



AGENDA MEMORANDUM

First Reading Ordinance for the City Council Meeting of June 12, 2018
Second Reading Ordinance for the City Council Meeting of June 19, 2018

DATE: May 29, 2018

TO: Keith Selman, Interim City Manager

FROM: Nina Nixon-Mendez, FAICP, Director of Development Services
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Abandonment and vacation of two utility easements with subsequent dedication of a new utility easement at 14229 Northwest Blvd

CAPTION:

Ordinance abandoning and vacating a 15-foot utility easement (2,033-square feet) and abandoning and vacating a 10-foot utility easement (1,355-square feet) out of Taylor's Best Plaza, Block 1, Lot 2, located at 14229 Northwest Boulevard; and requiring the owner, MTM Northwest Management, Ltd., to comply with the specified conditions including the dedication of a new 15-foot utility easement (2,199-square feet).

PURPOSE:

This ordinance would abandon and vacate two utility easements to facilitate proposed future construction on the site by MTM Northwest Management, LTD (Owner).

BACKGROUND AND FINDINGS:

MTM Northwest Management, LTD is requesting the abandonment and vacation of two utility easements out of Taylor's Best Plaza, Block 1 Lot 2, located at 14229 Northwest Boulevard. Currently, the property is being used as a mini storage facility. The abandonment and vacation of the utility easements is being requested by the owner to facilitate construction within the property. The existing utility easements do not contain any utility lines running through them and there was no objection to the proposed closures from any public or franchised utilities.

Currently, there are buildings encroaching onto a 15-foot wide by 135.50-foot northern utility easement. Once the proposed utility easement closure is approved, the applicant will dedicate a new 2,199-square foot utility easement that will be 15-feet wide by 146.62-feet in length further south which includes a water line and fire hydrant for

additional fire protection on the property. These fire hydrants and water lines are serviced by the City of Robstown.

The applicant is also requesting that the southern utility easement that measures 10-feet by 135.50-feet be abandoned and vacated to enable for future construction of a climate-controlled storage unit that will measure 90-feet by 135-feet. A building permit application has been submitted for the climate-controlled storage unit. The approval of the easement closures is a condition of the issuance of the building permit. The proposed storage unit will be constructed according to all City codes and regulations of the City of Corpus Christi.

The Owner has been advised of and concurs with the specified conditions of the Ordinance in regard to the easement dedication and the recording and filing of the Ordinance. The owner must also comply with all the specified conditions of the abandon and vacate ordinance within 90 days of City Council approval.

ALTERNATIVES:

Denial of the proposed utility easement closures. This will adversely impact the Owner's ability to move forward with proposed future development of the subject property.

OTHER CONSIDERATIONS:

None

CONFORMITY TO CITY POLICY:

These requirements are in compliance with the City Code of Ordinances Section 49-13.

EMERGENCY / NON-EMERGENCY:

Non-emergency

DEPARTMENTAL CLEARANCES:

All public and franchised utilities were contacted. None of the City departments or franchised utility companies stated objections regarding the proposed utility easement abandonments.

FINANCIAL IMPACT:

Operating Revenue Capital X Not Applicable

Fiscal Year: 2016-2017	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments:

RECOMMENDATION:

Staff recommends approval of the easement closures.

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Exhibit A: Metes & Bounds of Proposed Closure for Tract A

Exhibit B: Metes & Bounds of Proposed Closure for Tract B

Exhibit C: Graphical Representation of Proposed Easement Closures for Tract A and B

Exhibit D: Metes & Bounds of Proposed Easement Dedication

Exhibit E: Graphical Representation of Proposed Easement

PowerPoint Presentation