

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**



April 21, 2016

**RP16-09: proposed Replat of Lot 18 and Common Area No. 1 in Block 1 of  
The Traditions Subdivision – Phase 15**

**SIZE AND LOCATION:** 4.2 acres of land located at the northeast corner of North Traditions Drive and Palmetto Lane

**EXISTING LAND USE:** vacant

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

**APPLICANT(S):** Bryan Traditions, L.P.

**AGENT:** Bryan Traditions, L.P.

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



**BACKGROUND AND RECOMMENDATION:**

The applicants are proposing to replat Lot 18 and Common Area No. 1 in Block 1 of The Traditions Subdivision – Phase 15. The purpose of the replat is to adjust the size of the parcels, removing approximately 12,500 square feet of land from Common Area No. 1, adding it to Lot 18, and creating Lot 18A. 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.