

April 7, 2016

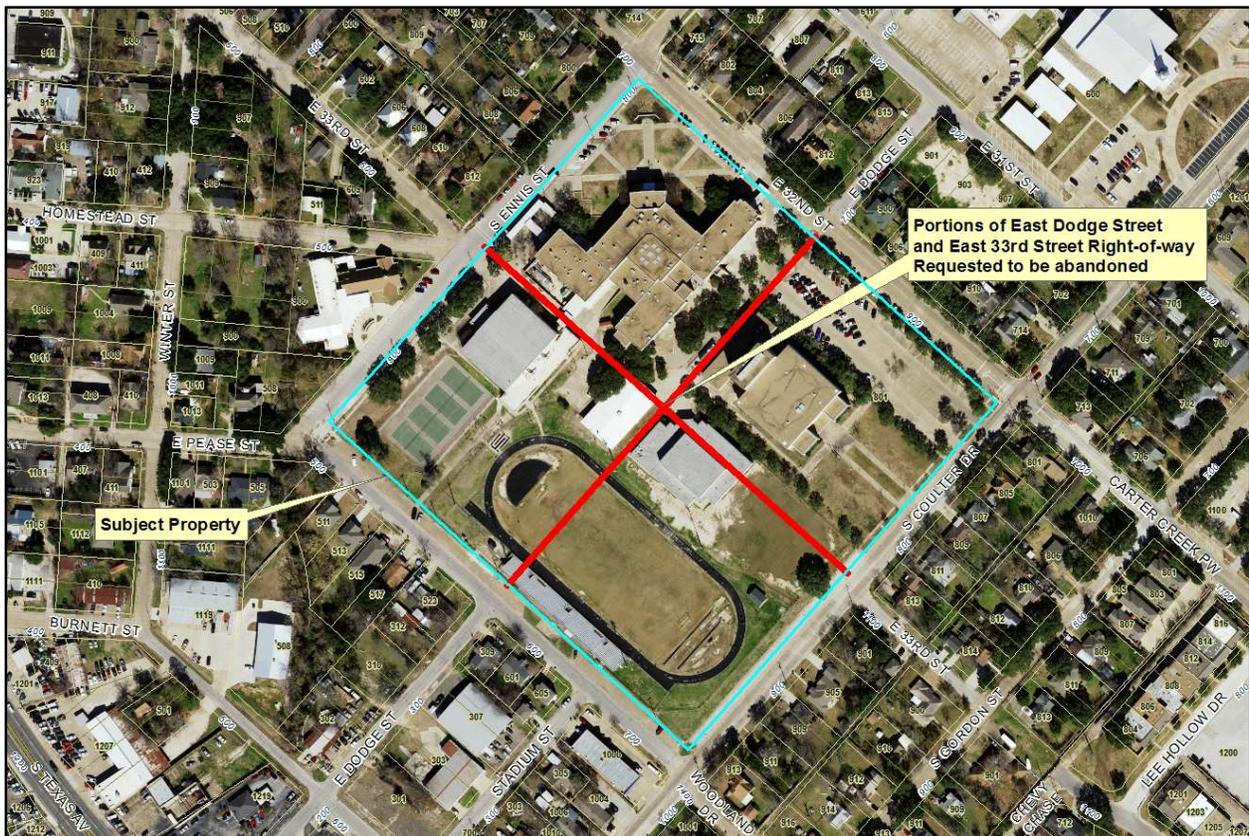
**Right-of-way Abandonment case no. RA16-02:
portions of East Dodge and East 33rd Streets**

SIZE AND LOCATION: approximately 2.81 acres of undeveloped public street rights-of-way for East Dodge Street and East 33rd Street, between East 32nd Street and East Pease Street as well as South Ennis Street and South Coulter Drive, respectively

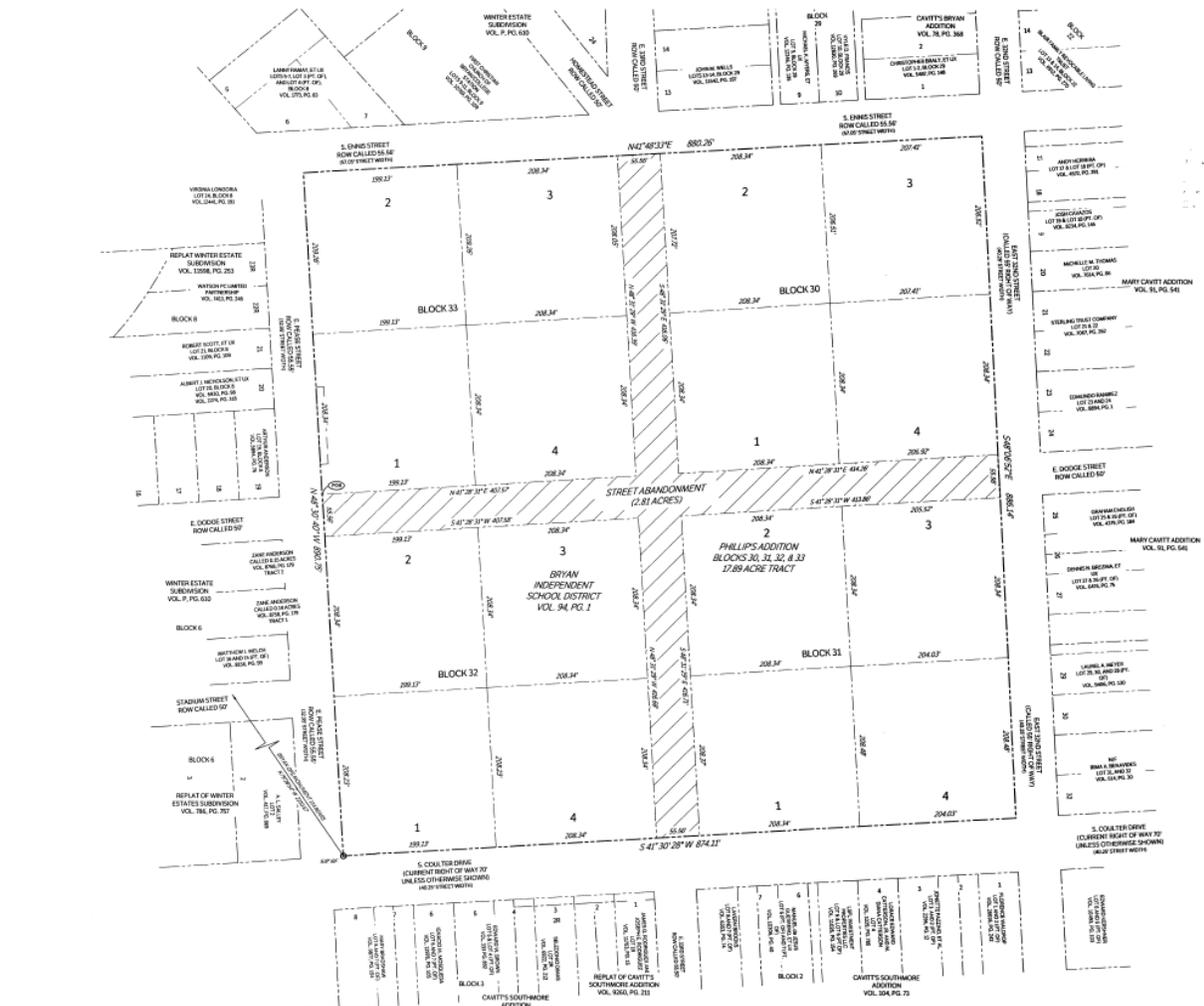
APPLICANT(S): Jeff Windsor, on behalf of the Bryan Independent School District

STAFF CONTACT: Stephanie Doland, Staff Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** the requested right-of-way abandonment, **subject to a condition** (see page 3).



DETAIL OF PROPOSED REPLAT DRAWING (case no. RP16-03) SHOWING THE AREA OF RIGHTS-OF-WAY REQUESTED TO BE ABANDONED:



RIGHT-OF-WAY REQUESTED TO BE ABANDONED:

The applicant, Jeff Windsor on behalf Bryan ISD, is requesting the official abandonment of portions of public street rights-of-way for East Dodge Street and East 33rd Street. East Dodge Street is proposed to be abandoned between East 32nd Street and East Pease Street and East 33rd Street (formerly Jones Street) is proposed to be abandoned between South Ennis Street and South Coulter Drive. The rights-of-way requested to be abandoned comprise 2.81 acres of land that have never been improved as part of the adjoining roadway network, but, rather, are currently developed with facilities as part of the Stephen F. Austin Middle School campus.

The applicant has also submitted proposed replat which combines these two right-of-way segments and 4 adjacent City blocks in the Philips Addition into one new city block of about 17 acres. That replat (case no. RP16-03) is also scheduled for consideration by the Planning and Zoning Commission during its meeting on April 7, 2016. The proposed replat cannot be approved unless the Bryan City Council approves the proposed right-of-way abandonment.

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 have never been improved with a driving surface and have long been functionally integrated with adjacent land as part of the Stephen F. Austin Middle School campus. Abandoning the subject rights-of-way will not interfere with the smooth circulation of vehicular and pedestrian traffic or otherwise negatively affect the adjoining transportation network.

The Site Development Review Committee and staff recommend **approving** the request to abandon these portions of East Dodge Street and East 33rd Street, subject to the condition that **a formal replat encompassing all property which the applicants own 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 formally integrated with adjacent land. Staff contends that the recommended rearrangement of land will have the most likely long-range public benefit.