

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**



**April 4, 2013**

**RP13-06: proposed Replat of Lots 15-18 in Block 1 of The Traditions Subdivision – Phase 14**

**SIZE AND LOCATION:** 3. 205 acres of land adjoining the southwest side of Emory Oak Drive, south from its intersection with North Traditions Drive

**EXISTING LAND USE:** single-family residences, vacant lot

**ZONING:** Planned Development District – Housing (PD-H)

**APPLICANT(S):** Bonnie and Denny Otway

**AGENT:** Kerr Surveying, LLC

**STAFF CONTACT:** Maggie Dalton, Staff Planner



**BACKGROUND:**

The applicants are proposing to replat four lots (Lots 15-18 in Block 1 of The Traditions Subdivision – Phase 14) into two lots (proposed Lots 15R and 17R). The subject property is currently zoned Planned Development District - Housing (PD-H). The request is being made to adjust lot lines and to create two larger single-family home sites 0.991 acres and 2.214 acres in size, respectively. A 30-foot wide public utility easement that extends southwest from Emory Oak Drive will remain to guarantee access to an existing sanitary sewer main in that easement.

**RECOMMENDATION:**

The proposed replat conforms to all requirements of applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed replat.