

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**



CITY OF BRYAN

**June 2, 2016**

**RP16-18: proposed Replat of parts of Lots 22 and 24, and all of Lot 23 in Block 9B of the Highland Park Addition – Second Installment**

**SIZE AND LOCATION:** 0.443 acres of land located approximately 140 feet southeast of the intersection of Jefferson and Aspen Streets

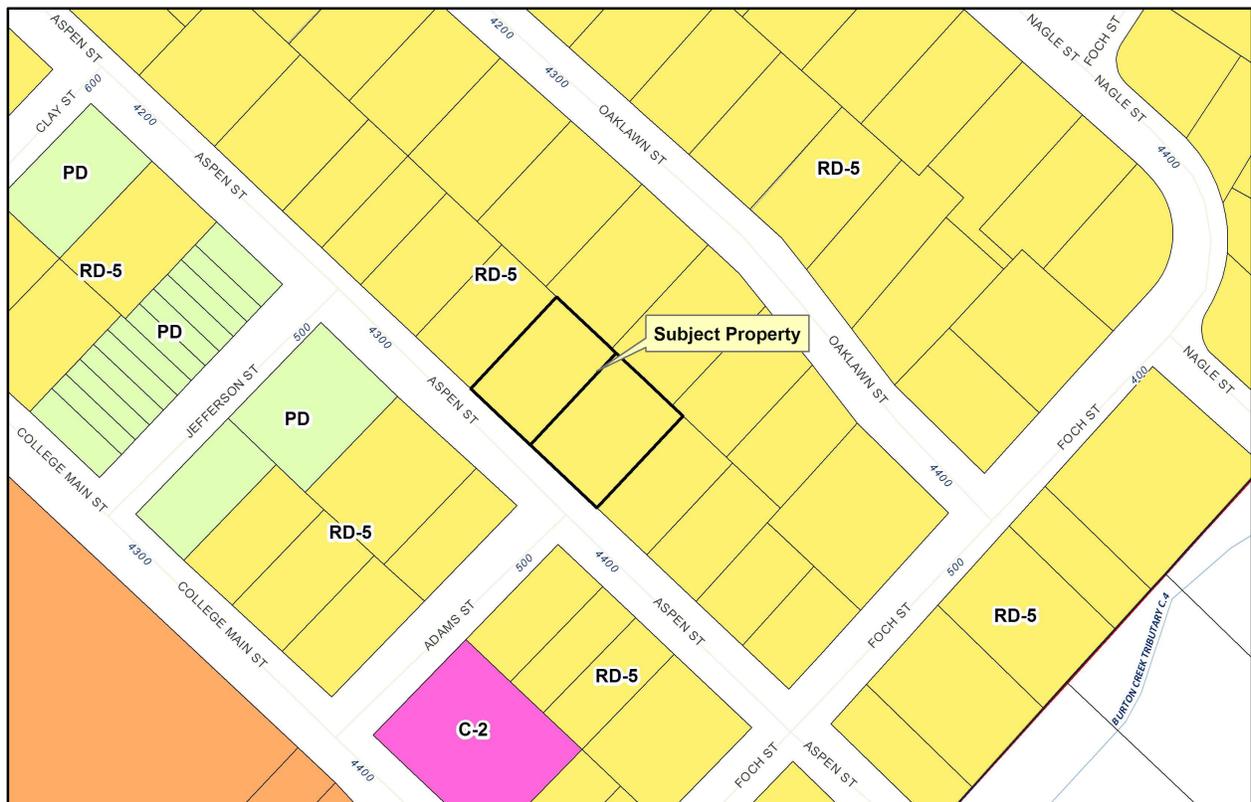
**EXISTING LAND USE:** two single-family homes

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

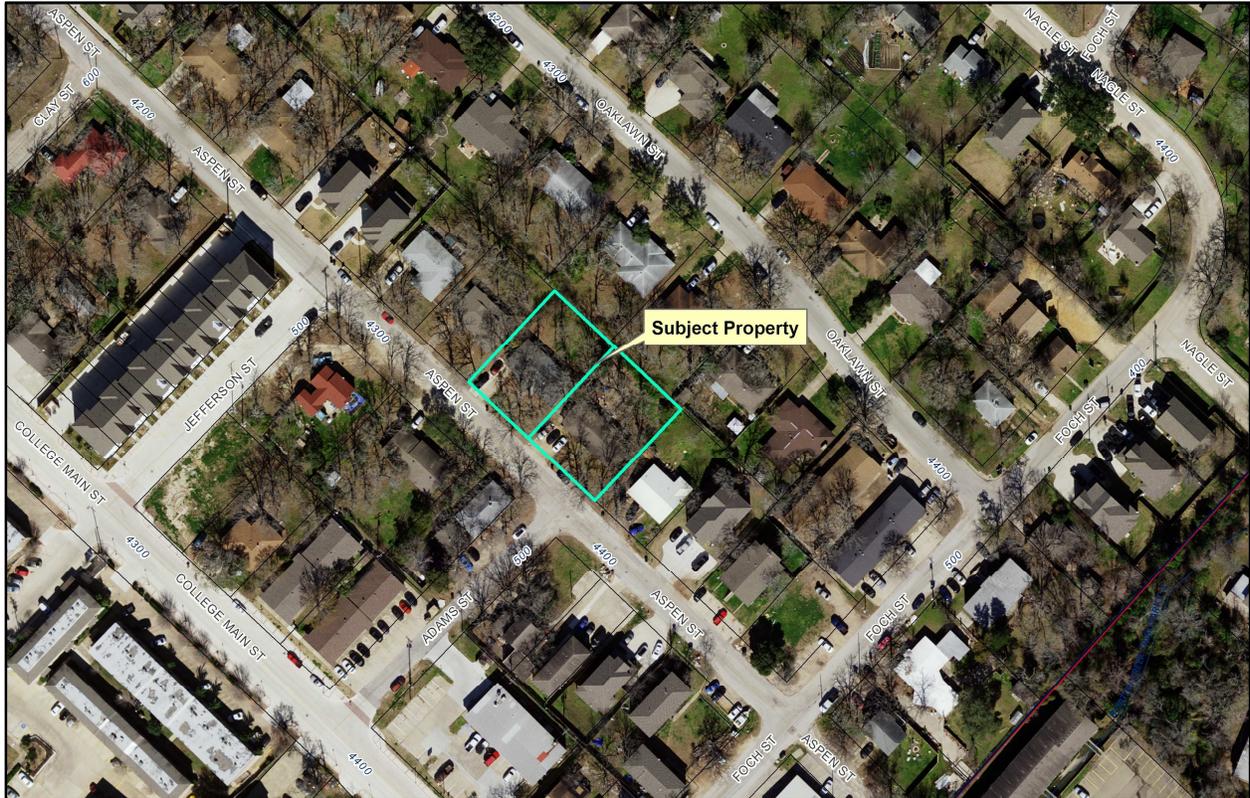
**APPLICANT(S):** Kyle Grant / Fairview Acquisitions

**AGENT:** McClure & Browne Engineering / Surveying, Inc.

**STAFF CONTACT:** Matthew Hilgemeier, AICP, Staff Planner



**Aerial (2015):**



**BACKGROUND:**

In 1954, the Highland Park Addition was platted creating 56 Lots for the development of single-family homes. The Highland Park Addition – Phase 2 was developed with single family homes throughout 1955.

The applicant, Kyle Grant with Fairview Acquisitions, is proposing to replat Lot 23 and parts of Lots 22 and 24, totaling 0.443 acres, from 2 lots into 3 lots. Each of the newly-created lots meet the minimum lot standards for properties zoned Residential District – 5,000 (RD-5) and is proposed for development with a new single-family homes. The site is serviced by an existing 8-inch public water line located along Aspen Street and an existing 6-inch public sewer line located in a 20-foot wide public utility easement extends along the northeast side (rear) of the property.

Payment of parkland dedication and development fees for one new lot (\$520.00) will be due prior to recording of this plat. Additionally, in lieu of constructing a 5-foot wide sidewalk along Aspen Street at this time, the applicant will pay \$3,676.50 into the City’s sidewalk fund for the construction sidewalks in this district in the future.

**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.