

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



CITY OF BRYAN

November 10, 2016

**RP16-07: proposed Replat of Lots 5 and 6, parts of Lots 7 and 8, Lot 9,
and part of Lot 10 of Martin's Addition**

SIZE AND LOCATION: 0.8828 acres of land adjoining the east side of South College Avenue approximately 215 feet to 350 feet south of its intersection with Sulphur Springs Road

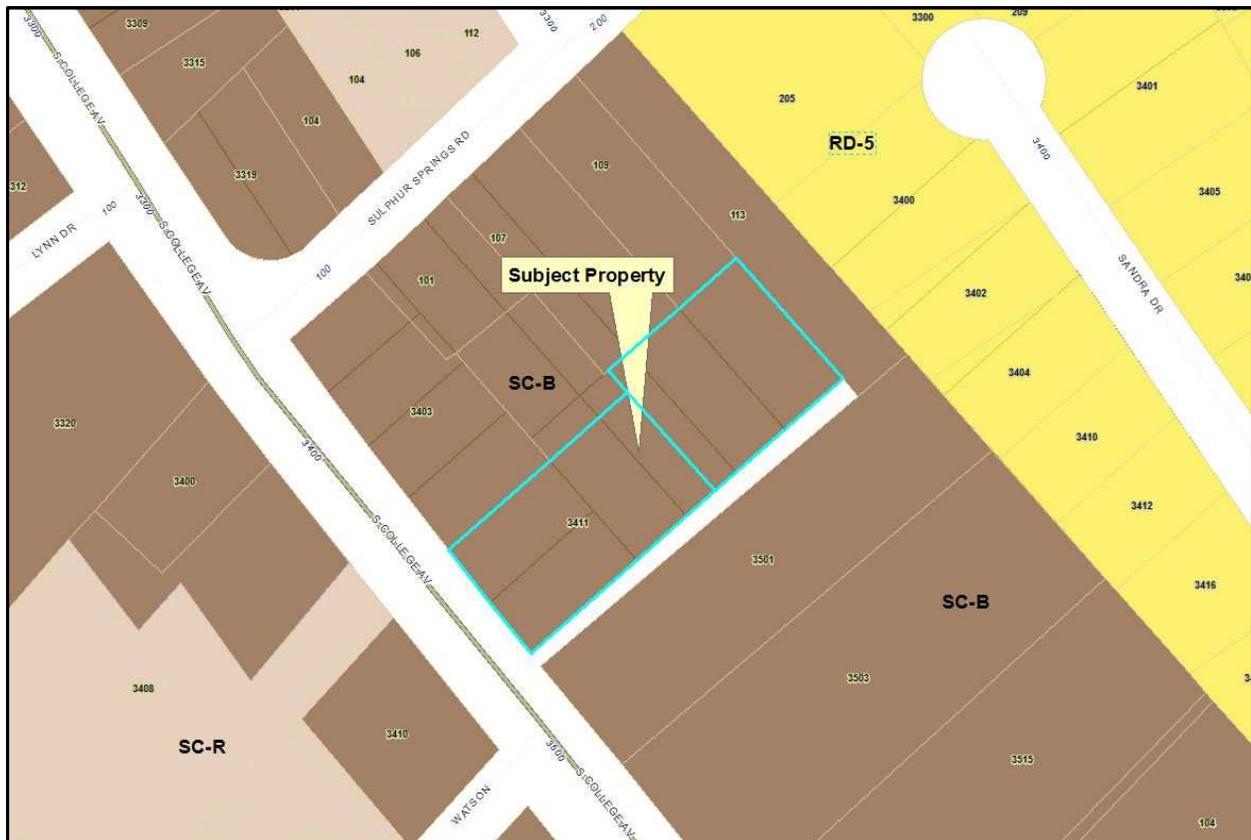
EXISTING LAND USE: vacant

ZONING: South College – Business District (SC-B)

APPLICANT(S): J. C. Wall, III

AGENT: Joe Gattis, Gattis Engineering

STAFF CONTACT: Martin Zimmermann, AICP, Planning Manager





BACKGROUND:

The applicant/property owner, Mr. J.C. Wall III, is proposing to replat Lots 5 and 6, parts of Lots 7 and 8, Lot 9, and part of Lot 10 of the Martin's Addition into one new lot, proposed to be 0.8828 acres in size. These lots were originally subdivided in 1941 land and adjoin the east side of South College Avenue approximately 215 feet to 350 feet south of its intersection with Sulphur Springs Road. The subject property is zoned South College – Business District (SC-B).

The applicant is proposing to develop the subject property with 16 townhome units for which a Conditional Use Permit was approved by the Bryan City Council on July 12, 2016 (case no. CU16-01). Subdivision Ordinance standards require the payment of \$162 per townhome unit in parkland development fees and \$358 per unit in lieu of parkland dedication (\$8,320 total) before any building permits may be issued.

RECOMMENDATION:

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