



AGENDA MEMO

7/6/2021 Agenda

TO: Honorable Mayor and City Council

FROM: Jacob Speer, Director of Public Works

SUBJECT: Consider an ordinance abandoning street right-of-way at 6700 Turtle Creek Boulevard

BACKGROUND:

On April 20, 2021, Council considered a request to abandon an 8.5' wide, variable length portion of street right-of-way at 6700 Turtle Creek Boulevard to accommodate improvements to an existing structure that currently extends 13.5' into the right-of-way. The length of the abandonment request is approximately 199.2' long totaling 1,693 square feet. The proposed abandonment preserves sufficient space within the remaining street right-of-way to accommodate potential future public utility uses in the area.

Following Council approval on April 20th, staff solicited an appraisal of the property in order to determine fair market value of the requested abandonment. The appraisal determined the value at \$177.20 per square foot for an abandonment value of \$300,000.00.

At the April 20, 2021 meeting, Council requested additional special conditions for this abandonment.

1. The Owner will construct and maintain the sight triangle required by the Code of Ordinances, free and clear of landscape materials or improvements over 30" in height, at the corner of Turtle Creek Boulevard and Vassar.
2. All landscape material except grass or ground cover shall be removed from the street right-of-way and placed on private property.
3. The Owner will move the existing fence, gate, and associated landscape material back onto private property.
4. Variances of area regulations of the zoning ordinance for further alterations to the fence and gate on private property shall be subject to approval by the Zoning Board of Adjustment.

The City Attorney and attorney representing the property owners have considered multiple iterations of a draft ordinance and reached a consensus on the attached, proposed ordinance.

RECOMMENDATION:

Staff recommends consideration of the proposed ordinance abandoning street right-of-way adjacent to 6700 Turtle Creek Boulevard with two special conditions.