

Haynes, Randall

From: Glenn Jones <gjones@j4engineering.com>
Sent: Wednesday, November 12, 2014 10:11 AM
To: Haynes, Randall
Cc: Bobby Duron (bjtires@yahoo.com)
Subject: Right-of-Way Abandonment, Case No. RA14-01: Block 43 of Bryan Original Townsite

Randy:

I am sending this email on behalf of Bobby and Maria Duron, owners of "The Cut Above" hair salon located at 307 North Texas Avenue (Property R22172), in response to Right-of-Way Abandonment, Case No. RA14-01. Their business is adjacent to and has access with the proposed ROW abandonment. Its closure would directly and adversely affect their business. As a result, I will be present at the November 20th meeting to speak on their behalf in opposition to this case.

In May of 2011, Mr. & Mrs. Duron received an approved site from the City for the The Cut Above hair salon that has been operated at this site since that approval. This site has also been under commercial use for many years prior. As part of their site plan, access to the alley and its ROW was granted to aid in egress from the site. The alley is used as an exit only by clients that park on the north side of the site. This parking area is one-way only. Without the alley as an exit route, drivers are forced to back up into the driveway from Texas Avenue, or even worse, back up onto Texas Avenue. Both of these options have obvious safety concerns.

Mr. and Mrs. Duron have taken every opportunity to be good neighbors. They ask regular clients to only park in this section when the rest of the parking lot is full. They have several signs posted inside advising clients to be careful and aware of pedestrians in the alley if they use this exit. They have even installed a warning sign at their own expense at the exit of the parking lot to give one final advisory to drivers using the alley. Despite all Mr. & Mrs. Duron's efforts, church members have resorted to impromptu blockades of the alley causing City Code Enforcement officers to respond. On another occasion, church members have verbally accosted employees of The Cut Above after a client used the alley. Mr. & Mrs. Duron would be more than willing to work with Church members and help make the alley safe and usable to everyone but no members of the Church have contacted or even attempted to communicate with them prior to this request to abandon the alley. As we understand the situation, the church's main issue is with Wednesday afternoon activities when church members are present during business hours. The Cut Above is not open on Sundays.

Mr. & Mrs. Duron ask P&Z to deny this request based on the following:

1. Removing access to the alley way would be a major detriment to Mr. & Mrs. Duron's business. A business site that is well established, both now & previously, and meets all zoning requirements.
2. This is public right-of-way granted by a long-standing plat that affords access by all parties.
3. Access to the ROW and use thereof was reinforced by their approved site plan in 2011.
4. This access improves the safe entrance and exit of vehicle traffic from their business.
5. The effects on the church are limited as church's hours of operations are mainly outside of normal business hours for The Cut Above.
6. And the church has made no attempt to work with any of its neighbors who share access to the alley.

Thank You,

Glenn Jones, PE-CFM

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