CITY OF BRYAN
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ACTION FORM
BRYAN CITY COUNCIL

Meeting Date (?) 11/21/2016

Subject Matter* (?) RA16-07 (Arrendondo): 20-foot alley in Blk. 135 Bryan Original Townsite off S. Sims and W. 31st
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 a 20-foot wide and 250-foot long public alley right-of-way extending east-to-west between South Parker and South Sims Avenues in Block 135 of Bryan Original Townsite in Bryan, Brazos County, Texas (case no. RA16-07).

Summary Statement* The applicant, Guadalupe Arredondo, along with all abutting property owners are requesting the official abandonment of a 250-foot long and 20-foot wide public alley right-of-way in Block 135 of the Bryan Original Townsite that extends between South Parker and South Sims Avenues. The right-of-way requested to be abandoned encompasses a total of 0.1148 acres (5,000 square feet) of land.

Most of the blocks in the Bryan Original Townsite were platted with alleyways serving the rear of each lot. Some alleyways have remained in use, whether improved with a paved driving surface or, as is the case with the alley in Block 135, unimproved. As depicted in the aerial photograph, the unpaved alley in Block 135 evidently receives limited use. There is a public sanitary sewer line installed throughout the length of the alley; that line was replaced in 2006. There also are overhead utilities present within the alley, which appear to be the property of the franchised utilities (telephone and/or cable).

Bryan's City Council is authorized to formally abandon all or portions of rights-of-way originally dedicated for public use, allowing the conveyance of that land to adjoining property owners, in equal and proportionate amounts based on their ownership of adjoining land. 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 October 20, 2016, the Planning and Zoning Commission concurred with staff and unanimously recommended approving the abandonment of this alley right-of-way, subject to the condition that a public utility easement be reserved for the entire width and length of the abandoned alley right-of-way to accommodate existing utility facilities.

• Excess right-of-way burdens the public with possible continued maintenance and liability concerns, and is an inefficient use of urban land.

• 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.

• 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.

• 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 rescheduling the request for consideration on a future City Council meeting agenda;

3. deny the requested right-of-way abandonment.

Funding Source* N/A

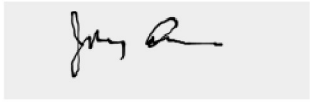
Attachments	ATTACHMENTS CAF RA16-07, BOTS 135.docx	4.42MB

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

1. location map;
2. draft ordinance with exhibits;
3. excerpt from P&Z meeting minutes of October 20, 2016; and
4. staff report to the Planning & Zoning Commission.

Dept. Head Signature

Deputy City Manager Signature



City Manager Signature

City Attorney Signature