

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



CITY OF BRYAN

June 6, 2013

RP13-12: proposed Replat in Block 40 of the Bryan Original Townsite

SIZE AND LOCATION: 0.855 acres of land, being Lots 6 through 10 and a 34-foot wide and 250-foot long portion of public right-of-way that has been requested to be abandoned in Block 40 of Bryan Original Townsite, and adjoining the south side of the 400 block of East 26th Street between South Texas and South Houston Avenues

EXISTING LAND USE: businesses / parking spaces

ZONING: Retail District (C-2)

APPLICANT(S): Robertson Neal

AGENT: Kerr Surveying, LLC

STAFF CONTACT: Maggie Dalton, Staff Planner



BACKGROUND AND RECOMMENDATION:

The applicants are proposing to replat Lots 6 thru 10 in Block 40 of Bryan Original Townsite and a 24-foot wide and 250-foot long portion of East 26th Street right-of-way that has been requested to be abandoned (case no. RA13-05). The right-of-way abandonment request is also scheduled for consideration by the Planning and Zoning Commission during its meeting on June 6, 2013.

The replat proposes to create two new lots that are proposed to be 0.513 and 0.342 acres in size, respectively. The replat shows a new 22-foot wide and 250-foot long public access and public utility easement over a portion of the East 26th Street right-of-way that has been requested to be abandoned. No new 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. RA13-05**. The Council is tentatively scheduled to consider that request during its regular meetings on July 9 and 23, 2013.