

Agenda Item Details

Meeting	Jan 13, 2026 - Bryan City Council Second Regular Meeting
Category	6. 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	A. 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 (Statutory)
Preferred Date	Jan 13, 2026
Absolute Date	Jan 13, 2026
Fiscal Impact	No
Budgeted	No
Goals	Economic Development Quality of Life

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 the City of 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.

The application was considered by the City Council on November 11, 2025. At that meeting, the City Council voted to postpone action on the request and directed staff to review the City's right-of-way abandonment procedures. The item was subsequently rescheduled for consideration at the City Council's regular meeting on December 9, 2025. Prior to that meeting, the applicant requested City Council's consideration be further postponed to the City Council's regular meeting on January 13, 2026.

Upon completion of the abandonment, execution of a quit claim deed, and filing of a replat, Midtown-High Density District (MT-HD) zoning will be applied to this property. MT-HD requires a 1.5 floor area ratio (FAR), meaning when the collective property is redeveloped, at least 1.5 square feet of building floor area must be constructed for every one (1) square foot of land area. If the proposed abandonment is approved and the right-of-way property is added to the applicant's adjacent properties, the total land area together will be 0.729 acres, or 31,755 square feet. Therefore, MT-HD zoning requires a minimum of 47,633 square feet of floor area for the redevelopment of this collective property. Depending on the design layout for access and off-street parking, new structures will likely need to be three (3) or more stories to achieve FAR requirements, not including structured parking that also may be necessary to meet minimum parking standards.

Analysis and Recommendation:

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

In making their decision, the Planning and Zoning Commission made the following findings:

- 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 allows this land to be integrated with the adjacent properties and, therefore, be a more efficient use of adjacent land.
- The recommended rearrangement of land will have the most likely long-range public benefit.

Note: This item is being placed on the January 13, 2026, agenda as per City Council's decision on December 9, 2025, to hold a public hearing and postpone action to the January 13, 2026 meeting, and to request information regarding the applicant's plans for the future redevelopment of this property. Staff has reached out to the applicant's representative requesting this information. If information is not provided by the January 13, 2026 meeting, staff recommends postponing action for another 30-90 days.

Options:

1. approve the requested right-of-way abandonment, if redevelopment information is provided;
2. postpone action for 30-90 days, if no redevelopment information is provided;
3. approve the requested right-of-way abandonment with modifications, which may require consideration at a future City Council meeting; or
4. 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.

[CAF ATTACHMENTS, RA25-03 \(2\).pdf \(3,177 KB\)](#)