

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



April 17, 2014

MP14-02: proposed Revised Master Plan of Heritage Lakes Estates Subdivision

- SIZE AND LOCATION:** 83.92 acres of land out of the Richardson Perry League, located at the north corner of Steep Hollow and Elmo Weedon Roads
- EXISTING LAND USE:** vacant acreage
- PROPOSED ZONING:** not applicable – the subject property is located in the City of Bryan’s extraterritorial jurisdiction (ETJ)
- APPLICANT(S):** Don Kyle for Kyle Family Living Trust
- AGENT:** Joe Schultz of Schultz Engineering, LLC
- STAFF CONTACT:** Martin Zimmermann, Planning Administrator
- SUMMARY RECOMMENDATION:** Staff recommends **approving** this proposed revised master plan.



BACKGROUND:

On February 6, 2014, the Planning and Zoning Commission approved the Master Plan for Heritage Lakes Estates on 83.92 acres of land located on the north side of the intersection of Steep Hollow and Elmo Weedon Roads in the City of Bryan's extraterritorial jurisdiction (ETJ). The subject property is located approximately 2.7 miles from the City of Bryan corporate limits near the Elmo Weedon Road/FM 158 intersection.

The Commission's approval was made subject to the City Council's approval of a requested amendment to the City's Thoroughfare Plan (CPA14-01), to realign suggested major collector street and super arterial street connections in the area surrounding the intersection of Steep Hollow and Elmo Weedon Roads. The City Council approved that request on February 25, 2014. A copy of the approved master plan is attached to this staff report.

On February 6, 2014, the Planning and Zoning Commission also approved an exception from minimum lot width standards for four lots in Phase 1 of the proposed subdivision (case no. PE14-01). A preliminary plan for that first phase was reviewed and approved by the City's Site Development Review Committee (SDRC) on April 1, 2014, pending the Commission's approval of this proposed revised master plan.

PROPOSED REVISED MASTER PLAN:

The main purpose of this proposed revised master plan is to relocate a planned new street extension, Lorena Lane, by approximately 600 feet to the northwestern most boundary of this 83+ acre tract. The proposal is the result of the applicant's coordination efforts regarding local street connectivity for this subdivision with the adjacent property owner. In addition, the common area surrounding the lake at the center of the subdivision is proposed to be reduced by 0.77 acres.

RECOMMENDATION:

This proposed revised master plan conforms to all applicable standards and policies that the City of Bryan has adopted. The Site Development Review Committee and staff recommend **approving** this proposed master plan.