



## Planning and Zoning Commission Report ROW Abandonment – PV061715

The following Right-of-Abandonment request was considered during a public hearing at the Planning & Zoning Commission meeting on July 14, 2015:

### **ROW ABANDONMENT request of 0.65 acres within the right-of-way of two unnamed streets in the Spring Hill #2 Addition**

Pamela Centeno presented the staff memo and indicated a request for ROW abandonment is a rare occurrence. The right-of-way is located in the Spring Hill #2 Addition, which was platted in 1947. The eastern section of this subdivision has never been developed. The applicant is wishing to replat 20 lots (split by the two unnamed streets) into one contiguous 11+ acre lot for residential and agricultural use. Abandonment of the right-of-way would achieve this. Staff is recommending approval based on the contiguous ownership of the 20 lots, the lack of public utilities and infrastructure in the ROWs' 0.65 acres, and connectivity can be achieved to the large tract to the east via Blanks and Springs St.

The applicant was present to answer questions. Ms. Belcher-Hughes answered questions about the physical aspects of the property and their intended use. Gloria Kinz of Tri-County Surveying addressed the issue of the two 50 foot easements located on the eastern portion of Blanks and Springs St; she explained that the original developer, Francis Spring reserved these areas for future use. To release these reserves, the heirs of Ms. Spring would need to be located.

The regular meeting was recessed and a public hearing was held. No one spoke during the public hearing and the regular meeting was reconvened for action. Commissioner Starcke spoke of a past request of ROW abandonment on E Washington St and asked how that differs from this request. The difference is there is one property owner that is affected by the abandonment. The request along E Washington affected multiple owners and would have resulted in the loss of connectivity in the downtown area.

After consideration of the staff memo and all information given, the Planning and Zoning Commission voted 6-0-0, to recommend to City Council to approve the ROW abandonment request of 0.65 acres in the Spring Hill #2 Addition.

### **RECOMMENDATION TO APPROVE ROW ABANDONMENT – MOTION PASSED 6-0-0.**

Dora Toungate  
Planning Assistant

ATTEST: Pamela Centeno  
Director of Planning/Codes