

CASE NUMBER  
VR-2026-048

APPLICANT/PROPERTY OWNER  
Randy Frank

PUBLIC HEARING DATE  
May 12, 2026

PROPERTY ADDRESS/LOCATION  
Alley behind 924 S 6<sup>th</sup> Street

**SUMMARY OF REQUEST**

Randy Frank has filed a request to vacate the alley adjacent to his property. The alley has never been developed, and the northern portion of this block has been vacated previously. The Technical Advisory Committee notes that utilities are present in the area and so a utility easement will be necessary. Staff recommend that the area be vacated while reserving the entire area as a utility easement.



Map data ©2026 Esri World Topographic Map with overlays

EXISTING ZONING Not applicable	EXISTING LAND USE Platted alley	SURROUNDING ZONING & LAND USE North-R-2; Vacant East-R-2; Vacant South-R-2; Residential West-R-2; Residential	SITE IMPROVEMENTS Utilities only	SIZE OF PROPERTY Approx 0.06 acres/2,400 sq feet
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**STAFF RECOMMENDATION**

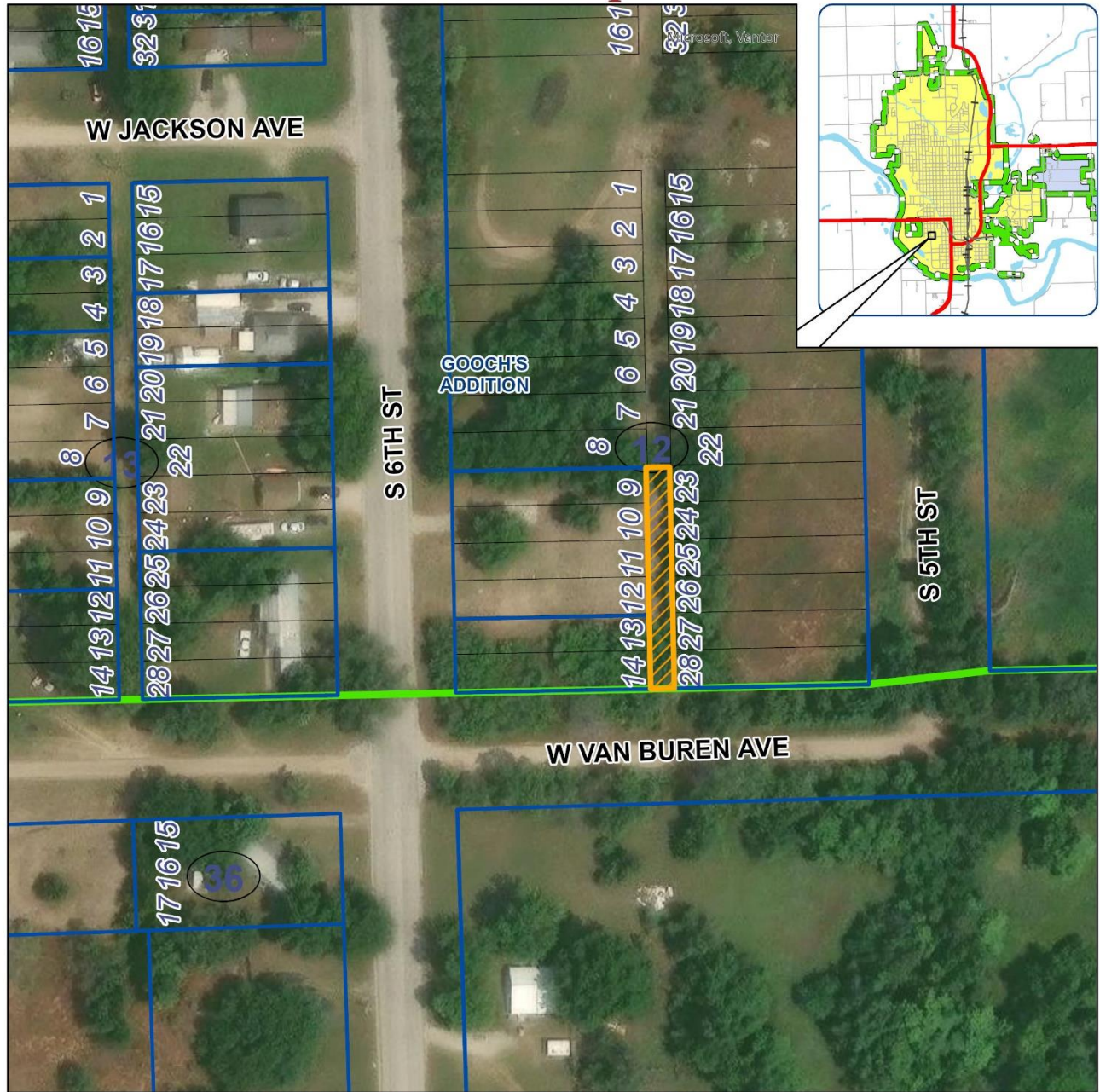
Staff recommend approval of the request but reserve a utility easement over the entire area.

<p><b>TECHNICAL ADVISORY COMMITTEE COMMENTS</b> There are some utilities in the area but retaining a utility easement will retain appropriate utility access.</p>	<p><b>PROPERTY HISTORY</b> This area was platted in 1887. The alley was never improved. Staff was unable to determine when the rest of the alley in this block was vacated but maps indicate the area is vacated.</p>
	<p><b>NOTICE GIVEN</b> Proper notice was published in the newspaper. Notices were sent to the property owners within 200 feet.</p>

**PRIVATE RIGHTS /PUBLIC GAIN/LOSS**

The alley is undeveloped except for utilities. A utility easement will ensure that access to utilities is retained while allowing additional limited use of the property for the adjacent property owners.

# Vacation Request



A request to vacate the alley in Block 12 Gooch's Addition

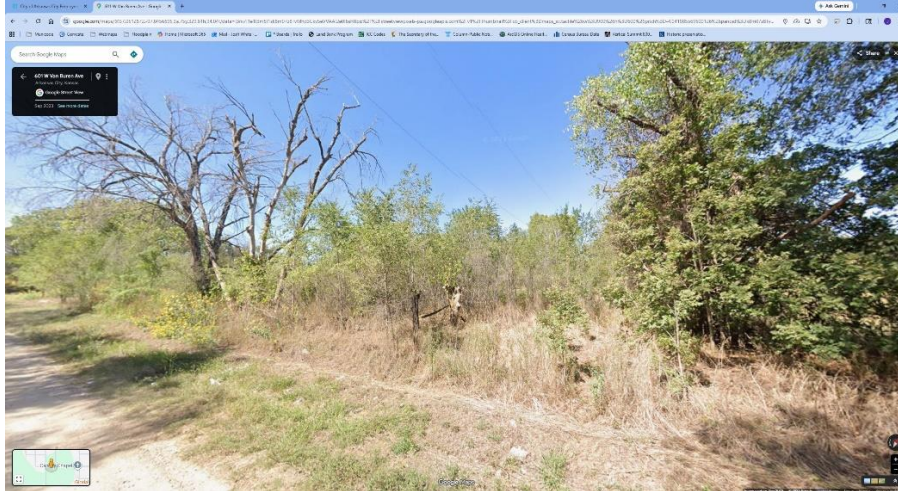
-  Vacation Request
-  Property Lines
-  Subdivision Lots
-  Subdivisions

Produced by the  
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Created: April 02, 2026

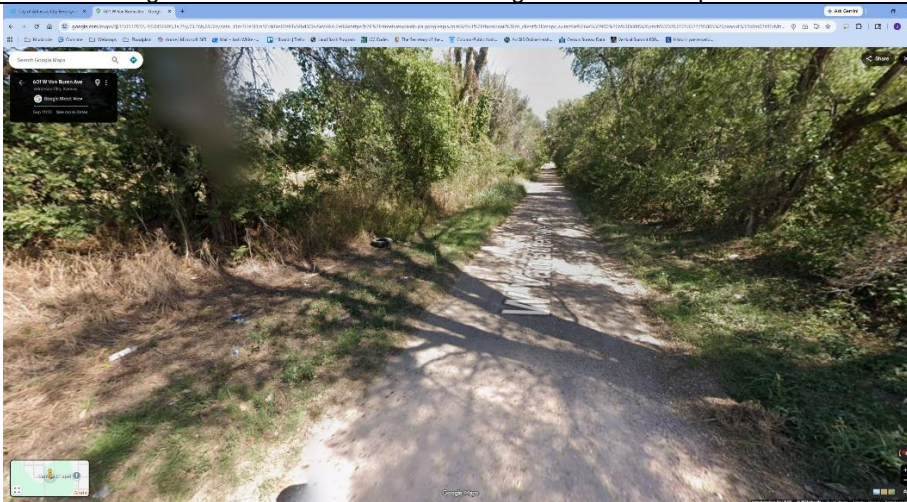




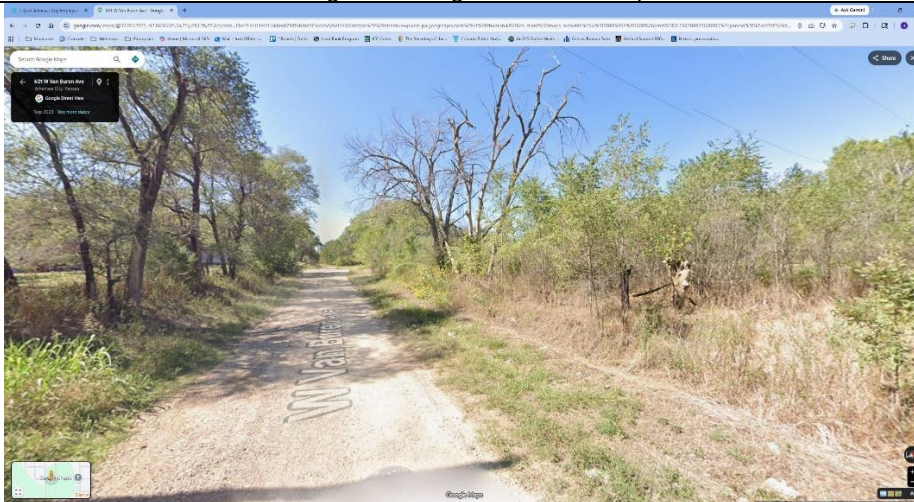
## Neighborhood Photos



Looking north to area to be vacated. Google Streetview September 2023



Van Buren looking east. Google Streetview September 2023



Van Buren looking West. Google Streetview September 2023