



AGENDA MEMORANDUM

Public Hearing/First Reading Ordinance for the City Council Meeting of June 9, 2020
Second Reading Ordinance for the City Council Meeting of June 16, 2020

DATE: April 28, 2020

TO: Peter Zaroni, City Manager

FROM: Al Raymond, Director of Development Services
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Starry Road Street Closure

CAPTION:

Ordinance closing, abandoning and vacating an unimproved 1.8-acre portion of Starry Road out of Flour Bluff and Encinal Farm and Garden Tracts for development of a new subdivision.

SUMMARY:

The purpose of this ordinance is to close, abandon, and vacate a 78,400 square foot unimproved portion of a 40-foot wide unimproved public street as shown on the recorded plat of Lot 2A and 2B, Block 2, Lots 25, 26 and 27, Section 25 and Lots 6, 7 and 8, Section 24 all out of Flour Bluff and Encinal Farm and Garden Tracts, of the Map Records of Nueces County, Texas.

BACKGROUND AND FINDINGS:

MPM Development, LP is requesting the closure, vacation, and abandonment of a 78,400 square foot portion of an unimproved public street, which is a 40-foot wide by approximately 1,960-foot long. The paper street is identified as Starry Road located between Krypton Drive and Ames Street alignments. The Developer is proposing a new subdivision called Starlight Estates Unit 5 and the location of the unimproved street conflicts with the current design of the planned residential subdivision. The unimproved street does not meet the current subdivision street width requirements and the closure of this street will not impact vehicle or pedestrian traffic within the subdivision. If closed the street would be owned by MPM Development, LP. The Developer owns all properties that currently have access through this new subdivision.

This request has been processed in accordance with Section 49-12(c) of the City Code of Ordinances. The required public notice for the proposed street closure were mailed via letter mail with the U.S. Postal Service on May 28, 2020 and published in the Caller Times on May 24, 2020. The notices were sent to 20 property owners who are within 450 feet of the proposed street closure.

ALTERNATIVES:

Denying the request to close the street will require the developer to replat the subdivision to incorporate the street into the design plans. This may cause the developer to lose buildable lots

and may make the project cost prohibitive.

FISCAL IMPACT:

There are no financial impacts associated with the closing of the paper street. Unimproved streets have no value assessed per Section 49-12 of the City Code of Ordinances.

RECOMMENDATION:

Staff supports the applicant's request for the street closure. The closure of the street will support the growth of the community.

LIST OF SUPPORTING DOCUMENTS:

Ordinance (with Exhibit)
PowerPoint Presentation
Location Map