

# STAFF REPORT



**Meeting:** November 17, 2014

**To:** Planning Commission

**From:** Patrick B. Howard, AICP  
Director

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

**Case:** Approval of a street right-of-way abandonment for Crest Street

**Request:** Abandonment of an approximately 98' - 150' x 925' street right-of-way

**Location:** An undeveloped parcel known as Crest Street, being a 50-foot wide right-of-way beginning approximately 520 feet east of the intersection of North Bryant Boulevard and Humble Road, running south 649.14 feet from Humble Road and then west 653.17 feet back to North Bryant Boulevard in northwest San Angelo

**Size:** 1.469 acres

## **General Information**

Future Land Use:	Commercial
Zoning:	Single-Family Residential (RS-1)
Existing Land Use:	Single-family residence & Vacant land

Surrounding Zoning / Land Use:

North:	Light Manufacturing (ML) Ranch and Estate (R&E)	Knights of Columbus single family dwellings
West:	Light Manufacturing (ML)	Construction storage equipment, Riverside Hills Golf Club
South:	General Commercial (CG)	Vacant commercial land
East:	Single-Family Residential (RS-1)	single family dwellings on large lots

District: CMD#2 – Marty Self

Neighborhood: Riverside Neighborhood

Thoroughfares/Streets: Per the Master Thoroughfare Plan (MTP), North Bryant Boulevard and Humble Road are identified as arterial streets. An arterial street connects collector streets to freeways and other arterials carrying large volumes of traffic at high speeds, access is secondary and mobility is the primary function of these streets. The MTP requires Humble Road to have a minimum paving width of 64 feet and a minimum right-of-way width of 80 feet. Humble Road at present is approximately 26 feet wide with a 50-foot right-of-way. Should the applicant decide to replat the subject properties, a dedication of half of the required right-of-way along Humble Road shall be required, approximately an additional 15 feet of width.

**Recommendation:**

The Planning Division recommends **APPROVAL** of this request, **subject to one (1) Condition of Approval.**

## **History and Background:**

Situated in the northeast corner of the City, the applicant has made a request to abandon a proposed right-of-way named Crest Street that has yet to be constructed. The proposed right-of-way is bounded on three sides by Single-Family Residential (RS-) Zoned land and by Humble Road at its most northern end. It is the applicant's intent to combine all of the lots west, north, and south of the proposed right-of-way into two parcels with frontage onto Bryant Boulevard. A plat has been created, but yet reviewed by Staff or approved by the Planning Commission, which reflects this action. If this plat is ultimately approved by the Planning Commission, then the abandonment of the proposed right-of-way will not serve to create any land-locked parcels, which would be prohibited by the City's Subdivision Ordinance. A Condition of Approval has been proposed by Staff which would require that before City Council review and approval is granted for the Crest Street right-of-way abandonment, the proposed plat which combines all of the affected parcels must be approved by the Planning Commission.

Private utility and sewer utility easements are shown on the proposed Stafford Development Section Plat. The proposed plat is anticipated to create two lots. Lot 1 will have frontage onto Bryant Boulevard and Humble Road and Lot 2 will have frontage onto Bryant Boulevard. Any properties which have had land dedicated to the Crest Street right-of-way will have the abandoned acreage divided between all adjacent land owners. No properties are anticipated to be left without access onto a right-of way as a result of the approval of this abandonment.

The property is also the subject of a Rezoning request (Z14-35) to change the zoning classification from Single-Family Residential (RS-1) to General Commercial (CG). The Rezoning case will be heard at the November 17, 2014, Planning Commission meeting. In order to have a more cohesive presentation and understanding of the development and changes proposed for the entire property, Staff will be scheduling the Rezoning request concurrently with this Abandonment of Right-of-Way request for the December 16, 2014, City Council meeting.

## **Condition:**

1. Approval of the abandonment of right-of-way for Crest Street shall be conditioned upon approval of the Stafford Development Section One Plat by the Planning Commission.

**Notification:**

On November 7, 2014, 9 notifications were mailed out within a 200-foot radius of the subject site. As of November 14, 2014, there were 0 responses in favor and 0 responses in opposition of the request.

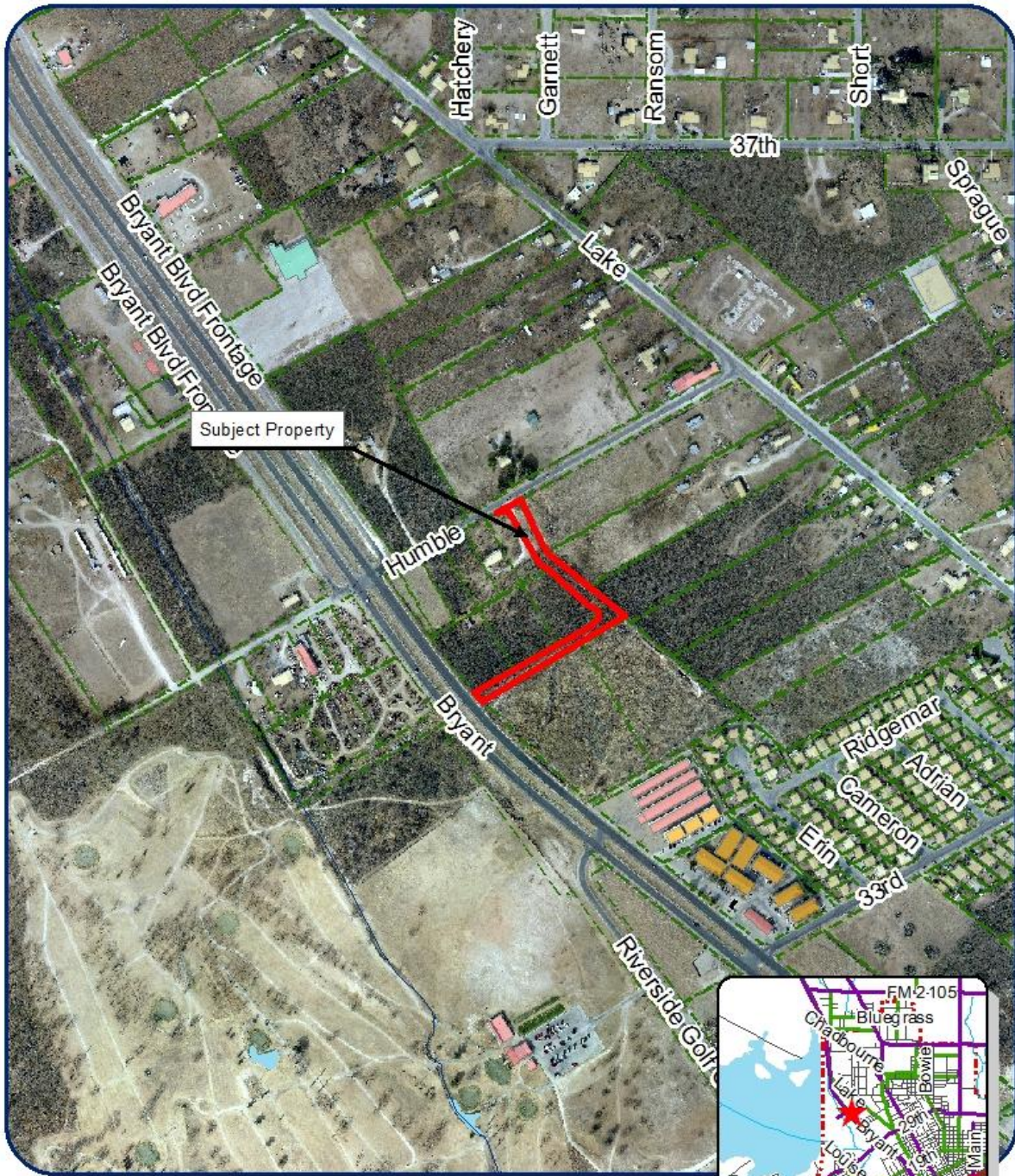
**Action Requested:**

The action requested is for the Planning Commission to recommend **APPROVAL** of the Street Right-of-Way Abandonment for Crest Street, **subject to one (1) Condition of Approval.**

**Attachments:**

- Aerial Map
- Future Land Use Map
- Zoning Map
- Major Thoroughfare Map
- Notification Map
- Proposed Stafford Development Section One Plat





**Zoning Case File**

**ROW Abandonment: Crest Street**

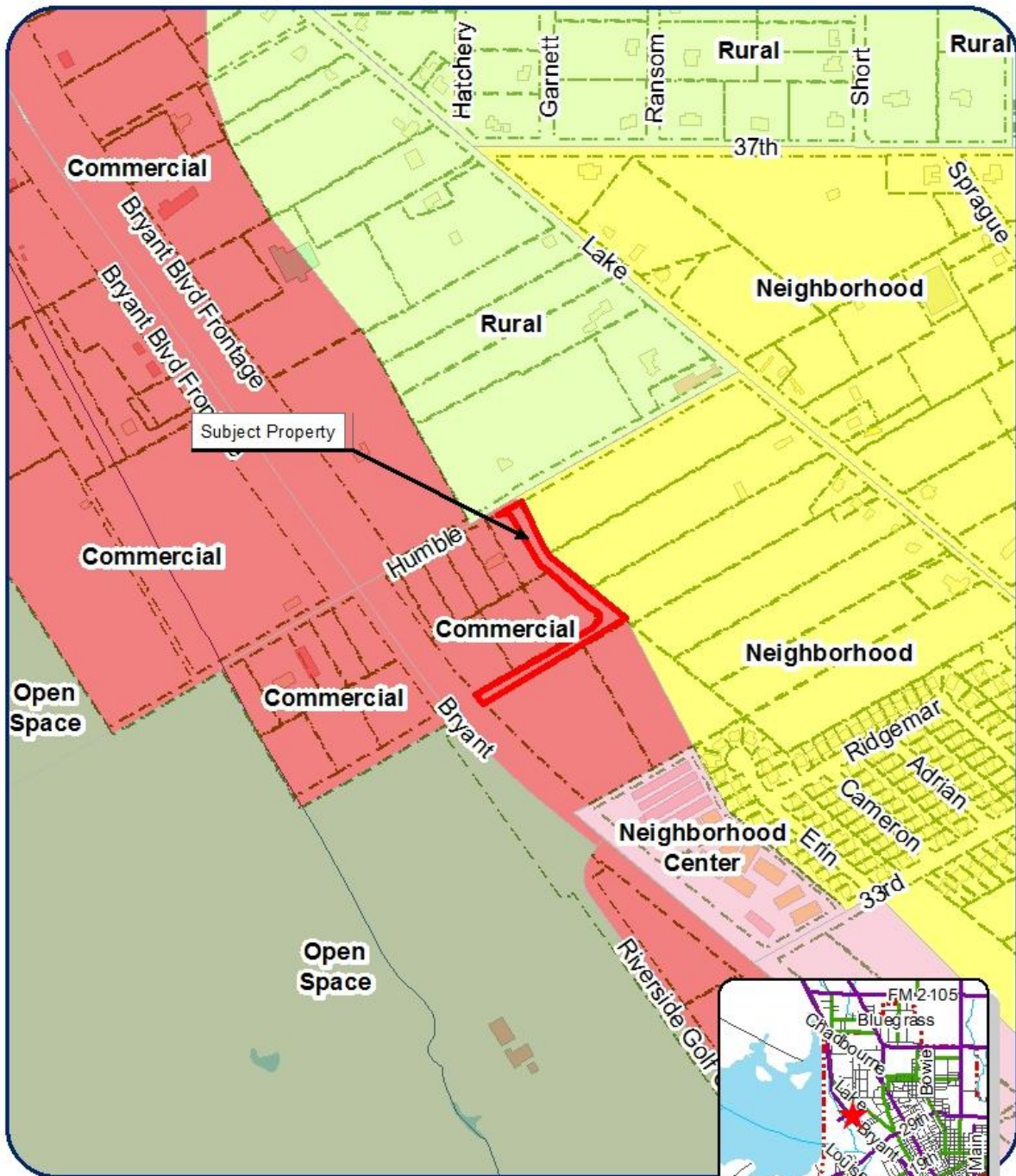
Council District: Marty Self  
 Neighborhood: Riverside  
 Scale: 1" approx. = 500 ft  
 Subject Property: SE of Humble Road and N. Bryant Blvd. 1.469 acres

**Legend**

- Subject Properties: —
- Current Zoning: **RS-1**
- Requested Zoning Change: **CG**
- Vision: **Commercial**







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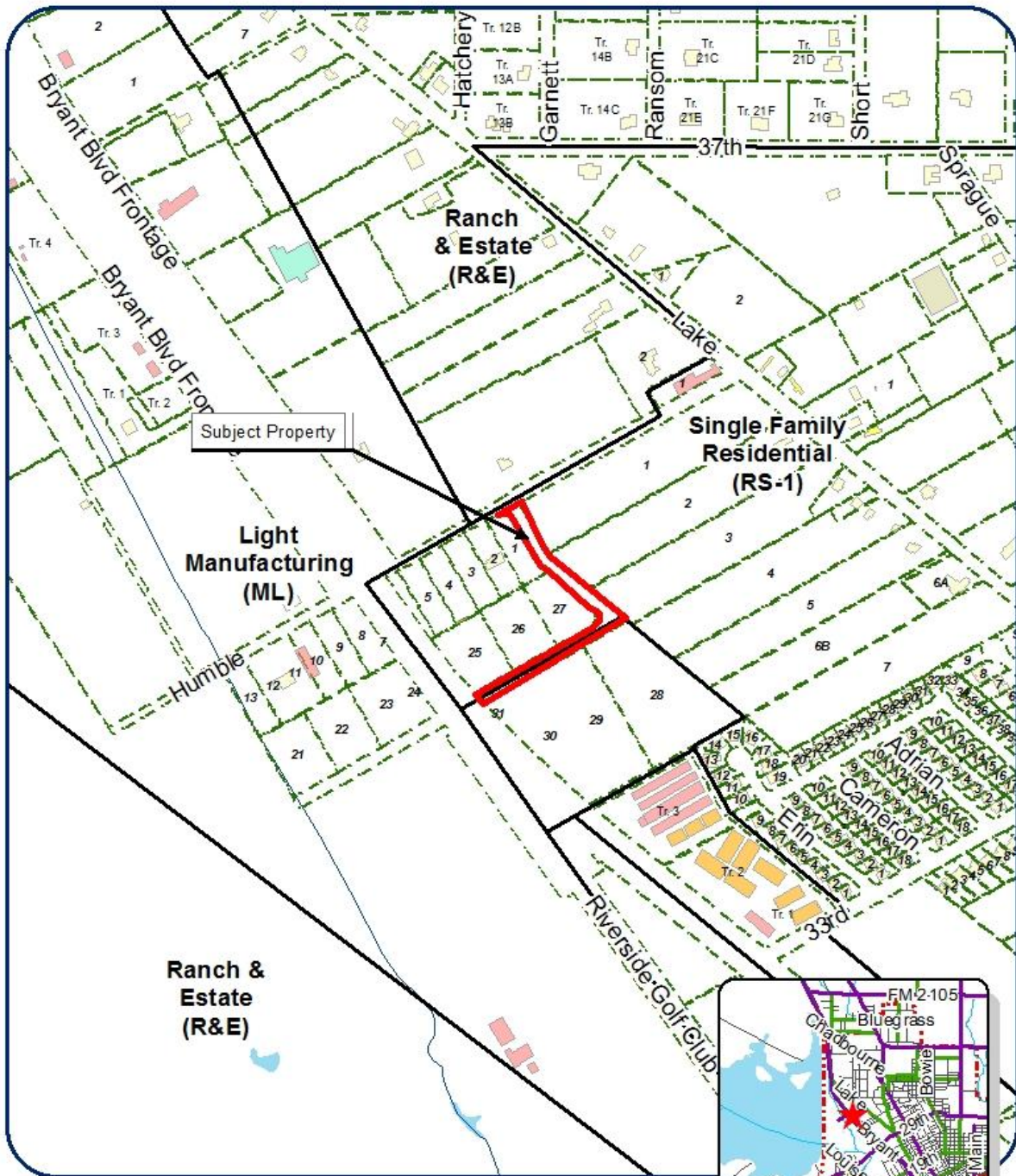
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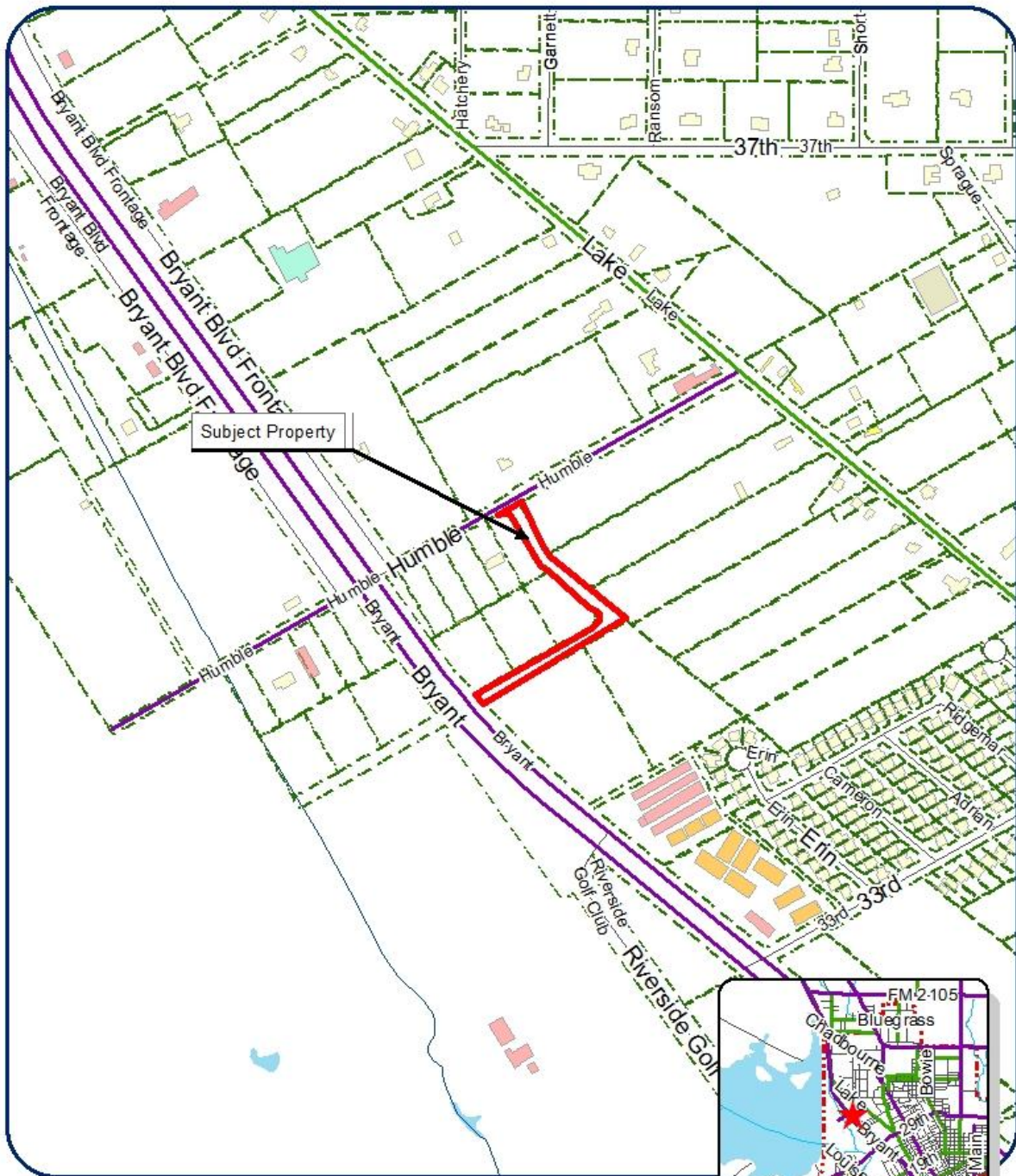
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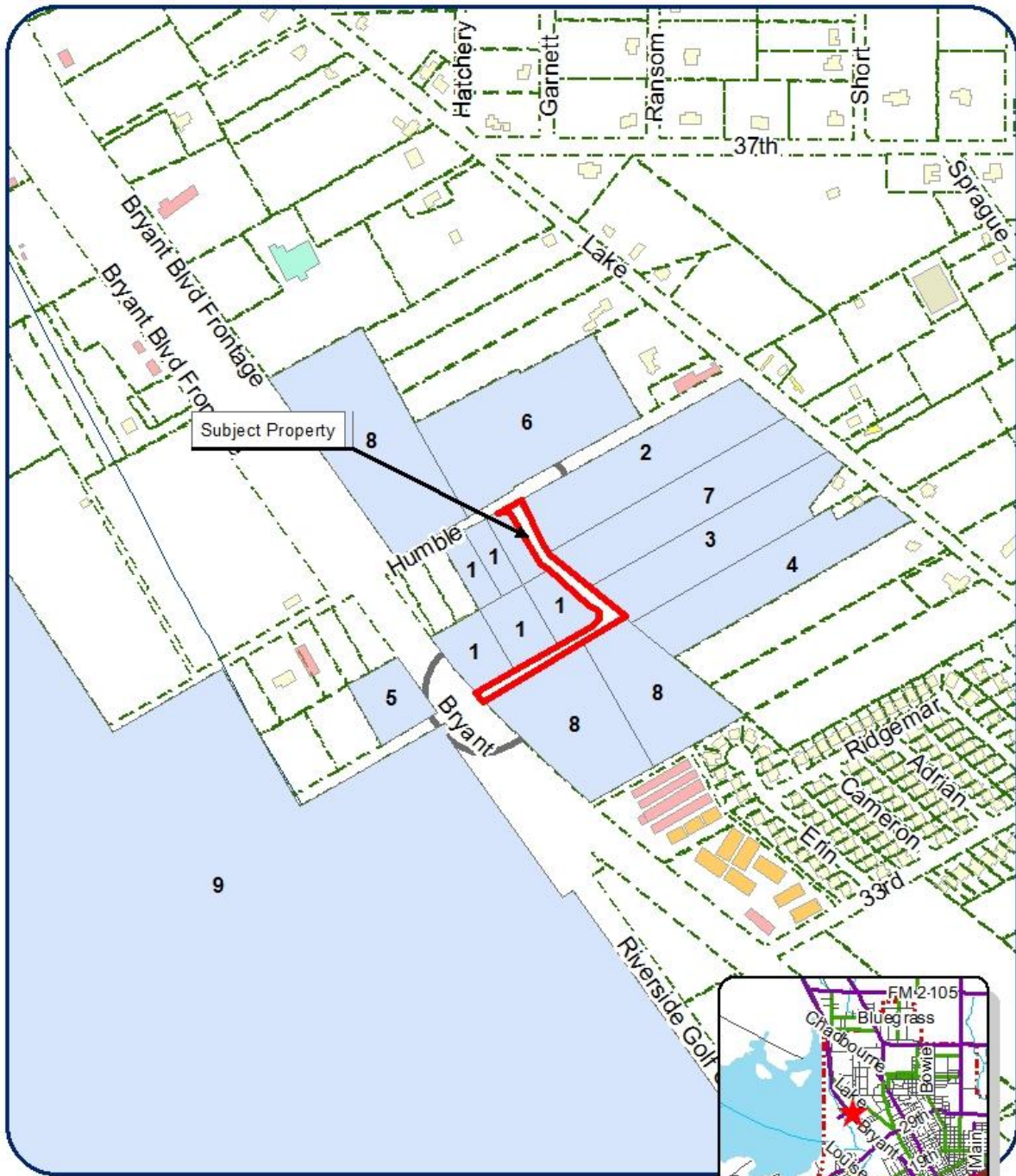
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**STAFFORD DEVELOPMENT  
SECTION ONE**

City of San Angelo, Tom Green County, Texas.

CONSIDERED, CANCELED Stafford Development, L.L.C.  
 DESCRIPTION: Being 8.000 acres, being all of Lots 1, 2, 3, 4, 5, 20, 21, 26 and 28, that  
 all of Lots 4, 24, 25, 26 and 27, and that part of Crowl Street east of the land acquired by  
 the State of Texas, et al in condemnation suit described in judgment recorded in Volume  
 501, Page 255, Deed Records of Tom Green County, Texas, and in Block 1, Lateral  
 Easement, City of San Angelo, Tom Green County, Texas, according to the map and/or plat  
 recorded in Volume 1, Page 252, Deed Records of Tom Green County, Texas.

ACKNOWLEDGMENT/VERIFICATION  
 We, Stafford Development, L.L.C. do hereby adopt this plat  
 as the subdivision of our property and dedicate for the use  
 of the easements shown herein.

\_\_\_\_\_  
 Managing Partner  
 STATE OF TEXAS  
 COUNTY OF TOM GREEN  
 This instrument was acknowledged before  
 me on \_\_\_\_\_  
 by the Stafford Development, L.L.C.

\_\_\_\_\_  
 Notary Public in and for Texas