

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



July 17, 2014

FP14-11: proposed Final Plat of Aspen Street Subdivision

SIZE AND LOCATION: 0.2868 acres of land out of the J.E. Scott Survey, adjoining the northeast side of Aspen Street between Woodson Drive and Clay Street, currently addressed as 3905 Aspen Street

EXISTING LAND USE: residential

ZONING: Residential District – 5000 (RD-5)

APPLICANT(S): Grant Group, LLC

AGENT(S): ATM Surveying

STAFF CONTACT: Maggie Dalton, Staff Planner



PROPOSED SUBDIVISION AND RECOMMENDATION:

The proposed subdivision creates two lots on 0.2826 acres of land currently zoned Residential District – 5000 (RD-5). The new lots are proposed to be 0.1434 acres in size, respectively. The existing two-story home on the subject property, built in 1930 according to the Brazos County Appraisal District, is proposed to be demolished before this final plat will be recorded. Sidewalk as well as parkland dedication and development fees apply to this proposed subdivision.

The proposed final plat complies with all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed final plat.