



AGENDA MEMORANDUM

First Reading Ordinance for the City Council Meeting of March 17, 2020
Second Reading Ordinance for the City Council Meeting of March 24, 2020

DATE: January 16, 2020
TO: Peter Zanoni, City Manager
FROM: Al Raymond, Director Development Services
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Easement Closure for 4462 Ayers Street

CAPTION:

Ordinance abandoning and vacating a 20-foot wide by approximately 150-foot long (3,000 sq. ft.) utility easement out of Lots 14-19, Block 8 in Portairs Addition, located at 4462 Ayers Street. (District 2)

SUMMARY:

The purpose of this ordinance is to abandon and vacate a 20-foot wide by approximately 150-foot long utility easement. In order to facilitate the construction of a new carwash business on the property.

BACKGROUND AND FINDINGS:

VIA Real Estate, LLC. (owner) is requesting the City to close, abandon, and vacate a 20-foot wide by approximately 150-foot long utility easement in order to facilitate the construction of a new carwash on the property that will be named Champion Xpress Carwash.

There are existing public and private utilities in the easement. The utilities include a city gas line and a private wastewater collection line. Gas Department requires the applicant to relocate the gas line prior to approving their request. Once the gas utility line is relocated Gas Department will no longer object to the easement closure. The private sanitary sewer line will be relocated next to the new utility easement dedicated on the plat.

All utilities will be relocated at the applicant's expense and a new utility easement will be dedicated via plat on the property. The applicant has submitted a re-plat that is under staff review.

The property is located within the Corpus Christi Independent School District and is zoned CG – 2 and the City has not received any zoning variance requests for this property.

The applicant has paid the required \$530.00 application fee and the easement closure request has been processed in accordance with Section 49-13 of the City Code of Ordinances.

ALTERNATIVES:

Deny the applicant's request and have them re-design the proposed carwash business so it does not require the closure of the easement. This will affect the applicant's design plans and may delay the start of the project until a new development plan that does not require the easement closure is created.

FINANCIAL IMPACT:

There are no financial impacts associated with the closing of the easement.

RECOMMENDATION:

Staff supports the applicants request for the easement closure. The closure of the easement will support the growth of the community.

LIST OF SUPPORTING DOCUMENTS:

Ordinance with Exhibits
Location Map
Presentation