



AGENDA MEMORANDUM

First Reading Ordinance for the City Council Meeting January 30, 2024
Second Reading Ordinance for the City Council Meeting February 13, 2024

DATE: January 30, 2024
TO: Peter Zaroni, City Manager
FROM: Ernesto De La Garza, Director of Public Works
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Ordinance abandoning, vacating, and closing 0.4132 acres of improved and unimproved public right-of-way identified as Mary Street

CAPTION:

Ordinance abandoning, vacating, and closing 0.4132 acres of improved and unimproved public right-of-way identified as Mary Street, also known as Bluett Avenue, between 19th street and 20th street in support of the Lamar Elementary School site project to develop affordable housing for seniors.

SUMMARY:

The purpose of this ordinance is to abandon, vacate and close a 0.4132 acres tract (18,000 square feet) of improved and unimproved portion of public right-of-way identified as Mary Street, as shown on the recorded plat in First Revised Plat of Block 2, and Lots 7,8,9, Block 1, Eckerd Addition, recorded in Volume 3, Page 47, of the Plat records of Nueces County, Texas and Second revised Plat of Block 1 of Eckerd Addition, recorded in Volume 4, Page 49, of the Plats Recorded of Nueces County, Texas.

BACKGROUND AND FINDINGS:

An ordinance was approved and passed by City Council on December 12, 2023, for the authorization for the City of Corpus Christi to execute a contract with TG 110 Inc. for the option purchase property located at or near 2212 Morris St, described as being a total of 3.47 acres (Exhibit A) and 0.41-acres subject to a road easement know as Mary Street. The proposal for the easement was to be abandoned as part of a 3.47-acre parcel of surplus land in exchange for \$10 and maintenance of the property, for a period ending March 31, 2025, with such option exercisable upon receipt of a housing tax credit from the Texas Department of Housing and Community Affairs.

Section 49-12 of the City Municipal Code provides the procedures for City Council to establish or close public streets, alleys, or other public ways. A request shall be filed with the City containing the description of the street, or portion thereof, to be opened, closed, or altered.

The City of Corpus Christi filed a request to abandon, vacate and close a 0.4132 -acre portion of Mary Street, lying between 19th Street and 20th Street on December 8, 2023. A review of the request was conducted by City Departments and external Public Utility Companies. The request to close, abandon, and vacate public right-of-way was also considered by the Public during an open house in District 1 hosted by the Planning Department. If the street is approved to be abandoned, vacated, and closed, the area will be conditioned to:

1. Dedication of a 60' Utility Easement retained in favor of the City
2. Upon approval by City Council and issuance of the ordinance, all grants of public street right-of-way closures must be recorded in the real property Official Deed and Map Records of Nueces County, Texas, in which the affected property is located.
3. Failure to comply with all the conditions outlined in this Ordinance will hereby make the Ordinance null and void.

Abandoning, vacating, and closing Mary Street allows for the development of the property to create affordable housing for low-income senior households.

ALTERNATIVES:

This closure is in furtherance of the authorized sale of a 3.47 acre parcel of surplus land located at 2212 Morris Street for the development of affordable housing.

FISCAL IMPACT:

The developed property will be placed back on the property tax rolls at 50% of its value based on State Tax Law on affordable housing. All expenses of utilities relocation will be inherited by the developer.

Funding Detail:

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

RECOMMENDATION:

City staff recommend approval of the ordinance to abandon, vacate and close a 0.4132 acres tract (18,000 square feet) of improved and unimproved portion of public right-of-way identified as Mary Street to serve in creating affordable housing for low-income senior households and with the conditions illustrated in the ordinance.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Exhibit
Map
PowerPoint Presentation