

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



September 15, 2016

FP15-08: Proposed Final Plat of Miramont Subdivision – Section 8

SIZE AND LOCATION: 11.19 acres of land out of the J. W. Scott League, A-49, adjoining the north side of Boonville Road (FM 158) between Miramont Circle and Copperfield Drive

EXISTING LAND USE: vacant acreage

ZONING: Planned Development – Mixed Use District (PD-M)

APPLICANT(S): Adam Development Properties, LP

AGENT(S): McClure & Browne Engineering/Surveying Inc. (Jeff Robertson)

STAFF CONTACT: Randy Haynes, AICP, Senior Planner



PROPOSED SUBDIVISION:

The subject property is 11.19 acres in size and a portion of an 82.1-acre parent tract. The parent tract is a portion of a Planned Development - Mixed Use District (PD-M) regulating land use and development of the 527-acre golf community known as Miramont. The subject property of this proposed phase of the

Miramont Subdivision (referred to as Section 8) is located north of Boonville Road and south of the intersection of Miramont Circle and Concordia Drive. This subdivision phase proposes the development of 28 new lots intended for residential development in a configuration defined in the Miramont Planned Development Ordinance as twinhomes. As described in the ordinance text, a twinhome is a dwelling comprised of two single-family units on individual, fee-ownership lots, joined vertically by a party wall at the common property line, with each unit having its own front and rear entrances, front and rear yards, and a side yard on one side of the lots.

The proposed final plat shows a new local street (Villaggio Court) which will be a 50-foot wide right-of-way with 27 feet of pavement. The plat shows 28 new lots to be created as well as 0.231 acres of common area which will be maintained by the homeowner's association. In addition to Villaggio Court, Tesori Drive and a new route for a portion of Concordia Drive are proposed for improvement and dedication by the developer. Tesori Drive will connect Boonville Road/FM158 and Concordia Drive and provide access to Villaggio Court. Tesori Drive will have a 60-foot wide right-of-way and 38 feet of pavement width, which is the standard for a minor collector roadway.

5-foot wide sidewalks along both sides of Villaggio Court and 6-foot wide sidewalks along both sides of Tesori Drive will be provided.

For each lot platted with this subdivision phase, the developer will also be obligated to pay Parkland dedication fees of \$162 per unit and parkland development fees of \$358 per new lot (\$14,506 total for 28 new lots), in accordance with Section 110-60 of the Subdivision Ordinance

RECOMMENDATION:

This proposed final plat conforms to all applicable standards and policies that the City of Bryan has adopted. The Site Development Review Committee and staff recommend **approving** this proposed final plat.