

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

December 18, 2014



FP14-14: proposed Final Plat of Greenbrier Subdivision – Phase 15

SIZE AND LOCATION: 13.11 acres of land out of John Austin League, Abstract No. 2, adjoining the northeast side of Thornberry Drive approximately 150 feet to 900 feet southeast from its intersection with River Rock Drive

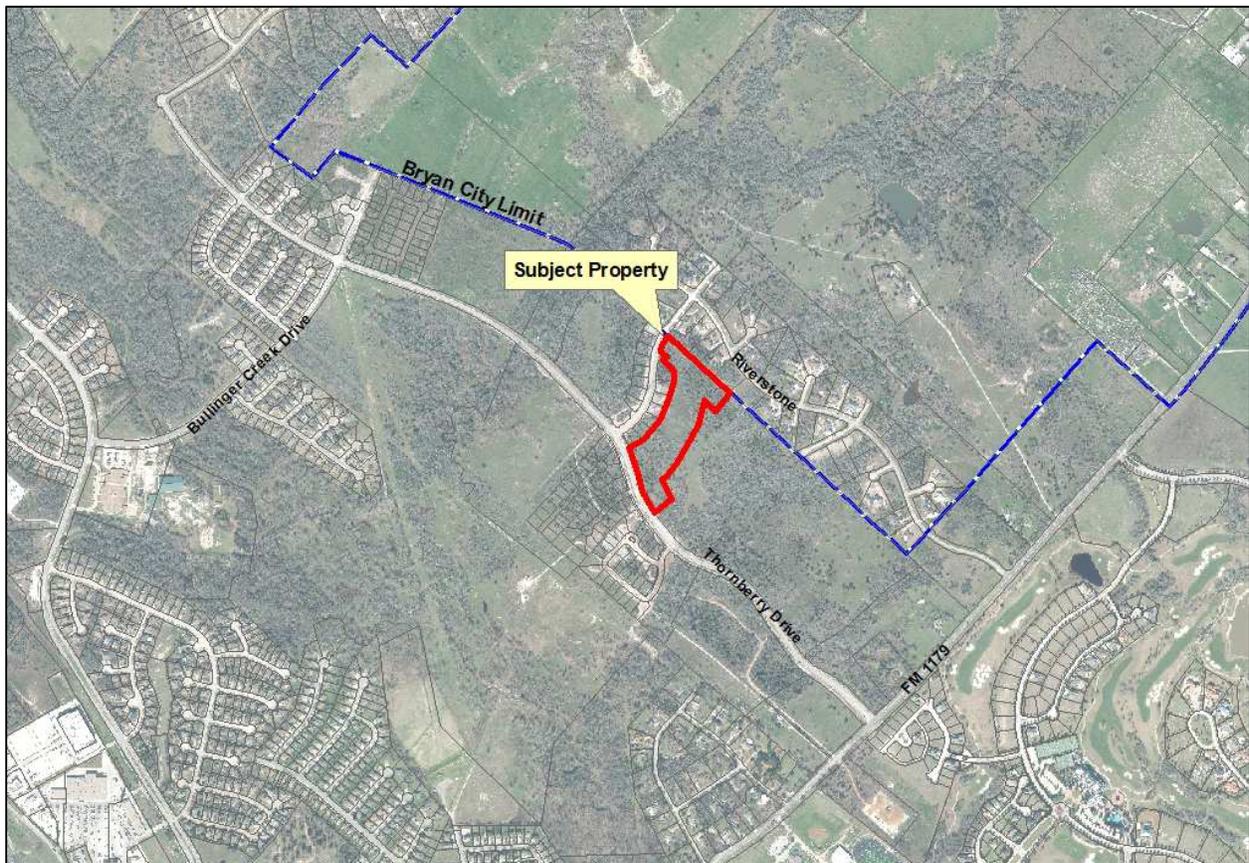
EXISTING LAND USE: vacant land

ZONING: Planned Development District – Housing (PD-H)

APPLICANT(S): Carter – Arden Development

AGENT(S): Jeff Robertson, P.E., of McClure & Browne Engineering

STAFF CONTACT: Randy Haynes, Senior Planner



BACKGROUND:

This proposed final plat creates 31 lots intended for single-family residential use in Phase 15 of the Greenbrier Subdivision in conformance with the proposed development plan for this subdivision. While only four phases of Greenbrier have to date been platted, the phase numbering is consistent with the approved development plan. The lots are proposed to be arranged adjacent to three new local streets (an extension of River Valley Drive, Fiddler's Green and Stoneleigh Road) which are proposed for development and dedication by the developer north of Thornberry Drive. All 31 lots are at greater than 65 feet wide and at least 8,125 square feet (0.186 acres) in size in conformance with the Greenbrier development plan. Water, sanitary sewer and sidewalks consistent with the development plan will be installed along the new streets. Land dedication required for park and recreation use has already been accomplished by donation of property in an amount sufficient to meet the platting requirements for all the residential lots in this Greenbrier development. For each lot platted with this subdivision phase, the developer will also be obligated to pay \$358 toward improvement of the land as a park (\$11,098; parkland development fee).

The design and construction of Thornberry Drive, a major collector roadway, was funded by the City of Bryan under an agreement with the developer wherein the City built the roadway at City expense, to be partially reimbursed by the developer. The City of Bryan holds what in effect is a lien against the abutting property until the total is paid. As each subdivision phase develops and reimbursements are made, at platting a release of obligation is issued by the City for the land adjoining Thornberry Drive that is being subdivided.

Under the agreement executed in 2008, the developer has ten years to complete reimbursement for the construction of Thornberry Drive to the City of Bryan. The agreement also specifies performance standards stipulating minimum homes sizes (at least 2,500 square feet) and a specific number of residential lots (no fewer than 125). The total cost of the project was approximately \$1.4 million. The agreement required the developer to reimburse the City 14% of the total construction cost upon completion of the roadway. That initial reimbursement totaled \$196,000 and for the acreage thus far developed an additional \$177,000 has been returned to the City of Bryan. Based on the formula used to calculate the reimbursement amount, development of Phase 15 will return \$111,000.

RECOMMENDATION:

The proposed final plat complies with all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed final plat.