

September 15, 2016

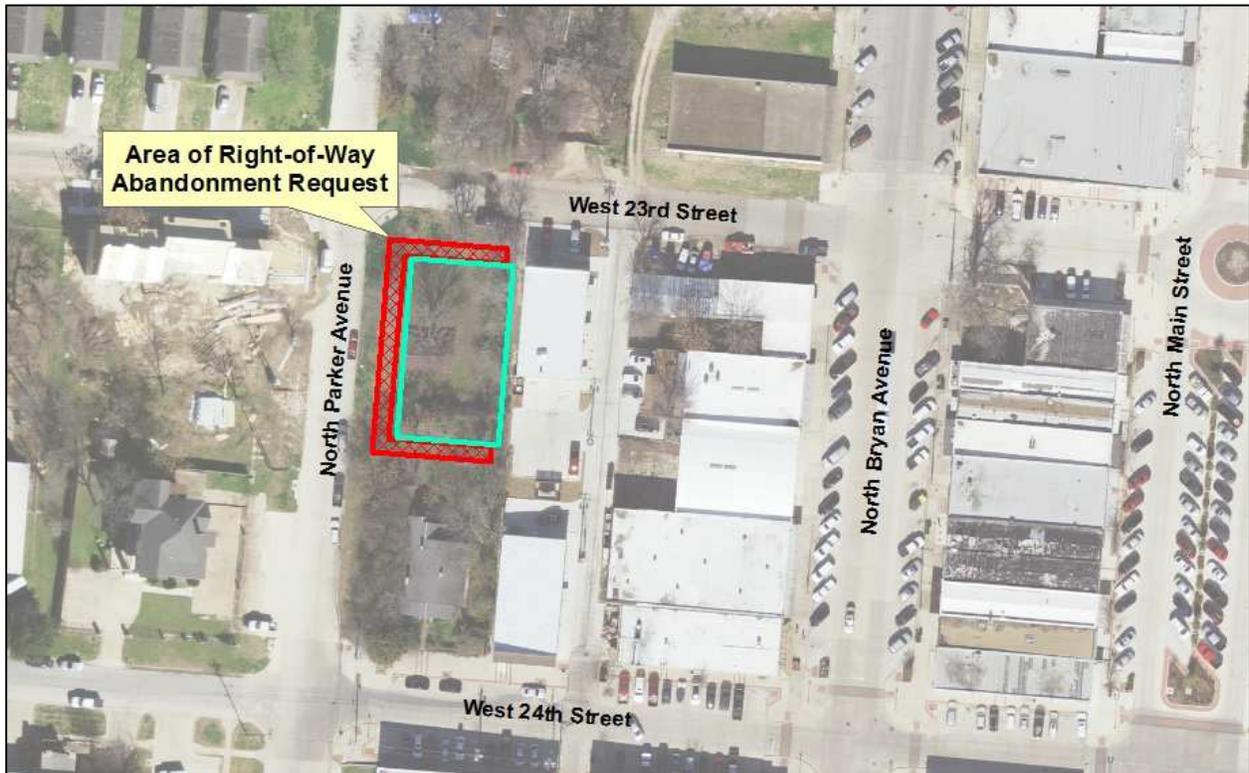
**Right-of-way Abandonment case no. RA16-06:
Portions of West 23rd Street, North Parker Avenue adjacent to Block 121, Bryan Original
Townsite and the north half of the alley in Block 121, Bryan Original Townsite,**

SIZE AND LOCATION: approximately 2,039 square feet of public street rights-of-way for West 23rd Street and North Parker Avenue adjoining the north and west sides of Block 121 of the Bryan Original Townsite at the southeast corner of North Parker Avenue and West 23rd Street, and the north half of a 20-foot wide alley right-of-way that extends east from North Parker Avenue between West 23rd and West 24th Streets, being a total of 0.06 acres (2,614 square feet) of land

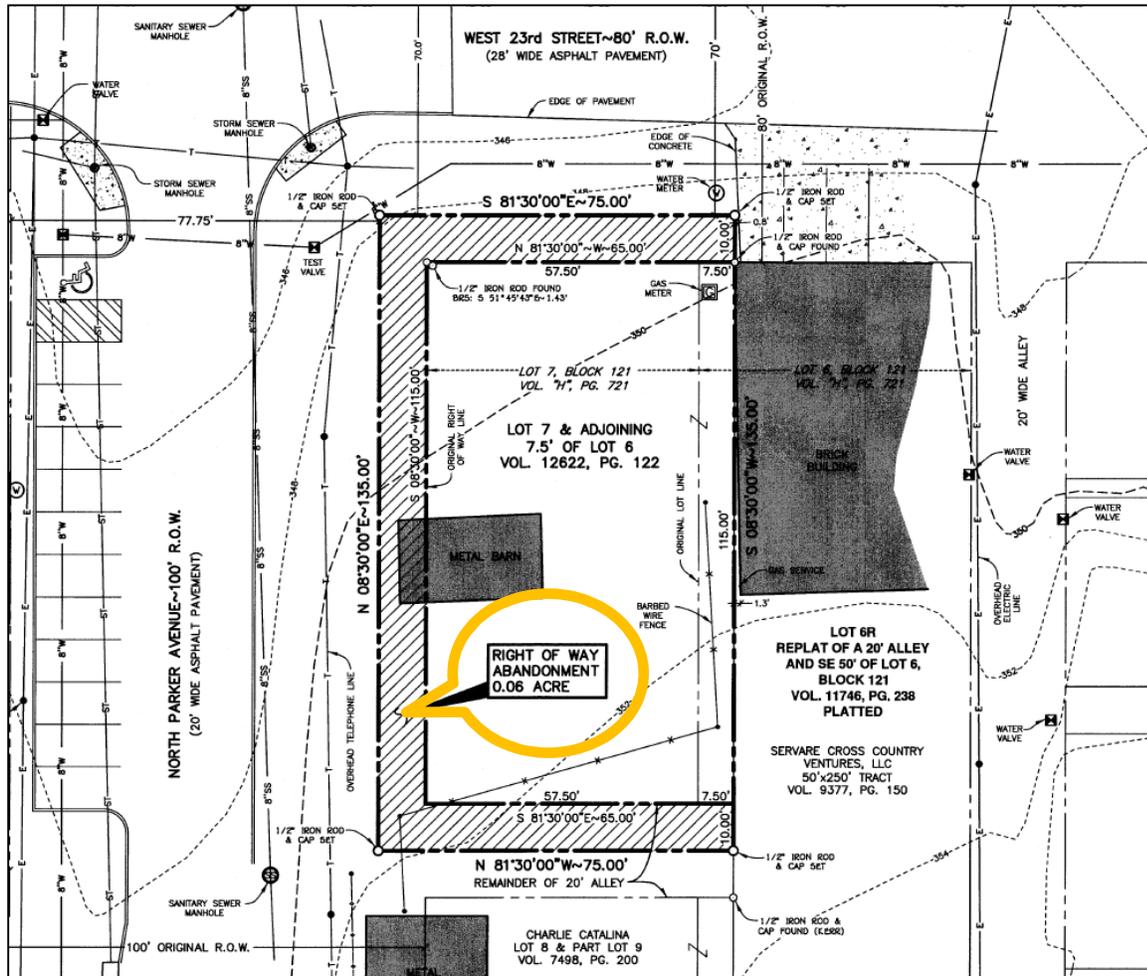
APPLICANT(S): Emile Chris Lawrence

STAFF CONTACT: Randy Haynes, AICP, Senior Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** the requested right-of-way abandonment, **subject to a condition** (see page 3).



DETAIL OF DRAWING SHOWING THE AREA OF RIGHT-OF-WAY REQUESTED TO BE ABANDONED:



RIGHT-OF-WAY REQUESTED TO BE ABANDONED:

The applicant, Emile Chris Lawrence, is requesting the official abandonment of portions of public street rights-of-way for West 23rd Street and North Parker Avenue, adjoining the north and west sides of Block 121 of the Bryan Original Townsite at the southeast corner of North Parker Avenue and West 23rd Street, and also a portion of public alley right-of-way adjacent and to the south of the applicant's property to formally integrate this land with his ownership of the adjoining land. The rights-of-way requested to be abandoned are 0.06 acres (2,614 square feet) in area and have never been improved as part of the adjoining roadways since originally being laid out as part of the town of Bryan in 1860.

A replat request (case no. RP16-25) showing the to be abandoned land and the applicant's land to be combined into one lot is also scheduled for consideration on the Planning and Zoning Commission's September 15, 2016 regular meeting agenda. Before that replat may be recorded, the Bryan City Council must first approve this right-of-way abandonment request.

Acting on behalf of the general public, only Bryan's City Council is authorized to officially abandon all or portions of rights of way dedicated for public use. 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 and liability concerns, and is an inefficient use of urban land. The rights-of-way requested to be abandoned will be functionally integrated with adjacent land and made available for development. Staff finds that because the land has never been improved or has otherwise served as a functioning street or alleyway, abandoning the subject rights-of-way will not interfere with the smooth circulation of vehicular and pedestrian traffic.

The Site Development Review Committee and staff recommend **approving** the request to abandon these portions of public street right-of-way, **subject to the condition that a formal replat encompassing all property which the applicant owns or will own after abandonment of these rights-of-way is filed with the City for recording.** Abandoning the subject rights-of-way, as recommended, will allow this land to be integrated with adjacent land and, therefore allow efficient and orderly urban development. Staff contends that the recommended rearrangement of land will have the most likely long-range public benefit.