

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**May 19, 2016**



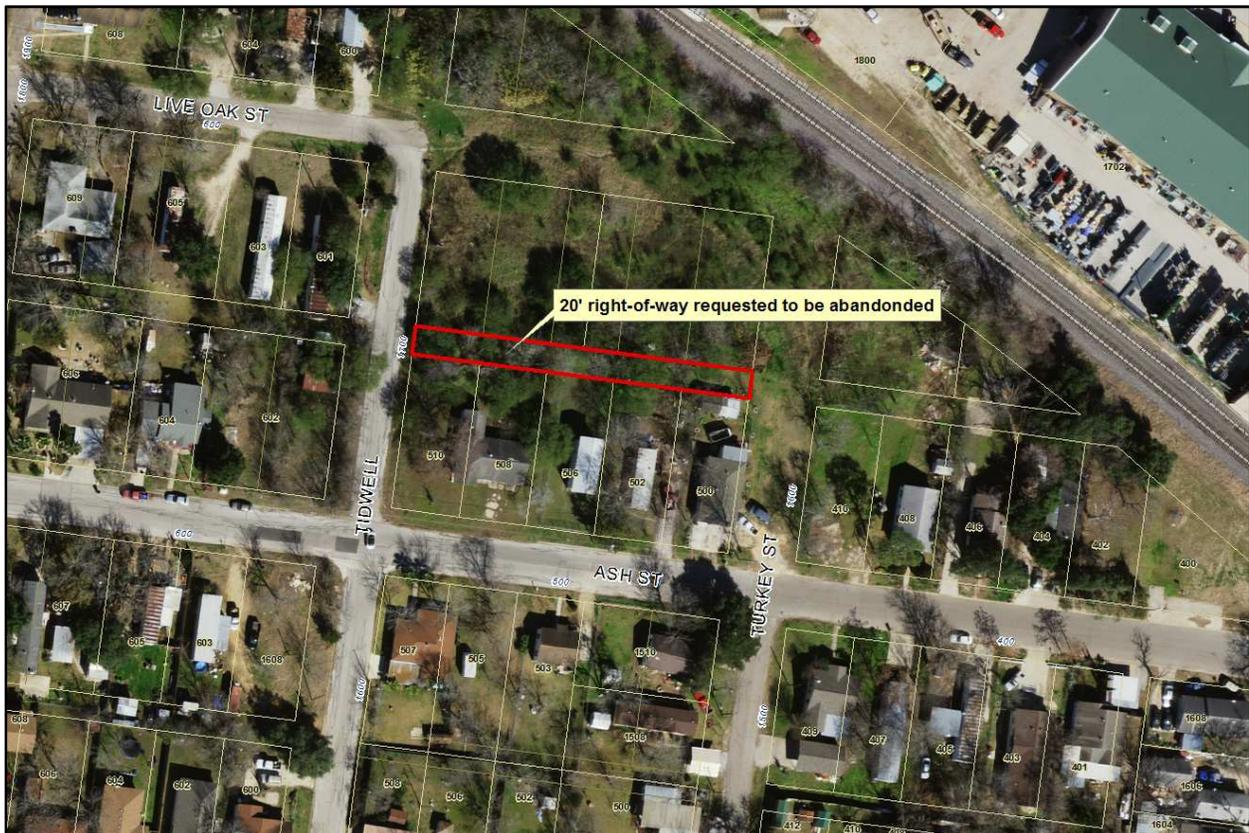
**Right-of-way Abandonment case no. RA16-03:  
Alley in Block 43 of Oak Grove Park Subdivision**

**SIZE AND LOCATION:** a 20-foot wide and 250-foot long public alley right-of-way extending east-to-west between Turkey Street and Tidwell Avenue in Block 43 of the Oak Grove Park Subdivision

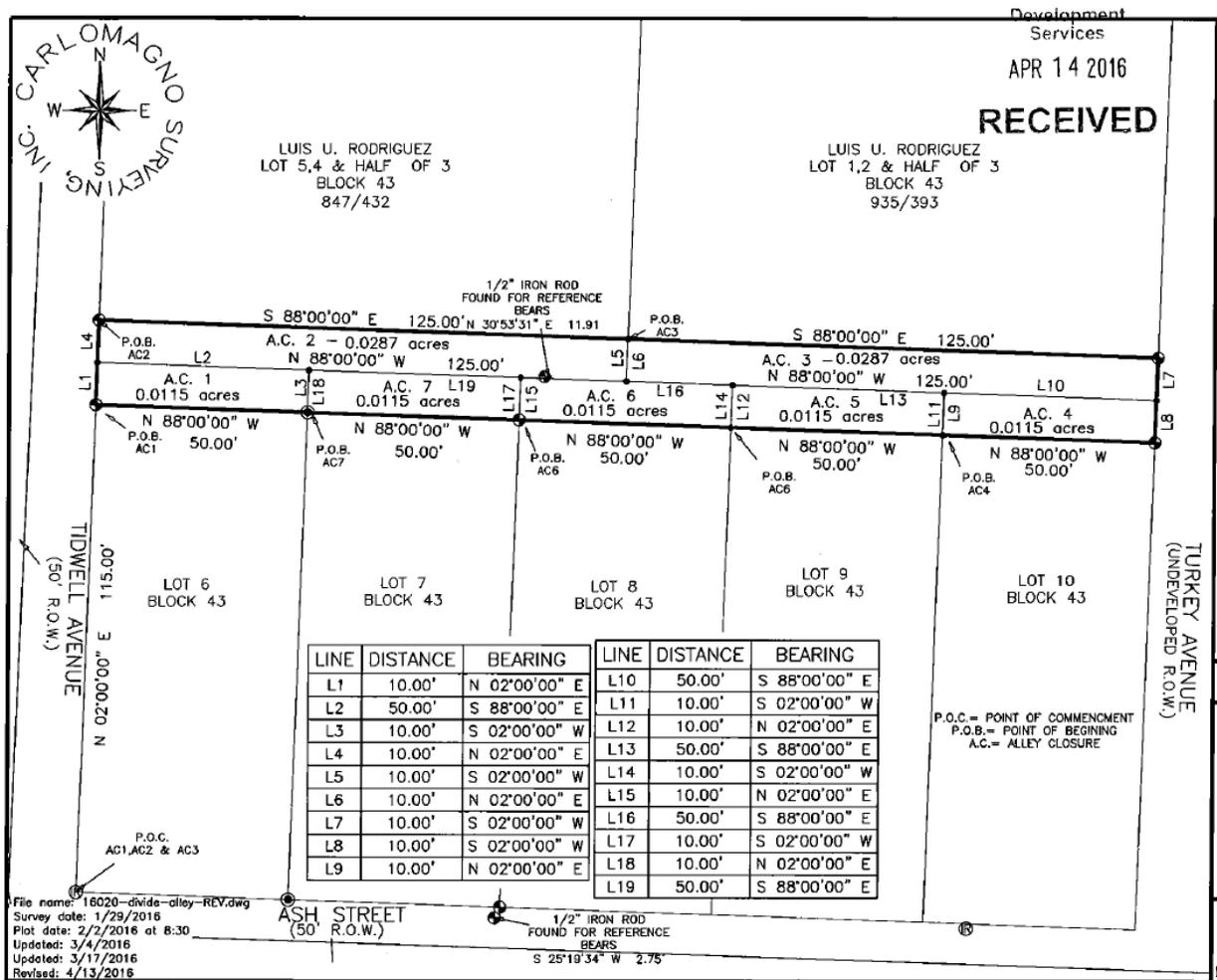
**APPLICANT(S):** Luis Rodriguez Jr.

**STAFF CONTACT:** Stephanie Doland, Staff Planner

**SUMMARY RECOMMENDATION:** Staff recommends **approving** the requested right-of-way abandonment.



**DETAIL OF PROPOSED ALLEY RIGHT-OF-WAY REQUESTED TO BE ABANDONED:**



**RIGHT-OF-WAY REQUESTED TO BE ABANDONED:**

The applicant, Luis Rodriguez Jr, and all abutting property owners are requesting the official abandonment of a 250-foot long by 20-foot wide public alley right-of-way in Block 43 of the Oak Grove Park Subdivision. The right-of-way in question was originally dedicated with the Oak Grove Park Addition plat that was recorded at the Brazos County Court House in 1913 and has never been improved with a driving surface. The lots located to the north remain undeveloped and are owned by the applicant. Properties to the south, Lots 6 and 8 and are developed with single-family homes and Lot 9 is developed with an accessory structure. As the homes developed, each home took access to either Tidwell Avenue (Lot 6) or to Ash Street (Lots 8-10).

Bryan's City Council is authorized to formally abandon all or portions of rights-of-way originally dedicated for public use, allowing the conveyance of that land to adjoining property owners, in equal and proportionate amounts based on their ownership of adjoining land. 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 alley right-of-way requested to be abandoned has never been improved with a driving surface. Abandoning the subject right-of-way, therefore, will not interfere with the smooth circulation of vehicular and pedestrian traffic.

No public or franchised utility facilities are currently located in the alley right-of-way requested to be abandoned. City staff does not foresee a need for possible future use of this alley for public utility purposes.

The Site Development Review Committee and staff recommend **approving** the request to abandon this segment of alley right-of-way, as requested. Abandoning the subject right-of-way, as recommended, will allow this land to be integrated with adjacent lots and relieve the public from maintenance responsibilities. Staff contends that, in this particular case, the recommended rearrangement of land will have the most likely long-range public benefit.