

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**September 3, 2015**



**MP15-02: proposed Second 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:** Stephanie Killam, Staff Planner

**SUMMARY RECOMMENDATION:** Staff recommends **approving** this 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.

On April 17, 2014, the Planning and Zoning Commission approved the Revised Master Plan for Heritage Lakes Subdivision on the same acreage. The main purpose of that revised master plan was to relocate a planned new street extension, Lorena Lane, by approximately 600 feet to the northwestern most boundary of this 83+ acre tract. In addition, the common area surrounding the lake at the center of the subdivision is proposed to be reduced by 0.77 acres.

The final plat for Phase 1 of the development was approved by the Commission on June 5, 2014 and subsequently recorded on July 29, 2014.

## **PROPOSED REVISED MASTER PLAN:**

The main purpose of this proposed second revised master plan is to add additional drainage infrastructure to Phase 1 of the development and to remove a previously proposed street, Clara Lane, which originally was envisioned as a connector from Lonesome Dove Trail to Elmo Weedon Road, from Phase 2 of the development.

The applicant is requesting to not develop this street connection to Elmo Weedon Road for two reasons. The developer is concerned that connecting Clara Lane to Elmo Weedon Road will create a dangerous intersection potentially harmful for vehicular traffic. The second concern with developing Clara Lane is that the additional access to the subdivision could increase traffic through the neighborhood and potentially increase the likelihood of criminal activities, such as home burglaries. In addition to the proposal to remove Clara Lane from the development, the applicant has revised the master plan to include two additional drainage structures in Phase 1. These culverts are proposed to carry flows underneath McCrae Lane.

The proposed second revised master plan still proposes single-family residential development on minimum 1-acre lots in two subdivision phases around a private lake at the center of the new subdivision. The new lots in this proposed subdivision will have access to water through the Wickson Creek Special Utility District and utilize on-site sewage facilities.

## **RECOMMENDATION:**

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