

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**



**September 17, 2015**

**RP15-03: proposed Replat of Lots 1 - 3 in Block 1 of Austin's Colony, Phase 6**

**SIZE AND LOCATION:** 1.560 acres of land located generally southeast of the intersection of William's Trace Drive and Austin's Colony Parkway

**EXISTING LAND USE:** Two home sites and one vacant lot

**ZONING:** Residential District 5000

**APPLICANT(S):** Carrabba Interests – Grant Carrabba

**AGENT:** Michael G. Hester P.E.

**STAFF CONTACT:** Randy Haynes, Senior Planner



## **BACKGROUND AND RECOMMENDATION:**

The applicants are proposing to Replat Lots 1 - 3 in Block 1 of Austin's Colony, Phase 6. The threefold purpose of the replat is intended to:

1. remove a private access easement from between Lots 2 and 3;
2. relocate a public utility easement to lie across the area where the public utility (sanitary sewer) is actually located; and,
3. shift the lot lines to eliminate an existing building encroachment into a side and rear setback on lot 3.

The private access easement was originally placed between lots 2 and 3 to allow future access to Lot 1. At the time of original platting, the intent of the developer was that Lot 1 would not be allowed access onto Austin's Colony Parkway. Since that time, (October 1999) Lots 2 and 3 have been developed without prior consideration of the limitations and use of the access easement would now be problematic.

Should the proposed replat be approved, Lot 1 will be required to take access onto Austin's Colony Parkway, a divided minor arterial roadway as classified in the City of Bryan Thoroughfare Plan. From a regulatory point of view, the Land and Site Development Ordinance does not allow residential access onto arterial roadways unless no other option exists. The text of the ordinance states:

*"No single-family dwelling, townhouse, or duplex unit may take direct access to arterial streets or collector streets if the property can be accessed by a local street. If it can only be accessed by an arterial or collector street, then adequate maneuvering space must be provided, as vehicles will not be allowed to back directly into these streets."*

To ensure knowledge and compliance with this development standard, a note explaining the condition has been placed on the plat drawing (General Notes no. 5). Additionally, the Land and Site Development Ordinance specifies that the minimum driveway separation along a divided minor arterial roadway should be 184 feet. Given the lot dimensions along Austin's Colony Parkway, upon development, this will be easily achievable.

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