

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



September 29, 2016

RP16-23: proposed Replat of Lot 1 in Block 2 of the Batte's Church Addition and a 0.26-acre tract in the Stephen F. Austin League, No. 9

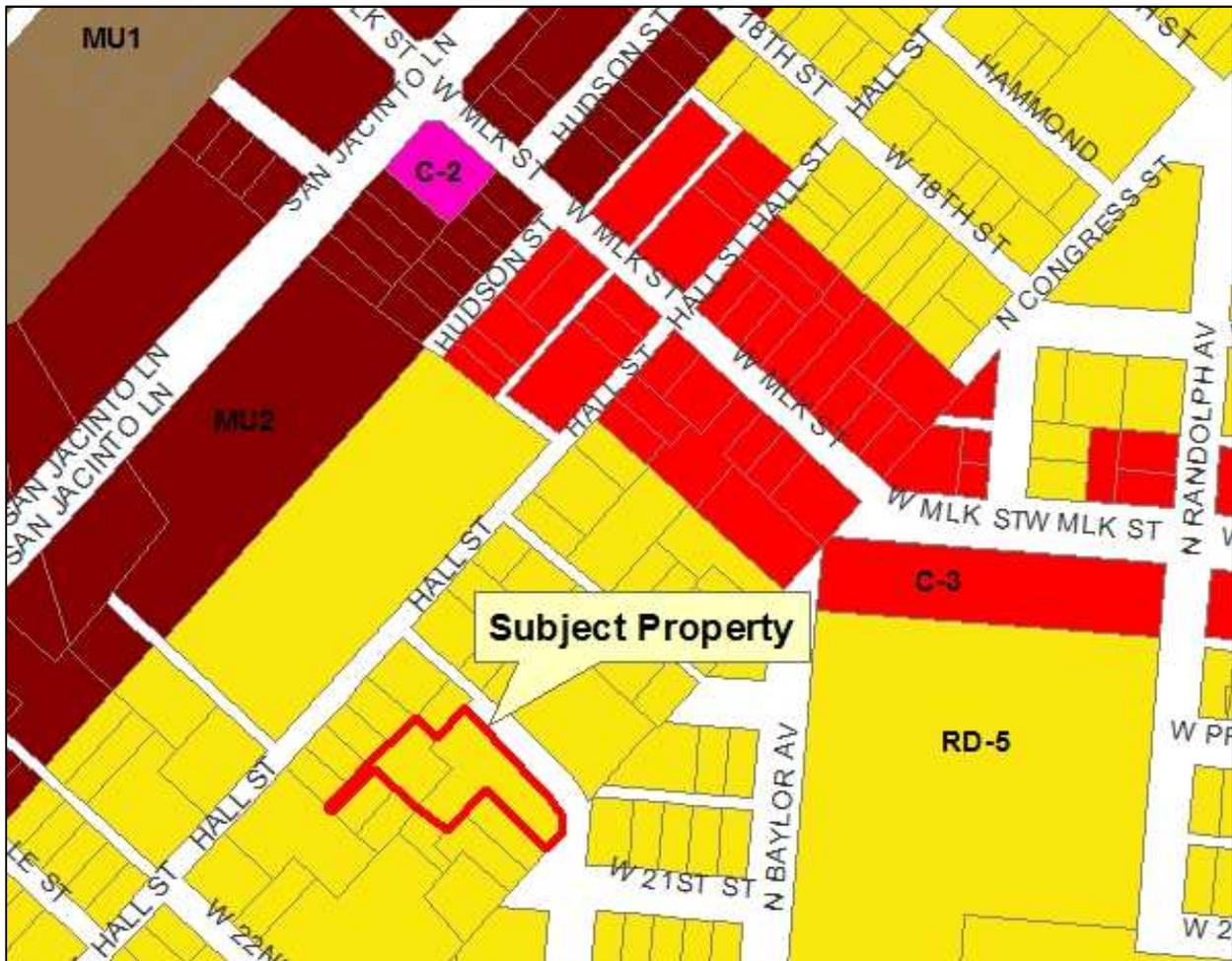
SIZE AND LOCATION: 0.83 acres of land adjoining the southwest side of West 21st Street between N. Baylor Avenue and Hall Street

EXISTING LAND USE: church sanctuary and vacant land

ZONING: Residential District – 5000 (RD-5)

APPLICANT(S): Bishop Maurice Green, Jr.

STAFF CONTACT: Randy Haynes, AICP, Senior Planner





BACKGROUND:

The applicant, Bishop Maurice Green Jr., on behalf of the Lily of the Valley Church of God in Christ, is proposing to replat Lot 1 in Block 2 of the Batte’s Church Addition in order to integrate these 0.57 acres with 0.26 acres of previously unplatted adjacent property. The replat proposes to create Lot 1R, which will be 0.83 acres in size.

The 0.26-acre unplatted tract is comprised of land that, for many years, has been of undetermined ownership. Surrounding property appears to have been subdivided and sold unlawfully by metes-and-bounds description, ultimately leaving a 0.26-acre irregularly shaped remainder tract that is now proposed to be integrated in the Batte’s Church Addition.

According to the applicant, members of the church have mowed and otherwise maintained the 0.26-acre for quite some time. In 2015, a formal title search to determine ownership was performed but no new information was discovered. The church has submitted the proposed replat to support its claim to the property.

RECOMMENDATION:

The proposed replat conforms to all applicable codes and ordinances of the City of Bryan Code of Ordinances. The Site Development Review Committee and staff recommend **approving** this proposed replat.