

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**August 21, 2014**



**Right-of-way Abandonment case no. RA 14-03:  
portions of West 23<sup>rd</sup> Street and North Parker Avenue**

**SIZE AND LOCATION:** approximately 3,049 square feet of public street right-of-way for West 23<sup>rd</sup> Street and North Parker Avenue, adjacent and north and east of Block 142 in the Bryan Original Townsite

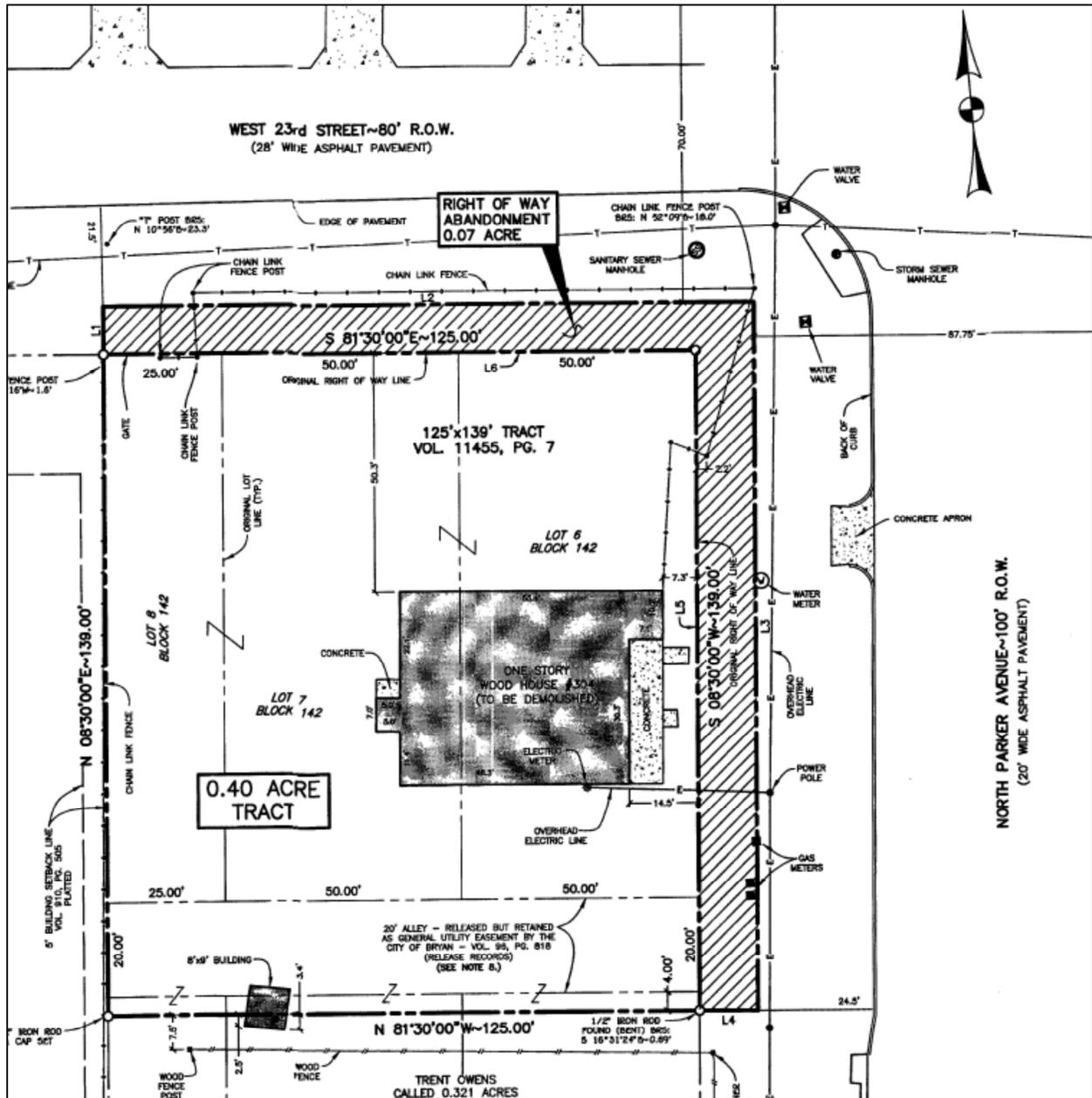
**APPLICANT(S):** Chris Lawrence

**STAFF CONTACT:** Randy Haynes, Senior Planner

**SUMMARY RECOMMENDATION:** Staff recommends **approving** the requested right-of-way abandonment.



**DETAIL OF PROPOSED REPLAT DRAWING (case no. RP14-11) SHOWING THE AREA OF RIGHT-OF-WAY REQUESTED TO BE ABANDONED:**



**RIGHT-OF-WAY REQUESTED TO BE ABANDONED:**

The applicant, Chris Lawrence, is requesting the official abandonment portions of public street rights-of-way for West 23<sup>rd</sup> Street and North Parker Avenue, adjacent to Block 142 of the Bryan Original Townsite, to formally integrate this tract with his ownership of the adjoining land. The rights-of-way requested to be abandoned is 3,049 square feet in area and has never been improved as a driving surface.

Acting on behalf of the general public, only Bryan's City Council is authorized to officially abandon all or portions of rights of way dedicated for public use. The Planning and Zoning Commission hears and makes a recommendation on proposals to abandon any such rights-of-way.

**ANALYSIS AND RECOMMENDATION:**

Excess right-of-way burdens the public with possible continued maintenance, liability concerns, and is an inefficient use of urban land. The rights-of-way requested to be abandoned will be functionally integrated with adjacent land and made available for development. Abandoning the subject rights-of-way, therefore, will not interfere with the smooth circulation of vehicular and pedestrian traffic.

The Site Development Review Committee and staff recommend **approving** the request to abandon these portions of public street right-of-way, **subject to the condition that a formal replat encompassing all property which the applicant owns or will own after abandonment of these rights-of-way is filed with the City for recording.** Abandoning the subject rights-of-way, as recommended, will allow this land to be integrated with adjacent lots and relieve the public from continued maintenance responsibilities. Staff contends that the recommended rearrangement of land will have the most likely long-range public benefit.