

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



March 5, 2015

MP14-05: proposed Master Plan of Porter's Meadow Subdivision

SIZE AND LOCATION: 19.464 acres of land out of the reserve tract of the Marvin M. Porter's Addition, adjoining the southwest side of the 2700 block of Old Hearne Road between Wilhelm and Orlan Drives

EXISTING LAND USE: vacant acreage

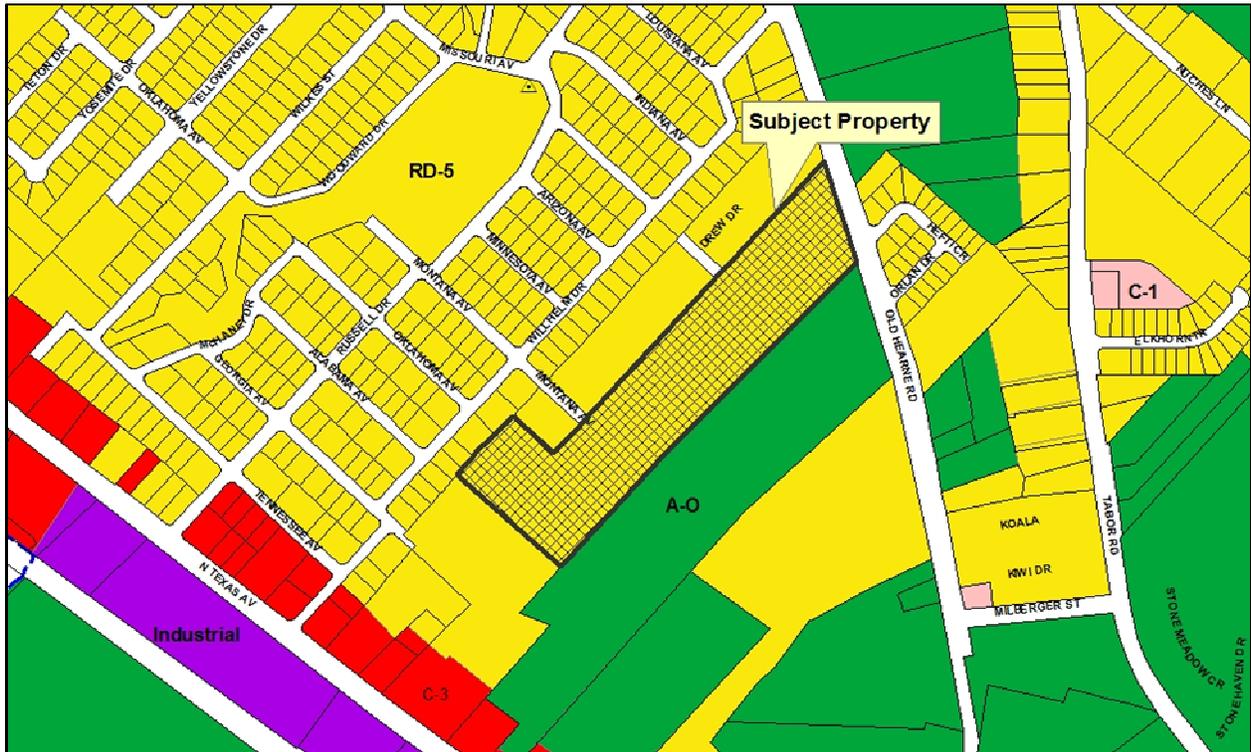
PROPOSED ZONING: Residential District – 5000 (RD-5)

APPLICANT(S): SMH Homes LLC – Dr. Syed Hyder

AGENT: J4 Engineering, Glenn Jones, PE-CFM

STAFF CONTACT: Randy Haynes, Senior Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** this proposed master plan.





McCRANEY DR

RUSSELL DR

LOUISIANA AV

INDIANA AV

MISSOURI AV

ARIZONA AV

RUSSELL DR

MINNESOTA AV

WILHELM DR

DREW DR

MONTANA AV

MONTANA AV

Live Oak Mobile Home Park
2800 Old Hearne Road

OLD HEARNE RD

HEFTL CR

ORLAN DR

Subject Property
19.5 Acres



PROPOSED MASTERPLAN:

Subdivision regulations require a master plan when property is developed in more than one phase. The proposed Master Plan of Porter's Meadow Subdivision encompasses 19.464 acres of currently vacant land adjoining the southwest side of the 2700 block of Old Hearne Road between Willhelm and Orlan Drives. The master plan depicts the proposed 83-lot single-family residential development of this acreage in three phases. The entire subject property is currently zoned Residential District – 5000 (RD-5). All of the proposed new lots will be accessed by three new local residential streets and four new cul-de-sacs. The entrance to Porter's Meadow Subdivision will be from Old Hearne Road and secondary access will be provided during construction of the second phase via linkage to Montana Avenue, an existing public right of way.

During its meeting on February 5, 2015, the Commission unanimously approved an exception to the design standards of the Subdivision Ordinance (case no. PE15-01). The exception will allow drainage facilities and public utilities to be installed within the same easement along the northwest property lines in Blocks two through six. Approval of that exception allows the land configuration shown on this master plan.

RECOMMENDATION:

Based upon the planned land use, housing type, location, connectivity and density, this proposed master plan conforms to the goals and objectives set out in the City of Bryan Comprehensive Plan and will provide a framework for subdivision conforming to all applicable standards concerning the subdivision of land.

The Site Development Review Committee and staff recommend **approving** this proposed master plan.