


CITY OF TEXAS CITY, TEXAS

ENGINEERING & PLANNING DEPARTMENT • OFFICE (409) 643-5936



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TO: Planning Board – Regular Meeting on March 18, 2024
FROM: Kim Golden, P.E. 
CC: Doug Kneupper, P.E.
DATE: March 8, 2023
RE: Abandonment of alley off 6th Ave N between 4th and 5th Avenues N

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 the TEXAS CITY SECOND DIVISION. Most of the streets are paved with either concrete or asphalt. Most of the alleys are utilized for numerous utility services including water, sewer, electric, gas, telephone, cable and fiber. Many of the alleys were utilized for solid water pick-up, but trash receptacles are now picked up from the streets. There are some public streets and alleys that have never been utilized; or no longer need to be utilized for any public service. When abandoned, these streets and alleys that are no longer needed become a usable part of the adjacent property. Allowing the abandonment of specific streets and alleys creates the ability to consolidate tracts of land for more favorable development opportunities.

Procedure: Requests for abandonment are made by application, which can be initiated only by the property owners abutting such right of way. Texas City Ordinance 159.029 requires the Planning Board to hold a public hearing upon notice to abutting property owners and to “consider the impact upon properties that do not physically abut the right-of-way sought to be abandoned, with special consideration being given to the ease and availability of access to such properties in the event the requested abandonment is approved.” The Planning Board will then make a recommendation to the City Commission. If approved by the City Commission, the abandonment of right-of-way shall be by ordinance, which shall be filed following adoption with the County Clerk.

Review and Recommendation: Applicant is the Texas City Economic Development Corporation (TCEDC), which owns all of the property abutting the 15ft alley sought to be abandoned. The abutting property consists of nine (9) undersized lots and parts of two (2) other undersized lots, all of which are adjacent and contiguous. The existing lots are 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 a minimum lots 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.

"QPS – Quality Public Service"

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.

Staff have reviewed the site and the letters from the utilities and offers no objection to approval of the abandonment.