

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



CITY OF BRYAN

November 6, 2014

RP14-26: proposed Replat of portions of Lots 13 through 18 of Oak Grove Park Addition No. 2, as well as unimproved street right-of-way for Bradley Street that has been requested to be abandoned

SIZE AND LOCATION: 0.915 acres of land located at the northeast corner of San Jacinto Lane (State Highway 21) and North Sims Avenue

EXISTING LAND USE: vacant land

ZONING: Commercial District (C-3)

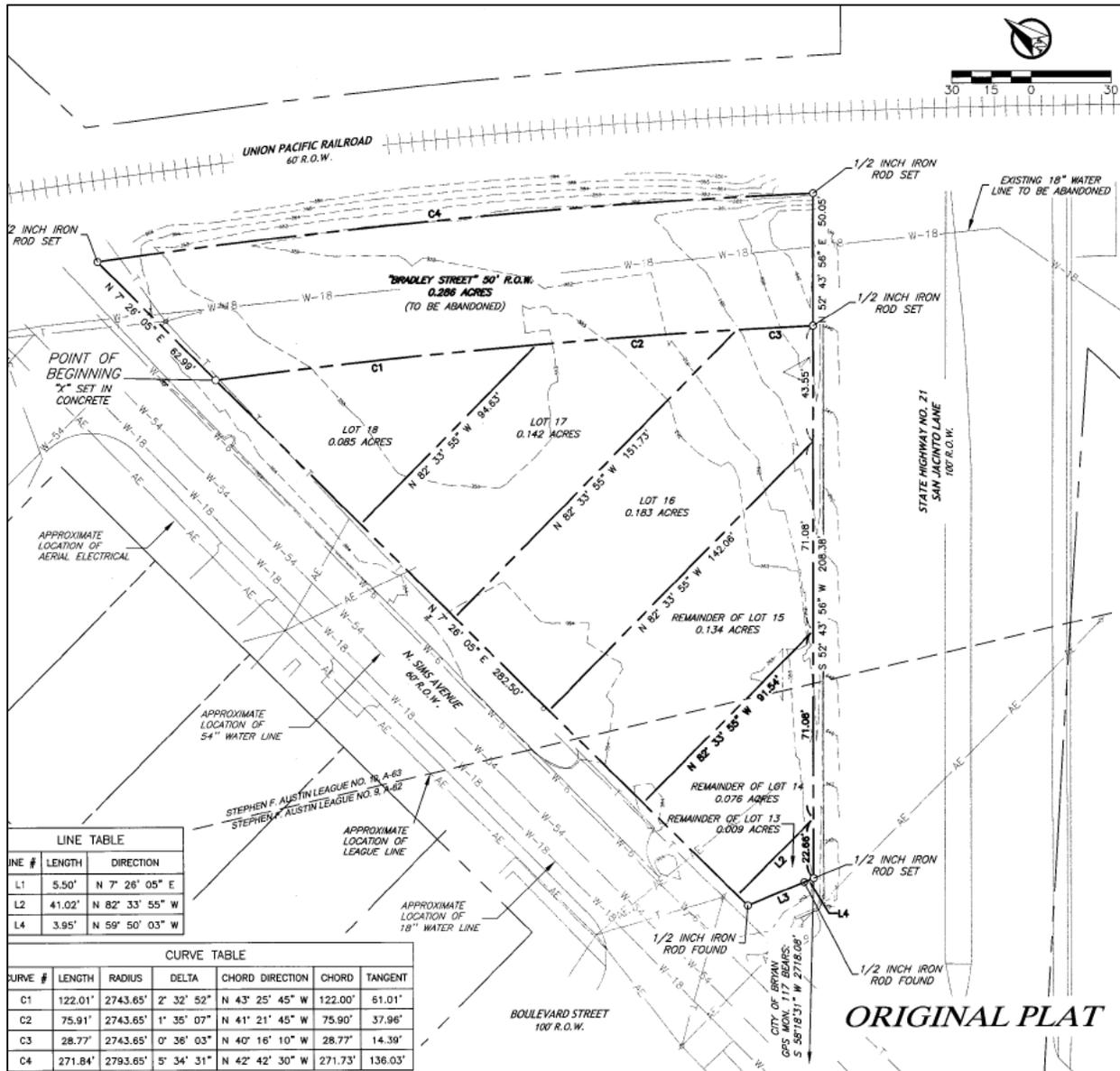
APPLICANT(S): Roy Rodriguez

AGENT: J4 Engineering

STAFF CONTACT: Maggie Dalton, Staff Planner



DETAIL FROM REPLAT DRAWING:



BACKGROUND AND RECOMMENDATION:

With this replat, the applicant is proposing to replat portions of Lots 13-18 of the Oak Grove Park Addition, No. 2 and unimproved street right-of-way for Bradley Street that has been requested to be abandoned (case no. RA14-07), being a total of 0.915 acres in size. The related right-of-way abandonment request is also scheduled for consideration by the Commission during its November 6, 2014 meeting. The subject property is currently zoned Commercial District (C-3).

The Site Development Review Committee and staff recommend approving the proposed replat, subject to City Council's approval of the right-of-way abandonment as it has been requested with case no. RA14-07. If that request is approved, then the proposed replat will conform to all requirements of applicable codes and ordinances.