

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



June 5, 2014

FP14-03: proposed Final Plat of Heritage Lake Estates Subdivision - Phase 1

SIZE AND LOCATION: 45.1 acres of land adjoining the north side of Steep Hollow Road, approximately 900 feet to 1,550 feet north from its intersection with Elmo Weedon Road in Brazos County, Texas.

EXISTING LAND USE: vacant acreage

ZONING: not applicable as property is located in The City of Bryan's extraterritorial jurisdiction (ETJ).

APPLICANT(S): Don Kyle for Kyle Family Living Trust

AGENT(S): Joe Schultz of Schultz Engineering, LLC

STAFF CONTACT: Matthew Hilgemeier, Staff Planner



PROPOSED SUBDIVISION:

This proposed Final Plat of Heritage Lake Estates Subdivision – Phase 1 creates 21 new lots on 45.1 acres of vacant land located along the north side of Steep Hollow Road, approximately 900 feet to 1,550 feet north from its intersection with Elmo Weedon Road in the City of Bryan’s extraterritorial jurisdiction (ETJ) in Brazos County. The subject property is located approximately 2.7 miles from the City of Bryan corporate limits near the Elmo Weedon Road/FM 158 intersection.

During its meeting on February 6, 2014, the Planning and Zoning Commission approved a planning exception (case no. PE14-01) to allow four lots in this subdivision (Lot 1 in Block 1, and Lots 12, 13, and 14 in Block 3) with lot widths measuring less than minimum 150 feet required by the Subdivision Ordinance. Commissioners concluded that the overall effect of reduced lot widths in this particular case will be negligible, if at all noticeable, given the properties’ extraordinary lot depth and size in excess of 1 acre. All 21 proposed lots are at least one acre in size and are intended for development with single-family residences.

The proposed final plat shows two new streets, McCrae Lane, shown to intersect Steep Hollow Road, and Lorena Lane, shown to intersect McCrae Lane and provide access to as of yet undeveloped land to the north of this subdivision. A total of 0.175 acres of land are proposed to be dedicated and improved for public street rights-of-way by the developer. 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.

RELATION TO APPROVED MASTER PLAN:

The proposed final plat is substantially in conformance with the most-recently approved master plan for this subdivision, the Revised Master Plan of Heritage Lakes Estates Subdivision, which the Planning and Zoning Commission approved on April 17, 2014.

RECOMMENDATION:

The proposed final plat complies with all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed final plat.