

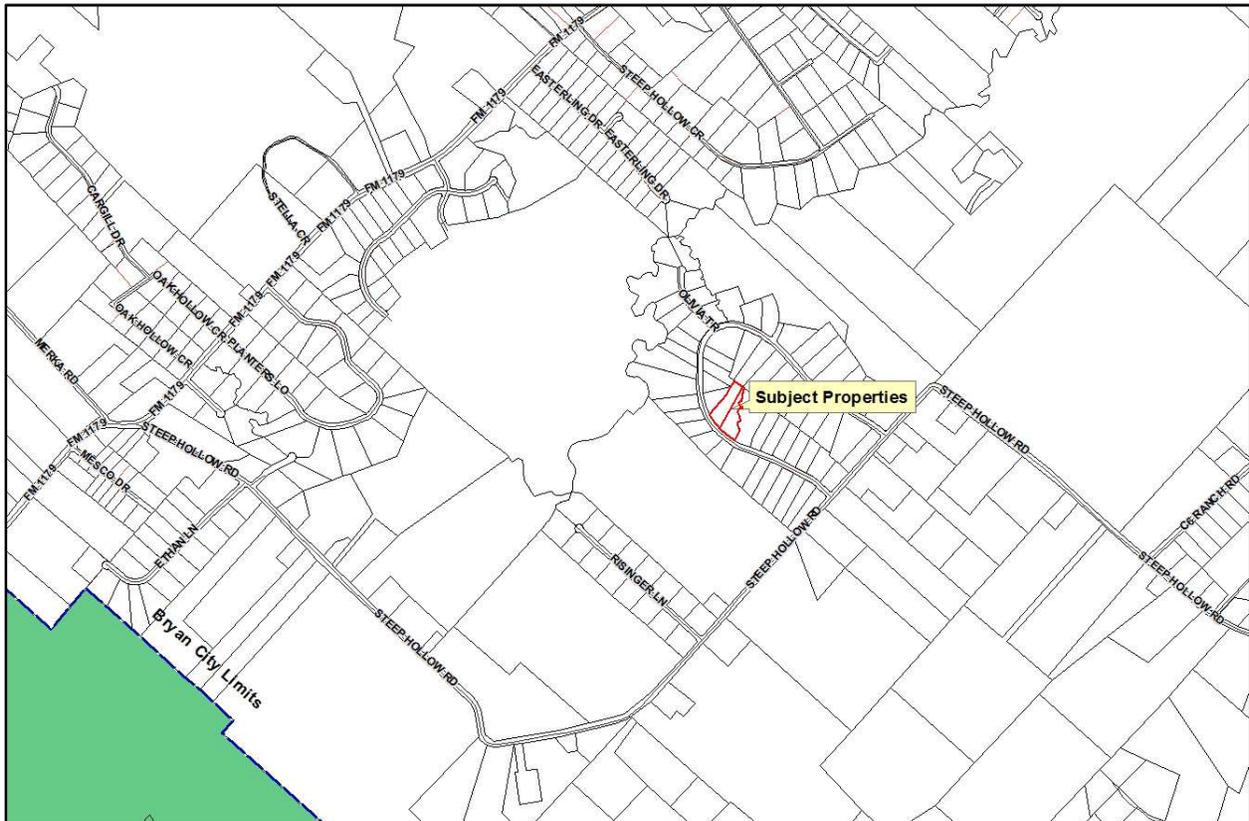
**PLANNING AND ZONING COMMISSION
STAFF REPORT**

September 3, 2015



RP15-26: proposed Replat of Lots 6 and 7 in Green Branch Ridge Subdivision - Phase 4

- SIZE AND LOCATION:** 3.37 acres of land adjoining the north side of Green Branch Loop, northwest from its southernmost intersection with Steep Hollow Road in Bryan’s extraterritorial jurisdiction (ETJ)
- EXISTING LAND USE:** vacant lots
- ZONING:** N/A (property is in Bryan’s ETJ)
- APPLICANT(S):** Jim Beard, Beard Family Partnership
- AGENT:** Civil Engineering Consultants – Stewart King
- STAFF CONTACT:** Stephanie Killam, Staff Planner





PROPOSED RESUBDIVISION:

The applicant and property owner Jim Beard, Beard Family Partnership, is proposing to change the configuration of Lots 6 and 7 in Phase 4 of the Green Branch Ridge Subdivision, which is located in the City’s extraterritorial jurisdiction (ETJ). The two lots were created with the approval of the final plat of this subdivision phase, on March 20, 2014. The applicant is requesting to modify the lot configurations in light of the 100-year floodplain that currently transects both lots.

RECOMMENDATION:

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