

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



July 16, 2015

RP15-16: a proposed Replat of Lot 8, Block 10 of the Lone Oak Acres Subdivision

SIZE AND LOCATION: 0.473 acres of land located on the west corner Clarks Lane and Owen Street

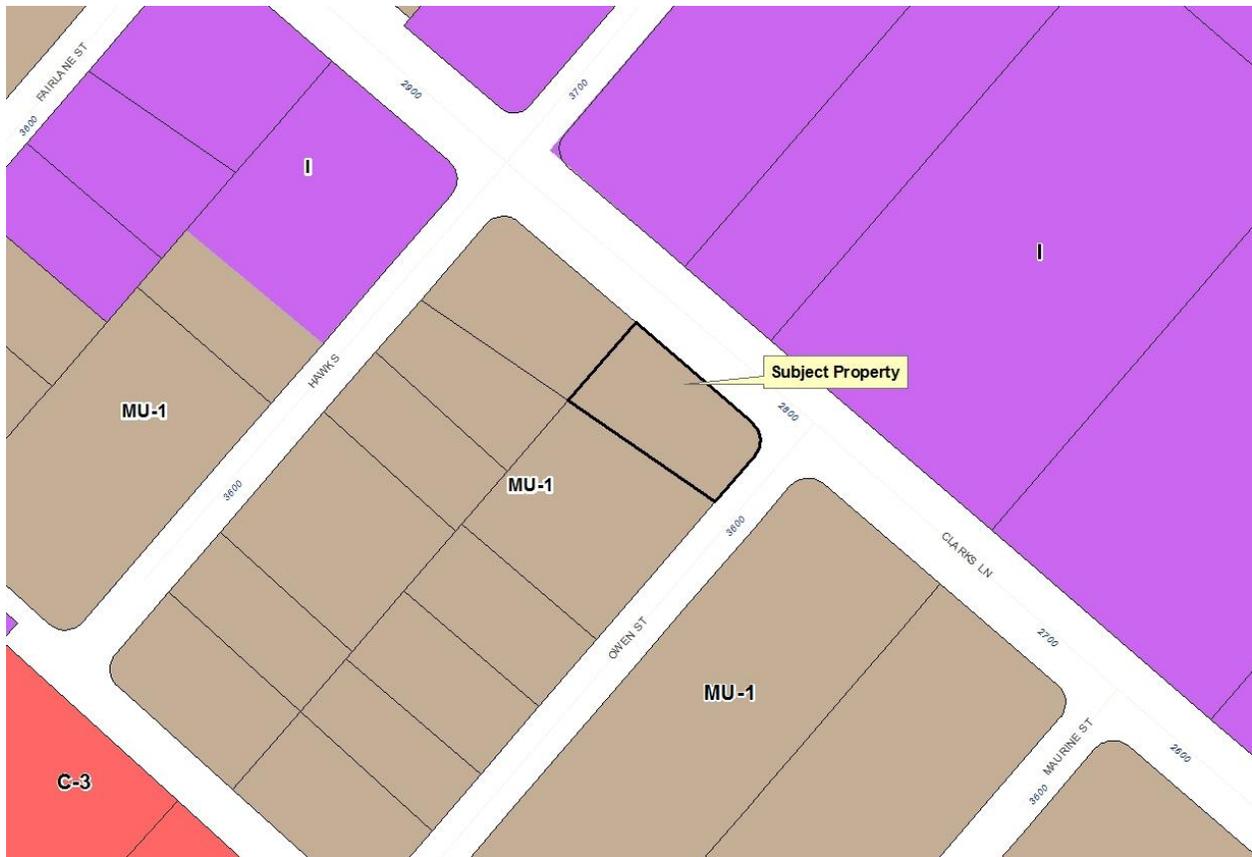
EXISTING LAND USE: Single Family Residential

ZONING: Mixed Use – Residential District (MU-1)

APPLICANT(S): Karen Armijo, Property Owner

AGENT: Brad Kerr, Kerr Surveying

STAFF CONTACT: Matthew Hilgemeier, Staff Planner



BACKGROUND:

The applicant/property owner, Karen Armijo, is proposing to replat this 0.473-acre tract Lone Oak Acres Subdivision into two smaller lots both of which will be used for single-family residential development. There currently exists one manufactured home which will remain in place on the newly created Lot 8B. The applicant intends to place another manufactured home on the other newly created lot Lot 8A.

Parkland dedication fees totaling \$520.00 will be required for one newly created lot as a requirement of this proposed replat.

RECOMMENDATION:

The proposed replat conforms to all applicable codes and ordinances of the City of Bryan Code of Ordinances. The Site Development Review Committee and staff recommend **approving** this proposed replat.