



AGENDA MEMORANDUM

First Reading Ordinance for the City Council Meeting of May 19, 2020
Second Reading Ordinance for the City Council Meeting of May 26, 2020

DATE: April 24, 2020
TO: Peter Zaroni, City Manager
FROM: Al Raymond, Director Development Services
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Easement Closure for 542 Airline Road

CAPTION:

Ordinance abandoning and vacating a utility easement (5,469 square feet), with dimensions of 10-foot wide for approximately 108-feet and a 20-foot wide for approximately 220-feet, out of Block B-2E, in Cullen Place, located at 542 Airline Road for the construction of a new carwash business on the property. (District 4)

SUMMARY:

The purpose of this ordinance is to abandon and vacate a 10-foot wide by approximately 108-feet long utility easement and a 20-foot wide by approximately 220-feet long utility easement (5,469 square feet), out of Block B-2E, in Cullen Place, located at 542 Airline Road in order to facilitate the construction of a new carwash business on the property.

BACKGROUND AND FINDINGS:

BAR Property Management, LLC. (owner) is requesting the City to close, abandon, and vacate a 10-foot wide by approximately 108-feet long utility easement and a 20-foot wide by approximately 220-feet long utility easement (5,469 square feet), out of Block B-2E, in Cullen Place to facilitate the construction of a new carwash on the property that will be named Quick Quack Carwash.

The existing easement is in the middle of the property and hinders the building on the property. This will affect any applicant's design and development plans for this lot.

There were existing public utilities in the easement that had been relocated at the applicant's expense. The utilities included a city gas line and wastewater collection line which have been abandoned in place. The public waterline was relocated and looped along Airline Road and Belmeade Drive.

The applicant 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 will cause the cancellation of the project.

FINSCAL IMPACT:

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

RECOMMENDATION:

Staff supports the applicants request for the easement closure. The closure of the easement will support the growth of the community.

LIST OF SUPPORTING DOCUMENTS:

Ordinance with Exhibits
Location Map
Presentation