

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



April 16, 2015

FP15-05: proposed Final Plat of the Crenshaw Addition

SIZE AND LOCATION: 3.3 acres of land out of Stephen F. Austin League No. 10, A-63 and located at 2111 Nuches Lane, approximately 0.3 miles southeast of the intersection of Tabor Road and Nuches Lane and 150 feet northwest from the intersection of Nuches and Autry Lanes

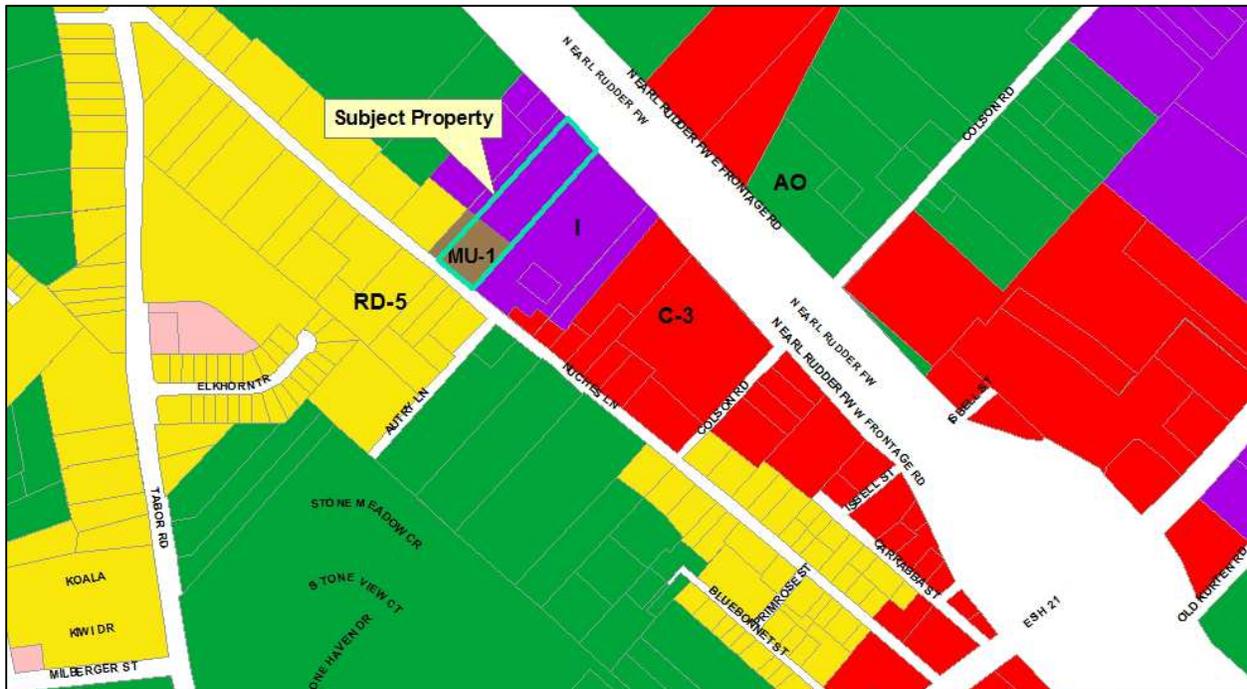
EXISTING LAND USE: vacant acreage

ZONING: combination of Mixed Use - Residential District (MU-1) and Industrial District (I)

APPLICANT(S): Kenneth Crenshaw

AGENT(S): Kerr Surveying

STAFF CONTACT: Randy Haynes, Senior Planner



PROPOSED SUBDIVISION:

The proposed subdivision creates three lots on 3.3 acres of land currently zoned a combination of Mixed Use Residential District – (MU-1) and Industrial District (I). The two new lots proposed to front Nuches Lane are intended for single-family residential use and are each proposed to be 0.53 acres in size. The third lot, proposed to front North Earl Rudder Freeway is zoned for industrial use and 2.25 acres in size. For the residential lots platted with this subdivision, the developer will be obligated to pay \$1,040 in parkland dedication and development fees.

RECOMMENDATION:

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