CITY OF BRYAN
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ACTION FORM
BRYAN CITY COUNCIL

Meeting Date (?) 11/08/2016

Subject Matter* (?) Right-of-way Abandonment RA16-08: Alley in Block 3 of Woodlawn Addition
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 ☑ Economic Development ☐ Quality of Life ☐ Service ☑ Infrastructure

Agenda Item Description* Consideration of a request to abandon an approximately a 20-foot wide and 200-foot long public alley right-of-way extending east-to-west between Birch Street and Hickory Street in Block 3 of the Woodlawn Addition in Bryan, Brazos County, Texas. (case no. RA16-08)

Summary Statement* The applicant, Jesus A. Ordonez, and all abutting property owners are requesting the official abandonment of a 200-foot long by 20-foot wide public alley right-of-way in Block 3 of the Woodlawn Addition. The right-of-way in question was originally dedicated with the Woodlawn Addition plat that was recorded at the Brazos County Court House in 1940, and has never been improved with a driving surface. Lots in this City block are zoned Mixed Use – Residential (MU-1) and are either vacant or occupied by manufactured homes.

In September 2007, Block 2 and Lots 1 and 2 in Block 3 of the Woodlawn Addition were replatted and with the replat a portion of the alley was abandoned to these adjacent lots. Therefore, Lots 1 and 10 are not included with this alley abandonment request, because that alley has already been abandoned and integrated with the adjacent lots.

This proposal includes the request to incorporate the width of the entire 20-foot wide alley with Lots 3 and 4 because these lots are approximately 20 feet shorter in length than the adjacent lots. The remaining lots in the block (Lots 2, 5, 6, and 9) are requested to be combined with equal amounts of alley property. Therefore, if approved as requested, Lots 2, 5, 6, and 9 would each gain 10 feet of land. The agreed arrangement is shown on the attached survey.

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.

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 the meeting on October 6, 2016, the Planning and Zoning Commission concurred with staff and unanimously recommends approving this right-of-way abandonment request.

• Approving the requested right-of-way abandonment will relieve the City of possible continued maintenance and liability concerns, and will improve an inefficient use of urban land.

• The right-of-way requested to be abandoned will 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 or otherwise negatively affect the adjoining transportation network.

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 RA16-08, Woodlawn Addition.docx	4.21MB

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 minutes of October 6, 2016; and
4. staff report to the Planning & Zoning Commission.

Dept. Head Signature

Kevin Russell

Deputy City Manager Signature

City Manager Signature

City Attorney Signature

Thomas A. Leeper