

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



February 6, 2014

FP13-11: proposed Final Plat of Greenbrier Subdivision – Phase 9

SIZE AND LOCATION: 12.04 acres of land out of John Austin League, Abstract No. 2 adjoining the southwest side of Thornberry Drive between F.M. 1179 and River Rock Drive

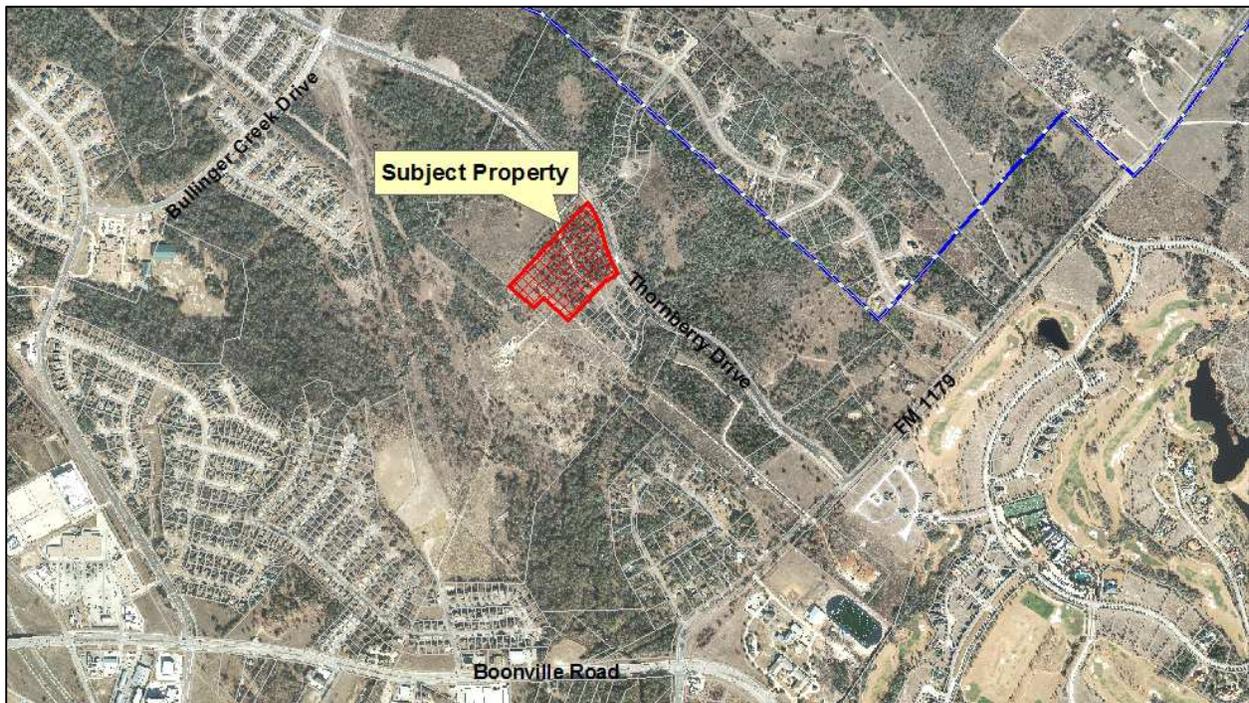
EXISTING LAND USE: vacant land

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

APPLICANT(S): Carter – Arden Development

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

STAFF CONTACT: Randy Haynes, Senior Planner



BACKGROUND AND ANALYSIS:

This proposed final plat creates 37 lots intended for single-family residential use in Phase 9 of the Greenbrier Subdivision in conformance with the most-recent proposed development plan for this subdivision, which is scheduled for final approval by the City Council during a special meeting on February 3, 2014 (case no. RZ13-18). While this is only third subdivision phase of the Greenbrier

Subdivision that is being developed, the phase numbering is consistent with the approved development plan. The lots are proposed to be arranged along either side of three new local streets (Lewisburg Court, Covington Court and Fairlea Drive) which are proposed for development and dedication by the developer southwest of Thornberry Drive. All 37 lots are at least 65 feet wide and 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 will be 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 (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 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 reimbursement has already occurred and totaled \$196,000. The remaining amount, approximately \$1.2 million, will be reimbursed by the developer based on the amount of land platted in each phase. 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, 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).

RECOMMENDATION:

The Site Development Review Committee and staff recommend **approving** this proposed final plat, **subject to** City Council's prior approval of the most-recent proposed development plan of the Greenbrier Subdivision, as it has been requested with rezoning case no. RZ13-18.