

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**October 6, 2016**



**FP16-15: proposed Final Plat of Austin's Colony Subdivision – Phases 16 & 17**

**SIZE AND LOCATION:** 28.336 acres of land out of the John Austin League, A-2, adjoining the south side of Thornberry Drive between Bullinger Creek Drive and Embers Loop

**EXISTING LAND USE:** vacant acreage

**ZONING:** Planned Development - Housing District (PD-H)

**APPLICANT(S):** Grant Carrabba

**AGENT(S):** Michael Hester, P.E.

**STAFF CONTACT:** Martin Zimmermann, AICP, Planning Manager



**PROPOSED SUBDIVISION:**

The proposed final plat of Phases 16 & 17 of the Austin's Colony subdivision creates 60 lots intended for single-family residential use on 28.336 acres of vacant land currently zoned Planned Development – Housing District (PD-H) and located the south side of Thornberry Drive between Bullinger Creek Drive and Embers Loop. One new street (Archer Drive) and Four new cul-de-sac streets (Cistern Court, Cinder Court, West Embers Court and East Embers Court) are proposed for dedication and improvement by the developer.

The proposed final plat is generally in conformance with the Master Plan of Austin's Colony Subdivision, which the Planning and Zoning Commission approved on April 6, 2007.

The PD-H District that regulates development on the subject property required the developer to dedicate a vacant 8-acre tract situated adjacent to both the Sam Rayburn and Earl Rudder school campuses. Also as a component of the plan the developer was to construct a 775-foot long and 10-foot wide multi-use path through said 8-acre tract to provide connectivity between existing trails within the Austin's Colony Park and the Sam Rayburn School Park. At this time the City of Bryan has received deed to the 8-acre tract and construction of the trail is approximately 60% complete. The developer has financially guaranteed completion of the trail in order that platting and construction of future subdivision phases may proceed.

**STAFF RECOMMENDATION:**

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