

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**



**June 2, 2016**

**FP15-34: proposed Final Plat of Gutierrez Place Subdivision**

**SIZE AND LOCATION:** 1.03 acres of land out of Stephen F Austin League No. 9, located at the southwest corner of West 28<sup>th</sup> Street and Palasota Drive and currently addressed as 2117 Palasota Drive

**EXISTING LAND USE:** single-family residence

**ZONING:** Residential District – 5000 (RD-5)

**APPLICANT(S):** Abel Gutierrez

**AGENT(S):** Carlomagno Surveying, Inc.

**STAFF CONTACT:** Stephanie Doland, Staff Planner

**SUMMARY RECOMMENDATION:** Staff recommends **approving** this proposed final plat, **subject to certain** recommended modifications to the information displayed on the final plat document.



## **PROPOSED SUBDIVISION:**

The subject property is comprised of 1.03 acres of as-of-yet unsubdivided land located at the southwest corner of West 28<sup>th</sup> Street and Palasota Drive. The subject property is currently zoned Residential District – 5000 (RD-5) and is occupied by a single-family home. The owner, Abel Gutierrez, desires to subdivide the property into 4 lots to allow for the possibility to sell 3 new lots for development in the future. The 3 new lots are proposed to be carved out of the southern section of the property, which is currently vacant.

The proposed final plat shows four lots, Lot 6-1R, 6-2R, 6-3R, and 6-4R that are 0.5055 acres, 0.1736 acres, 0.1744 acres and 0.1788 acres in size, respectively. Palasota Drive is classified as a minor arterial street on Bryan's Thoroughfare Plan, which generally requires 100 feet of right-of-way. Currently Palasota Drive has only 70 feet of right-of-way. This final plat proposes to dedicate 20 feet of additional right-of-way as well as a 10-foot wide right-of-way easement along Palasota Drive, to allow for the future expansion of this arterial roadway.

Similarly, West 28<sup>th</sup> Street is classified as major collector street on the Thoroughfare Plan, which generally requires 80 feet of right-of-way. Currently, West 28<sup>th</sup> Street on has 60 feet of right-of-way. With this final plat, a 15-foot wide right-of-way easement is proposed to be dedicated along the south side of West 28<sup>th</sup> Street. There is reasonable expectation that additional right-of-way may be obtained for a future expansion of W. 28<sup>th</sup> Street from properties along the north side of West 28<sup>th</sup> Street, to achieve desirable thoroughfare right-of-way width here.

Subdivision regulations currently do not require the installation of sidewalks along Palasota Drive or West 28<sup>th</sup> Street because there is not curb and gutter along either street. With this final plat and the proposed creation of 3 new lots, \$1,560 in parkland dedication and development fees are due, as required by subdivision regulations.

## **RECOMMENDATION:**

The proposed final plat complies with almost all applicable codes and ordinances, except for some deficiencies regarding the information displayed on the final plat document. Staff is inclined to **recommend approving** this proposed final plat, but urges that any such approval be made **subject to all the following conditions:**

- 1. That this final plat shall not be recorded with the Brazos County Clerk until all of the requirements for final plats of the City of Bryan Subdivision Ordinance and State law have been met.**
- 2. That each of the following formal modifications to information displayed on the proposed final plat document are made:**
  - **Add a correct engineering scale to the plat drawing.**
  - **On the preliminary plan portion of the drawing:**
    - **Add title "Preliminary Plan"**
    - **Add dimensions for the proposed right-of-way dedication for Palasota Drive.**
  - **On the final plat portion of the drawing:**
    - **Remove the display of the right-of-way dedication for Palasota Drive and show this land as part of Palasota Drive right-of-way.**
  - **On both portions of the drawing:**

- **Show the 10-foot wide right-of-way easement parallel to Palasota Drive to extend all the way to north and south property lines, the full length of the property.**

The recommended conditions will help avoid confusion in the future and ensure that this final plat document conforms to all requirements of applicable codes and ordinances.