

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



February 18, 2016

RP16-02: proposed Replat of Lots 15-17 in Block F of the La Brisa Subdivision – Phase 1

SIZE AND LOCATION: 1.183 acres of land located approximately 100 feet east of Westwood Main currently addressed as 2205 Lobo Drive

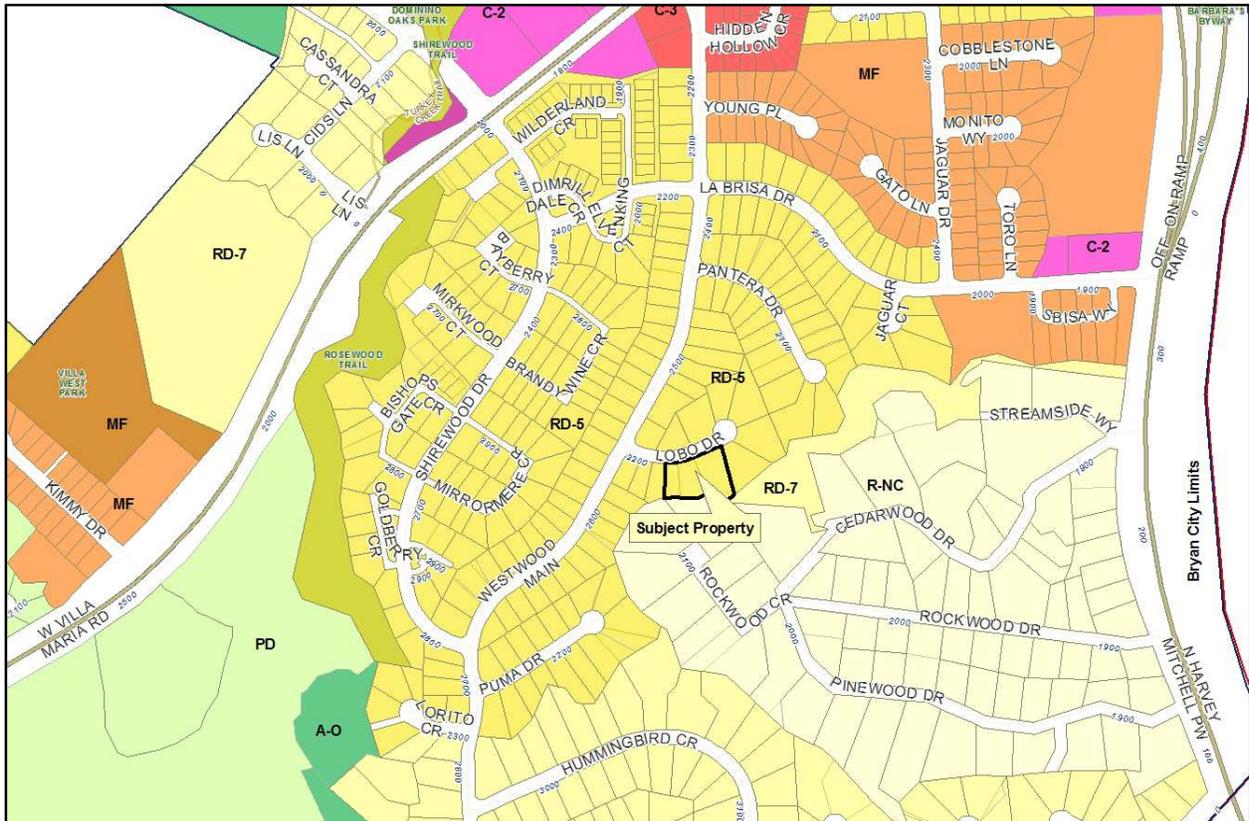
EXISTING LAND USE: vacant lots

ZONING: Residential District – 5000 (RD-5)

APPLICANT(S): Blake Cathey and Brandon Schielack

AGENT: McClure & Browne Engineering/Surveying, Inc.

STAFF CONTACT: Stephanie Doland, Staff Planner



Aerial (2015):



BACKGROUND:

In July 1979 the La Brisa Subdivision was platted creating 141 Lots for the development of single-family homes. Much of the La Brisa Subdivision has since been developed with single-family homes and the subject property is adjacent to single family homes to the east, west, and across Lobo Drive.

The applicants, Blake Cathey and Brandon Schielack, are proposing to replat 3 lots (Lots 15-18) in Block F in the La Brisa Subdivision – Phase 1. The applicants are proposing to re-subdivide the 1.183 acres of land into three new lots (proposed Lots 15-R, 15-R and 17-R), which are proposed to be 0.212 acres, 0.267 acres and 0.704 acres in size, respectively. The purpose of this replat is to consolidate the FEMA-regulated floodplain which currently extends across portions of on all 3 properties on to one single lot, proposed Lot 17-R.

RECOMMENDATION:

The proposed replat meets all applicable standards and ordinances of the Land and Site Development Ordinance. The Site Development Review Committee and staff recommend **approving** this proposed replat.