

Legislation Text

File #: 3524, **Version:** 1

CC MEETING: October 10, 2017

DATE: September 28, 2017

TO: Erin Rinehart, City Manager

FROM: Krystle Nelinson, Development Program Manager

Consider An **Ordinance Authorizing The Abandonment Of 1,062 Square Feet Of Variable Width Right-Of-Way Located Along Crosby Road As Depicted In Dallas County Deed Records Instrument No. 93272 And Adjacent To The Meadows Apartments; Retaining All Rights To And In The Remaining Portion Of The Road; And Providing An Effective Date On And After Its Adoption And Publication.**

BACKGROUND:

On September 20, 2016, the City Council authorized the purchase of 1.221 acres of land at 1404 Fannidella Drive, being a portion of the Meadows Apartments. As a part of this transaction, the City Council also approved a \$200,000 incentive agreement for the rehabilitation of the remaining units within the Meadows Apartments located at 1402 Fannidella Drive.

Per the incentive agreement, the incentive funds may only be used on the following site and building improvements:

1. **Fencing** - A wrought iron fence and landscaping to be installed along the length of Crosby Road to match the existing fence around the pool amenity.
2. **Boiler House** - The existing boiler house will be rebuilt with sustainable material to complement the remaining Meadows Apartments.
3. **Landscape/Hardscape** - Landscaping will be provided along the entire perimeter of Crosby Road.
4. **Signage** - The current monument sign will be replaced with a new monument sign.
5. **Main Building** - The handrails, guardrails, rain gutters and drains that are in disrepair on the remaining buildings' structure will be repaired and/or replaced as necessary. The existing buildings will be repainted including trim, miscellaneous sanding, caulking and exterior repairs prior to painting.
6. **Roofing** - The new roof will be high impact asphalt shingle (hail proof) and will be 40+ year rated.
7. **Parking Lot** - The parking lot will be repaired, resealed, and restriped.

In working with the property owner on these improvements, it was discovered that the existing boiler house has been built over the property line into the City's right-of-way along Crosby Road. In order to rebuild the boiler house and provide the wrought iron fencing and landscaping required by the incentive agreement, a portion of the right-of-way can be abandoned to the property owner.

FINANCIAL IMPLICATIONS:

The property owner has agreed to purchase the land for \$4,248. This purchase price was determined using the

land value of 1402 Fannidella listed on the Dallas Central Appraisal District website of \$182,500, which is \$4.00 per square foot. The purchase price of \$4,248 reflects the 1,062 square feet multiplied by \$4.00.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends City Council approval of the attached ordinance authorizing abandonment of a portion of the Crosby Road right-of-way adjacent to the Meadows Apartments.