



Memorandum

Date: July 15, 2015
To: Seguin City Council
From: Pamela Centeno
Director of Planning/Codes
RE: Request to Abandon Undeveloped ROW in the Springs Hill Addn #2 Subdivision

The property owner of 402 Springs St. and surrounding properties is requesting the abandonment of a portion of undeveloped ROWs in the Springs Hill Addn. #2 Subdivision. The subdivision was platted in 1947. A large part of the eastern segment of the Springs Hill Subdivision is undeveloped and the street and utility improvements were never completed by the developer.

Ms. Belcher-Hughes is proposing to replat the 20 lots into 1 lot and rezone it to Agricultural Ranch (A-R) in order to build a home on the combined acreage of 11+ acres. She is requesting that the City of Seguin abandon the portions of the ROW within the area proposed for replatting in order to create one contiguous tract.

Staff recommended the approval of the abandonment for the following reasons:

- Both of the unnamed streets in between Blanks and Springs streets are unpaved and do not contain any public utilities or infrastructure.
- The areas proposed for abandonment are contiguous only to those lots owned by Ms. Belcher-Hughes. Abandonment of the ROW would not hinder access to any other existing lots.
- Connectivity to the adjoining tract to the east is provided from the undeveloped portions of Springs Street and Blanks Street, therefore abandonment of the proposed areas will not prevent access to the adjoin area to the east if it is developed in the future.
- The undeveloped area immediately to the east of the subdivisions is zoned A-R as well and staff finds the creation of another large tract next to the existing A-R area appropriate and consistent with the surrounding properties.

The Planning and Zoning Commission voted to recommend the approval of the ROW abandonment within the Spring Hill #2 Addition to allow the 0.65 acres to be included in the replat of the 20 lots owned by Ms. Belcher-Hughes.