

ORDINANCE NO. 2024-12

AN ORDINANCE TO VACATE AND ABANDON THE ENTIRE 15' WIDE ALLEY ADJACENT TO LOT 11 AND LOTS 12 THRU 16 OF BLOCK 135 OF TEXAS CITY SECOND DIVISION IN GALVESTON COUNTY. LOCATED OFF OF 6TH AVENUE NORTH BETWEEN 4TH STREET NORTH AND 5TH STREET NORTH; DISPENSING WITH THE REQUIREMENT FOR READING THIS ORDINANCE ON THREE (3) SEPARATE DAYS; AND PROVIDING THAT THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, the applicant is the Texas City Economic Development Corporation (TCEDC) which owns all of the property adjacent to the alley being proposed for abandonment. The entire 15' wide alley is adjacent to Lot 11 and Lots 12 thru 16 of Block 135 of Texas City Second Division in Galveston County and located off of 6th Avenue North between 4th Street North and 5th Street North; and

WHEREAS, the property is vacant and consists of all of nine (9) undersized lots and parts of two additional undersized and unbuildable lots. The lots owned by TCEDC are adjacent and contiguous to each other and to the alley. The existing lots are considered undersized because they do not meet the current zoning requirements for minimum width, length, or area. TCEDC seeks the abandonment of this section of the alley so the existing vacant lots and alley can be consolidated and re-subdivided by replat into four compliant residential lots for the construction of new single-family residences in accordance with the Texas City Zoning Ordinance. The site is zoned District A – Single Family Residential, which has minimum lot size requirements of 50ft wide, 100ft deep, and 6,000 sq ft in area. The four re-platted lots will meet or exceed these minimum requirements; and

WHEREAS, the applicant provided letters of no objection from TNMP, CenterPoint, AT&T and Comcast. Texas City Public Works and the Utilities Department reviewed the application for abandonment of the alley and provided letters of no objection. Allowing the abandonment of specific streets and alleys creates the ability to consolidate tracts of land for more favorable development opportunities.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS:

SECTION 1: That the City Commission of the City of Texas City finds it in the best interest of the City to abandon the entire 15' wide alley adjacent to Lot 11 and Lots 12 thru 16 of Block 135 of Texas City Second Division in Galveston County. Located off of 6th Avenue North between 4th Street North and 5th Street North legally described as:

Being a 0.043 acre (1,875 Sq. Ft.) tract of land and being out of and a part of the North to South 15 foot Alley between Lot 11 and Lots 12 thru 16 of BLOCK 135 OF TEXAS CITY SECOND DIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 10, Page 33, of the Map Records of Galveston County, Texas, said 15 foot Alley being more fully described by metes and

bounds as follows;

COMMENCING at a 5/8" iron rod found for the northeast corner of said Lot 12 of Block 135 being in the west right of way of 4th Street North (100' Right-of-Way) also being in the south line of a 20 foot Alley;

THENCE S 87°36'02" W along and with the south right of way line of said 20 foot Alley, and the north line of said Lot 12 of Block 135 a distance of 110.00 feet to a point for corner for the northeast corner of said 15 foot Alley of Block 135 OF TEXAS CITY

SECOND DIVISION, and being the POINT OF BEGINNING and the northeast corner of the herein described tract;

THENCE S 87°36'03 "W along and with the south right of way line of said 20 foot Alley, and the north line of said Block 135 a

distance of 15 feet to a point for corner for the northwest corner of said 15 foot Alley, and the northeast corner of said Lot 11;

THENCE S 02°23'58" E along and with the west line of 15 foot Alley and the east line of said Lot 11 a distance of 125.00 feet to a point for corner for the southwest corner of said 15 foot Alley being in the north right of way of 6th Avenue North (80'

Right-of-Way);

THENCE N 87°36'03 " E along and with said north right of way of 6th Avenue North (80' Right-of-Way) a distance of 15 feet to a point for corner for the southeast corner of said 15 foot Alley and southwest corner of said Lot 16;

THENCE N 02°23'58" W along and with the east line of said 15 foot Alley and the west lines of said Lots 16 thru 12 a distance of 125.00' to the POINT OF BEGINNING of the tract herein described.

Basis of Bearing: Grid North, Texas State Coordinate System NAD83, Texas South Central Zone.

SECTION 2: That the above-described property is hereby declared abandoned.

SECTION 3: That the City of Texas City hereby retains unto itself any existing public and private utility easements on said property, if any.

SECTION 4: That the Mayor is hereby authorized to execute a Quitclaim Deed, if requested, by any abutting property owners.

SECTION 5: That the Charter requirement for reading this Ordinance on three (3) separate days has been dispensed by a majority vote of the City Commission.

SECTION 6: That the City Secretary shall cause to be filed a certified copy of this Ordinance in the Real Property Records of Galveston County, Texas and present notification of the abandonment to the Galveston Central Appraisal District.

SECTION 7: That this Ordinance shall be passed and adopted on the date of its introduction and shall become effective from and after its passage and adoption.

PASSED AND ADOPTED this 3rd day of April 2024.

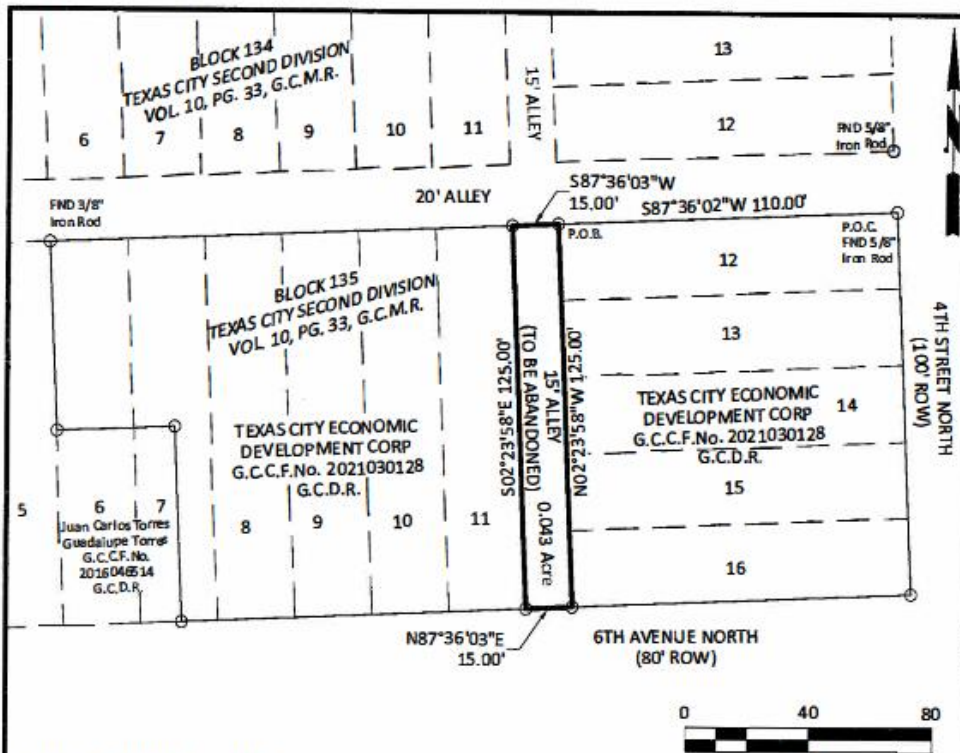
Dedrick D. Johnson, Sr., Mayor
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

Rhomari D. Leigh
City Secretary

Kyle L. Dickson
City Attorney



METES AND BOUNDS DESCRIPTION

Being a 0.043 acre (1,875 Sq. Ft.) tract of land and being out of and a part of the North to South 15 foot Alley between Lot 11 and Lots 12 thru 16 of BLOCK 135 OF TEXAS CITY SECOND DIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 10, Page 33, of the Map Records of Galveston County, Texas, said 15 foot Alley being more fully described by metes and bounds as follows;

COMMENCING at a 5/8" iron rod found for the northeast corner of said Lot 12 of Block 135 being in the west right of way of 4th Street North (100' Right-of-Way) also being in the south line of a 20 foot Alley;

THENCE S 87°36'02" W along and with the south right of way line of said 20 foot Alley, and the north line of said Lot 12 of Block 135 a distance of 110.00 feet to a point for corner for the northeast corner of said 15 foot Alley of Block 135 OF TEXAS CITY SECOND DIVISION, and being the POINT OF BEGINNING and the northeast corner of the herein described tract;

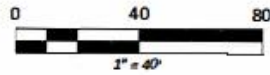
THENCE S 87°36'03" W along and with the south right of way line of said 20 foot Alley, and the north line of said Block 135 a distance of 15 feet to a point for corner for the northwest corner of said 15 foot Alley, and the northeast corner of said Lot 11;

THENCE S 02°23'58" E along and with the west line of 15 foot Alley and the east line of said Lot 11 a distance of 125.00 feet to a point for corner for the southwest corner of said 15 foot Alley being in the north right of way of 6th Avenue North (80' Right-of-Way);

THENCE N 87°36'03" E along and with said north right of way of 6th Avenue North (80' Right-of-Way) a distance of 15 feet to a point for corner for the southeast corner of said 15 foot Alley and southwest corner of said Lot 16;

THENCE N 02°23'58" W along and with the east line of said 15 foot Alley and the west lines of said Lots 16 thru 12 a distance of 125.00' to the POINT OF BEGINNING of the tract herein described.

Basis of Bearing: Grid North, Texas State Coordinate System NAD83, Texas South Central Zone.



ABBREVIATIONS

GCMR - GALVESTON COUNTY MAP RECORDS
 GCDR - GALVESTON COUNTY DEED RECORDS
 CCF NO. - CLERK'S FILE NUMBER
 P.O.C. - POINT OF COMMENCING
 P.O.B. - POINT OF BEGINNING

EXHIBIT "A"

PAGE 1 OF 1

ABANDONMENT OF
 15 FOOT ALLEY
 BLOCK 135
 TEXAS CITY SECOND DIVISION
 VOLUME 10 PAGE 33
 MAP RECORDS GALVESTON COUNTY
 CONTAINING
 0.043 ACRES (1,875 SQ. FT.)
 LOCATED IN THE
 CITY OF TEXAS CITY
 GALVESTON COUNTY TEXAS
 JULY 07, 2023



Scott D. Ellis



Ellis Surveying Services, LLC.
 2805 25th Avenue North
 Texas City, TX 77590
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 Texas Firm Reg. No. 100340-00