



AGENDA MEMO

3/7/2017 Agenda

TO: Honorable Mayor and City Council

FROM: Jacob Speer, Director of Public Works

SUBJECT: Consider a request from the HPISD to abandon a portion of the 4100 block of Glenwick ROW in exchange for alley ROW in the 4100 blocks of Hyer / Lovers and Hyer / Glenwick alleys

BACKGROUND:

In 2015, the City abandoned portions of the Lovers/Hyer and Hyer/Grassmere alleys between Preston Road and Westchester to accommodate the proposed Lovers 52 development. In conjunction with that abandonment, the property owner dedicated easements back to the City for utilities and public access. Subsequent to that transaction, the Highland Park Independent School District (HPISD) purchased the property originally slated for the Lovers 52 development, inclusive of the former alley rights-of-way with the easement encumbrances.

The site plan for the proposed Seay Tennis Center on Glenwick proposes to use portions of the street right-of-way for private purposes. Specifically, the proposed building encroaches five (5) feet into the Glenwick right-of-way and the proposal calls for the installation of speed bumps and brick pavers within the street as traffic-calming devices. The current site plan must be amended to remove these encroachments or the HPISD must acquire the street right-of-way adjacent to their development. The district favors the latter alternative.

City staff and HPISD representatives have met and concluded that a transaction which trades the Glenwick street right-of-way for rededicated alley rights-of-way in the 4100 block of Hyer will be mutually beneficial to both entities. With this proposed transaction, the City would abandon a 9,500 square foot (190' x 50') portion of the Glenwick street right-of-way to the HPISD. The District would dedicate the current easement areas back to the City as rights-of-way. The dedication in the Lovers/Hyer alley would be 3,018 square feet and the Hyer/Grassmere dedication would cover 4,573 square feet. The combined area of the alley dedications is 7,591 square feet.

If Council is supportive of this request, Staff will prepare an ordinance to abandon the Glenwick Street right of way and present it for consideration at a future Council meeting.

RECOMMENDATION:

Staff requests direction from the City Council on the HPISD request.