

AGENDA ITEM

TO: City Council

THROUGH: Matt Robinson, AICP, Planning Manager
Brian Lockley, AICP, Director of Planning

FROM: Eleana Galicia, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Vacate (1) Unimproved Right-of-Way adjacent to Westmoreland Drive Located at the Northeast Corner of Westmoreland Drive and Industrial Boulevard, and (2) a Portion of Unimproved Right-of-Way Extending North from the Bend of Existing Westmoreland Drive, and Accompanying Ordinance

APPROVAL PROCESS: The City Council is the final approval authority for the proposed Right-of-Way Vacation.

STAFF RECOMMENDATION: Staff recommends approval of the proposed Right-Of-Way Vacation.

APPLICATION SUBMITTAL DATE: December 14, 2015 (Original Application)
February 12, 2016 (Revised Submittal)
February 19, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to vacate (1) an unimproved right-of-way (approximately .15 acres) adjacent to Westmoreland Drive Located at the Northeast Corner of Westmoreland Drive and Industrial Boulevard, and (2) a portion of unimproved right-of-way (approximately .11 acres) extending north from the bend of existing Westmoreland Drive. The adjacent lots do not use both right-of-way sections for access and all the adjacent property owners of these lots have signed the petition to vacate both unimproved right-of-way sections.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
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Subject Property	“PD” – Planned Development District Ordinance No. 1680 (Unimproved Right-Of-Way)	Unimproved Right-Of-Way
North	“PD” – Planned Development District Ordinance No. 1680 (Manufacturing Uses)	Encore Wire Facility
South	“PD” – Planned Development District Ordinance No. 1680 (Light Manufacturing Uses)	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 1680 (Manufacturing Uses)	Future Encore Wire Facility Expansion
West	“RS-60” – Single Family Residential (single family residential uses)	Westmoreland Heights Subdivision

ACCESS/CIRCULATION:

Adjacent Streets: Westmoreland Drive, 50’ Right-of-Way, Collector

Industrial Boulevard, 120’ Right-of-Way, Major Arterial

EASEMENTS: Per the Engineering Department, there are existing utilities within the right-of-way sections being vacated and require easements to be retained by the City. The applicant has submitted the necessary documentation to dedicate a 15’ Drainage Easement, 15’ Sanitary Sewer Easement, and two 10’ Oncor Energy Delivery Easements for existing overhead utility lines.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received an Alley/Street Closing Petition (attached) from the property owners adjacent to the right-of-way indicating support of the requested right-of-way vacation. Staff has received no comments in support of or opposition to this request.

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Alley/Street Closing Petition
- Proposed Ordinance
- Proposed Exhibit A – Location Map
- Proposed Exhibit B – Metes and Bounds

- PowerPoint Presentation