

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



July 16, 2015

RP15-11: Proposed replat of parts of Lots 1-3 in Block 114 of the Bryan Original Townsite, as well as portions of public street rights-of-way for West 31st Street and South Parker Avenue that have been requested to be abandoned

SIZE AND LOCATION: 0.23 acres of land at the northeast corner of South Parker Avenue and West 31st Street

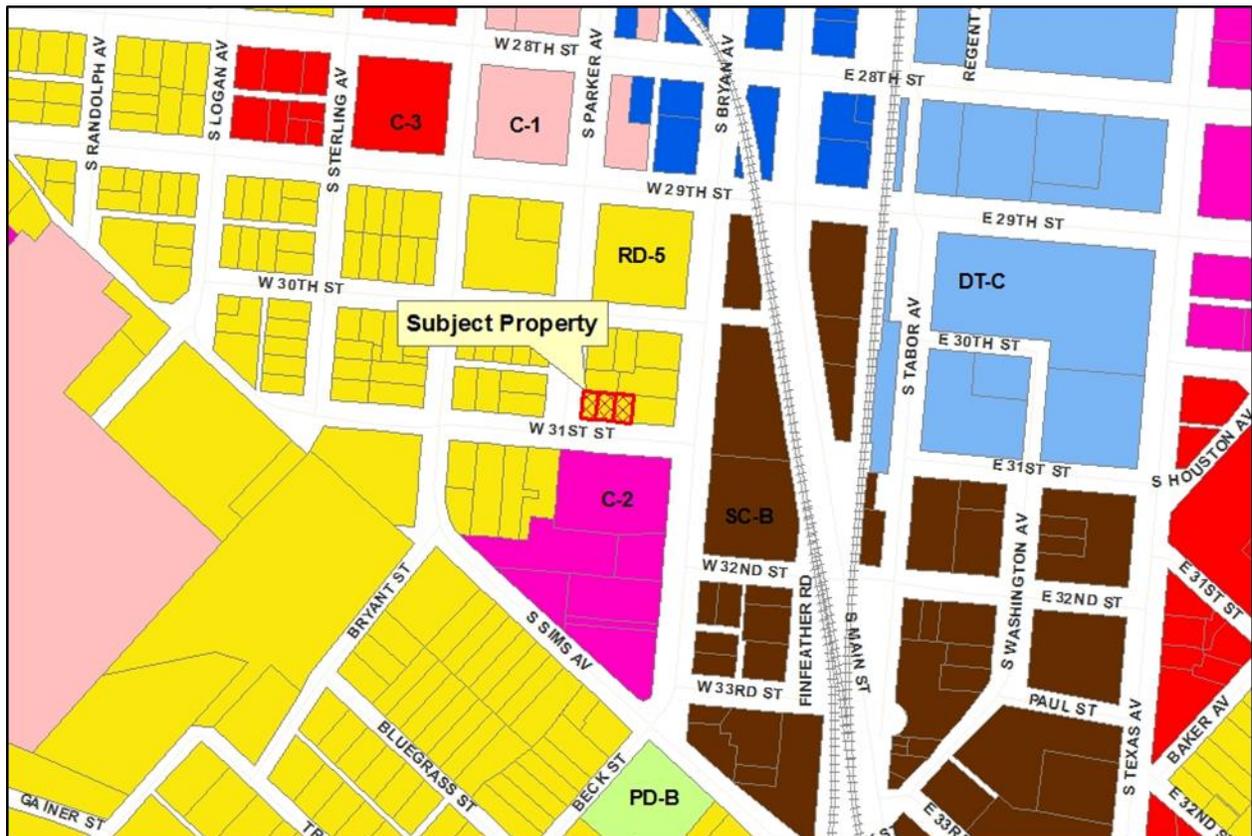
EXISTING LAND USE: residential

ZONING: Residential District – 5000 (RD-5)

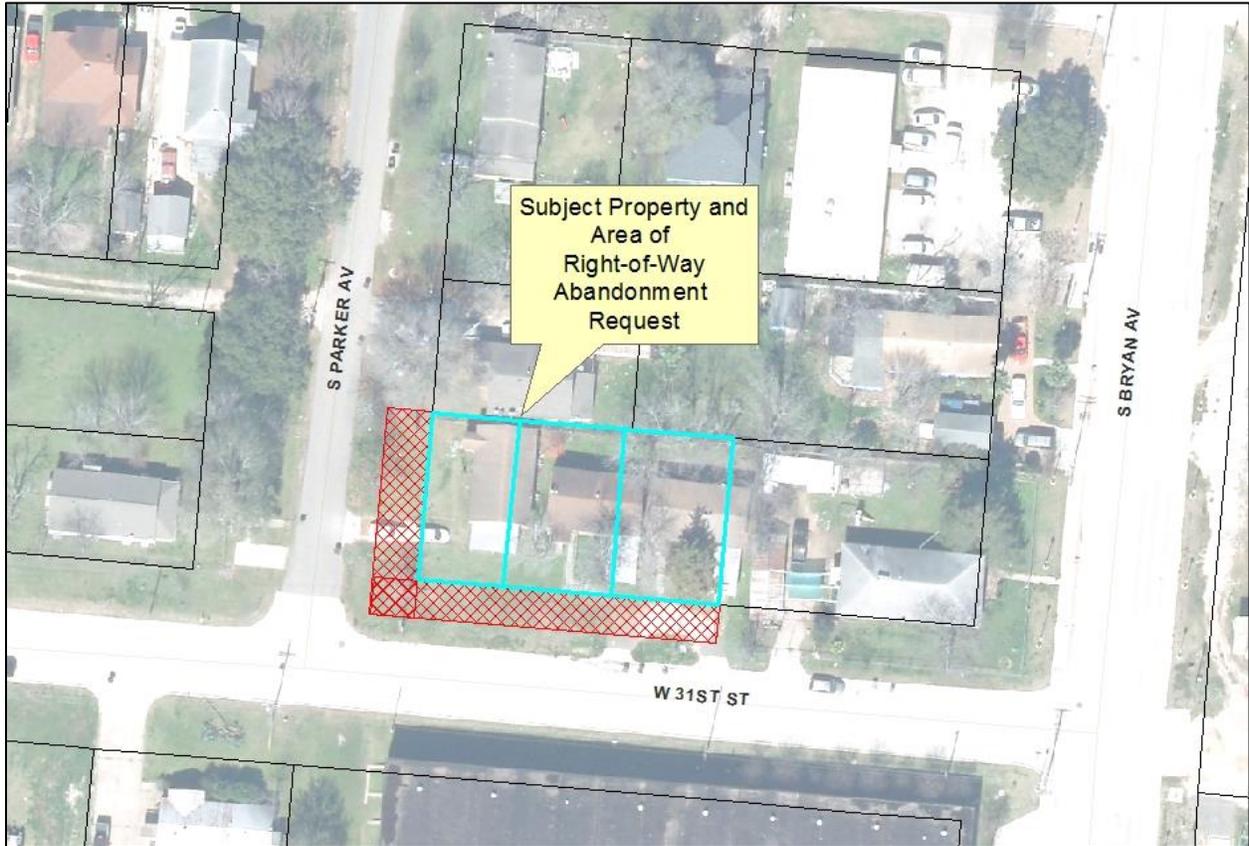
APPLICANT(S): NN Out Properties, Ltd.

AGENT: J\$ Engineering, Glenn Jones PE-CFM

STAFF CONTACT: Randy Haynes, Senior Planner



Aerial, 2013:



BACKGROUND:

The applicant/property owner, NN Out Properties, is proposing to replat the subject property in Block 114 in the Bryan Original Townsite, as well as abandoned public street right-of-way into seven townhome lots, (proposed Lots 1R – 7R).

Two related but separate cases are part of this requested replat. On June 4th, 2015, the Planning and Zoning Commission recommended approval of a change in zoning classification from Residential District – 5000 (RD-5) to Planned Development – Housing (PD-H) zoning for the adjacent property, (case no. RZ15-11). The proposed PD zoning establishes lot size standards as reflected on this replat drawing. The ultimate approval of the rezoning request by the City Council is a prerequisite for approval of this replat.

Also requisite to the approval of the requested replat, the applicant has asked for abandonment of public street rights-of-way along two sides of their property: a 20 -foot wide strip of right-of-way for South Parker Avenue and a 16-foot wide portion of right-of-way for West 31st Street, (case no. RA15-02). The right-of-way abandonment request is also scheduled for consideration by the Planning and Zoning Commission during its meeting on July 16th, 2015. Final approval of the right-of-way abandonment request by the City Council must occur in order that the requested replat be viable.

RECOMMENDATION:

The Site Development Review Committee and staff recommend **approving** this proposed replat, **subject to the City Council's prior approval of the previously requested change of zoning to Planned Development District – Housing (case no. RZ15-11); as well as the request to abandon portions of public street rights-of-way (case no. RA15-02).**

With City Council's approval of the requested rezoning and right-of-way abandonment, the proposed replat will conform to all requirements of applicable codes and ordinances.