

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



CITY OF BRYAN

September 15, 2016

RP16-26: proposed Replat of Block 4 (Reserve Tract) and Lot 1 in Block 5 (Reserve Tract) in the Kazmeier Gardens Subdivision

SIZE AND LOCATION: 9.28 acres of land adjoining the north side of Beason Street, approximately 600 feet to 1,000 feet west from its intersection with South College Avenue

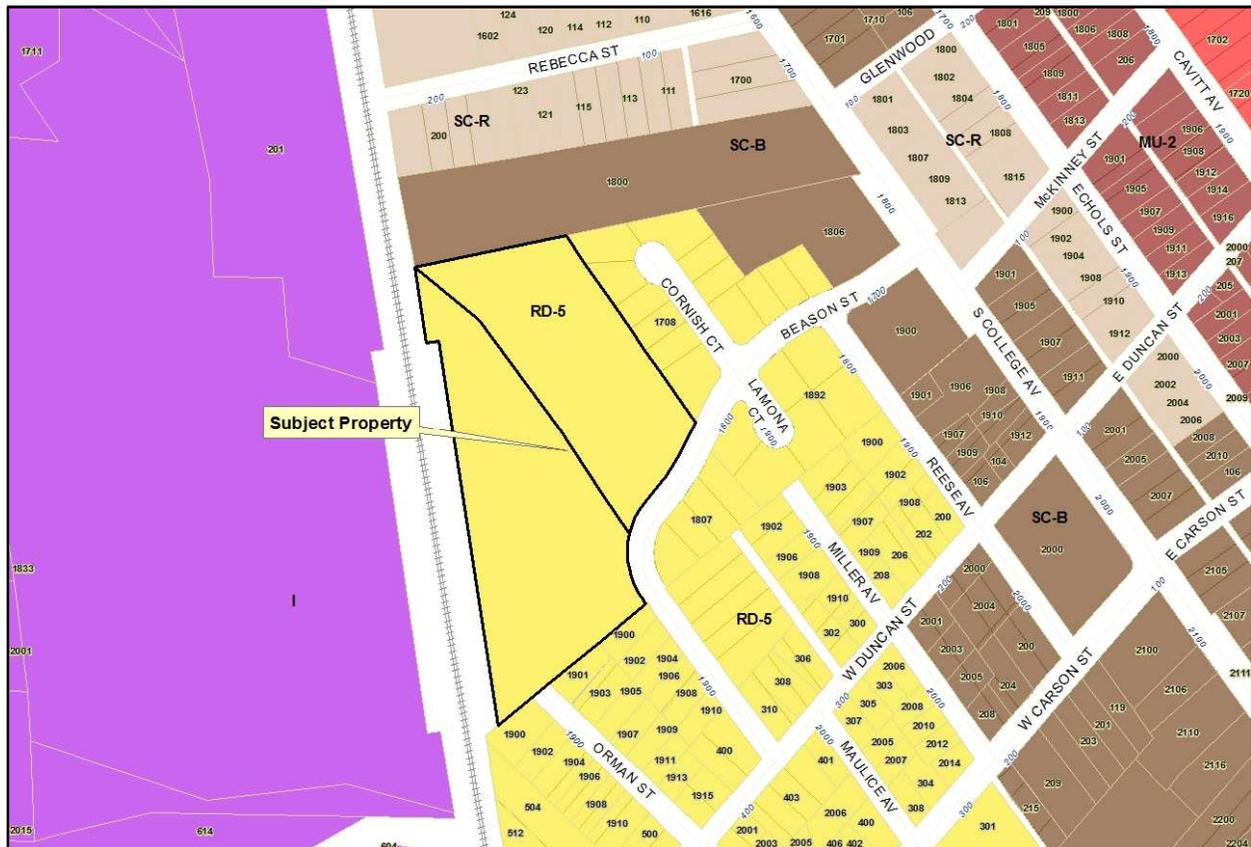
EXISTING LAND USE: vacant land

ZONING: Residential District – 5000 (RD-5)

APPLICANT(S): Eric Evje on behalf of Living Hope Baptist Church Bryan, Inc.

AGENT: Civil Engineering Consultants

STAFF CONTACT: Stephanie Doland, Staff Planner



AERIAL PHOTOGRAPH (2015):



BACKGROUND:

In 1983 Kazmeier Gardens was originally recorded, and in 1997 the property was re-platted creating four blocks and a combination of platted lots and reserve lots intended for the development of single-family homes. The plat included public infrastructure requirements in the form of public water and sewer and public-right-of-way access for each of the lots. None of the lots were ever developed.

The property owners, Living Hope Baptist Church, are proposing to formally replat Block 4 (Reserve Tract) and Lot 1 of Block 5 (Reserve Tract) of the Kazmeier Gardens Subdivision into one lot, Lot 1R in Block 4 of the Kazmeier Gardens Subdivision. The proposed lot is 9.28 acres in size and includes a regional detention pond for the Kazmeier Gardens Subdivision.

With this final plat the applicants are proposing to build a sidewalk along Beason Street to connect to the existing sidewalks in Block 2 and 3 of the Kazmeier Gardens Subdivision.

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.