

October 20, 2016



**Right-of-way Abandonment case no. RA16-07:  
Alley in Block 135 of the Bryan Original Townsite**

**SIZE AND LOCATION:** a 20-foot wide and 250-foot long public alley right-of-way extending east-to-west between South Parker Avenue and South Sims Avenue in Block 135, Bryan Original Townsite

**APPLICANT(S):** Guadalupe Arredondo

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

**SUMMARY RECOMMENDATION:** Staff recommends **approving** the requested right-of-way abandonment, **subject to a condition** (see page 4 of this staff report).



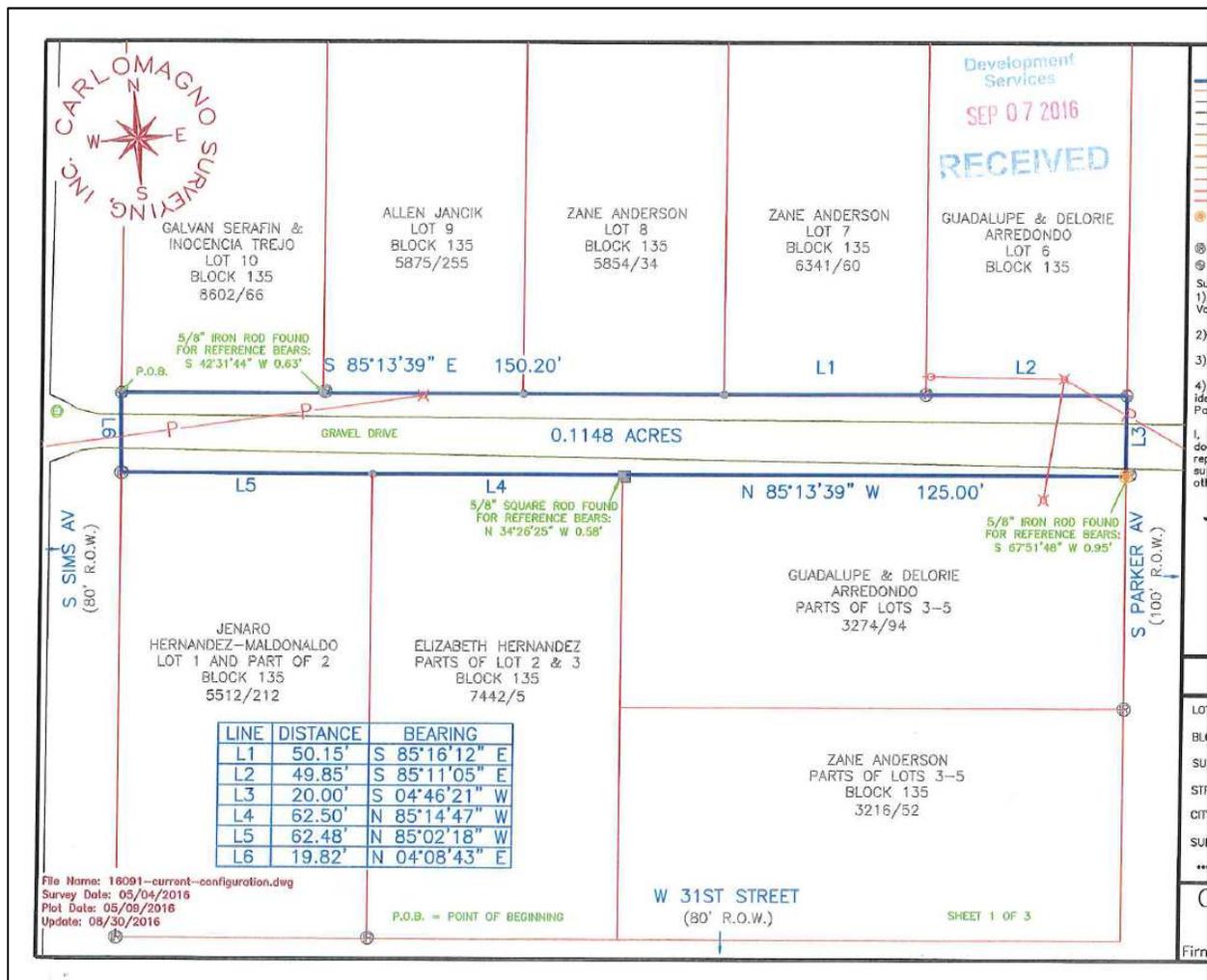
**RIGHT-OF-WAY REQUESTED TO BE ABANDONED:**

The applicant, Guadalupe Arredondo, along with all abutting property owners are requesting the official abandonment of a 250-foot long and 20-foot wide public alley right-of-way in Block 135 of the Bryan Original Townsite that extends between South Parker and South Sims Avenues. Most of the blocks in the Bryan Original Townsite were platted with alleyways serving the rear of each lot; some of which have remained in use, whether improved with a paved driving surface or, as is the case with the alley in Block

135, unimproved. As depicted in the aerial photograph, the unpaved alley in Block 135 evidently receives limited use. There is a public sanitary sewer line installed throughout the length of the alley; that line was replaced in 2006. There are also overhead utilities present within the alley which appear to be the property of the franchised utilities (telephone and/or cable).

Bryan's City Council is authorized to formally abandon all or portions of rights-of-way originally dedicated for public use, allowing the conveyance of that land to adjoining property owners, in equal and proportionate amounts based on their ownership of adjoining land. The Planning and Zoning Commission hears and makes a recommendation on proposals to abandon any such rights-of-way.

**DETAIL OF PROPOSED ALLEY RIGHT-OF-WAY REQUESTED TO BE ABANDONED:**



**DETAIL FROM APPLICATION:**

We, the undersigned property owners of

BRYAN ORIGINAL TOWNSITE, BLOCK 135  
(name of subdivision, lot, and block number)

do hereby request that the City of Bryan release and vacate the said alley, street, or easement as further described in the attached field notes.

**Adjacent Property Owners Signatures**

(please include your name, mailing address, R number of your property, and signature)

1. <sup>307 W. 30TH</sup> ALLEN E. JANKIK, 6483 GREENWAY RD, FT. WORTH, TX 76116 *Allen E. Jankik*
2. Guadalupe Arredondo 301 W. 30TH BRYAN TX 77803 *Guadalupe Arredondo*
3. Elizabeth Hernandez 304 W 31ST BRYAN TX 77803 *Elizabeth Hernandez*
4. Genaro Hernandez 306 W 31ST BRYAN TX 77803
5. <sup>303 & 305 W. 30TH</sup> ZANE ANDERSON, 200 S. MAIN, SUITE 200 BRYAN, TX 77803 *Zane Anderson*
6. SERAFIN TREJO
7. 309 W 30TH ST BRYAN TX 77803
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_

**Certification**

I, Guadalupe y. Arredondo, being one of the above named persons, do hereby certify that the above named persons include all abutting property owners of the property being vacated and released.

Please list the reasons for the request and how this request will benefit the public:

THE PROPERTY OWNERS WISH TO ABANDON/CLOSE THE ALLEYWAY IN ORDER TO IMPROVE SECURITY OF THE NEIGHBORHOOD.

*Guadalupe y. Arredondo*  
(Signature)

GUADALUPE Y. ARREDONDO  
(Printed Name)

## **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 alley right-of-way requested to be abandoned has never been improved with a driving surface and has only received limited use by the adjoining property owners. Abandoning the subject alley right-of-way, therefore, will not interfere with the smooth circulation of vehicular and pedestrian traffic.

Franchised utilities utilize the alley for overhead service lines and although there is a public sewer line located throughout the length of the alley, it has been recently replaced. City staff does not foresee a need for the expansion of use of this alley for public utility purposes.

The Site Development Review Committee and staff recommend **approving** the request to abandon this public alley right-of-way, as requested, **subject to the condition that a public utility easement be reserved for the entire width and length of the abandoned alley right-of-way, to accommodate existing utility facilities.**

Abandoning the subject right-of-way, as recommended, will allow this land to be formally integrated with adjacent land. Staff contends that the recommended rearrangement of land will have the most likely long-range public benefit.