



CITY OF EVERMAN

212 North Race Street Everman, TX 76140

STAFF REPORT

AGENDA TITLE:

ORDINANCE NO. 838 AN ORDINANCE OF THE CITY OF EVERMAN, TEXAS, ABANDONING ALL RIGHT, TITLE AND INTEREST IN A PORTION OF THE TRICE STREET RIGHT-OF-WAY BEING PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR THE FURNISHING OF A CERTIFIED COPY OF THIS ORDINANCE FOR RECORDING IN THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AS A QUITCLAIM DEED; AUTHORIZING THE CITY MANAGER TO EXECUTE ANY DOCUMENTS NECESSARY TO COMPLETE SAID ABANDONMENT; AND PROVIDING AN EFFECTIVE DATE.

MEETING DATE: August 12, 2025

PREPARED BY: C. W. Spencer

BACKGROUND:

Advanced Cast Stone, Inc. is in the process of expanding their new manufacturing facility at **101 E Enon Avenue**, a project that aligns with the City's goals for economic growth and industrial development. To accommodate the facility's site layout and operational needs, the company submitted a request to the City for the abandonment of an adjacent portion of **Trice St (Roy C Brooks Blvd) right-of-way** that is no longer required for public access or municipal use.

After review, staff determined that the right-of-way in question:

- Is not currently in use for public travel or utilities,
 - Is not necessary for future public infrastructure needs, and
 - Directly abuts the Advanced Cast Stone property, making it suitable for conveyance.
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SUMMARY OF ORDINANCE NO. 838:

This ordinance:

- Abandons and vacates all right, title, and interest held by the City in a specific portion of the Trice Street right-of-way, as described and depicted in Exhibit A;
- Quitclaims the abandoned ROW to the underlying abutting property owner, Advanced Cast Stone, Inc., consistent with Texas state law;
- Reserves existing easement rights of third parties, if any;

- Authorizes the City Manager to execute all necessary documents to complete the transaction;
- Directs the City Secretary to provide a certified copy for recordation in the Tarrant County Official Public Records, serving as a quitclaim deed.

FISCAL IMPACT:

- Minimal administrative cost related to document preparation and recording.
- Positive long-term fiscal impact through increased property value and commercial development potential.

LEGAL REVIEW:

The City Attorney has reviewed and approved the ordinance as to form.

STAFF RECOMMENDATION:

Staff recommends approval of Ordinance No. 838 abandoning the designated portion of Trice Street right-of-way and conveying it to Advanced Cast Stone, Inc. This action facilitates a key industrial expansion project and supports local economic development objectives.