

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

August 21, 2014



RP14-19: proposed Replat of Community Health Center Subdivision

SIZE AND LOCATION: 4.711 acres of land adjoining the southwest side of South Texas Avenue, 175 feet southeast of the intersection of Sulphur Springs Road

EXISTING LAND USE: offices and Brazos Transit District

ZONING: Retail District (C2)

APPLICANT(S): Natalie Ruiz – IPS Group

AGENT: J4 Engineering

STAFF CONTACT: Maggie Dalton, Staff Planner



BACKGROUND AND RECOMMENDATION:

The applicant is proposing to reconfigure Lot 1 in Block 1 of the Community Health Center Subdivision and wishes to plat the property into two commercial lots, proposed Lot 1R (3.261ac.) and Lot 3 (1.449 ac.). The subject property is currently zoned Retail District (C2). A new public sewer is being installed in conjunction with this replat within the proposed 20' public utility easement along Lot 2.

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