



AGENDA MEMORANDUM

First Reading Ordinance for the City Council Meeting July 15, 2025
Second Reading Ordinance for the City Council Meeting July 22, 2025

DATE: July 15, 2025

TO: Peter Zanoni, City Manager

FROM: Ernesto De La Garza, Director of Public Works
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<p>Ordinance abandoning, vacating, and closing 2.5193 acres of improved and unimproved public right-of-way closures identified in the Harbor Bridge Replacement Project Four Party Agreement</p>

CAPTION:

Ordinance abandoning, vacating, and closing 2.5193 acres of improved and unimproved public right-of-way identified as sections of Washington Street, Williams Avenue, Hatch Street, Summers Street, John Street, Dempsey Street, Priour Avenue, Nueces Street and Coke Street for no fee as provided in the Harbor Bridge Replacement Project Four Party Agreement.

SUMMARY:

The purpose of this ordinance is to abandon, vacate and close 2.5193 acres tract of improved and unimproved portions of public right-of-way identified as Washington Street, Williams Avenue, Hatch Street, Summers Street, John Street, Dempsey Street, Priour Avenue, Nueces Street and Coke Street for no fee as provided in the Harbor Bridge Replacement Project Four Party Agreement.

BACKGROUND AND FINDINGS:

In December 2015, the City of Corpus Christi entered into a four-party agreement for the Harbor Bridge Replacement Project with the Texas Department of Transportation, Port of Corpus Christi Authority, and Corpus Christi Housing Authority. Terms of the agreement and City responsibilities are provided in the supporting documents.

The Port of Corpus Christi (POCC) filed a request to abandon, vacate and close a total of 4.2636-acre portion involving 10 street closures along with a market appraisal report, performed by an MAI appraiser, in January 2025. If closed, the area would be owned and maintained by the Port of Corpus Christi. The Public Works Department is responsible for the administration of the street closure process. As part of their submission, the Port of Corpus Christi referenced the four-party agreement. The Public Works Department consulted with the City's legal department on how to handle the request and City's responsibilities as a referenced in ***Exhibit D -City of Corpus Christi*** (see excerpts below);

Exhibit D- City of Corpus Christi

Assemblage of tracts for Port Purposes. The City desires to encourage the assemblage of property for Port Purposes pursuant to the Neighborhood Acquisition Plan through the strategic abandonment of rights of way that maintains the efficient contiguity of travel in and through the Neighborhood. Accordingly, the City acknowledges that the City Council may exercise its powers under Section 1(a)(11) of Article X of the City's Charter to close or alter the public streets, alleys, or other public ways within its jurisdiction in pursuit of said objective. The City acknowledges and agrees that where streets, alleys or other public ways abut Acquired Property, in order to facilitate the Port's use of the Acquired Property for Port Purposes, the closure or alteration of those streets, alleys, or ways may become necessary.

The City agrees that for purposes of closing or altering streets, alleys or other public ways pursuant to the Neighborhood Acquisition Plan, including a closure or alteration under Section 49-12 of the City's Code of Ordinances pursuant to such Plan, the City, by action of its City Council, may find that:

- (i) a request or petition by the Port to have the City Council close a street, alley or other public way abutting Acquired Property is considered by the City Council to be a request or petition jointly and severally initiated by the City and the Port;
- (ii) such closure or alteration is considered to be required for the proper completion of the Harbor Bridge, which is a public improvement project; and
- (iii) no further payment is required of the Port to acquire the part of the City's rights in a street, alley or other public way that the City chooses to abandon, close or alter.

The City maintains the discretion to abandon, close, alter, or retain a street, alley or other public way in response to a request or petition in a manner that maintains the efficient contiguity of travel in and through the Neighborhood.

Notwithstanding any other provision of this Agreement, if the City closes any streets (or other public ways) in the Neighborhood (or portions thereof) at the request of the Port, the City, by action of its City Council, hereby finds the Port will not be required to pay any additional amounts to the City for the property it acquires in connection with these street closures.

As part of the process Public Works also obtained comments from other City Departments and external Public Utility Companies. No objections were received, but removal of AEP's electrical facilities would be required and access to City utility assets would be maintained via a utility easement.

The appraisal report included the market value for the 10 public segments of right-of-way which totaled \$295,000 with a 90% Across the Fence "ATF" discount added by the appraiser, for a final value of \$29,500. This report stated this discount was applied due to the limited pool of buyers. Based on the four-party agreement, the Port of Corpus Christi would not be obligated to pay any costs to the City.

Based on the review by the Public Works and legal department, the recommendation is to approve the street closure, with the recommended conditions stated in the ordinance. No zoning or other alterations are mandated by the agreement but may be considered.

ALTERNATIVES:

The alternative is to deny abandoning, vacating, and closing streets and recommended conditions stated in the ordinance.

FISCAL IMPACT:

None.

Funding Detail:

Fund: N/A
Organization/Activity: N/A
Mission Element: N/A
Project # (CIP Only): N/A
Account: N/A

RECOMMENDATION:

Approval of the ordinance abandoning, vacating, and closing streets and recommended conditions stated in the ordinance.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Harbor Bridge Replacement Project Four Party Agreement
Street Closure(s) Applications and Exhibits
Market Value Appraisal Report
PowerPoint Presentation