

# STAFF REPORT



**Meeting:** June 15, 2015

**To:** Planning Commission

**From:** Rebeca A. Guerra, AICP, LEED-AP, CPD  
Planning Manager

**Planner:** Edward Vigil  
Senior Planner

**Request:** A request for approval of a 20-foot wide alley right-of-way abandonment in the Miles Addition, Blocks 21 & 21 ½.

**Location:** An undeveloped 20-foot wide alley in Block 21 & 21 1/2 , Main Part of the City of San Angelo, Per the Map of Record of Miles Addition, Numbers 1 & 2, recorded in Volume X, Page 334, Deed Records of Tom Green County, Texas.

**Size:** 20 feet wide x 433.19 feet in length totaling 8,589 square feet

## General Information

Future Land Use: Downtown

Current Zoning: PD (Planned Development) & CG  
(General Commercial) & CG/CH  
(General Commercial & Heavy Commercial)

Existing Land Use: Alley

Surrounding Zoning / Land Use:

North:	CG & PD	Shannon Medical
West:	PD	Shannon Medical
South:	CG & PD & CG/CH	Shannon Medical & Convenience Store
East:	CG & PD & CG/CH	Shannon Medical & N. Main Str.

District: SMD #3 Johnny Silvas

Neighborhood: Downtown

Major Thoroughfare Plan: North Main Street is classified as a Major Arterial Road. A "Major Arterial" requires 100 feet of right-of-way, 60 feet of pavement width, and a 5-lane section that provides adequate space for a dual left-turn lane at major intersections. Major Arterials form the primary framework of the roadway system, carry the longest trips, and have the highest traffic volumes. North Main Street exists as a four-lane undivided section, but may be upgraded to a five-lane section in the future.

**Special Information**

Private Utilities: Atmos Energy and AEP

Public Utilities: Unknown

Notification Required: Yes

Notifications Sent: 134

Responses in Favor: 1

Responses in Opposition: 0

**Recommendation:**

The Planning Division recommends **APPROVAL** of this request, **subject to the five (5) Conditions of Approval** listed below.

**Background:**

An application for an abandonment of the right-of-way for an alley was submitted to the Planning Department on May 19, 2015. It is the applicant's intent to vacate the existing 20-foot wide by 433.19-foot long alley and Replat the site in order to increase the property area by 8,589 square feet. The applicant's overall intent to amend the existing Planned Development to include 4 new properties and the alley's associated acreage to construct a new medical building.

**Analysis:**

Currently, there are City water and sewer lines, as well as AEP and Atmos utility lines, located in the alley. AEP and Atmos have agreed to work with the applicant and owner to realign the utilities with as little disruption as possible. In addition, the City of San Angelo has also agreed to work with the applicant and owner to realign the existing water and sewer lines. The owner of the property would be financially responsible to pay for all utility realignments. Given the existing utilities that run along the alley, the proposed abandonment is not expected to be disruptive to adjacent property owners.

The existing alley connects with another alley to the east of this site, but to the west the alley connects to the Shannon Downtown Medical Campus east parking lot. Entering the alley at North Main Street, the alley literally transitions into the parking lot. The alley is currently used by utility companies, vehicles, and traffic entering and exiting the Shannon Downtown Medical Campus. Abandoning this section of the alley will sever the access from North Main Street. Although Staff recommends approval of the abandonment from a municipal standpoint, staff does reiterate that the alley would no longer connect with the other active alley to the east.

**Proposed Conditions:**

1. A Replat shall be required which would include the alley segment, and all additional properties, into a unified lot which meets the requirements of all applicable City ordinances and codes.

2. Provide a notation on the Replat document referencing the Ordinance abandoning the alley segment.
3. The realignment for water and sewer lines shall be completed and paid for by the owner prior to final approval for the alley abandonment.
4. Approval of a Quick Claim Deed changing the ownership of the alley shall be required.
5. The owner of the property shall provide the City with a utility plan showing the proposed realignment for the existing utilities (water, sewer, electric, and gas) prior to the Quick Claim Deed being granted.

**Action Requested:**

The action requested is for the Planning Commission to recommend **APPROVAL** of a 20 foot wide x 433.19 foot long alley right-of-way abandonment, **subject to five (5) Conditions of Approval.**

**Attachments:**

Aerial Map  
Future Land Use Map  
Zoning Map  
Major Thoroughfare Plan  
Notification Map  
Application  
Exhibit A  
AEP Consent  
Atmos Energy Consent  
Response Letter



**ROW ALLEY ABANDONMENT**

**Shannon Medical Center**

Council District: Johnny Silvas  
 Neighborhood: Downtown  
 Scale: 1" approx. = 160 ft  
 Subject Property Legal Description(s): South of College Ave & West of Main St.

**Legend**

- Subject Properties: —
- Current Zoning: **PD & CG**
- Requested Zoning Change: **PD**
- Vision: **Downtown**







**ROW ALLEY ABANDONMENT**

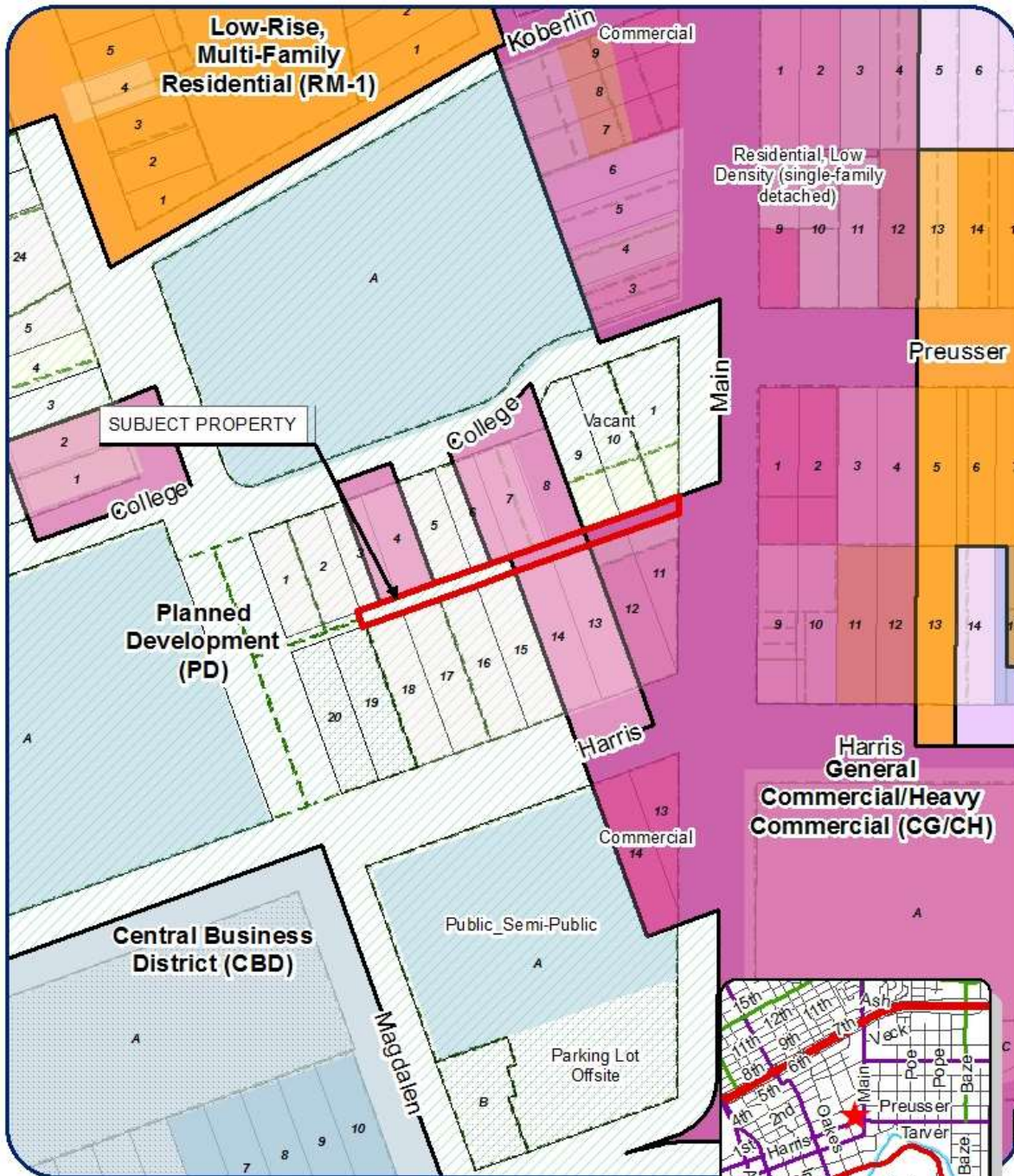
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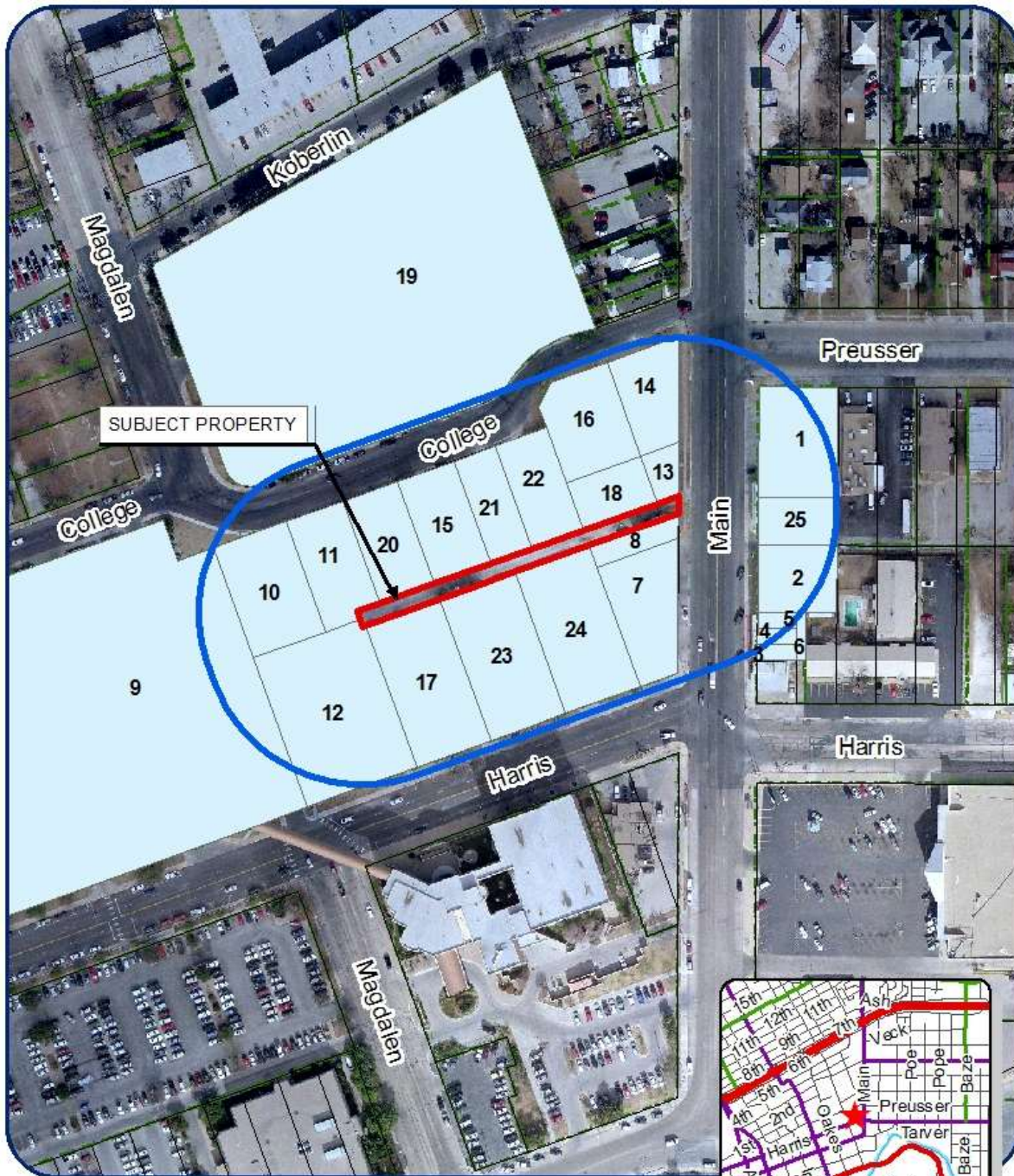
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City of San Angelo, Texas - Planning Division  
**Application to Abandon Right-of-way for Street(s) and/or Alley(s)**

Name of Applicant(s): Shannon Medical Center

Owner  Tenant  Representative (affidavit required)

Mailing Address: PO Box 1879 Telephone: 325.657.8233

City/State/Zip: San Angelo / TX / 76902-1879 Fax/other: 325.657.8236

Contact Email Address: daledroll@shannonhealth.org

Location

Subdivision Name: SAN ANGELO ADDITION

Lots and/or Blocks Affected\*: (see attached)

General Description of Location\*: Adjacent to Shannon Medical Center

Reason for Abandonment\*: Incorporation into existing PD (Planned Development)

\* use attachment, if necessary

I/We the undersigned acknowledge that the information provided above is true and correct.

  
Signature

5-14-15  
Date

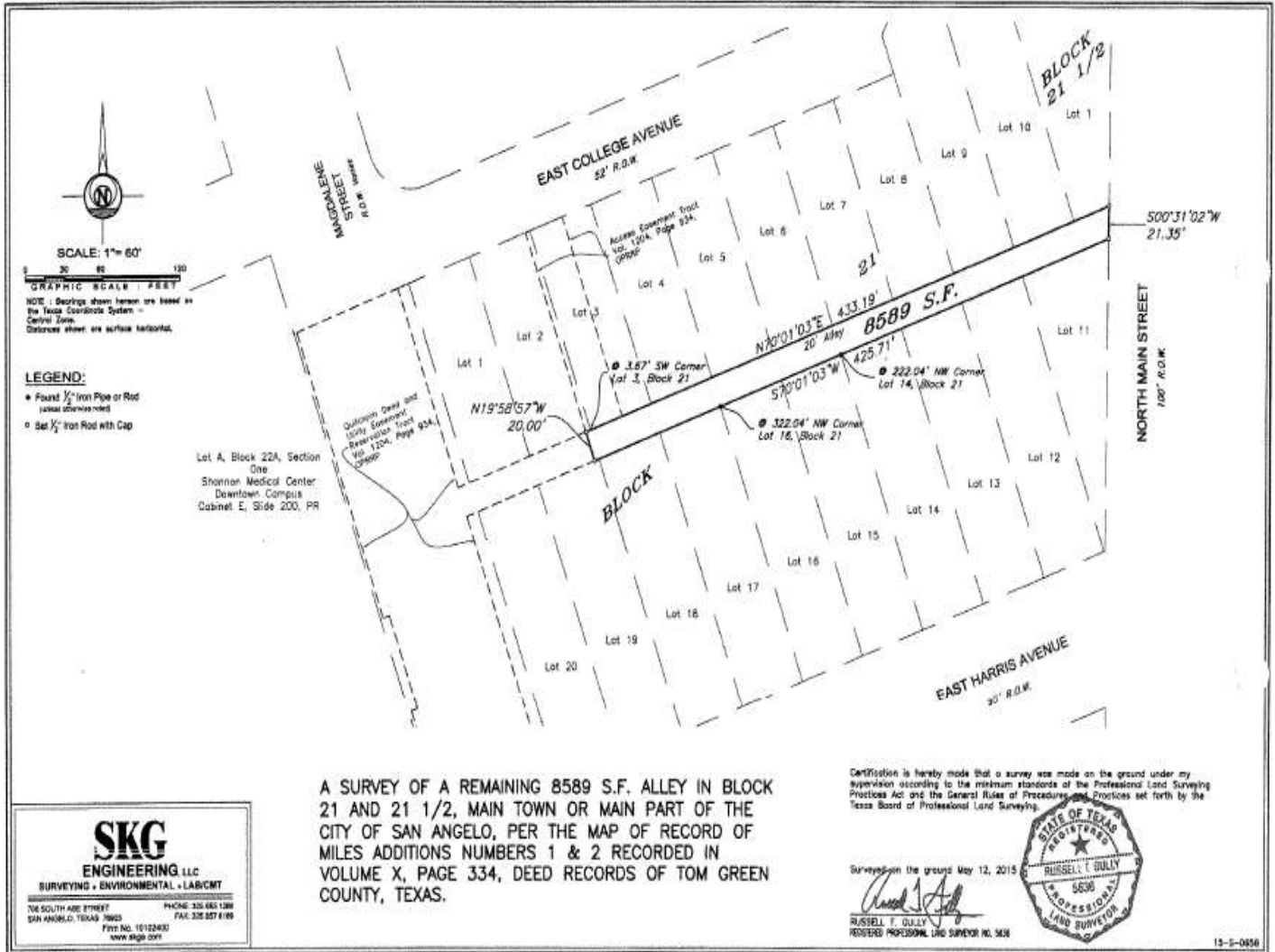
OFFICE USE ONLY

Date of application: 5/19/15 Received by: Edward Vigil

Non-Refundable Fee: \$ \_\_\_\_\_ Receipt Number: \_\_\_\_\_

Date of hearing by Planning Commission: 6/15 Date of hearings by City Council: \_\_\_\_\_

# EXHIBIT A







6.3.2015

Shannon Medical Center  
Attn: Dale Droll  
P.O. BOX 1879  
San Angelo, TX 76902

Mr. Droll,

AEP Texas North Company (AEP) has no objection to the requested alley abandonment signed by Shannon Medical Center (Shannon) on May 14, 2015, submitted to the City of San Angelo on May 19, 2015.

Shannon agrees to allow AEP to continue to operate, access, and maintain their existing electric facilities in said alley way in order to continue the electric service to the adjacent properties on a temporary basis until the facilities can be relocated and removed from the said alley way to an alternative location.

Shannon agrees to defend, indemnify, and hold AEP harmless of any possible damages, claims, injuries, etc., that may result from the electric facilities remaining in their existing location within the proposed abandoned alley way.

Shannon shall be responsible for any and all costs associated with the relocation and removal of the electric facilities; and shall fully cooperate with AEP in obtaining an alternative location/route for the electric facilities in order for AEP to continue service to its customers.

If you have any questions or need additional information, please call me at (325) 674-7426. Thank you for your time.

Very truly yours,

**AEP TEXAS NORTH COMPANY**

By:   
Michael Pritchard, Right-of-Way Agent

**ACCEPTED AND AGREED TO:**

**Shannon Medical Center**

By:   
Dale Droll

Date: 6-9-15



Friday, 5/20/15 2:01 PM  
Ahrens, Earla C <Earla.Ahrens@atmosenergy.com>  
RE: Shannon Medical Alley Abandonment

To: Vigil, Edward

You replied to this message on 6/5/2015 2:02 PM.

No it will not. We will kill it at a location that the store can still be served if they have gas at the present time.

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**From:** Vigil, Edward [<mailto:edward.vigil@cosatx.us>]  
**Sent:** Friday, June 5, 2015 1:58 PM  
**To:** Ahrens, Earla C  
**Subject:** RE: Shannon Medical Alley Abandonment

**CAUTION - THIS IS AN EXTERNAL EMAIL. Do not open attachments or click links from unknown sources or unexpected email.**

Will killing the main have any impact/effect on adjacent property owners such as the existing convenience store on the corner of Main St/Alley?

**EDWARD VIGIL,**  
SENIOR PLANNER  
CITY OF SAN ANGELO  
P:325-657-4210 x1547  
E:EDWARD.VIGIL@COSATX.US

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**From:** Ahrens, Earla C [<mailto:Earla.Ahrens@atmosenergy.com>]  
**Sent:** Friday, June 05, 2015 1:48 PM  
**To:** Vigil, Edward  
**Subject:** RE: Shannon Medical Alley Abandonment

I have just received a note from the Planning Dept. in Dallas and they confirm that we can kill the main in question with no effect on our system. If this note will suffice, please consider this the official notice that we can abandon this main. Thank You.

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**From:** Vigil, Edward [<mailto:edward.vigil@cosatx.us>]  
**Sent:** Friday, June 5, 2015 12:50 PM  
**To:** Ahrens, Earla C  
**Cc:** 'Dale Drolf'; Guerra, Rebeca  
**Subject:** RE: Shannon Medical Alley Abandonment

**CAUTION - THIS IS AN EXTERNAL EMAIL. Do not open attachments or click links from unknown sources or unexpected email.**

Mrs. Ahrens,

Thank you very much for this information. I will make a note in the file. Please let me know as soon as you get a final response. Thank you so much for emailing me.

Right-of-way abandonment (Alley)

TO BE FORMALLY ON RECORD IN FAVOR OR AGAINST THIS REQUEST, YOU MAY ALSO FILL OUT THIS FORM, SIGN IT AND MAIL IT BACK TO THE PLANNING DIVISION AT 52 W COLLEGE STREET IN SAN ANGELO, TEXAS 76903. THIS FORM CAN ALSO BE FAXED TO THE PLANNING DIVISION AT 325-657-4227.

() IN FAVOR ( ) IN OPPOSITION

REASON(S) \_\_\_\_\_  
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NAME: Daniel Baker Regal Oil, Inc. dba Star Stop Food  
ADDRESS: 424 N. Main markets  
San Angelo, TX 76903  
SIGNATURE: Daniel W. Baker

If you have any questions about these proceedings, please call the City of San Angelo's Planning Division at telephone number 325-657-4210. The Planning Division staff may also be reached at fax number 325-657-4227.