

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

October 17, 2013



RP13-15: proposed Replat in Block 28 of the Bryan Original Townsite

- SIZE AND LOCATION:** Lots 6 and 7 in Block 28 of the Bryan Original Townsite and an adjacent 0.0826-acre portion of public right-of-way that has been requested to be abandoned, being a total of 0.3696 acres of land located at the southeast corner of North Washington Avenue and East 23rd Street
- EXISTING LAND USE:** retail building
- ZONING:** Retail District (C-2)
- APPLICANT(S):** Brent Hairston
- AGENT:** ATM Surveying
- STAFF CONTACT:** Randy Haynes, Project Planner



BACKGROUND AND RECOMMENDATION:

The applicant, Mr. Brent Hairston, wishes to reconfigure Lots 6 and 7 in Block 28 of the Bryan Original Townsite and an adjacent 0.0826-acre portion of public right-of-way for North Washington Avenue and East 23rd Street into one new lot (proposed Lot 6R). The right-of-way abandonment request (case no. RA13-06) is also scheduled for consideration by the Planning and Zoning Commission during its meeting on October 17, 2013.

The subject property is currently zoned Retail District (C-2) and is occupied by a commercial building and adjoining parking lot. No new public infrastructure is required with this replat, in accordance with subdivision regulations.

With City Council's approval of the right-of-way abandonment request, 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, **subject to City Council's approval of Right-of-way Abandonment case no. RA13-06**. The Council is tentatively scheduled to consider that request during its regular meetings on November 12 and 18, 2013.