City of Mesquite, Texas

Legislation Details (With Text)

File #:	21-5317	**Version:** 1	**Name:** Ord - E. Glen Blvd Partial ROW Abandonment - Alcott
Type:	Agenda Item	**Status:**	Passed
File created:	2/26/2021	**In control:**	City Council
On agenda:	5/3/2021	**Final action:**	5/3/2021

Title: Consider an ordinance providing for the abandonment of approximately 256,347 square feet of right-of-way of East Glen Boulevard located west of the intersection of Faithon P. Lucas, Sr., Boulevard, subject to reservation of an easement, for development of the Alcott Logistics Station Class A industrial business park and authorizing the City Manager to release the easement upon satisfaction of stated conditions.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance, 2. Location Map, 3. ROW Legal Descriptions, 4. ROW Legal Descriptions, 5. Quitclaim Deed

Date	Ver.	Action By	Action	Result
5/3/2021	1	City Council	Approved	Pass

Consider an ordinance providing for the abandonment of approximately 256,347 square feet of right-of-way of East Glen Boulevard located west of the intersection of Faithon P. Lucas, Sr., Boulevard, subject to reservation of an easement, for development of the Alcott Logistics Station Class A industrial business park and authorizing the City Manager to release the easement upon satisfaction of stated conditions.

City staff has requested the abandonment of a portion of the East Glen Boulevard right-of-way located west of Faithon P. Lucas, Sr., Boulevard (see attached legal description and sketches). The requested abandonment is associated with a proposed realignment of East Glen Boulevard connecting to Scyene Road to allow industrial development on City-owned property and private property abutting to the east of the City-owned property as part of a master planned Class A industrial park known as Alcott Logistics Station.

Research of the Dallas County land records show that this portion of right-of-way was conveyed to Dallas County in 1975 for paving and drainage for their Scyene Road Relocation, Project No. 494-466, in conjunction with the County's 1977 Bond Program, recorded in Volume 75112, Page 1271, and in 1984 in Volume 84076, Page 1952 Deed Records, Dallas County, Texas.

On February 19, 2021, the Dallas County Commissioners' Court approved Court Order No. 2021-0176 to convey by Quitclaim Deed all of the County's interest in approximately 2,563 linear feet of the existing 100-foot wide right-of-way and a 1,000 square foot drainage easement located at the northwest corner of East Glen Boulevard and Faithon P. Lucas, Sr., Boulevard to the City of Mesquite.

Engineering has confirmed that Oncor Electric Delivery is the only franchise utility with facilities located within the subject right-of-way, and Oncor will remove their poles and wires from the right-of-way once a new easement or right-of-way is dedicated by the City along the new East Glen alignment. The cost of the utility relocation will be paid by the Developer and reimbursed through the Alcott Logistics Station tax increment reinvestment zone.

Once the right-of-way is abandoned and all utilities are removed, the Developer will purchase the portion of abandoned right-of-way with the purchase of the City tracts per the Master Development Agreement and Chapter 380 Agreement, and another portion of the abandoned right-of-way will be purchased by the current owner and developer of the abutting private property.

The City Attorney's Office has reviewed State law and City procedures and confirms that this abandonment is in conformance with State law and procedures.

Recommended/Desired Action
Staff recommends approval of the ordinance.

Attachment(s)
Ordinance
Location Map
ROW Legal Descriptions
Quitclaim Deed

Drafter
Ted Chinn

Head of Department
Curt J. Cassidy, P.E., CFM