

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



October 1, 2015

RP15-32: proposed Replat of Lots 8 and 9 and portions of an abandoned public alley right-of-way in Block 11 of the Bryan Original Townsite, as well as portions of public street rights-of-way for East 23rd Street and North Washington Avenue that have been requested to be abandoned

- SIZE AND LOCATION:** 0.44 acres of land located at the northwest corner of East 23rd Street and North Washington Avenue
- EXISTING LAND USE:** law office
- ZONING:** Office District (C-1)
- APPLICANT(S):** Per Curiam Holdings, LLC
- AGENT:** Glenn Jones of J4 Engineering
- STAFF CONTACT:** Matthew Hilgemeier, Staff Planner



BACKGROUND AND RECOMMENDATION:

The applicant, Shane Phelps of Per Curiam Holdings, LLC is proposing to replat Lots 8 and 9 and portions of an abandoned public alley right-of-way in Block 11 of the Bryan Original Townsite (abandoned in 1996, Ordinance No. 1013), as well as portions of public street rights-of-way for East 23rd Street and North Washington Avenue that have been requested to be abandoned (case no. RA15-03) into one new 0.44-acre lot. The purpose of this replat is to consolidate the existing two lots, abandoned alley right-of-way and undeveloped portions of public street rights-of-way into one lot, to allow the property owner to expand his existing law office building at this location which is currently addressed as 400 N. Washington Avenue. The subject property was originally platted in 1860 and was utilized for residential uses until the current property owner purchased the lot in 2011 and converted the structure into a law office.

The related right-of-way abandonment request is also scheduled for consideration by the Planning and Zoning Commission during its meeting on October 1, 2015. These approximately 4,574 square feet of unimproved public street land has been functionally integrated with the subject property for at least the last 47 years.

The Site Development Review Committee and staff recommend **approving** this proposed replat, **subject to City Council's prior approval to abandon portions of public street rights-of-way for East 23rd Street and North Washington Avenue**, as it has been requested with case no. RA15-03.

With City Council's approval of the requested right-of-way abandonments, the proposed replat will conform to all requirements of applicable codes and ordinances.