

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

November 19, 2015



MP15-01: proposed Master Plan of Greens Crossing Subdivision

SIZE AND LOCATION: 164.28 acres of land out of Stephen F. Austin League No. 9, A-62, Hezekiah Jones Survey, A-145, and James Mc Millen Survey, A-176, adjoining the southwest side North Harvey Mitchell Parkway (FM 2818) between West State Highway 21 and Sandy Point Road

EXISTING LAND USE: vacant acreage

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

APPLICANT(S): Jim Elzner, STTC, LLC.

AGENT: Glenn Jones P.E., J4 Engineering, LLC

STAFF CONTACT: Matthew Hilgemeier, Staff Planner



BACKGROUND:

Subdivision regulations require a master plan when property is developed in more than one phase. The proposed Master Plan of Greens Crossing Subdivision encompasses 164.28 acres of currently vacant land adjoining the southwest side North Harvey Mitchell Parkway (FM 2818) between West State Highway 21 and Sandy Point Road. Currently the subject property is zoned a mix of Agricultural – Open District (A-O), Retail District (C-2), Industrial District (I), and Planned Development – Housing District (PD-H) but is in the process of being rezoned to a Planned Development – Mixed Use District (PD-M).

On October 15, 2015, the Planning and Zoning Commission recommended to the City Council approval of rezoning request case no. RZ15-12 to change the zoning classification of subject property from the above-mentioned zoning districts to Planned Development – Mixed Use District (PD-M). On November 10, 2015 the Bryan City Council unanimously introduced an ordinance to change the zoning of this property as per that request. The second reading of that ordinance is scheduled for City Council consideration on November 24, 2015.

The master plan depicts the creation of 32 lots over 2 phases which will be utilized for a mix of uses ranging from open space and common areas, commercial uses, retail uses, a possible hotel/motel and possible convenience store. Four new public rights-of-way will be constructed and dedicated with the development of this subdivision.

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 **subject to prior approval by the City Council of the rezoning request for this same property**, as it has been requested with rezoning case no. RZ15-12.