



Starry Road & Starry Circle



Street Closure Request



City Council Presentation
January 23, 2024



Ordinance



Section. 49-12. – Petition to Council to Close, Abandon, Vacate, or Alter Streets, Alleys, Etc.

- City Municipal Code provides procedures for an applicant to file a written application request to the Director of Public Works requesting that public right-of-way, or portion be closed, abandoned, vacated, or altered.
 - Right-of-Way shall be only abandoned if the right-of-way is not currently utilized or no longer needed for public use.
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Process



1. A pre-application meeting with the Department of Public Works and designated representatives.
 2. An official application request shall be filed with the Department of Public Works with supporting documents.
 3. An application fee for \$1,000 shall be required for each applicant to process and coordinate further a request.
 4. An applicant must provide an appraisal by a MAI Certified Appraiser.
 5. Internal/External Agencies are provided an opportunity to comment on the site plan requested for closure.
 6. Present request to City Council for final approval.
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Starry Road & Starry Circle



Applicant: Moses Mostaghasi, MPM Development, LP

Official Application Submitted on 06/21/2023:

- Abandon, vacate, and close a 8.0118-acre portion of Starry Road and Starry Circle
- Application Fee was included
- The closure would allow for future housing development which has been dedicated to the City by plat.
- Internal/External Agencies provided comments including, Corpus Christi Water, AEP, and the Planning Department.
- The market appraisal value (MAV): \$350,000 (\$1.02 PSF)



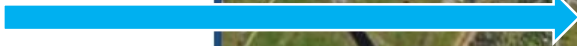
Proposed Street Closure(s)



Starry Road



Starry Circle





Consideration

1. In Consideration of the Construction of Osito Way (not on the City's Urban Transportation Plan) and Mapache Pass Streets (estimated value \$4,170,704.11) by Petitioner, the City would agree to close, abandon, and vacate right-of-way for Starry Road from Yorktown Blvd to Oso Creek.

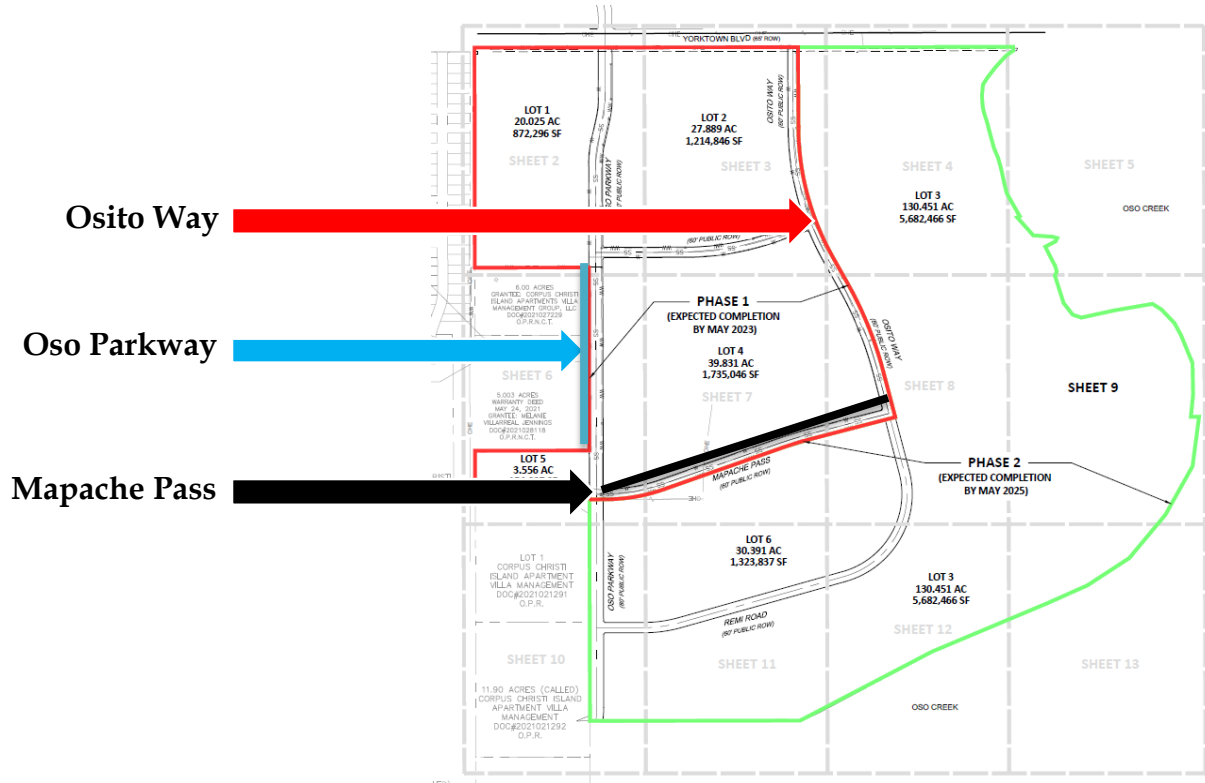
2. Condition upon Petitioner to comply with the following:
 - Dedication of a 15' utility easement
 - Full build-out of Oso Parkway from Yorktown Blvd to Mapache Pass
 - Full build-out of a driveway at 7738 Krypton Drive to the City lift station on the City's drainage right-of-way
 - Full build-out of Mapache Pass
 - MPM Development, LP acquisition of Lots 3,4, and 5, Section 35, Flour Bluff & Encinal Farm Garden tracts from the City

3. Osito Way is a proposed collector, not identified on the City's Urban Transportation Plan, within the Oso Creek Corner development. In lieu of construction of Osito Way, a payment in the amount of \$0 is recommended as the fair market value.

There shall be no closure, abandonment, or vacation of right-of-way for Starry Road if the Petitioner fails to comply with all the conditions outlined.



Proposed Collector Streets





Recommendation



City Staff recommends the approval of the abandoning, vacating, and closing 8.0118 acres of improved and unimproved public right-of-way identified as Starry Road and Starry Circle under the conditions outlined to the petitioner, MPM Development, LP In lieu of construction of Osito Way, a payment in the amount of \$0 is recommended as the fair market value.