

March 20, 2014

FP14-02: proposed Final Plat of Green Branch Ridge Subdivision - Phase 4

SIZE AND LOCATION: 51.06 acres of land out of the Richardson Perry Survey, A-44, located on the northwest of Steep Hollow Road, at the terminus' of Green Branch Loop located on the northwest side of Steep Hollow Road in Bryan's eastern ETJ

EXISTING LAND USE: vacant acreage

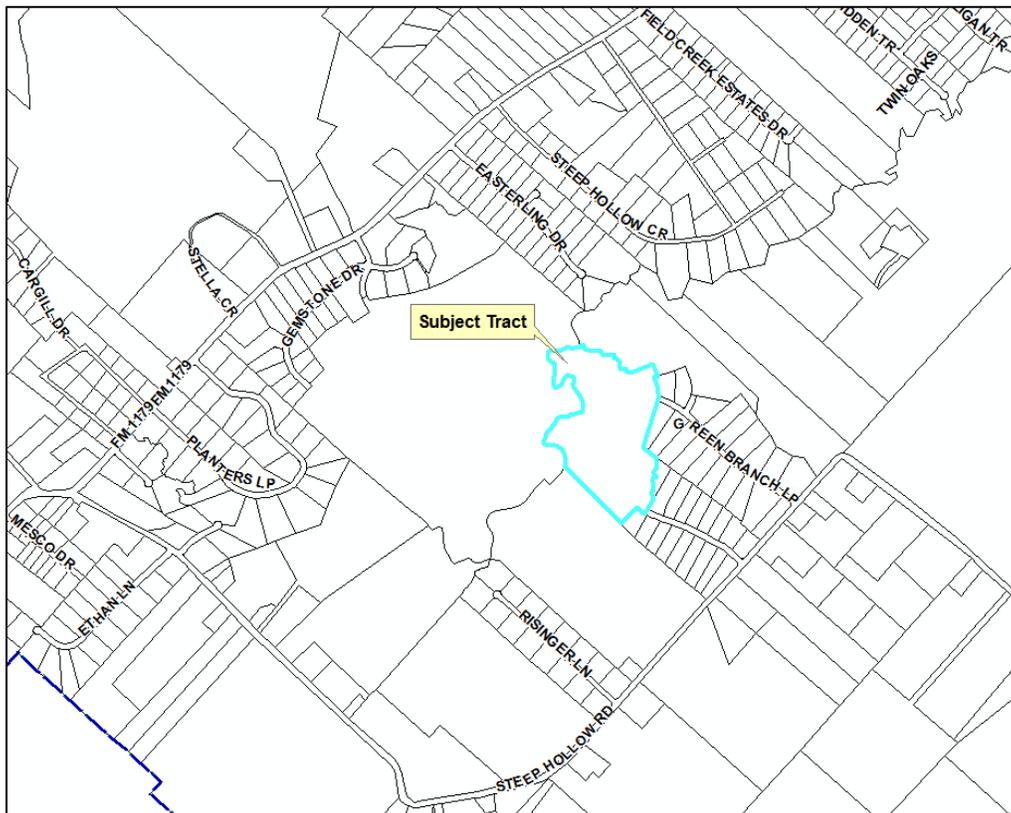
ZONING: not applicable as property is located in ETJ

APPLICANT(S): Beard Family Partnership

AGENT(S): Civil Engineering Consultants

STAFF CONTACT: Maggie Dalton, Staff Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** this proposed final plat, **subject to prior approval of the related revised master preliminary plan (case no. MP14-01).**



PROPOSED SUBDIVISION:

This proposed final plat, the fourth phase of the Green Branch Ridge development, creates new lots on a 51.06-acre tract located along the northwest side of Steep Hollow Road in Bryan's eastern extraterritorial jurisdiction in Brazos County. The proposed 26 lots are at least one acre in size and are intended for development with single-family residences. Two new streets (Green Branch Loop and Olivia Trail) are proposed for dedication and improvement by the developer. The dedication of this portion of Green Branch Loop will connect the two existing segments of Green Branch Loop, thereby completing the loop. 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 Fourth Revised Master Preliminary Plan of Green Branch Ridge Subdivision (case no. MP14-01) is also scheduled for consideration by the Planning and Zoning Commission during its meeting on March 20, 2014.

RECOMMENDATION:

The Site Development Review Committee and staff recommend **approving** this proposed final plat, **subject to the prior approval of the related revised master preliminary plan (case no. MP14-01)**. With approval of that revised master preliminary plan, this proposed final plat will comply with all applicable codes and ordinances.