



AGENDA MEMORANDUM

First Reading Ordinance for the City Council Meeting of May 12, 2020
Second Reading Ordinance for the City Council Meeting of May 19, 2020

DATE: March 18, 2020
TO: Peter Zaroni, City Manager
FROM: Al Raymond, Director Development Services
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Partial Easement Closure in Wooldridge Creek Unit 14

CAPTION:

Ordinance abandoning and vacating a 5-foot wide by approximately 78-feet long (391 sq. ft.) portion of a 20-foot wide easement in Lot 10, Section 12, Flour Bluff and Encinal Farm and Garden Tracts. (District 4)

SUMMARY:

The purpose of this ordinance is to abandon and vacate a 5-foot wide by approximately 78-feet long (391 sq. ft.) portion of a 20-foot wide easement in Lot 10, Section 12, Flour Bluff and Encinal Farm and Garden Tracts in order to facilitate the construction of a new residential home on the property.

BACKGROUND AND FINDINGS:

The Mostaghassi Investment Trust (owner) is requesting the City to close, abandon, and vacate a 5-foot wide by approximately 78-feet long portion of a 20-wide utility easement in order to facilitate the construction of a new residential home on the property. The only utilities located within the easement is a wastewater line which will not be affected by this action. City and Franchise Utilities have no stated objections to the partial easement closure. The property is located within the Corpus Christi Independent School District and is zoned RS-TF. The City has not received any zoning variance requests for this property. The applicant has paid the required 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 home so it does not require the closure of this portion of the easement. This will affect the applicant's design plans and will delay the start of the project until a new home design plan that does not require the easement closure is created.

FISCAL IMPACT:

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

RECOMMENDATION:

Staff supports the applicant's request for the easement closure. The developer approached the city prior to construction to make this request to ensure they would be able to construct the new home as planned. The easement closure has no impact on utilities and will help support a local builder by not having to incur the expense of redesigning plans and the carry cost of undeveloped land during the uncertain economic environment we are currently experiencing during the COVID-19 outbreak.

LIST OF SUPPORTING DOCUMENTS:

Ordinance with Exhibits
Location Map
Presentation