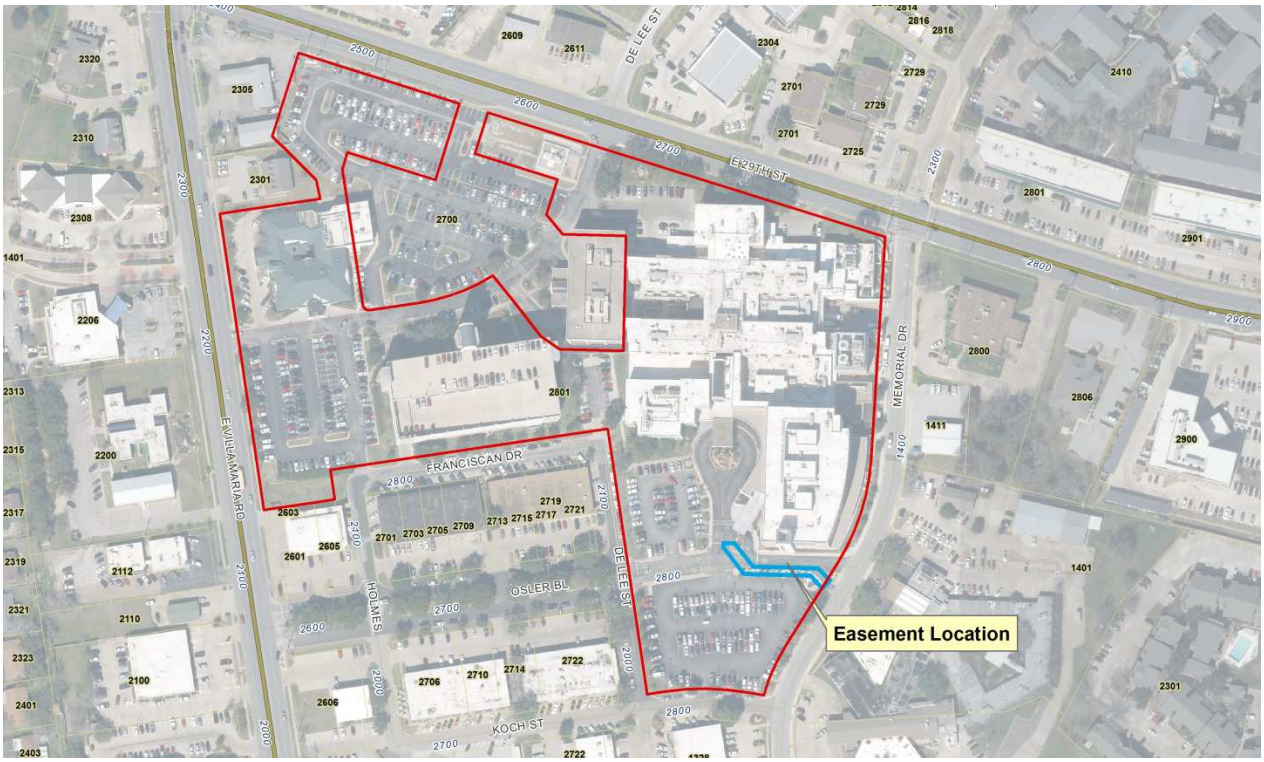
PLANNING AND ZONING COMMISSION
STAFF REPORT

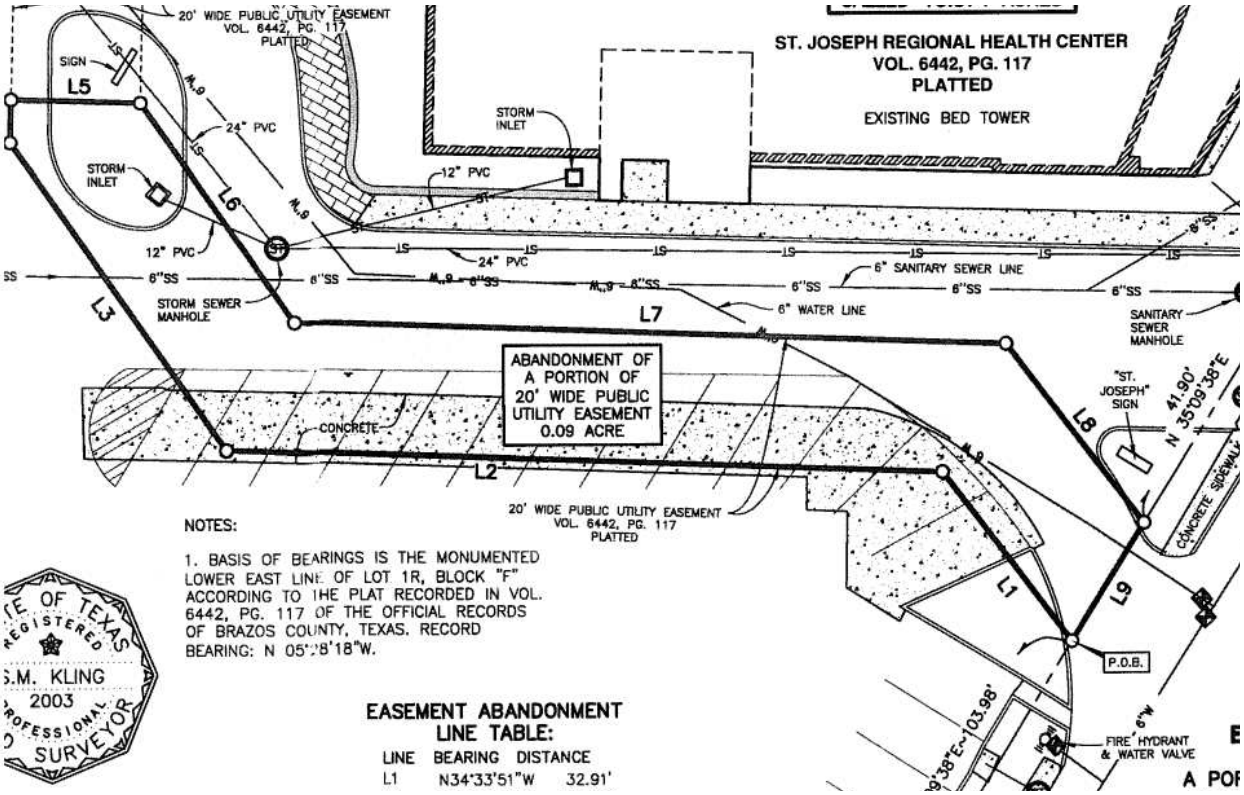
August 21, 2014

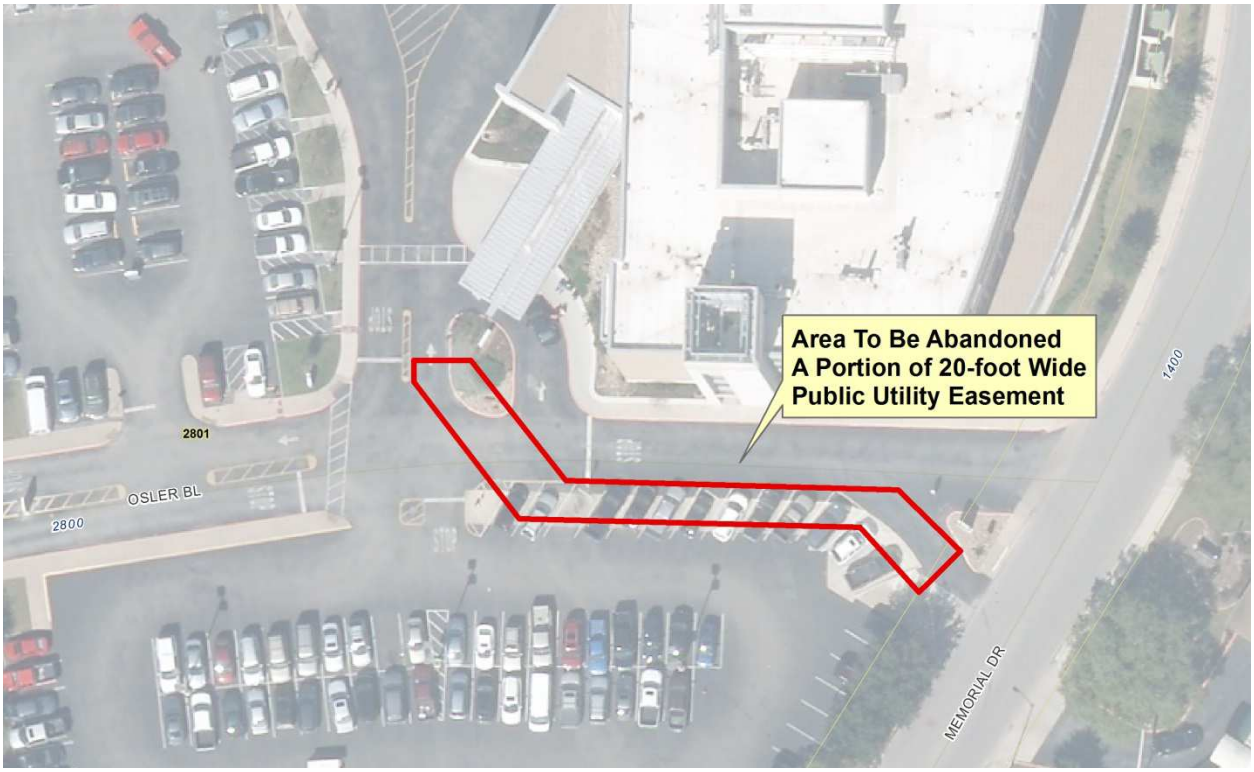
CITY OF BRYAN

Easement Release case no. ER14-01: St. Joseph Regional Health Center

CASE DESCRIPTION:	a request to release a portion of a 20-foot wide public utility easement (3,920 sq. ft.) extending generally east of Memorial Drive in Lot 1 of Block F of St. Joseph Regional Health Center Subdivision
LOCATION:	1400 block of Memorial Drive between East 29th and Kent Streets
APPLICANT(S):	St. Joseph Healthcare Center
AGENT:	Mitchell & Morgan, LLP
STAFF CONTACT:	Matthew Hilgemeier, Staff Planner
SUMMARY RECOMMENDATION:	Staff recommends **approving** the requested easement release, **subject to a condition**.




20' WIDE PUBLIC UTILITY EASEMENT
VOL. 6442, PG. 117
PLATTED
ST. JOSEPH REGIONAL HEALTH CENTER
VOL. 6442, PG. 117
PLATTED
EXISTING BED TOWER
SIGN
L5
STORM INLET
24" PVC
L6
12" PVC
6"SS
STORM SEWER MANHOLE
L3
6" SANITARY SEWER LINE
6" WATER LINE
L7
SANITARY SEWER MANHOLE
ABANDONMENT OF A PORTION OF 20' WIDE PUBLIC UTILITY EASEMENT 0.09 ACRE
CONCRETE
L2
"ST. JOSEPH" SIGN
L8
N 35°09'36"E
41.90'
CONCRETE SIDEWALK
20' WIDE PUBLIC UTILITY EASEMENT
VOL. 6442, PG. 117
PLATTED
L1
L9
P.O.B.
FIRE HYDRANT & WATER VALVE
NOTES:
1. BASIS OF BEARINGS IS THE MONUMENTED LOWER EAST LINE OF LOT 1R, BLOCK "F" ACCORDING TO THE PLAT RECORDED IN VOL. 6442, PG. 117 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: N 05°28'18"W.
S.M. KLING
2003
PROFESSIONAL SURVEYOR
EASEMENT ABANDONMENT LINE TABLE:
LINE BEARING DISTANCE
L1 N34°33'51"W 32.91'


Area To Be Abandoned
A Portion of 20-foot Wide
Public Utility Easement
2801
OSLER BL
2800
1400
MEMORIAL DR

BACKGROUND:

Only Bryan's City Council can authorize the release of easements intended for public use that were dedicated by a legal instrument other than a subdivision plat. The Planning and Zoning Commission is asked to make a recommendation to the City Council regarding all easement release requests.

In 2004, a 20-foot wide public utility easement was granted by the St. Joseph Regional Health Center to the City of Bryan as part of the replatting process (Vol. 6442, Pg. 117) for the subject property. This easement was granted to the City during the development of a new wing of the St. Joseph Hospital constructed on the east side of the property located at 2801 Franciscan Drive. The 0.09 acre (3,920 square feet) portion of the easement depicted in the illustrations above is now proposed to be released.

The applicants are proposing to redevelop the existing parking lot to include a new emergency room with ambulance entrances along Memorial Drive which requires the abandonment of the easement. Existing utilities located in this easement will be removed and replaced in new locations with the construction of the new Emergency Room. Once these new utilities are installed, the appropriate easements will be dedicated to the City by separate instrument.

The Site Development Review Committee and staff **recommend approving** the release of this portion of the easement, **subject to the condition** that the easement not be released until existing public utility infrastructure improvements are removed from the easement area and new public utility infrastructure has been installed and accepted by the City of Bryan.