

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

November 20, 2014



**MP14-04: proposed Master Preliminary Plan of Stonebrier Subdivision**

- LOCATION:** 14.054 acres of land out of John Austin League, A-2, adjoining adjoining both sides of Riverstone Drive north of its intersection with F.M. 1179
- EXISTING LAND USE:** vacant land
- ZONING:** Planned Development – Housing District (PD-H), as approved by the City Council on May 27, 2014 (Ordinance No. 2047)
- APPLICANT(S):** 1179 Joint Venture 1, LP
- AGENT:** Michael Hester, P.E.
- STAFF CONTACT:** Martin Zimmermann, Planning Manager
- SUMMARY RECOMMENDATION:** Staff recommends **approving** this proposed master preliminary plan.



## **PROPOSED SUBDIVISION:**

The applicants/property owners, 1179 Joint Venture 1, LP, propose a single-family residential subdivision with 44 lots on these 14+ acres. The property is proposed to be developed in two subdivision phases, referred to as Phases 1 and 2 of the Stonebrier Subdivision (previously referred to as Phases 3 and 4 of Riverstone Subdivision).

The City Council approved Planned Development – Housing (PD-H) zoning on this property earlier this year (Ordinance no. 2047). The only land uses allowed within this PD-H District are detached single-family dwellings, either in a conventional or patio home/zero lot line arrangement, including associated accessory uses such as home occupations and accessory structures, as well as Homeowner's Association (HOA)-maintained common areas, including an approximately one-acre detention basin.

The master preliminary plan shows two new 50-foot wide local streets with 27 feet of pavement (proposed North and South Stonecrest Court) that extend from either side of Riverstone Drive and along which most of the lots in this subdivision are proposed to front, in accordance with the approved PD-H development plan for this acreage.

## **RECOMMENDATION:**

This proposed master preliminary plan conforms to all applicable standards and policies that the City of Bryan has adopted, including the requirements of the PD-H District for this property. The Site Development Review Committee and staff recommend **approving** this proposed master preliminary plan.