



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of January 8, 2019
Second Reading Ordinance for the City Council Meeting of January 15, 2019

DATE: November 28, 2018

TO: Keith Selman, Interim City Manager

FROM: Nina Nixon-Mendez, FAICP, Director of Development Services
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Partial Alley Closure between 6th Street and 7th Street, South of Craig Street

CAPTION:

Ordinance closing, abandoning and vacating the West 7.5-Feet of a 15-Foot-wide Alley adjoining lots 19 and 20, Block Eleven, Bay View Addition according to map and/or plat thereof recorded in Volume A, Page 24, Map Records of Nueces County, Texas, to comply with specified conditions.

PURPOSE:

The purpose of this ordinance is to close, vacate, and abandon the West 7.5-Feet of a 15-Foot-wide Alley adjoining lots 19 and 20, Block Eleven, Bay View Addition according to map and/or plat thereof recorded in Volume A, Pages 24, Map Records of Nueces County, Texas and requiring the owner, 7th Craig, LLC., to comply with the specified conditions.

BACKGROUND AND FINDINGS:

7th Craig, LLC. is requesting the closure, vacation, and abandonment of a 780-square Foot area of an unimproved alley, which is the west 7.5-Feet of a 15-Foot-wide Alley adjoining lots 19 and 20, Block Eleven, Bay View Addition, a map of which is recorded in Volume A, Page 24, Deed and Map Records of Nueces County, Texas located between 6th Street and 7th Street. The abandonment and vacation of the unimproved alley is being requested by the owner to increase from 11 residential units to 12 residential units.

Most of this alley from Craig Street to Morgan Street has been encroached on by various property owners, making the alley inaccessible.

Ownership of this unimproved partial alley closure will be deeded to 7th Craig, LLC.

7th Craig contacted the adjacent properties owners by mail and did not received any replies.

ALTERNATIVES:

Denial of the proposed alley closure. This will decrease the number of residential units allowed on the property.

OTHER CONSIDERATIONS:

This supports an affordable housing development.

CONFORMITY TO CITY POLICY:

These requirements are in compliance with the City Code of Ordinances Section 49-12(c). Public notice for the proposed street and alley closure was placed with the U.S. Postal Service on November 13, 2018 and published in the Caller Times on November 28, 2018. The notices were sent out to 102 property owners within 450 feet in proximity from the proposed alley closure.

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 alley closure.

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☐ Capital X Not Applicable

Fiscal Year: 2018-2019	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: No payment associated with unimproved alley right of way.

RECOMMENDATION:

Staff recommends approval of the partial closure of the unimproved alley closure.

LIST OF SUPPORTING DOCUMENTS:

Ordinance with Exhibit
Presentation