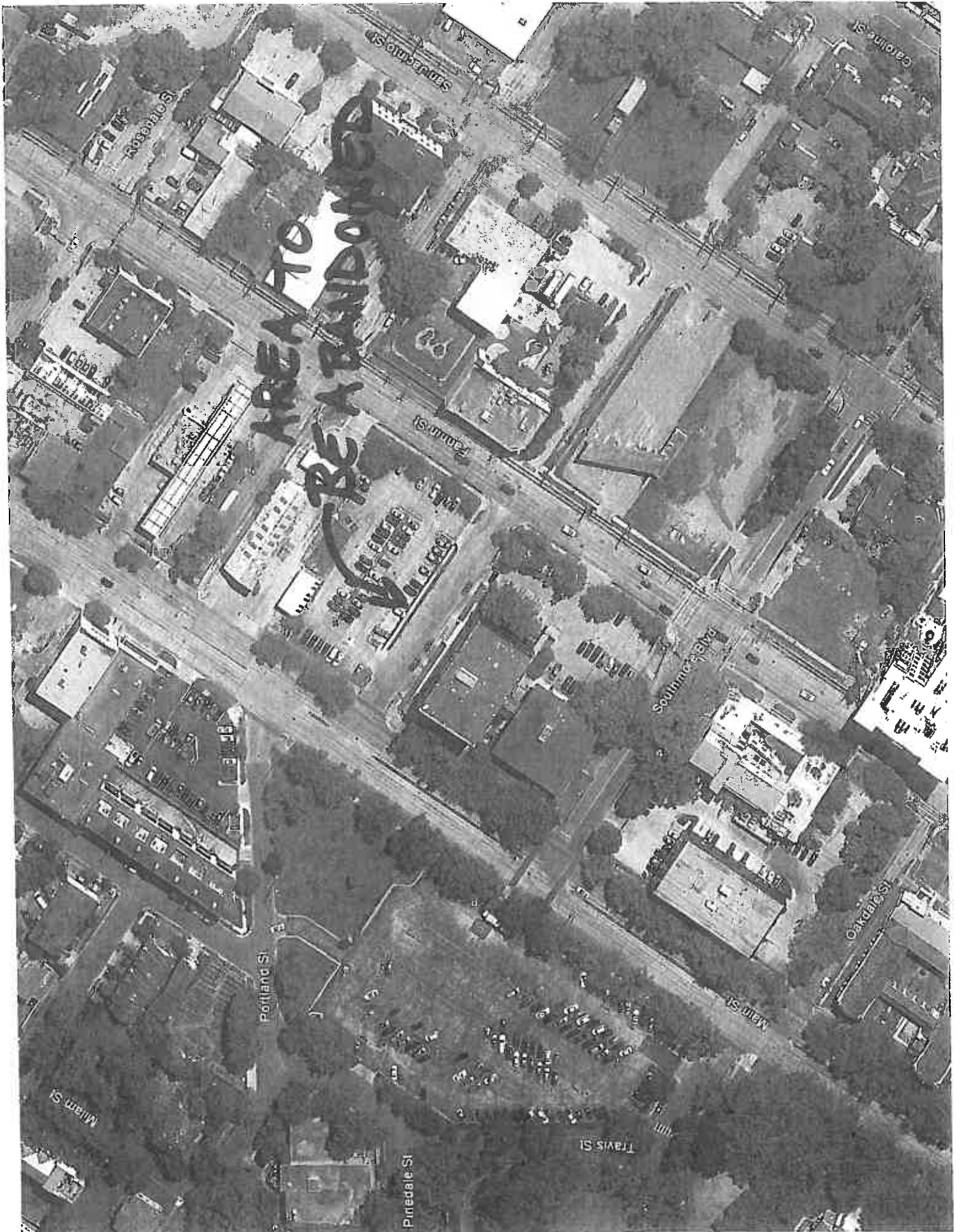
Agent (required):

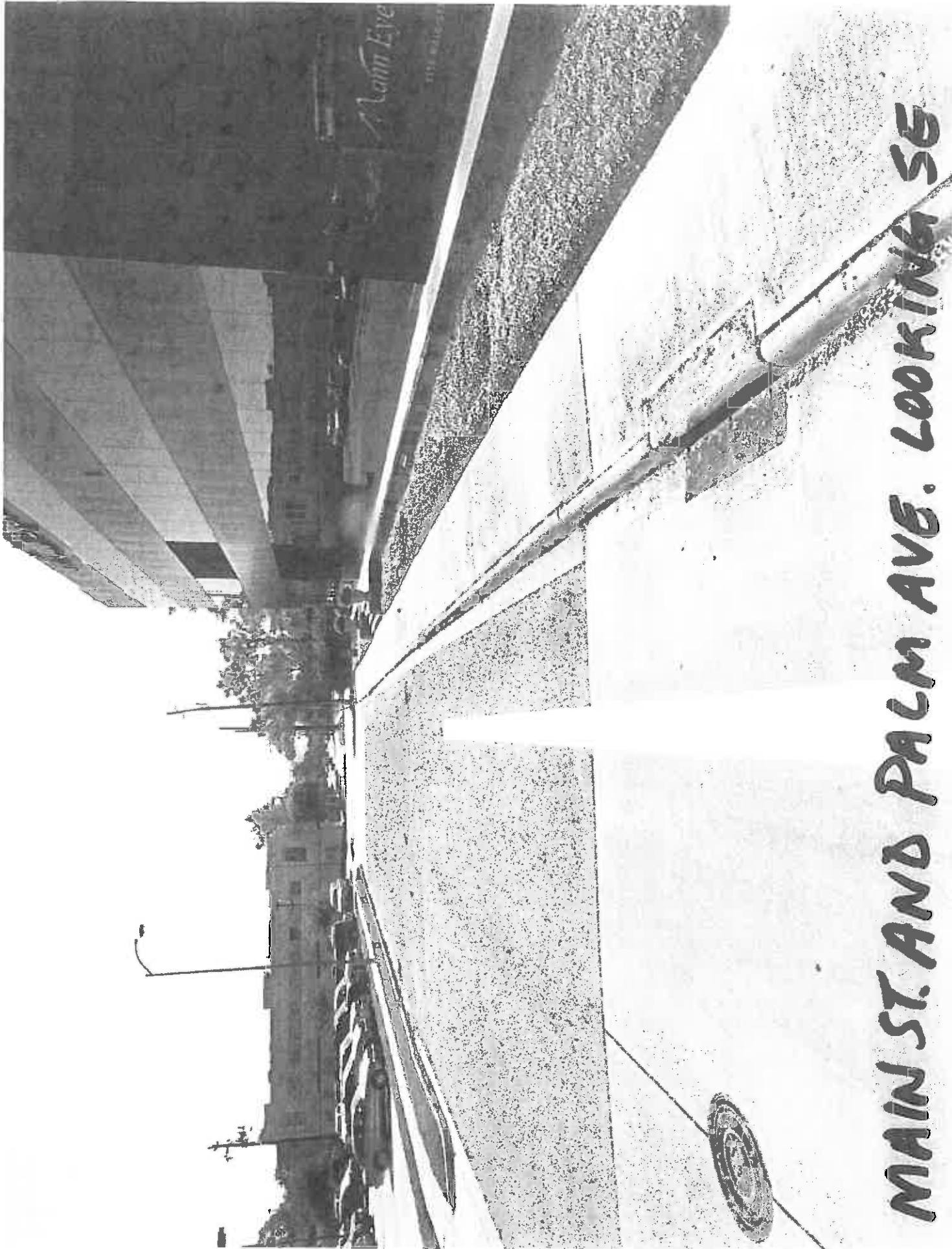
Mary Lou Henry

Mary Lou Henry, FAICP

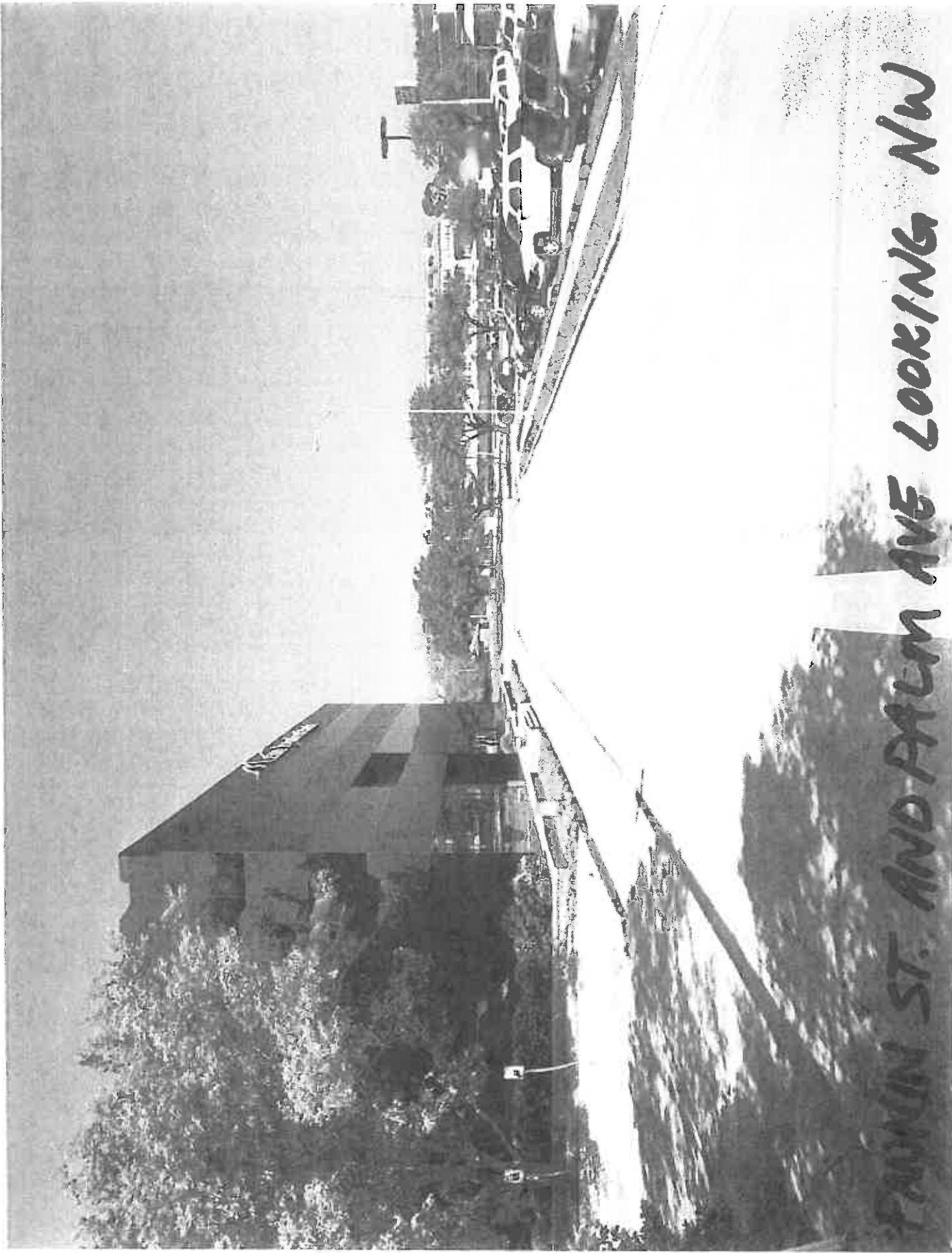
15 Jan 2015

(Date Submitted)

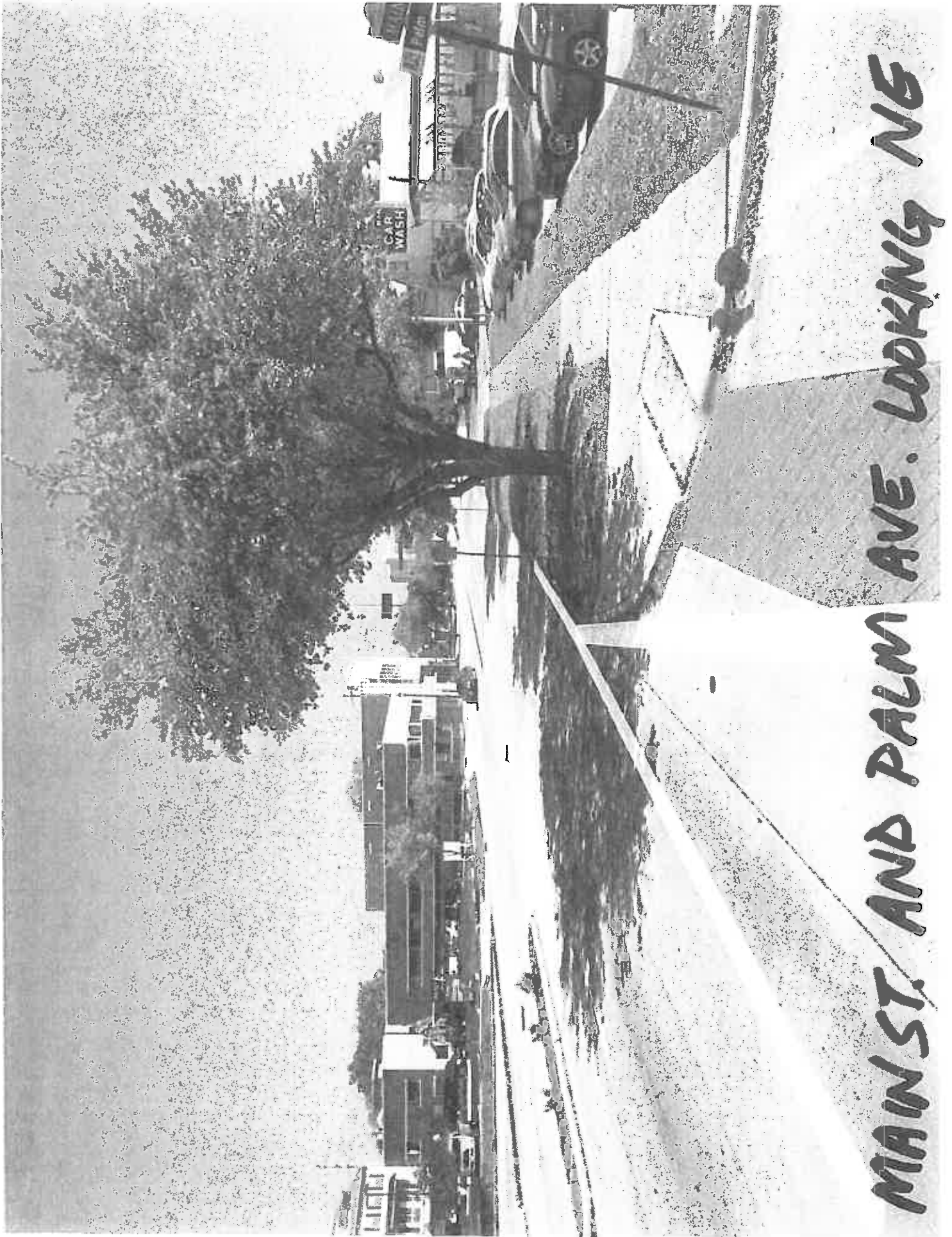




MAIN ST. AND PALM AVE. LOOKING SE



FAYNIN ST. AND PALM AVE LOOKING NW



MAIN ST. AND PALM AVE. LOOKING NB

Monday, January 19, 2015



Account Number | Address | Owner Name ?
11-Digit Number search

Tax Year: 2014

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0332550040001

Print E-mail

Owner Services | Similar Owner Name | Nearby Addresses | Same Street Name | Related Map 5366D

Ownership History | Fiduciary Information | Related Accounts

Owner and Property Information

Owner Name & Mailing Address: **EXCELSIOR LAND CO INC**
5115 MAIN ST STE 300
HOUSTON TX 77002-9768

Legal Description: **LTS 1 THRU 10 BLK 4**
SOUTHMORE OUTLOT 110
Property Address: **5115 MAIN ST**
HOUSTON TX 77004

State Class Code	Land Use Code	Building Class	Total Units			
F1 -- Real, Commercial	7600 -- Comm. Tabled Office Land	B	0			
Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Rev Map [®]
47,001 SF	30,350	41,750	5903.01	1101 -- Central Business District	5558D	493W

Value Status Information

Capped Account	Value Status	Notice Date	Shared CAD
No	Noticed	03/31/2014	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	APR Status	2013 Rate	2014 Rate	Online Tax Bill
None	001	HOUSTON ISD	Certified: 08/15/2014	1.186700	1.196700	View
	040	HARRIS COUNTY	Certified: 08/15/2014	0.414550	0.417310	View
	041	HARRIS CO FLOOD CONTROL	Certified: 08/15/2014	0.028270	0.027360	
	042	PORT OF HOUSTON AUTHORITY	Certified: 08/15/2014	0.017160	0.015310	
	043	HARRIS CO HOSP DIST	Certified: 08/15/2014	0.170000	0.170000	
	044	HARRIS CO EQUAL DEPT	Certified: 08/15/2014	0.006358	0.005999	
	048	HOU COMMUNITY DEVELOPMENT	Certified: 08/15/2014	0.097173	0.106890	
	061	CITY OF HOUSTON	Certified: 08/15/2014	0.638750	0.631080	
	944	GRTR SE MGMT DIST	Certified: 08/15/2014	0.115000	0.115000	

Valuations

	Value as of January 1, 2013		Value as of January 1, 2014	
	Market	Appraised	Market	Appraised
Land	2,650,000	Land	2,350,050	
Improvement	508,547	Improvement	2,076,322	
Total	3,158,547	3,158,547	4,426,372	4,426,372

5-Year Value History

Land

Monday, January 19, 2015



Account Number	Address	Owner Name
13-Digit Number	search	

Tax Year: 2014

**HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0332560050005**

Print E-mail

Similar Owner Name Nearby Addresses Same Street Name Related Map 5356D

Ownership History | Fiduciary Information | Related Accounts

Owner and Property Information

Owner Name & Mailing Address:	EXCELSIOR LAND CO INC 5115 MAIN ST STE 300 HOUSTON TX 77002-9768	Legal Description:	LT 10 & TRS 5 & 6 BLK 5 SOUTHMORE OUTLOT 110 5115 MAIN ST HOUSTON TX 77004
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State Class Code	Land Use Code	Exemption Class	Total Units
F1 -- Real, Commercial	7500 -- Comm. Tabled Retail Land	E	0
Land Area	Building Area	Net Rentable Area	Neighborhood
13,500 SF	0	0	5903.01
Market Area	Map Facet	Key Map	
	5356D	493W	

Value Status Information

Capped Account	Value Status	Notice Date	Shared CAD
No	Noticed	04/27/2009	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	ARB Status	2008 Rate	2009 Rate	Group Tax Bill
None	001	HOUSTON TSP	Certified: 08/21/2009	1.599000	1.156700	
	040	HARRIS COUNTY	Certified: 08/21/2009	0.399000	0.392240	
	041	HARRIS CO ELECTION DIST	Certified: 08/21/2009	0.033000	0.029220	
	042	PORT OF HOUSTON AUTHORITY	Certified: 08/21/2009	0.016000	0.016360	
	043	HARRIS CO TOURIST DIST	Certified: 08/21/2009	0.190000	0.192160	
	044	HARRIS CO EDUC DIST	Certified: 08/21/2009	0.006000	0.006050	
	048	HOU COMMUNITY COLLEGE	Certified: 08/21/2009	0.095000	0.092220	
	061	CITY OF HOUSTON	Certified: 08/21/2009	0.650000	0.638750	
	295	MIDTOWN TIRZ 2A (040)	Certified: 08/21/2009	0.000000		
	304	MIDTOWN TIRZ 2A (048)	Certified: 08/21/2009	0.000000		
	593	MIDTOWN TIRZ 2A (061)	Certified: 08/21/2009	0.000000		
	953	MIDTOWN MGMT DIST	Certified: 08/21/2009	0.953000	0.118100	
	972	MIDTOWN TIRZ 2A (001)	Certified: 08/21/2009	0.000000		

Valuations

	Value as of January 1, 2008		Value as of January 1, 2009	
	Market	Appraised	Market	Appraised
Land	581,400		675,001	

Monday, January 19, 2015



Account Number | Address | Owner Name ?
 13-Digit Number search

Tax Year: 2014

**HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
 0332560050001**

[Print](#) [E-mail](#)

[Owner Services](#) | [Similar Owner Name](#) | [Nearby Addresses](#) | [Same Street Name](#) | [Related Map 5356D](#)

[Ownership History](#) | [Fiduciary Information](#) | [Related Accounts](#)

Owner and Property Information

Owner Name & Mailing Address:	EXCELISOR LAND CO INC 5115 MAIN ST STE 300 HOUSTON TX 77002-9768	Legal Description:	LT 1 & TR 2A BLK 5 SOUTHMORE OUTLOT 110 5008 FANNIN ST HOUSTON TX 77004
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State (Assessed)	Land Use Code	Building Class	Total Units
C2 -- Real, Vacant Commercial	7300 -- Comm. Tabled Vacant Land	000	0
Land Area	Building Area	Net Rentable Area	Neighborhood
10,000 SF	0	0	5903.01
			Market Area
			4002 -- South Main
			Map Facet
			5356D
			Key Map®
			493W

Value Status Information

Capped Amount	Value Status	Notice Date	Shared CAD
No	Noticed	03/31/2014	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	ARC Status	2013 Rate	2014 Rate	Online Tax Bill
None	001	HARRIS CO	Certified: 08/15/2014	1.186700	1.196700	View
	040	HARRIS COUNTY	Certified: 08/15/2014	0.414550	0.417310	View
	041	HARRIS CO FLOOD CONTR	Certified: 08/15/2014	0.028270	0.027360	
	042	PORT OF HOUSTON AUTH	Certified: 08/15/2014	0.017160	0.015310	
	043	HARRIS CO HOSPITALS	Certified: 08/15/2014	0.170000	0.170000	
	044	HARRIS CO EDUC DEPT	Certified: 08/15/2014	0.006358	0.005999	
	048	HARRIS COUNTY COLLEGE	Certified: 08/15/2014	0.097173	0.106890	
	061	CITY OF HOUSTON	Certified: 08/15/2014	0.638750	0.631080	
	295	MIDTOWN TIRZ 2A (040)	Certified: 08/15/2014	0.000000		
	304	MIDTOWN TIRZ 2A (048)	Certified: 08/15/2014	0.000000		
	593	MIDTOWN TIRZ 2A (061)	Certified: 08/15/2014	0.000000		
	953	MIDTOWN MGMT DIST	Certified: 08/15/2014	0.118100	0.118100	
	972	MIDTOWN TIRZ 2A (001)	Certified: 08/15/2014	0.000000		

Valuations

	Value as of January 1, 2013			Value as of January 1, 2014	
	Market	Appraised		Market	Appraised
Land	500,000		Land	500,000	

Monday, January 19, 2015



Account Number | Address | Owner Name ?
 13-Digit Number search

Tax Year: 2014

**HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
 0332560050002**

[Owner Services](#) | [Similar Owner Name](#) | [Nearby Addresses](#) | [Same Street Name](#) | [Related Map 5356D](#)

[Ownership History](#) | [Fiduciary Information](#) | [Related Accounts](#)

Owner and Property Information

Owner Name & Mailing Address: **EXCELSIOR LAND CO INC
 5115 MAIN ST STE 300
 HOUSTON TX 77002-9768**

Legal Description: **TRS 2 & 3A BLK 5
 SOUTHMORE OUTLOT 110
 5008 FANNIN ST
 HOUSTON TX 77004**

State Class Code	Land Use Code	Building Class	Total Units
C2 -- Real, Vacant Commercial	7300 -- Comm. Tabled Vacant Land		0
Land Area	Building Area	Net Rentable Area	Neighborhood
5,500 SF	0	0	5903.01
		Market Area	Map Facet
		4002 -- South Main	493W

Value Status Information

Capped Account	Value Status	Notice Date	Shared CAD
No	Noticed	03/31/2014	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	App Status	2013 Rate	2014 Rate	Linked Tax P.I.
None	001	H. DISTRICT 1SD	Certified: 08/15/2014	1.186700	1.196700	View
	040	HARRIS COUNTY	Certified: 08/15/2014	0.414550	0.417310	View
	041	HARRIS CO FLOOD CNTRL	Certified: 08/15/2014	0.028270	0.027360	
	042	DEPT OF HOUSTON AIRPORT	Certified: 08/15/2014	0.017160	0.015310	
	043	HARRIS CO HOSE DIST	Certified: 08/15/2014	0.170000	0.170000	
	044	HARRIS CO EDUC DEPT	Certified: 08/15/2014	0.006358	0.005999	
	048	HULL COMMUNITY COLLEGE	Certified: 08/15/2014	0.097173	0.106890	
	061	CITY OF HOUSTON	Certified: 08/15/2014	0.638750	0.631080	
	295	MIDTOWN TIRZ 2A (040)	Certified: 08/15/2014	0.000000		
	304	MIDTOWN TIRZ 2A (048)	Certified: 08/15/2014	0.000000		
	593	MIDTOWN TIRZ 2A (061)	Certified: 08/15/2014	0.000000		
	953	MIDTOWN MGMT DIST	Certified: 08/15/2014	0.118100	0.118100	
	972	MIDTOWN TIRZ 2A (001)	Certified: 08/15/2014	0.000000		

Valuations

	Value as of January 1, 2013		Value as of January 1, 2014	
	Market	Appraised	Market	Appraised
Land	275,000		275,000	

Monday, January 19, 2015



Account Number	Address	Owner Name
13-Digit Number	search	

Tax Year: 2014

**HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0332540010018**

[Print](#) [E-mail](#)

[Owner Services](#) [Similar Owner Name](#) [Nearby Addresses](#) [Same Street Name](#) [Related Map 5356D](#)

[Ownership History](#) | [Fiduciary Information](#) | [Related Accounts](#)

Owner and Property Information

Owner Name & Mailing Address:	EXCELSIOR LAND CO INC 5115 MAIN ST STE 300 HOUSTON TX 77002-9768	Legal Description:	TRS 7 & 8 BLK 1 SOUTHMORE OUTLOT 110 0 FANNIN ST HOUSTON TX 77004
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Chart Code	Land Use Code	Sub-Block	Total Units
C2 -- Real, Vacant Commercial	7300 -- Comm. Tabled Vacant Land	--	0
Land Area	Building Area	Net Rentable Area	Neighborhood
6,250 SF	0	0	5903.01
			Market Area
			4002 -- South Main
			Map Facet
			5356D
			Key Map®
			493W

Value Status Information

Caught Account	Value Status	Notice Date	Shared CAD
No	Noticed	03/31/2014	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdiction	App Status	2013 Rate	2014 Rate	On-line Tax File
None	001	HARRIS COUNTY	Certified: 08/15/2014	1.186700	1.196700	View
	040	HARRIS COUNTY	Certified: 08/15/2014	0.414550	0.417310	View
	041	HARRIS CO FLOOD CONTROL	Certified: 08/15/2014	0.028270	0.027360	
	042	FLOOD CONTROL DISTRICT	Certified: 08/15/2014	0.017160	0.015310	
	043	HARRIS CO HOSP DIST	Certified: 08/15/2014	0.170000	0.170000	
	044	HARRIS CO EDUC DIST	Certified: 08/15/2014	0.006358	0.005999	
	048	HOUS COMMUNITY COLLEGE	Certified: 08/15/2014	0.097173	0.106890	
	061	HOUS COMMUNITY COLLEGE	Certified: 08/15/2014	0.638750	0.631080	
	944	GRTR SE MGMT DIST	Certified: 08/15/2014	0.115000	0.115000	

Valuations

	Value as of January 1, 2013		Value as of January 1, 2014	
	Market	Appraised	Market	Appraised
Land	312,500		312,500	
Improvement	0		0	
Total	312,500	312,500	312,500	312,500

5-Year Value History

Land

Monday, January 19, 2015



Account Number	Address	Owner Name ?
13-Digit Number	search	

Tax Year: 2014

**HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0332540010001**

[Print](#) [E-mail](#)

[Owner Services](#) | [Similar Owner Name](#) | [Nearby Addresses](#) | [Same Street Name](#) | [Related Map 5356D](#)

Ownership History | Fiduciary Information

Owner and Property Information

Owner Name & Mailing Address:	EXCELSIOR LAND CO INC 5115 MAIN ST STE 300 HOUSTON TX 77002-9768	Legal Description:	LTS 1 2 5 6 & 10 & TRS 3A & 9 BLK 1 SOUTHMORE OUTLOT 110 0 SAN JACINTO ST HOUSTON TX 77004
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State Class Code	Federal Class Code	Building Class	Total Units
C2 -- Real, Vacant Commercial	7300 -- Comm. Tabled Vacant Land	E	0
Land Area	Building Area	Net Rentable Area	Neighborhood
27,500 SF	0	0	5903.01
			Market Area
			4002 -- South Main
			Map Facet
			5350D
			Key Map®
			493W

Value Status Information

Capex Amount	Value Status	Notice Date	Shared CAD
No	Noticed	03/31/2014	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdiction	ARB Status	2013 Rate	2014 Rate	View
None	001	HOUSTON ISD	Supplemental: 09/12/2014	1.186700	1.196700	View
	040	HARRIS COUNTY	Supplemental: 09/12/2014	0.414550	0.417310	View
	041	HARRIS CO FLOOD CNTRL	Supplemental: 09/12/2014	0.028270	0.027360	
	042	FORT OF HOUSTON AUTH	Supplemental: 09/12/2014	0.017160	0.015310	
	043	HARRIS CO HOSP DIST	Supplemental: 09/12/2014	0.170000	0.170000	
	044	HARRIS CO EDUC CREF	Supplemental: 09/12/2014	0.006358	0.005999	
	048	HOU COMMUNITY COLLEGE	Supplemental: 09/12/2014	0.097173	0.106890	
	061	CITY OF HOUSTON	Supplemental: 09/12/2014	0.638750	0.631080	
	944	GRTR SE MGMT DIST	Supplemental: 09/12/2014	0.115000	0.115000	

Valuations

	Value as of January 1, 2013		Value as of January 1, 2014	
	Market	Appraised	Market	Appraised
Land	1,375,000		1,375,000	
Improvement	0		0	
Total	1,375,000	1,375,000	1,375,000	1,375,000

5-Year Value History

Monday, January 19, 2015



Account Number | Address | Owner Name ?
 11-Digit Number | search

Tax Year: 2014

**HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
 0332540010003**

[Print](#) [E-mail](#)

[Owner Services](#) [Similar Owner Name](#) [Nearby Addresses](#) [Same Street Name](#) [Related Map 53560](#)

[Ownership History](#) | [Fiduciary Information](#) | [Related Accounts](#)

Owner and Property Information

Owner Name & Mailing Address: **EXCELSIOR LAND CO INC
 5115 MAIN ST STE 300
 HOUSTON TX 77002-9768**

Legal Description: **LT 4 & TRS 3 & 9A BLK 1
 SOUTHMORE OUTLOT 110
 0 SAN JACINTO ST
 HOUSTON TX 77004**

State Class Code	Land Use Code	Building Class	Total Units			
F1 -- Real, Commercial	7700 -- Comm. Tabled Specialty Land	E	0			
Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map
10,000 SF	825	0	5903.01	4002 -- South Main	53560	493W

Value Status Information

Capped Amount: **No** Value Status: **Noticed** Notice Date: **03/31/2014** Shared CAD: **No**

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	AFB Status	2013 Rate	2014 Rate	Online View
None	001	HOUSTON ISD	Certified: 08/15/2014	1.186700	1.196700	View
	040	HARRIS COUNTY	Certified: 08/15/2014	0.414550	0.417310	View
	041	HARRIS CO FLOOD CNTRL	Certified: 08/15/2014	0.028270	0.027360	
	042	FORT OF HOUSTON AUTHORITY	Certified: 08/15/2014	0.017160	0.015310	
	043	HARRIS CO HOSE DIST	Certified: 08/15/2014	0.170000	0.170000	
	044	HARRIS CO ECON DEPT	Certified: 08/15/2014	0.006358	0.005999	
	048	HIGH COMMUNITY COLLEGE	Certified: 08/15/2014	0.097173	0.106890	
	061	CITY OF HOUSTON	Certified: 08/15/2014	0.638750	0.631080	
	944	GRTR SE MGMT DIST	Certified: 08/15/2014	0.115000	0.115000	

Valuations

	Value as of January 1, 2013		Value as of January 1, 2014	
	Market	Appraised	Market	Appraised
Land	500,000	Land	500,000	
Improvement	78,804	Improvement	91,624	
Total	578,804	578,804	591,624	591,624

5-Year Value History

Land

Monday, January 19, 2015



Account Number | Address | Owner Name ?
 13-Digit Number | search

Tax Year: 2014

**HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
 0332540010019**

Print E-mail

[Owner Services](#) | [Similar Owner Name](#) | [Nearby Addresses](#) | [Same Street Name](#) | [Related Map 5356D](#)

[Ownership History](#) | [Fiduciary Information](#) | [Related Accounts](#)

Owner and Property Information

Owner Name & Mailing Address: **EXCELSIOR LAND CO INC
 5115 MAIN ST STE 300
 HOUSTON TX 77002-9768**

Legal Description: **TRS 7A 8A & 9B BLK 1
 SOUTHMORE OUTLOT 110
 0 PALM AVE
 HOUSTON TX 77004**

State Class Code	Land Use Code	Building Class	Total Units
C2 -- Real, Vacant Commercial	7300 -- Comm. Tabled Vacant Land		0
Land Area	Building Area	Net Rentable Area	Neighborhood
6,250 SF	0	0	5903.01
			Market Area
			4002 -- South Main
			Map Facet
			5356D
			Key Map
			493W

Value Status Information

Capital Account	Value Status	Notice Date	Shared CAD
No	Noticed	03/31/2014	No

Exemptions and Jurisdictions

Exemption Type	Districts	Exempt Code	APD Status	2013 Rate	2014 Rate	Change Taxable
None	001	HOUS PRBLISE	Certified: 08/15/2014	1.186700	1.196700	View
	040	HARRIS COUNTY	Certified: 08/15/2014	0.414550	0.417310	View
	041	HARRIS CO EDUC CNTR	Certified: 08/15/2014	0.028270	0.027360	
	042	PORT G. HOUSTON AUTH	Certified: 08/15/2014	0.017160	0.015310	
	043	HARRIS CO HOSP DIST	Certified: 08/15/2014	0.170000	0.170000	
	044	HARRIS CO EDUC DEPT	Certified: 08/15/2014	0.006358	0.005999	
	048	HOU COMMUNITY COLLEGE	Certified: 08/15/2014	0.097173	0.106890	
	061	CITY OF HOUSTON	Certified: 08/15/2014	0.638750	0.631080	
	944	GRTR SE MGMT DIST	Certified: 08/15/2014	0.115000	0.115000	

Valuations

	Value as of January 1, 2013		Value as of January 1, 2014	
	Market	Appraised	Market	Appraised
Land	312,500		312,500	
Improvement	0		0	
Total	312,500	312,500	312,500	312,500

5-Year Value History

Land

HPD - Planning Division

From: Guinn-Shaver, Tinsley
Sent: Monday, February 02, 2015 12:54 PM
To: HPD - Planning Division
Cc: Johnson, Roxanna; Britten-McClintock, Cassandra; Morris, Heather
Subject: proposed street abandonment palm ave — CVIC: 20-9568

To whom it may concern,

After review of the documents and street analysis of the location shown under tracking #14-1220, proposed street abandonment, it is my belief that any proposal for abandonment and development should ensure adequate parking for patrons and ensure the space allows access for emergency response vehicles. If the proposal moves forward to development, the increase in population density will require additional staffing in both police and fire personnel, at responding area stations. These considerations will minimize any negative impact on the surrounding community and allow growth while ensuring that public safety is a priority. For additional information or questions I can be reached by email or office phone 832-394-0220. Lt. Tinsley Guinnshaver

Short, Christopher - PWE

From: Williams, Xavier - HFD
Sent: Thursday, February 05, 2015 3:21 PM
To: Short, Christopher - PWE
Subject: RE: JRC Agenda for 2/3/2015

If that's the case, I don't see any access issues with the abandonment of Palm Street as long as it has enough hydrants to reach entire complex.

Thanks,

Xavier F. Williams

Fire Inspector Special Operations
Fire Marshal's Office
Houston Fire Department
Cell: (713)502-7142
Xavier.williams@houstontx.gov



From: Short, Christopher - PWE
Sent: Thursday, February 05, 2015 2:53 PM
To: Williams, Xavier - HFD
Subject: RE: JRC Agenda for 2/3/2015

We can, but I believe Bill's reason was for general traffic circulation. The only reason I am asking is because I need to inform the applicant of why their request was denied before close of business today as I am not in the office tomorrow.

Thanks,

Chris Short



Real Estate Analyst
Planning and Development Services Division

Department of Public Works and Engineering
832.395.3122 - fax 832.395.3170
christopher.short@houstontx.gov

If you would like to receive periodic emails from Mayor Annise D. Parker and the City of Houston on topics of interest to you and your neighborhood, please go to www.houstontx.gov and register with CitizensNet

From: Williams, Xavier - HFD
Sent: Thursday, February 05, 2015 2:43 PM
To: Short, Christopher - PWE
Subject: RE: JRC Agenda for 2/3/2015

I want to discuss it with traffic to see what is his reason for denial so we agree. Can we meet with traffic on Tuesday after the meeting?

Xavier F. Williams

Fire Inspector Special Operations
Fire Marshal's Office
Houston Fire Department
Cell: (713)502-7142
Xavier.williams@houstontx.gov



From: Short, Christopher - PWE
Sent: Thursday, February 05, 2015 2:39 PM
To: Williams, Xavier - HFD
Subject: RE: JRC Agenda for 2/3/2015

Thanks! Also, any elaboration on the reason for the Palm Avenue denial would be extremely helpful as we are already receiving some push back on it.

Chris Short



Real Estate Analyst
Planning and Development Services Division
Department of Public Works and Engineering
832.395.3122 - fax 832.395.3170
christopher.short@houstontx.gov

Short, Christopher - PWE

From: Collins, Nancy - PWE
Sent: Friday, June 19, 2015 10:51 AM
To: Boaz, William - PWE; Alfred, Johnny - PWE; Short, Christopher - PWE
Subject: FW: Palm Street vacation for Dr. Mann

FYI.

Nancy P. Collins, Esq.
Senior Assistant Director-Real Estate
Planning and Development Services Division



Department of Public Works and Engineering
611 Walker, 19th Floor
Houston, TX 77002
phone 832.395.3130 - fax 832.395.3171
nancy.collins@houstontx.gov

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From: Icken, Andy - MYR
Sent: Friday, June 19, 2015 10:29 AM
To: Loethen, Mark - PWE; Davis, Tom - MYR; Collins, Nancy - PWE
Subject: RE: Palm Street vacation for Dr. Mann

Mark

These are good questions and they owe you very specific answers. We will ensure they prepare those answers and submit them to jrc.

From: Loethen, Mark - PWE
Sent: Friday, June 19, 2015 9:55 AM
To: Davis, Tom - MYR; Collins, Nancy - PWE
Cc: Icken, Andy - MYR
Subject: Palm Street vacation for Dr. Mann

We have spoken with Jeff Weatherford and he has not given his concurrence to the abandonment because his original question has not been yet answered. Below is the information originally asked of the applicant and then just recently requested again so we can complete the JRC action.

From: Collins, Nancy - PWE
Sent: Tuesday, June 16, 2015 2:56 PM
To: 'Mary Lou Henry'
Subject: RE: Palm between Main and Fannin

Mary Lou,

After conferring again within the department, the abandonment request is not out of the woods. The question asked is why the project cannot proceed without abandonment of Palm Street and how such abandonment is in the best interests of the City. While Palm Street may not carry a large traffic loads, it is currently an active street and preference is that it remain in operation absent a compelling justification for why it is needed for the development. If you can expound on that I would appreciate it and share that with the leadership team here in PWE.

Thanks in advance Mary Lou.

Nancy P. Collins, Esq.

Senior Assistant Director-Real Estate
Planning and Development Services Division



Department of Public Works and Engineering

611 Walker, 19th Floor

Houston, TX 77002

phone 832.395.3130 - fax 832.395.3171

nancy.collins@houston.tx.gov

If you would like to receive periodic emails from Mayor Annise D. Parker and the City of Houston on topics of interest to you and your neighborhood, please go to www.houston.tx.gov and register with CitizensNet.

Mark L. Loethen, P.E., CFM, PTOE
Deputy Director - City of Houston
Planning & Development Services Division
Public Works & Engineering Department
(832) 395-2705

From: Davis, Tom - MYR
Sent: Friday, June 19, 2015 9:44 AM
To: Collins, Nancy - PWE
Cc: Loethen, Mark - PWE; Icken, Andy - MYR
Subject: RE: Palm Street vacation for Dr. Mann

Nancy: Have you heard from Jeff Weatherford?

Tom Davis

Special Projects Manager for the Chief Development Officer
Mayor's Office, City of Houston
832-393-1044 office
281-795-9396 cell
Tom.Davis@HoustonTX.gov

From: Collins, Nancy - PWE
Sent: Wednesday, June 10, 2015 8:38 AM
To: Davis, Tom - MYR

Cc: Loethen, Mark - PWE
Subject: RE: Palm Street vacation for Dr. Mann

Tom,

I reached out to Jeff Weatherford about whether he is comfortable proceeding with this abandonment request and will follow up again today. Once I hear something back we will follow up with Ms. Henry and her team.

Regards,

Nancy P. Collins, Esq.
Senior Assistant Director-Real Estate
Planning and Development Services Division



Department of Public Works and Engineering
611 Walker, 19th Floor
Houston, TX 77002
phone 832.395.3130 - fax 832.395.3171
nancy.collins@houstontx.gov

If you would like to receive periodic emails from Mayor Annise D. Parker and the City of Houston on topics of interest to you and your neighborhood, please go to www.houstontx.gov and register with CitizensNet.

From: Davis, Tom - MYR
Sent: Wednesday, June 10, 2015 8:24 AM
To: Collins, Nancy - PWE; Boaz, William - PWE
Subject: FW: Palm Street vacation for Dr. Mann

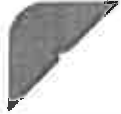
Nancy, Bill:

See email below. What is the status of their application? Traffic withdrew their objection once they knew the ROW will be open to the public for pedestrian traffic.

Tom Davis
Special Projects Manager for the Chief Development Officer
Mayor's Office, City of Houston
832-393-1044 office
281-795-9396 cell
Tom.Davis@HoustonTX.gov

From: Mary Lou Henry [<mailto:marylou.henry@vhaplanning.com>]
Sent: Monday, June 08, 2015 2:11 PM
To: Davis, Tom - MYR
Subject: Palm Street vacation for Dr. Mann

I still have not received an answer from the JRC about making Palm into the motor court for the development that we met with Andy about for Dr. Mann with the high-rise residential building and the new Mann Eye Clinic. Chris Short told me a few minutes ago that they never heard anything from mark Loethn or Andy and that he thinks they told me "NO" – but I never got a letter to that effect and I can't imagine why the City would blow off \$200M+ development. If there is a JRC meeting tomorrow, can you find out what is going on?



Mary Lou Henry
Fellow American Institute of Certified Planners
3050 Post Oak Blvd. Suite 450
Houston, TX 77056

TEL 713.627.8666

O'Briant, Debbie - PWE

From: Mary Lou Henry <marylou.henry@vhaplanning.com>
Sent: Tuesday, September 22, 2015 2:15 PM
To: O'Briant, Debbie - PWE
Subject: RE: Palm Ave SY15-104

Thank you so much for the message/ Everyone will be delighted/

Mary Lou Henry | Vernon G. Henry and Associates |
3050 Post Oak Blvd., Suite 490, Houston, TX 77056 TEL 713.627.8668

From: O'Briant, Debbie - PWE [mailto:Debbie.O'Briant@houstontx.gov]
Sent: Tuesday, September 22, 2015 12:42 PM
To: Mary Lou Henry <marylou.henry@vhaplanning.com>; randall.testarossa@gmail.com
Cc: Boaz, William - PWE <William.Boaz@houstontx.gov>; Alfred, Johnny - PWE <Johnny.Alfred@houstontx.gov>
Subject: Palm Ave SY15-104

Ms. Mary Lou Henry,

Subject: Abandonment and sale of Palm Avenue, from Main Street to Fannin Street, located within the MacGregor and Demeritt's Southmore Addition, Section 1. Parcel SY15-104

Today the Joint Referral Committee (JRC) re-evaluated your request on behalf of Excelsior Land Company, Inc. The JRC approved your request subject to completion of the 30-day sign posting period, and the applicant completing the following requirements: 1) cut, plug, and abandon the sanitary sewer line Palm Avenue; 2) cut, plug, and abandon the water line in Palm Avenue; 3) construct new water lines in adjacent streets for circulation per the pending Utility Analysis Section's evaluation and response of two possible routes; and 4) relocate the storm sewer inlets into Main Street.

These and other requirements will be detailed in a contact letter sent to you by the agent to be assigned to your file.

If you have any further questions or concerns please contact me or Johnny Alfred at 832.395.3139 or johnny.alfred@houstontx.gov.

Kind regards,

Debra (Debbie) J. O'Briant
Senior Real Estate Analyst



CITY OF HOUSTON
Public Works and Engineering Department
Planning and Development Services Division
Land Disposition Section
611 Walker, 19th Floor
Houston, TX 77002
phone 832.395.3123 ~ fax 832.395.3170
debbie.o'briant@houstontx.gov

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Alfred, Johnny - PWE

From: Boaz, William - PWE
Sent: Monday, September 14, 2015 4:17 PM
To: Short, Christopher - PWE
Cc: Alfred, Johnny - PWE
Subject: FW: Palm Street JRC application
Attachments: Museo Plaza Palm Street JRC illustrations Aug 2015.pdf

fyi

Bill Boaz



Real Estate Manager
Planning and Development Services Division
Department of Public Works and Engineering
832.395.3117 - fax 832.395.3170
william.boaz@houston.tx.gov

If you would like to receive periodic emails from Mayor Annise D. Parker and the City of Houston on topics of interest to you and your neighborhood, please go to www.houston.tx.gov and register with CitizensNet

From: Ron Lindsey [<mailto:rindsey@rdlassoc.com>]
Sent: Monday, August 24, 2015 4:06 PM
To: Collins, Nancy - PWE
Cc: Bob Collins; Randall Turner Testa Rossa Properties; Boaz, William - PWE
Subject: Palm Street JRC application

Nancy,

The benefits of the proposed Museo Plaza project span both economic and quality of life/urban fabric aspects.

The Museum District is undergoing a transformation into a true urban community with the \$350m expansion of the MFAH and the numerous single family and multifamily projects underway in the area. The area needs a large mixed use project on Main Street that will provide not only additional housing, but also the hotel, office and retail components to provide the commercial and entertainment nexus so critical to the urban fabric.

Museo Plaza will fill this need and contribute to the desirability of the Museum District and the City of Houston as a whole to both residents and travelers (business and pleasure). We are in discussions with the MFAH on cooperative efforts to create synergisms between Museo Plaza and the MFAH.

The Main Street location is a win/win; it provides the prominence needed for such a project to be successful without imposing on the vibrant residential neighborhoods since they are primarily to the west of Fannin and the east of Main.

The abandonment of Palm Street provides the site planning flexibility necessary for dense mixed use character of Museo Plaza. It our intent to maintain east and west bound drive lanes on what is now Palm Street so traffic circulation is not

impaired. However, in lieu of a standard city street, we intend to create enhanced paving and pedestrian capabilities as our design process proceeds. This new character will also enhance the pedestrian experience along Main Street by providing an oasis effect.

The utility of Palm Street to the City is minimal:

Palm Street dead ends at Fannin with the bollards along the west side of the rail tracks blocking the street.

Traffic on Main Street desiring to proceed east and traffic on Fannin desiring to proceed west can access Witchita one block north of Palm or Southmore one block south of Palm, both of which have signal lights.

Excelsior Land Co owns both sides of Palm so effectively Palm currently only serves the property that will become Museo Plaza.

The economic value to the City, the TIRZ, and the two management districts of the proposed components of Museo Plaza is very significant. The estimated assessed values of the components is:

The high rise residential component, based on the assessed value per unit of One Park Place, is estimated at: \$100M

The 200 room hotel, based on the per key assessed value of the JW Marriott downtown, is estimated at: \$ 20M

The 80,000 sf office building, based on the psf assessed value of Campanile East - 4203 Montrose, is estimated at: \$ 11M

The 30,000 sf of retail, based on the psf assessed value of the retail center at 3939 Montrose, is estimated at: \$ 6M

Total estimated assessed value (2015 dollars): \$137M

Other revenue streams to the City of Houston and the associated entities will include:

Hotel Occupancy Tax for a 160 -200 room hotel with an average daily rate in excess of \$250

Sales and Mixed Beverage Tax for the food and beverage operations of the hotel

Sales and Mixed Beverage Tax for the food and beverage sales in the restaurants within the retail component

Sales Tax for the general retail

I look forward to an opportunity to meet with you and PWE to discuss the abandonment request for Palm Street.

Best Regards,

Ron

Ron Lindsey
Principal
RDL Associates
5251 Westheimer, Suite 350
Houston, Texas 77056
281-732-3615
rlindsev@rdlassoc.com

From: Nancy Collins <nancy.collins@houstontx.gov>

Date: Friday, July 31, 2015 at 10:16 AM

To: Ron Lindsey <rlindsev@rdlassoc.com>

Cc: Robert Collins <rcollins@andrewskurth.com>, Rand Turner <randall.testarossa@gmail.com>, "Boaz, William - PWE"

<William.Boaz@houstontx.gov>
Subject: RE: Palm Street JRC application

Ron,

We are happy to meet with you to discuss the project. Perhaps Ms. Henry did not understand our initial and subsequent requests which were quite simply for an explanation of the benefits of the project as proposed and the value added by the abandonment of Palm Street and its integral need for the project. If you could provide that type of information ahead of our meeting, it may facilitate the discussion.

Regards,

Nancy P. Collins, Esq.
Senior Assistant Director-Real Estate
Planning and Development Services Division



Department of Public Works and Engineering
611 Walker, 19th Floor
Houston, TX 77002
phone 832.395.3130 - fax 832.395.3171
nancy.collins@houstontx.gov

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-----Original Message-----

From: Ron Lindsey [<mailto:rlindsev@rdjassoc.com>]
Sent: Friday, July 31, 2015 9:04 AM
To: Collins, Nancy - PWE
Cc: Bob Collins; Randall Turner Testa Rossa Properties
Subject: Re: Palm Street JRC application

Thank you. I look forward to the meeting.

Ron

Sent from my iPhone

> On Jul 31, 2015, at 8:59 AM, Collins, Nancy - PWE <Nancy.Collins@houstontx.gov> wrote:
>
> Ron,
>
> Any meeting will need to include staff from our Traffic Operations Division. I will arrange a meeting for some time next week if everyone is available. I will have my assistant, Reyna Davis, work on the arrangements.
>
> Regards,
>
> Nancy P. Collins, Esq.
> Senior Assistant Director-Real Estate
> Planning and Development Services Division

>
> Department of Public Works and Engineering
> 611 Walker, 19th Floor
> Houston, TX 77002
> phone 832.395.3130 - fax 832.395.3171 nancy.collins@houstontx.gov
>
>
> If you would like to receive periodic emails from Mayor Annise D. Parker and the City of Houston on topics of interest to you and your neighborhood, please go to www.houstontx.gov and register with CitizensNet.
>
>
> -----Original Message-----
> From: Ron Lindsey [mailto:rlindsey@rdlassoc.com]
> Sent: Friday, July 31, 2015 8:50 AM
> To: Collins, Nancy - PWE
> Cc: Bob Collins; Randall Turner Testa Rossa Properties
> Subject: Palm Street JRC application
>
> Dear Ms. Collins,
>
> I have been engaged by Excelsior Land Company as the Development Consultant for the overall project that includes the Palm Street abandonment. It is my understanding from Mary Lou Henry that the JRC has concerns about the abandonment application. I would appreciate the opportunity to meet with you and discuss those concerns so that they can be addressed in our development plan.
>
> Best regards,
>
> Ron Lindsey
> Principal
> RDL Associates
> 5251 Westheimer, Suite 350
> Houston, Texas 77056
> 281-732-3615
> rlindsey@rdlassoc.com
>
> Sent from my iPad



PLANNING AND DEVELOPMENT SERVICES
 DEPARTMENT OF PUBLIC WORKS AND ENGINEERING
 REAL ESTATE BRANCH

MESSENGER DISPATCH REQUEST

DELIVERY

PICK-UP

DATE: 1-22-2015

TIME: 8:59 AM

REQUESTOR: Christopher Short

611 WALKER, CITY HALL/ANNEX DELIVERY ADDRESS:

NAME: _____

TELEPHONE No.: _____

BUILDING: _____

FLOOR: _____

OUTSIDE DELIVERY ADDRESS:

NAME: RICHARD SMITH

TELEPHONE No.: (832) 394-9236

STREET: 1002 Washington Avenue

CITY: Houston, Texas 77002

PRIORITY:

REGULAR RUN

RUSH

SIGNATURE REQUIRED

COMMENTS:



SIGNATURE OF RECEIPT

DATE



PRINTED NAME

TIME



PLANNING AND DEVELOPMENT SERVICES
 DEPARTMENT OF PUBLIC WORKS AND ENGINEERING
 REAL ESTATE BRANCH

MESSENGER DISPATCH REQUEST

DELIVERY

PICK-UP

DATE: 1-22-2015

TIME: 9:00 AM

REQUESTOR: Christopher Short / Debra Watson

611 WALKER, CITY HALL/ANNEX DELIVERY ADDRESS:

NAME: _____

TELEPHONE No.: _____

BUILDING: _____

FLOOR: _____

OUTSIDE DELIVERY ADDRESS:

NAME: Xavier Williams / Vivian Lewis

TELEPHONE No.: 713-247-8685

STREET: 1205 Dart Street - Building A, Suite 113 Special Operations Insp.

CITY: _____

PRIORITY:

REGULAR RUN

RUSH

SIGNATURE REQUIRED

COMMENTS:

Vivian Lewis
 SIGNATURE OF RECEIPT

1-23-15
 DATE

VIVIAN LEE
 PRINTED NAME

1:55 pm
 TIME



PLANNING AND DEVELOPMENT SERVICES
 DEPARTMENT OF PUBLIC WORKS AND ENGINEERING
 REAL ESTATE BRANCH

MESSENGER DISPATCH REQUEST

DELIVERY

PICK-UP

DATE: 1-22-2015

TIME: 8:58 AM

REQUESTOR: Christopher Short

611 WALKER, CITY HALL/ANNEX DELIVERY ADDRESS:

NAME: _____

TELEPHONE No.: _____

BUILDING: _____

FLOOR: _____

OUTSIDE DELIVERY ADDRESS:

NAME: Aaron Davis / Rudy Moreno

TELEPHONE No.: 832-394-8967 832-394-8986

STREET: 1002 Washington Avenue 3RD Floor

CITY: Houston, Texas 77002

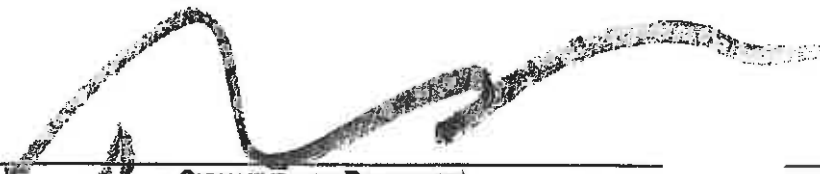
PRIORITY:


REGULAR RUN

RUSH

SIGNATURE REQUIRED

COMMENTS:


 SIGNATURE OF RECEIPT


 PRINTED NAME

 DATE

 TIME



PLANNING AND DEVELOPMENT SERVICES
 DEPARTMENT OF PUBLIC WORKS AND ENGINEERING
 REAL ESTATE BRANCH

MESSENGER DISPATCH REQUEST

DELIVERY

PICK-UP

DATE: 1-22-2015

TIME: 9:07 AM

REQUESTOR: Christopher Short

611 WALKER, CITY HALL/ANNEX DELIVERY ADDRESS:

NAME: _____

TELEPHONE NO.: _____

BUILDING: _____

FLOOR: _____

OUTSIDE DELIVERY ADDRESS:

NAME: Kathlie Bulloch / Yolanda Brown-Kingsberry

TELEPHONE NO.: 832-394-9163

STREET: 1002 Washington Avenue 2nd Floor

CITY: _____

PRIORITY:

REGULAR RUN

RUSH

SIGNATURE REQUIRED

COMMENTS:

[Handwritten Signature]
 SIGNATURE OF RECEIPT
[Handwritten Name]
 PRINTED NAME

DATE

TIME



PLANNING AND DEVELOPMENT SERVICES
 DEPARTMENT OF PUBLIC WORKS AND ENGINEERING
 REAL ESTATE BRANCH

MESSENGER DISPATCH REQUEST

DELIVERY

PICK-UP

DATE: 1-22-2015

TIME: 8:56 AM

REQUESTOR: Christopher Short

611 WALKER, CITY HALL/ANNEX DELIVERY ADDRESS:

NAME: ONDREA TAYLOR

TELEPHONE No.: 832-393-6280

BUILDING: 900 Bagby Street

FLOOR: 3rd Floor

OUTSIDE DELIVERY ADDRESS:

NAME: _____

TELEPHONE No.: _____

STREET: _____

CITY: _____

PRIORITY:

REGULAR RUN

RUSH

SIGNATURE REQUIRED

COMMENTS:

Belinda Tate

SIGNATURE OF RECEIPT

Belinda Tate

PRINTED NAME

1/22/15

DATE

W. H. [Signature]

TIME



PLANNING AND DEVELOPMENT SERVICES
 DEPARTMENT OF PUBLIC WORKS AND ENGINEERING
 REAL ESTATE BRANCH

MESSENGER DISPATCH REQUEST

DELIVERY

PICK-UP

DATE: 1-22-2015

TIME: 9:07 AM

REQUESTOR: Christopher Short

611 WALKER, CITY HALL/ANNEX DELIVERY ADDRESS:

NAME: JENNIFER OSTLIND

TELEPHONE NO.: X77871

BUILDING: 611 Walker St.

FLOOR: 6th Floor Annex

OUTSIDE DELIVERY ADDRESS:

NAME: _____

TELEPHONE NO.: _____

STREET: _____

CITY: _____

PRIORITY:

REGULAR RUN

RUSH

SIGNATURE REQUIRED

COMMENTS:

SIGNATURE OF RECEIPT

G. Banks

PRINTED NAME

1-22-14

DATE

4:00

TIME



PLANNING AND DEVELOPMENT SERVICES
 DEPARTMENT OF PUBLIC WORKS AND ENGINEERING
 REAL ESTATE BRANCH

MESSENGER DISPATCH REQUEST

DELIVERY

PICK-UP

DATE: 1-22-2015

TIME: 8:55 AM

REQUESTOR: Christopher Short

611 WALKER, CITY HALL/ANNEX DELIVERY ADDRESS:

NAME: BILL HLAVACEK

TELEPHONE No.: X53006

BUILDING: 611 Walker St

FLOOR: 5th Floor Annex

OUTSIDE DELIVERY ADDRESS:

NAME: _____

TELEPHONE No.: _____

STREET: _____

CITY: _____

PRIORITY:

REGULAR RUN

RUSH

SIGNATURE REQUIRED

COMMENTS:

[Signature]
 SIGNATURE OF RECEIPT

1/22/2015
 DATE

Jan Hlavacek
 PRINTED NAME

 TIME



City of Houston

Public Works and Engineering
Department

Interoffice

Correspondence

To: Joint Referral Committee Members

From: Nancy P. Collins 
Senior Assistant Director-Real Estate
Planning and Development Services Division

Date: January 28, 2015

Subject: **JOINT REFERRAL COMMITTEE
REQUEST FOR INFORMATION
CUIC NO: 20_9568
COUNCIL DISTRICT: D
KEY MAP: 493W**

The Joint Referral Committee has received the request identified below. Please submit your written response by the opening of business **JANUARY 30, 2015** to fax number: (832) 395-3172 or e-mail address: Nancy.Collins@houstontx.gov, with a copy to William.Boaz@houstontx.gov and Christopher.Short@houstontx.gov

Request:

Abandonment and sale of Palm Avenue, from Main Street to Fannin Street, located within the MacGregor and DeMeritt's Southmore Addition, Section 1. (Mary Lou Henry of Vernon G. Henry & Associates on behalf of Excelsior Land Company, Inc., Paul Michael Mann, M.D., President)

Sign Posting: Required

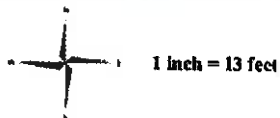
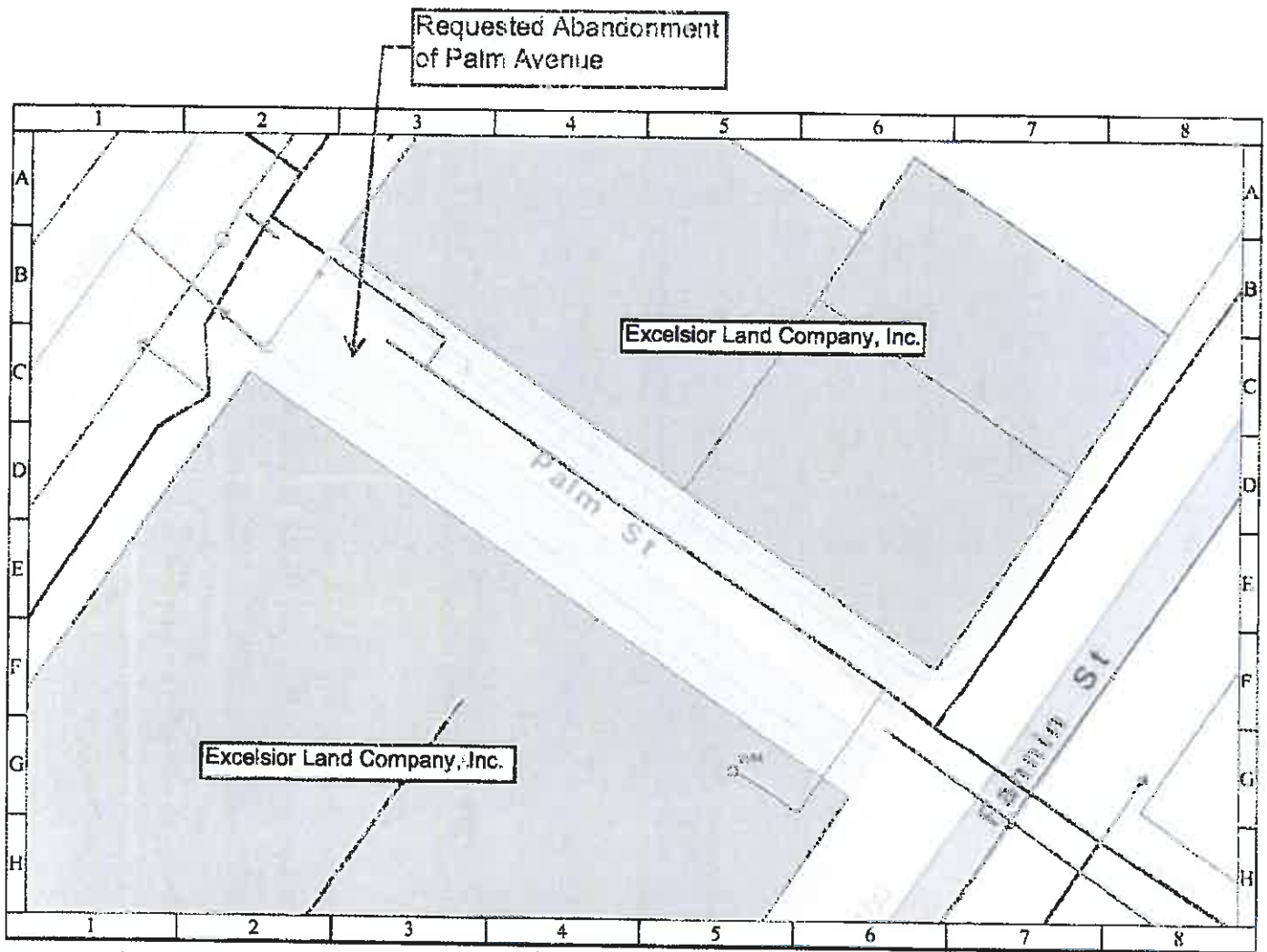
City's Ownership Interest:

Street easement: dedicated by the MacGregor and DeMeritt's Southmore Addition Section 1 Plat recorded March 5, 1909 under Harris County Clerk's File Number 46267.

Real Estate Comments:

The applicant must secure a Letter of No Objection from each of the privately owned utility companies. The applicant plans to utilize the requested abandonment area as a pedestrian plaza for a new high-rise development. GIMS indicates there is a water line, storm sewer line, and two inlets within Palm Avenue.

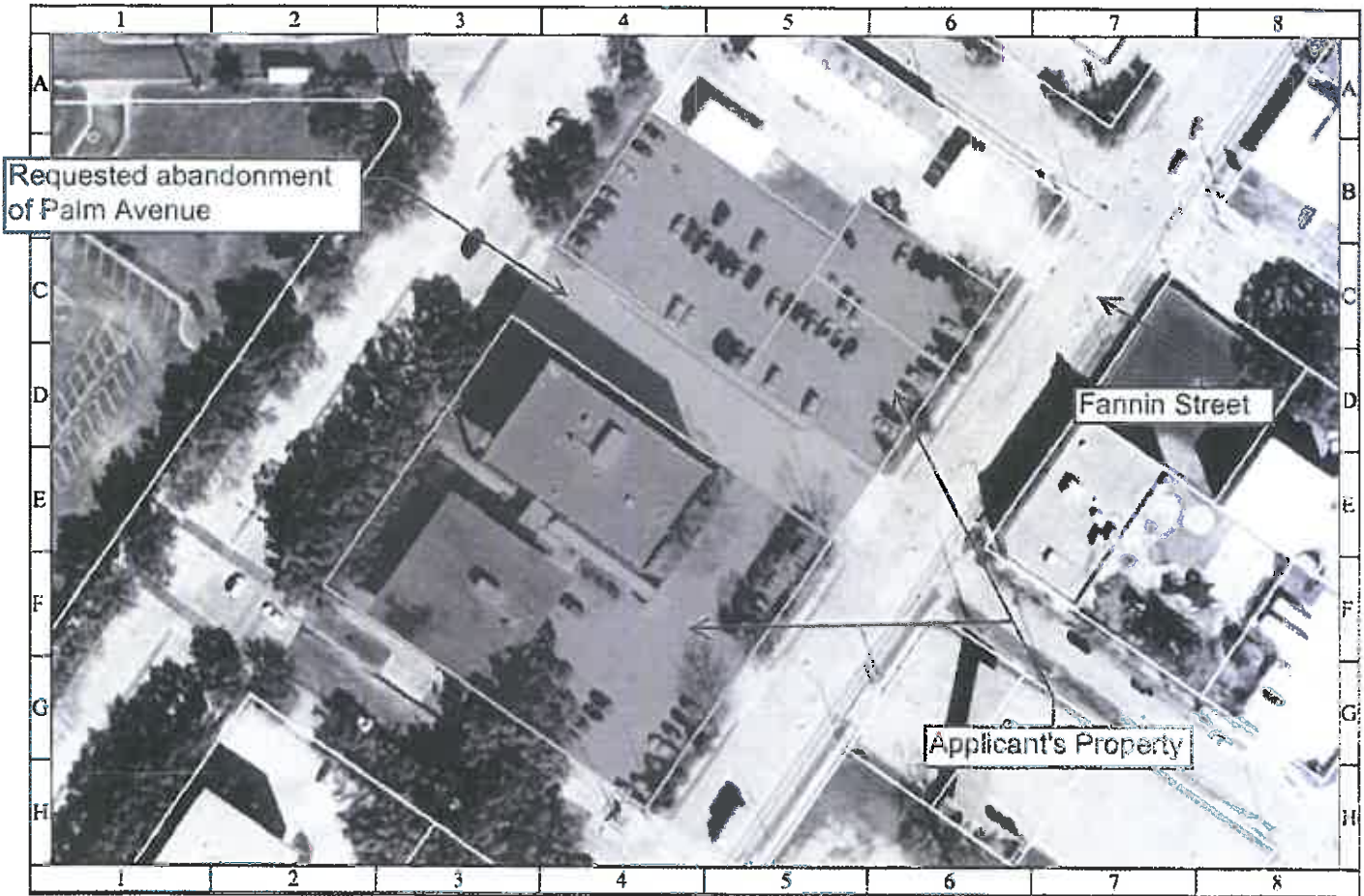
Abandonment and sale of Palm Avenue, from Main Street to Fannin Street, located within the MacGregor and Demeritt's Southmore Addition, Section 1



CITY OF HOUSTON
Department of Public Works and Engineering
Geographic Information & Management System (GIMS)
DISCLAIMER: THIS MAP REPRESENTS THE BEST INFORMATION AVAILABLE TO THE CITY.
THE CITY DOES NOT WARRANT ITS ACCURACY OR COMPLETENESS.
FIELD VERIFICATIONS SHOULD BE DONE AS NECESSARY.



Abandonment and sale of Palm Avenue, from Main Street to Fannin Street, located within the MacGregor and Demeritt's Southmore Addition, Section 1



CITY OF HOUSTON
Department of Public Works and Engineering
Geographic Information & Management System (GIMS)

DISCLAIMER: THIS MAP REPRESENTS THE BEST INFORMATION AVAILABLE TO THE CITY.
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FIELD VERIFICATIONS SHOULD BE DONE AS NECESSARY.





**City Of Houston
Council District D
Dwight Boykins**

- Legend**
- Waterway
 - District D



Source: GIS Services Division
Date: January 2014
Reference: p17375_D

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Short, Christopher - PWE

From: Hlavacek, Bill - PWE
Sent: Friday, January 23, 2015 12:11 PM.
To: Collins, Nancy - PWE
Cc: Short, Christopher - PWE; Boaz, William - PWE; Alfred, Johnny - PWE
Subject: JRC applications 20_9567 (Meyer St), 20_9568 (Palm Ave), 20_9569 (Belmore , Castlebay)

20_9567 (Meyer St): No objection. Require the applicant to eliminate the segment's appearance as a public street by:
- Removing the existing pavement and extending the curb and sidewalk across the segment being abandoned.

20_9568 (Palm Ave): Denied. This street is needed for area circulation.

20_9569 (Belmore , Castlebay): No objection. Require the applicant to dedicate and construct a cul de sac in keeping w/ Houston Fire Dept standards at the dead end of Castlebay.

Bill Hlavacek bill.hlavacek@houstontx.gov 832/395-3006

JRC REQUEST FOR INFORMATION FORM

JRC Member: PWE / PDS / OCE-ROW
CUIC No.: 20-9568
JRC Meeting Date: 2/3/15

RESPONSE

Comments **No Objection** **No Comments**

Applicant: Excelsior Land Company, Inc.

Requesting: abandonment of 60' Palm St. btw Fannin and Main St. at 5115 Main St., 77002

Intended use: pedestrian plaza for a high-rise development

Applicant need to provide Traffic Counts.

Signature:  **Printed Name:** _____ **Date:** 1/28/15

Short, Christopher - PWE

From: Stoneham, Christa - PD
Sent: Wednesday, February 04, 2015 12:29 PM
To: Short, Christopher - PWE; Collins, Nancy - PWE; Alfred, Johnny - PWE; Boaz, William - PWE
Cc: Ostlind, Jennifer - PD; Ramagos, Landell - PD
Subject: RE: JRC Agenda for 2/3/2015

Below are the responses for the JRC mtg on 2/3/15

- 20_9567: Approve, no objection. Abandonment of Meyer Street
- 20_9568: No objection, with the provision of public pedestrian plaza within the site as discussed in the application.
- 20_9569: Approve the abandonment of Bellmore Street and the partial abandonment of Castlebay Street, subject to providing a 60' radius cul-de-sac for the remaining portion of Castlebay Street

Christa Stoneham, Planner

City of Houston Planning and Development Department, Development Services
611 Walker, 6th Floor, Houston, Texas 77002
(713) 837-7829

From: Short, Christopher - PWE
Sent: Thursday, January 29, 2015 4:56 PM
To: Adams, Ronald - PWE; Alfred, Johnny - PWE; Ambridge, Rebecca - PWE; Boaz, William - PWE; Brown, Yolanda - HPC-PWE; Bulloch, Kathlie - HPC-PWE; Capps, Donna - LGL; Collins, Nancy - PWE; Davis, Aaron - PWE; Dzierlenga, Gary - LGL; Funk, Aaron - PWE; Hlavacek, Bill - PWE; Hou, Shengyi - HPC-PWE; hpd.planning@houstonpolice.org; Lincoln, Tim - HPC-PWE; Moreno, Rudy Jr. - HPC-PWE; O'Briant, Debbie - PWE; Ostlind, Jennifer - PD; Phi, Trang - PWE; Ramagos, Landell - PD; Sanders, Rodney - PWE; Short, Christopher - PWE; Shuffield, Lynna - LGL; Smith, Richard - HPC-PWE; Stoneham, Christa - PD; Taylor, Ondrea - LGL; Vacanti, Sam - PD; Walker, Deirdre - PWE; Watson, Debra - PWE; Weatherford, Jeffrey - PWE; Williams, Xavier - HFD; Yi, Hannah - HPC-PWE; Zambrano, Jasmin - PWE; Zilton, Edward - SWD
Subject: JRC Agenda for 2/3/2015

Please see the attached agenda for the JRC meeting scheduled for February 3, 2015.

Thanks!

Chris Short



Real Estate Analyst
Planning and Development Services Division
Department of Public Works and Engineering
832.395.3122 - fax 832.395.3170
christopher.short@houston.tx.gov

Joint Referral Committee Members
CUIC No. 20-9568
Date Transmitted: Jan. 22, 2014

Response Due Date: Feb. 3, 2015

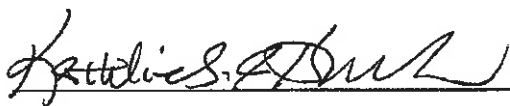
RESPONSE

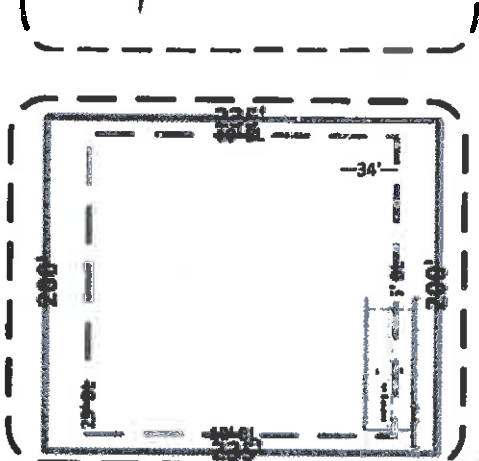
Please submit your written response by the opening of business on the due date to fax number: (832) 395-3132 or e-mail address: Nancy.Collins@houstontx.gov with a copy to William.Boaz@houstontx.gov and Michael.Powell@houstontx.gov.

Comments, below No Objection No Comments

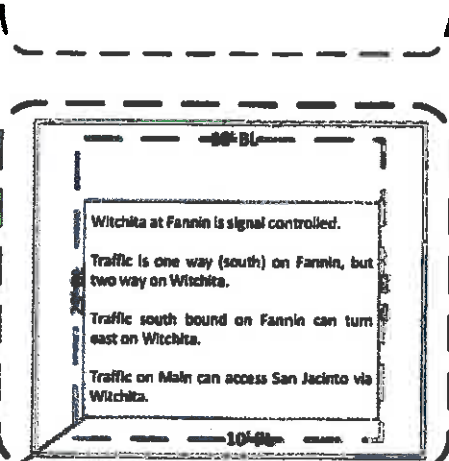
- ~~• Cut, plug & abandon the existing storm sewer system in Palm St., relocate the storm inlets to Main St.;~~
- ~~• Cut, plug & abandon the existing 6" SSL in Palm St. from the MH at intersection of Palm & Fannin northwest to its terminus;~~
- ~~• Cut, plug & abandon the existing 12" WL in Palm St. between Main & Fannin and the 8" WL's in Fannin & Main between Wichita & Palm St.;~~
- ~~• Construct a new 12" WL in Fannin, Wichita & Main from the intersection of Fannin & Palm to the intersection of Main & Palm St.
(see next page for storm depreciated value)~~

- Request denied by Traffic.

Signature:  Date: 2/3/15
Printed Name: Kathlie Bulloch



Witchita (50' ROW)

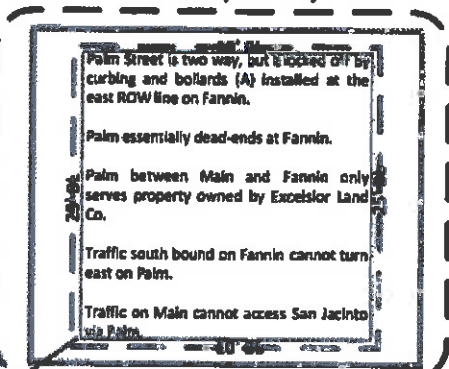


Witchita (50' ROW)



Owned by
Excelsior Land Co.

Palm St. (50' ROW)

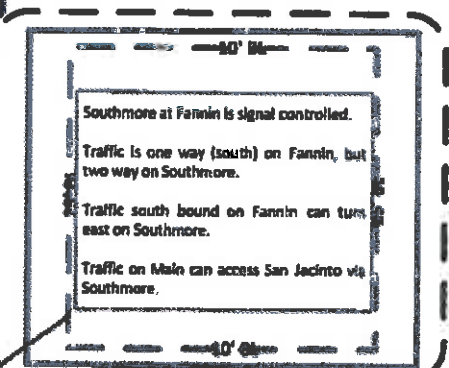


Palm St. (50' ROW)



Owned by
Excelsior Land Co.

Southmore St. (50' ROW)



Southmore at Fannin is signal controlled.
 Traffic is one way (south) on Fannin, but two way on Southmore.
 Traffic south bound on Fannin can turn east on Southmore.
 Traffic on Main can access San Jacinto via Southmore.

Fannin St. (80' ROW)

Main St. (ROW varies)

San Jacinto St. (80' ROW)



Alfred, Johnny - PWE

From: Collins, Nancy - PWE
Sent: Friday, September 11, 2015 2:20 PM
To: Short, Christopher - PWE; Boaz, William - PWE; Alfred, Johnny - PWE
Subject: RE: Palm Street JRC application

Thanks.

Nancy P. Collins, Esq.
Senior Assistant Director-Real Estate
Planning and Development Services Division



Department of Public Works and Engineering
611 Walker, 19th Floor
Houston, TX 77002
phone 832.395.3130 - fax 832.395.3171
nancy.collins@houstontx.gov

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From: Short, Christopher - PWE
Sent: Friday, September 11, 2015 2:02 PM
To: Collins, Nancy - PWE; Boaz, William - PWE; Alfred, Johnny - PWE
Subject: RE: Palm Street JRC application

After reviewing the JRC responses for Palm, Traffic was the only division that objected to the abandonment request. I called Christa to double check, and confirmed that Planning has no issue with the request. The next JRC meeting date is September 22, 2015. I will place this on the agenda as an issue for Discussion.

Thanks,

Chris Short



Real Estate Analyst
Planning and Development Services Division
Department of Public Works and Engineering
832.395.3122 - fax 832.395.3170
christopher.short@houstontx.gov

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From: Collins, Nancy - PWE
Sent: Friday, September 11, 2015 1:37 PM
To: Boaz, William - PWE; Alfred, Johnny - PWE
Cc: Short, Christopher - PWE
Subject: FW: Palm Street JRC application

FYI. I am going to send an email to Ron Lindsay, the gentleman who was emailing me about a meeting, and let him know PWE is now fine with the abandonment proceeding. Since this was denied out of JRC, I believe the next step should be placing this back on JRC Agenda for formal approval and then sign posting. Please let me know if you think there is something else needed or if any group besides TOD had an objection. Was Planning okay with it? Also, when is the next JRC meeting?

Thanks.

Nancy P. Collins, Esq.
Senior Assistant Director-Real Estate
Planning and Development Services Division



Department of Public Works and Engineering
611 Walker, 19th Floor
Houston, TX 77002
phone 832.395.3130 - fax 832.395.3171
nancy.collins@houstontx.gov

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From: Collins, Nancy - PWE
Sent: Friday, September 11, 2015 12:07 PM
To: Weatherford, Jeffrey - PWE
Cc: Loethen, Mark - PWE; Hlavacek, Bill - PWE
Subject: RE: Palm Street JRC application

Thanks Jeff. We will advise the applicant and the reps and get this moving forward.

Regards,

Nancy P. Collins, Esq.
Senior Assistant Director-Real Estate
Planning and Development Services Division



Department of Public Works and Engineering
611 Walker, 19th Floor
Houston, TX 77002
phone 832.395.3130 - fax 832.395.3171
nancy.collins@houstontx.gov

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-----Original Message-----

From: Weatherford, Jeffrey - PWE
Sent: Friday, September 11, 2015 12:00 PM
To: Collins, Nancy - PWE
Cc: Loethen, Mark - PWE; Hlavacek, Bill - PWE
Subject: Re: Palm Street JRC application

Nancy

From my perspective they have finally shown a benefit for the City and I'm okay with moving forward.

Sent from my iPhone

> On Sep 7, 2015, at 8:18 PM, Collins, Nancy - PWE <Nancy.Collins@houstontx.gov> wrote:

>

> This message cannot be displayed because of the way it is formatted. Ask the sender to send it again using a different format or email program. message/rfc822

O'Briant, Debbie - PWE

From: Hou, Shengyi - HPC-PWE
Sent: Monday, November 02, 2015 8:24 AM
To: O'Briant, Debbie - PWE
Cc: Bulloch, Kathlie - HPC-PWE
Subject: RE: CUIC 20_9568 Palm
Attachments: stormDepreciatedValue.xlsx

Good morning, Debbie,
Since we crossed out our response simply because it was denied, ours should still stand once the request's being approved.
Sending you the storm value, just in case.
Have a wonderful day,
helen

From: O'Briant, Debbie - PWE
Sent: Friday, October 30, 2015 11:39 AM
To: Davis, Aaron - PWE; Zambrano, Jasmin - PWE; Moreno, Rudy Jr. - HPC-PWE; Hou, Shengyi - HPC-PWE; Bulloch, Kathlie - HPC-PWE
Subject: CUIC 20_9568 Palm

UAS and OCE,

Since the request to abandon and sell Palm was approved recently after being denied, I need to confirm the responses. Is the attached response from UAS (the only one I have) current for this request? The response from OCE is crossed out because of the previous denial and no depreciated fee calculations are included. Is OCE and UAS okay with each other's responses?

Please let me know.

Take care,

Debra (Debbie) J. O'Briant
Senior Real Estate Analyst



CITY OF HOUSTON
Public Works and Engineering Department
Planning and Development Services Division
Land Disposition Section
611 Walker, 19th Floor
Houston, TX 77002
phone 832.395.3123 - fax 832.395.3170
debbie.o'briant@houstontx.gov

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20-9568 Storm Sewer System Depreciated Value

<u>line(s):</u>	<u>age(vrs)</u>	<u>length(ft)</u>	<u>\$/ft</u>	<u>depreciated value</u>
<=24"	14	100	\$81	\$8,100
			<u>Subtotal:</u>	<u>\$8,100</u>
<u>inlets:</u>	<u>age(vrs)</u>	<u>quantity</u>	<u>\$/ea</u>	<u>depreciated value</u>
BB	14	2	\$1,690	\$3,380
			<u>Subtotal:</u>	<u>\$3,380</u>
<u>manhole(s):</u>	<u>age(vrs)</u>	<u>quantity</u>	<u>\$/ea</u>	<u>depreciated value</u>
	14	1	\$1,690	\$1,690
			<u>Subtotal:</u>	<u>\$1,690</u>

GRAND TOTAL:

\$13,170

O'Briant, Debbie - PWE

From: Davis, Aaron - PWE
Sent: Friday, October 30, 2015 11:44 AM
To: O'Briant, Debbie - PWE; Zambrano, Jasmin - PWE; Moreno, Rudy Jr. - HPC-PWE; Hou, Shengyi - HPC-PWE; Bulloch, Kathlie - HPC-PWE
Subject: RE: CUIC 20_9568 Palm

We reviewed our response and it stands.

Aaron G. Davis
City of Houston - Public Works & Engineering
1002 Washington Ave., Houston, Texas 77002
(832) 394-8967

<http://www.publicworks.houstontx.gov/planning/development.html> (website)

From: O'Briant, Debbie - PWE
Sent: Friday, October 30, 2015 11:39 AM
To: Davis, Aaron - PWE; Zambrano, Jasmin - PWE; Moreno, Rudy Jr. - HPC-PWE; Hou, Shengyi - HPC-PWE; Bulloch, Kathlie - HPC-PWE
Subject: CUIC 20_9568 Palm

UAS and OCE,

Since the request to abandon and sell Palm was approved recently after being denied, I need to confirm the responses. Is the attached response from UAS (the only one I have) current for this request? The response from OCE is crossed out because of the previous denial and no depreciated fee calculations are included. Is OCE and UAS okay with each other's responses?

Please let me know.

Take care,

Debra (Debbie) J. O'Briant
Senior Real Estate Analyst



CITY OF HOUSTON
Public Works and Engineering Department
Planning and Development Services Division
Land Disposition Section
611 Walker, 19th Floor
Houston, TX 77002
phone 832.395.3123 - fax 832.395.3170
debbie.o'briant@houstontx.gov

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O'Briant, Debbie - PWE

From: Alfred, Johnny - PWE
Sent: Thursday, October 15, 2015 2:22 PM
To: O'Briant, Debbie - PWE
Cc: Jackson, Kim - PWE
Subject: FW: JRC Notice signs for Palm (20_9568) are in as of this morning...wo;; be removed Oct 30

FYI.

Johnny Alfred III, Esq.

Assistant Real Estate Manager - Land Disposition
Planning and Development Services Division



Department of Public Works and Engineering
611 Walker, Suite 1900
Houston, TX 77002
phone 832.395.3139 - fax 832.395.3170
johnny.alfred@houstontx.gov

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From: Hlavacek, Bill - PWE
Sent: Wednesday, September 30, 2015 11:15 AM
To: Alfred, Johnny - PWE
Cc: Boaz, William - PWE
Subject: JRC Notice signs for Palm (20_9568) are in as of this morning...wo;; be removed Oct 30

Bill Hlavacek, P.E. | Supervising Engineer - Public Works and Engineering | City of Houston | 611 Walker 5th Flr, Houston, TX 77002 | Phone: 832/395-3006 | Fax 832/395-3053 bill.hlavacek@houstontx.gov

Alfred, Johnny - PWE

From: Hlavacek, Bill - PWE
Sent: Monday, September 21, 2015 7:43 AM
To: Collins, Nancy - PWE
Cc: Boaz, William - PWE; Alfred, Johnny - PWE
Subject: JRC application 20_9568 (Palm St 1000 blk between Main and Fannin)

No objection.

Require the applicant to eliminate the segment's appearance as a public street by:

- Removing the existing pavement and extending the curb and sidewalk across the segment being abandoned along Fannin and along Main.
- If approved as an option by the COH Traffic Operations Division representative on the Joint Referral Committee, the above requirement may be satisfied by installing a fence, gate or other approved physical and visual obstruction across the segment being abandoned.
- Removing all public traffic signs and poles and return these to the COH Traffic Operations Division at 2200 Patterson St., 77007 (near IH 10W Katy Fwy at Shepherd), contact Wesley Deshotel , 832/ 395-6728 or 6731.
- Contact CenterPoint Energy Street Lighting Design section (713-945-6484) to arrange to have street lights removed and when requested, provide documentation showing the abandonment has been approved by City Council. The costs from CenterPoint Energy to deactivate and remove the lights (and, if necessary, poles) shall be the responsibility of the applicant.

Bill Hlavacek bill.hlavacek@houstontx.gov 832/395-3006

Jackson, Kim - PWE

From: Mary Lou Henry <marylou.henry@vhaplanning.com>
Sent: Thursday, June 04, 2015 3:52 PM
To: Collins, Nancy - PWE
Subject: FW: Man project and purchase of Palm Street between Main and Fannin
Attachments: Mann Master Plan.jpg; 150515 View1.jpg; 150515 View 2.jpg; 150515 View 3.jpg; Master Plans - lvl1.jpg

In late January 2015 I submitted a request to abandon Palm Street between Main and Fannin. At that time, drawings were not available showing what is proposed to be constructed here but they are now attached to this message. In March I received a request from Andy Icken's office to meet with them and show/discuss the proposed improvements. We had the meeting and Mr. Icken indicated that he thought this would be a significant improvement to the area. The first phase is a high-rise residential building designed by Phillip Johnson and includes turning Palm into a motor court/plaza, which will be flanked on the south side by a new office building for the Mann eye Clinic. The motor court will allow through circulation for both vehicles and pedestrians.

I am writing to you because we have never received a response to our JRC application to buy the Palm right-of-way. This delay is now a significant problem for the project. When someone on my staff recently inquired about the status from your staff, he was told that only you knew.

As you no doubt are aware, Palm currently dead-ends at Main. It provides only local circulation. Which will be maintained in an enhanced form.

I am aware that your process has recently changed but I would greatly appreciate a prompt response to the request made almost 5 months ago.

Mary Lou Henry | Vernon G. Henry and Associates |
3050 Post Oak Blvd., Suite 450, Houston, TX 77056 TEL 713 627.8666

Marko Dasigenis, AIA
Principal
Philip Johnson Alan Ritchie
A R C H I T E C T S
1700 Post Oak Blvd.
2 BLVD Place, Suite 600
Houston, TX 77056
Direct: 281.888.3934
Cell: 832.659.5389
www.pjar.com



Mary Lou Henry
Fellow American Institute of Certified Planners
3050 Post Oak Blvd. Suite 450
Houston, TX 77056

TEL 713 627.8666

Jackson, Kim - PWE

From: Alfred, Johnny - PWE
Sent: Monday, November 02, 2015 12:20 PM
To: Jackson, Kim - PWE
Subject: FW: JRC application 20_9568 (Palm between Main and Fannin, one street north of Southmore)
Attachments: FW: Man project and purchase of Palm Street between Main and Fannin

FYI.

Johnny Alfred III, Esq.

Assistant Real Estate Manager – Land Disposition
Planning and Development Services Division



Department of Public Works and Engineering
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phone 832.395.3139 - fax 832.395.3170
johnny.alfred@houstontx.gov

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From: Collins, Nancy - PWE
Sent: Tuesday, June 09, 2015 6:16 PM
To: Boaz, William - PWE; Alfred, Johnny - PWE
Cc: Short, Christopher - PWE
Subject: FW: JRC application 20_9568 (Palm between Main and Fannin, one street north of Southmore)

FYI. Let's discuss.

Nancy P. Collins, Esq.

Senior Assistant Director-Real Estate
Planning and Development Services Division



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Houston, TX 77002
phone 832.395.3130 - fax 832.395.3171
nancy.collins@houstontx.gov

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From: Collins, Nancy - PWE
Sent: Tuesday, June 09, 2015 6:09 PM
To: Loethen, Mark - PWE; Weatherford, Jeffrey - PWE
Cc: Hlavacek, Bill - PWE
Subject: RE: JRC application 20_9568 (Palm between Main and Fannin, one street north of Southmore)

We received the attached from Mary Lou Henry a couple of days ago summarizing the proposed project. I still owe her a response. Apparently through a miscommunication within my staff, we never sent them the denial letter but can certainly do so, even though it is a bit late in the game and they have now sent the attached message.

If our position has not changed, we can send the denial letter. If we think the attached information changes things, we can return this to JRC for revote.

Thanks.

Nancy P. Collins, Esq.
Senior Assistant Director-Real Estate
Planning and Development Services Division



Department of Public Works and Engineering
611 Walker, 19th Floor
Houston, TX 77002
phone 832.395.3130 - fax 832.395.3171
nancy.collins@houston.tx.gov

If you would like to receive periodic emails from Mayor Annise D. Parker and the City of Houston on topics of interest to you and your neighborhood, please go to www.houston.tx.gov and register with CitizensNet.

From: Loethen, Mark - PWE
Sent: Tuesday, June 09, 2015 5:43 PM
To: Weatherford, Jeffrey - PWE; Hlavacek, Bill - PWE
Cc: Collins, Nancy - PWE
Subject: RE: JRC application 20_9568 (Palm between Main and Fannin, one street north of Southmore)

I have not been presented with any compelling arguments to support the abandonment request. Nancy, are you aware of anything?

Mark L. Loethen, P.E., CFM, PTOE
Deputy Director - City of Houston
Planning & Development Services Division
Public Works & Engineering Department
(832) 395-2705

From: Weatherford, Jeffrey - PWE
Sent: Tuesday, June 09, 2015 5:30 PM
To: Hlavacek, Bill - PWE
Cc: Loethen, Mark - PWE
Subject: RE: JRC application 20_9568 (Palm between Main and Fannin, one street north of Southmore)

I don't recall any change in our previous decision. I still haven't seen any reason given other than they want it.

Mark,

Do you remember anything different?

From: Hlavacek, Bill - PWE
Sent: Tuesday, June 09, 2015 2:50 PM
To: Weatherford, Jeffrey - PWE
Subject: FW: JRC application 20_9568 (Palm between Main and Fannin, one street north of Southmore)

Goes w/ voice message...are we okay w/ approving? I recall maybe you and Mark L conferred on this one.

From: Hlavacek, Bill - PWE
Sent: Thursday, February 05, 2015 10:12 AM
To: Weatherford, Jeffrey - PWE
Subject: FW: JRC application 20_9568 (Palm between Main and Fannin, one street north of Southmore)

refresher

From: Hlavacek, Bill - PWE
Sent: Friday, January 23, 2015 12:07 PM
To: Weatherford, Jeffrey - PWE
Subject: RE: JRC application 20_9568 (Palm between Main and Fannin, one street north of Southmore)

I'll deny until 'I see the light' (from above).

From: Weatherford, Jeffrey - PWE
Sent: Friday, January 23, 2015 11:55 AM
To: Hlavacek, Bill - PWE
Subject: RE: JRC application 20_9568 (Palm between Main and Fannin, one street north of Southmore)

They sure don't give much reason other than they want it do they. I would be inclined to say no since I don't see the benefit to the public. Not something that I would fall on my sword over though.

From: Hlavacek, Bill - PWE
Sent: Friday, January 23, 2015 8:17 AM
To: Weatherford, Jeffrey - PWE
Subject: RE: JRC application 20_9568 (Palm between Main and Fannin, one street north of Southmore)

Oh

From: Weatherford, Jeffrey - PWE
Sent: Friday, January 23, 2015 8:09 AM
To: Hlavacek, Bill - PWE
Subject: RE: JRC application 20_9568 (Palm Ave between Main and Fannin, one street north of Southmore)

I meant the overall request, not the street. My inclination is no, but I was looking for the supporting documents.

From: Hlavacek, Bill - PWE
Sent: Friday, January 23, 2015 7:20 AM
To: Weatherford, Jeffrey - PWE

Cc: Nguyen, Khang M. - PWE

Subject: JRC application 20_9568 (Palm Ave between Main and Fannin, one street north of Southmore)

Any suggestions about approving / denying this application for abandonment?

Requester is Excelsior Land Co. represented by Mary Lou Henry.

Bill

Jackson, Kim - PWE

From: Alfred, Johnny - PWE
Sent: Monday, November 02, 2015 10:26 AM
To: Collins, Nancy - PWE
Cc: Boaz, William - PWE; Jackson, Kim - PWE
Subject: FW: Regarding Palm Street Request for information and public meeting
Attachments: Palm closure.pdf

Ms. Collins –

We received this email over the weekend. I have asked Kim not to respond. Please advise on how this should be handled.

Thanks,

Johnny Alfred III, Esq.

Assistant Real Estate Manager – Land Disposition
Planning and Development Services Division



Department of Public Works and Engineering

611 Walker, Suite 1900

Houston, TX 77002

phone 832.395.3139 - fax 832.395.3170

johnny.alfred@houston.tx.gov

If you would like to receive periodic emails from Mayor Annise D. Parker and the City of Houston on topics of interest to you and your neighborhood, please go to www.houston.tx.gov and register with CitizensNet.

From: Kathleen [<mailto:oreillyofhouston@mindspring.com>]
Sent: Saturday, October 31, 2015 3:25 PM
To: Jackson, Kim - PWE
Cc: Alfred, Johnny - PWE; Boykins, Dwight A. - CNL; Kemp, Jessica - CNL
Subject: RE: Regarding Palm Street Request for information and public meeting

Ms. Jackson,

To clarify, please note that Museum Park is requesting that a public meeting be held regarding the proposed Palm Street closure. This neighborhood has experienced explosive development in the last two years on top of the millions of visitors that the museums, Hermann Park, and the Zoo host every year. There are approximately 1000 new residences in this geographically very small neighborhood, all using streets designed 100 years ago for single family residential properties. Several east –west streets have been closed for METRO light rail, and other purposes. The Museum of Fine Arts expansion is wonderful but caused closure of a street this past year west of Main.

This neighborhood can't afford the loss of any more public right of way. We look forward to a public meeting regarding this project. Thank you in advance for your help.

Regards,
Kathleen O'Reilly

Kathleen O'Reilly, President
Museum Park Super Neighborhood

From: Kathleen [<mailto:oreillyofhouston@mindspring.com>]
Sent: Friday, October 30, 2015 4:58 PM
To: 'Jackson, Kim - PWE'
Cc: 'Alfred, Johnny - PWE'
Subject: RE: Regarding Palm Street Request for information

Ms. Jackson, please find attached request for information re proposed Palm closure.
Thank you.

From: Jackson, Kim - PWE [<mailto:Kim.Jackson@houstontx.gov>]
Sent: Wednesday, October 28, 2015 4:18 PM
To: oreillyofhouston@mindspring.com
Cc: Alfred, Johnny - PWE
Subject: Regarding Palm Street

Please submit in writing your request for more information on the application for the abandonment of Palm Street.

Johnny Alfred has been included on this email. He is the Asst Real Estate Manager. Thank you.

Kim Jackson

Real Estate Analyst – Land Disposition
Planning and Development Services Division



Department of Public Works and Engineering
611 Walker, Suite 1900
Houston, TX 77002
phone 832.395.3122 - fax 832.395.3170
kimbanesha.jackson@houstontx.gov

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Watson, Debra - PWE

From: O'Briant, Debbie - PWE
Sent: Wednesday, November 04, 2015 11:15 AM
To: Watson, Debra - PWE

From: Davis, Aaron - PWE
Sent: Wednesday, November 04, 2015 11:06 AM
To: O'Briant, Debbie - PWE; Zambrano, Jasmin - PWE; Moreno, Rudy Jr. - HPC-PWE
Cc: Bulloch, Kathlie - HPC-PWE; Hou, Shengyi - HPC-PWE; Boaz, William - PWE; Alfred, Johnny - PWE
Subject: RE: Palm Avenue CUIC 20_9568 SY15-104

Yes, we concur and there will be no depreciated value. Thank you Debbie.

Aaron G. Davis
City of Houston - Public Works & Engineering
1002 Washington Ave., Houston, Texas 77002
(832) 394-8967

<http://www.publicworks.houstontx.gov/planning/development.html> (website)

From: O'Briant, Debbie - PWE
Sent: Wednesday, November 04, 2015 10:22 AM
To: Davis, Aaron - PWE; Zambrano, Jasmin - PWE; Moreno, Rudy Jr. - HPC-PWE
Cc: Bulloch, Kathlie - HPC-PWE; Hou, Shengyi - HPC-PWE; Boaz, William - PWE; Alfred, Johnny - PWE
Subject: Palm Avenue CUIC 20_9568 SY15-104

UAS,

OCE response calls for:

Cut, plug, and abandon the 6-inch sanitary sewer line in Palm Avenue, from the manhole at the intersection of Palm Avenue and Fannin Street northwest to its terminus.

Your response does not. Do you concur and is there a depreciated value fee?

Please let me know as soon as possible because I am ready to turn in the contact letter, and that is the last item.

Thanks.

Debra (Debbie) J. O'Briant

Senior Real Estate Analyst



CITY OF HOUSTON

**Public Works and Engineering Department
Planning and Development Services Division
Land Disposition Section
611 Walker, 19th Floor
Houston, TX 77002
phone 832.395.3123 - fax 832.395.3170
debbie.o'briant@houstontx.gov**

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Jackson, Kim - PWE

From: saragladden@comcast.net
Sent: Thursday, October 29, 2015 2:09 PM
To: Jackson, Kim - PWE
Subject: Proposed Palm St abandonment

Dear Ms. Jackson,
I would like to write to register my concern with the proposed abandonment of Palm St btwn Main & Fannin Streets:

To my understanding, no traffic study has been performed to evaluate the impact of closing off this street to through traffic.

Moreover, it has come to my attention that the plan for abandonment was made without consideration of:

- a. The new high-rise development now under construction off of Southmore and SanJacinto (2 blocks E and 1 block S)
- b. New mid-rise residential under construction on Blodget and LaBranch (4 blocks N and 5 blocks E)
- c. New mid-rise on Caroline and Rosedale (2 blocks N and 2 blocks E)
- d. The new MFAH expansion project now under construction

This area of town receives millions of visitors per year, and also experiences predictable congestion on weekends due to church parking.

Moreover, the neighborhood is in the midst of a Livable Centers study, and I feel that closing off a road prior to the completion of that study not only undermines the goal of improving mobility in the area, but also sends mixed signals regarding the City's commitment to this and future Livable Centers projects.

At the very least, I would request a public hearing/meeting so that the neighborhood stakeholders could be made better aware of the plans for these parcels of land.

Kindest regards,
Sara Gladden

Jackson, Kim - PWE

From: Rudy Del Bosque <rudydb@hotmail.com>
Sent: Thursday, October 29, 2015 1:56 PM
To: Boaz, William - PWE; Alfred, Johnny - PWE; Jackson, Kim - PWE
Subject: Palm street review

Bill and Johnny,

Thank you for your time this morning, it was an absolute pleasure meeting the both of you this morning.

Below is an outline of what I just discussed with Kim Jackson when I called the 1.832.395.3118 number about the proposed Palm street closure:

1. The street is used quite a bit now and I will be used even more with:
 - a. The new high-rise development now under construction off of Southmore and SanJacinto (2 blocks E and 1 block S)
 - b. New mid-rise residential under construction on Blodget and LaBranch (4 blocks N and 5 blocks E)
 - c. New mid-rise on Caroline and Rosedale (2 blocks N and 2 blocks E)
 - d. The new Museum expansion project now under construction will add more visitors and congestion.
2. The museums, the zoo, and Hermann park receive millions of visitors a year, all of this gets filtered through the proposed street closure area
3. One of the advantages of living in town is being able to take multiple street options that city blocks offer, It's a great way to get around backed up traffic.
4. The weekend can congest even further with church activity: First Presbyterian Church and St. Paul's United, and Covenant Baptist churches are all in that immediate area.
5. People who live in the area value and depend upon the use this street to avoid the congestion of the museums.
6. The metro rail has already reduced street access options, closing yet another street will congest the streets further as the area continues to grow.
7. No creation of meaningful public space is being created by closing this public street.
8. A proper traffic impact study was not performed.

Kindest regards,

Rudy Del Bosque
832.377.8805

Jackson, Kim - PWE

From: Kathleen <oreillyofhouston@mindspring.com>
Sent: Friday, October 30, 2015 4:58 PM
To: Jackson, Kim - PWE
Cc: Alfred, Johnny - PWE
Subject: RE: Regarding Palm Street Request for information
Attachments: Palm closure.pdf

Ms. Jackson, please find attached request for information re proposed Palm closure.
Thank you.

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Johnny Alfred has been included on this email. He is the Asst Real Estate Manager. Thank you.

Kim Jackson

Real Estate Analyst – Land Disposition
Planning and Development Services Division



Department of Public Works and Engineering
611 Walker, Suite 1900
Houston, TX 77002
phone 832.395.3122 - fax 832.395.3170
kimbanesha.jackson@houston.tx.gov

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Oct. 29, 2015

Ms. Kim Jackson

Real Estate Analyst – Land Disposition

Planning and Development Services Division, Department of Public Works and Engineering

611 Walker, Suite 1900, Houston, TX 77002

phone 832.395.3122 - fax 832.395.3170

kimbanesha.jackson@houstontx.gov

RE: Proposed Palm Street Abandonment CUIC 20-9568

Dear Ms. Jackson,

Please consider this as formal request for information regarding the proposed Palm Street abandonment, CUIC 20-9568. At this point, until Museum Park Neighborhood Assn. and Museum Park Super Neighborhood can assess this proposed closure and it's ramifications, we are objecting and are opposed to this closure. We are formally requesting a public meeting on this project via this letter.

To clarify, please note that Museum Park is requesting that a public meeting be held regarding the proposed Palm Street closure. This neighborhood has experienced explosive development in the last two years on top of the millions of visitors that the museums, Hermann Park, and the Zoo host every year. There are approximately 1000 new residences in this geographically very small neighborhood, all using streets designed 100 years ago for single family residential properties. Several east –west streets have been closed for METRO light rail, and other purposes, including a street for the MFAH expansion.

This neighborhood can't afford the loss of any more public right of way.

We look forward to your prompt response. We understand that several have tried to call the 832.395.3118 number and have only been able to leave a message, we trust that those calls have been logged. Thank you in advance for your help.

Regards,

Kathleen O'Reilly

Kathleen O'Reilly, President

Museum Park Super Neighborhood

713.303.8938

www.museumparksn.org

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Kim Jackson

**Real Estate Analyst – Land Disposition
Planning and Development Services Division**



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