

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



CITY OF BRYAN

September 15, 2016

RP16-25: proposed Replat of Lot 7, the west 7.5 feet of Lot 6, and portions of West 23rd Street and North Parker Avenue as well as the north half the 20-foot wide alley in Block 121 of Bryan Original Townsite which have been requested to be abandoned

SIZE AND LOCATION: 0.23 acres of land at the southeast corner of North Parker Avenue and West 23rd Street

EXISTING LAND USE: vacant

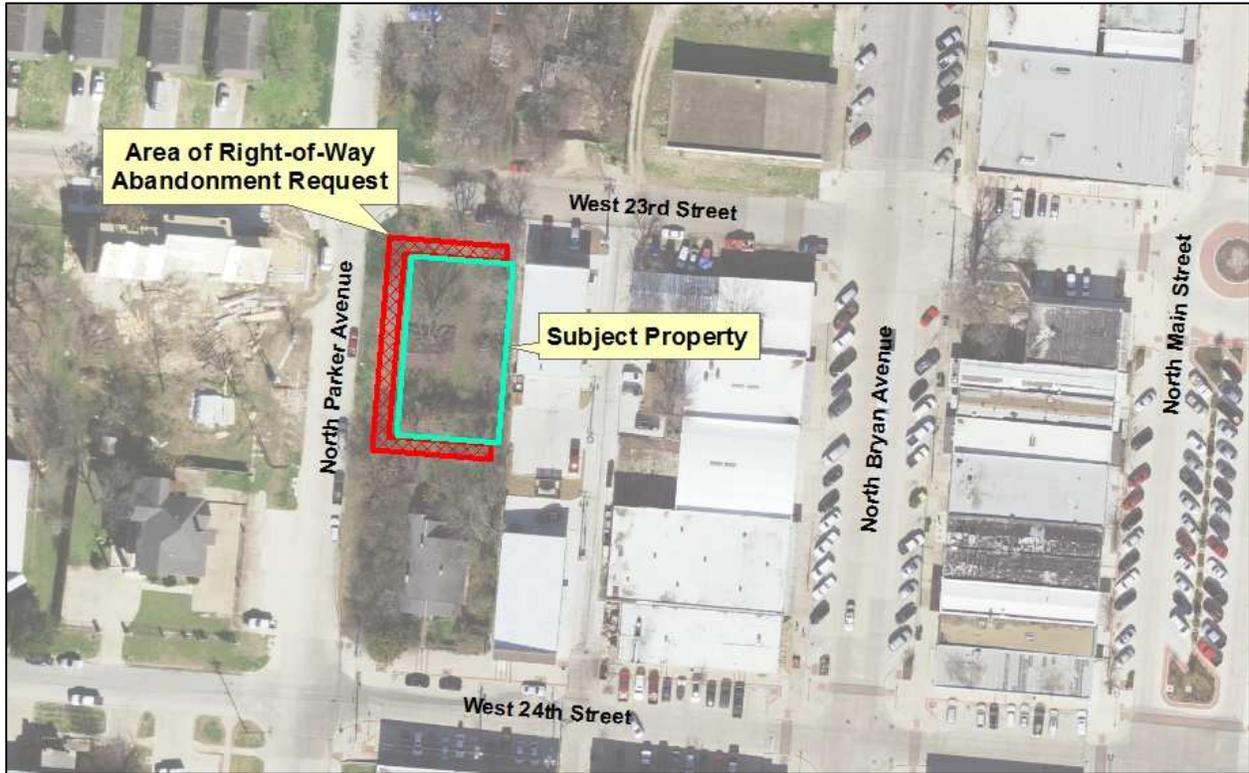
ZONING: Downtown - North District (DT-N)

APPLICANT(S): Emile Chris Lawrence

STAFF CONTACT: Randy Haynes, AICP, Senior Planner



Aerial, 2015:



BACKGROUND:

The applicant/property owner, Emile Chris Lawrence, is proposing to replat the subject property in Block 121 in the Bryan Original Townsite, and integrate to be abandoned public street and alley rights-of-way into a single new lot, proposed Lot 7R.

Requisite to the approval of the requested replat, the applicant has asked for abandonment of public street and alley rights-of-way along three sides of his property: a 10-foot wide strip of street right-of-way for North Parker Avenue, a 10-foot wide portion of street right-of-way for West 23rd Street, and a 10-foot portion of alley right-of-way (case no. RA16-06). The right-of-way abandonment request is also scheduled for consideration by the Planning and Zoning Commission during its regular meeting on September 15th, 2016. Final approval of the right-of-way abandonment request by the City Council is required before this proposed replat may be recorded.

RECOMMENDATION:

The Site Development Review Committee and staff recommend **approving** this proposed replat, **subject to the City Council’s prior approval of the request to abandon portions of public street and alley rights-of-way (case no. RA16-06) adjacent to and within Block 121 of the Bryan Original Townsite.**

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