

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



August 6, 2015

RP 15-21: proposed Replat of Lot 8 in Block 3 of Grapevine Addition

SIZE AND LOCATION: 2.41 acres of land out of A.G. Gholson Survey, A-123 and J.T. Mawhinney Survey, A-173 located at the northeast corner of Grapevine Road and Sandy Creek Drive, and currently addressed as 3858 Grapevine Road, in Bryan’s extraterritorial jurisdiction (ETJ)

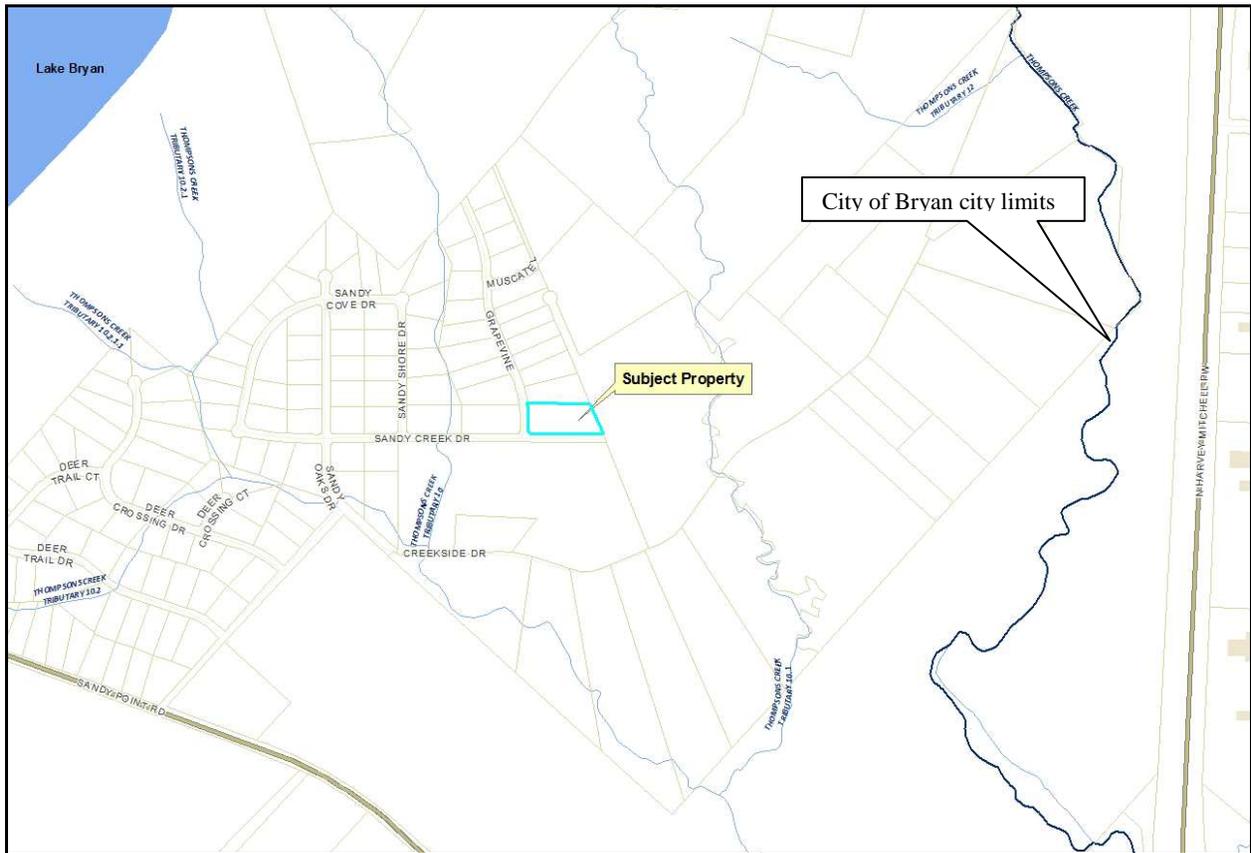
ZONING: N/A (property is in the ETJ)

EXISTING LAND USE: vacant, undeveloped land

APPLICANT(S): Martin Granados, property owner

AGENT: Brad Kerr, Kerr Surveying, LLC

STAFF CONTACT: Matthew Hilgemeier, Staff Planner



AERIAL VIEW (2013):



CURRENT CONDITIONS – STREET VIEW:



looking northwest from Sandy Creek Drive toward the subject property

PROPOSED RESUBDIVISION:

The applicant/property owner, Martin Granados, is proposing to replat these 2.41 acres of Lot 8, Block 3 of the Grapevine Addition into two new lots intended for single-family residential use on property located in the City's extraterritorial jurisdiction (ETJ). The property was originally subdivided in 1985 and has remained in the current configuration since that time.

The applicant desires to divide the land into two lots, each of which is proposed to accommodate one of the two manufactured homes that currently exist on the property. Should the replat be approved the manufactured homes will remain in place, one on proposed Lot 8A and the other on proposed Lot 8B. Since this property is located in the City's ETJ, parkland dedication fees and sidewalk requirements are not required with this replat.

RECOMMENDATION:

The proposed replat complies with all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed replat of Lot 8 in Block 3 of the Grapevine Addition.