

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



September 1, 2016

FP16-11: Proposed Final Plat of Greenbrier Subdivision – Phase 4

SIZE AND LOCATION: 9.75 acres of land out of the John Austin League, Abstract 2, adjoining the southwest side of Thornberry Drive, northwest from its intersection with FM 1179

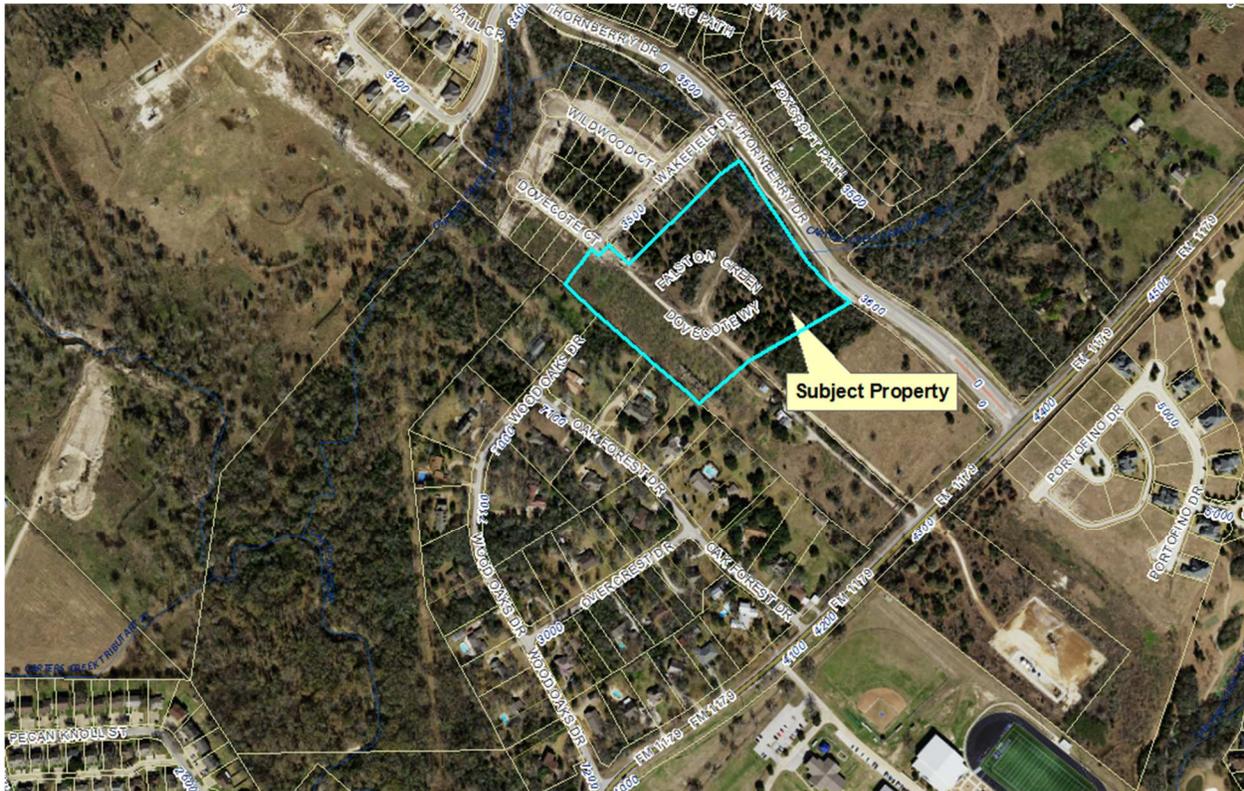
EXISTING LAND USE: vacant acreage

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

APPLICANT(S): Carter Arden Development, LLC

AGENT(S): McClure & Browne Engineering/Surveying Inc. (Jeff Robertson)

STAFF CONTACT: Martin Zimmermann, AICP, Planning Manager



PROPOSED SUBDIVISION:

The subject property is 9.754 acres in size and the ninth of 15 phases planned for the 186+ acre Greenbrier Subdivision. The subject property of this phase (referred to as Phase 4) is located along the southwest side of Thornberry Drive, northwest of its intersection with FM 1179. This subdivision phase proposes the development of 33 new lots intended for single-family residential development.

The proposed final plat shows two new local streets (Dovecote Way and Falston Green). Both streets will have a 50-foot wide right-of-way with 27 feet of pavement width. The plat shows 33 new lots to be created as well as 0.751 acres of common area which will be maintained by the homeowner's association.

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 (\$11,814 total for 33 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 \$234,974 has been returned to the City of Bryan. Based on the formula used to calculate the reimbursement amount, development of Phase 4 will return \$62,599.32.

RECOMMENDATION:

This proposed final plat conforms to all applicable standards and policies that the City of Bryan has adopted. The Site Development Review Committee and staff recommend **approving** this proposed final plat.