

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

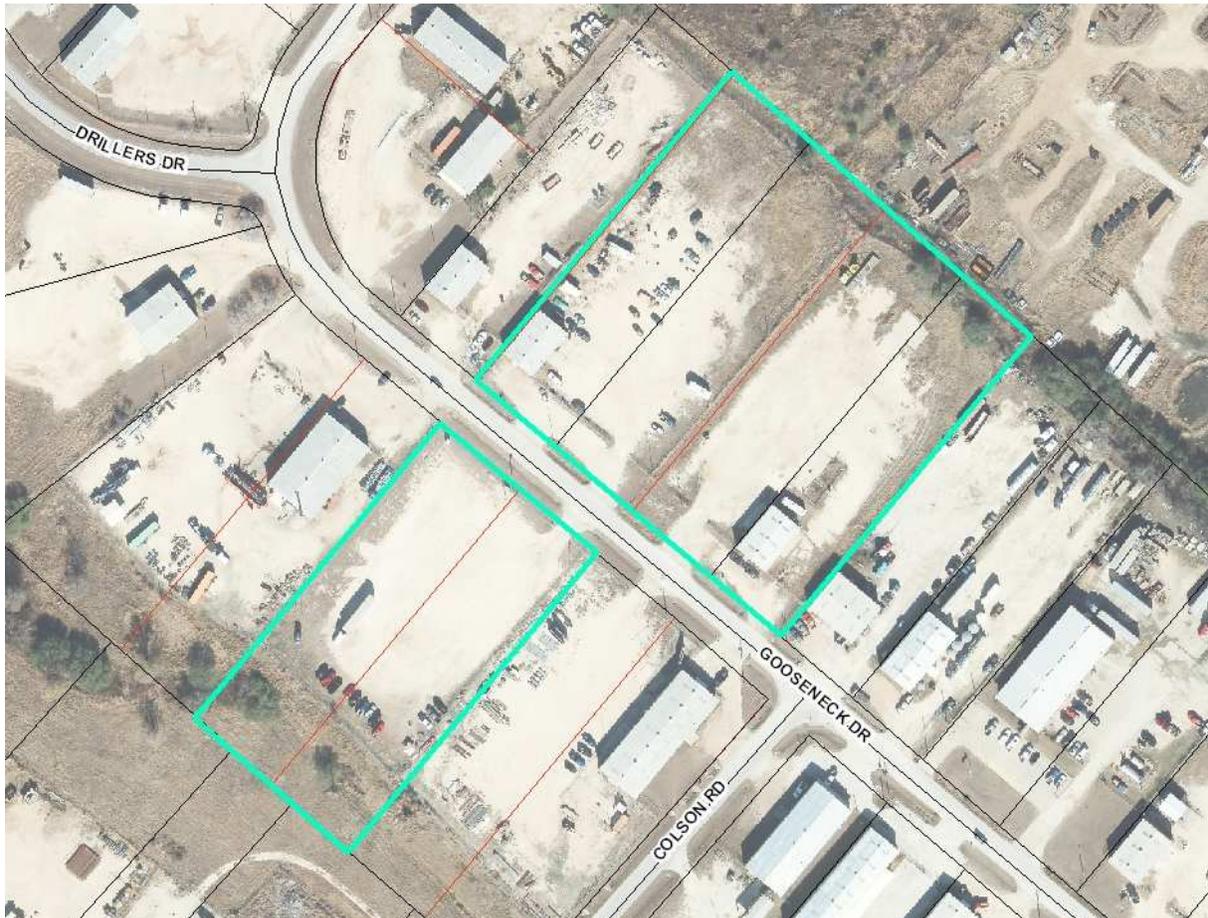


CITY OF BRYAN

**June 6, 2013**

**RP13-10: proposed Replat of Lots 11-14 in Block 5 and Lots 3 and 4 in Block 4 of  
the Carrabba Industrial Park Subdivision**

- SIZE AND LOCATION:** 6.384 acres of land adjoining both sides of Gooseneck Drive, being Lots 11-14 in Block 5 and Lots 3 and 4 in Block 4 of the Carrabba Industrial Park Subdivision and located north from its intersection with Colson Road
- EXISTING LAND USE:** industrial uses/vacant land
- ZONING:** Industrial District (I)
- APPLICANT(S):** Grant Carrabba – GRT Interest Ltd.
- AGENT:** Glenn Jones, P.E.
- STAFF CONTACT:** Matthew Hilgemeier, Staff Planner



## **BACKGROUND AND RECOMMENDATION:**

The applicant, Grant Carrabba of GRT Interest, Ltd. is proposing to replat four lots on the northeast side of Gooseneck Drive into three new lots, as well as combining two lots on the southwest side of Gooseneck Drive into one new larger lot. The subject properties are currently zoned Industrial District. The four new lots are proposed to be 1.285 acres, 1.388 acres, 1.604 acres, and 2.107 acres in size, respectively. The purpose of this replat is to maximize development opportunities on these lots on unused land in the Carrabba Industrial Park. No new public infrastructure is required in conjunction with this proposed replat.

The proposed replat conforms to all requirements of applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed replat.