

APPLICATION REVIEW

ABD-22-10

HEARING DATE: October 25, 2022

1. **CASE #** ABD-22-10
Energov # 22-000011-ABD

PROPERTY LOCATIONS: Abandonment of a portion of the right-of-way of Jackson Avenue, between S. 10th Street and S. 11th Street.

LEGAL DESCRIPTION: Fieldnotes for 0.11 acres of land in the City of Waco, McLennan County, Texas, being a part of Jackson Avenue as shown in Block B of the J. W. Mann's Addition, to the City of Waco, McLennan County, Texas, as per plat recorded in Volume 28, Page 243 of the Deed Records of McLennan County, Texas.

2. **APPLICANTS:** Andrew Bourgeois, on behalf of WAGBOO Properties, LLC
MAILING ADDRESS: 1813 N 17th St
Waco, TX 76707

3. **REQUEST:** Abandonment of a portion of the Jackson Avenue right-of-way

4. **BACKGROUND:** Applicant requests a portion of Jackson Ave be abandoned between 10th & 11th streets. The abandoned area will be improved for back of house loading area for the redevelopment of the building located at 1001 Webster Ave.

CASE #ABD-22-10

STAFF RECOMMENDATION:

Planning Services recommends *Approval* of the abandonment request based on the following findings and subject to the following conditions:

Findings:

1. Public use of the right-of-way is not required for the proper flow of traffic or for emergency vehicle access to the area.
2. Utility access for surrounding properties is not adversely impacted by the abandonment of this right-of-way.
3. The abandonment provides better development opportunity for the properties oriented towards Webster Ave & S. 11th St.

Conditions:

1. The abandoned right-of-way must be platted with the adjoining lot(s) that front out to Webster Ave. or S. 11th St.

DEPARTMENT/ UTILITY COMMENTS:

Traffic: No comment.

Engineering: No comment.

Utilities: No comment.

Legal: No comment.

Fire Services: No comment.

Police: No comment.

AT&T: No comment.

Atmos Energy: No comment.

Oncor Electric: No comment.

Time Warner Cable: No comment.

Solid Waste: No comment.

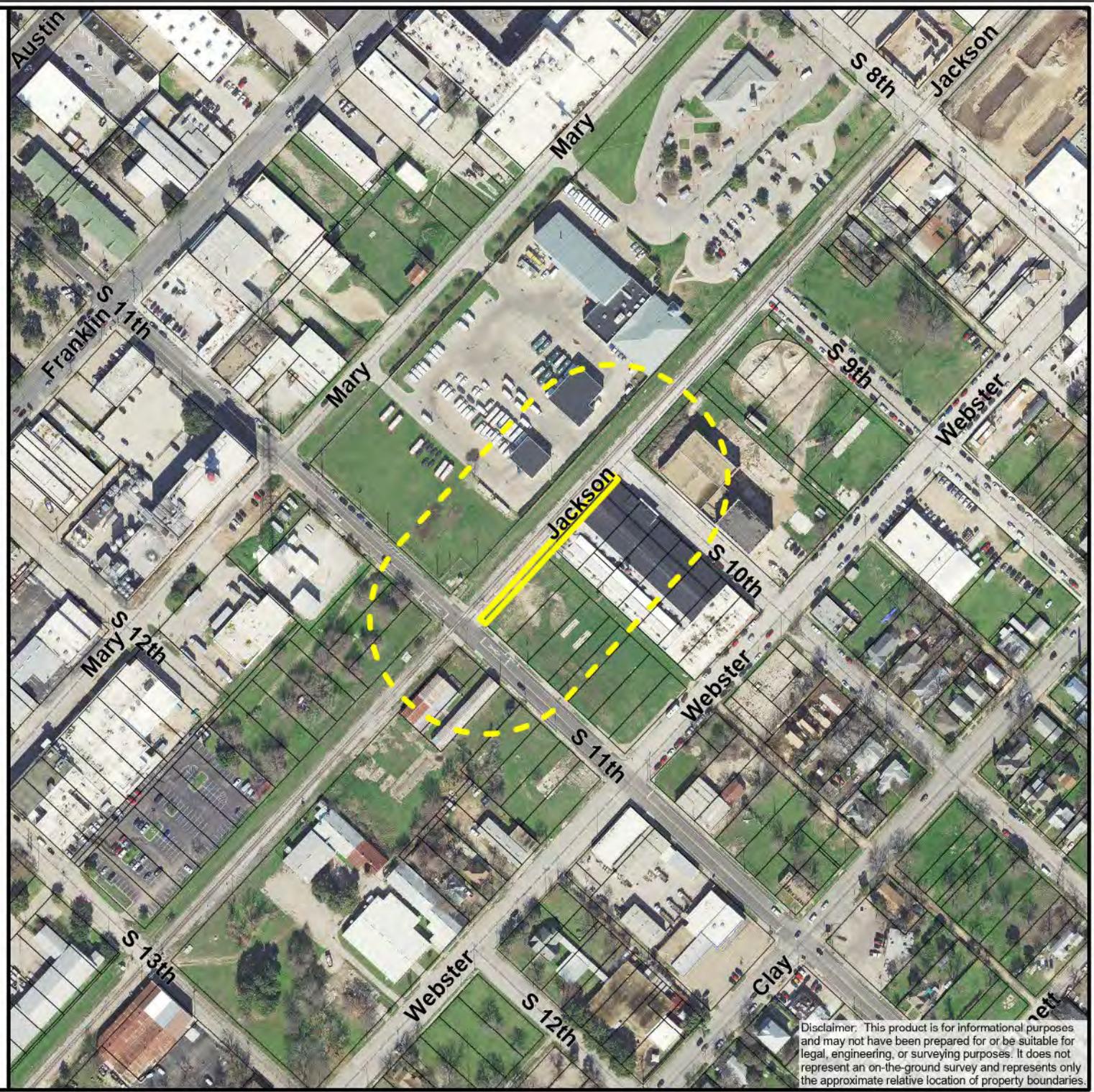
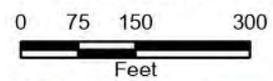
Notices: 10 mailed;

ABD-22-10
0.11 acres of land being the
ROW of Jackson Ave, between
10th St & 11th St
Property Location Map

-  ABD-22-10
-  200' Property Notice Buffer



October 2022



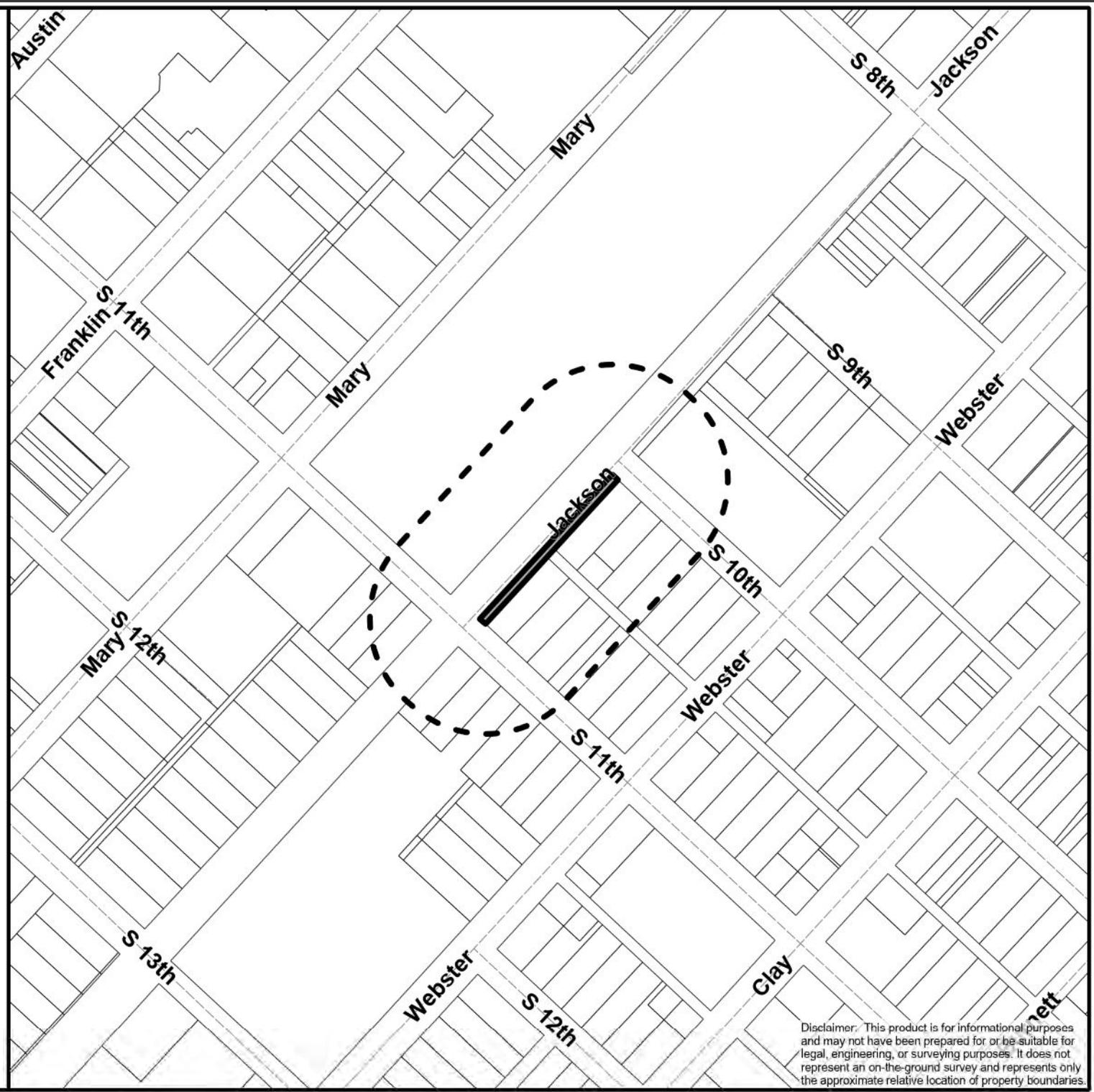
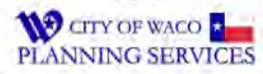
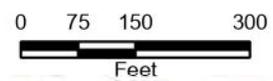
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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Sketch showing 0.11 acres of land in the City of Waco, McLennan County, Texas, being a part of Jackson Avenue as shown in Block B of the J.W. MANN'S ADDITION, to the City of Waco, McLennan County, Texas, as per plat recorded in Volume 28, Page 243 of the Deed Records of McLennan County, Texas.

LINE	BEARING	DISTANCE
L1	N47°08'05"W	14.00'
L2	S47°08'05"E	14.00'



Lot 1
Block 1

Farm Lot 25
Inst. No. 2003021063
O.P.R.

Legend
● - Mag Nail Set
(Unless Otherwise Noted)

FIELD SERVICES: TG 9-15

DRAWN BY: JRW

ORDERED BY: Andrew Bourgeois

Bearings are based on the State Plane Coordinate System.

This surveyor did not abstract the subject tract. There are other tracts that are not shown hereon.

Blackland Surveying LLC. does not make or warrant any

D.R.— Deed Records of McLennan County, Texas.

O.P.R.— Official Public Records of McLennan County, Texas.

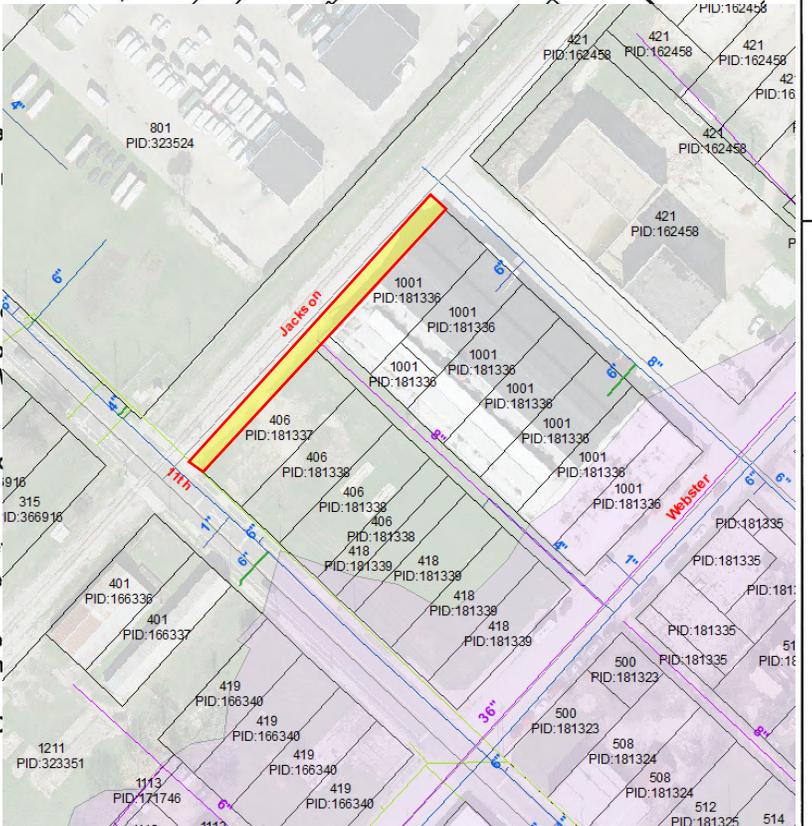
Field Notes for 0.11 acres of land in the City of Waco, Block B of the J.W. MANN'S ADDITION, to the City of Waco, McLennan County, Texas, as per plat recorded in Volume 28, Page 243 of the Deed Records of McLennan County, Texas, System, Texas Central, NAD 83.

Beginning at a 1/2-inch iron rod found capped 'Blackland' at the Southeast line of Jackson Avenue, at the West corner of this tract;

THENCE N 47degrees 08minutes 05seconds W 14.00 feet to the North corner of this tract;

THENCE S 47degrees 08minutes 05seconds E 14.00 feet to the Southwest line South 10th Street and the Southeast line of Block B of the J.W. MANN'S ADDITION, for the East corner of this tract;

THENCE S 42degrees 35minutes 02seconds W 350.00 feet to the West corner of this tract;
BEGINNING, containing 0.11 acres of land.



Job Number: 22-08-0476



The survey as shown hereon was prepared from an on-the-ground survey performed under my supervision on the 15th day of August 2022.

JACOB R. WATERS, RPLS, No. 6849



ALL RIGHTS RESERVED BY:
BLACKLAND SURVEYING LLC 2022



SURVEYED: 8/15/2022

Sketch showing 0.11 acres of land in the City of Waco, McLennan County, Texas, being a part of Jackson Avenue as shown in Block B of the J.W. MANN'S ADDITION, to the City of Waco, McLennan County, Texas, as per plat recorded in Volume 28, Page 243 of the Deed Records of McLennan County, Texas.

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Lot 1
Block 1

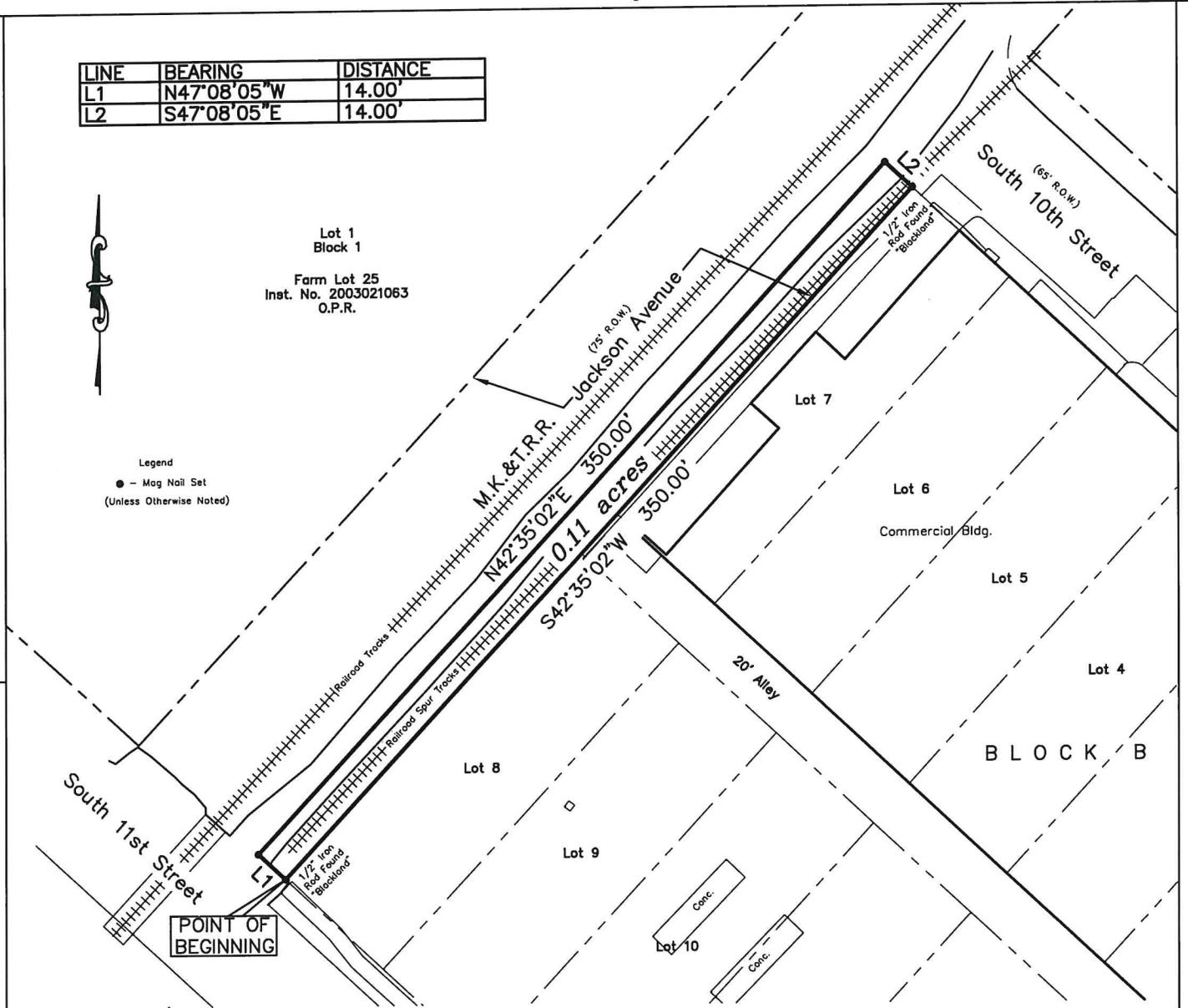
Farm Lot 25
Inst. No. 2003021063
O.P.R.

Legend
● - Mag Nail Set
(Unless Otherwise Noted)

FIELD SERVICES: TG 9-15

DRAWN BY: JRW

ORDERED BY: Andrew Bourgeois



Bearings are based on the State Plane Coordinate System, Texas Central Zone, NAD 83.

This surveyor did not abstract the subject tract. There may be easements, restrictions or encumbrances which may affect the subject tract that are not shown hereon.

Blackland Surveying LLC. does not make or warrant any flood zone designation.

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Beginning at a 1/2-inch iron rod found capped "Blackland" at the intersection Northeast line South 11th Street and the Southeast line of Jackson Avenue, at the West corner of Lot 8, Block B of said J.W. Mann's Addition, for the South corner of this tract;

THENCE N 47degrees 08minutes 05seconds W 14.00 feet to a mag nail set for the West corner of this tract;

THENCE N 42degrees 35minutes 02seconds E 350.00 feet parallel to the Southeast line of Jackson Avenue to a mail set for the North corner of this tract;

THENCE S 47degrees 08minutes 05seconds E 14.00 feet to a 1/2-inch iron rod found capped "Blackland" at the intersection Southwest line South 10th Street and the Southeast line of Jackson Avenue, at the North corner of Lot 7, Block B of said J.W. Mann's Addition, for the East corner of this tract;

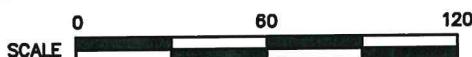
THENCE S 42degrees 35minutes 02seconds W 350.00 feet along the Southeast line of Jackson Avenue to the POINT OF BEGINNING, containing 0.11 acres of land.

Job Number: 22-08-0476



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JACOB R. WATERS, RPLS, No. 6849



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