

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



September 1, 2016

FP15-07: proposed Final Plat of Edgewater Subdivision – Phase 2

SIZE AND LOCATION: 55.55 acres of land out T.J. Wooten League, Abstract 59, and located generally north of the current terminus of Kingsgate Drive, north from its intersection with West Villa Maria Road (FM 1179)

EXISTING LAND USE: vacant acreage

ZONING: Planned Development – Housing (PD-H)

APPLICANT(S): Bruce Whitis, WBW Land Investments

AGENT(S): Yalgo Engineering

STAFF CONTACT: Martin Zimmermann, AICP, Planning Manager



BACKGROUND:

The subject property is approximately 55.55 acres in size and part of a 166-acre property that is to become the second phase of the Edgewater Subdivision on land that was annexed to the City of Bryan in April 2012. The property was rezoned to Planned Development – Housing District (PD-H) in June 2013. The overall development plan for this master planned residential subdivision (see attached) envisions the 166 acres to be subdivided into 600+ single-family residential lots in several phases, open space/stormwater detention areas and 9.6 acres of public parkland. The PD-H ordinance for this development made allowances for reduced lot widths (45 feet on 25% of all lots) and reduced minimum side building setbacks (5 feet). The final plat for Phase 1 of the development (166 lots) was recorded in November 2015.

PROPOSED SUBDIVISION:

The proposed final plat that has been submitted for Planning and Zoning Commission consideration at this time and is referred to as Phase 2 of the Edgewater Subdivision. Phase 2 combines what was originally envisioned to be Phases 3, 5, and parts of 4 of the development, as shown on the 2013 development plan. A total of 192 lots are proposed to be created on these 55.55 acres. Three of these 192 lots are proposed to have lot widths of 45 feet, as allowed by the PD-H zoning. The remaining lots in this Phase 2 of the development are proposed to have lot widths of at least 50 feet; 118 lots are at least 50 feet wide; 37 lots are at least 55 feet wide and 34 lots are at least 70 feet wide.

The final plat shows a network of local streets that continue on generally south from the existing local streets seen in Phase 1. The two more eastern streets, Stubbs Drive and Polmont Drive, come to completion as cull-de-sacs while the two more westward streets, Markley Drive and Dumfries Drive, create connection to the proposed extensions of Kingsgate Dr., a collector street with a 60-foot wide right-of-way, Jester Trail, a local street with a 50-foot wide right-of-way, and Viva Road, a major arterial with an 80-foot wide right-of-way. Sidewalks on both sides of all streets are proposed with this development for dedication and improvement by the developer.

The final plat also shows approximately 14.25 acres of common/stormwater detention areas, denoted as tracts C, D, E, F, and G, 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 192 new lots are proposed, the total fee due for parkland development is \$68,736 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.