

## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** December 11, 2023  
**SUBJECT:** Approve Ordinance No. 3830, abandoning a portion of Walker Boulevard right-of-way and authorize execution of a quitclaim deed and hold harmless agreement with Cromwell Hospitality, LP.  
**PRESENTER:** Clayton Comstock, Planning Director

### **SUMMARY:**

City Council is being asked to approve an ordinance abandoning a portion of Walker Boulevard right-of-way and authorize execution of a quitclaim deed and hold harmless agreement with Cromwell Hospitality, LP.

### **GENERAL DESCRIPTION:**

In May 2000, a strip of right-of-way was granted to the City for Walker Boulevard. The road was constructed in 2001 and connected Boulevard 26 to a section of Cardinal Lane that existed at that time. Since then, development in the area has included the Venue at Hometown, the NRH Library, Stormy Plaza, and a portion of Grand Avenue.

In December 2018, City Council approved a special use permit and concept plan for a 120-room hotel to be constructed at the east corner of Walker Boulevard and Grand Avenue. A final plat for the hotel 2.827-acre hotel property is located at the east corner of Walker Boulevard and Grand Avenue, and the final plat is an associated item on the December 11, 2023, City Council agenda (see PLAT23-0052).

The proposed replat includes the abandonment of 999 square feet (0.0229 acres) of right-of-way for Walker Boulevard. As part of the review of the plat and project scope, it was noted that it would be beneficial to reconfigure the corner clip at the street intersection and ensure that the future building and site improvements do not encroach into the right-of-way. The right-of-way abandonment would include a 3.5-foot wide strip along Walker Boulevard and a triangular area at the street intersection to square up the lot corner. An exhibit showing the abandonment area is attached.

The City's policy regarding right-of-way abandonment allows for the adjacent property to acquire identified extraneous areas with the right-of-way. This procedure typically involves either financial or land consideration to offset the value of the land being abandoned. In this case, since the developer is dedicating 0.567 acres of right-of-way for Grand Avenue on the associated replat, there is no requirement for compensation.

### **RECOMMENDATION:**

Approve Ordinance No. 3830.