

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**



**December 3, 2015**

**RP15-37: proposed Replat of Lots 44 - 46 in The Traditions Subdivision – Phase 5**

**SIZE AND LOCATION:** 2.165 acres of land located approximately ¼-mile west of the intersection of South Traditions Drive and Hickory Ridge Circle, in Bryan, Brazos County, Texas.

**EXISTING LAND USE:** residential

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

**APPLICANT(S):** James & Billie Fox, Bill & Frances Carter

**AGENT:** McClure & Browne Engineering

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



**BACKGROUND AND RECOMMENDATION:**

The applicants are proposing to Replat of Lots 44, 45 and 46 in Block 2 of The Traditions, Phase 5. The purpose of the replat is to adjust the size of the parcels, removing lot 45 and dividing its area between to two adjacent lots to create Lot 44R and 46R. 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.