

July 16, 2015

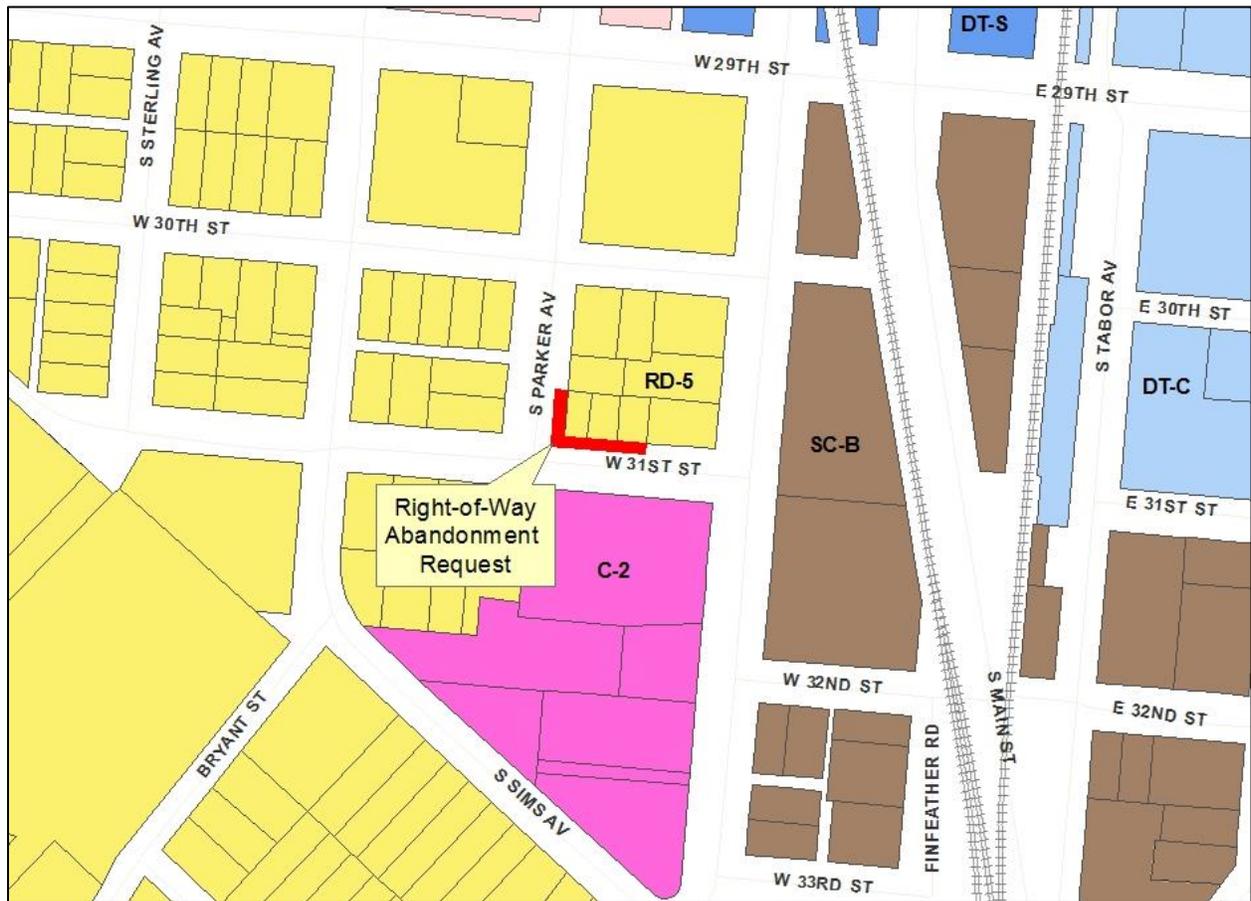
**Right-of-way Abandonment case no. RA15-02:
Portions of West 31st Street and South Parker Avenue**

SIZE AND LOCATION: approximately 0.095 acres of public street rights-of-way for West 31st Street and South Parker Avenue, adjoining the south and west sides of Block 114 of the Bryan Original Townsite at the northeast corner of South Parker Avenue and West 31st Street

APPLICANT(S): NN Out Properties, Ltd

STAFF CONTACT: Randy Haynes, Senior Planner

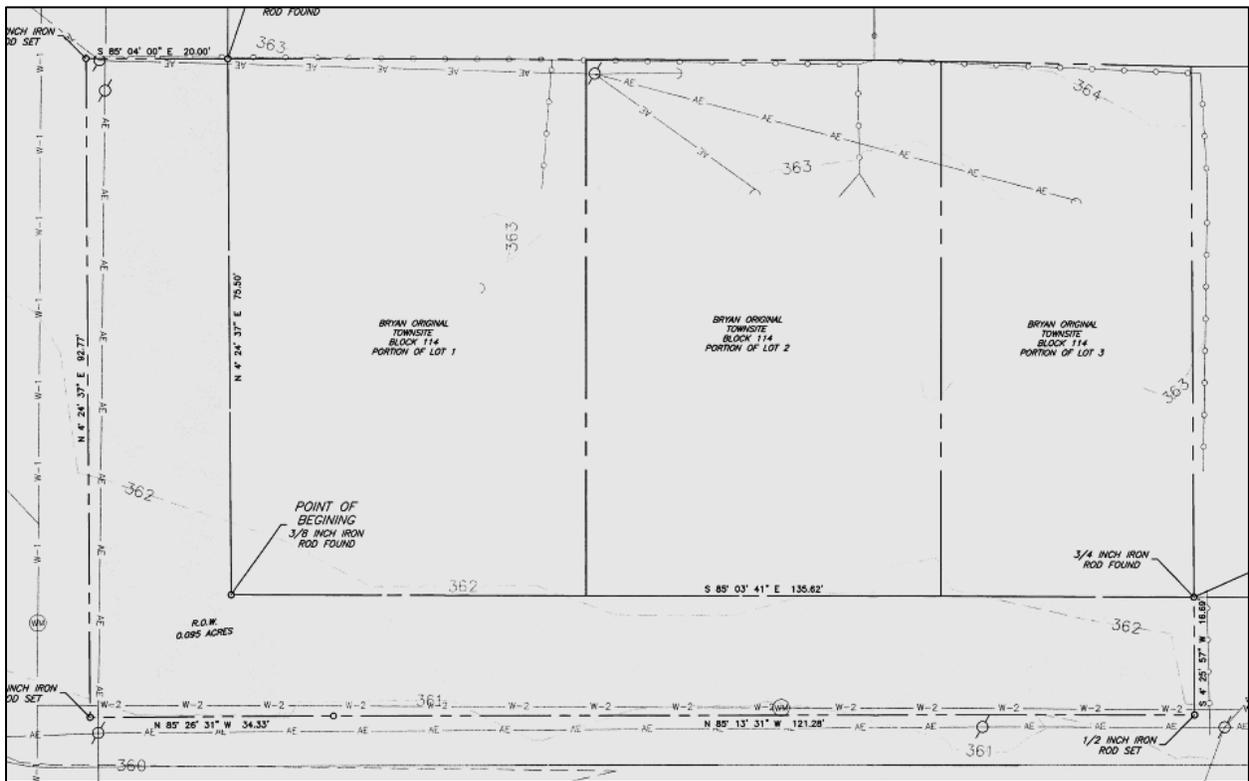
SUMMARY RECOMMENDATION: Staff recommends **approving** the requested right-of-way abandonment.



AERIAL, 2013:



DETAIL OF DRAWING SHOWING THE AREA OF RIGHT-OF-WAY REQUESTED TO BE ABANDONED:



RIGHT-OF-WAY REQUESTED TO BE ABANDONED:

The applicant, NN Out Properties, Ltd, is requesting the official abandonment of portions of public street rights-of-way for West 31st Street and South Parker Avenue, adjoining the south and west sides of Block 114 of the Bryan Original Townsite at the northeast corner of South Parker Avenue and West 31st Street; to formally integrate this tract with their ownership of the adjoining land. The rights-of-way requested to be abandoned are 0.095 acres in area and have never been improved as part of the adjoining roadways since originally being laid out as part of the town of Bryan in 1860.

On June 4th, 2015, the Planning and Zoning Commission recommended approval of a change from Residential District – 5000 (RD-5) to Planned Development – Housing (PD-H) zoning for the adjacent property. In order to redevelop the subject property in the manner outlined in the applicant’s plan, a chain of events must take place. The proposed development plan is a prerequisite for a replat of this property (RP15-11) into the 7 individual townhome lots. That replat request, scheduled for consideration on the July 16th P&Z regular meeting agenda, is contingent upon prior approval by the City Council of this right-of-way abandonment request along both West 31st Street and Parker Avenue.

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 allow efficient and orderly urban development. Staff contends that the recommended rearrangement of land will have the most likely long-range public benefit.