

Consider Ordinance Vacating, Abandoning, Quitclaiming Samaritan Drive

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City Council Meeting
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Summary

- Question
 - City Council is being asked to consider approval of an Ordinance vacating, abandoning, & quitclaiming Samaritan Drive
- Options
 - Recommended: Approve Ordinance Vacating, Abandoning, & Quitclaiming Samaritan Drive
 - Denial
 - Other
- Declaration
 - Samaritan is a substandard roadway, too narrow for emergency vehicles, is frequently overgrown, used for dumping, and has a PCI of 56 (poor)
 - Property owner of both sides of right-of-way will be building a new Samaritan Drive that will meet current roadway standards

Purpose

- Property owners of Seneca Trails Subdivision have petitioned the City to abandon, vacate, & quitclaim the right-of-way known as Samaritan Drive
- They intend to close street & build a new Samaritan Drive closer to the drainage way between the existing Samaritan Drive and Grass Hill St
- Existing roadway was not built to current roadway construction standards, is too narrow for emergency access vehicles, and does not have modern utilities, curbs, or sidewalks
 - If kept, would require full reconstruction – not covered by Street Maintenance Tax funds

Purpose / Background

- Property owner, who owns the properties adjacent to both sides of the roadway, is replatting the Grass Hill Estates subdivision to construct a new neighborhood, known as Seneca Trails
- This closure will allow for better circulation, a standard width roadway, and new utilities
- Master Plan of the Development was approved by City Council with this street closure being included

Purpose / Background

- Such a declaration of abandonment is in the public's best interest
- The street closure does not affect or impair any public rights in the subject tracts for easements or any other rights, except for the right of the public to travel on the subject tract
- Texas Transportation Code, Chapter 311, Section 311.001 states home-rule municipalities have exclusive control over & under public highways, streets, & alleys of the municipality
- Further states municipality may open or change a public street or alley of the municipality, or improve a public highway, street, or alley of the municipality

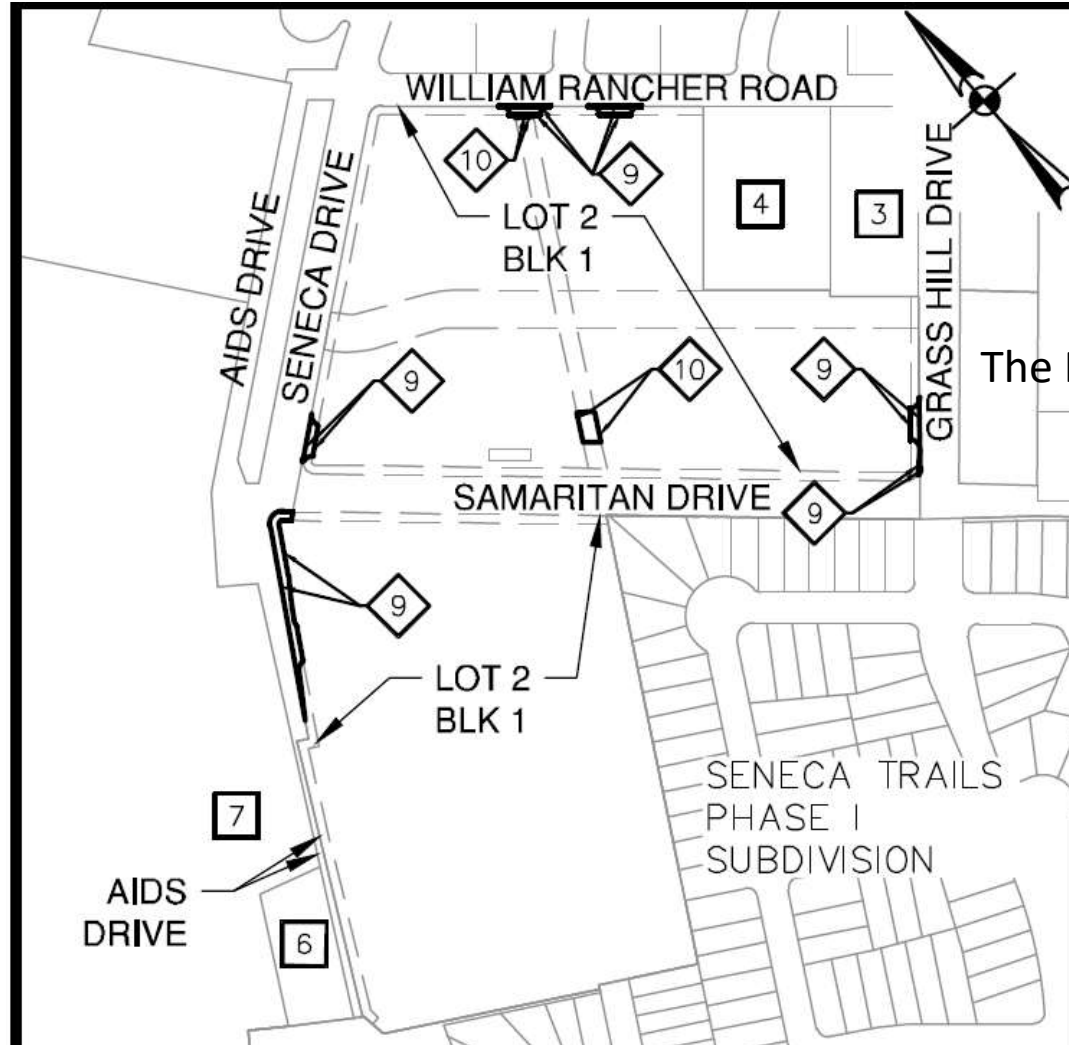
Master Development Plan



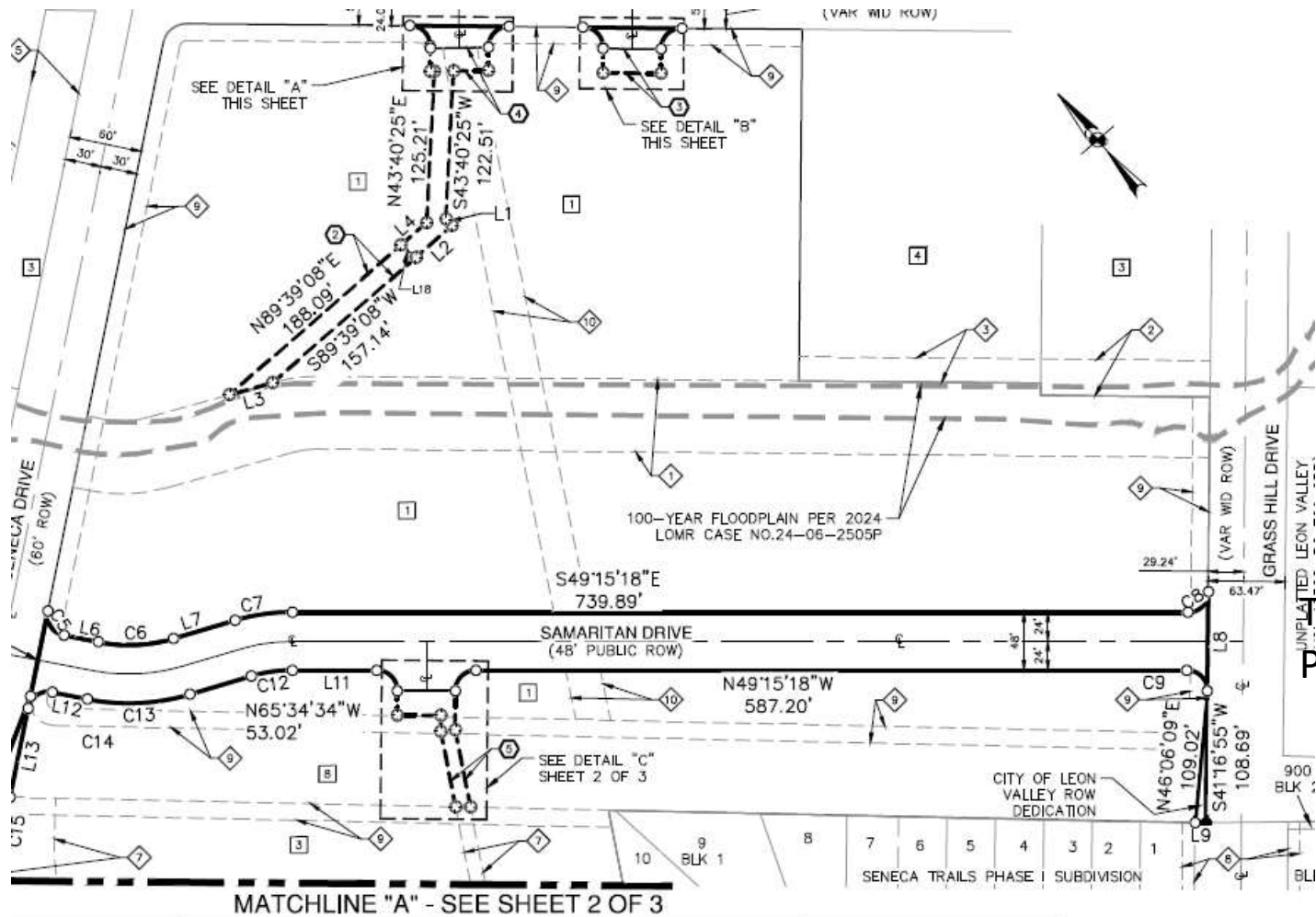
MASTER SITE PLAN
PLAN 3

SAMARITAN+LAUBACH+CITY PROPERTIES
(± 60 ACRES)
JUNE 13, 2024

Current Alignment



New Alignment



The Ridge Park

Existing Condition



Fiscal Impact

- The developer will be responsible for the removal of the existing street, any utilities, and for the construction of the new street & utilities
- After the city accepts the new street, the city will be responsible for future maintenance
- Developer will build new homes on roadway property

Recommendation

- Staff recommends approval of the Ordinance to vacate & abandon Samaritan Drive & Quitclaim the property to the adjacent property owners