



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 1, 2019

Re: Kitty Hawk Manor – Plat No. 4 - Easement Vacation (Case #127-2019)

Executive Summary

Approval of this request would result in the vacation of two existing sixteen-foot wide sewer easements, across Lots 3 and 4 of Kitty Hawk Manor – Plat No. 4.

Discussion

Crockett Engineering, on behalf of Kitty Hawk Apartments, LLC (owners), requests that the City vacate the existing two sixteen-foot wide sewer easements that lie across Lots 3 & 4 of Kitty Hawk Manor – Plat No. 4.

The preliminary plat, "Kitty Hawk Manor – Plat No. 2" approved in 1978, depicted 82 single-family lots on a 34-acre parcel of land. When Plat No. 4 sought to redistribute an 8.5-acre portion of the property into four multi-family lots, it was determined that an easement would be necessary for a public sewer main across Lots 3 & 4 to serve the remaining tract south of Lot 3, Plat No. 4. The only available sewer main, at that time, was located immediately north of Lot 4.

In the time since Plat No. 4 was approved in June 1992, another main was constructed along the west side of Stinson Avenue, providing service to Lots 3 & 4, as well as Lot 1 to the northwest and extending into the undeveloped portion of the original 34-acre parcel, south of Plat No. 4.

Staff review has identified no need to retain the easement as no utilities are contained within it and all lots in the area are served by City sewer. Additionally, staff does not anticipate any further need for the easement for future purposes.

Staff supports the requested easement vacation. Locator maps and vacation graphic are attached for reference.

Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None.



Vision & Strategic Plan Impact

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
10/25/1992	Ord. No. 13358: Approved "Kitty Hawk Manor – Plat No. 4"
10/25/1992	Ord. No. 13358: Vacated and Abrogated Various Street Rights-of-Way and Easement Locations In Kitty Hawk Subdivision
7/10/1978	Res. No. 216-78: Approved "Kitty Hawk Manor – Plat 2" (Preliminary Plat)

Suggested Council Action

Approve the requested sewer easement vacation.