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| Meeting Date (?) | 05/10/2016 |
| Subject Matter * (?) | RA16-01 (JC Wall): Martin's Addition off S. College This must match rolling agenda entry |
| Department of Origin * | DEVELOPMENT SERVICES |
| Submitted By * | Martin Zimmermann |
| Type of Meeting * | <input type="radio"/> BCD <input type="radio"/> Special <input checked="" type="radio"/> Regular |
| Classification * | <input type="radio"/> Public Hearing <input type="radio"/> Consent <input checked="" type="radio"/> Statutory <input type="radio"/> Regular |
| Ordinance * | <input type="radio"/> None <input checked="" type="radio"/> First Read <input type="radio"/> Second Read <input type="radio"/> First & Only Read |
| Strategic Initiative * | <input type="checkbox"/> Public Safety <input type="checkbox"/> Service <input checked="" type="checkbox"/> Economic Development <input checked="" type="checkbox"/> Infrastructure <input type="checkbox"/> Quality of Life |
| Agenda Item Description * | A request to abandon a 26-foot wide, unnamed and undeveloped public right-of-way in the Martin's Addition, being approximately 0.196 acres (8,537 square feet) in size and extending northeast from the east side of South College Avenue, approximately 325 feet south of its intersection with Sulphur Springs Road, in Bryan, Brazos County, Texas (case no. RA16-01). |
| Summary Statement * | <p>The applicant, Mr. JC Wall, is requesting the official abandonment of a 325-foot long and 26-foot wide unnamed and undeveloped public right-of-way in the Martin's Addition. The right-of-way in question was originally dedicated with the Martin's Addition subdivision plat recorded at the Brazos County Court House in 1941. It is assumed that at that time this right-of-way was dedicated to the City of Bryan, the assumption was the adjacent properties to the south were to be subdivided, and additional right-of-way could be dedicated so a new 50-foot wide public street could be created. However, the abutting property was never formally subdivided, and therefore, additional right-of-way for a new street was never granted. In 1954, the Smith Subdivision was subdivided to the northeast of this right-of-way, which made the need for a public street at this location unnecessary.</p> <p>Mr. Wall, who owns the adjacent property to the north, wishes to develop the adjoining tract and is requesting the unnamed and undeveloped public right-of-way be formally abandoned so this land may be integrated with his ownership of adjoining land.</p> <p>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.</p> |

Staff Analysis & Recommendation *

During its regular meeting on April 7, 2016, the Planning and Zoning Commission, by a vote of 8-1, concurred with staff and recommended approving the requested right-of-way abandonment, subject to the following conditions:

1. That a formal replat encompassing all property which the applicant owns or will own after abandonment of this right-of-way is filed with the City for recording; and
2. That a 25-foot wide private shared access easement be dedicated with the replat covering the portion of right-of-way being abandoned to allow access to the neighboring property.

Additionally information includes:

- The right-of-way requested to be abandoned has never been improved with a driving surface and is proposed to be functionally integrated with adjacent land and made available for development.
- Abandoning the subject right-of-way will not interfere with the smooth circulation of vehicular and pedestrian traffic.
- Abandoning the subject right-of-way, as recommended, will allow this land to be integrated with adjacent land and, therefore allow efficient and orderly urban development.
- The recommended rearrangement of land will have the most likely long-range public benefit.

Options *

(In Suggested Order of Staff Preference)

1. approve the requested right-of-way abandonment;
2. approve the requested right-of-way abandonment with modifications, which may require consideration at a future City Council meeting; or
3. deny the requested right-of-way abandonment.

Funding Source *

N/A

Attachments

ATTACHMENTS CAF RA16-02 Martin's Addition.docx

811.64KB

Please detail attachments and note attachments available for viewing in City Secretary's Office:

1. location map;
2. draft ordinance and exhibits;
3. excerpt from Planning and Zoning Commission meeting minutes of April 7, 2016; and
4. staff report to the Planning and Zoning Commission.

Dept. Head Signature



Deputy City Manager Signature



City Manager Signature



City Attorney Signature

