

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**



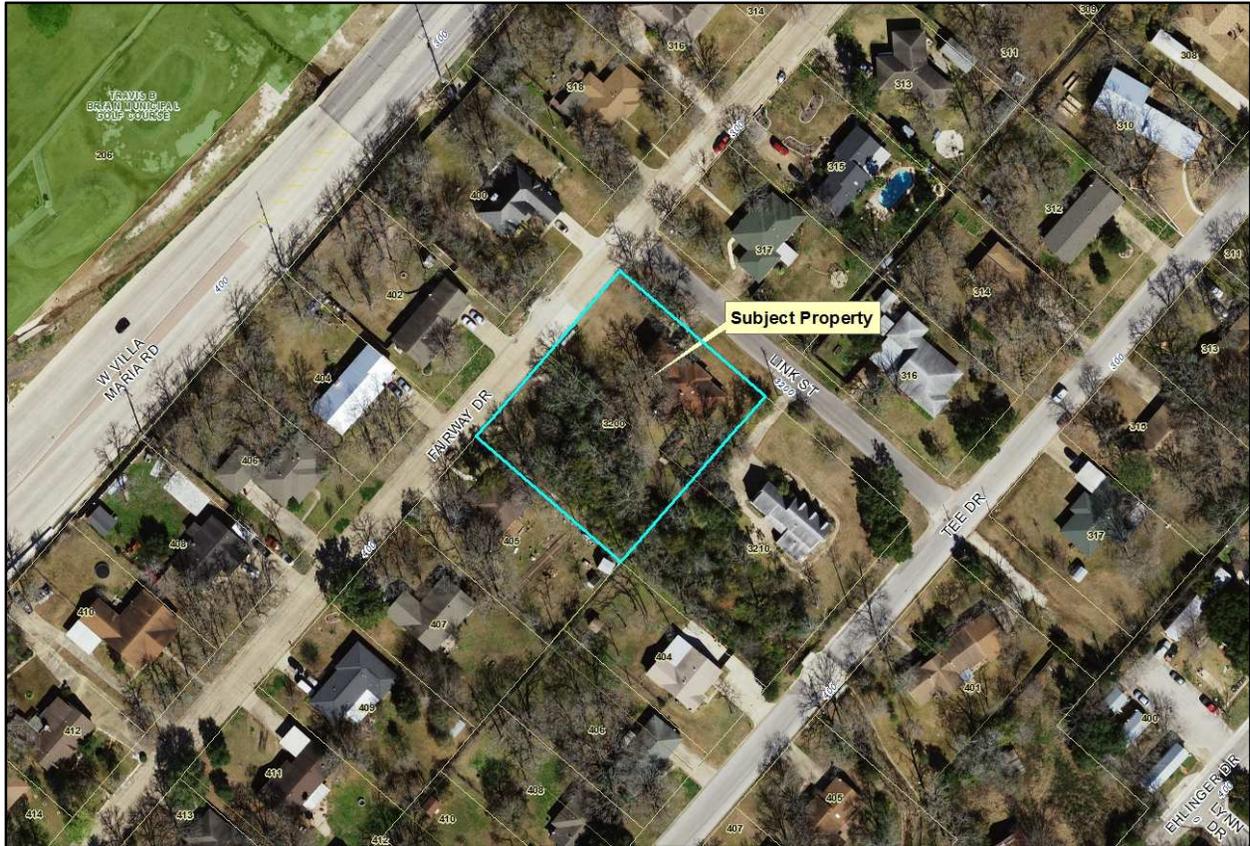
CITY OF BRYAN

October 6, 2016

**RP16-27: proposed Replat of Lots 1 and 2 in Block C of Country Club Estates Subdivision – No. 2**

- SIZE AND LOCATION:** 0.797 acres of land at the south corner of Fairway Drive and Link Street, and currently addressed as 3200 Link Street
- EXISTING LAND USE:** single-family residence
- ZONING:** Residential District – 5000 (RD-5)
- APPLICANT(S):** Justin Whitworth of Bonafide Acquisitions, LLC.
- AGENT:** Kerr Surveying, LLC.
- STAFF CONTACT:** Stephanie Doland, Staff Planner





### **BACKGROUND:**

In 1951, the Country Club Estates Subdivision – Number 2 was recorded, creating 59 lots for the development of single-family homes. Most of the subdivision has since been developed and is now redeveloping with new single-family homes. The subject property is adjoined by single-family homes in all directions.

The applicant/property owner, Justin Whitworth representing Bona Fide Acquisitions, LLC., is proposing to replat Lots 1 and 2 in Block C of the Country Club Estates Subdivision No. 2 into 4 new lots (proposed Lots 1A – 1D). Lots 1A – 1C are proposed to take access from Link Street and Lot 1D is proposed to take access from Fairway Drive. The proposed replat includes dedication of a 50-foot wide public drainage easement along the rear (southwest) of proposed Lots 1A - 1C and along the northeaster side of proposed Lot 1D. Additionally, 10-foot wide public utility easements are proposed along the front of all 4 new lots, to help provide unencumbered access to existing public water and sanitary sewer lines extend close to those front property lines in the adjacent public rights-of-way.

With this final plat, \$1,560 in parkland dedication and development fees are due, as required by subdivision regulations.

### **RECOMMENDATION:**

The proposed replat meets all applicable standards and ordinances of the Land and Site Development Ordinance. The Site Development Review Committee and staff recommend **approving** this proposed replat.