

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**



**June 2, 2016**

**RP16-16: proposed Replat of Lot 14 and parts of Lots 13 and 15 in Block 3 of the  
Woodson Hills Subdivision - First Installment**

**SIZE AND LOCATION:** 0.384 acres of land located at the southern tip of the intersection of Hilltop Drive and Olive Street and currently addressed as 601 Olive Street

**EXISTING LAND USE:** single-family residence

**ZONING:** Residential District – 5000 (RD-5)

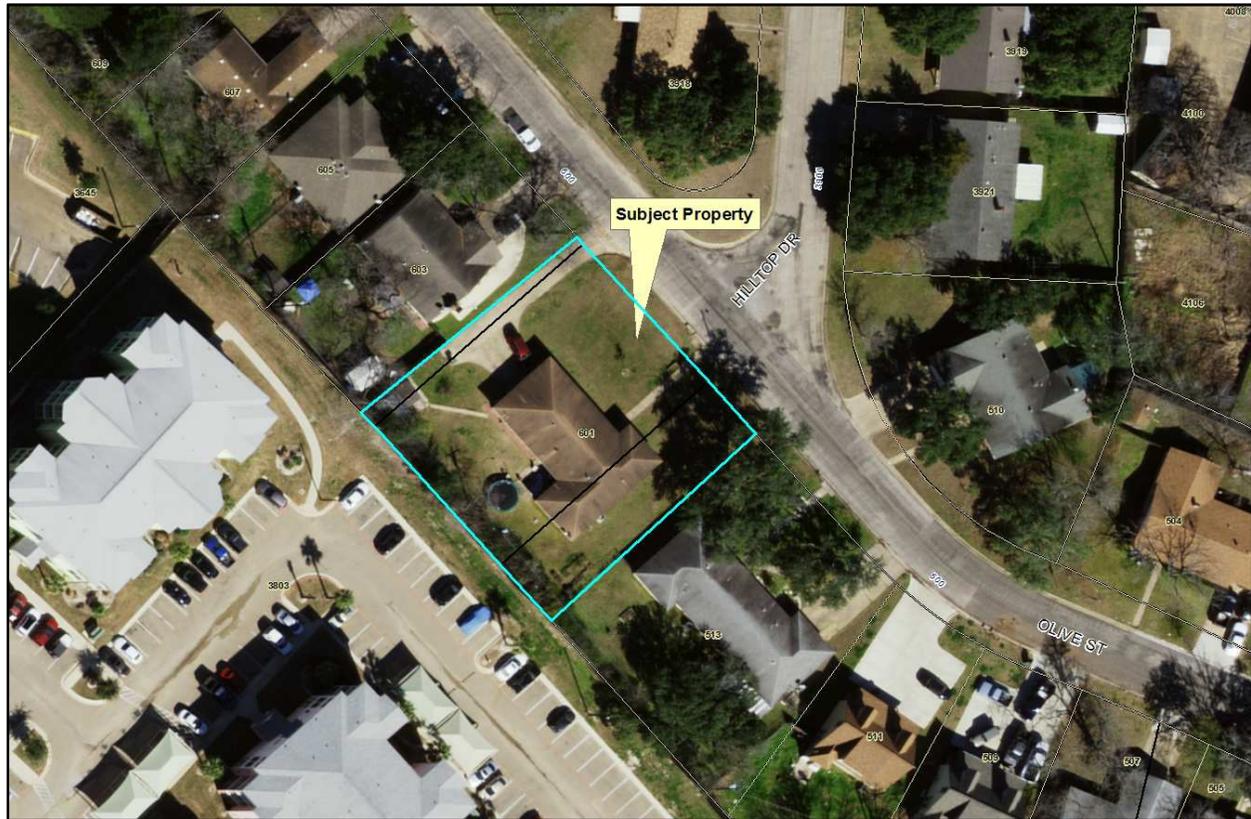
**APPLICANT(S):** Justin Whitworth, Bona Fide Acquisitions, LLC

**AGENT:** Kerr Surveying, LLC

**STAFF CONTACT:** Stephanie Doland, Staff Planner



## **AERIAL PHOTOGRAPH (2015):**



## **BACKGROUND:**

In 1960, Phase 1 of the Woodson Hills Subdivision was recorded, creating 53 lots for the development of single-family homes. Most of the Woodson Hills Subdivision has since been developed and is redeveloping with new single-family homes. The subject property is adjacent to single-family homes to the north, west, and an apartment complex is located to the east and south.

The applicant, Justin Whitworth representing Bonafide Acquisitions, LLC, is proposing to replat the 0.384-acre subject property which is comprised of parts of Lots 13 and 15 and all of Lot 14 in Block 3 of the Woodson Hills Subdivision – Phase 1 into two new lots. The proposed new lots (Lots 14A and 14B), are proposed to be 8,603.4 square feet and 8,123 square feet in size, respectively.

With this final plat and the proposed creation of one new lot, \$520 in parkland dedication and development fees are due, as required by subdivision regulations.

## **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.