

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



CITY OF BRYAN

June 2, 2016

RP16-17: proposed Replat of Lot 4 in Block A of the Country Club Estates Subdivision – No. 2

SIZE AND LOCATION: 0.412 acres of land located approximately 670 feet southwest from the intersection of Fairway Drive and Green Street and currently addressed as 316 Fairway Drive

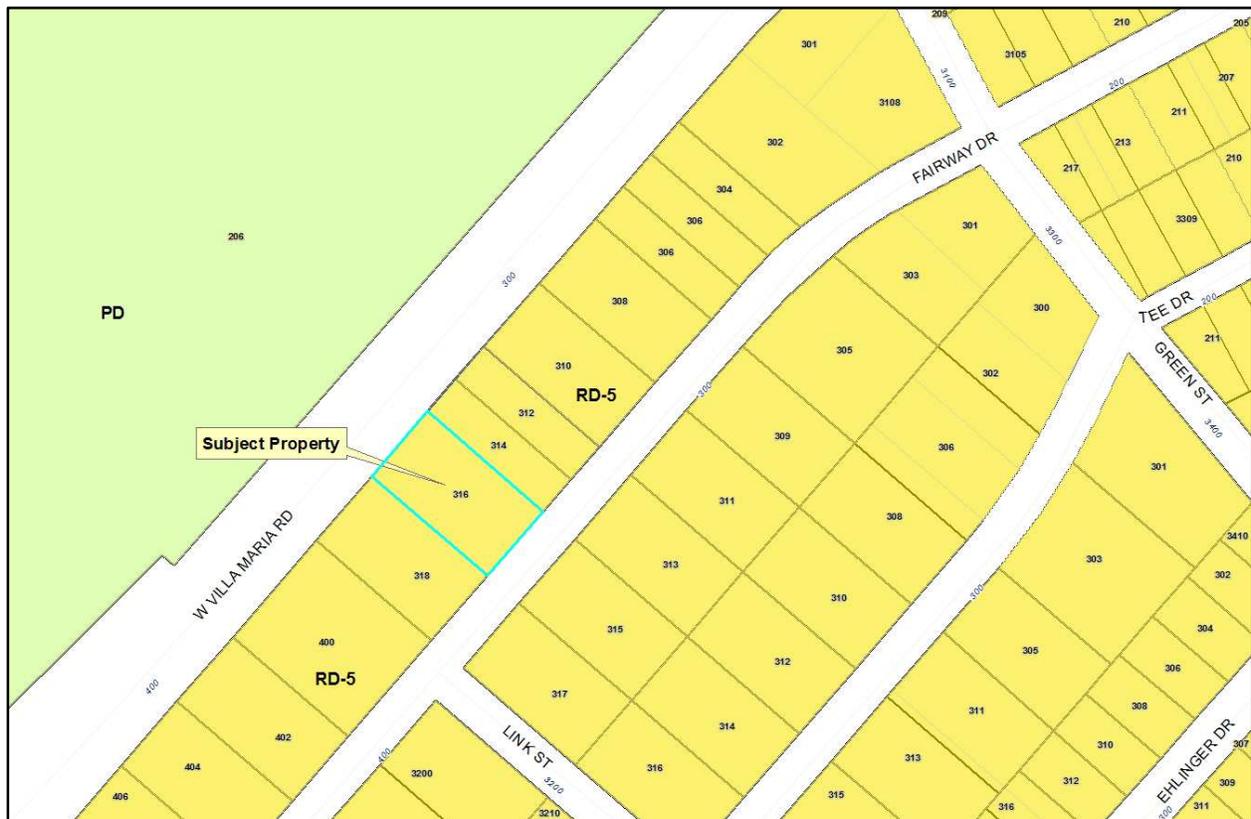
EXISTING LAND USE: single-family residence

ZONING: Residential District – 5000 (RD-5)

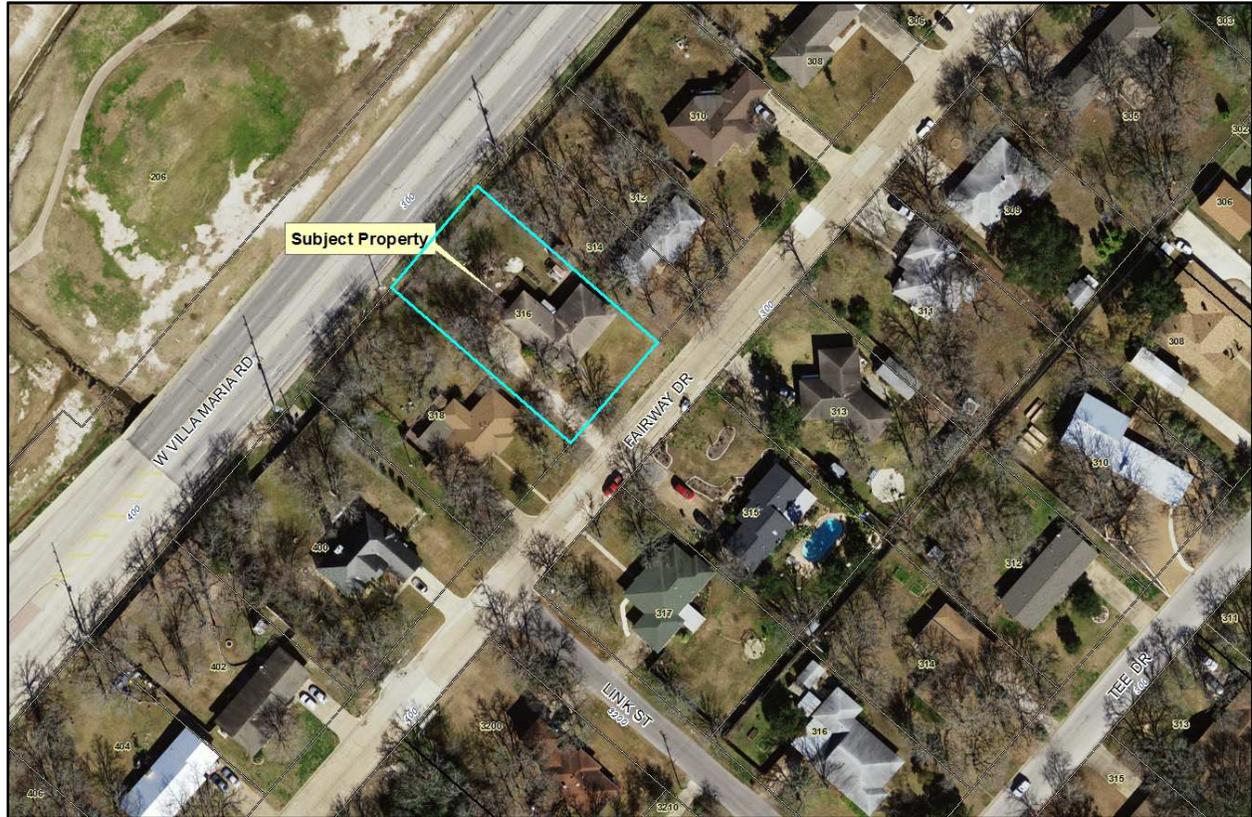
APPLICANT(S): Linda Ruth Hoch and Terrence Murphy

AGENT: McClure and Browne Engineering – Surveying, Inc.

STAFF CONTACT: Stephanie Doland, Staff Planner



AERIAL PHOTOGRAPH (2015):



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 adjacent to single-family homes to the east, west, and south. Across West Villa Maria Road to the north lies Travis B. Bryan Municipal Golf Course.

The property owner, Linda Ruth Hoch and applicant, Terrence Murphy, are proposing to replat Lot 4 in Block A of the Country Club Estates Subdivision No. 2 into two new lots (proposed Lots 4-R1 and 4-R2). Both lots are proposed to be 0.206 acres in size each.

With this final plat and the proposed creation of one new lot, \$520 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.