

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

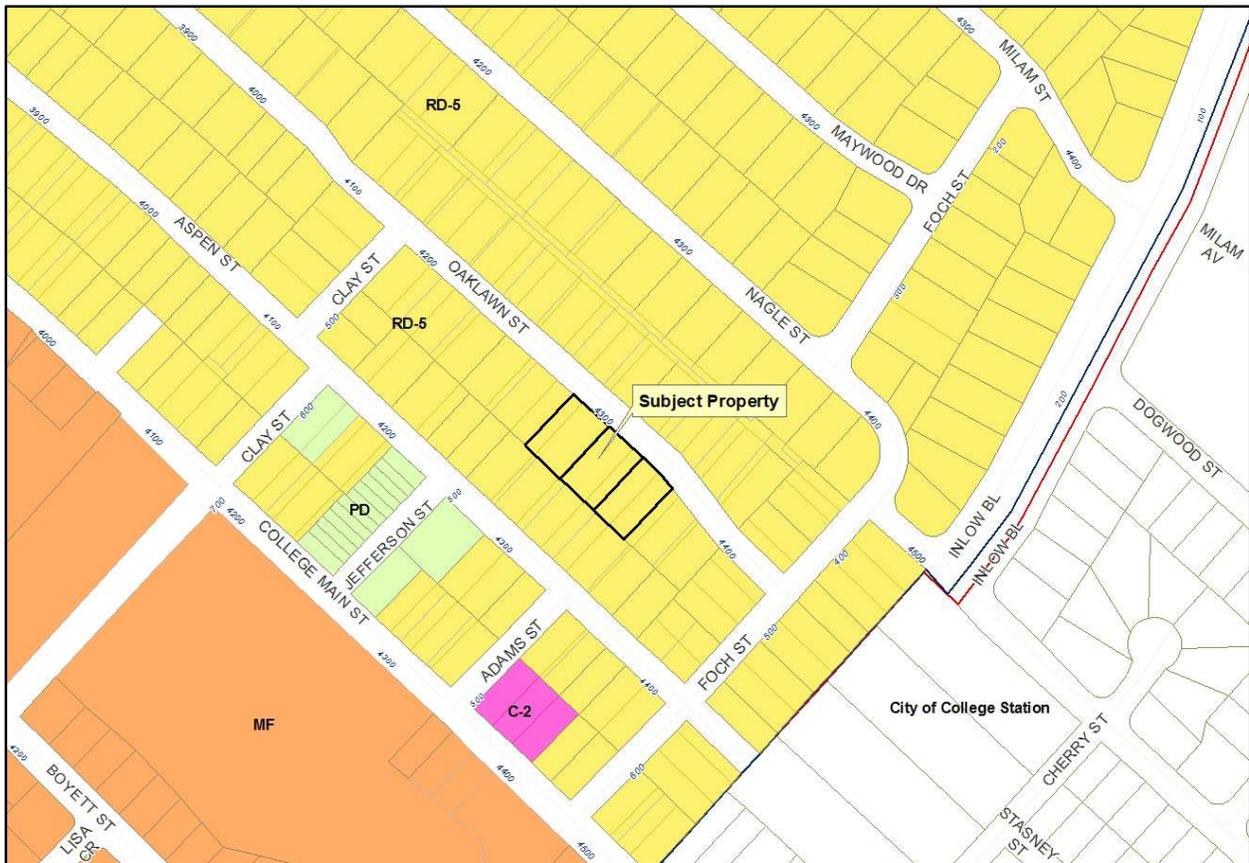


CITY OF BRYAN

March 3, 2016

RP16-05: proposed Replat of Lots 4, 5, and 6 and part of Lots 3 and 7 in Block 9B of the Highland Park Addition – Phase 2

- SIZE AND LOCATION:** 0.76 acres of land adjoining the southwest side of Oaklawn Street between Foch and Clay Streets
- EXISTING LAND USE:** three single-family homes
- ZONING:** Residential District – 5000 (RD-5)
- APPLICANT(S):** Stonefish Investment Group, LLC
- AGENT:** Kerr Surveying, LLC
- STAFF CONTACT:** Stephanie Doland, Staff Planner



Aerial (2015):



BACKGROUND:

In 1954, the Highland Park Addition was platted creating 56 Lots for the development of single-family homes. The Highland Park Addition – Phase 2 was developed with single family homes throughout 1955.

The applicant, Stonefish Investment Group LLC, is proposing to replat Lots 4, 5, and 6 and parts of Lot 3 and 7 into five new lots for the development of 5 new single-family homes. The applicants are proposing to re-subdivide the 0.76 acres of land into five new lots (proposed Lots 3R, 4R, 5R, 6R and 7R), which are all proposed to be at least 5,000 square feet in size and in accordance with the Land and Site Development Ordinance.

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.