

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



September 17, 2015

**RP15-22: proposed Replat of Lots 16 - 17 & 0.17 acres of common area,
The Traditions, Phases 20a and 20b**

SIZE AND LOCATION: 0.644 acres of land located generally southwest of the intersection of Boxelder Drive and Blue Belle Drive, in Bryan, Brazos County, Texas.

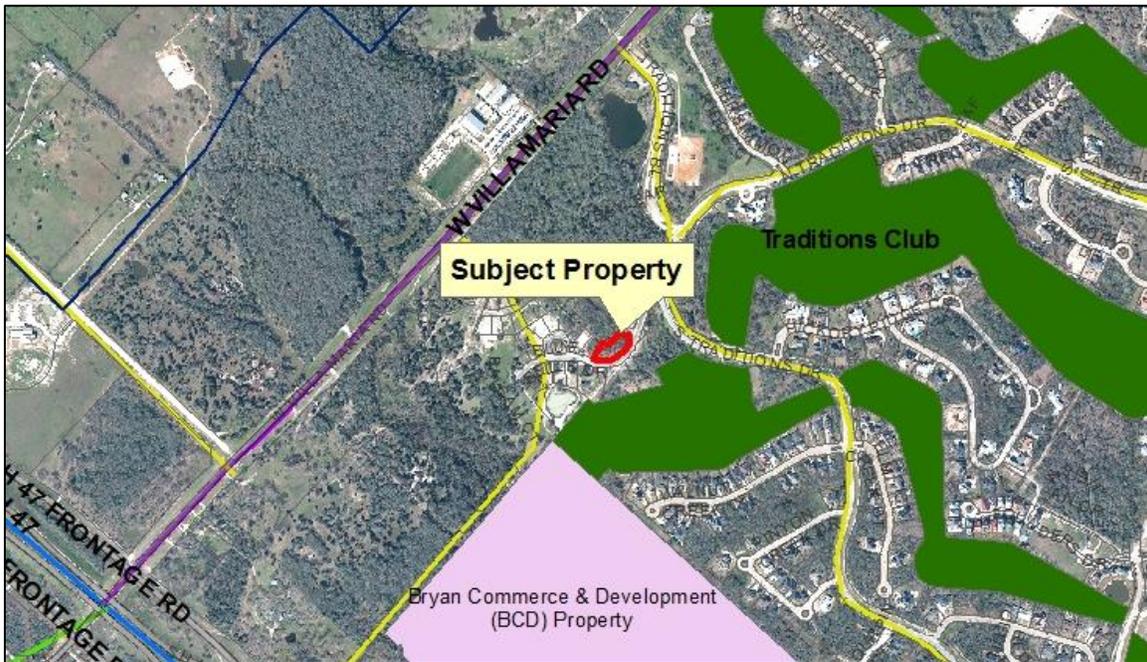
EXISTING LAND USE: vacant land

ZONING: Planned Development District, Mixed Use (PD-M)

APPLICANT(S): TAP – Lard Development LLC

AGENT: McClure & Browne Engineering

STAFF CONTACT: Randy Haynes, Senior Planner



BACKGROUND AND RECOMMENDATION:

The applicants are proposing to Replat of Lots 16 - 17 and 0.173 acres of common area of The Traditions, Phases 20a and 20b. The purpose of the replat is to adjust the size of the three parcels, reducing the common area by approximately 50%. The proposed replat conforms to all requirements of applicable codes and ordinances and the Site Development Review Committee and staff recommend **approving** this proposed replat.