

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**



**September 18, 2014**

**RP14-18: proposed Replat of Lot 2 in Block 2 of the College Oaks Addition**

**SIZE AND LOCATION:** 0.2639 acres of land currently addressed as 4004 Oaklawn Street and adjoining the southwest side of Oaklawn Street between Woodson Drive and Clay Street

**EXISTING LAND USE:** detached single-family residence

**ZONING:** Residential District – 5000 (RD-5)

**APPLICANT(S):** Adam Wallace of ATM Surveying

**AGENT:** same as applicant

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



**BACKGROUND AND RECOMMENDATION:**

The property owner, Lawrence Guseman, is proposing to subdivide Lot 2 in Block 2 of the College Oaks Addition totaling 0.26 acres in the 4000 block of Oaklawn Street into two smaller lots, proposed Lot 2A and Lot 2B. The subject property is currently zoned Residential District – 5,000 (RD-5) and both of the proposed lots will exceed the minimum 5,000 square foot lot size requirement in this zoning district.

Parkland dedication and development fees are required for one new lot. If this proposed replat is approved, the existing residential structure that is currently located on the property will required to be removed before this replat can be recorded with the Brazos County Clerk's office.

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