



MEMORANDUM

To: Mayor and City Council

From: Ken Griffin, P.E., Director of Engineering and Public Works

Date: March 11, 2014

Reference: Consider approval of an Ordinance of the City of Coppell, Texas, abandoning a right of way easement, dedicated as Farmers Branch Coppell Rd.; authorizing the Mayor to sign any necessary documents; and providing an effective date.

2030: Sustainable City Government, Goal 3
Excellent and Well-maintained City Infrastructure and Facilities

Introduction:

On March 2, 1961, North Lake Estates was filed with Dallas County. The plat created 37 subdivision lots and three streets: Bullock Dr., Howell Dr. and Farmers Branch Coppell Rd. (AKA Coppell Road, AKA Southwestern Blvd.). Farmers Branch Coppell Rd. is on the south side of Lots 17, 18 and 19 that runs east-west from Denton Tap adjacent to Dairy Queen and ties into Southwestern Blvd. at Howell Dr. Or at least it did at one time.

In 2010, Southwestern Blvd. was reconstructed from Denton Tap Rd. to South Coppell Road. During this construction, the alignment of Farmers Branch Coppell Road was terminated at Bullock and the pavement between Bullock and Howell was eliminated. This is the portion that we are asking for approval to abandon. This has now become an unusable piece of land and is no longer needed by the City as right-of-way. There are utilities that will remain in this area; therefore a utility easement will be dedicated with the plat.

Analysis:

Cavalry Construction has purchased lots 17 and 18 of Northlake Estates (160 and 164 Southwestern Blvd.) to build their office on these lots. They have asked to purchase the right-of-way adjacent to their property to be able to utilize this land. The Dallas County Appraisal District has this land valued at \$3.25/sf. With an area of 9,617 square feet, the total would be \$31,255.30.

Legal Review:

This ordinance was reviewed by Bob Hager.

Fiscal Impact:

The fiscal impact of this agenda item is a gain of \$31,255.30.

Recommendation:

The Engineering Department recommends the approval of an ordinance abandoning a portion of the Farmers Branch Coppel Road right of way in favor of the adjacent property owner at 160 and 164 Southwestern.