

APPLICATION REVIEW

ABD-23-4

HEARING DATE: April 25, 2023

1. **CASE #** ABD-23-4
Energov # 23-00004-ABD

PROPERTY LOCATIONS: Abandonment of a portion of the right-of-way of S. 19th Street lying between Block 24, Lot C of the Montgomery Heirs Addition and Block A, Lot 1 of the Newman Addition.

LEGAL DESCRIPTION: A 0.507 acre public right-of-way abandonment tract (50' width) in the City of Waco, McLennan County, Texas, being a portion of S. 19th Street right-of-way, recorded in Volume 654, Page 35 of the Deed Records of McLennan County, Texas.

2. **APPLICANTS:** Chandni Patel, Pape-Dawson Engineers,
on behalf of Waco ISD
MAILING ADDRESS: 10801 N Mopac Expy, Bldg 3, Ste 200
Austin, TX 78759

3. **REQUEST:** Abandonment of a portion of S. 19th Street

4. **BACKGROUND:** Applicant owns parcels on both sides of S. 19th Street and requests abandonment of the right-of-way to allow for future development.

CASE #ABD-23-4

STAFF RECOMMENDATION:

Planning Services recommends *Approval* of the abandonment request for the portion of S. 19th Street 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. A 20' utility easement shall be retained where facilities are located within the right-of-way or utilities shall be relocated at developer's expense.

DEPARTMENT/ UTILITY COMMENTS:

Traffic: No comment.

Engineering: Resubdivision plat must dedicate easements for existing storm drain / water / sewer.

Utilities: 20' easement required for 15" sewer main.

Legal: No comment.

Fire Services: No comment.

Police: No comment.

AT&T: AT&T facilities currently feed the Waco School District Warehouse offices as well as the Bus Barn. 20' easement required.

Atmos Energy: Atmos has a 2" poly main along the East side of Griffin and 4" Steel along 19th that stops before crossing Daughtrey. 20' easement required.

Oncor Electric: Oncor will need a 20ft easement on 19th St.

Time Warner Cable: No comment.

Solid Waste: No comment.

Notices: 40 mailed; 0 returned

ABD-23-04

0.507 acre tract of land being a portion
of S 19th St located between PID's
182217 & 183016 and running between
Daughtrey Ave & Griffin Ave
Property Location Map



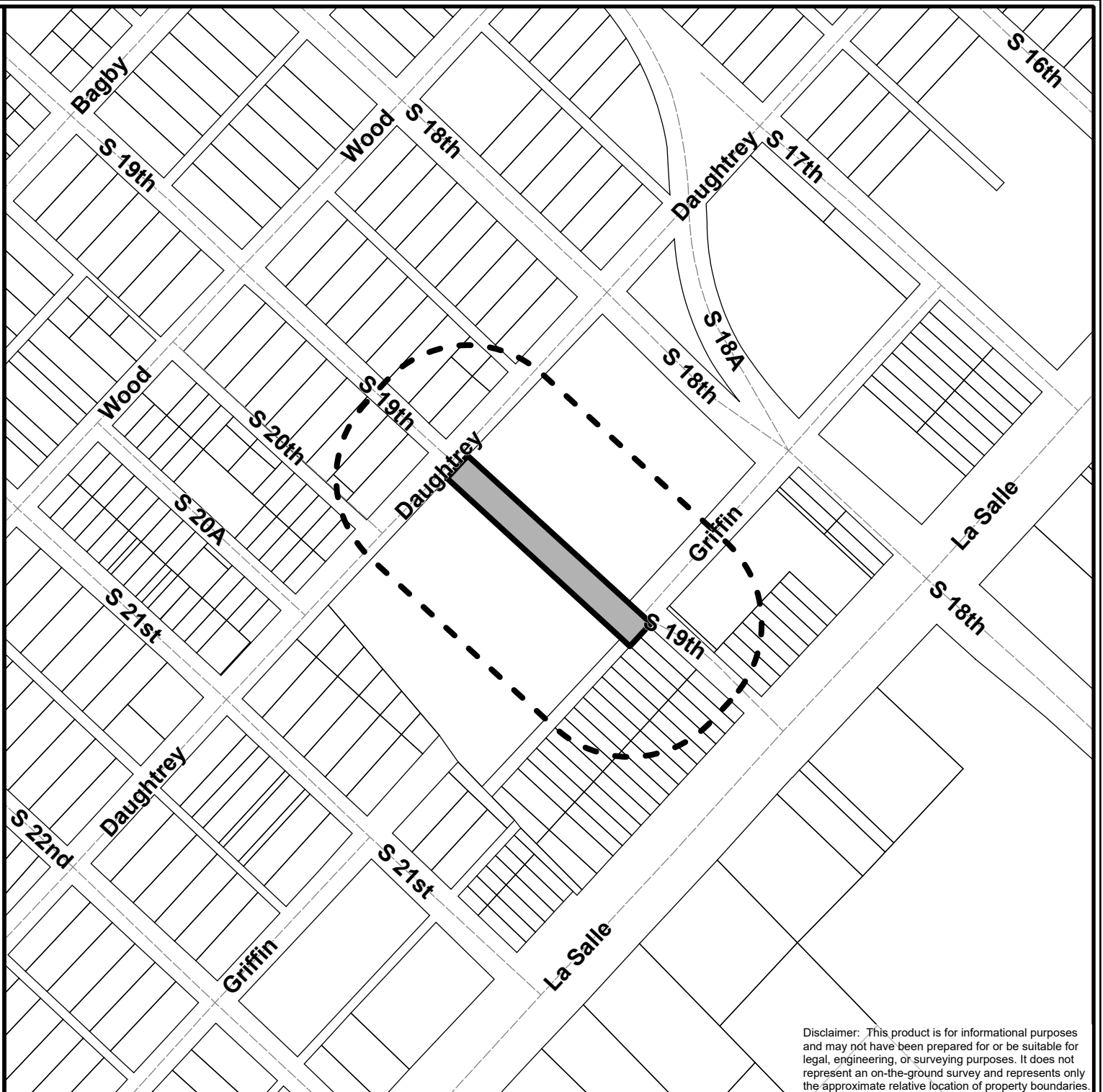
ABD-23-04

200' Property Notice



April 2023



0 75 150 300
Feet



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.

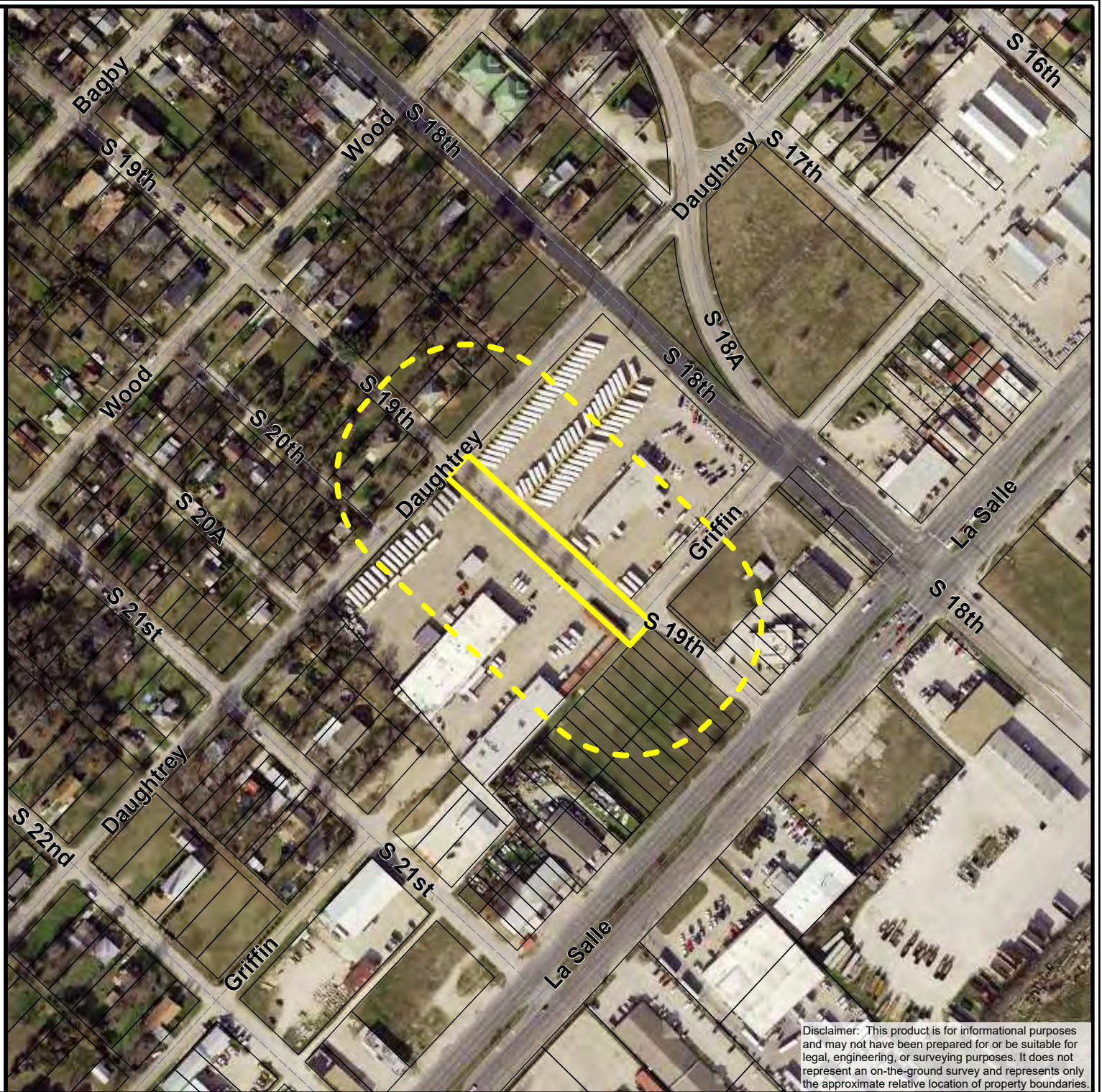
ABD-23-04

0.507 acre tract of land being a portion
of S 19th St located between PID's
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Daughtrey Ave & Griffin Ave
Property Location Map

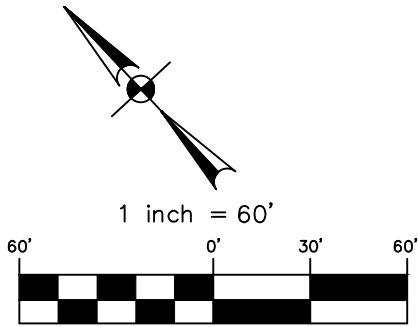
-  ABD-23-04
-  200' Property Notice



April 2023



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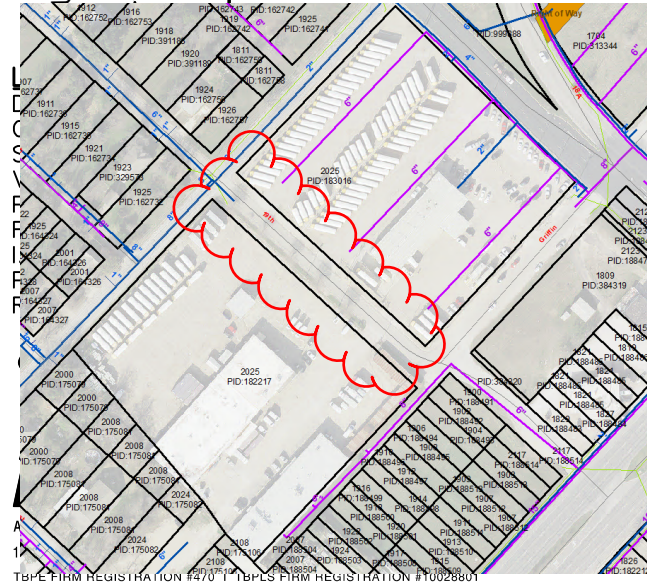
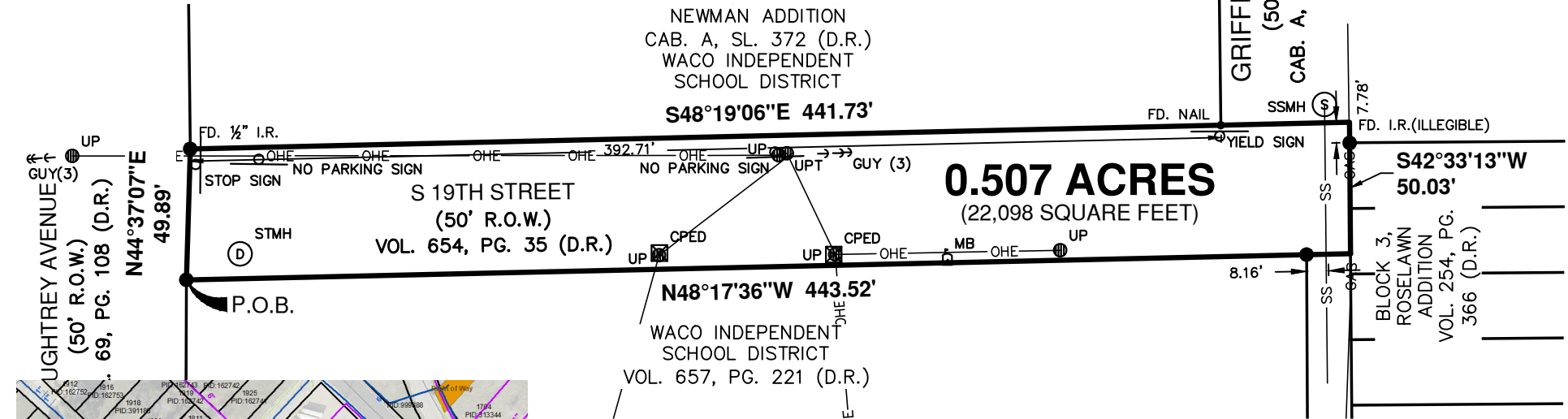


NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
3. ADJOINERS ARE FOR INFORMATIONAL PURPOSES ONLY.

EXHIBIT OF

A 0.507 ACRE OR 22,098 SQUARE FOOT TRACT OF LAND BEING A PORTION OF S. 19TH STREET, A 50-FOOT RIGHT-OF-WAY RECORDED IN VOLUME 654, PAGE 35 OF THE DEED RECORDS OF McLENNAN COUNTY, TEXAS, IN THE CITY OF WACO, McLENNAN COUNTY, TEXAS.



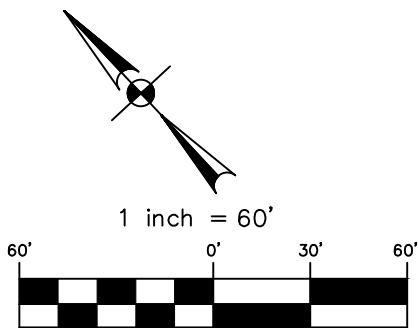
SYMBOL LEGEND		
☒	CPED	COMMUNICATION, TELEPHONE, CABLE PEDESTAL
→	GUY	GUY ANCHOR
♠	MB	MAILBOX
—	ADVERTISING/ROAD/UTILITY SIGN WITH DESCRIPTION	
⊙	STMH	SANITARY SEWER MANHOLE
⊕	SSMH	STORM DRAIN MANHOLE
⦿	UP	UTILITY POLE
⦿	UPT	UTILITY POLE W/TRANSFORMER

LINE LEGEND		
— GAS —	GAS	GAS LINE
— OHE —	OHE	OVERHEAD ELECTRIC
— SS —	SS	SANITARY SEWER LINE

FEBRUARY 27, 2023

SHEET 1 OF 1

JOB No.: 51176-00

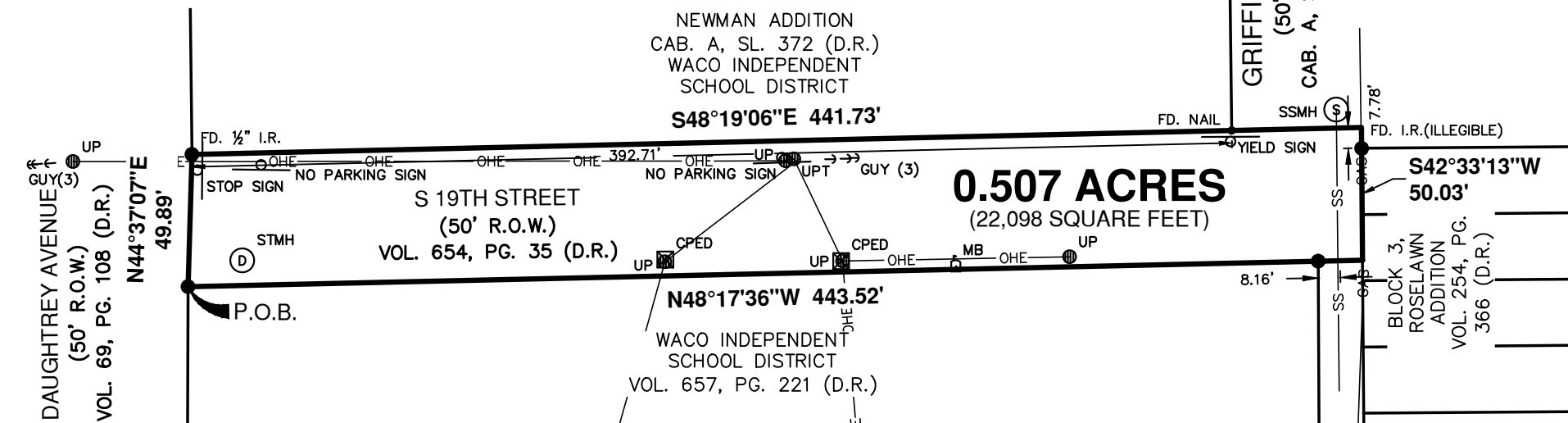


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LEGEND:

D.R. DEED RECORDS OF McLENNAN COUNTY, TEXAS
 CAB. CABINET
 SL. SLIDE
 VOL. VOLUME
 PG. PAGE
 FD. FOUND
 I.R. IRON ROD
 P.O.B. POINT OF BEGINNING
 R.O.W. RIGHT OF WAY

FOUND IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" UNLESS OTHERWISE NOTED



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SYMBOL LEGEND		
	CPED	COMMUNICATION, TELEPHONE, CABLE PEDESTAL
	GUY	GUY ANCHOR
	MB	MAILBOX
	ADVERTISING/ROAD/UTILITY SIGN WITH DESCRIPTION	
	STMH	SANITARY SEWER MANHOLE
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LINE LEGEND		
	GAS	GAS LINE
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FEBRUARY 27, 2023

SHEET 1 OF 1

JOB No.: 51176-00

FIELD NOTES
FOR

A 0.507 ACRE OR 22,098 SQUARE FOOT TRACT OF LAND BEING A PORTION OF S. 19TH STREET, A 50-FOOT RIGHT-OF-WAY RECORDED IN VOLUME 654, PAGE 35 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS, IN THE CITY OF WACO, MCLENNAN COUNTY, TEXAS. SAID 0. 507 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

BEGINNING at a ½" iron rod with yellow cap marked "Pape-Dawson" found on a point in the southwest right-of-way line of said S. 19th Street, said point being in the southeast right-of-way line of Daughtrey Avenue, a 50-foot right-of-way recorded in Volume 69, Page 108 of the Deed Records of McLennan County, Texas, said point being the north corner of Waco Independent School District Tract recorded in Volume 657, Page 221 of the Waco Independent School District Tract, for the west corner and **POINT OF BEGINNING** hereof;

THENCE N 44°37'07" E, departing the northeast boundary line of said Waco Independent School District Tract, with the southeast right-of-way line of said Daughtrey Avenue, a distance of **49.89 feet** to a ½" iron rod found on a point in the northeast right-of-way line of said S. 19th Street, said point being in the southeast right-of-way line of said Daughtrey Avenue, same being the west corner of Lot 1, Block A of Newman Addition, a subdivision according to the plat recorded in Cabinet A, Slide 372 of the Deed Records of McLennan County, Texas for the north corner hereof;

THENCE S 48°19'06" E, departing the southeast right-of-way line of said Daughtrey Avenue, with the northeast right-of-way line of said S. 19th Street, same being the southwest boundary line of said Lot 1, Block A, at a distance of 392.71 feet passing a nail in asphalt found on a point in the northeast right-of-way line of said S. 19th Street, same being the northwest right-of-way line of said Earle Street, said point being the south corner of said Lot 1, continuing with the northeast right-of-way line of said S. 19th Street, for a total distance of **441.73 feet** to a calculated point in the ostensible northwest right-of-way line of Griffin Avenue, a 50-foot right-of-way as shown in said Lot 1, Block A of Newman Addition, for the east corner hereof;

THENCE S 42°33'13" W, with the ostensible northwest right-of-way line of said Griffin Avenue, at a distance of 7.78 feet passing an iron rod with illegible cap found on a point in the ostensible northwest right-of-way line of said Griffin Avenue, said point being in the southeast terminus of said S, 19th Street, same being the north corner of Block 3, Roselawn Addition, a subdivision according to the plat recorded in Volume 254, Page 366 of the Deed Records of McLennan County, Texas, continuing with the southeast terminus of said S. 19th Street, same being the northwest boundary line of said Block 3, Roselawn Addition, a total distance of **50.03 feet** to a calculated point in the southwest right-of-way line of said S. 19th Street for the south corner hereof;

THENCE N 48°17'36" W, departing the northwest boundary line of said Block 3, Roselawn Addition, with the southwest right-of-way line of said S. 19th Street, at a distance of 8.16 feet passing a ½" iron rod with yellow cap marked "Pape-Dawson" found on a point in the southwest right-of-way line of said S. 19th Street, said point being the east corner of said Waco Independent School District Tract, continuing with the southwest right-of-way line of said S. 19th Street, same being the northeast boundary line of said Waco Independent School District tract, a total distance of **443.52 feet** to the **POINT OF BEGINNING** and containing 0.507 acres in Williamson County, Texas. Said tract being described in accordance with an exhibit prepared under Job No. 51176-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: February 27, 2023
JOB No.: 51176-00
DOC.ID.: H:\Survey\CIVIL\51176-00\Exhibits\
Word\FN51176-00_ROWAbandonment.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-01

