

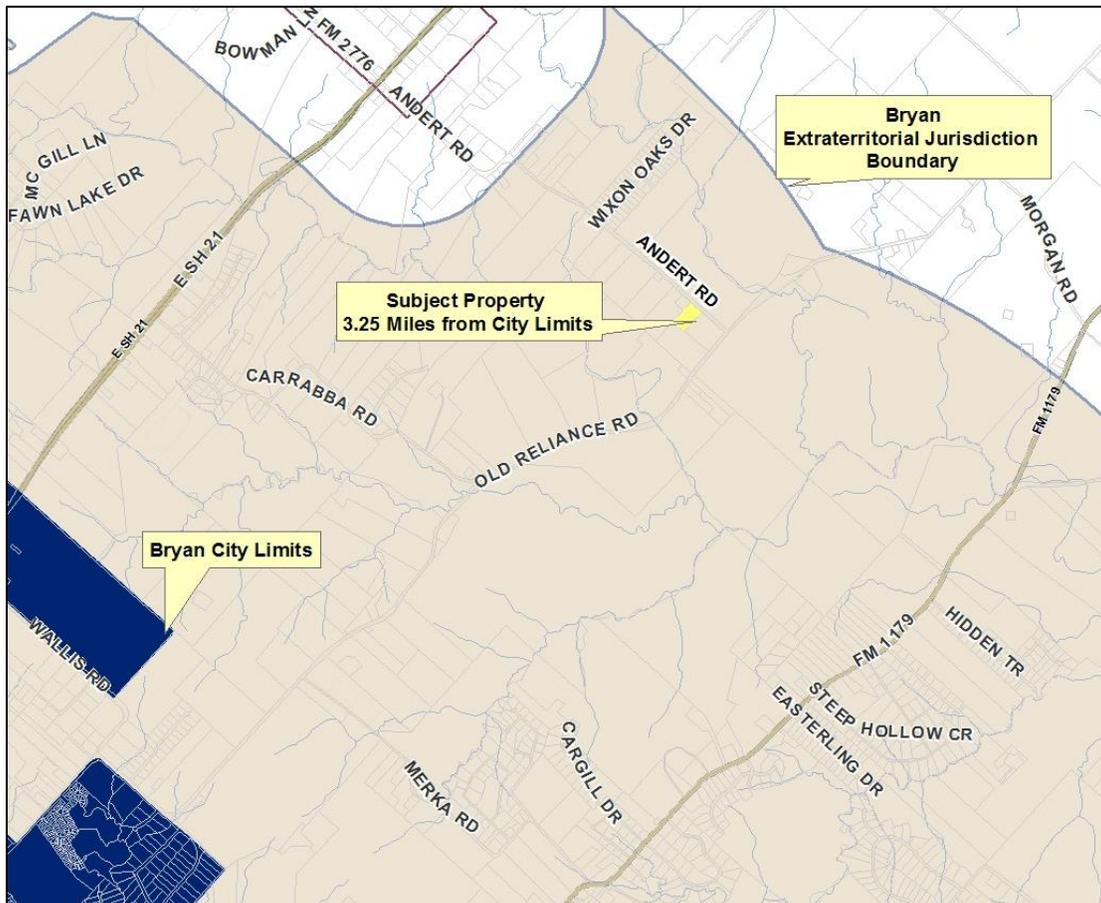
**PLANNING AND ZONING COMMISSION
STAFF REPORT**



September 17, 2015

FP15-25: proposed Final Plat of Wixon Creek Subdivision, Phase 2

- SIZE AND LOCATION:** 11.00 acres of land located at the southwest corner of the intersection of Andert Road and Old Reliance Road, in Bryan’s eastern extraterritorial jurisdiction (ETJ)
- EXISTING LAND USE:** vacant acreage
- APPLICANT(S):** Dell and Theresa Seiter
- AGENT:** Brad Kerr, Kerr Engineering
- STAFF CONTACT:** Matthew Hilgemeier, Staff Planner
- SUMMARY RECOMMENDATION:** Staff recommends **approving** this proposed final plat.





PROPOSED SUBDIVISION AND RECOMMENDATION:

This proposed final plat creates 2 new lots on an 11.00-acre tract located approximately 2.8 miles from the City of Bryan's city limits at the intersection of Andert and Old Reliance Roads in Bryan's eastern extraterritorial jurisdiction (ETJ) in Brazos County. The two lots are proposed to be 4.051 and 4.068 acres in size and intended for single family residential development. The subdivision plat also shows a 14+ foot wide, 746 foot long right-of-way dedication along Andert Road and an 18+ foot wide, 622 foot long right-of-way dedication along Old Reliance Road (0.436-acre, combined). Andert Road currently has approximately 67 feet of right-of-way and is classified as minor arterial street on Bryan's Thoroughfare Plan. The right-of-way dedication represents half the additional increment necessary to give Andert Road 100 feet in width, which is the desirable width for a minor collector street. There is reasonable expectation that the remaining public right-of-way increment may be obtained upon development on the northeast side of Andert Road.

Water service to this new subdivision will be provided by Wixon Creek Special Utility District. Individual on-site septic systems will be utilized to dispose of wastewater.

The related preliminary plan for this subdivision was approved by the City's Site Development Review Committee (SDRC) on September 1, 2015, in accordance with Subdivision Ordinance requirements. The proposed final plat complies with all applicable codes and ordinances. The SDRC and staff recommend **approving** this proposed final plat.