

Agenda Item Details

Meeting	Nov 11, 2025 - Bryan City Council Second Regular Meeting
Category	5. Statutory (Automatic Approval) Agenda - This agenda consists of items previously approved by Council action such as adoption of items that are part of an approved budget or capital improvement projects, first and only readings of ordinances, interlocal agreements, or action that is required by law or delegated to the City Manager. Items may be removed from the statutory agenda for separate consideration at the request of two Councilmembers.
Subject	K. Right-of-Way Abandonment request case no. RA25-03, consideration of the first and only reading of an ordinance of the City of Bryan, Texas, to abandon 0.159 acres of public street right-of-way for Aspen Street, southeast of its intersection with Foch Street and adjacent to Lot 6 in Block 1 and Lot 1 in Block 8 of Highland Park Addition in Bryan, Brazos County, Texas.
Type	Action
Preferred Date	Nov 11, 2025
Absolute Date	Nov 11, 2025
Fiscal Impact	No
Budgeted	No
Goals	Quality of Life Economic Development

Summary:

The applicant, Schultz Engineering, on behalf of adjacent property owners, Oscar and Swany Parulian, is requesting to abandon 0.159 acres of right-of-way constituting a portion of Aspen Street in Highland Park Addition. In this specific case, the adjacent lands on both sides of the proposed abandonment are owned by the same property owners. The request, if approved, allows the applicant to formally integrate this portion of land with their ownership of the adjoining land through a replat.

Acting on behalf of the 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:

During its regular meeting on October 16, 2025, the Planning and Zoning Commission concurred with staff and **unanimously recommends approval** of this right-of-way abandonment request, **subject to the condition that a replat be filed**, formally integrating the portion of abandoned right-of-way into the adjacent property.

In making their decision, the Planning and Zoning Commission finds:

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

- Abandoning the subject right-of-way will allow this land to be integrated with the adjacent property and, therefore, be a more efficient use of adjacent land.
- The recommended rearrangement of land will have the most likely long-range public benefit.

Options:

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.

Attachments:

1. location map;
2. draft ordinance with exhibits;
3. excerpt from October 16, 2025, Planning and Zoning Commission regular meeting minutes; and
4. staff report to the Planning and Zoning Commission.

[5K - RA25-03 - Highland Park Addition.pdf \(3,177 KB\)](#)