



AGENDA MEMORANDUM

First Reading Ordinance for November 9, 2021
Second Reading Ordinance for November 16, 2021

DATE: September 30, 2021

TO: Peter Zaroni, City Manager

FROM: Al Raymond, Director Development Services
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Easement Closure for Furniture Row

CAPTION:

Ordinance abandoning and vacating a 15-foot-wide by approximately 69.29-foot long (1,946 sq. ft.) portion of an existing 15-foot-wide easement out of Lot 6, Block 2, Joslin Tracts, located at 7602 S. Padre Island Dr., C.C., TX 78412.

SUMMARY:

The purpose of this ordinance is to close, abandon and vacate a 15-foot-wide, by approximately 69.29 feet in length (1,946 sq. ft.) existing utility easement. The applicant is proposing to acquire a Building permit for an addition to the existing Furniture Row building on the property, and relocation of public utilities is necessary to accommodate the addition. Easement relocation on the property will be designated at no cost to the city and a new easement will be applied for and recorded to accommodate public utilities on the property.

BACKGROUND AND FINDINGS:

FURNITURE ROW USA, LLC (Owner) is requesting the closure of a 15-foot wide by approximately 69.29 feet in length (1,946 sq. ft.) existing utility easement on property located west of Ennis Joslin Road and north along South Padre Island Drive (SH 358). This easement closure request is to relocate an existing fire hydrant and water line to accommodate an addition to the building at 7602 South Padre Island Drive. The referenced easement to be closed is a portion of a larger easement that was dedicated by Easement document 2008039788 on the property for the Furniture Row building.

Besides the public water main and fire hydrant, there are no franchised utilities located in the portion of the easement to be vacated, and the proposed ordinance is conditional on

the new easement being recorded. The new Easement has been approved for the new water line and fire hydrant and recorded under document 2021052526. After contacting all public/franchised utilities, there are no objections to the easement closure and no zoning variances have been requested.

The applicant requesting the utility easement closure 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 the applicant revert to the original site plan. This action may impact the design and size of the planned addition to the Furniture Row building and the efficient use of the site.

FINANCIAL IMPACT:

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

FUNDING DETAIL: N/A

Fund:

Organization/Activity:

Mission Element:

Project # (CIP Only):

Account:

RECOMMENDATION:

Staff supports the applicant's request for the easement closure. The closure of the easement will support a future addition to a local business to support increasing merchandise availability and retail sales in the community.

LIST OF SUPPORTING DOCUMENTS:

Ordinance with Exhibits

Location Map

Presentation