

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**



**June 6, 2013**

**RP13-05: proposed Replat of Lots 1 and 3 and part of Lot 5 in Block One of the Royal Oaks Gardens Subdivision**

**SIZE AND LOCATION:** 1.78 acres of land adjoining the south side of Carter Creek Parkway between East 29<sup>th</sup> Street and Briar Oaks Drive

**EXISTING LAND USE:** health club

**ZONING:** Office District (C-1)

**APPLICANT(S):** Galindo Interests

**AGENT:** Garrett Engineering

**STAFF CONTACT:** Matthew Hilgemeier, Staff Planner



**BACKGROUND AND RECOMMENDATION:**

With this replat, the applicants, Galindo Interests, desire to replat Lot 1 as well as Lot 3 and parts of Lot 5 into one new lot, proposed Lot 1R in Block 1 of the Royal Oaks Gardens Subdivision. The sole purpose of this replat is to slightly adjust lot lines for Lot 1, which is fully developed with health club facilities (commonly known as Aerofit Health and Fitness Center). The new lot is proposed to be 1.78 acres in size. No new public infrastructure is required in conjunction with this proposed replat.

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