

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

October 6, 2016



**Right-of-way Abandonment case no. RA16-08:
Alley in Block 3 of the Woodlawn Addition**

SIZE AND LOCATION: a 20-foot wide and 200-foot long public alley right-of-way extending east-to-west between Birch Street and Hickory Street in Block 3 of the Woodlawn Addition

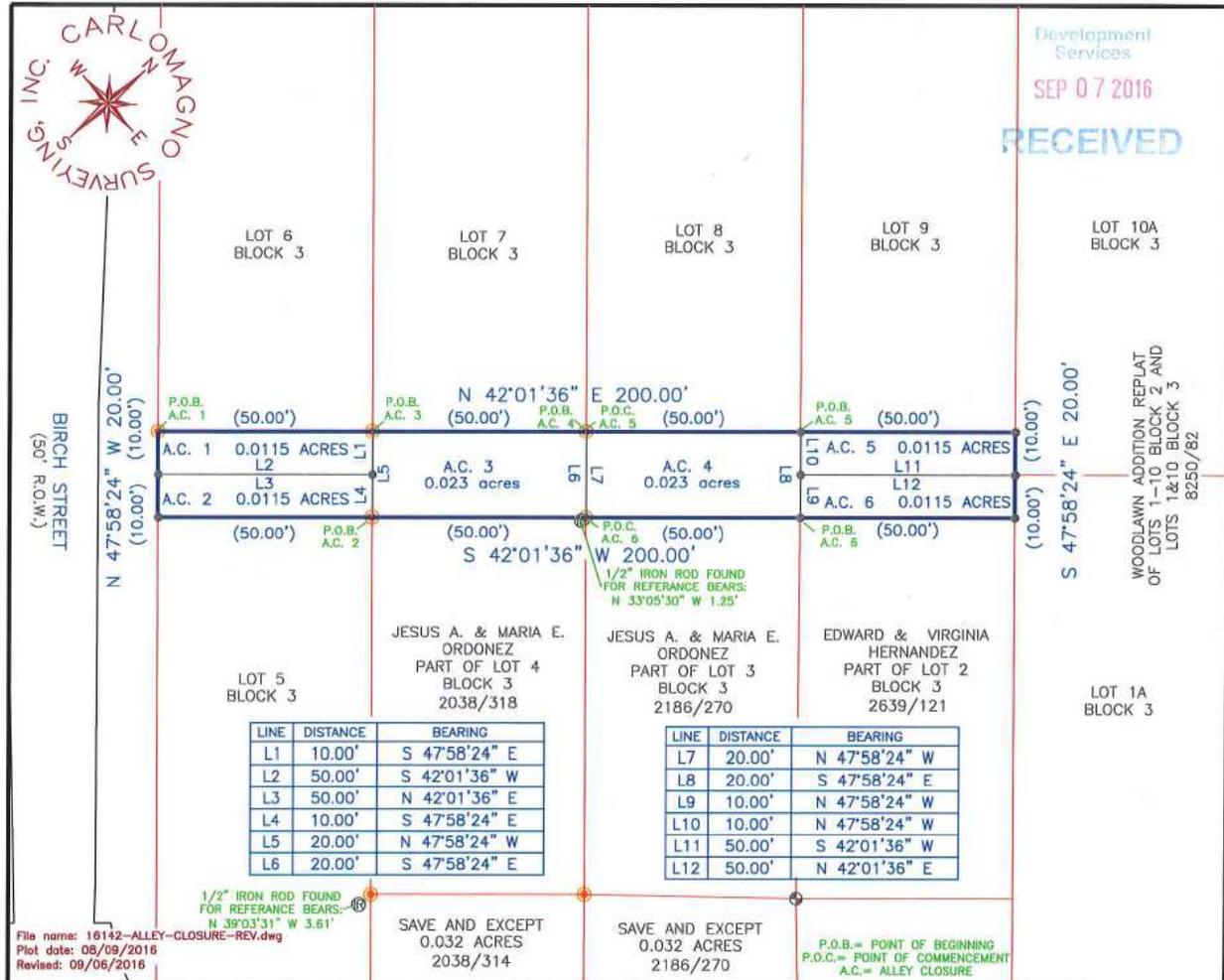
APPLICANT(S): Jesus A. Ordonez

STAFF CONTACT: Stephanie Doland, Staff Planner

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



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



RIGHT-OF-WAY REQUESTED TO BE ABANDONED:

The applicant, Jesus A. Ordonez, and all abutting property owners are requesting the official abandonment of a 200-foot long by 20-foot wide public alley right-of-way in Block 3 of the Woodlawn Addition. The right-of-way in question was originally dedicated with the Woodlawn Addition plat that was recorded at the Brazos County Court House in 1940, and has never been improved with a driving surface. Lots in this City block are zoned Mixed Use – Residential (MU-1) and are either vacant or occupied by manufactured homes.

In September 2007, Block 2 and Lots 1 and 2 in Block 3 of the Woodlawn Addition was replatted and with the replat a portion of the alley was abandoned to these adjacent lots. Therefore, Lots 1 and 10 are not included with this alley abandonment request, because that alley has already been abandoned and integrated with the adjacent lots.

This proposal includes the request to incorporate the width of the entire 20-foot wide alley with Lots 3 and 4 because these lots are approximately 20 feet shorter in length than the adjacent lots. The remaining lots in the block (Lots 2, 5, 6, and 9) are requested to be combined with equal amounts of alley property. Therefore, if approved as requested, Lots 2, 5, 6, and 9 would each gain 10 feet of land.

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.

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. Abandoning the subject right-of-way, therefore, will not interfere with the smooth circulation of vehicular and pedestrian traffic.

No public or franchised utility facilities are currently located in the alley right-of-way requested to be abandoned. City staff does not foresee a need for possible future use of this alley for public utility purposes.

The Site Development Review Committee and staff recommend **approving** the request to abandon this alley right-of-way, as requested. Abandoning the subject right-of-way, as recommended, will allow this land to be integrated with adjacent lots and relieve the public from maintenance responsibilities. Staff contends that, in this particular case, the recommended rearrangement of land will have the most likely long-range public benefit.