



City Council
Agenda Memo

City Council Meeting Date: 8/13/2015

TO: Robert Hanna, City Manager

FROM: Jon James, AICP Director of Planning and Development Services

SUBJECT: Ordinance & Public Hearing: (Final Reading) TC-2015-04 A request from Wal-Mart Stores East, LP, agent Kimley-Horn & Assoc, Inc., to abandon: Beech St between N. 21st St & Ambler Ave; an east-west alley north of N. 21st St between Grape St & Beech St; & a north-south alley east of Beech St between N. 21st St & Ambler Ave.

GENERAL INFORMATION

The street and alleys currently exist and provide access to the adjacent properties. The request is to abandon the street and alleys in this block so that a new Wal-Mart development with fuel sales can be accommodated. There are water and/or sewer lines that are located in each of these rights-of-way. There are also other utilities that will need to remain.

The abandonment of this alley would not create any block or traffic issues. The maximum block length permitted is 1,200 feet. The abandonment of Beech St will leave a block length of approximately 720 feet between Grape St and Simmons Ave. There are some utilities within the street and alleys and any existing utilities will require an easement or be relocated and be the responsibility of the developer.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Plat Review Committee: The Plat Review Committee recommends approval of the requested closure with the following conditions:

1. Provide appropriate drainage easements and utility easements as needed.
2. The proponent must pay the cost for retirement and removal of street lights along the right-of-way to be abandoned.
3. The adjacent properties must be replatted within 12 months. The replat must not create any non-conforming lots.

Staff Recommendation: Approval per the Plat Review Committee. The request would not create any block issues.

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission recommends approval by a vote of 6 in favor (Bixby, Calk, Dunnahoo, Ellinger, Rosenbaum, & McClarty) and none opposed.

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Ordinance	Ordinance
<input type="checkbox"/> Exhibit	Exhibit
<input type="checkbox"/> SPO Responses	Backup Material
<input type="checkbox"/> Staff Report	Backup Material

ORDINANCE NO. _____

EXHIBIT "A"

The City of Abilene hereby abandons: Beech St between N. 21st St & Ambler Ave; an east-west alley north of N. 21st St between Grape St & Beech St; & a north-south alley east of Beech St between N. 21st St & Ambler Ave

All Public ROW as indicated and shown in the map below within the dashed line:



With the following conditions:

1. Provide appropriate drainage easements and utility easements as needed.
2. The proponent must pay the cost for retirement and removal of street lights along the right-of-way to be abandoned.
3. The adjacent properties must be replatted within 12 months. The replat must not create any non-conforming lots.

-END-

For the PLANNING & ZONING COMMISSION

Ben Bryner, Planning Services Manager

Please call me at (325) 676-6237 if you have questions about this notice.

*Beech
St*

CASE #: TC - 2015-04

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the ad
You may attach additional sheets if needed. You may also fax or email your position to the fax number or email address
below. All correspondence must include your name and address.

Name: HENDERSON COLLETTE IRENE
Address: 1541 N 21ST ST

Mailing To: Planning and Development Services
P.O. Box 60, Abilene TX 79604

Fax #: (325) 676-6242
email: planning@abilenetx.com

I am in favor

I am opposed

Additional Comments:

*How on earth can you gro
"Abandon" a city street. This once being
my neighbors & I paid for the paving of
same 45 years ago
Mrs Henderson
1541 N 21st St Abilene*

ZONING CASE TC-2015-04

STAFF REPORT



APPLICANT INFORMATION:

Wal-Mart Stores East, LP
Agent: Kimley-Horn & Assoc, Inc.

HEARING DATES:

P & Z Commission: July 6, 2015
City Council 1st Reading: July 23, 2015
City Council 2nd Reading: August 13, 2015

REQUESTED ACTION:

Abandon: Beech St between N. 21st St & Ambler Ave; an east-west alley north of N. 21st St between Grape St & Beech St; & a north-south alley east of Beech St between N. 21st St & Ambler Ave



SITE CHARACTERISTICS:

The street and alleys currently exist and provide access to the adjacent properties. The request is to abandon the street and alleys in this block so that a new Wal-Mart development with fuel sales can be accommodated. There are water and/or sewer lines that are located in each of these rights-of-way. There are also other utilities that will need to remain.

REQUEST ANALYSIS:

The abandonment of this alley would not create any block or traffic issues. The maximum block length permitted is 1,200 feet. The abandonment of Beech St will leave a block length of approximately 720 feet between Grape St and Simmons Ave. There are some utilities within the street and alleys and any existing utilities will require an easement or be relocated and be the responsibility of the developer.

RECOMMENDATIONS:

Plat Review Committee: The Plat Review Committee recommends approval of the requested closure with the following conditions:

1. Provide appropriate drainage easements and utility easements as needed.
2. The proponent must pay the cost for retirement and removal of street lights along the right-of-way to be abandoned.
3. The adjacent properties must be replatted within 12 months. The replat must not create any non-conforming lots.

Staff Recommendation: Approval per the Plat Review Committee The request would not create any block issues.

PLANNING AND ZONING COMMISSION:

The Planning and Zoning Commission recommends approval by a vote of 6 in favor (Bixby, Calk, Dunnahoo, Ellinger, Rosenbaum, & McClarty) and none opposed.

NOTIFICATION:

Property owners within the 200' of the subject rights-of-way were notified.

OWNER	ADDRESS	RESPONSE
HENDRICK MEDICAL CENTER	2142 SIMMONS AV	In Favor
MARIANO NANCY F	2102 BEECH ST	
HENDRICK MEDICAL CENTER	1518 N 21ST ST	
HALIBURTON WILLIAM R	1618 AMBLER AV	
HENDRICK MEDICAL CENTER	1502 N 21ST ST	In Favor
HENDRICK MEDICAL CENTER	1505 N 21ST ST	
HENDRICK MEDICAL CENTER	1501 AMBLER AV	In Favor
HARDIN-SIMMONS UNIVERSITY	1608 AMBLER AV	
UNIVERSITY BAPTIST CHURCH	2141 GRAPE ST	
MAJKUT KENNETH P & LINDA	1515 N 21ST ST	In Favor
SELF VALVRIE HONEA	2118 BEECH ST	
HENDRICK MEDICAL CENTER	2118 SIMMONS AV	
HENDRICK MEDICAL CENTER	2126 SIMMONS AV	In Favor
HARDIN SIMMONS UNIVERSITY	1602 AMBLER AV	
DONOVAN B KYLE GROUP LLC	1626 AMBLER AV	
YOUNG GEORGE R & MARY F	1525 N 21ST ST	In Favor
HENDRICK MEDICAL CENTER	1633 N 21ST ST	In Favor
HENDRICK MEDICAL CENTER	1541 AMBLER AV	
HENDRICK MEDICAL CENTER	2150 SIMMONS AV	In Favor
HUERTA RICHARD THOMAS & MARIA	1641 N 21ST ST	
GREGORY QUINTIN H	1625 N 21ST ST	
LUMBUR DOROTHY M	1657 N 21ST ST	Opposed
HENDERSON COLLETTE IRENE	1541 N 21ST ST	Opposed
ABILENE SUNRISE PROPERTIES	2142 GRAPE ST	
SEGURA BALDOMERO & CELINA	2150 GRAPE ST	
HENDRICK MEDICAL CENTER	2149 BEECH ST	
SIMMONS ROBERT W & AMPARO	2110 GRAPE ST	
HENDRICK MEDICAL CENTER	1535 AMBLER AV	
AUSTIN PERRY J & RUTH A	2042 BEECH ST	
HENDRICK MEDICAL CENTER	2134 SIMMONS AV	In Favor
HENDRICK MEDICAL CENTER	2125 BEECH ST	
SMITH JAMES WELTON & YVONNE ADAIR	1533 N 21ST ST	
HENDRICK MEDICAL CENTER	2149 SIMMONS AV	In Favor
UNIVERSITY BAPTIST CHURCH	2141 GRAPE ST	
UNIVERSITY BAPTIST CHURCH	2141 GRAPE ST	
HARDIN SIMMONS UNIVERSITY	1540 AMBLER AV	
HENDRICK MEDICAL EXEMPT	1401 AMBLER AV	In Favor
HENDRICK MEDICAL CENTER	1542 N 21ST ST	
HUEY RANDALL HAWKINS	2102 GRAPE ST	Opposed





