

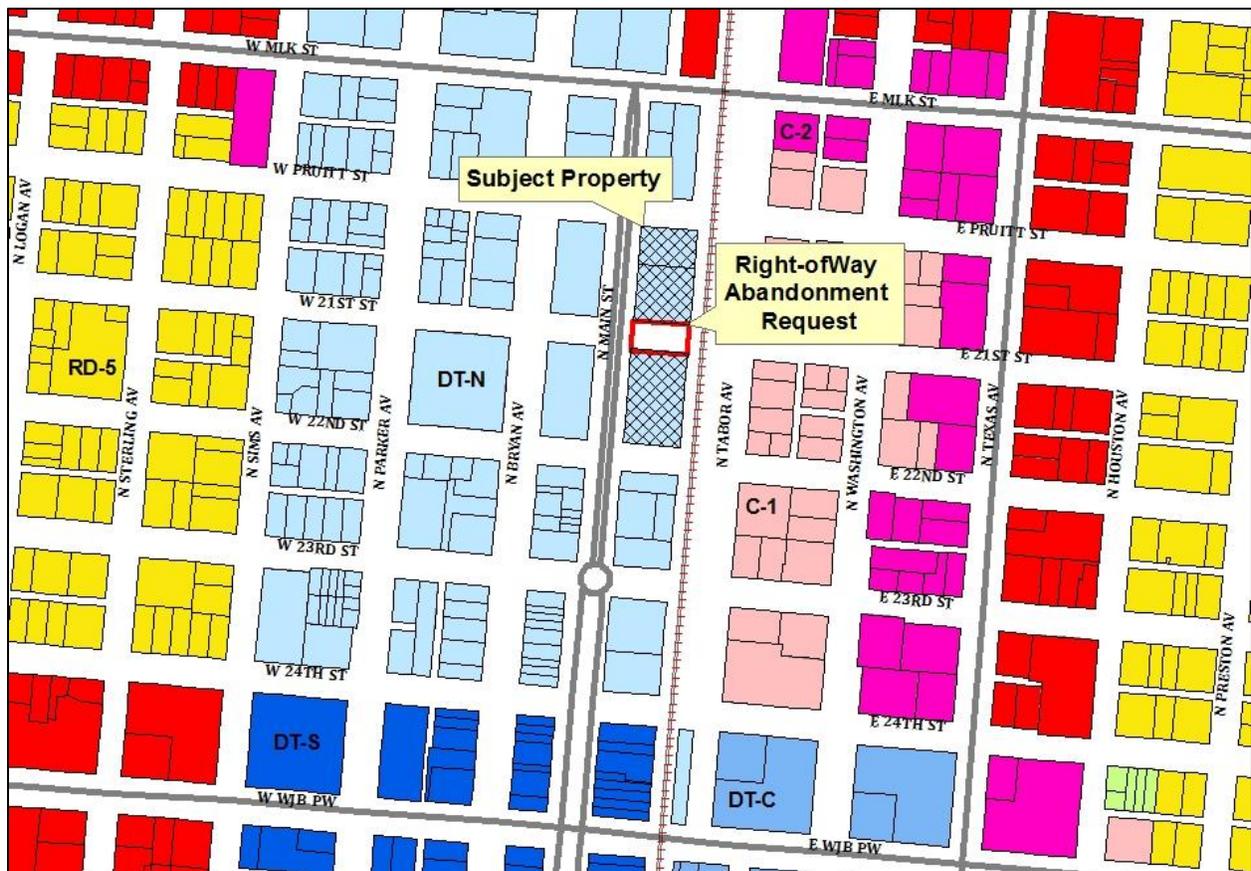
**PLANNING AND ZONING COMMISSION
STAFF REPORT**



December 3, 2015

RP15-35: Proposed replat of Block 264 and 265 in the Bryan Original Townsite, as well as a portion of public street right-of-way for East 21st Street that has been requested to be abandoned

- SIZE AND LOCATION:** 1.997 acres of land adjacent to the east side of North Main Street between East Pruitt Street and East 22nd Street
- EXISTING LAND USE:** vacant
- ZONING:** Downtown – North District (DT-N)
- APPLICANT(S):** Bryan Commerce and Development – Lindsey Guindi, AICP
- AGENT:** JGessner Engineering – Jeremy Peters
- STAFF CONTACT:** Randy Haynes, AICP, Senior Planner



Aerial, 2015:



BACKGROUND AND RECOMMENDATION:

The applicant, acting on behalf of the owner, Bryan Commerce and Development, is proposing to replat the subject property being all of Block 264 and Block 265 in the Bryan Original Townsite, as well as an abandoned portion of public street right-of-way into one 1.9-acre lot, (proposed Lot 264-R).

A related but separate case is a part of this requested replat. The applicant has asked for abandonment of a portion of public street right-of-way; an 80 by 150 foot (0.275 acre) section of East 21st Street right-of-way that lies between the two subject blocks and also between North Main Street and the Union Pacific Rail Road tracks. (case no. RA15-04). The right-of-way abandonment request is also scheduled for consideration by the Planning and Zoning Commission during its meeting on December 3rd, 2015. Final approval of the right-of-way abandonment request by the City Council must occur in order that the requested replat be viable.

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 a portion of public street right-of-way (case no. RA15-04).**

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