

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

March 7, 2013



RP12-23: proposed Replat of Blocks 107 - 109 in the Bryan Original Townsite and abandoned portions of N. Bryan Avenue, W.16th, W. 17th and W. 18th Streets

SIZE AND LOCATION: 6.02 acres of land adjoining the east side of North Bryan Avenue, West 15th and West 18th Streets

EXISTING LAND USE: warehouses and vacant land

ZONING: Commercial District (C-3)

APPLICANT(S): Bryan Cotton Warehouse, Inc.

AGENT: Kerr Surveying L.L.C.

STAFF CONTACT: Randy Haynes, Project Planner



BACKGROUND:

The applicant is requesting that all of the lots in Blocks 107, 108 and 109 in the Bryan Original Townsite be replatted into a new one lot subdivision, proposed Lot 1 in Block 107R in the Bryan Original Townsite. The subject property is currently zoned Commercial District (C-3) and partially occupied by warehouses (“Bryan Cotton Warehouse”). In addition, recently abandoned portions of N. Bryan Avenue and W. 16th Street, (Ordinance No. 1976, approved on November 19, 2012) will also be incorporated into the proposed 6.02 acre lot. Portions of W. 17th and W. 18th Streets that were abandoned previously by the Bryan City Council are also proposed to be part of this new lot.

RECOMMENDATION:

The proposed replat will conform to all requirements of applicable codes and ordinances, The Site Development Review Committee and staff recommend **approving** this proposed replat.