

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

May 5, 2016



RP16-04: proposed Replat of Lot 1 in Block 1 of the Seale Addition

- SIZE AND LOCATION:** 0.6 acres of land located at the southwest corner of Cavitt Avenue and Sulphur Springs Road and currently addressed as 211 Sulphur Springs Road
- EXISTING LAND USE:** single-family home
- ZONING:** Residential District – 5000 (RD-5)
- APPLICANT(S):** Alberta Real Estate Holdings LLC / Kyle Grant
- AGENT:** McClure & Browne Engineering / Surveying Inc.
- STAFF CONTACT:** Matthew Hilgemeier, AICP, Staff Planner



BACKGROUND:

The applicants are proposing to subdivide Lot 1, Block 1 of the Seale Addition into 4 smaller lots, proposed Lots 1-R1 through Lot 1-R4. Each new lot meets or exceeds the minimum lot size and dimension standards required of lots zoned Residential District – 5000 (RD-5). There are no variances being sought with regard to the replat of this tract.

In order to limit new driveway access along Cavitt Avenue, which is classified as a collector street by the City of Bryan Thoroughfare Plan, the subdivision plat shows a 44-foot wide private access easement so that continued driveway access to Sulphur Springs Road is guaranteed for all 4 proposed lots.

With this plat, the developer also proposes to dedicate two segments of public street right-of-way: 6.5 feet for Sulphur Springs Road and 10 feet along Cavitt Avenue. Cumulatively the right of way dedication encompasses just over 2,800 square feet of land.

Public utility service to the new lots is provided by an existing 2-inch water line located along Cavitt Avenue and 6-inch sewer line located along Sulphur Springs Road. Lots 1-R2 through 1-R4 will have direct and immediate access sewer services via a 44-foot wide Public Utility Easement (P.U.E) located to the rear of the properties that will be dedicated with this plat.

Payment of parkland dedication and development fees totaling \$1,560 will be required for the creation of the three new lots, due prior to recording of the plat.

RECOMMENDATION:

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.