
STAFF REPORT

Meeting

Date: November 1, 2021

To: Chairman and Members of the Planning and Zoning Commission

From: Calvin Chaney, Fire Chief/Code Enforcement

Subject: Request to abandon alley in the 800 block of Walker Street East

Purpose:

Public hearing and consider approval of Ordinance 21-13 to authorize the closing, vacating, and abandoning the portion of an alley between lots 5-10 and lots 11-16 of block N of the Breckenridge East Addition; providing for conveyance of said abandoned alley property and authorizing the Mayor to execute all related documents.

Existing Condition of Property:

The property in question is the alleyway behind the open lot at 810 E. Walker. The property has been cleared of grass and trees—Raydon construction manicured lot for construction.

Adjacent Existing Land Uses and Zoning:

North: Christian Fellowship Church – Zoned R3
South: US Hwy. 180 – Zoned C1
East: Valero Minit Mart and residential home, both Zoned C2
West: Cedar Creek Taxidermy and residential home, both Zoned I1

Development Review Analysis:

Tommy Wimberley (Petitioner) is the current owner and is requesting alley closure on behalf of the pending sale to Atwell Group, LLC, which will then develop new construction for Allsup's. Atwell Group, LLC would like to remove all utilities in the alleyway, including city sewer, Oncor delivery lines, AT&T cable, and Suddenlink Communications. Atwell Group, LLC has contacted all utility providers to petition the removal of their services from the alleyway. Staff has spoken to the Oncor representative, Gordon Drake, to confirm the request about electrical distribution lines being relocated.

Planning and Zoning Recommendation:

The Planning and Zoning Commission held their public hearing on October 12, 2021 and recommended approval of the request to vacate the alley at said location with the condition the below conditions:

- **Property owner shall have all utilities within said property relocated.**
- **Property owner will be required to replat the property with additional said property included prior to a building permit being issued.**