

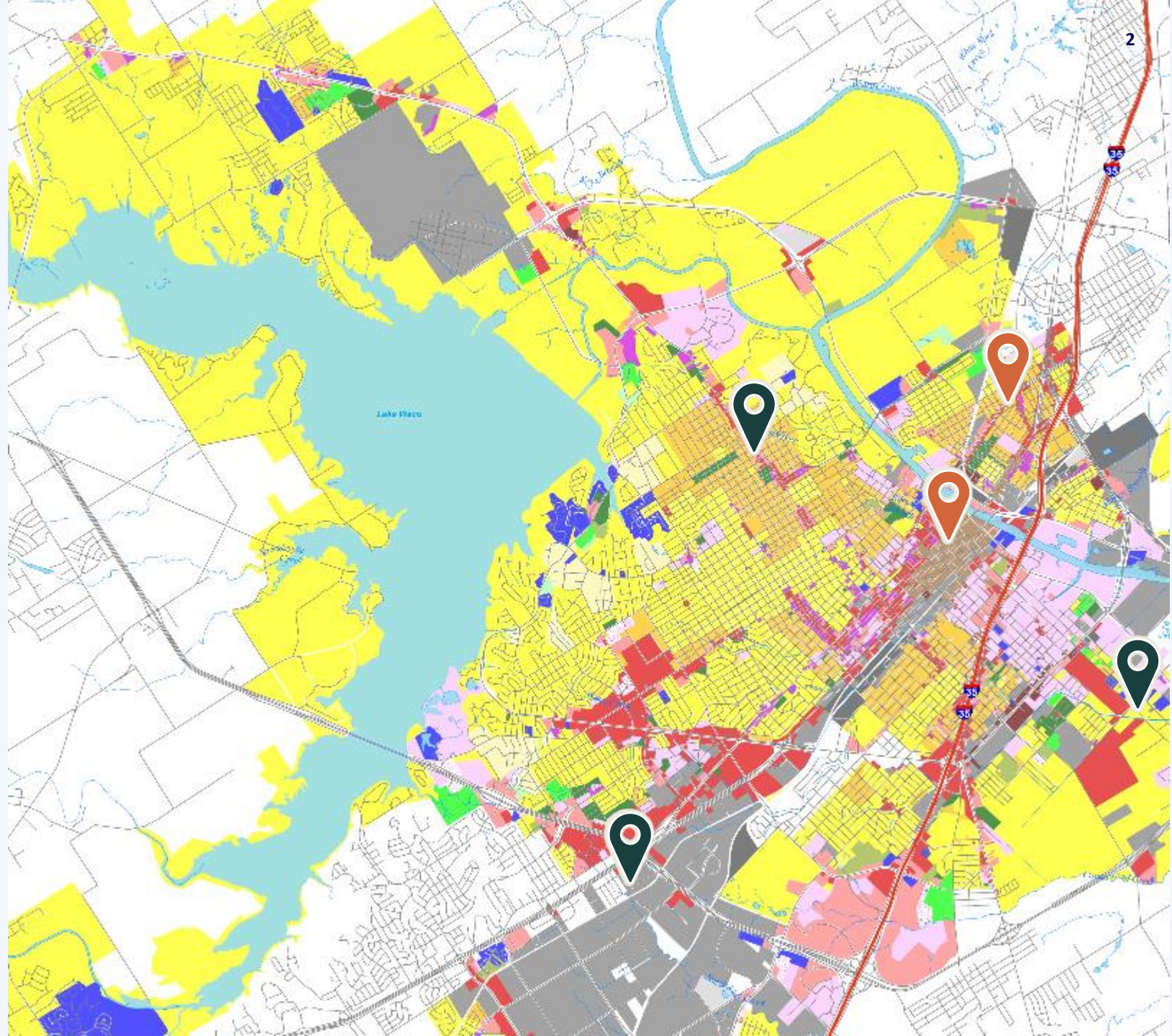
# City Council Meeting Planning Public Hearing



Tuesday, February 18, 2025

# Today's Agenda

- 3 Zoning Cases
- 2 Abandonments

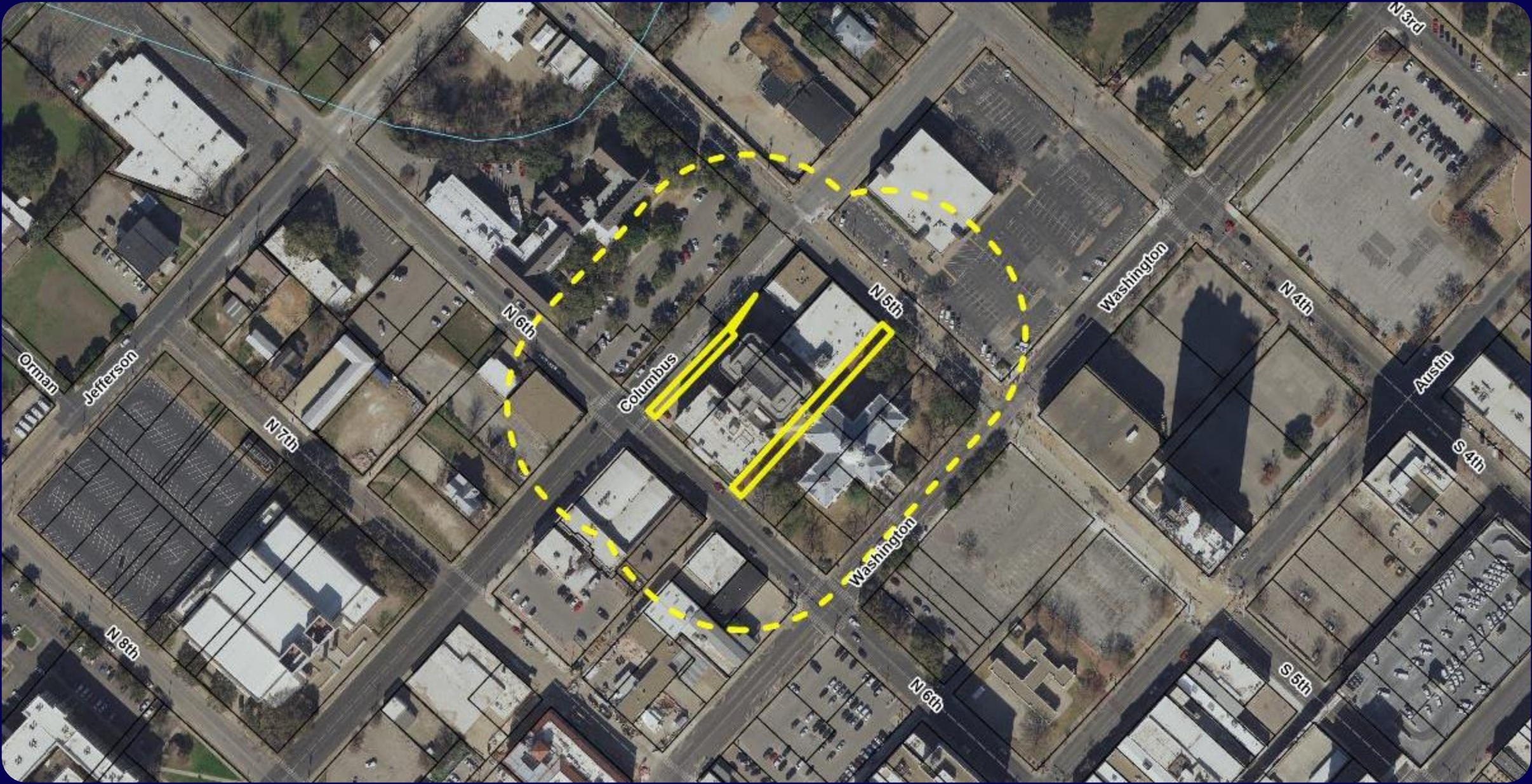


# ABD-25-01

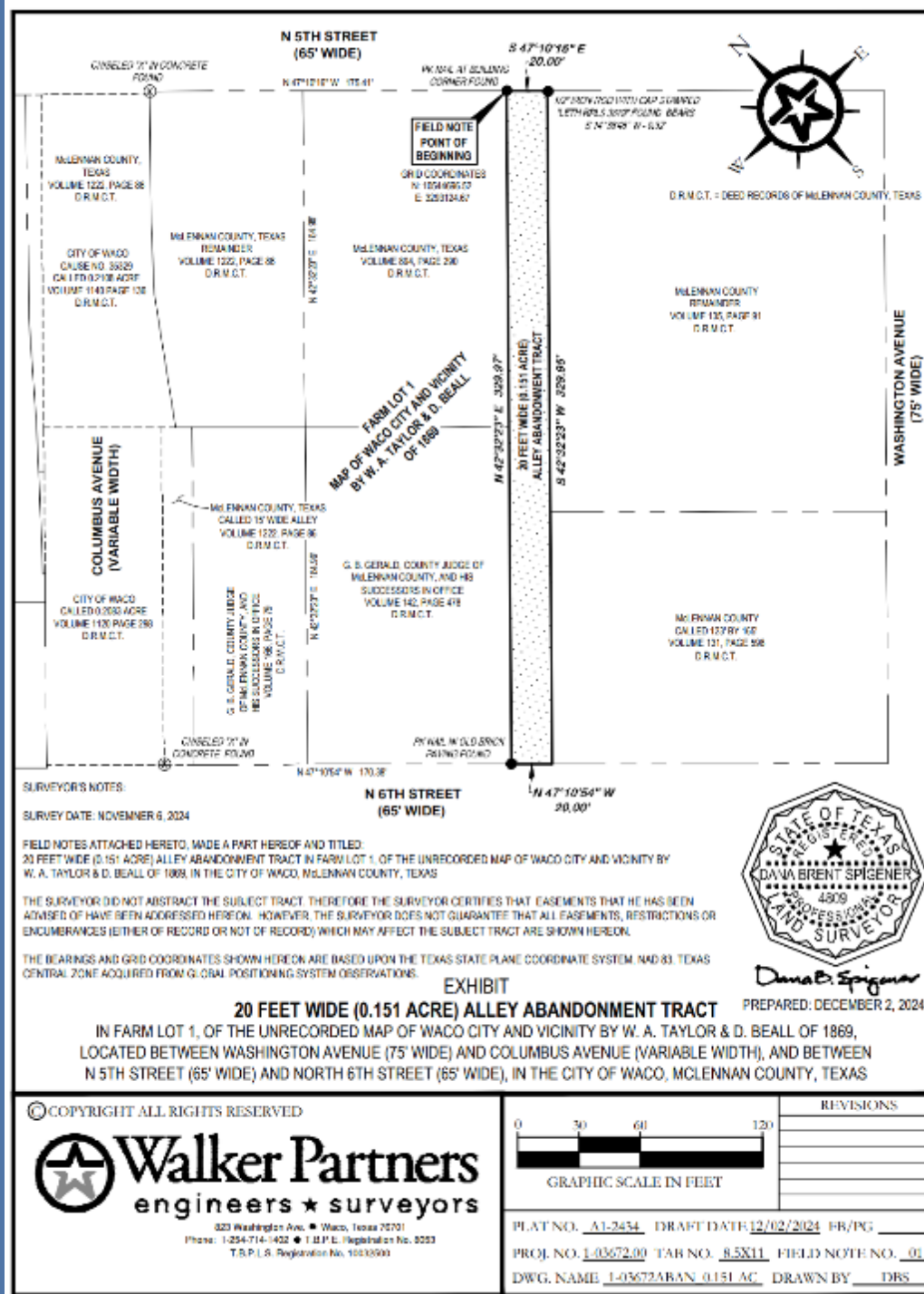
## County Courthouse and Annex

- Applicant: Jonathan Cannon, Walker Partners
- Request: Request for three (3) abandonments located in Farm Lot 1 of the unrecorded map of Waco and Vicinity by W. A. Taylor & D. Beall of 1869, being generally located between Washington Avenue and Columbus Avenue, and between N 5th Street and N 6th Street, in the city of Waco, McLennan County, Texas, as follows: (1) Abandonment of a 20 feet wide alley abandonment tract (approximately 0.151 acres); (2) Abandonment of a 15 feet wide alley abandonment tract (approximately 0.057 acres) being all of a called 15' wide alley described in a deed to McLennan County, Texas, recorded in Volume 1222, Page 86 of the Deed Records of McLennan County, Texas; and, (3) Abandonment of a Columbus Avenue right-of-way abandonment tract (approximately 0.005-acres) and being out of a called 0.2108 acre right-of-way tract described and vested in the city of Waco in cause no. 35329, recorded in Volume 1140, Page 136 of the deed records of McLennan County, Texas.

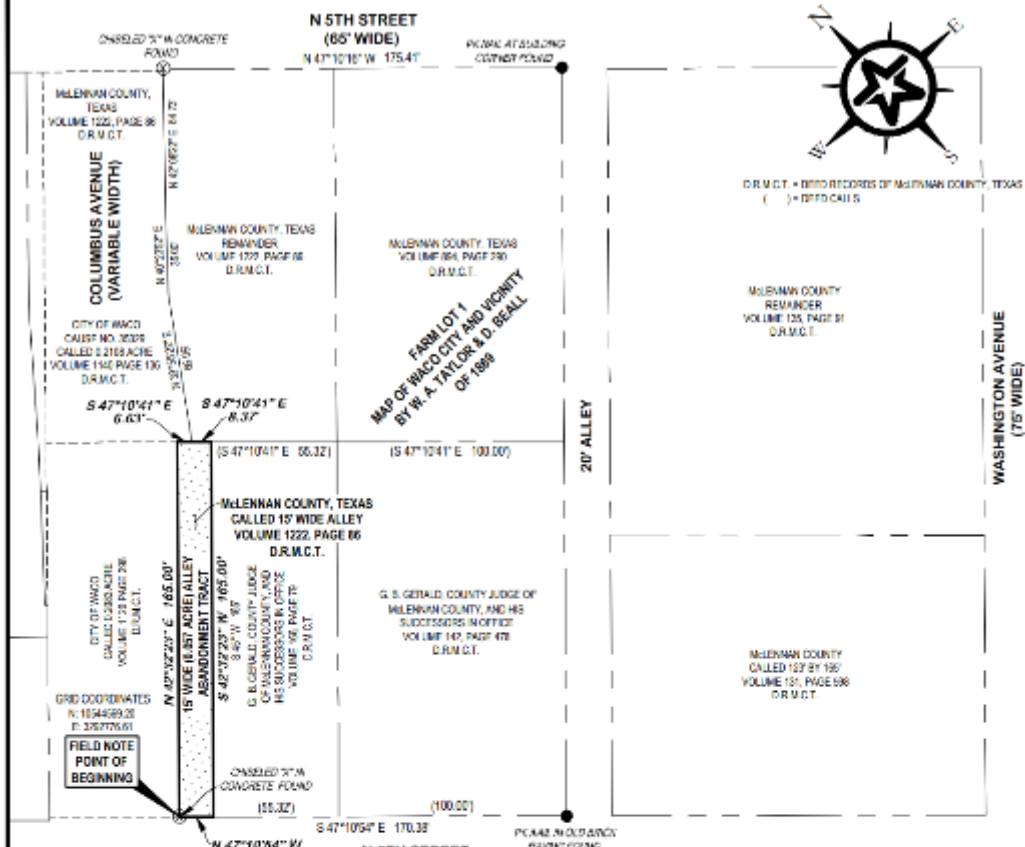








2: \PROJECTS\1-03672\1 SURVEY\1.0 CAD\1-03672ABAN\_0.151 AC.DWG, 8.5X11, 12/2/2024 8:08:35 AM, D:\Spiner, 1:1



**SURVEYOR'S NOTES:**

SURVEY DATE: NOVEMBER 6, 2024

FIELD NOTES ATTACHED HERETO, MADE A PART HEREOF AND TITLED:  
15 FEET WIDE (0.057 ACRE) ALLEY ABANDONMENT TRACT LOCATED IN FARM LOT 1, OF THE UNRECORDED MAP OF WACO CITY AND VICINITY BY W. A. TAYLOR & D. BEALL OF 1869, IN THE CITY OF WACO, McLENNAN COUNTY, TEXAS

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THEREFORE THE SURVEYOR CERTIFIES THAT EASEMENTS THAT HE HAS BEEN ADVISED OF HAVE BEEN ADDRESSED HEREON. HOWEVER, THE SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS, RESTRICTIONS OR ENCUMBRANCES (EITHER OF RECORD OR NOT OF RECORD) WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN HEREON.

THE BEARINGS AND GRID COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.

**EXHIBIT**

**15 FEET WIDE (0.057 ACRE) ALLEY ABANDONMENT TRACT**

AND BEING ALL OF A CALLED 15' WIDE ALLEY DESCRIBED IN A DEED TO McLENNAN COUNTY, TEXAS,  
RECORDED IN VOLUME 1222, PAGE 86 OF THE DEED RECORDS OF McLENNAN COUNTY, TEXAS

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823 Washington Ave. • Waco, Texas 76701  
Phone: 1-254-714-1400 • T.D.P.C. Registration No. 9023  
T.B.P.L.S. Registration No. 10025900

0 30 60 120

GRAPHIC SCALE IN FEET

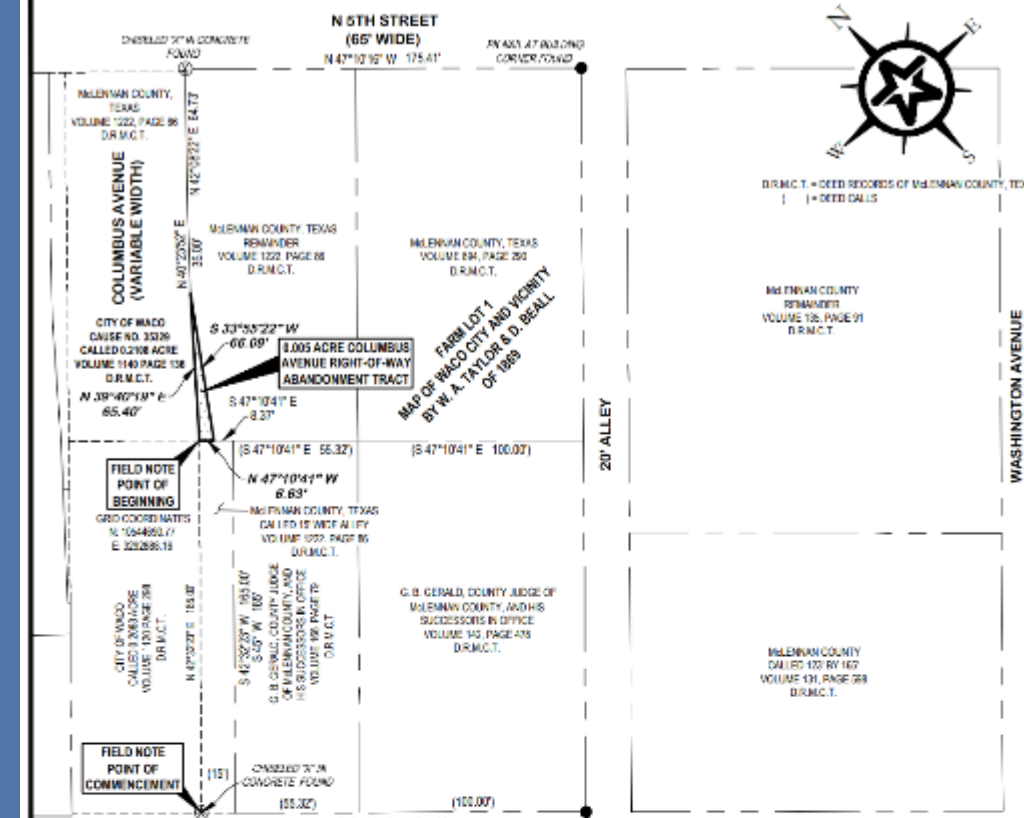
REVISIONS


PLAT NO. AL-2435 DRAFT DATE 12/02/2024 FB/PG  

PROJ. NO. 1-03672-00 TAB NO. 8.5X11 FIELD NOTE NO. 02

DWG. NAME 1-03672ABAN 0.057 AC DRAWN BY DBS

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**SURVEYOR'S NOTES:**

SURVEY DATE: NOVEMBER 6, 2024

FIELD NOTES ATTACHED HERETO, MADE A PART HEREOF AND TITLED:  
0.005 ACRE COLUMBUS AVENUE RIGHT-OF-WAY ABANDONMENT TRACT LOCATED IN FARM LOT 1, OF THE UNRECORDED MAP OF WACO CITY AND VICINITY BY W. A. TAYLOR & D. BEALL OF 1869, IN THE CITY OF WACO, McLENNAN COUNTY, TEXAS

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THEREFORE THE SURVEYOR CERTIFIES THAT EASEMENTS THAT HE HAS BEEN ADVISED OF HAVE BEEN ADDRESSED HEREON. HOWEVER, THE SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS, RESTRICTIONS OR ENCUMBRANCES (EITHER OF RECORD OR NOT OF RECORD) WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN HEREON.

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**EXHIBIT**

**0.005 ACRE COLUMBUS AVENUE RIGHT-OF-WAY ABANDONMENT TRACT**

LOCATED IN FARM LOT 1, OF THE UNRECORDED MAP OF WACO CITY AND VICINITY BY W. A. TAYLOR & D. BEALL OF 1869, IN THE CITY OF WACO, McLENNAN COUNTY, TEXAS, AND BEING OUT OF A CALLED 0.2108 ACRE RIGHT-OF-WAY TRACT DESCRIBED AND VESTED IN THE CITY OF WACO IN CAUSE NO. 35329, RECORDED IN VOLUME 1140, PAGE 136 OF THE DEED RECORDS OF McLENNAN COUNTY, TEXAS

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GRAPHIC SCALE IN FEET

REVISIONS

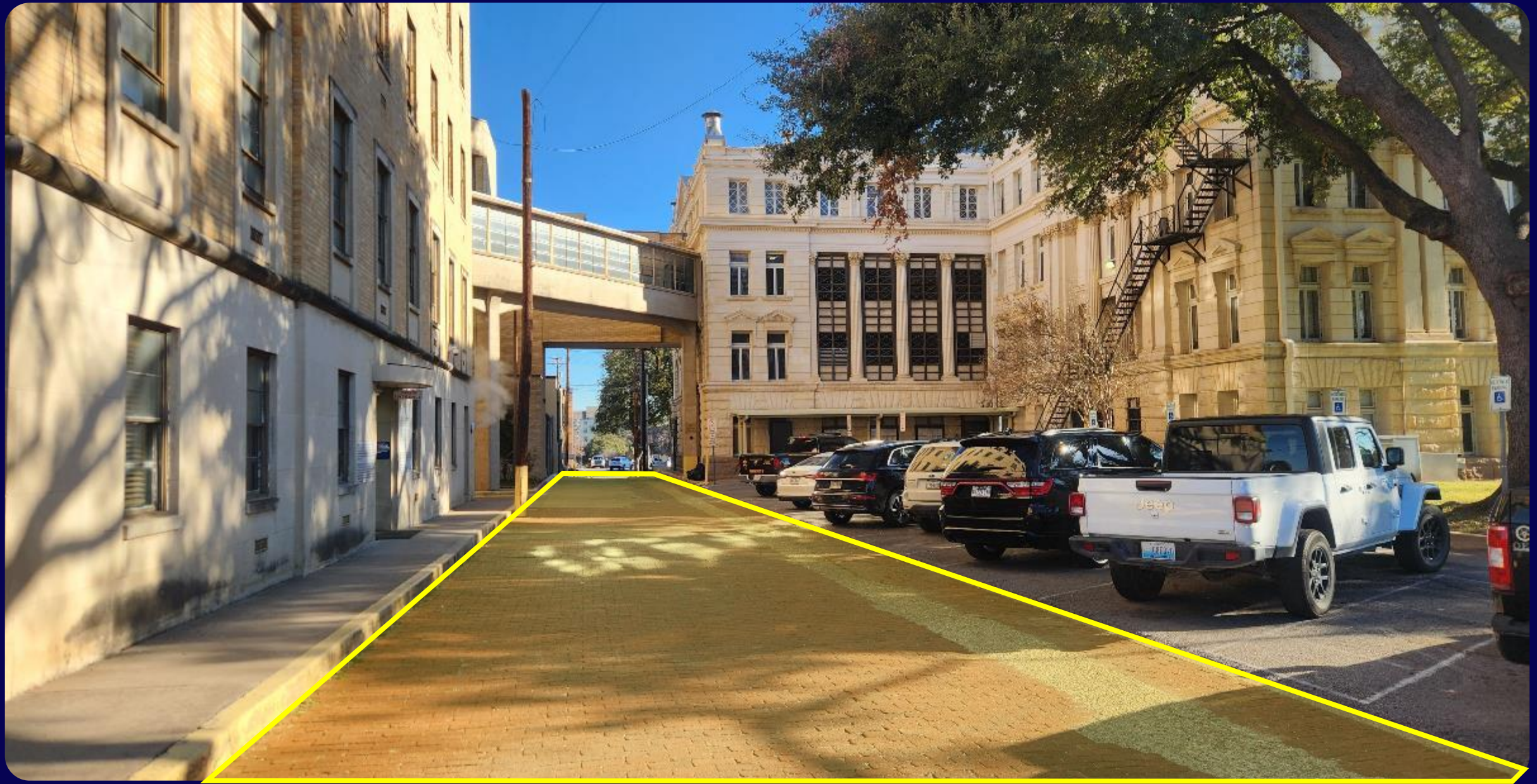

PLAT NO. AL-2439 DRAFT DATE 12/02/2024 FB/PG  

PROJ. NO. 1-03672-00 TAB NO. 8.5X11 FIELD NOTE NO. 03

DWG. NAME 1-03672ABAN 0.005 AC DRAWN BY DBS

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## Planning Services recommends ***APPROVAL*** of the abandonment request based on the following findings and conditions:

### Findings:

1. Public use of these tracts is not required for the proper flow of traffic or for emergency vehicle access to the area.
2. The abandonment of these tracts will not negatively impact utility access for surrounding properties.
3. The abandonment of these three tracts will support the renovation of the McLennan County Courthouse Annex to better serve the public and McLennan County employees.

### Conditions:

1. Upon the abandonment of the alley and completion of the re-routing of the public sewer line, the existing sewer line within the abandoned 20-foot alley will be transferred to County ownership. Consequently, the City of Waco will no longer be responsible for the repair or maintenance of the sewer line, nor will it incur any associated costs.
2. A general utility easement will be retained for the area of the abandoned 20-foot alley right-of-way.
3. Removable bollards will be installed on both ends of the 20-foot alley for Fire Department access to fire connections.
4. After the abandonment, the tracts must be platted with the adjoining lots. At the time of platting, additional right-of-way shall be provided to accommodate required sidewalk construction (as determined during the platting process).
5. Additional easements shall be retained for any utility lines located during development of the abandonment area, or lines can be relocated at developer's expense - developer shall coordinate with the appropriate utilities.



# THANK YOU.

Please contact [planning@wacotx.gov](mailto:planning@wacotx.gov) if you have any questions.