



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 07/21/2026

PRESENTER: Noreen Housewright, PE, CFM, Director of Public Infrastructure
TITLE: Public Hearing and Consider an Ordinance abandoning a 0.1924 acres (8,379 square feet) portion of right-of-way (Brent Court) located on the southeast corner of Lot 1, Block 1 of the WHHOW Addition, Instrument No. 201900166685 of the Real Property Records of Dallas County, Texas and commonly known as 127 Matamoros Street, Grand Prairie, Dallas County, Texas; Authorizing the City Manager or his designee to execute a Quitclaim Deed transferring said abandoned right-of-way to Wilbur Dean Lewis

REVIEWING COMMITTEE: (Reviewed by the City Council Development Committee on 06/22/2026)

SUMMARY:

<u>Vendor Name</u>	<u>Total Cost</u>
Wilbur Dean Lewis	\$500.00

PURPOSE OF REQUEST:

The abandonment applicant and abutting property owner, Wilbur Dean Lewis, has requested the abandonment of the platted and unimproved portion of right-of-way, being 0.1924 acres (8,379 square feet) of the right-of-way Brent Court located on the southeast corner of Lot 1, Block 1 of the WHHOW Addition, Instrument No. 201900166685 of the Real Property Records of Dallas County, Texas and commonly known as 127 Matamoros Street, Grand Prairie, Dallas County, Texas.

Staff has reviewed the requested right-of-way abandonment and finds that the abandonment will not hinder drainage or utilities in the area. This request is for the entire section of platted right-of-way adjacent to the applicant's property. Upon abandonment of public right-of-way, underlying property interests typically vest in the abutting property owners by operation of law. The proposed ordinance reflects abandonment only of the portion abutting the applicant's lot. All public utilities have agreed to the abandonment. Therefore, staff is recommending approval of the abandonment ordinance, with the conditions set forth in the ordinance, authorizing the abandonment of a portion of the right-of-way containing 0.1924 acres (8,379 square feet) for the standardized purchase price of \$500.00. Staff is requesting authorization for the City Manager or his designated representative to sign all related documents for the right-of-way abandonment.

The City's Ordinances require that a public hearing be held when this item is presented to Council for consideration. Notices of the public hearing have been sent to the owners of properties within 200 feet of the right-of-way to be vacated and abandoned prior to the public hearing.

FINANCIAL CONSIDERATION:

Revenue: \$500.00 paid with application

ATTACHMENTS / SUPPORTING DOCUMENTS:

- 1- Exhibit A – Legal Description & Survey Plat
- 2- Exhibit B – Aerial Location Map

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE A QUITCLAIM DEED TO WILBUR DEAN LEWIS FOR ABANDONMENT OF A PORTION OF RIGHT-OF-WAY (BRENT COURT) CONTAINING 0.1924 ACRES (8,379 SQUARE FEET) LOCATED ON THE SOUTHEAST CORNER OF LOT 1, BLOCK 1 OF THE WHHOW ADDITION, INSTRUMENT NO. 201900166685 OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS AND COMMONLY KNOWN AS 127 MATAMOROS STREET, GRAND PRAIRIE, DALLAS COUNTY, TEXAS; PROVIDING FOR THE QUITCLAIM TO WILBUR DEAN LEWIS THE UNDERLYING FEE OWNER OF 127 MATAMOROS STREET (ID # 28247530010010000), LOCATED IN THE WHHOW ADDITION, PABLO MANSOLA SURVEY, ABSTRACT 992, DALLAS COUNTY, TEXAS; PROVIDING FOR THE TERMS AND CONDITIONS OF THE ABANDONMENT AND QUITCLAIM MADE HEREIN; PROVIDING FOR THE INDEMNIFICATION OF THE CITY OF GRAND PRAIRIE AGAINST DAMAGES ARISING OUT OF THE ABANDONMENT HEREIN; AND PROVIDING AN EFFECTIVE DATE FOR THE ORDINANCE

WHEREAS, the City Council of the City of Grand Prairie, acting pursuant to law and upon the request and petition of WILBUR DEAN LEWIS, hereinafter referred to as “Grantee”, deems it advisable to abandon and quitclaim a portion of right-of-way in the City of Grand Prairie, Dallas County, Texas, that is no longer needed by the City, said right-of-way being 0.1924 acres (8,379 square feet) of the right-of-way Brent Court located on the southeast corner of Lot 1, Block 1 of the WHHOW Addition, Instrument No. 201900166685 of the Real Property Records of Dallas County, Texas and commonly known as 127 Matamoros Street, Grand Prairie, Dallas County, Texas, as more particularly described in “Exhibit A”, attached hereto and incorporated herein; and

WHEREAS, the City Council of the City of Grand Prairie is of the opinion that said right-of-way is not needed for public use, that no person or property will be materially damaged by such abandonment and vacation, that Grantee is willing to pay all costs necessary for said abandonment, and that Grantee has provided all assurances to the City as may be deemed necessary by the City Council to protect the interests of the City in regard to such abandonment, and that the same should be abandoned and quitclaimed to the underlying fee owner (Grantee); and

WHEREAS, the City Council of the City of Grand Prairie is of the opinion that the best interest and welfare of the public will be served by abandoning and quitclaiming the same, subject to the conditions and for the consideration hereinafter more fully set forth.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE:

SECTION 1. The City Council finds that all legal requisites have been met, and that the recitals above are true and correct and are incorporated into this Ordinance for all purposes.

SECTION 2. That the portion of right-of-way described in Exhibit A, which is attached hereto and made a part hereof, be and the same shall be abandoned, vacated and closed insofar as the right, title and easement of the public are concerned; subject, however, to the conditions hereinafter more fully set out.

SECTION 3. That, in consideration of Grantee's application and satisfaction of the conditions herein, the City of Grand Prairie does by these presents QUITCLAIM, subject to the conditions hereinafter made, all its rights, title and interest in and to that certain tract or parcel of land described in "Exhibit A", attached hereto and made a part hereof, unto Grantee TO HAVE AND TO HOLD all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges and appurtenances thereto in any manner belonging unto the said Grantee. The City Manager, or his designee, is hereby authorized to execute a Quitclaim Deed to transfer all its right, title, and interest to the abandoned street right-of-way described in Exhibit A to Grantee.

SECTION 4. That the terms and conditions contained in this ordinance and the application for the abandonment previously submitted to the City shall be binding upon Grantee, its successors and assigns.

SECTION 5. That the abandonment provided for herein is made subject to all present zoning and deed restrictions, if the latter exist, and is subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise.

SECTION 6. That the abandonment and quitclaim provided for herein shall extend only to the public right, title, easement and interest, and shall be construed to extend only to that interest the City Council of the City of Grand Prairie may legally and lawfully abandon and vacate.

SECTION 7. That as a condition of this abandonment and as a part of the consideration for the quitclaim to Grantee herein, Grantee, its heirs, executors and assigns, agree to indemnify, defend, release and hold the City of Grand Prairie whole and harmless against any and all claims for damages, costs or expenses to persons or property that may arise out of, or be occasioned by or from the abandonment, closing, vacation, and quitclaim by the City of Grand Prairie of the area set out in Exhibit A. Grantee, its heirs, executors and assigns hereby agree to defend any and all suits, claims, or causes of action brought against the City on account of same and discharge any judgment or judgments that may be rendered against the City of Grand Prairie in connection therewith.

SECTION 8. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Official Public Records of Dallas County, Texas, and shall deliver to Grantee a certified copy of this ordinance, and the City Manager is authorized to sign a quitclaim deed on behalf of the City, subject to the conditions herein specified.

SECTION 9. That this ordinance shall take effect immediately from and after its passage and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE,
TEXAS, ON THIS THE 21st DAY OF JULY 2026.**