

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

May 5, 2016



FP15-36: proposed Final Plat of Scott Properties Subdivision

SIZE AND LOCATION: 6.4937 acres of land out of the Stephen F Austin Survey, Abstract No. 53, adjoining the southeast side of East State Highway 21 between Murphy Lane and Old Kurten Road

EXISTING LAND USE: vacant acreage

ZONING: Commercial District (C-3)

APPLICANT(S): Todd Scott, Aggieland Chicken

AGENT(S): John English, REKHA Engineering

STAFF CONTACT: Matthew Hilgemeier, AICP, Staff Planner



PROPOSED SUBDIVISION:

The subject property is 6.4937 acres in size and is located east of the intersection of Murphy Lane and East SH-21. The tract extends just over 1,000 feet southeast from SH-21 and also has frontage along Old Kurten Road.

The proposed final plat creates two new lots. Proposed Lot 1 is just under an acre in size and located adjacent to the intersection of Murphy Lane and East SH-21. The remainder of the property (5.4185 acres) is proposed to be designated as Lot 2.

This final plat also proposes the dedication of three strips of land as public street right-of-way, as follows: 7.5 feet along Murphy Lane, 15 feet along SH-21 and 15 feet along Old Hearne Road. Cumulatively the right-of-way dedication encompasses just over 10,000 square feet of land.

RECOMMENDATION:

This proposed final plat conforms to all applicable standards. The Site Development Review Committee and staff recommend **approving** this proposed final plat.