

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

November 5, 2015



RP15-28: proposed Replat of Lot 27R and Lot 28 in Block 3 of Riverstone Subdivision – Phase 2

- SIZE AND LOCATION:** 2.124 acres of land adjacent to the east side of River Bend Court, which extends north from Riverstone Drive approximately 0.7 miles northwest from its intersection with F.M. 1179 in Bryan's eastern extraterritorial jurisdiction (ETJ)
- EXISTING LAND USE:** one vacant lot and one lot developed with a single family home
- ZONING:** N/A (property is in Bryan's ETJ)
- APPLICANT(S):** Grant Carrabba and Leonard & Sandra Moore
- AGENT:** Civil Engineering Consultants – Stewart Kling
- STAFF CONTACT:** Randy Haynes AICP, Senior Planner



PROPOSED RESUBDIVISION AND RECOMMENDATION:

With this replat, the applicants, Grant Carrabba as well as Leonard and Sandra Moore are proposing to redefine the boundary line between their two properties. The resulting new lot configuration will be fundamentally the same as before. This proposed replat conforms to all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this replat request.