

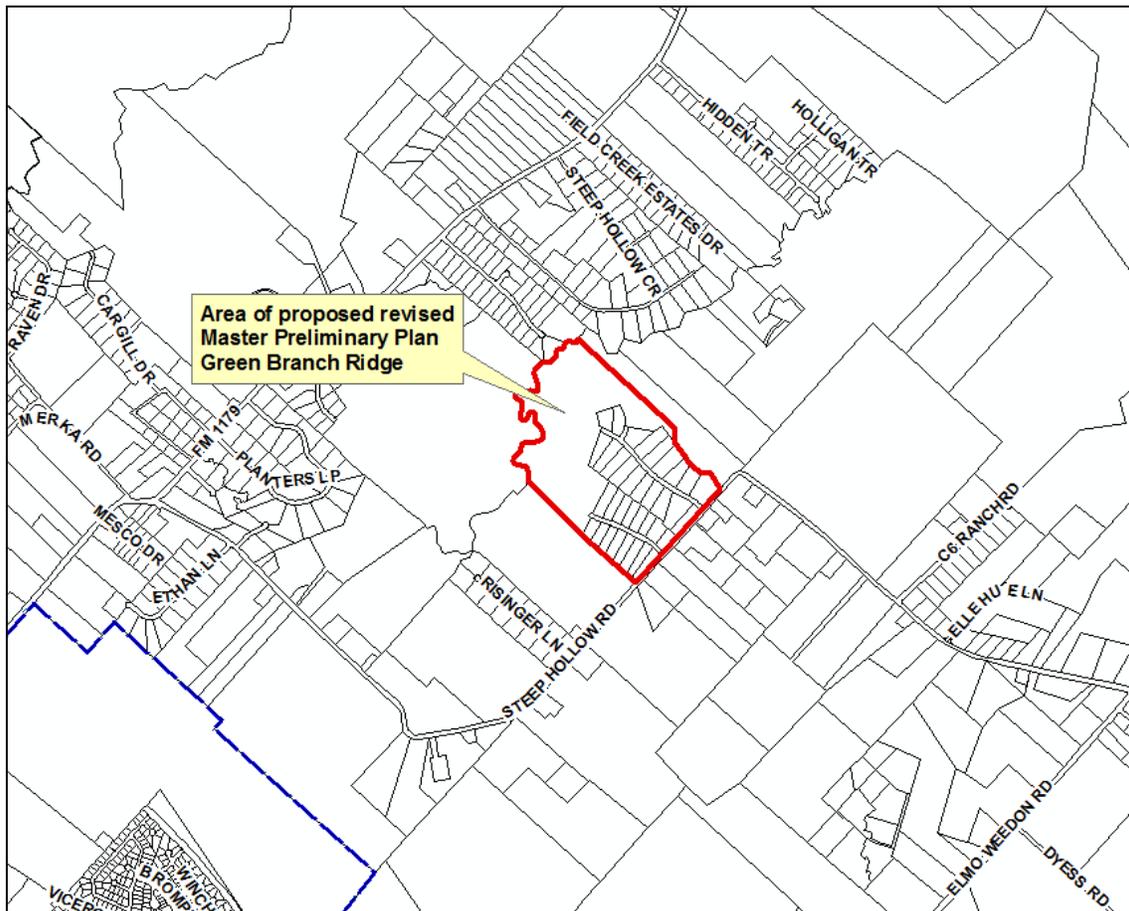
PLANNING AND ZONING COMMISSION  
STAFF REPORT



March 20, 2014

**MP14-01: proposed Fourth Revised Master Preliminary Plan of Green Branch Ridge Subdivision**

- LOCATION:** 113.1 acres of land out of Richardson Perry Survey, A-44, adjoining the northwest side of Steep Hollow Road, north from its intersection with Risinger Lane in Bryan’s eastern extraterritorial jurisdiction (ETJ)
- EXISTING LAND USE:** residential subdivision/vacant land
- APPLICANT(S):** Beard Family Partnership
- AGENT:** Civil Engineering Consultants
- STAFF CONTACT:** Maggie Dalton, Staff Planner
- SUMMARY RECOMMENDATION:** Staff recommends **approving** this proposed revised master preliminary plan.



### **PROPOSED SUBDIVISION:**

The Master Preliminary Plan of Green Branch Ridge Subdivision was approved by the Planning and Zoning Commission in March 2000, then a revised plan was approved in May 2008, a second revision was approved in November 2012, and a third revision was approved August 2013. A copy of the third revision is attached to this staff report for comparison purposes.

This new, fourth revised master preliminary plan shows the proposed reconfiguration of Phase Four to include the previously proposed Phase Five of the development. The subdivision is losing one acre of land (114.1 to 113.1 acres) due to a recent field survey conducted along Steep Hollow Branch Tributary. Previously, the surveyor had used the centerline of the creek for lot measurements. One lot is being removed, reducing the lot count to 26 in this phase. The majority of the changing lot configurations are occurring along Olivia Trail. The construction of Green Branch Loop will be completed with this phase of the subdivision. A final plat for Phase Four is also scheduled for consideration by the Planning and Zoning Commission during its regular meeting on March 20, 2014 (case no. FP14-02).

### **RECOMMENDATION:**

The proposed revised master preliminary plan meets all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed revised master plan.