

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



April 16, 2015

FP15-01: proposed Final Plat of Briar Meadows Creek Subdivision – Phase 5

SIZE AND LOCATION: 17.27 acres of land out of John Austin League, A-2 and located southeast from the current termini of Red River Drive and Peterson Way, generally south of Broadmoor Drive

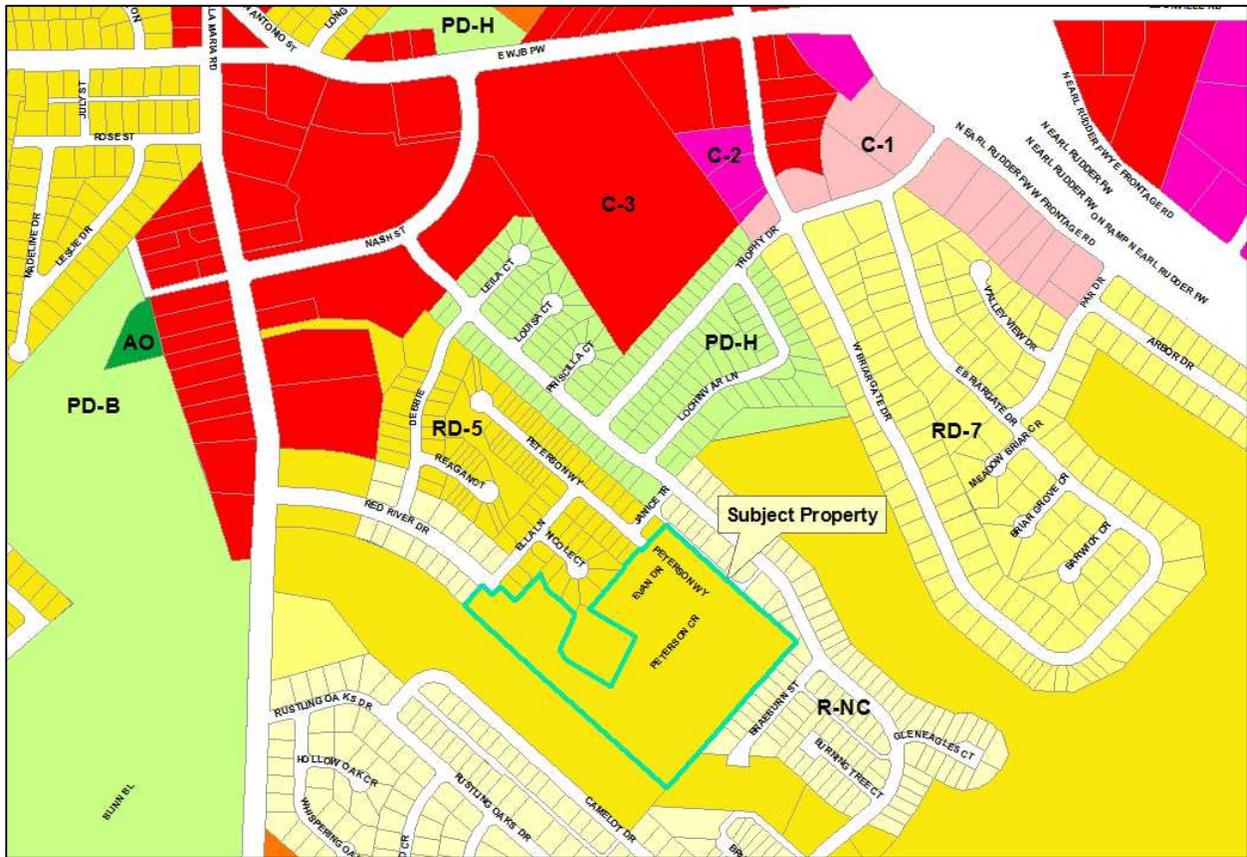
EXISTING LAND USE: vacant acreage

ZONING: Residential District – 5000 (RD-5)

APPLICANT(S): Brazos Trace LLC

AGENT(S): Bleyl & Associates

STAFF CONTACT: Randy Haynes, Senior Planner



BACKGROUND:

The subject property is 17.27 acres in size and part of an 83-acre property master planned as the Briar Meadows Creek Subdivision. A master plan for this primarily residential subdivision (see attached) was originally approved by the Planning and Zoning Commission June 6, 2006 and envisioned the property to be subdivided into 250+ single-family residential lots in several phases as well as a phase to accommodate commercial uses and a 300+ unit multifamily development. The area of development previously planned as Phases 5–7 was to contain up to 80 single-family residential lots and are in the proposed final plat combined into one, numbered as Phase 5.

PROPOSED SUBDIVISION:

The proposed final plat of Phase 5 of Briar Meadows Creek creates 59 lots intended for residential development, one 3.27 acre lot for future development of Phase 8 and 2.21 acres of common area on 17.27 acres of vacant land currently zoned Residential District – 5000 (RD-5). The final plat shows new local streets that extend generally southeast from Peterson Way. The extension of Peterson Way, the creation of Peterson Circle and Evan Drive, a cul-de-sac, are proposed for improvement and public dedication by the developer. All newly proposed streets will include sidewalks as specified by the Subdivision Ordinance.

The final plat also shows approximately 2.11 acres of common/stormwater detention areas that are to be maintained by a homeowners association (HOA). Parkland development fees apply to this development as per Subdivision Ordinance Section 110-60. Since 59 new lots are proposed, the total fee due for parkland development is \$30,680 which must be paid before the final plat can be recorded.

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.