

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**



**September 17, 2015**

**FP15-02: proposed Final Plat of Messina Hof Estates Subdivision**

**SIZE AND LOCATION:** 35.62 acres of land adjoining the east side of Old Reliance Road, at the northeast corner of the intersection of Old Reliance Road and Merka Road in Brazos County, Texas in Bryan’s eastern extraterritorial jurisdiction (ETJ)

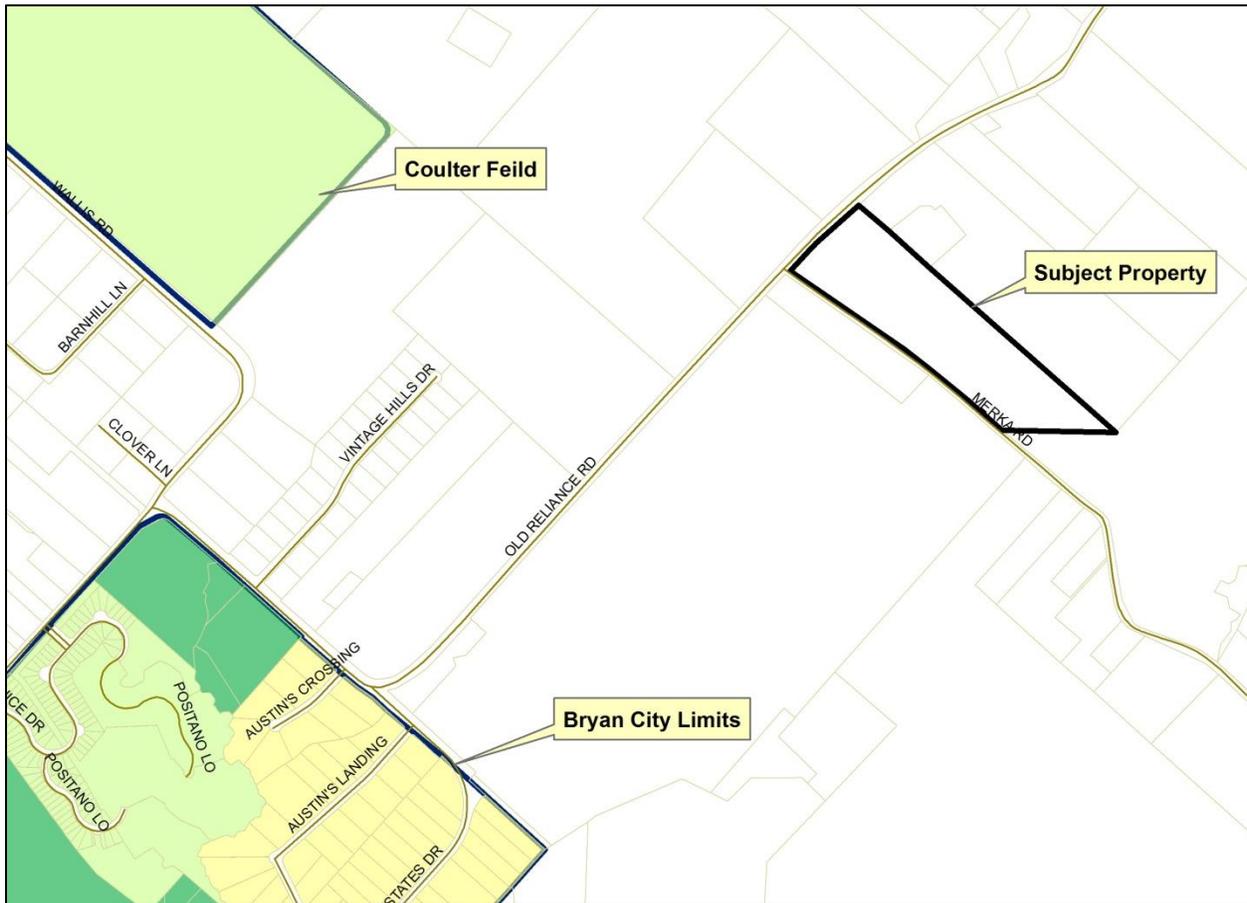
**EXISTING LAND USE:** vacant acreage

**APPLICANT(S):** Paul and Merrill Bonarrigo, owners

**AGENT:** Stewart Kling, Civil Engineering Consultants

**STAFF CONTACT:** Matthew Hilgemeier, Staff Planner

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



## **PROPOSED SUBDIVISION AND RECOMMENDATION:**

This proposed final plat creates 25 new lots on a 35.62-acre tract located at the northeast corner of the intersection of Old Reliance Road and Merka Road in Bryan's eastern extraterritorial jurisdiction (ETJ) in Brazos County. The proposed 25 lots are at least one acre in size and are intended for development of single-family residences.

A planning exception (PE14-03) was granted by the Planning and Zoning Commission in December of 2014 to allow for 11 of the lots in this subdivision to have lots widths that were slightly smaller (2.73 feet to 17.83feet) than the 150-foot minimum typically required for lots located in Bryan's ETJ. The subdivision plat also shows a 0.88 acre right-of way dedication for Old Reliance and Merka Roads.

Three new streets (Angel Lane, Glory Road, and Paulo Court) are proposed for dedication and improvement by the developer. 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.

The proposed final plat complies with all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed final plat.