

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**



CITY OF BRYAN

**January 15, 2015**

**RP14-29: Revised Oak Terrace Addition – Block 4**

**SIZE AND LOCATION:** 0.4812 acres of land adjoining the southwest side of Nagle Street across from its intersection with Foch Street and currently addressed as 4336 and 4440 Nagle Street, being Lots 2 and 3 in Block 4 of the Revised Oak Terrace Addition and a portion of an abandoned alley in Block 9A of the Highland Park Addition

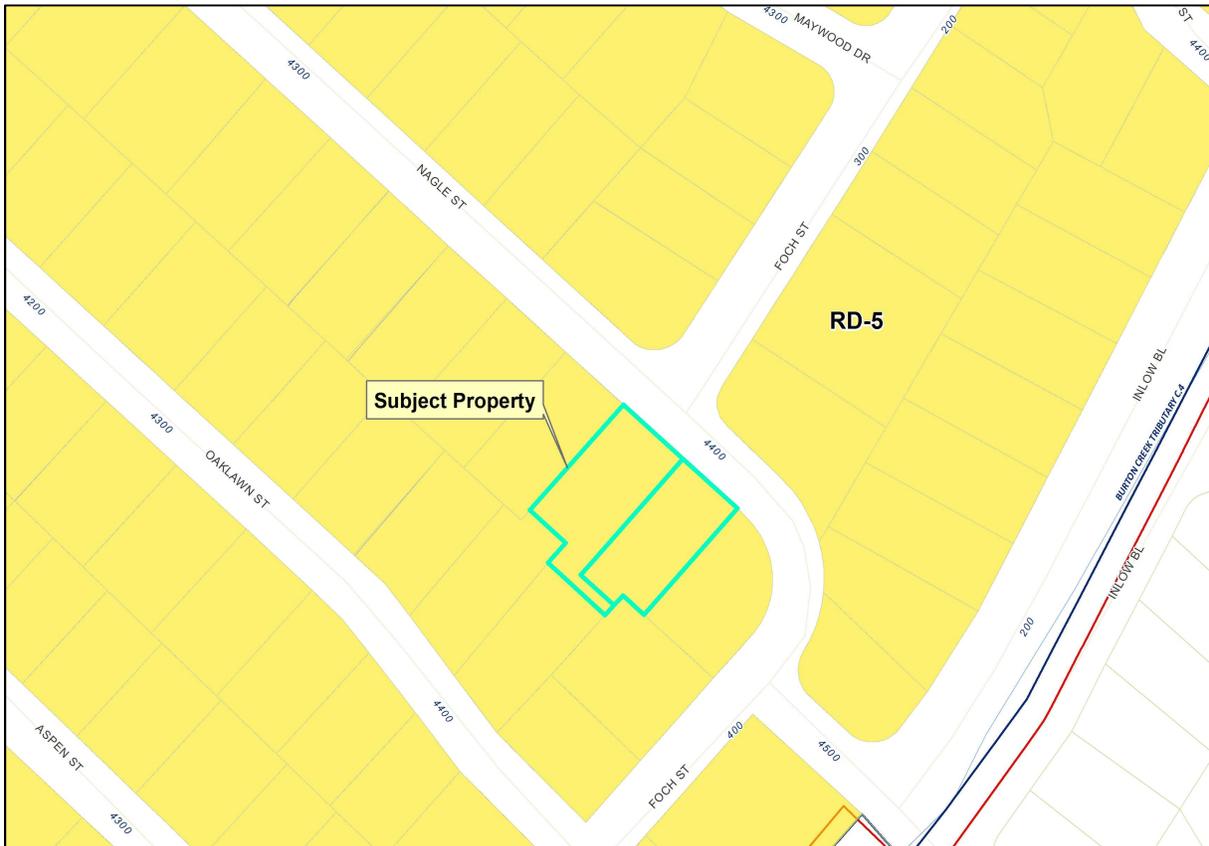
**EXISTING LAND USE:** Single-family residential homesites

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

**APPLICANT(S):** Kyle Grant, property owner

**AGENT:** ATM Surveying, Adam Wallace

**STAFF CONTACT:** Matthew Hilgemeier, Staff Planner



## **BACKGROUND AND RECOMMENDATION:**

With this replat, the applicant is proposing to replat Lots 2 and 3 of Block 4 in the Revised Oak Terrace Addition and a portion of an abandoned alley in Block 9A of the Highland Park Addition into three new lots (Lots 2R, 3R, and 4R), which are proposed to be 6,952, square feet 7,775 square feet, and 6,233 square feet square feet in size, respectively. The subject property is currently zoned Residential District – 5000 (RD-5). Parkland dedication and development fees are required for one of the three lots since the actual number of new lots being created is one.

Related to this replat request, the applicant has requested a variance from the minimum 50-foot lot width that is required for lots in RD-5 zoning districts (case no. PV15-01). That variance request is also scheduled for consideration by the Commission during its January 15<sup>th</sup>, 2015 meeting. Staff recommends approving that variance request as described in greater detail in the staff report for that request.

Staff recommends **approving** this proposed replat, **subject to** the Planning and Zoning Commission's prior approval of a variance from the minimum 50-foot lot width, as it has been requested with case no. PV15-01. With approval of a lot width variance for the three proposed lots, this replat will conform to all applicable codes and ordinances.