

Memo

To: Planning Board
From: Doug Kneupper, City Engineer
CC:
Date: March 11, 2021
Re: Public Alley Abandonment (Blocks 34 and 35 Texas City First Division)
(Between 2nd St and 3rd St South)

Background: Large portions of Texas City have been subdivided into a grid or network of public streets and alleys. That is the case here in TEXAS CITY FIRST DIVISION. Most of the streets are improved and paved with either concrete or asphalt. Most of the alleys are utilized for solid waste pick-up and numerous utility services including water, sewer, electric, gas, telephone. However, there are public streets and alleys that have never been utilized or no longer need to be utilized for any public service. These streets and alleys that are no longer needed can be systematically abandoned and become a useable part of the adjacent property. Allowing the abandonment of specific streets and alleys creates the ability to consolidate tracts of land and leads to more favorable development opportunities.

The city's policy for abandonment of streets and alleys requires review and recommendation from the Planning Board with final approval from the City Commission.

Review and Recommendation: Eastman Chemical Company (Petitioner) owns all of the parcels adjacent to this request, and a considerable amount of the property in the vicinity. The request is to abandon the 20' wide alley between Lots 1 -16 Block 34 and Lots 1-16 Block 35 of the Texas City First Division Plat. This current request involves 8,000 sq. ft. The request to abandon the alley in this area will allow the consolidation of individual lots / blocks and help Eastman with its current project to construct a 31,000 sq. ft. Central Warehouse.

Staff's review has determined that city utilities are within the area. A small diameter water line can be abandoned, but the sanitary sewer main will need to be relocated around the abandoned area. All private utility companies affected by this request have provided letters of no objection. City staff has reviewed this request and offers no objections to approval.