

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



CITY OF BRYAN

November 6, 2014

RP14-22: proposed Replat of a portion of Lots 1, 2, 9 and 10 in Block 47 of Oak Grove Park Addition, as well as 0.17 acres of public alley right-of-way that has been requested to be abandoned, and a 14.3-foot wide strip of land in Tabor Addition (an unrecorded subdivision)

SIZE AND LOCATION: 0.28 acres of land adjoining the south side of San Jacinto Lane (State Highway 21) between W. 14th Street and N. Sims Avenue

EXISTING LAND USE: residential

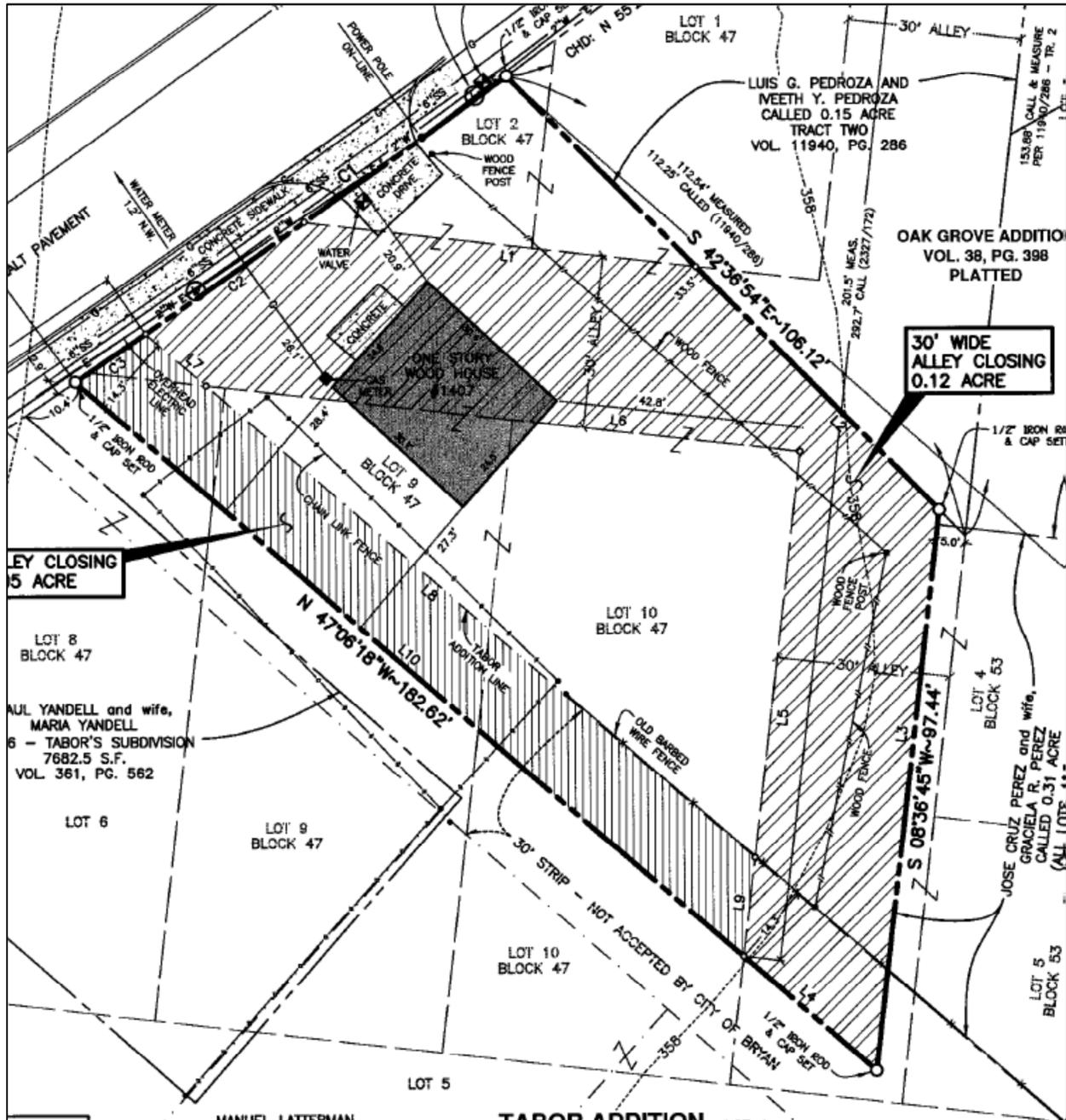
ZONING: Mixed Use District (MU-2)

APPLICANT(S): Eric Barton, City of Bryan Community Development Services

STAFF CONTACT: Randy Haynes, Senior Planner



DETAIL FROM REPLAT DRAWING:



BACKGROUND AND RECOMMENDATION:

As part of a plan to replace a substandard residence on the subject property on behalf of the owner, Maria Esther Realegeno, the City of Bryan's Community Development Services Department wishes to first formally confirm the property boundaries of her lot. Although the Final Plat of the Oak Grove Park Addition was recorded in 1913, the portion of Oak Grove in the general area of the subject property has been during the intervening 100 years further subdivided by metes and bounds deeds without formal replatting. As a result, many of the lot lines described on that final plat do not match actual ownership

parcels that exist today. In the case of the subject property, portions of two alleys and one unrecorded right-of-way, possibly another alley, encumber the tract owned by Mrs. Realegeno.

Relating to and in preparation for this replat procedure, staff is requesting that specific rights-of-way encumbering and adjacent to the lot owned by Mrs. Realegeno be abandoned by the City Council. That request, the subject of case no. RA14-06, is also scheduled to be considered by the Planning and Zoning Commission during its regular meeting on November 6, 2014.

The subject property is currently zoned Mixed Use District (MU-2). The newly described lot, Lot 10R, is proposed to be 0.28 acres in size. No new public infrastructure is required in conjunction with this proposed replat.

The Site Development Review Committee and staff recommend approving the proposed replat, subject to City Council's approval of the right-of-way abandonment as it has been requested with case no. RA14-06. If that request is approved, then the proposed replat will conform to all requirements of applicable codes and ordinances.