

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**



May 2, 2013

**RP13-08: proposed Replat in Block 121 of the Bryan Original Townsite**

- SIZE AND LOCATION:** 0.155 acres of land, being 50 feet of Lot 6 and a 20-foot wide and 50-foot long portion of public alley right-of-way that has been requested to be abandoned in Block 121 of Bryan Original Townsite, and adjoining the south side of the 200 block of West 23<sup>rd</sup> Street between North Bryan and North Parker Avenues
- EXISTING LAND USE:** vacant land / off-street parking spaces
- ZONING:** Downtown – North District (DT-N)
- APPLICANT(S):** John Patterson
- AGENT:** Joe Schultz, P.E.
- STAFF CONTACT:** Maggie Dalton, Staff Planner



**BACKGROUND AND RECOMMENDATION:**

The applicant is proposing to replat 50 feet of Lot 6 and a 20-foot wide and 50-foot long portion of public alley right-of-way that has been requested to be abandoned (case no. RA13-03) in Block 121 of Bryan Original Townsite into one new lot that is proposed to be 6,750 square feet in size. The applicant is considering a new commercial development on this property which is currently zoned Downtown – North

(DT-N) District. The alley abandonment request is also scheduled for consideration by the Planning and Zoning Commission during its meeting on May 2, 2013.

With approval of the abandonment request for the 20' x 50' alley portion, 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. RA13-03.**