

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

December 4, 2014



FP14-23: proposed Final Plat of Hidden Place Subdivision

SIZE AND LOCATION: 5.037 acres of land out of the J. W. Scott League, A-49, located at the terminus Hicks Lane and adjoining the east side of the intersection of Hicks Lane and Barrow Court in Bryant's extraterritorial jurisdiction (ETJ) in Brazos County, Texas

EXISTING LAND USE: vacant acreage

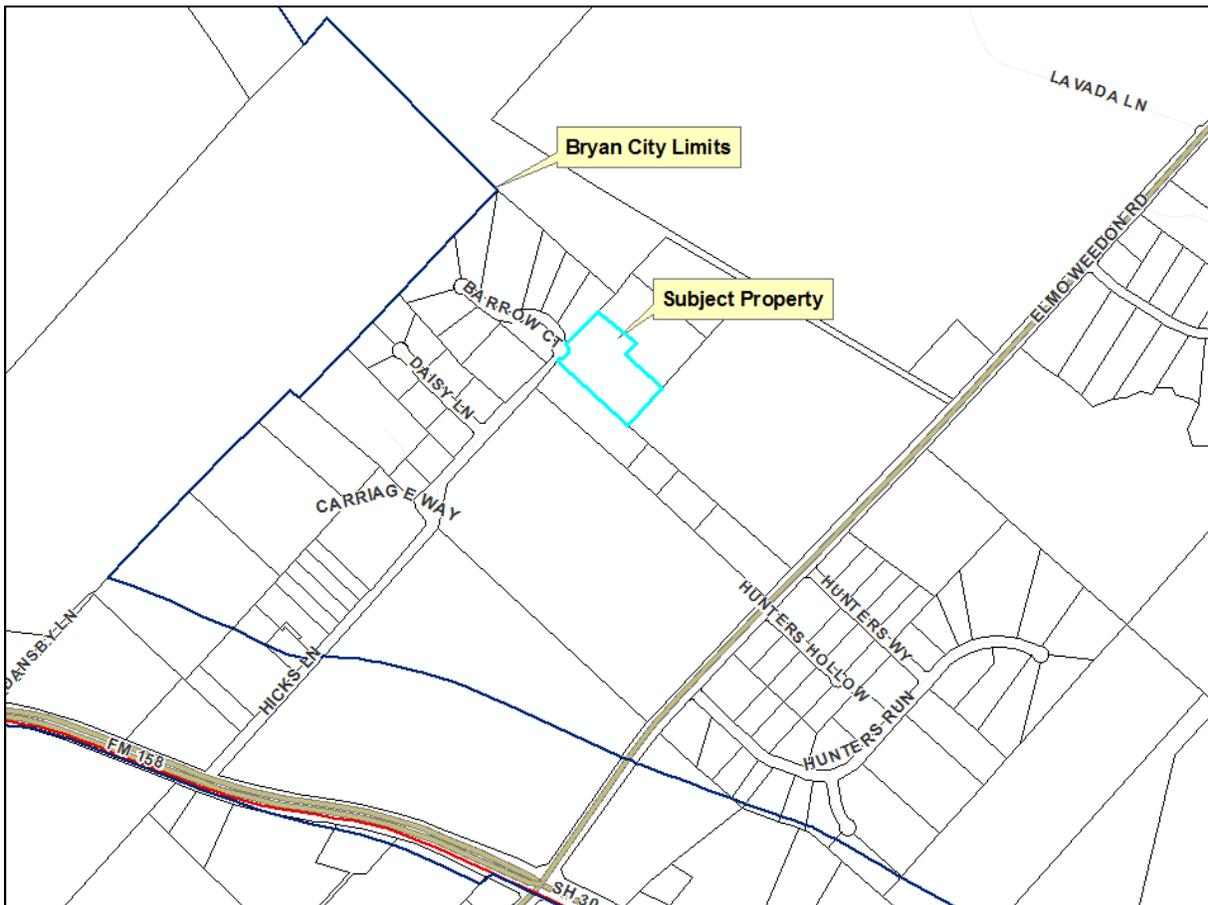
ZONING: not applicable

APPLICANT(S): Barry and Janine Brannon

AGENT(S): Kerr Surveying

STAFF CONTACT: Maggie Dalton, Staff Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** this proposed final plat



PROPOSED SUBDIVISION AND RECOMMENDATION:

This proposed final plat creates two new lots on a 5.037-acre tract, located at the terminus Hicks Lane and adjoining the east side of the intersection of Hicks Lane and Barrow Court in Bryan's eastern extraterritorial jurisdiction in Brazos County. The proposed two lots are at least two acre in size and are intended for development with single-family residences. 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 related planning exception request to the required 150-foot lot width for lots greater than one acre in the ETJ (case no. PE14-02) is also scheduled for consideration by the Commission during its December 4, 2014 meeting. Bryan's Subdivision Ordinance defines lot width as "the shortest distance between side lot lines measured at their intersection with the front setback line" (Section 110-4). The two proposed lots in this new subdivision are planned to be less than the minimum required 150 feet in width. At the 25-foot front building setback line, these lots are proposed to be 72.96 and 78.56 wide, respectively.

With the approval of the planning exception request, the proposed final plat will comply with all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed final plat, **subject to** the Planning and Zoning Commission's prior approval of the related planning exception to the minimum lot width required for these two lots, as it has been requested with case no. PE14-02.