

APPLICATION REVIEW

ABD-22-11

HEARING DATE: October 25, 2022

1. **CASE #** ABD-22-11
Energov # 22-00012-ABD

PROPERTY LOCATIONS: Abandonment of a 20-foot alley intersecting N 9th Street and another 20-foot alley.

LEGAL DESCRIPTION: Fieldnotes for 0.075 acres of land located within Farm Lot 43 in the City of Waco, McLennan County, Texas and being a portion of a 20-foot wide alley located between Columbus Avenue and Jefferson Avenue in the City of Waco, McLennan, Texas.

2. **APPLICANTS:** Bill Wetterman, Jr.
MAILING ADDRESS: 23951 N. IH 35
West, TX 76691

3. **REQUEST:** Abandonment of a 20-foot alley

4. **BACKGROUND:** Applicant requests abandonment of a 20-foot alley to combine adjacent lots into one lot.

CASE #ABD-22-11

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.

Conditions:

1. An ingress/egress easement shall be retained to provide access to the Waco Independent School District building located at 319 S. 10th Street unless Waco Independent School District provides documentation that the easement is not needed to access their building.

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.

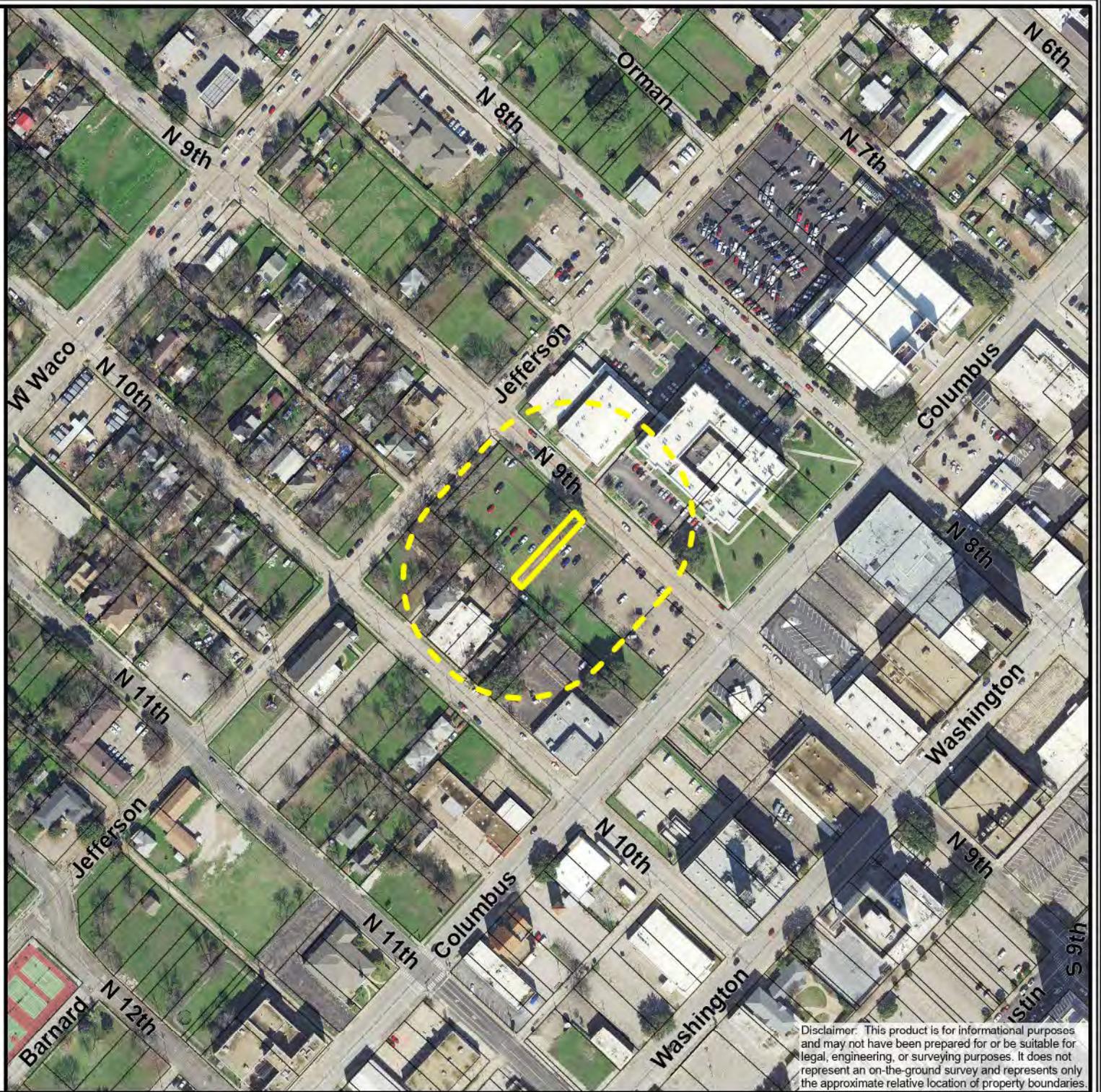
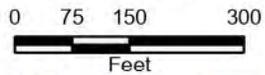
Notices: 7 mailed;

ABD-22-11
0.075-acre portion of a
20-foot-wide alley that
intersects N 9th St located
between Columbus Ave
and Jefferson Ave.
Property Location Map

-  ABD-22-11
-  200' Property Notice Buffer



October 2022



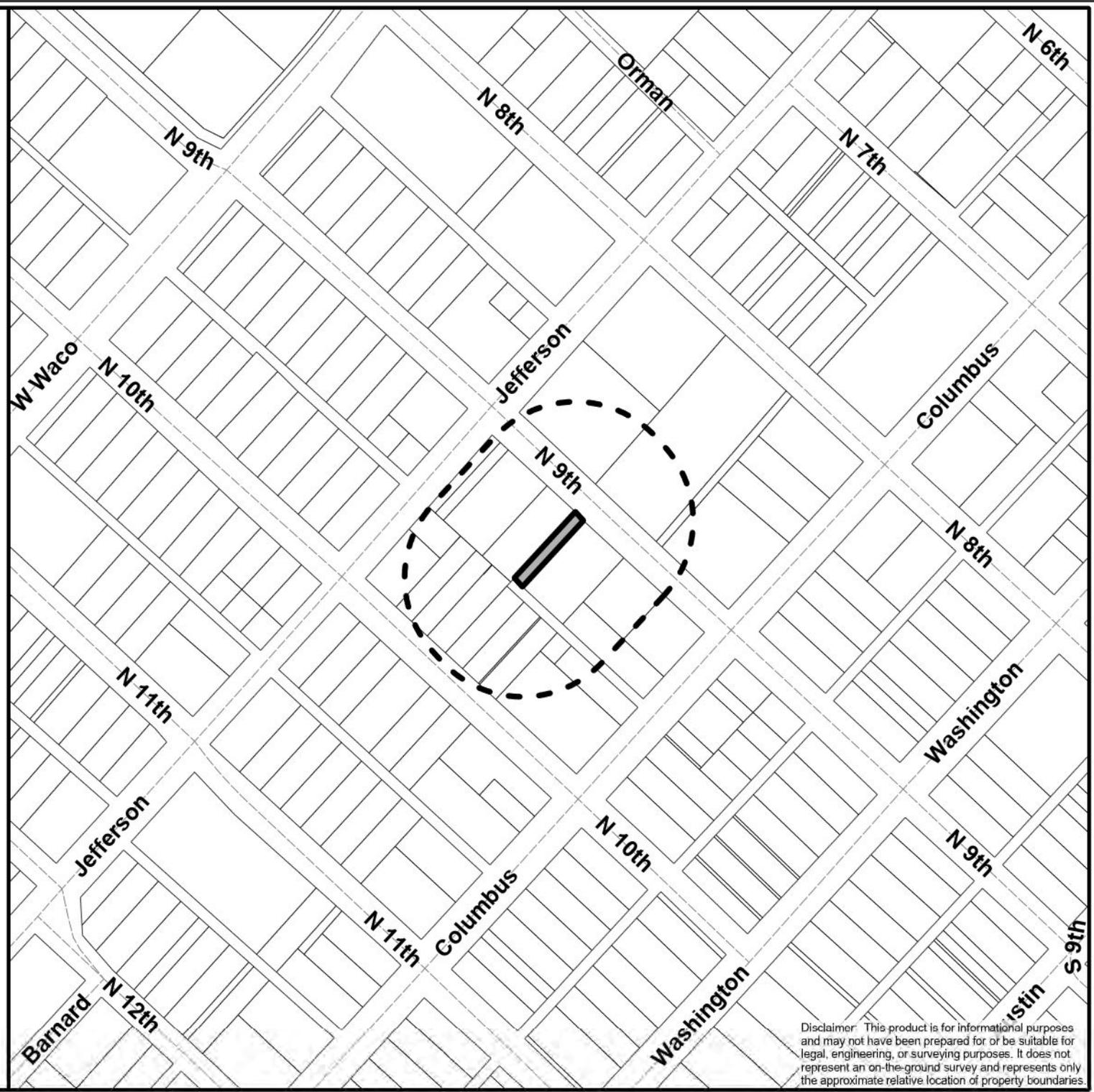
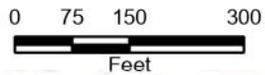
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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TAX I.D. NO:

REQUESTED BY: Bill Wetterman, Jr.

OF 5 Copies

JEFFERSON AVENUE

FARM LOT 43

THE WACO GROUP, LLC, a Texas limited liability company

Tract Two - 1.436 Acres
Instrument 2020003873
Official Public Records

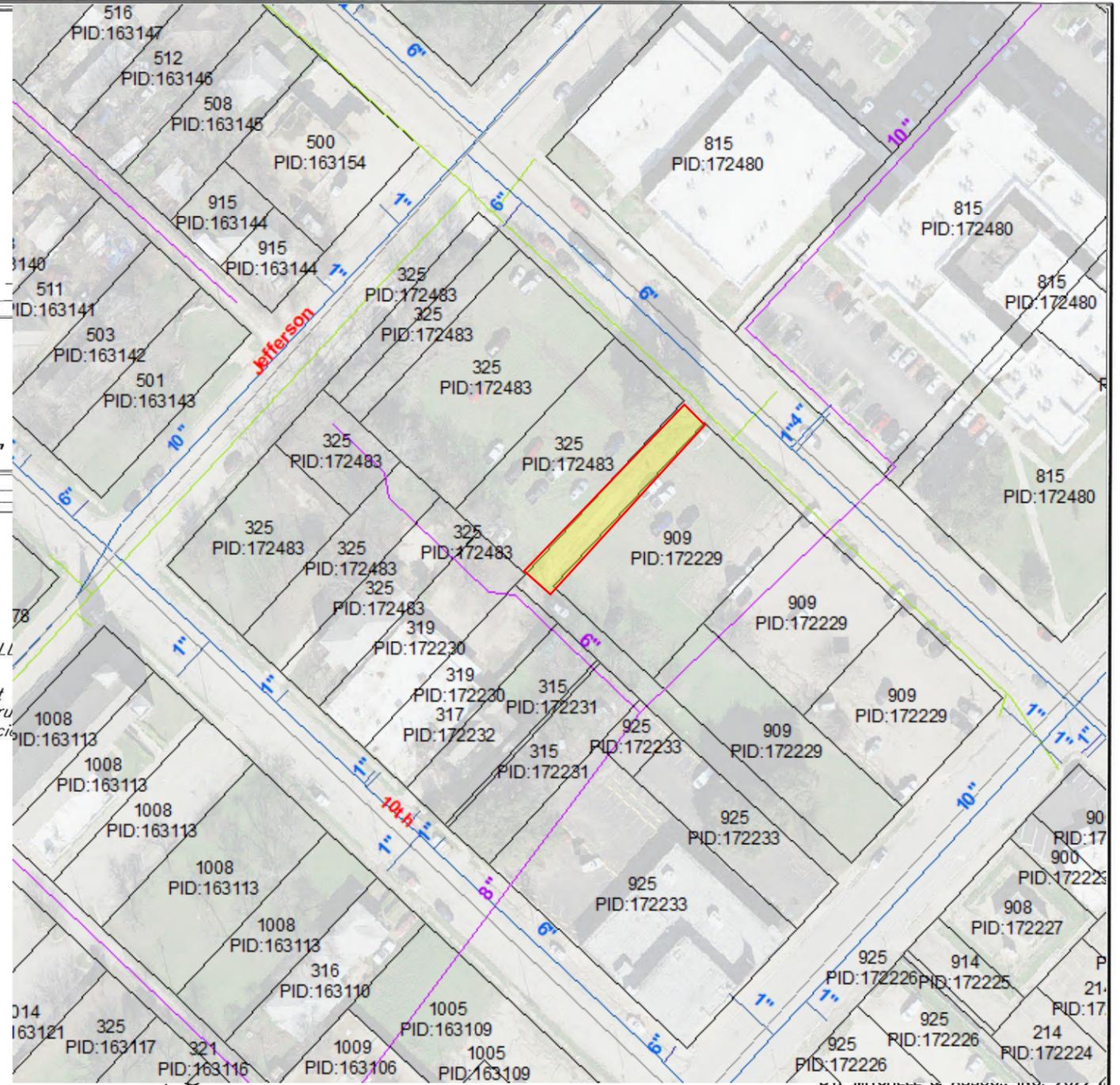
NORTH 9TH STREET

FIELD NOTE POINT
OF BEGINNING

20' ALLEY
0.075 ACRES

THE WACO GROUP, LLC
Tract Instru
Office

FARM LOT 20' ALLEY



2" City of Waco
Aluminum Cap
No. 09334
Project Elevation= 446.12'

64.35'
1/2" Iron Rod
capped 3879 Found

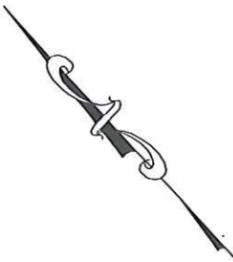
"X" Found
cut in Concrete

S47°21'40"E 206.07

1/2" Steel Rod
capped M&A

S47°21'40"E

1/2" Steel Rod
capped M&A



1/2" Iron
Rod Found

1/2" Steel
Rod Found

1/2" Steel Rod
capped M&A

WACO ISD
Volume 794, Page 544
Deed Records

Area of alley
covered in
Waco ISD deed
Volume 794, Page 544
Deed Records

N47°13'19"W 20.00



MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
600 Austin Avenue, Suite 29, Waco Texas (254) 776-5151
T. B. P. L. S. FIRM REGISTRATION NO. 10194044



SURVEYED: 9/03/2019

FIELD SERVICES: TNFDS -97/81

DIGITAL FILE: 22-08-5211 9 & Columbus.dwg

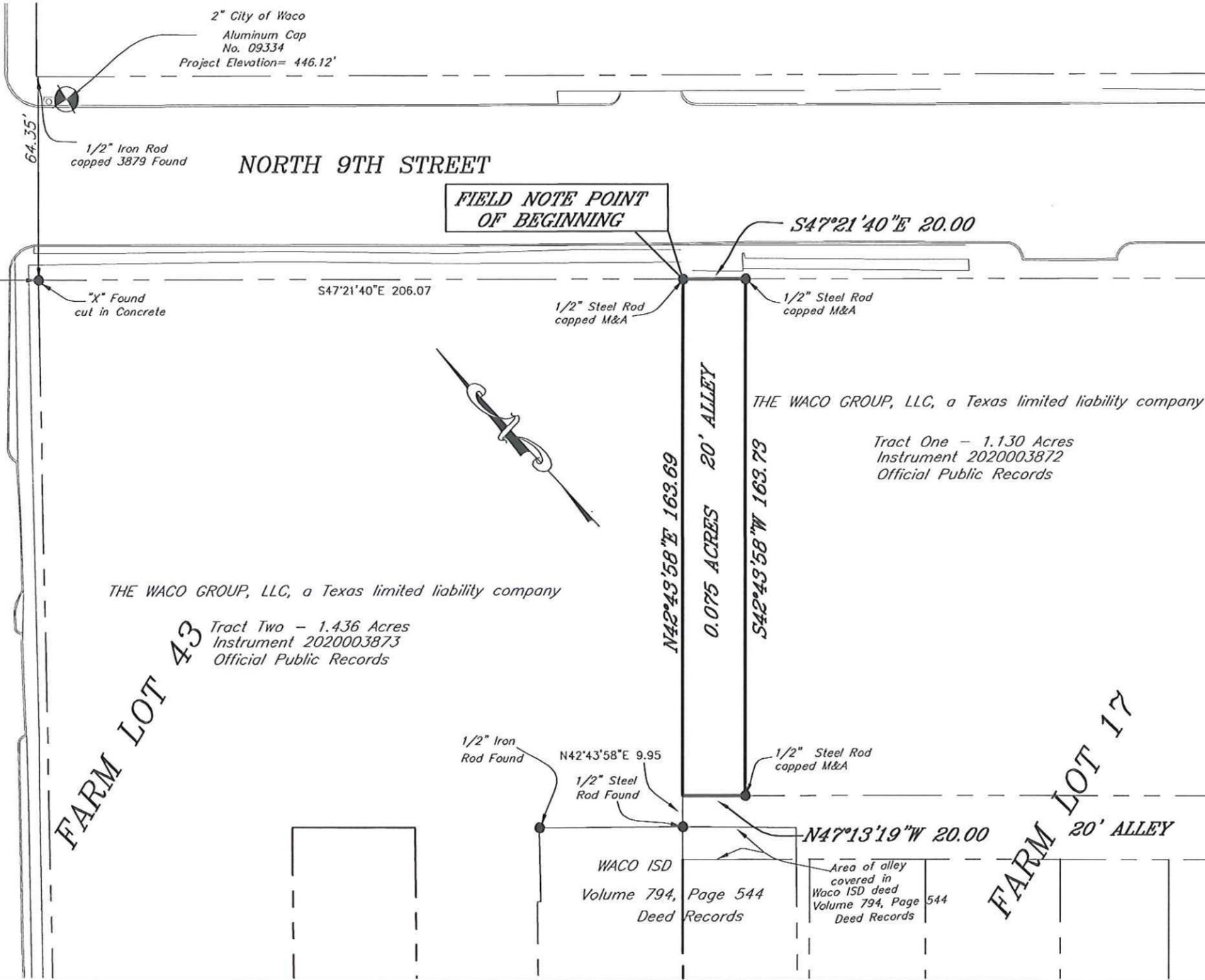
WORK ORDER NO: 22-08-5211

TAX I.D. NO:

REQUESTED BY: Bill Wetterman, Jr.

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JEFFERSON AVENUE



Sketch showing a 0.075 Acre Parcel of land located within Farm Lot 17 of the City of Waco, McLennan County, Texas and being a portion of a 20 foot wide alley located between Columbus Avenue and Jefferson Avenue

FIELD NOTE DESCRIPTION ATTACHED HERETO
 BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM
 CENTRAL ZONE NAD 83

This survey was prepared from an on-the-ground survey performed under my supervision on September 4th, 2019

Gale Arnold
 GALE ARNOLD R.P.L.S. No. 3879

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 BY: MITCHELL & ASSOC., INC. 2022



SURVEYED: 9/03/2019



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 ENGINEERING & SURVEYING
 600 Austin Avenue, Suite 29, Waco Texas (254) 776-5151
 T. B. P. L. S. FIRM REGISTRATION NO. 10194044

Mitchell & Associates, Inc.

Surveying

Field notes for a 0.075 Acre Parcel of land located within Farm Lot 43 in the City of Waco, McLennan County, Texas and being a portion of a 20 foot wide alley located between Columbus Avenue and Jefferson Avenue in the City of Waco, McLennan County, Texas. Said 0.075 acre parcel of land being shown on the attached sketch and described as follows with bearings based on the Texas Coordinate System, Central Zone, NAD 83.

Beginning at a ½ inch steel rod capped M&A in the southwest line of North 9th Street at the east corner of that Tract Two called 1.436 acres described in a deed to The Waco Group, LLC, a Texas limited liability company of record as Instrument 2020003873 in the Official Public Records of McLennan County and at a point S 47degrees 21minutes 40seconds E 206.07 feet from a "X" found cut in concrete at the intersection of the said southwest line of North 9th Street and the southeast line of Jefferson Avenue,

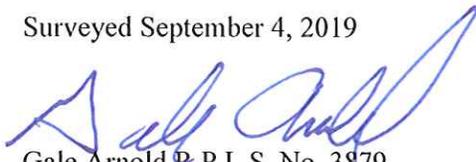
Thence S 47degrees 21minutes 40seconds E 20.00 feet along the said line of North 9th Street to a ½ inch steel rod capped M&A at the north corner of that Tract One called 1.130 acres described in a deed to the said The Waco Group, LLC, a Texas limited liability company of record as Instrument 2020003872 in the said Official Public Records,

Thence S 42degrees 43minutes 58seconds W 163.73 feet along the northwest line of the said Tract One and southeast line of the said 20 foot wide alley to a ½ inch steel rod capped M&A at the west corner of the said Tract One and being an ell corner of the said 20 foot wide alley,

Thence N 47degrees 13minutes 19seconds W 20.00 feet crossing the said alley along a projection of the southwest line of the said Tract One to a point in the northwest line of the said alley at a point N 42degrees 43minutes 58seconds E 9.95 feet from a ½ inch steel rod found at ell corner in the southeast line of the above referenced Tract Two,

Thence N 42degrees 43minutes 58seconds E 163.69 feet along northwest line of the alley and southeast line of the said Tract Two to the Point of Beginning.

Surveyed September 4, 2019


Gale Arnold R.P.L.S. No. 3879
WO 22-08-5211/19-08-2949



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