

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

May 21, 2015



FP15-06: proposed Final Plat of Wixon Creek Subdivision

SIZE AND LOCATION: 5.002 acres of land adjoining the southwest side of Andert Road located approximately 820 feet northwest of its intersection with Old Reliance Road, in Bryan's eastern extraterritorial jurisdiction (ETJ)

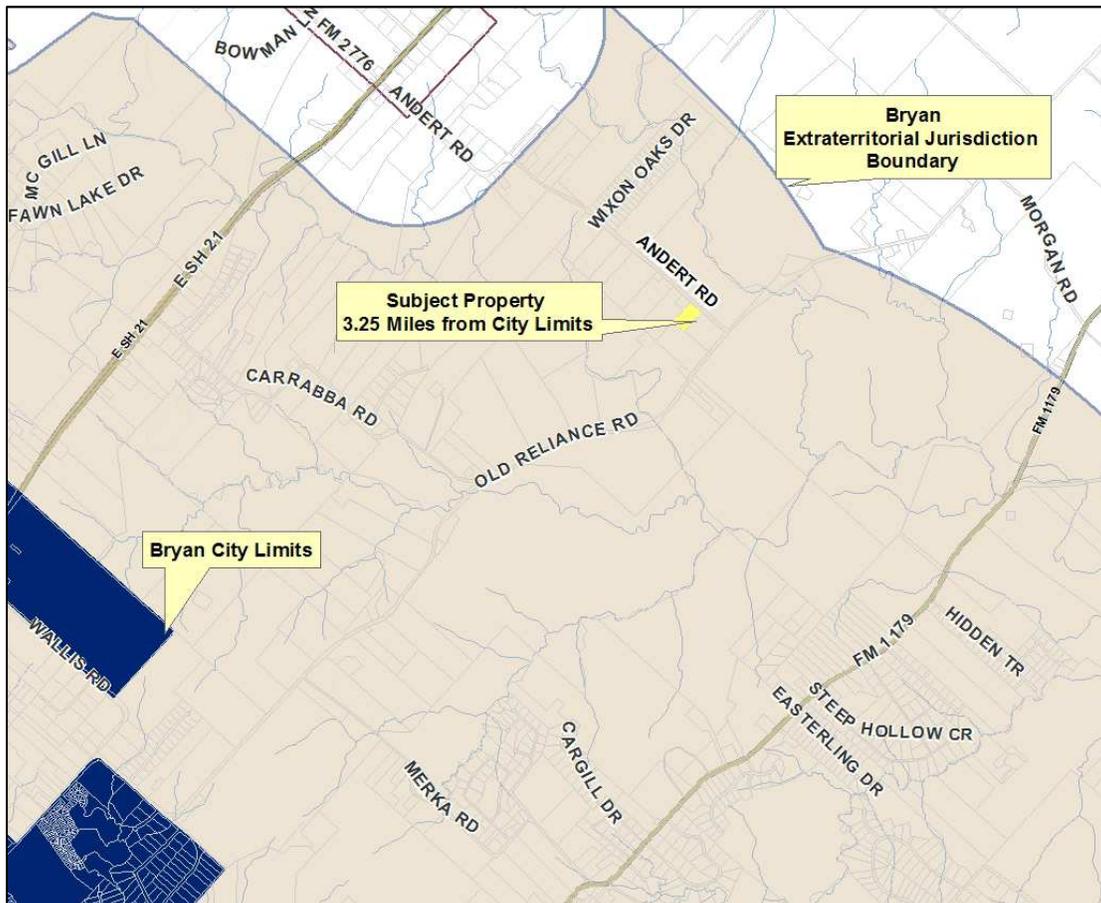
EXISTING LAND USE: vacant acreage

APPLICANT(S): Dell and Theresa Seiter, owners

AGENT: Joe Schultz, Schultz Engineering

STAFF CONTACT: Matthew Hilgemeier, Staff Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** this proposed final plat.





PROPOSED SUBDIVISION AND RECOMMENDATION:

This proposed final plat creates 2 new lots on a 5.002-acre tract located approximately 3.25 miles from the City of Bryan's city limits near the intersection of Andert and Old Reliance Roads in Bryan's eastern extraterritorial jurisdiction (ETJ) in Brazos County. The lots are proposed to each be 2.44 acres in size and intended for development with single-family residences. The subdivision plat also shows a 16+ foot wide (0.123-acre) right-of-way dedication for Andert Road in front of the proposed two lots. Andert Road currently has approximately 67 feet of right-of-way and is classified as minor arterial street on Bryan's Thoroughfare Plan. The right-of-way dedication represents half the additional increment necessary to give Andert Road 100 feet in width, which is the desirable width for a minor collector street. There is reasonable expectation that the remaining public right-of-way increment may be obtained upon development on the northeast side of Andert Road.

Water service to this new subdivision will be provided by Wixon Creek Special Utility District. Individual on-site septic systems will be utilized to dispose of wastewater.

The related preliminary plan for this subdivision was approved by the City's Site Development Review Committee (SDRC) on April 28, 2015, in accordance with Subdivision Ordinance requirements. The proposed final plat complies with all applicable codes and ordinances. The SDRC and staff recommend **approving** this proposed final plat.