PLANNING AND ZONING COMMISSION
STAFF REPORT

September 7th of 2006

CITY OF BRYAN

FP 06-20: proposed final plat showing Briar Meadows Creek Phase 1 subdivision

SIZE AND LOCATION: 5.92 acres, located at the dead end of the existing Debbie Drive in east central Bryan, Brazos County, Texas

EXISTING LAND USE: vacant

ZONING: 'RD-5' Residential District - 5000

APPLICANT(S): Burton Creek Development

AGENT: Bleyl Associates

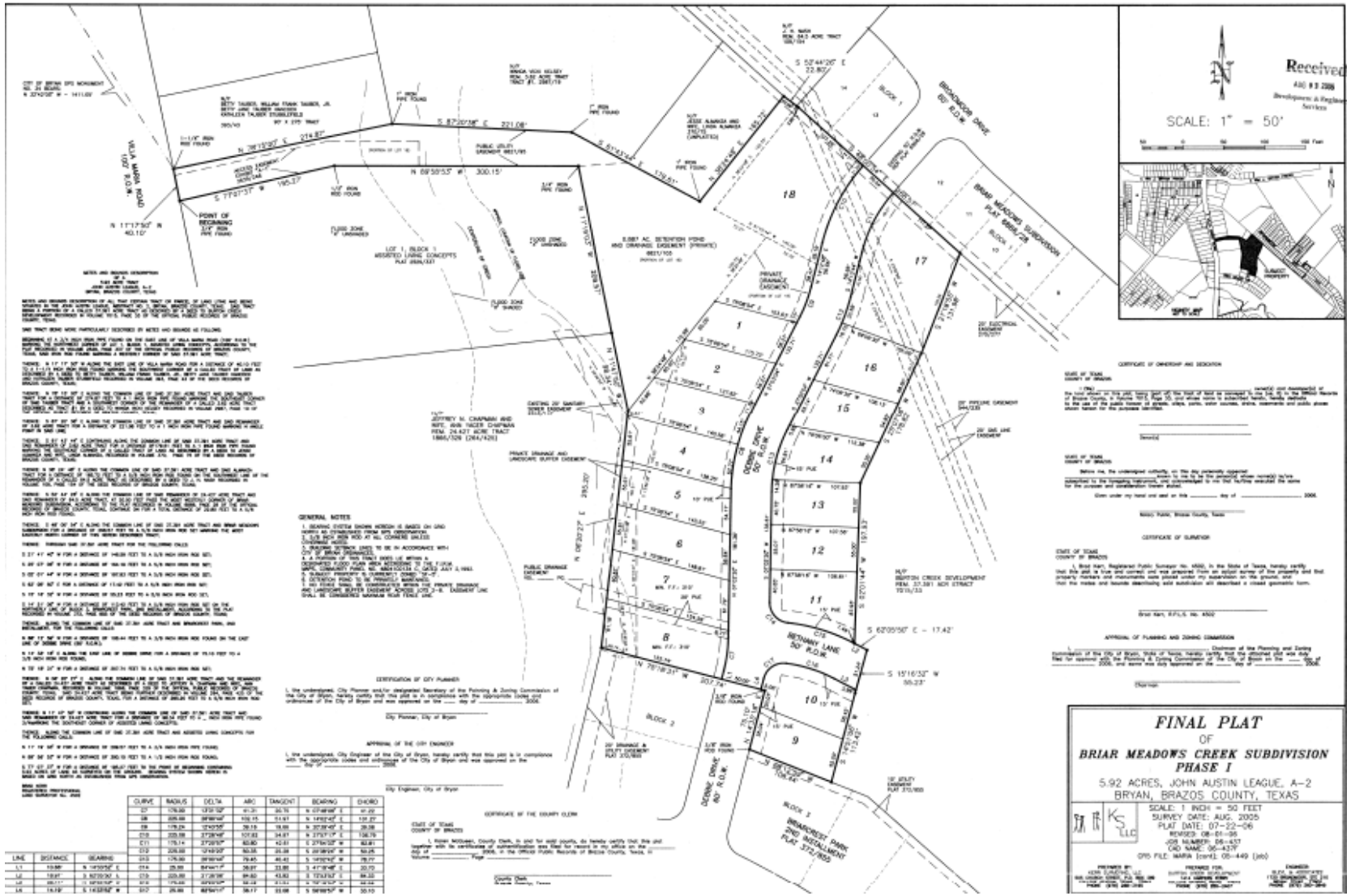
STAFF CONTACT: John Dean, Transportation City Planner

PROPOSED SUBDIVISION:

The proposed final plat shows Phase 1 of the Briar Meadows Creek subdivision.

RECOMMENDATION:

The Site Development Review Committee and staff recommend **approving** this proposed final plat.



LINE	DISTANCE	BEARING
L1	10.00'	N 14°00'52" E
L2	19.47'	S 82°30'30" E
L3	20.11'	N 82°30'30" W
L4	19.53'	S 14°00'52" W

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C7	175.00	13°31'02"	41.31	20.76	N 07°48'46" E	41.22
C8	225.00	39°06'46"	153.15	79.91	N 14°52'42" E	150.27
C9	175.00	12°43'55"	38.15	19.09	N 37°38'45" E	38.08
C10	225.00	37°28'46"	147.22	76.61	N 27°57'17" E	145.79
C11	175.14	27°28'57"	83.80	42.61	S 27°04'02" W	82.97
C12	225.00	12°43'55"	50.00	25.08	S 37°38'45" W	49.89
C13	175.00	39°06'46"	119.45	62.41	S 14°52'42" W	117.17
C14	25.00	84°44'17"	36.97	23.00	S 41°18'48" E	33.70
C15	225.00	21°28'38"	84.82	42.93	S 72°43'53" E	84.32
C16	175.00	32°03'04"	98.04	50.34	N 70°41'07" W	96.74
C17	25.00	82°54'17"	36.17	22.08	S 68°55'57" W	33.10