

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

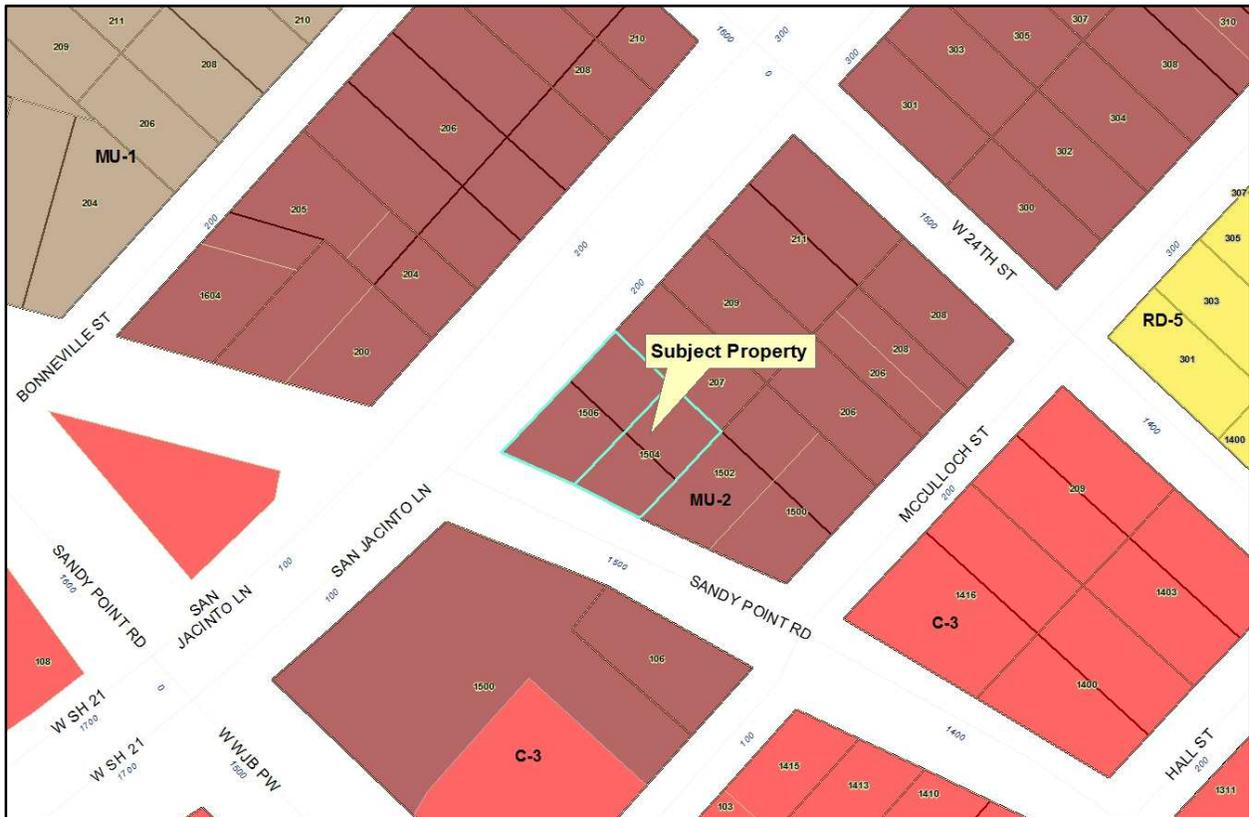


CITY OF BRYAN

**June 2, 2016**

**RP16-14: proposed Replat of Lots 6 and 7 in Block 5 of Henderson Addition**

- SIZE AND LOCATION:** 0.274 acres of land located at the northeast corner of State Highway 21 and Sandy Point Road and currently addressed as 1504 and 1506 Sandy Point Road
- EXISTING LAND USE:** two single-family homes
- ZONING:** Mixed Use – District (MU-2)
- APPLICANT(S):** Robert Ramirez and Roger Villanueva
- AGENT:** Kerr Surveying, LLC
- STAFF CONTACT:** Stephanie Doland, Staff Planner



## Aerial (2015):



## BACKGROUND:

In 1918, the Henderson Addition was platted creating 110 lots for the development of single-family homes. Most of the Henderson Addition has since been developed with single-family homes and the subject properties are adjacent to single-family homes to the north and to the southeast.

The applicants, Roger Villanueva and Robert Ramirez, are property owners at 1504 and 1506 Sandy Point Road, respectively. The subject properties, in their current configuration, are platted such that the narrow portions of the lots are fronting State Highway 21. The replat proposes to re-orient the two lots to face Sandy Point Road. In 1960 a home was constructed on the southern half of Lot 7 and, as a result, crossed the lot line between Lots 6 and 7. The replat reconfigures the lots, such that a home can be located on each new property, without crossing lot lines. The proposed new lots (Lots 6R and 7R), are proposed to be 5,048.5 square feet and 6,901 square feet in size, respectively.

This replat also shows the proposed dedication of a 10-foot wide private utility easement along the north (rear) property line of proposed Lot 7R and a 7.5-foot wide private utility easement along the west side property line of proposed Lot 6R. The private sewer line for Lot 7R extends along the north side and west side of proposed Lot 6R and a private utility easement is necessary to allow the sewer service line to remain in its current location.

## 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.