



AGENDA MEMORANDUM

First Reading Ordinance for the City Council Meeting of February 19, 2019
Second Reading Ordinance for the City Council Meeting of February 26, 2019

DATE: January 11, 2019

TO: Keith Selman, Interim City Manager

FROM: Nina Nixon-Mendez, FAICP, Director of Development
Services NinaM@cctexas.com
(361) 826-3276

Easement Closure for property located at 16001 El Socorro Loop.

CAPTION:

Ordinance abandoning and vacating a 7.5-foot wide by approximately 60-feet in length (449.73 sq. ft.) portion of an existing utility easement out of Lot 7, Block 26, Padre Island-Corpus Christi, Coquina Bay Subdivision, located at 16001 El Socorro Loop.

PURPOSE:

The purpose of this ordinance is to close, abandon and vacate a portion of an existing utility easement to facilitate a future sale of the home.

BACKGROUND AND FINDINGS:

R. Scott McClintock, Sr., R.P.L.S. representing Douglass MacQuarrie (Owner) is requesting the City to abandon and vacate a 7.5-foot wide by approximately 60-feet in length (449.73 sq. ft.) portion of an existing utility easement out of Lot 7, Block 26, Padre Island-Corpus Christi, Coquina Bay, located at 16001 El Socorro Loop. This abandonment and vacation of a portion of the utility easement is being requested by the owner due to a fiberglass swimming pool that overlaps onto the easement. The pool company that the homeowner contracted for hire, failed to obtain all necessary city permits for the construction of the swimming pool. The property owner applied for and received a variance from the Zoning Board of Adjustments on 27 June 2018 due to encroachment into a rear yard setback. All public and franchised utilities were contacted and there are no objections regarding the proposed utility easement closure. The closure is being proposed to facilitate a future sale of the home.

ALTERNATIVE:

Denial of the proposed utility easement closure will adversely impact the Owner's ability to move forward with the future sale 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 closure. No utilities are located in the easement.

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:

RECOMMENDATION:

Staff recommends approval of the easement closure.

LIST OF SUPPORTING DOCUMENTS:

Ordinance with Exhibits