

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

August 28, 2013



RP13-09: proposed Replat of Lots 9, 23, and 24 in Phase 3 of Green Branch Ridge Subdivision

SIZE AND LOCATION: 5.98 acres of land adjoining the north and south sides of Green Branch Loop, west from its southernmost intersection with Steep Hollow Road in Bryan's eastern extraterritorial jurisdiction (ETJ)

EXISTING LAND USE: vacant land

ZONING: not applicable (ETJ)

APPLICANT(S): Beard Family Partnership

AGENT: Kling Engineering

STAFF CONTACT: Maggie Dalton, Staff Planner



BACKGROUND:

The applicant is proposing to replat three single-family residential lots on 5.98 acres of land (Lots 9, 23 and 24). Proposed Lot 9R will incorporate an additional 1.16 acres of land that was previously envisioned to be part of Phase 4 of the Green Branch Ridge Subdivision. Lot 9R is now proposed to be 3.36 acres in size. Proposed Lot 23R will combine existing lots 23 and 24 into a one residential lot, being a total 2.62 acres in size. No new public infrastructure is required in conjunction with this replat. Water service to this new subdivision will be provided by Wickson Creek Special Utility District. Individual on-site septic systems will be utilized to dispose of wastewater.

A revised master preliminary plan of Green Branch Ridge Subdivision (case no. MP13-01) is also scheduled for consideration by the Planning and Zoning Commission during its special meeting on August 28, 2013. That master preliminary plan reflects the same lot configuration proposed with this replat.

RECOMMENDATION:

The Site Development Review Committee and staff recommend **approving** this proposed final plat, **subject to the prior approval of the related Third Revised Master Preliminary Plan of Green Branch Ridge Subdivision (case no. MP13-01)**. With approval of that revised master preliminary plan, this proposed replat will comply with all applicable codes and ordinances.