

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



CITY OF BRYAN

August 21, 2014

**RP14-11: proposed Replat of Lots 6, 7 and parts of Lots 3, 4, 5, and 8 in Block 142
of Bryan Original Townsite and portions of public street right-of-way
for West 23rd Street and North Parker Avenue**

SIZE AND LOCATION: 0.47 acres of land at the southwest corner of West 23rd Street and North Parker Avenue

EXISTING LAND USE: detached single-family residence

ZONING: Downtown North District (DT-N)

APPLICANT(S): Chris Lawrence

AGENT: Chris Lawrence

STAFF CONTACT: Randy Haynes, Senior Planner



Zoning Map:



BACKGROUND:

The applicant is requesting that this portion of Block 142 in the Bryan Original Townsite be replatted into twelve individual lots for the development of townhomes. The existing building on the property will be demolished. The proposed lots would be recorded as Lot 6R-1 through 6R-12. As part of this requested replat, to add to the developable land area, the applicant has requested a 10-foot right-of-way abandonment along West 23rd Street and a 12.5-foot right of way abandonment along North Parker Avenue. (Right-of-Way Abandonment case no. RA14-03).

In 1978, when the public alley in Block 142 was abandoned by City Council; a public utility easement was reserved over the area that was the alley. Since that time, all public utilities have been removed from the area, and the applicant has requested release from that easement. (Easement Release case no.ER14-03).

Both of the aforementioned cases, RA14-03 and ER 14-03, are scheduled for consideration by the Planning and Zoning Commission during their regular meeting, August 21st, 2014.

RECOMMENDATION:

The proposed replat will conform to all requirements of applicable codes and ordinances, **subject to the City Council approval** of right-of-Way Abandonment case RA14-03 and Easement Release ER14-03. The Site Development Review Committee and staff recommend **approving** this proposed replat.