

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



June 2, 2016

RP16-13: proposed Replat of Parts of Lots 1 and 2 in Block 32 of the Bryan Original Townsite Subdivision as well as a 0.064-acre portion of public rights-of-way for North Washington Avenue and East Pruitt Street which has been requested to be abandoned

SIZE AND LOCATION: 0.216 acres of land located at the northeast corner of the intersection of North Washington Avenue and East Pruitt Street

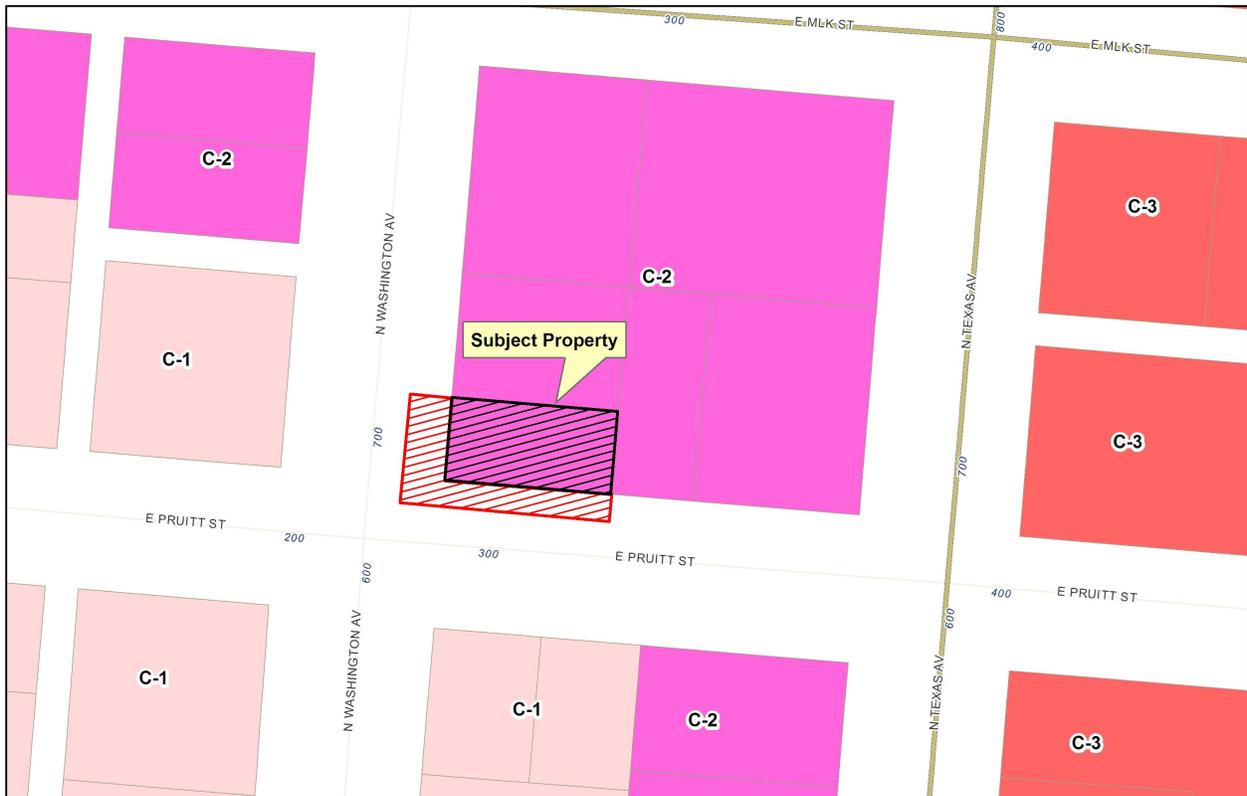
EXISTING LAND USE: vacant lot and public street rights-of-way

ZONING: Retail District (C-2)

APPLICANT(S): Carlos Olmedo Jimenez Toro

AGENT: Brad Kerr, Kerr Surveying, LLC

STAFF CONTACT: Matthew Hilgemeier, AICP, Staff Planner



BACKGROUND:

The applicant, Mr. Carlos Toro, is proposing to replat parts of Lots 1 and 2 in Block 32 of the Bryan Original Townsite Subdivision and a 0.064-acre portion of public street rights-of-way for North Washington Avenue and East Pruitt Street that has been requested to be abandoned (with case no. RA16-04), into one new lot totaling 0.152 acres. The portions of street rights-of-way consist of a 100-foot long and 15-foot wide portion of public street right-of-way for East Pruitt Street as well as a 66-foot long and 25-foot wide segment of public street right-of-way for North Washington Avenue. These lots were originally platted in 1898 and have been in the same configuration since that time. The applicant wishes to replat these lot and rights-of-way portions into one new lot, proposed Lot 1R to provide opportunities for new retail use at this location.

The 6,600-square foot subject property can be serviced by an existing 2-inch public water and 6-inch public sewer line currently located along East Pruitt Street, or by 6-inch public water and sewer lines located along North Washington Avenue.

During its regular meeting on May 19, 2016, the Planning and Zoning Commission recommended approving the aforementioned right-of-way abandonment request, subject to the following conditions:

1. that that a formal replat encompassing all property which the applicant owns or will own after abandonment of these right-of-way portions is filed with the City for recording; and
2. that a 15-foot wide public utility easement be retained over the abandoned portion of East Pruitt Street to accommodate existing public utility facilities; and
3. that a 10-foot wide public utility easement be retained over the abandoned portion of North Washington Avenue to accommodate existing public utility facilities.

The case is currently scheduled for City Council consideration on June 7, 2016).

RECOMMENDATION:

With City Council's approval of the requested rights-of-way abandonment, the proposed replat will conform to all applicable requirements of the City of Bryan Code of Ordinances. The Site Development Review Committee and staff therefore recommend **approving** this proposed replat, **subject to City Council's prior approval to abandon 0.064-acres of public right-of-way, as it has been requested with Right-of-Way Abandonment case no. RA16-04.**