

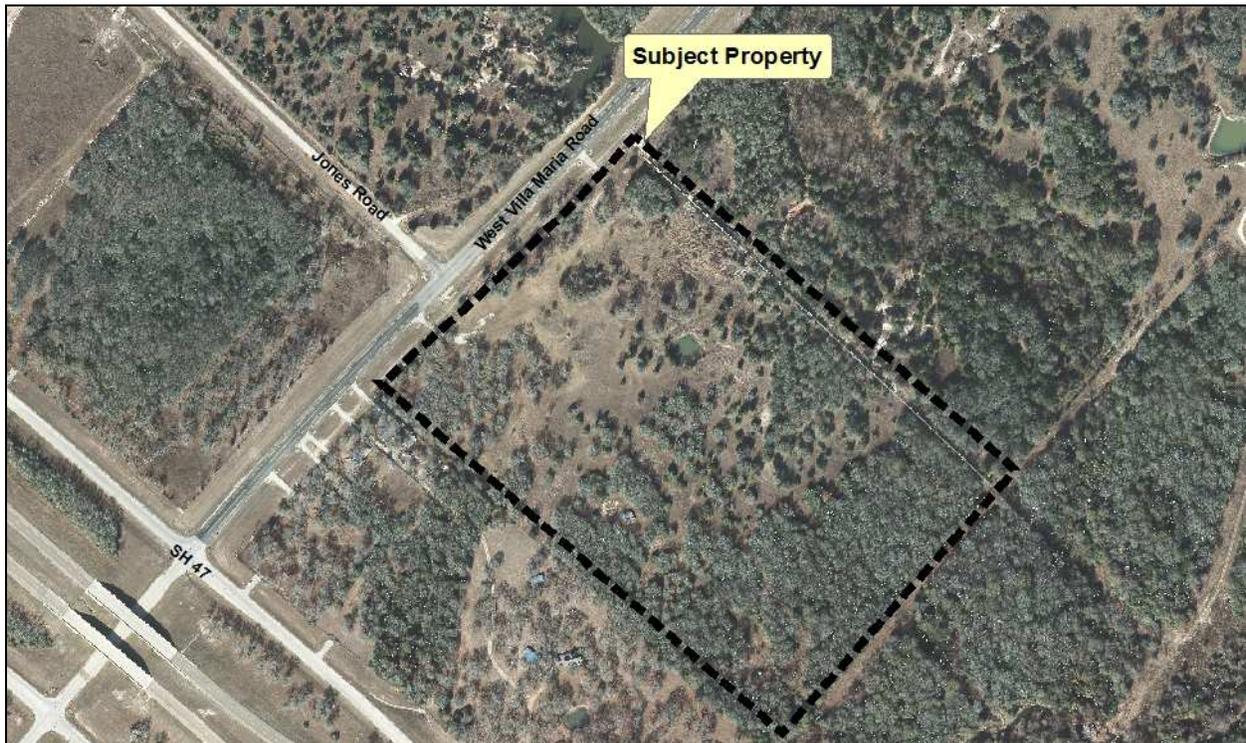
**PLANNING AND ZONING COMMISSION
STAFF REPORT**

August 28, 2013



MP13-02: proposed Master Plan of The Legends Subdivision

- SIZE AND LOCATION:** 33.783 acres of land out of T.J. Wooten League, Abstract No. 59 and adjoining the south side of West Villa Maria Road (F.M. 1179) across from its intersection with Jones Road
- EXISTING LAND USE:** vacant acreage
- PROPOSED ZONING:** Residential District – 5000 (RD-5) and Retail District (C-2)
- APPLICANT(S):** The Aggieldand Company – Tony Jones
- AGENT:** Schultz Engineering L.L.C.
- STAFF CONTACT:** Randy Haynes, Project Planner
- SUMMARY RECOMMENDATION:** Staff recommends **approving** this proposed master plan.



PROPOSED SUBDIVISION:

The proposed Master Plan of The Legends Subdivision encompasses 33.79 acres of currently vacant land adjoining the south side of West Villa Maria Road (F.M. 1179) across from its intersection with Jones Road. The master plan depicts the proposed residential development of this acreage in four phases arranged along a planned major collector roadway intended to provide alternative linkage from State Highway 47 to Jones Road and The Traditions Subdivision to the east. One residential street shown on the plan will provide the opportunity for future access into the area around the Texas A&M Health Science Center campus. The land adjacent to West Villa Maria Road is proposed to be reserved to retail use, with a maximum lot depth of approximately 270 feet.

During its meeting on August 15, 2013, the Commission unanimously recommended approval of a rezoning on this property to a combination of Retail (C-2) District and Residential District – 5000 (RD-5) in the configuration shown on this master plan. Approval of proposed rezoning of the subject property was recommended (case no. RZ13-11). The City Council is scheduled to consider that rezoning request during its regular meeting on September 10, 2013.

RECOMMENDATION:

This proposed master plan conforms to the goals and objectives set out in the City of Bryan Comprehensive Plan and will provide a framework for subdivision conforming with all applicable standards concerning the subdivision of land.

The Site Development Review Committee and staff recommend **approving** this proposed master plan.