



MEMORANDUM

TO: Planning and Zoning Commission

From: Harry Persaud, MRTPI, AICP, Chief Planning Official

Date: August 11, 2015

Case Number: PZ 15-005: Discuss the proposed abandonment of excess City Right of Way located on the east side of Tulane between Bryn Mawr and Lovers Lane and forward a recommendation to the City Council.

Background: The existing right of way on Tulane Boulevard north of Lovers Lane to Bryn Mawr is 80 feet wide. A determination was made by Public Works staff that there is about 18 feet of excess right of way on the east side of the street which can be abandoned and sold to individual property owners. Two property owners located at 3945 Amherst and 3945 Purdue have made requests to the City to purchase excess right of way. Staff presented those requests to the Council on July 21, 2015 and recommended the abandonment and sale of 15 feet of excess right of way.

In the deliberations Council expressed concern about the impact of the proposed sale on increasing lot sizes and allowing for significantly larger homes which would potentially be out of character with the existing neighborhood. Council then forwarded this item to the Planning and Zoning Commission for further consideration and recommendation.

Section 8-100 (3) of the comprehensive zoning ordinance provides that "The Planning and Zoning Commission shall act as an advisory board to the City Council relating to all nature of public improvements, civic improvements, city planning, opening, widening and changing of streets, routing of public utilities, controlling and regulating traffic upon the public streets and ways, and such other matters relating to City improvements as the Planning and Zoning Commission and the City Council may deem beneficial to the City".

There are ten single family lots located on the east side of Tulane Boulevard varying in size between 8,400 – 12,600 sq ft with approx. dimensions of 60'X140' to 90'X140'. Except for the lot located on the south east corner of Bryn Mawr and Tulane which is zoned single family, SF-2 all of the other lots are zoned single family, SF-4. Potentially, if these lots are all increased with the purchase of 15 feet of right of way, the maximum build out on a new or remodeled single family home may provide for an additional 1800 sq. ft. of habitable floor area per lot. Existing home sizes vary between 1,378 to 5,714 sq. ft. (See list attached excerpted from DCAD) Maximum potential build out for new single family homes may be in the range of 6,800 -9,500 sq ft depending on actual lot size after purchase of additional right of way. Please let us know if you have any specific questions or need any additional information before our meeting.

- Attachments:
- (1) Map showing existing ROW on Tulane Blvd
 - (2) List of existing home sizes taken from DCAD
 - (3) 3945 Amherst map
 - (4) 3945 Amherst survey to purchase ROW
 - (5) 3945 Purdue map
 - (6) 3945 Purdue survey to purchase ROW
 - (7) P&Z minutes of July 14, 2015