

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



CITY OF BRYAN

February 4, 2016

FP15-13: proposed Final Plat of the CCOC Addition

SIZE AND LOCATION: 5.43 acres of land out of the John Austin Survey, A-2, located at the northeast corner of East 29th and Luza Streets and currently addressed at 1600 East 29th Street.

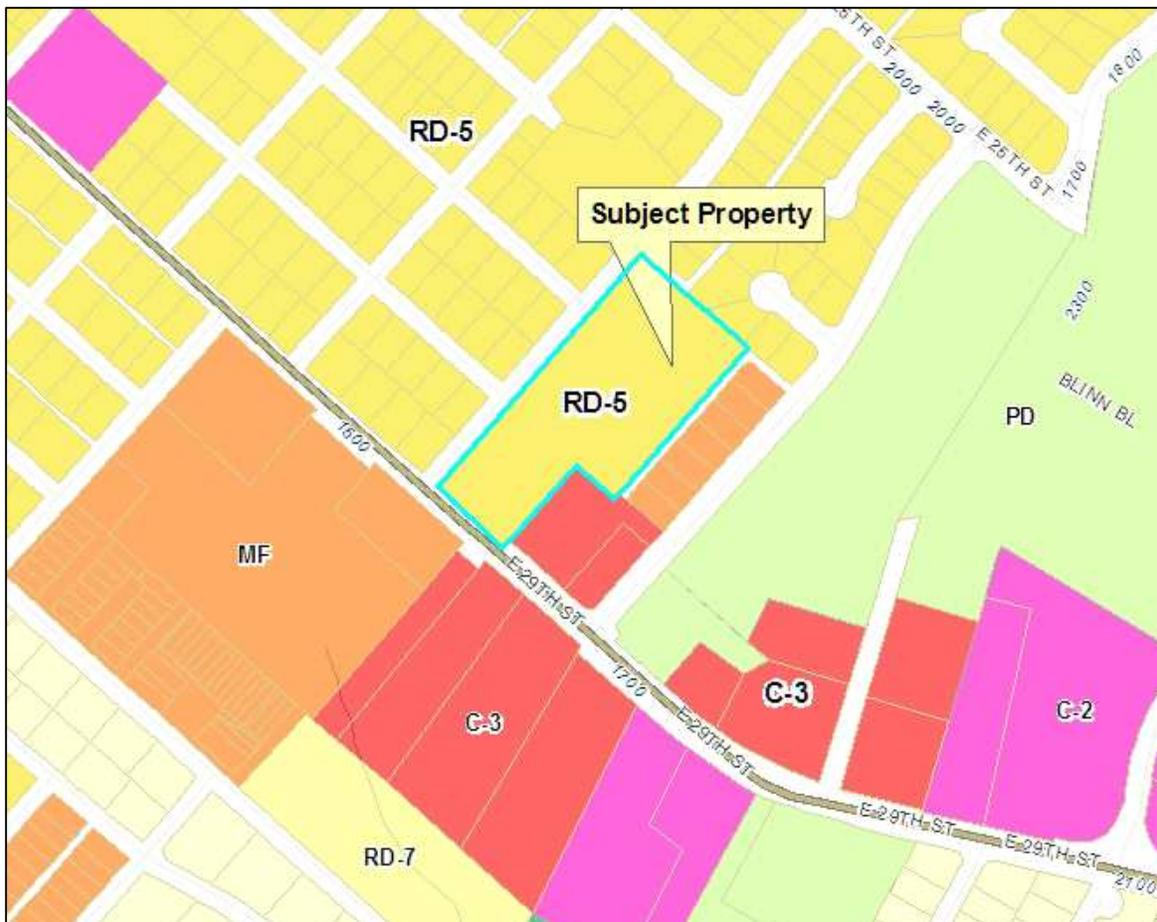
EXISTING LAND USE: Place of Worship

ZONING: Residential District – 5,000 (RD-5)

APPLICANT(S): Central Church of Christ

AGENT(S): Kerr Surveying

STAFF CONTACT: Matthew Hilgemeier, AICP





PROPOSED SUBDIVISION AND STAFF RECOMMENDATION:

The subject property is comprised of 5.43 acres of unplatted land, zoned Residential District – 5,000 (RD-5) and developed as a place of worship (Central Church of Christ) with parsonage, and a wireless transmission tower. The subject property has never been represented on a subdivision plat. The current owners, Central Church of Christ, wish to subdivide the property into two lots to allow for the possibility to sell the lot with the parsonage in the future.

The proposed final plat creates two new lots, 4.74 acres and 0.639 acres in size, respectively. A 2,449 square foot portion of the property located along East 29th Street will be dedicated as public right-of-way with this final plat. A private cross-access easement is also proposed to allow access to the existing wireless transmission facility. Subdivision regulations require the installation of a new sidewalk along East 29th Street in conjunction with this subdivision request. Parkland dedication and development fees for one new lot totaling \$520.00 are required with this plat.

The proposed final plat complies with all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed final plat.