

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



October 1, 2015

FP15-27: proposed Final Plat of Lantern Cove Subdivision

SIZE AND LOCATION: 12.058 acres of land out of S.F. Austin League, A-63 and located at the northeast corner of Wallis Road, approximately 505 feet northeast of its intersection with Old Reliance Road in the City of Bryan's extraterritorial jurisdiction (ETJ)

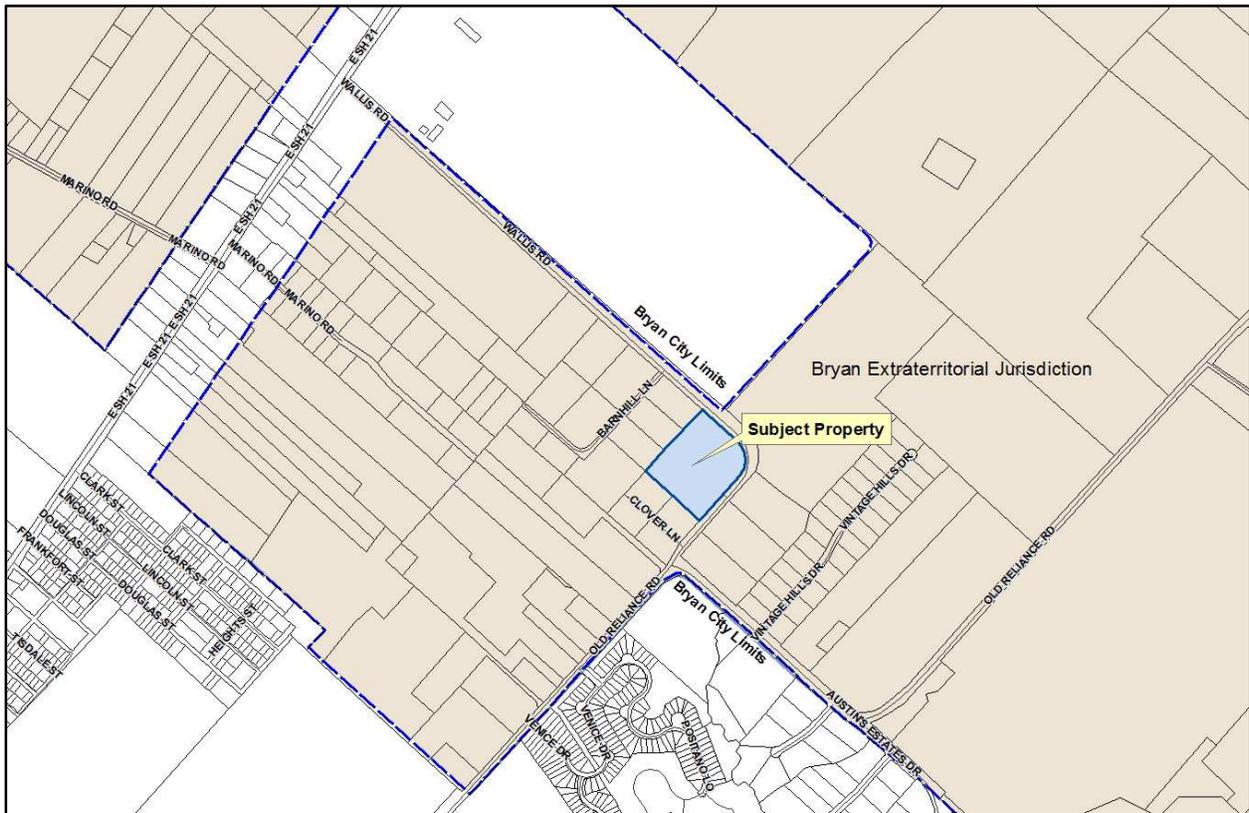
EXISTING LAND USE: one single-family home – predominantly vacant acreage

PROPERTY OWNER(S): Bon-Scott Wallis, LLC.

APPLICANT/AGENT: RME Consulting Engineers

STAFF CONTACT: Matthew Hilgemeier, Staff Planner

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





PROPOSED SUBDIVISION AND RECOMMENDATION:

This proposed final plat creates 8 new lots on a 12.058-acre tract located 150-feet from the City of Bryan's city limits, at the northeast corner of Wallis Road in Bryan's eastern extraterritorial jurisdiction (ETJ) northeast from its intersection with Old Reliance Road. These proposed lots one-acre or greater in size and are intended for single-family residential development. With this final plat, the property owners are also dedicating and improving Lantern Lane, a 70-foot wide cul-de-sac street that will extend for 465 feet perpendicular from Wallis 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 September 15, 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.