

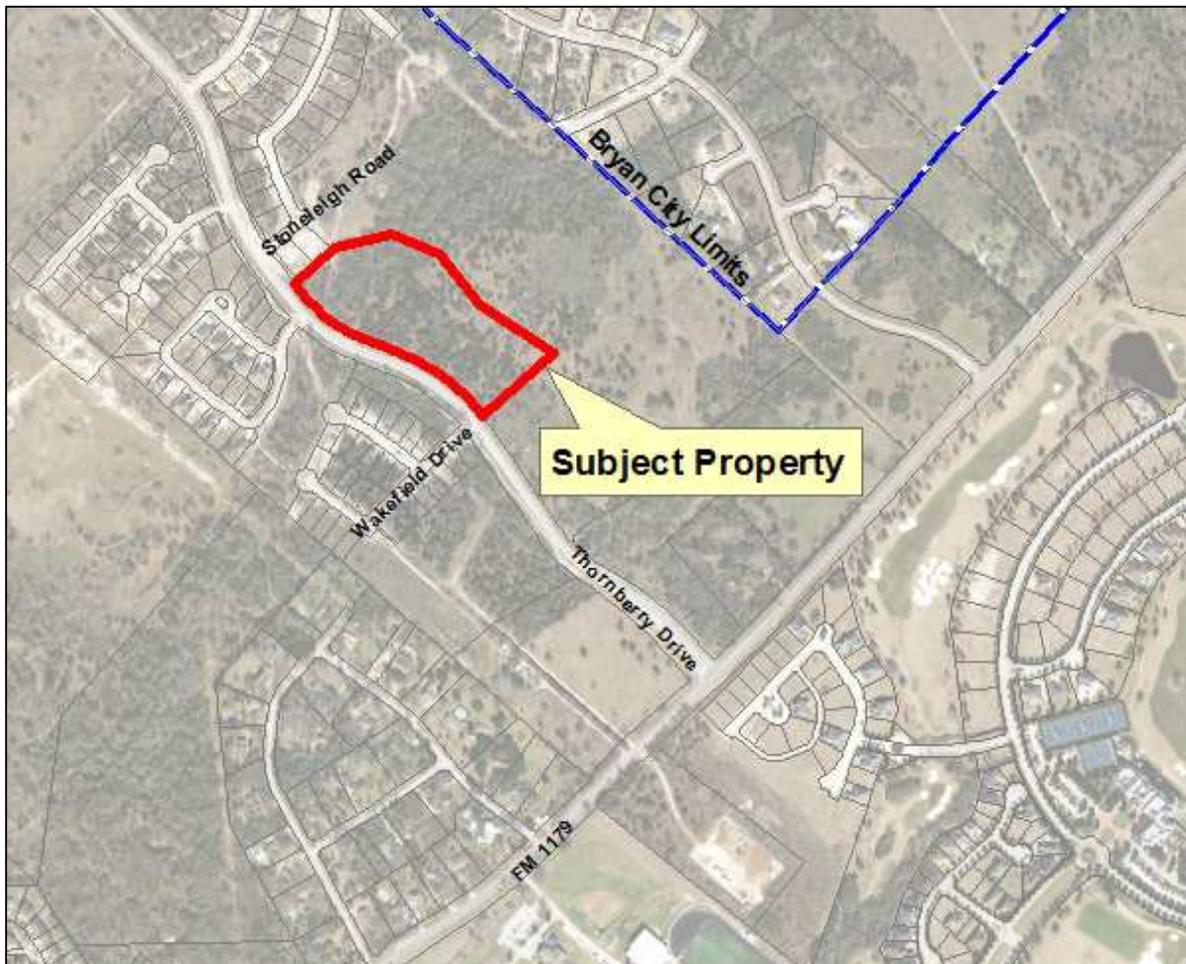
**PLANNING AND ZONING COMMISSION  
STAFF REPORT**



February 18, 2016

**FP15-19: proposed Final Plat of Greenbrier Subdivision – Phase 6A**

- SIZE AND LOCATION:** 5.003 acres of land out of John Austin League, Abstract No. 2, adjoining the northeast side of Thornberry Drive between Stoneleigh Road and Wakefield Drive
- EXISTING LAND USE:** vacant land
- ZONING:** Planned Development District – Housing (PD-H)
- APPLICANT(S):** Homewood, LLC.
- AGENT(S):** Jeff Robertson, P.E., of McClure and Browne Engineering
- STAFF CONTACT:** Randy Haynes, AICP Senior Planner



## **BACKGROUND:**

This proposed final plat creates 14 lots intended for single-family residential, zero-lot-line (patio home) development in Phase 6A of the Greenbrier Subdivision. The final plat is in conformance with the development plan for this master-planned subdivision, which was approved by the City Council in May, 2014. While 6 phases of Greenbrier have to date been platted, the numbering is consistent with the geographic locations depicted on the approved development plan.

The lots are proposed to be arranged adjacent to a new local street, Leesburg Way, which is proposed for development and dedication by the developer northeast of Thornberry Drive. All 14 lots are 55 feet wide or greater and at least 6,600 square feet (0.151 acres) in size as required by the development plan. Water, sanitary sewer and sidewalks will be installed along the new streets.

Land dedication required for park and recreation use has already been accomplished by donation of property in an amount sufficient to meet the platting requirements for all the residential lots in the Greenbrier development. For each lot platted with this subdivision phase, the developer will also be obligated to pay \$358 in parkland development fees toward improvement of that property as a park (\$5,012 total for 14 lots).

The design and construction of Thornberry Drive, a major collector roadway, was funded by the City of Bryan under an agreement with the developer wherein the City built the roadway at City expense, to be partially reimbursed by the developer. The City of Bryan holds what in effect is a lien against the abutting property until the total is paid. As each subdivision phase develops and reimbursements are made, at platting a release of obligation is issued by the City for the land adjoining Thornberry Drive that is being subdivided.

Under the agreement executed in 2008, the developer has ten years to complete reimbursement for the construction of Thornberry Drive to the City of Bryan. The agreement also specifies performance standards stipulating minimum homes sizes (at least 2,500 square feet) and a specific number of residential lots (no fewer than 125). The total cost of the project was approximately \$1.4 million. The agreement required the developer to reimburse the City 14% of the total construction cost upon completion of the roadway. That initial reimbursement totaled \$196,000, and for the acreage thus far developed an additional \$202,222 has been returned to the City of Bryan. Based on the formula used to calculate the reimbursement amount, development of Phase 6A will return \$32,752.

## **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.