



TO: T.C. Broadnax, City Manager
FROM: Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer */KDK*
Justin E. Davis, Facilities Division Manager, Public Works
Ronda Cornforth, Sr. Real Estate Specialist, Real Property Services
COPY: City Council and City Clerk
SUBJECT: Resolution – Setting Public Hearing – March 3, 2015
Street Vacation 124.1342 – CFW, LLC
DATE: February 12, 2015

SUMMARY:

A resolution setting Thursday, April 9, 2015, at 9:00 a.m., as the date and time for a hearing before the Hearing Examiner on the request to vacate the Easterly 35 feet of East L Street between East 52nd and East 54th Streets to CFW, LLC for a residential plat development called Heritage Gardens.

STRATEGIC POLICY PRIORITY:

- Strengthen and maintain a strong fiscal management position.
- Foster neighborhood, community, and economic development vitality and sustainability.

This vacation, in conjunction with the proposed plat development, will provide 37 new residential single family lots, provide expanded utility infrastructure and improve the road surfaces. Vacation of this section of the East L Street right-of-way will reduce City maintenance obligations, increase lands to be added to the tax rolls, and require new road and utility infrastructure as necessary under the platting process.

BACKGROUND:

A petition has been filed by CFW, LLC for the vacation of a portion of East L Street between East 52nd and East 54th Streets to be incorporated into the preliminary plat of Heritage Gardens, a 38 lot residential development, intending to construct 37 new single family homes. (See map exhibit attached.)

This vacation proceeding is in conjunction with the plat approval of Heritage Gardens, and will be collectively presented at public hearing on April 9, 2015.

ALTERNATIVES:

An alternative is to deny the street vacation, which will subsequently reduce the number of potential residential building lots to 26. Denial of the street vacation will negatively impact the feasibility of the proposed development and perpetuate the City’s maintenance obligations.

RECOMMENDATION:

The Public Works Department recommends City Council approve this request to set the Hearing Examiner’s public hearing date for April 9, 2015, at 9:00 a.m.

FISCAL IMPACT:

This action only sets the date of the hearing before the Hearing Examiner. Unless decided otherwise, the City will receive market value compensation for the vacated right-of-way. The proceeds will be deposited in accordance with TMC 9.22.