

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**



CITY OF BRYAN

**September 15, 2016**

**FP16-13: Proposed Final Plat of the AAA & Family Addition**

**SIZE AND LOCATION:** 0.963 acres of land out of the Steven F. Austin League, Abstract 62, adjoining the northwestern corner of the intersection of Graham Drive and West 28th Street

**EXISTING LAND USE:** convenience store and single family home

**ZONING:** Residential District – 5000 (RD-5) and Planned Development – Business District (PD-B)

**APPLICANT(S):** AAA & Family, L.L.C.

**AGENT(S):** Kerr Surveying, L.L.C.

**STAFF CONTACT:** Randy Haynes, AICP, Senior Planner



## **PROPOSED SUBDIVISION:**

The subject property is 0.963 acres in size and adjoins the northwestern corner of the intersection of Graham Drive and West 28<sup>th</sup> Street. The proposed subdivision shows two new lots: one to accommodate an existing residential structure along Thompson Street and one to accommodate the proposed redevelopment of a retail (convenience store) business. The site on which the existing residential structure is located, proposed Lot 2, has essentially existed in the configuration shown on the final plat drawing for many years.

A need for the proposed final plat of the subject property originated in 2014 with the applicant's wish to replace the existing convenience store building with a new, larger commercial building. Due to the constraints of the site, which included limited space available, location relative to residential uses and safety concerns regarding access to West 28<sup>th</sup> Street and Graham Drive, the applicant assembled adjacent tracts of land which includes the convenience store and the residential lot.

Proposed Lot 1 is planned to accommodate future retail redevelopment as shown on the development plan for the PD-B District in which it is located (see attached). That PD-B District was recommended for approval by the Planning and Zoning Commission during its regular meeting on March 5, 2015 and approved by the City Council during its regular meeting on April 25, 2015.

## **RECOMMENDATION:**

This proposed final plat conforms to all applicable standards and policies that the City of Bryan has adopted. The Site Development Review Committee and staff recommend **approving** this proposed final plat.