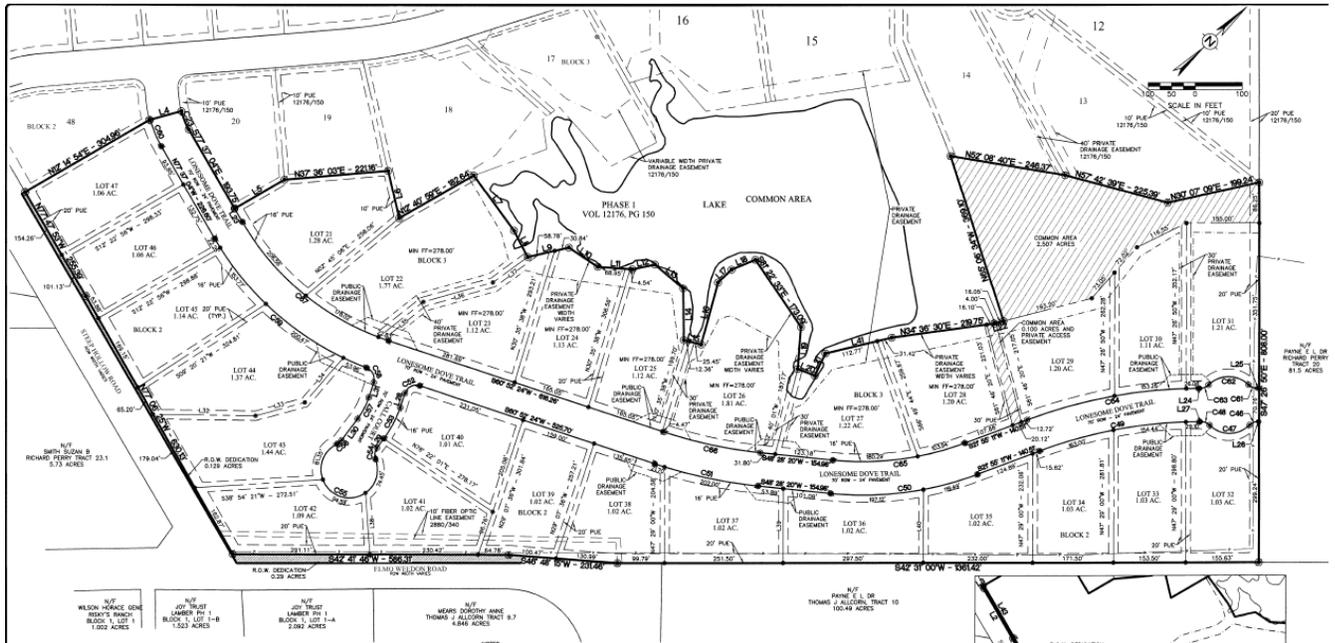


PROPOSED FINAL PLAT



PROPOSED SUBDIVISION:

This proposed Final Plat of Heritage Lake Estates Subdivision – Phase 2 creates 47 new lots on 38.98 acres of vacant land located along the west side of 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.

A request for an exception to the design standards of the Subdivision Ordinance (case no. PE15-02) to allow two lots in this proposed subdivision (Lot 41 and 42 in Block 2) with lot widths measuring less than minimum 150 feet, is also scheduled for consideration by the Planning and Zoning Commission during its regular meeting on December 17, 2015.

The proposed final plat shows two new streets, Lonesome Dove Trail and Call Court. Lonesome Dove Trail is shown to intersect McCrae Lane, and provide access to the proposed 47 new lots and later access to as of yet undeveloped land to the north of this subdivision. Call Court intersects with Lonesome Dove Trail as a cul-de-sac to provide access to proposed lots 40 – 43. The proposed 47 lots are required to take access from internal streets within the development and will not be granted access from Steep Hollow or Elmo Weedon Roads. 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 Second Revised Master Plan of Heritage Lakes Estates Subdivision, which the Planning and Zoning Commission approved on September 3, 2015.

RECOMMENDATION:

The Site Development Review Committee and staff recommend **approving this proposed final plat subject to the Planning and Zoning Commission's prior approval of a planning exception to the minimum 150-foot lot width for proposed Lots 41 and 42 in Block 2, as it has been requested with case no. PE15-02.** With approval of that planning exception, the proposed final plat complies with all applicable codes and ordinances.