

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



CITY OF BRYAN

July 21, 2016

RP16-15: proposed Replat of Lots 1 through 3 in Block 1 of Trail's End Subdivision and 0.244 acres of public street right-of-way for Rabbit Lane which has been requested to be abandoned

- SIZE AND LOCATION:** 1.041 acres of land located north of the intersection of Rabbit Lane and Nancy Street
- EXISTING LAND USE:** vacant lots
- ZONING:** Mixed Use – Residential District (MU-1)
- APPLICANT(S):** Jimmy D. Ford
- AGENT(S):** J4 Engineering, Glenn Jones, PE-CFM
- STAFF CONTACT:** Randy Haynes, AICP, Senior Planner



BACKGROUND:

On October 15, 2015, the Planning and Zoning Commission (P&Z) approved the Final Plat of the Trail's End Subdivision which created 3 lots intended for single-family residential use on 1.041 acres of vacant land and dedicated 12,000 square feet (0.244 acres) of additional public street right-of-way for Rabbit Lane. The City's Thoroughfare Plan indicates the need for a minor arterial roadway extending generally northwest from Austin's Colony Parkway, passing along the rights-of-way of Clark's Lane and Rabbit Lane. Rabbit Lane continues northwest from FM974 to the Old San Antonio Road (OSR) for a distance of approximately 5.7 miles. Along most of its length, Rabbit Lane has 50 feet of right-of-way. According to the Unified B/CS Design Guidelines, minor arterial streets should have at least 100 feet of right-of-way. With the final plat, the developer dedicated half the increment necessary (25 feet) to make Rabbit Lane a 100-foot wide right-of-way along the length adjacent to the subject property.

Subsequent to the dedication with the approval and recording of the final plat, as part of the preliminary discussions regarding amendment to the existing Thoroughfare Plan, it was decided that a different route for a minor arterial roadway in the immediate vicinity of the subject property would probably a more efficient use of land and public resources. Rather than following the existing right-of-way of Rabbit Lane the recently dedicated right-of-way may be better utilized for private purposes. The applicant, Jimmy D. Ford, has subsequently requested the official abandonment of the portion of public road right-of-way for Rabbit Lane that was dedicated by the final plat in October 2015. During its regular meeting on July 7, 2016 the P&Z recommended that the City Council abandon that right-of-way (case no. RA16-05). The City Council is now scheduled to consider that request during its meetings on August 16, 2016 (1st ordinance reading) and August 23, 2016 (2nd ordinance reading). The P&Z's recommendation for approval of that right-of-way abandonment request was made subject to the condition that a formal replat be submitted to formally re-integrate the right-of-way which has been requested to be abandoned with the adjacent land.

PROPOSED REPLAT AND RECOMMENDATION:

Anticipating approval of the right-of-way abandonment request, Mr. Ford has submitted a replat request to consolidate the land requested to be abandoned into Lot 3 of the Trail's End Subdivision. In addition, the depth of existing Lots 1 and 2 is proposed to be reduced from approximately 110 feet to 100 feet.

The Site Development Review Committee and staff have reviewed the proposed replat and find that once the abandonment of the right-of-way tract receives final approval by the City Council it will comply with all applicable codes and ordinances. The Site Development Review Committee and staff therefore recommend **approving** this proposed replat, **subject to City Council's prior approval of the 0.244-acre public right-of-way to abandonment, as it has been requested with Right-of-Way Abandonment case no. RA16-05.**