

June 18, 2015

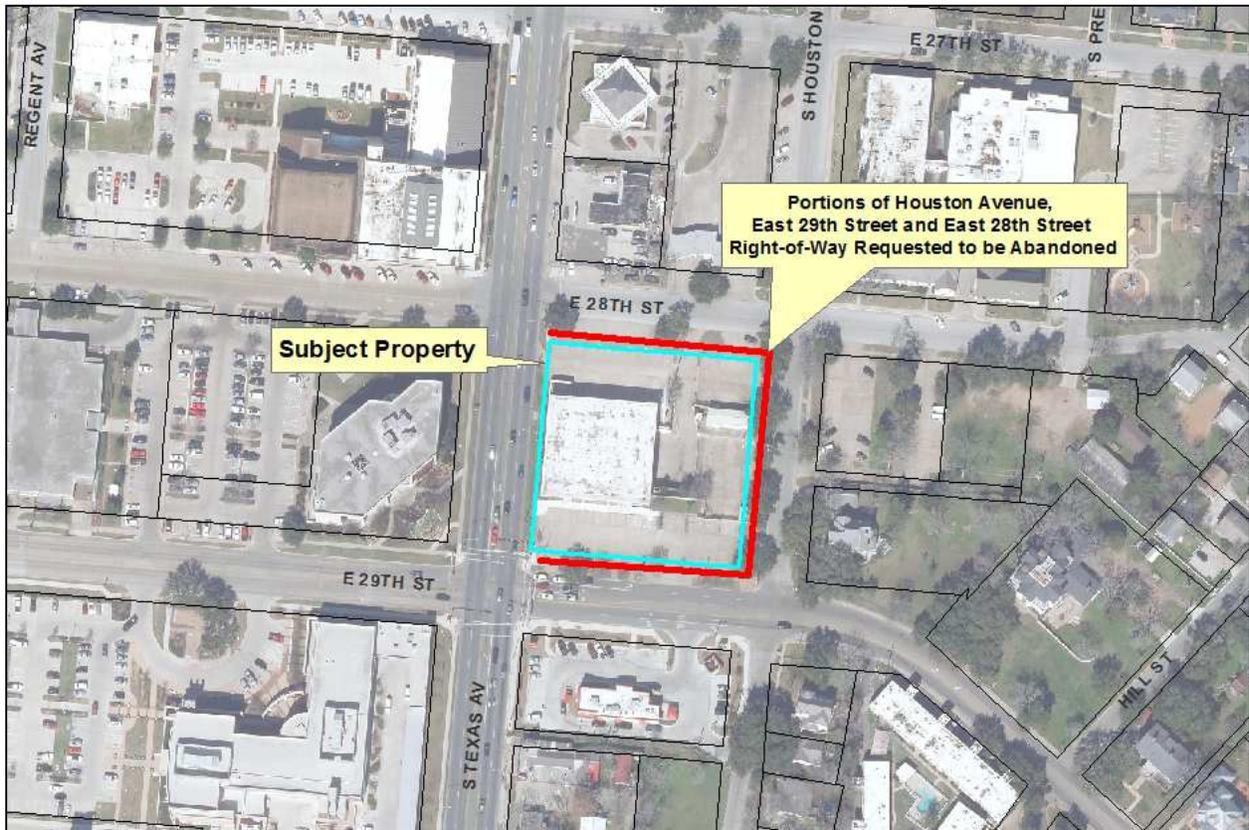
**Right-of-way Abandonment case no. RA15-01:
Portions of East 28th, and 29th Streets and South Houston Avenue**

SIZE AND LOCATION: *approximately 12,999 square feet of public street rights-of-way for East 28th Street, East 29th Street, and South Houston Avenue, adjoining the north, south and east sides in Block 38 of the Bryan Original Townsite at the northeast corner of South Texas Avenue and East 29th Street*

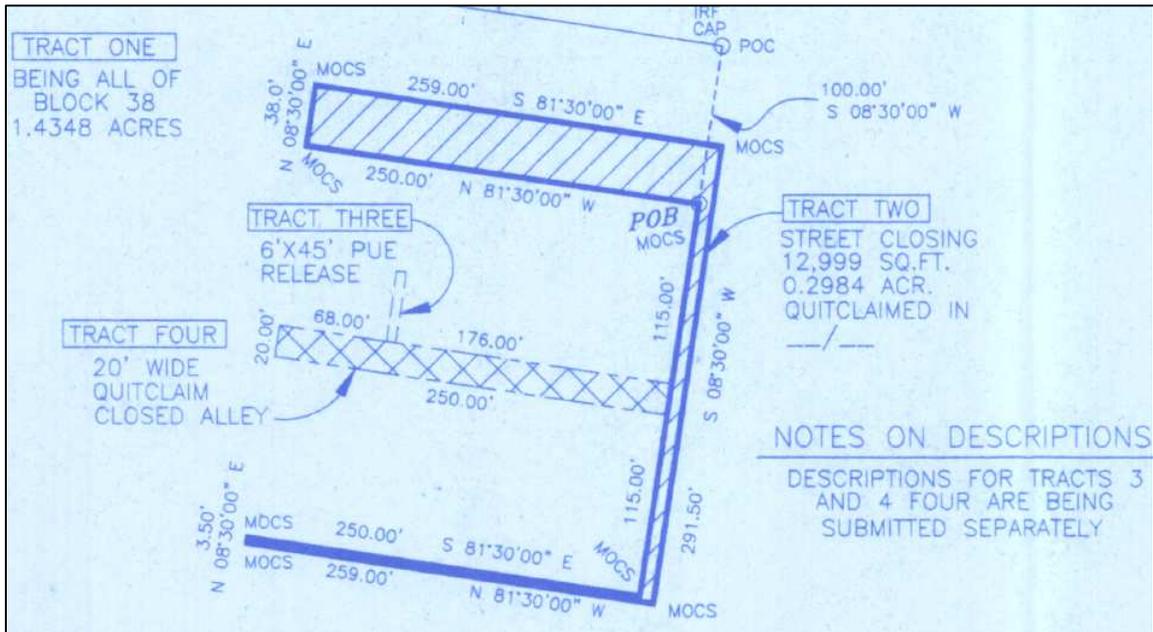
APPLICANT(S): Wayne Carroll

STAFF CONTACT: Randy Haynes, Senior Planner

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



DETAIL OF PROPOSED REPLAT DRAWING (case no. RP15-02) SHOWING THE AREA OF RIGHT-OF-WAY REQUESTED TO BE ABANDONED:



RIGHT-OF-WAY REQUESTED TO BE ABANDONED:

The applicant, Wayne Carroll, is requesting the official abandonment portions of public street rights-of-way for East 28th Street, East 29th Street, and South Houston Avenue, adjacent and north, south and east of Block 38 in the Bryan Original Townsite, to formally integrate this tract with his ownership of the adjoining land. The rights-of-way requested to be abandoned are 12,999 square feet in area and have never been improved as part of the adjoining roadways, but, rather, have been developed as elements of the adjoining commercial property (former bank, Bryan Police Department).

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, 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 land and, therefore, be a more efficient use of adjacent land. Staff contends that the recommended rearrangement of land will have the most likely long-range public benefit.