ACTION FORM
BRYAN CITY COUNCIL

Meeting Date (?) 06/07/2016

Subject Matter* (?) RA16-04: Portions of East Pruitt Street@ North Washington Avenue...
This must match rolling agenda entry

Department of Origin* DEVELOPMENT SERVICES

Submitted By* Martin Zimmermann

Type of Meeting* ○ BCD ○ Special ◉ Regular

Classification* ○ Public Hearing ○ Consent ◉ Statutory ○ Regular

Ordinance* ○ None ◉ First Read ○ Second Read ○ First & Only Read

Strategic Initiative* ☑ Public Safety ☐ Service ☑ Economic Development ☑ Infrastructure ☐ Quality of Life

Agenda Item Description* A request to abandon approximately 0.064 acres (2,775 square feet) of public street rights-of-way for East Pruitt Street and North Washington Avenue, adjoining the southwest corner of Block 32 in the Bryan Original Townsite in Bryan, Brazos County, Texas. (case no. RA16-04)

Summary Statement* The applicant, Mr. Carlos Toro, is requesting the official abandonment 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, adjoining the south and west sides of portions of Lots 1 and Lot 2 in Block 32 of the Bryan Original Townsite. The request is being made to formally integrate this tract with the ownership of the adjoining lots. The rights-of-way requested to be abandoned total 0.064 acres (2,775 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.

Mr. Toro, who owns the adjacent property to the north, wishes to develop that adjoining tract for commercial uses and is requesting that these portions of public right-of-way be formally abandoned so this land may be integrated with his ownership of adjoining land.

During the Site Development Review Committee's review of this request, the Public Works Department identified two 2-inch public water lines and a 6-inch public sewer line currently located in the portion of East Pruitt Street that has been requested to be abandoned. Additionally, 6-inch sewer and water lines are located in the portion of North Washington Avenue that has been requested to be abandoned. If these rights-of-way are abandoned, easements over existing public utility facilities will need to be reserved. Such easements will help ensure access for repairing and replacing public utilities and help prevent buildings that might interfere with access to these utilities.

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.

Staff Analysis & Recommendation *

During its regular meeting on May 19, 2016, the Planning and Zoning Commission concurred with staff and unanimously recommends approving the requested right-of-way abandonment, subject to the following conditions:

1. that a formal replat encompassing all property that the applicant owns or will own after abandonment of this right-of-way is filed with the City for recording

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

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

• 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 as recommended with certain conditions
2. approve the requested right-of-way abandonment with modifications, which may require consideration at a future City Council meeting
3. deny the requested right-of-way abandonment

Funding Source *

N/A

Attachments

ATTACHMENTS CAF RA16-04.docx 1.16MB

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 May 19, 2016
4. staff report to the Planning and Zoning Commission

Dept. Head Signature

Lindsey Guindi

Deputy City Manager Signature

Hugh R. Walker

City Manager Signature

City Attorney Signature

Janis K. Hampton