



CITY OF COLLEGE STATION
Home of Texas A&M University®

**Planning & Zoning
Commission**
March 1, 2012
City Hall
1101 Texas Avenue,
College Station, Texas

Workshop Meeting 6:00 PM
Regular Meeting 7:00 PM
Council Chambers



AGENDA
PLANNING & ZONING COMMISSION
WORKSHOP MEETING
MARCH 1, 2012, AT 6:00 PM
CITY HALL COUNCIL CHAMBERS
1101 TEXAS AVENUE
COLLEGE STATION, TEXAS

1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. Presentation, possible action, and discussion regarding the status of items within the 2012 P&Z Plan of Work (see attached). **(JS)**
4. Presentation, possible action and discussion on current demographics and the housing market in College Station, and programs offered through the City of College Station to increase access to affordable housing. **(DB)**
5. Presentation, possible action, and discussion regarding an update on the following items:
 - A rezoning from A-O, Agricultural Open, to R-1B, Single-Family Residential, for 65 acres located at 13500 Rock Prairie Road, generally located west of Lick Creek Park. The Planning & Zoning Commission heard this item on January 19 and voted 5-1 to recommend approval with conditions. The City Council heard this item on February 9 and voted 7-0 to approve the rezoning as recommended by the Commission.
6. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
 - Friday, March 2, 2012 ~ Zoning District Subcommittee ~ Administrative Conference Room # 2 ~ 8:15 a.m.
 - Thursday, March 8, 2012 ~ City Council Meeting ~ Council Chambers ~ Workshop 3:00 p.m. and Regular 7:00 p.m.
 - Thursday, March 15, 2012 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
7. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, Neighborhood Plan Stakeholder Resource Team, BioCorridor Committee, Lick Creek Nature Center Task Force, Zoning District Subcommittee, Joint Task Force on Neighborhood Parking Issues, and Wellborn District Plan Resource Team.

8. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
9. Adjourn.

Consultation with Attorney {Gov't Code Section 551.071} ; possible action.

The Planning and Zoning Commission may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this Planning and Zoning Commission meeting, an executive session will be held.

Notice is hereby given that a Workshop Meeting of the College Station Planning & Zoning Commission, College Station, Texas will be held on March 1, 2012 at 6:00 PM at the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this the Day day of February, 2012, at time .

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

By _____
David Neeley, City Manager

I, the undersigned, do hereby certify that the above Notice of the Workshop Meeting of the Planning & Zoning Commission of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on February ____, 2012, at ____ and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: _____ by _____.

Dated this ____ day of _____, 2012.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the _____ day of _____, 2012.

Notary Public- Brazos County, Texas

My commission expires: _____

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov. Planning and Zoning Commission meetings are broadcast live on Cable Access Channel 19.



AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING
MARCH 1, 2012, AT 7:00 P.M.
CITY HALL COUNCIL CHAMBERS
1101 TEXAS AVENUE
COLLEGE STATION, TEXAS

1. Call meeting to order.
2. **Pledge of Allegiance.**
3. **Hear Citizens.** At this time, the Chairman will open the floor to citizens wishing to address the Commission on planning and zoning issues not already scheduled on tonight's agenda. The citizen presentations will be limited to three minutes in order to accommodate everyone who wishes to address the Commission and to allow adequate time for completion of the agenda items. The Commission will receive the information, ask city staff to look into the matter, or will place the matter on a future agenda for discussion. (A recording is made of the meeting; please give your name and address for the record.)

All matters listed under Item 3, Consent Agenda, are considered routine by the Planning & Zoning Commission and will be enacted by one motion. These items include preliminary plans and final plats, where staff has found compliance with all minimum subdivision regulations. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If any Commissioner desires to discuss an item on the Consent Agenda it will be moved to the Regular Agenda for further consideration.

4. **Consent Agenda.**
 - 4.1 Consideration, discussion, and possible action on Absence Requests from meetings.
 - Craig Hall ~ February 16, 2012
 - Mike Ashfield ~ March 1, 2012
 - 4.2 Consideration, discussion, and possible action to approve meeting minutes.
 - February 16, 2012 ~ Workshop
 - February 16, 2012 ~ Regular
 - 4.3 Presentation, possible action, and discussion on a Final Plat for The Barracks II Section 100 Subdivision consisting of 83 lots on 23.383 acres located at 3100 Haupt Road, generally located between Old Wellborn Road and Holleman Drive South, north of the Buena Vida Subdivision. **Case #11-00500109 (MR)**

- 4.4 Presentation, possible action, and discussion on a Preliminary Plat for the Castlegate II Subdivision consisting of 639 lots on 202.655 acres located at 4298 W.S. Phillips Parkway, located immediately west of the Castlegate Subdivision. **Case #12-00500004 (MR)**
- 4.5 Presentation, possible action, and discussion on a Final Plat for the Castlegate II Section 201 Subdivision consisting of 30 lots on 10.587 acres located at 2600 Greens Prairie Road West, generally located west of the Castlegate Subdivision. **Case #12-00500003 (MR)**

Regular Agenda

5. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.
6. Presentation, possible action, and discussion regarding two waiver requests to Section 8.2.H.2 of the Unified Development Ordinance "Platting and Replatting Within Older Residential Subdivisions", and presentation, possible action, and discussion on a Final Plat for Donald Eugene Sewell Estates Subdivision consisting of four R-1 Single-Family Residential lots on 0.4954 acre located at 205 Sterling Street. **Case # 11-00500191 (LH)**
7. Public hearing, presentation, possible action, and discussion regarding a rezoning from R-2 Duplex Residential, R-4 Multi-Family, C-1 General Commercial and C-2 Commercial-Industrial to PDD Planned Development District for approximately 11 acres located at 410 Texas Avenue, generally located at the northwest corner of the intersection with University Drive. **Case #12-00500010 (JS) (Note: Final action on this item is scheduled for the March 8, 2012 City Council Meeting - subject to change)**
8. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
9. Adjourn.

Consultation with Attorney {Gov't Code Section 551.071} ; possible action.

The Planning and Zoning Commission may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this Planning and Zoning Commission meeting, an executive session will be held.

Notice is hereby given that a Regular Meeting of the College Station Planning & Zoning Commission, College Station, Texas will be held on March 1, 2012 at 7:00 p.m. at the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this the ____ day of February, 2012, at _____

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

By _____
David Neeley, City Manager

I, the undersigned, do hereby certify that the above Notice of Meeting of the Planning & Zoning Commission of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on February __, 2012, at _____ and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: _____ by _____.

Dated this ____ day of _____, 2012.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the _____ day of _____, 2012.

Notary Public- Brazos County, Texas

My commission expires: _____

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2012 Planning & Zoning Commission Plan of Work

Comprehensive Plan Implementation

Implementation of Adopted Plans	
<p>Summary:</p> <p>Implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Central College Station Neighborhood Plan, Eastgate Neighborhood Plan, Bicycle, Pedestrian, and Greenways Master Plan, Parks and Recreation Master Plan, Water Master Plan, and Waste Water Master Plan.</p>	<p>Project Dates:</p> <p>1/23/12 & 1/25/12: Lick Creek multi-use path public meetings.</p> <p>3/5/12: College Hills Neighborhood Association meeting to discuss single-family overlay.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

Medical District Plan	
<p>Summary:</p> <p>In partnership with the College Station Medical Center and other stakeholders, development of a plan focused on the creation of a healthcare and wellness district centered at the intersection of Rock Prairie Road and State Highway 6.</p>	<p>Project Dates:</p> <p>10/25/11: Consultant presented draft plan at final Medical Corridor Advisory Committee meeting.</p> <p>1/12/12: Council update regarding plan.</p> <p>2/2/12: P&Z Workshop update regarding plan.</p>
Staff Assigned: JP	Anticipated Completion: Spring 2012

BioCorridor Plan	
<p>Summary:</p> <p>In collaboration with the City of Bryan and other stakeholders, development of a corridor plan near State Hwy 47 and Raymond Stotzer Pkwy to realize a unique research district where plant, animal, and human health may be studied in one place.</p>	<p>Project Dates:</p> <p>12/21/11: Councils adopted Inter-Local Agreement regarding BioCorridor.</p> <p>1/19/12: P&Z Workshop update regarding plan.</p> <p>2/3/12: P&Z BioCorridor Subcommittee meeting.</p> <p>3/2/12: P&Z BioCorridor Subcommittee meeting.</p>
Staff Assigned: MH, BC	Anticipated Completion: Spring 2012

Southside Area Neighborhood Plan	
<p>Summary:</p> <p>Development of neighborhood plan for a number of unique neighborhoods including Oakwood, College Park, portions of the Knoll, McCullough Subdivision, Redmond Terrace, and Wolf Pen Village. The plan area is generally bounded by George Bush Drive, Texas Avenue, and Wellborn Road.</p>	<p>Project Dates:</p> <p>1/30/12-2/1/12: Neighborhood Area Meetings.</p> <p>2/13/12: Neighborhood Resource Team meeting.</p> <p>3/20/12: Neighborhood Resource Team meeting.</p> <p>4/16/12: Neighborhood Resource Team meeting.</p> <p>5/14/12: Neighborhood Resource Team meeting.</p>
Staff Assigned: JP, LH	Anticipated Completion: Summer 2012

Wellborn District Plan	
<p>Summary:</p> <p>Development of district plan for the recently annexed Wellborn area that contains elements of a rural historic community with a unique character that residents of the area desire to retain.</p>	<p>Project Dates:</p> <p>2/6/12: Plan Kick-Off meeting at Wellborn Community Center at 6:30 PM.</p> <p>3/26/12: Wellborn Resource Team meeting at Wellborn Community Center at 630pm.</p> <p>4/10/12: Issues & Opportunities meeting at Wellborn Community Center</p>
Staff Assigned: MR, LH	Anticipated Completion: Fall 2012

Economic Development Master Plan	
<p>Summary:</p> <p>Development of a Master Plan to provide consistent direction on how the City will help ensure its economic health for years to come while providing a positive business development environment.</p>	<p>Project Dates:</p> <p>10/24/11: Statement of Qualifications received; currently working on Scope of Work with top candidate.</p> <p>1/5/12: P&Z Workshop update on Master Plan.</p> <p>2/23/12: Council approval of consultant contract.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: Fall 2012

New Zoning Districts	
<p>Summary:</p> <p>Create and adopt new zoning districts to implement character and land use designations identified in the Comprehensive Plan.</p>	<p>Project Dates:</p> <p>2/17/12: P&Z Subcommittee meeting.</p> <p>3/2/12: P&Z Subcommittee meeting.</p>
Staff Assigned: JP	Anticipated Completion:

Neighborhood Parking	
<p>Summary:</p> <p>Analyze neighborhood parking issues by engaging stakeholders, form Joint Task with Council and recommendations that seek solutions.</p>	<p>Project Dates:</p> <p>2/9/12: Council approved resolution establishing Joint Task Force on Neighborhood Parking Issues.</p> <p>2/16/12: P&Z appoints Joint Task Force members.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

Employment Diversification

Diversification of Employment Opportunities	
<p>Summary:</p> <p>Discuss workforce and employment opportunities in the community and strategies to increase their diversity and the City's role in providing a positive business development environment.</p>	<p>Project Dates:</p> <p>1/12/12: Strategic Plan policy discussion with Council.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

Housing

Affordable Housing	
Summary: Discuss how housing affordability is measured and provide information on affordability of homes in the College Station and Bryan housing markets.	Project Dates: 3/1/12: Discussion at P&Z Workshop, led by Community Development Division.
Staff Assigned: P&DS Staff	Anticipated Completion:

Role of Planning and Regulation	
Summary: Discuss role of planning and regulation on housing supply and value.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Impact of Student Housing Market	
Summary: Discuss impact of single-family dwellings used for student rental purposes on the local housing market.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

From: Craig Hall <candjhall@gmail.com>
To: "Bcaldwell@cstx.gov" <Bcaldwell@cstx.gov>
Date: 2/12/2012 6:11 AM
Subject: 2/16 mtg

Good morning,

At the last p/z mtg, I sent u a note about being out of town on the 16th. I will be in Florida & unable to make the mtg.

Please let me know u got this message

Craig Hall

Sent from my iPhone

Brittany Caldwell - P&Z meeting

From: Mike Ashfield <ashfieldmj@gmail.com>
To: Brittany Caldwell <Bcaldwell@cstx.gov>
Date: 2/17/2012 10:39 AM
Subject: P&Z meeting

Please accept this email as my notification I'll be absent for the P&Z meeting scheduled for Thursday, March 1.

Thanks, Mike

--

Michael J. Ashfield
cell 979-224-2334

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
February 16, 2012, 6:00 p.m.
City Hall Council Chambers
College Station, Texas

COMMISSIONERS PRESENT: Chairman Mike Ashfield, Bo Miles, Jodi Warner, Jim Ross, and Jerome Rektorik

COMMISSIONERS ABSENT: James Benham and Craig Hall

CITY COUNCIL MEMBERS PRESENT: Katy-Marie Lyles

CITY STAFF PRESENT: Bob Cowell, Jennifer Prochazka, Jason Schubert, Lauren Hovde, Joe Guerra, Josh Norton, Adam Falco, Brittany Caldwell, and Jordan Wood

1. Call the meeting to order.

Chairman Ashfield called the meeting to order at 6:00 p.m.

2. Discussion of consent and regular agenda items.

There was no discussion.

3. Presentation, possible action, and discussion regarding the status of items within the 2012 P&Z Plan of Work (see attached). **(JS)**

Principal Planner Schubert gave an update regarding the 2012 P&Z Plan of Work.

4. Presentation and discussion regarding the Easterwood Airport's initiation of an Airport Friendly Zone. **(BC)**

Director Cowell updated the Commission on Easterwood Airport's initiation of an Airport Friendly Zone.

There was general discussion amongst the Commission regarding the Airport Friendly Zone.

5. Presentation, discussion, and possible action regarding a Joint Task Force on Neighborhood Parking Issues and appointing members of the Planning & Zoning Commission to the same. **(BC)**

Director Cowell stated that there was a new task force being created to address neighborhood parking issues. He said that three Commissioners would need to be appointed to the task force. Commissioners Ross, Warner, and Rektorik volunteered to serve on the task force.

6. Presentation, possible action, and discussion regarding an update on the following items:
 - A rezoning from R-3, Townhouse, to R-4, Multi-Family Residential, for 10.434 acres located at 4050 Holleman Drive south, generally located south of the Las Palomas Subdivision. The Planning & Zoning Commission heard this item at their January 5 meeting and voted 7-0 to recommend approval. The City Council heard this item on January 26 and voted 6-1 for approval.
 - A rezoning from A-O, Agricultural Open, to PDD, Planned Development District, for 2.39 acres located at 12900 Old Wellborn Road, generally located at the intersection of Old Wellborn Road and North Graham Road. The Planning & Zoning Commission heard this item at their January 5 meeting and voted 7-0 to recommend approval with changes to the meritorious modifications. The City Council heard this item on January 26 and voted 7-0 for approval as recommended by the Commission.

Chairman Ashfield reviewed the above-referenced items that had been heard by the Planning & Zoning Commission and City Council.

7. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
 - Thursday, February 23, 2012 ~ City Council Meeting ~ Council Chambers ~ Workshop 3:00 p.m. and Regular 7:00 p.m.
 - Thursday, March 1, 2012 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Chairman Ashfield reviewed the upcoming meeting dates for the Planning & Zoning Commission.

8. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, Neighborhood Plan Stakeholder Resource Team, BioCorridor Committee, Lick Creek Nature Center Task Force, Zoning District Subcommittee, Joint Task Force on Neighborhood Parking Issues, and Wellborn District Plan Resource Team.

Principal Planner Prochazka gave an update regarding the Southside Neighborhood Resource Team Meeting.

Director Cowell gave an update regarding the Wellborn District Plan.

9. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

Commissioner Warner asked for a future agenda item regarding the Bee Creek Sewer Trunk Project.

10. Adjourn.

The meeting was adjourned at 6:47 p.m.

Approved:

Mike Ashfield, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
February 16, 2012, 7:00 p.m.
City Hall Council Chambers
College Station, Texas

COMMISSIONERS PRESENT: Chairman Mike Ashfield, Bo Miles, Jodi Warner, Jim Ross, and Jerome Rektorik

COMMISSIONERS ABSENT: James Benham and Craig Hall

CITY COUNCIL MEMBERS PRESENT: Katy-Marie Lyles

CITY STAFF PRESENT: Bob Cowell, Jennifer Prochazka, Jason Schubert, Lauren Hovde, Joe Guerra, Josh Norton, Adam Falco, Brittany Caldwell, and Jordan Wood

1. **Call meeting to order**

Chairman Ashfield called the meeting to order at 7:00 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

No one spoke.

4. **Consent Agenda**

4.1 Consideration, discussion, and possible action to approve meeting Minutes.

- February 2, 2012 ~ Workshop
- February 2, 2012 ~ Regular

4.2 Presentation, possible action, and discussion regarding a Preliminary Plan for We Rent Storage consisting of two PDD Planned Development District lots and one R-1 Single-Family Residential lot on 8.21 acres located at 2672 Horse Haven Lane, generally located behind Academy Sports Store and adjacent to the Horse Haven Subdivision. **Case # 11-00500178 (LH)**

4.3 Presentation, possible action, and discussion on a Final Plat for the Wellborn Business Park Subdivision consisting of 1 lot on 4.16 acres located at 3803 McCullough Road, generally located east of the intersection of McCullough Road and Wellborn Road. **Case # 11-00500145 (JS)**

Commissioner Warner motioned to approve Consent Agenda Items 4.1 – 4.3. Commissioner Rektorik seconded the motion, motion passed (5-0).

Regular Agenda

5. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.

No items were removed from the Consent Agenda.

6. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

There was no discussion.

7. Adjourn.

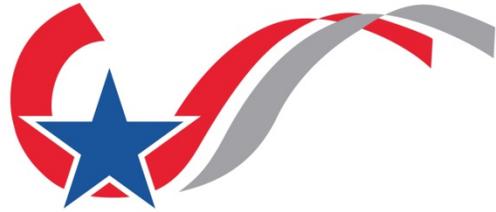
The meeting was adjourned at 7:02 p.m.

Approved:

Mike Ashfield, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



CITY OF COLLEGE STATION

FINAL PLAT
for
The Barracks II Ph 100
11-00500109

SCALE: 83 lots on 23.383 acres

LOCATION: 3100 Haupt Road, generally located between Old Wellborn Road and Holleman Drive South, north of the Buena Vida Subdivision.

ZONING: PDD, Planned Development District

APPLICANT: Heath Phillips, Heath Phillips Investments, LLC

PROJECT MANAGER: Matt Robinson, AICP, Senior Planner
mrobinson@cstx.gov

RECOMMENDATION: Staff recommends approval.



DEVELOPMENT REVIEW

THE BARRACKS II PH 100

Case: 11-109

FINAL PLAT

DEVELOPMENT HISTORY

Annexation: 2002
Zoning: A-O Agricultural Open upon annexation
A-O Agricultural Open to PDD Planned Development District (2011)
Preliminary Plat: 2011
Site Development: Infrastructure for Phase 100 is currently being constructed.

COMMENTS

Parkland Dedication: Neighborhood parkland dedication of 3.83 acres, out of the 4.16 acres required is being provided with this Final Plat. Neighborhood park development fees and community park land and development fees totaling \$1,707 per lot, for 82 lots is due prior to filing the Final Plat. Additionally, a parkland neighborhood land dedication fee of \$10,990 for the remaining 0.336 acres of land that is not being dedicated is due prior to filing the Final Plat.

Greenways: N/A

Pedestrian Connectivity: Sidewalks are provided on both sides of all streets within the development.

Bicycle Connectivity: Bike lanes are provided along Deacon Drive (Major Collector) and Towers Parkway (Minor Collector).

Impact Fees: The subject tract is located within the Steeplechase Sanitary Sewer Impact Fee Area and will be required to pay \$357.74/LUE upon construction.

REVIEW CRITERIA

Compliance with Subdivision Regulations: The proposed Final Plat is in compliance with the Subdivision Requirements contained in the Unified Development Ordinance.

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat (provided in packet)



CITY OF COLLEGE STATION
Home of Texas A&M University*

FOR OFFICE USE ONLY	
CASE NO.:	<u>11-500109</u>
DATE SUBMITTED:	<u>7.20.11</u>
TIME:	<u>4:15</u>
STAFF:	<u>RK</u>

FINAL PLAT APPLICATION

(Check one) Minor (\$700) Amending (\$700) Final (\$932) Vacating (\$932) Replat (\$932)

Is this plat in the ETJ? Yes No Is this plat Commercial or Residential

MINIMUM SUBMITTAL REQUIREMENTS:

- \$700-\$932 Final Plat Application Fee (see above).
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Fourteen (14) folded copies of plat. (A signed mylar original must be submitted after approval.)
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- Copy of original deed restrictions/covenants for replats (if applicable).
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

NOTE: A mylar of the approved preliminary plan must be on file before a final plat application will be considered complete. If the mylar is submitted with the final plat application, it shall be considered a submittal for the preliminary plan project and processed and reviewed as such. Until the mylar has been confirmed by staff to be correct, the final plat application will be considered incomplete.

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT The Barracks II Subdivision, Phase 100

ADDRESS 3100 Haupt Road

SPECIFIED LOCATION OF PROPOSED PLAT:

East side of Holleman Drive South between Cain Road and Rock Prairie Road.

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):

Name Heath Phillips E-mail heath_superiorstructures@yahoo.com

Street Address 3302 General Parkway

City College Station State Texas Zip Code 77845

Phone Number 979-693-5000 Fax Number 979-703-7903

PROPERTY OWNER'S INFORMATION (All owners must be identified. Please attach an additional sheet for multiple owners):

Name Heath Phillips Investments, LLC. E-mail _____

Street Address (same as applicant)

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Kent Laza E-mail klaza@phillipsengineeringbcs.com

Street Address 4490 Castlegate Drive

City College Station State Texas Zip Code 77845

Phone Number 979-690-3141 Fax Number 979-690-1041

Do any deed restrictions or covenants exist for this property? Yes No

Is there a temporary blanket easement on this property? If so, please provide the Volume _____ and Page No. _____

Total Acreage 23.83 Total No. of Lots 83 R-O-W Acreage _____

Existing Use agricultural Proposed Use combination of commercial and residential

Number of Lots By Zoning District 18.4 / PDD _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

0.15 / PDD 0.7 / PDD _____ / _____
SF-detached SF-Townhome

Floodplain Acreage none

Is there Special Flood Hazard Area (Zone A or Zone AE on FEMA FIRM panels) on the property? Yes No

This information is necessary to help staff identify the appropriate standards to review the application and will be used to help determine if the application qualifies for vesting to a previous ordinance. Notwithstanding any assertion made, vesting is limited to that which is provided in Chapter 245 of the Texas Local Government Code or other applicable law.

Is this application a continuation of a project that has received prior City platting approval(s) and you are requesting the application be reviewed under previous ordinance as applicable?

Yes

No

If yes, provide information regarding the first approved application and any related subsequent applications (provide additional sheets if necessary):

Project Name: _____

City Project Number (in known): _____

Date / Timeframe when submitted: _____

PROPERTY OWNER'S INFORMATION (All owners must be identified. Please attach an additional sheet for multiple owners):

Name College Station Independent School District E-mail cealy@csisd.org

Street Address 1812 Welsh

City College Station State Texas Zip Code 77840

Phone Number 979-764-5476 (Clark Ealy) Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name _____ E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

Do any deed restrictions or covenants exist for this property? Yes No

Is there a temporary blanket easement on this property? If so, please provide the Volume _____ and Page No. _____

Total Acreage _____ Total No. of Lots _____ R-O-W Acreage _____

Existing Use _____ Proposed Use _____

Number of Lots By Zoning District _____ / _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:
_____ / _____ / _____ / _____

Floodplain Acreage _____

Is there Special Flood Hazard Area (Zone A or Zone AE on FEMA FIRM panels) on the property? Yes No

This information is necessary to help staff identify the appropriate standards to review the application and will be used to help determine if the application qualifies for vesting to a previous ordinance. Notwithstanding any assertion made, vesting is limited to that which is provided in Chapter 245 of the Texas Local Government Code or other applicable law.

Is this application a continuation of a project that has received prior City platting approval(s) and you are requesting the application be reviewed under previous ordinance as applicable?

- Yes
- No

If yes, provide information regarding the first approved application and any related subsequent applications (provide additional sheets if necessary):

Project Name: _____

City Project Number (in known): _____

Date / Timeframe when submitted: _____

6. The proposed development is within an older residential subdivision meeting the criteria in Platting and Replatting within Older Residential Subdivisions Section of the UDO; or
7. The proposed development contains frontage on a Freeway / Expressway as designated by Map 6.6, Thoroughfare Plan - Functional Classification, in the City's Comprehensive Plan.

Detailed explanation of condition identified above:

NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation _____

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>4807</u> Streets</p> <p><u>5450</u> Sidewalks</p> <p><u>5073</u> Sanitary Sewer Lines</p> <p><u>3629</u> Water Lines</p> <p>_____ Channels</p> <p><u>3376</u> Storm Sewers</p> <p><u>3300</u> Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p><u>3.83</u> No. of acres to be dedicated + \$ <u>see sheet</u> development fee</p> <p><u>0</u> No. of acres in floodplain</p> <p><u>0</u> No. of acres in detention</p> <p><u>0</u> No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p><u>35</u> No. of SF Dwelling Units X \$ <u>314</u> = \$ <u>10,990</u></p> <p><u>5/10/11</u> (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from the owner. If there is more than one owner, all owners must sign the application or the power of attorney. If the owner is a company, the application must be accompanied by proof of authority for the company's representative to sign the application on its behalf. LIEN HOLDERS identified in the title report are also considered owners and the appropriate signatures must be provided as described above.

Kent Laga
Signature and title

7/15/11
Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

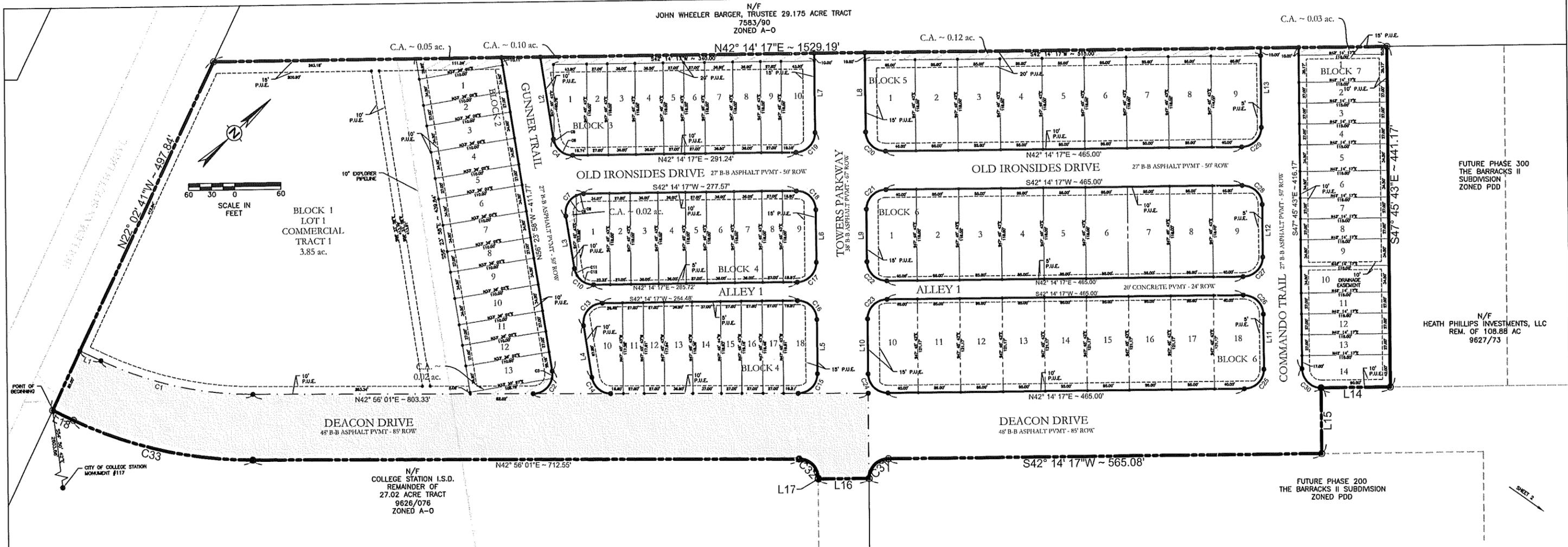
1. No work of any kind may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Occupancy is issued.
5. The permit will expire if no significant work is progressing within 24 months of issuance.
6. Other permits may be required to fulfill local, state, and federal requirements. Owner will obtain or show compliance with all necessary State and Federal Permits prior to construction including NOI and SWPPP.
7. If required, Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.
8. Owner hereby gives consent to City representatives to make reasonable inspections required to verify compliance.
9. If, stormwater mitigation is required, including detention ponds proposed as part of this project, it shall be designed and constructed first in the construction sequence of the project.
10. In accordance with Chapter 13 of the Code of Ordinances of the City of College Station, measures shall be taken to insure that all debris from construction, erosion, and sedimentation shall not be deposited in city streets, or existing drainage facilities. All development shall be in accordance with the plans and specifications submitted to and approved by the City Engineer for the above named project. All of the applicable codes and ordinances of the City of College Station shall apply.
11. The information and conclusions contained in the attached plans and supporting documents will comply with the current requirements of the City of College Station, Texas City Code, Chapter 13 and associated BCS Unified Design Guidelines Technical Specifications, and Standard Details. All development has been designed in accordance with all applicable codes and ordinances of the City of College Station and State and Federal Regulations.
12. Release of plans to _____ (name or firm) is authorized for bidding purposes only. I understand that final approval and release of plans and development for construction is contingent on contractor signature on approved Development Permit.
13. I, THE OWNER, AGREE TO AND CERTIFY THAT ALL STATEMENTS HEREIN, AND IN ATTACHMENTS FOR THE DEVELOPMENT PERMIT APPLICATION, ARE, TO THE BEST OF MY KNOWLEDGE, TRUE, AND ACCURATE.

Valerie Cooper 7/20/11
BOARD PRESIDENT July 19, 2011
Property Owner(s) Date

Engineer Certification:

1. The project has been designed to ensure that stormwater mitigation, including detention ponds, proposed as part of the project will be constructed first in the construction sequence.
2. I will obtain or can show compliance with all necessary Local, State and Federal Permits prior to construction including NOI and SWPPP. Design will not preclude compliance with TPDES: i.e., projects over 10 acres may require a sedimentation basin.
3. The information and conclusions contained in the attached plans and supporting documents comply with the current requirements of the City of College Station, Texas City Code, Chapter 13 and associated BCS Unified Design Guidelines. All development has been designed in accordance with all applicable codes and ordinances of the City of College Station and State and Federal Regulations.
4. I, THE ENGINEER, AGREE TO AND CERTIFY THAT ALL STATEMENTS HEREIN, AND IN ATTACHMENTS FOR THE DEVELOPMENT PERMIT APPLICATION, ARE, TO THE BEST OF MY KNOWLEDGE, TRUE, AND ACCURATE.

Kent Laza 7/15/11
Engineer Date



GENERAL NOTES:

- THE BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
- BUILDING SETBACKS SHALL BE AS FOLLOWS:
 - SINGLE FAMILY (DETACHED) RESIDENTIAL DEVELOPMENT
 - FRONT SETBACK DISTANCE - 20 FT WITHOUT REAR ACCESS, 15' WITH REAR ACCESS
 - REAR SETBACK DISTANCE - 20 FT
 - SIDE SETBACK DISTANCE - 5 FT
 - STREET SIDE SETBACK DISTANCE - 15 FT
 - TOWNHOME DEVELOPMENT
 - FRONT SETBACK DISTANCE - 20 FT WITHOUT REAR ACCESS, 15' WITH REAR ACCESS
 - REAR SETBACK DISTANCE - 20 FT
 - STREET SIDE SETBACK DISTANCE - 15 FT
 - SIDE SETBACK DISTANCE - 5 FT
 - COMMON AREA SIDE SETBACK DISTANCE - 5 FT
- ALL LOTS, COMMON AREA AND RIGHTS-OF-WAY IN THIS PLAT OUTSIDE OF THE CSISD TRACT IS ZONED PDD. THE PORTION OF THIS PLAT ON THE CSISD TRACT IS ZONED A-0.
- A PORTION OF THIS TRACT LIES WITHIN THE PROPERTY OWNED BY COLLEGE STATION ISD.
- COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
- 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
- EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2 INCHES IN CALIPER OR ONE 4 INCH CALIPER TREE PER ORDINANCE 322Z.
- NO PORTION OF PHASE 100 OF THE BARRACKS II SUBDIVISION LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FIRM 48041C0305E.
- C.A. IS THE ABBREVIATION FOR COMMON AREA.
- TOWNHOME STRUCTURES MUST BE LIMITED TO 9,000 SF. INDIVIDUAL COMMERCIAL BUILDINGS MUST BE LIMITED TO 10,000 SF.
- THE EXPLORER PIPELINE THAT RUNS THROUGH COMMERCIAL TRACT 1 IS APPROXIMATELY 30 INCHES DEEP.
- THIS PROPERTY IS LOCATED WITHIN THE STEEPLECHASE-WELLBORN SANITARY SEWER IMPACT FEE AREA 03-02.
- WHEN THERE ARE MORE THAN 30 LOTS TO BE SERVED BY EXTERNAL STREET CONNECTIONS, A MINIMUM OF TWO CONNECTIONS TO EXTERNAL PAVED PUBLIC STREETS SHALL BE REQUIRED. A REMOTE EMERGENCY ACCESS IS PERMITTED TO SERVE AS ONE OF THESE CONNECTIONS. TWO STREET CONNECTIONS TO EXTERNAL PAVED PUBLIC STREETS SHALL BE REQUIRED WHEN 100 OR MORE LOTS ARE SERVED.
- STORM WATER DETENTION FACILITIES FOR THIS PHASE ARE LOCATED OFF SITE, DEDICATED BY SEPARATE INSTRUMENT AND ARE TO BE MAINTAINED BY THE HOA, UNTIL WHICH TIME IN THE FUTURE THE SUBJECT AREA WILL BE DEDICATED BY PLAT.
- BLANKET EASEMENT TO SINCLAIR REFINING COMPANY, 132/68, APPEARS TO APPLY TO THE PIPELINE CROSSING THIS TRACT.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Heath Phillips, Manager of Heath Phillips Investments, LLC, owner and developer of the 21.278 acre tract shown on this plat, and designated herein as The Barracks II Subdivision, Phase 100, in the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed.

Heath Phillips, Manager

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Heath Phillips, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this ____ day of _____, 20__.

Notary Public, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of College Station, Texas, hereby certify that the attached plat was duly approved by the Commission on the ____ day of _____, 20__.

Chairman

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

R.P.L.S. No. _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Valerie Jochen, Board President of CSISD, owner of the 2.105 acre tract shown on this plat, and designated herein as The Barracks II Subdivision, Phase 100, in the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed.

Valerie Jochen, CSISD Board President

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Valerie Jochen, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this ____ day of _____, 20__.

Notary Public, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the day of _____, 20__ in the Deed Records of Brazos County, Texas, in Volume _____ Page _____.

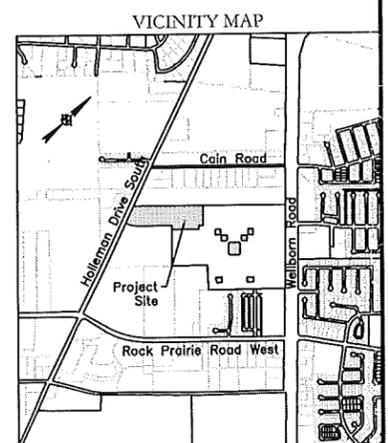
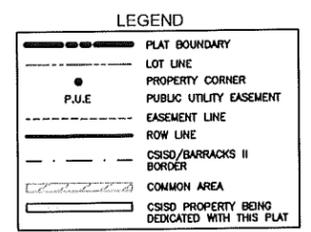
WITNESS my hand and official Seal, at my office in Bryan, Texas.

County Clerk
Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

I, _____, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision conforms to the requirements of the Subdivision Regulations of the City of College Station, Texas.

City Engineer



FINAL PLAT
THE BARRACKS II SUBDIVISION
PHASE 100
23.383 ACRES

21.278 ACRES ON HEATH PHILLIPS INVESTMENTS, LLC TRACT
2.105 ACRES ON COLLEGE STATION ISD TRACT

ROBERT STEVENSON LEAGUE, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS

83 LOTS

BLOCK 1, LOT 1	BLOCK 6, LOTS 1 THRU 9	SCALE 1:60 JANUARY, 2012
BLOCK 2, LOTS 1 THRU 13	BLOCK 7, LOTS 1 THRU 14	
BLOCK 3, LOTS 1 THRU 10		
BLOCK 4, LOTS 1 THRU 18		

OWNER/DEVELOPER:
Heath Phillips Investments, LLC
1302 General Parkway
College Station, TX 77845
(979) 691-5801

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
499 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER:
PHILLIPS ENGINEERING
Kent Laza, P.E.
4490 Castlegate Drive
College Station, Texas 77845
(979) 690-3141 Fax: (979) 690-1041
TBPE Firm #13130

11.10.09
2.9.12
9.4.0
03

SHEET 1 OF 2



CITY OF COLLEGE STATION

**PRELIMINARY PLAT
for
Castlegate II Subdivision
12-00500004**

SCALE: 639 lots on 202.655 acres

LOCATION: 4298 W S Phillips Pkwy

ZONING: R-1 Single-Family Residential
R-1B Single-Family Residential
A-O Agricultural Open

APPLICANT: Wallace Phillips IV, 3-D Development, LLC

PROJECT MANAGER: Matt Robinson, AICP, Senior Planner
mrobinson@cstx.gov

RECOMMENDATION: The revised Preliminary Plat alters the phase boundaries from what was originally approved. Section 201 has been altered to remove the loop street and create an additional cul-de-sac. Additionally, the common area in this phase has been reduced and the overall changes result in the addition of two lots to the development. Staff recommends approval of the Preliminary Plat.



PRELIMINARY
PLAN

Case: 12-004

CASTLEGATE II

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

- Annexation:** 1995
- Zoning:** A-O Agricultural Open (upon annexation) to A-O Agricultural Open and R-1 Single Family Residential (2007);
A-O Agricultural Open to A-O Agricultural Open, R-1 Single Family Residential and R-1B Single Family Residential for 6.86 acres (2011)
- Site development:** Section 200 has been Final Platted and has homes currently under construction.

COMMENTS

- Water:** The subject tract is located adjacent to an 8-inch water line extending from the existing Castlegate Development. Per the City's Master Utility Plan there is a series of water mains that will need to be extended with the development of this tract.
- Sewer:** The subject tract is located adjacent to a 12-inch sanitary sewer line extending from the existing Castlegate Development. Per the City's Master Utility Plan there is a series of sanitary sewer mains that will need to be extended with the development of this tract.
- Off-site Easements:** None known at this time.
- Drainage:** The subject tract is located in the Spring Creek Drainage Basin. Development of the subject tract will be required to meet the City's Storm Water Design Guidelines. The subject development is proposing two storm water detention facilities, which are to be located in the 5.13 and 6.14 acre common areas. These Common Areas are to be owned and maintained by the Home Owners Association for the subdivision. The 5.13 acre detention facility was constructed with the initial phase of the development, Section 200.
- Flood Plain:** The subject tract is encroached by a FEMA Regulated Special Flood Hazard Area, Zone AE per FEMA FIRM Panel 205D. The subject area is to be contained within a common area. The subject area will also be adjacent to a 1.84 acre city park. These areas were final platted with Section 200 of the development.
- Greenways:** The stream corridor, Spring Creek Tributary 7.1, begins on the subject tract and is identified in the Bicycle, Pedestrian, and Greenways Master Plan as a greenway.
- Pedestrian Connectivity:** Sidewalks are required and will be provided on all thoroughfares and local streets except along cul-de-sacs. In addition, sidewalks are proposed to be provided in designated common areas throughout the development.
- Bicycle Connectivity:** Bike lanes are required and will be provided along Victoria Avenue, Etonbury Avenue and W.S. Phillips Parkway.

Streets: The subject tract will take access to Victoria Avenue (Major Collector) and Greens Prairie Road (Minor Arterial). Per the City's Thoroughfare Plan there will be thoroughfares required to be extended with the development of this tract. Per the Preliminary Plat these include W.S. Phillips Parkway (4 Lane Major Collector), Victoria Avenue (2 Lane Major Collector), and Etonbury Avenue (2 Lane Major Collector).

Oversize Request: Oversized participation has been discussed informally with the applicant. Specific details will be discussed with future Final Plat submittals.

Parkland Dedication: Land dedication of 5.6 acres and neighborhood park development fees and community park dedication and development fees were provided with the first Final Plat of the subdivision. Neighborhood park development fees and community park dedication and development fees of \$1,707 per dwelling unit for the 582 lots will be required at the time of final platting. Neighborhood and community park land dedication and development fees of \$2,021 per dwelling unit will be required for the 2 additional lots created.

Impact Fees: The subject tract is located in the Spring Creek Sanitary Sewer Impact Fee Area and will be assessed \$98.39 per LUE.

REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:** The revised Preliminary Plat alters the phase boundaries from what was originally approved. Section 201 has been altered to remove the loop street and create an additional cul-de-sac. Additionally, the common area in this phase has been reduced and the overall changes result in the addition of two lots to the development. Section 200 has been final platted and is shown for reference only.

The proposed revised Preliminary Plat is in compliance with the Unified Development Ordinance and the requirements under the R-1 and R-1B zoning designations.

2. **Compliance with Subdivision Regulations:** The Preliminary Plat is in compliance with the Subdivision Requirements of the Unified Development Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plat (provided in packet)



FOR OFFICE USE ONLY	
CASE NO.:	<u>12-50004</u>
DATE SUBMITTED:	<u>1.4.12</u>
TIME:	<u>8:08</u>
STAFF:	<u>DK</u>

PRELIMINARY PLAN APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

- \$932 Preliminary Plan Application Fee.
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Fourteen (14) folded copies of plan. A revised mylar original must be submitted after approval.
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Impact study (if oversized participation is requested).
- The attached Preliminary Plan checklist with all items checked off or a brief explanation as to why they are not.

Date of Optional Preapplication Conference _____

NAME OF PROJECT Castlegate II Subdivision

ADDRESS _____

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

Generally located at intersection of Victoria Avenue and WS Phillips Parkway.

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):

Name Wallace (Dusty) Phillips IV E-mail dustyphillips52@yahoo.com
 Street Address 4490 Castlegate Drive
 City College Station State Texas Zip Code 77845
 Phone Number 979-229-4850 Fax Number 979-690-1041

PROPERTY OWNER'S INFORMATION (ALL owners must be identified. Please attach an additional sheet for multiple owners):

Name (same as applicant) E-mail _____
 Street Address _____
 City _____ State _____ Zip Code _____
 Phone Number _____ Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Kent Laza E-mail klaza@phillipsengineeringbcs.c
 Street Address 4490 Castlegate Drive
 City College Station State Texas Zip Code 77845
 Phone Number 979-6903141 Fax Number 979-690-1041

Total Acreage 202.66 acres Total No. of Lots 639 R-O-W Acreage 50.22 acres

Number of Lots By Zoning District R-1B / 13 R-1 / 626 /

Average Acreage Of Each Residential Lot By Zoning District:

R-1B / 0.236 R-1 / 0.181 / /

Floodplain Acreage 6.21 acres

NOTE: Appropriate zoning for the proposed subdivision must be in place before this application can be considered complete.

Are you proposing to dedicate park land by acreage or fee in lieu of land? any additional will be paid by fee in lieu

Are you proposing to develop the park dedicate the development fee? (Check one)

This information is necessary to help staff identify the appropriate standards to review the application and will be used to help determine if the application qualifies for vesting to a previous ordinance. Notwithstanding any assertion made, vesting is limited to that which is provided in Chapter 245 of the Texas Local Government Code or other applicable law.

Is this application a continuation of a project that has received prior City platting approval(s) and you are requesting the application be reviewed under previous ordinance as applicable?

Yes

No

If yes, provide information regarding the first approved application and any related subsequent applications (provide additional sheets if necessary):

Project Name: Castlegate II Subdivision

City Project Number (in known): _____

Date / Timeframe when submitted: May 2010

Requested wavier to subdivision regulations and reason for same (if applicable):

Regarding the waiver request, explain how:

1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land.

2. The waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.

3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations.

4. The granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the Unified Development Ordinance.

Fee in lieu of sidewalk construction is being requested because of the following condition (if applicable):

1. An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
2. The presence of unique or unusual topographic, vegetative, or other natural conditions exist so that strict adherence to the sidewalk requirements of the UDO is not physically feasible or is not in keeping with the purposes and goals of the UDO or the City's comprehensive Plan;
3. A capital improvement project is imminent that will include construction of the required sidewalk. Imminent shall mean the project is funded or projected to commence within twelve (12) months;
4. Existing streets constructed to rural section that are not identified on the Thoroughfare Plan with an estate / rural context;
5. When a sidewalk is required along a street where a multi-use path is shown on the Bicycle, Pedestrian, and Greenways Master Plan;

6. The proposed development is within an older residential subdivision meeting the criteria in Platting and Replatting within Older Residential Subdivisions Section of the UDO; or
7. The proposed development contains frontage on a Freeway / Expressway as designated by Map 6.6, Thoroughfare Plan - Functional Classification, in the City's Comprehensive Plan.

Detailed explanation of condition identified above:

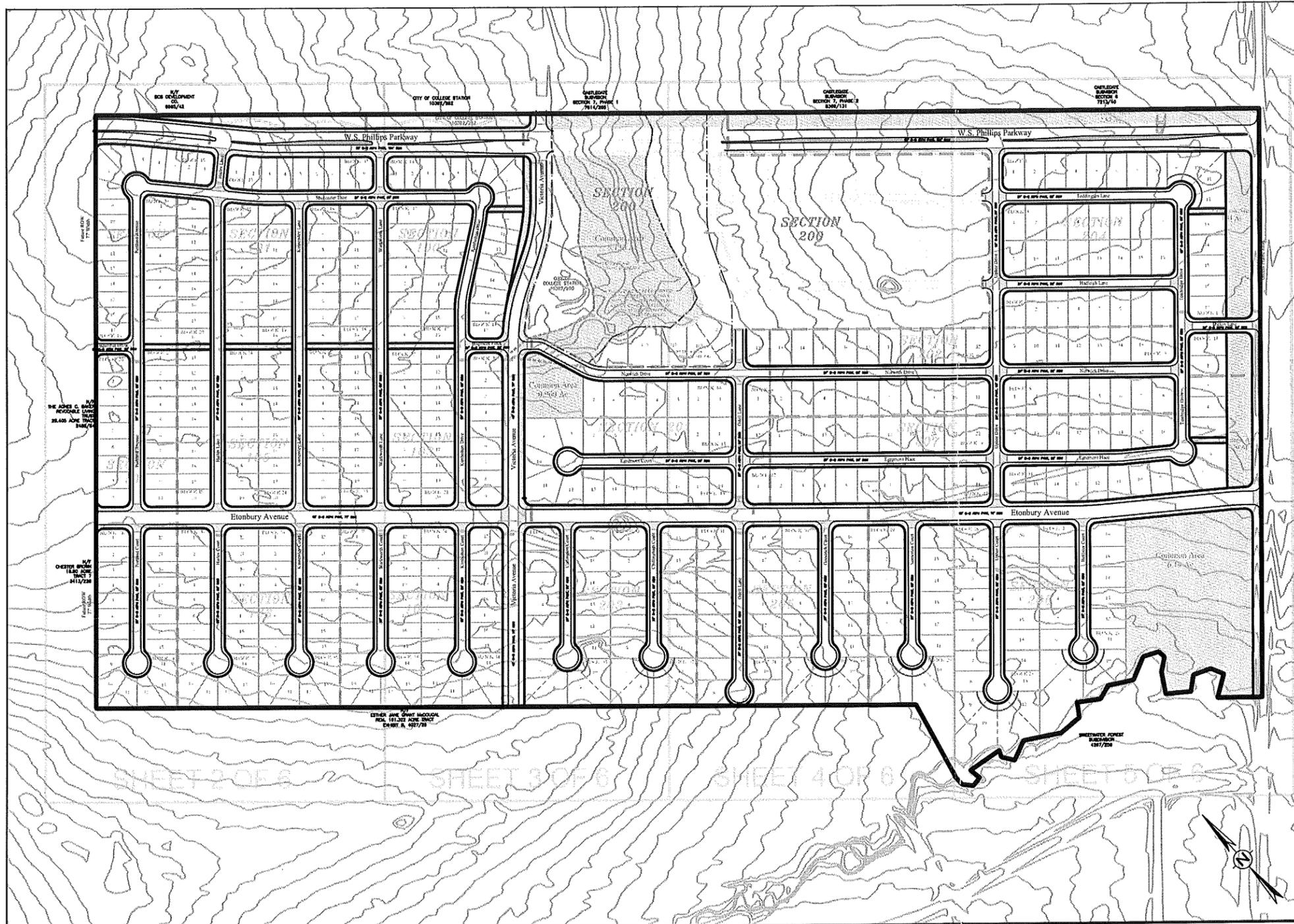
Original filing for this subdivision was made in May 2010 under previous standards in the UDO.

NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from the owner. If there is more than one owner, all owners must sign the application or the power of attorney. If the owner is a company, the application must be accompanied by proof of authority for the company's representative to sign the application on its behalf. LIEN HOLDERS identified in the title report are also considered owners and the appropriate signatures must be provided as described above.

Walton Helgert
Signature and title

1-3-12
Date



METES AND BOUNDS DESCRIPTION
 OF A
 202.655 ACRE TRACT
 ROBERT STEVENSON LEAGUE, A-54
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ROBERT STEVENSON LEAGUE, ABSTRACT NO. 54, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A CALLED 303.97 ACRE TRACT AS DESCRIBED IN A PARTITION DEED TO DIEBEL FAMILY PARTNERS, LTD. RECORDED IN VOLUME 4027, PAGE 29 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A 1/4 INCH IRON ROD FOUND ON THE SOUTHWEST CORNER OF A CALLED 75.07 ACRE TRACT AS DESCRIBED BY A DEED TO BCS DEVELOPMENT CO. RECORDED IN VOLUME 6985, PAGE 42 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE NORTH CORNER OF SAID REMAINDER OF 303.97 ACRE TRACT AND THE EAST CORNER OF A CALLED 29.405 ACRE TRACT AS DESCRIBED BY A DEED TO THE AGNES C. BAKER REVOCABLE LIVING TRUST RECORDED IN VOLUME 2468, PAGE 64 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 48° 03' 31" E ALONG THE COMMON LINE OF SAID REMAINDER OF 303.97 ACRE TRACT AND SAID 75.07 ACRE TRACT, AT 642.02 FEET PASS A 1/4 INCH IRON ROD FOUND MARKING THE WEST CORNER OF CASTLEGATE SUBDIVISION, SECTION 9, ACCORDING TO THE PLAT RECORDED IN VOLUME 4820, PAGE 94 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, CONTINUE ON ALONG THE COMMON LINE OF SAID REMAINDER OF 303.97 ACRE TRACT AND CASTLEGATE SUBDIVISION, SECTION 9, CASTLEGATE SUBDIVISION, SECTION 7, PHASE 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 7812, PAGE 265 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, CASTLEGATE SUBDIVISION, SECTION 7, PHASE 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 8369, PAGE 131 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND CASTLEGATE SUBDIVISION, SECTION 6, ACCORDING TO THE PLAT RECORDED IN VOLUME 7213, PAGE 40 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AT 4152.50 FEET PASS A 3/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF SAID REMAINDER OF 303.97 ACRE TRACT, CONTINUE ON FOR A TOTAL DISTANCE OF 4166.54 FEET TO A POINT WITHIN THE PAVED RIGHT-OF-WAY OF GREENS PRAIRIE ROAD (VARIABLE WIDTH R.O.W.) MARKING THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 41° 55' 52" W THROUGH THE APPARENT RIGHT-OF-WAY OF GREENS PRAIRIE ROAD AND ALONG THE SOUTHEAST LINE OF SAID REMAINDER OF 303.97 ACRE TRACT FOR A DISTANCE OF 2090.81 FEET TO THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 48° 21' 09" W CONTINUING THROUGH THE APPARENT RIGHT-OF-WAY OF GREENS PRAIRIE ROAD, AT 39.39 FEET A 1/4 INCH IRON ROD FOUND NEAR THE EAST CORNER OF SWEETWATER FOREST, PHASE ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 4267, PAGE 254 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, BEARS: N 28° 55' 32" E FOR A DISTANCE OF 0.13 FEET, CONTINUE ALONG THE COMMON LINE OF SAID REMAINDER OF 303.97 ACRE TRACT AND SWEETWATER FOREST, PHASE ONE, FOR A TOTAL DISTANCE OF 158.04 FEET TO A POINT;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 303.97 ACRE TRACT AND SWEETWATER FOREST, PHASE ONE, FOR THE FOLLOWING CALLS:

- N 58° 18' 49" E FOR A DISTANCE OF 85.94 FEET;
- N 24° 48' 53" W FOR A DISTANCE OF 49.81 FEET;
- N 67° 01' 46" W FOR A DISTANCE OF 85.96 FEET;
- S 50° 32' 25" W FOR A DISTANCE OF 60.05 FEET;
- N 52° 33' 01" W FOR A DISTANCE OF 90.43 FEET;
- N 31° 21' 00" E FOR A DISTANCE OF 78.55 FEET;
- N 52° 41' 45" E FOR A DISTANCE OF 53.92 FEET;
- N 04° 33' 48" W FOR A DISTANCE OF 27.74 FEET;
- N 64° 22' 35" W FOR A DISTANCE OF 58.82 FEET;
- S 64° 50' 10" W FOR A DISTANCE OF 89.41 FEET;
- N 59° 39' 33" W FOR A DISTANCE OF 92.34 FEET;
- S 72° 09' 01" W FOR A DISTANCE OF 54.75 FEET;
- N 56° 06' 26" W FOR A DISTANCE OF 85.10 FEET;
- S 33° 33' 04" W FOR A DISTANCE OF 54.03 FEET;
- N 88° 08' 49" W FOR A DISTANCE OF 84.93 FEET;
- N 58° 52' 50" W FOR A DISTANCE OF 135.41 FEET;
- S 66° 38' 21" W FOR A DISTANCE OF 78.07 FEET;
- N 34° 47' 57" W FOR A DISTANCE OF 50.12 FEET;
- N 23° 42' 35" E FOR A DISTANCE OF 24.18 FEET;
- N 81° 57' 29" W FOR A DISTANCE OF 125.57 FEET;
- S 10° 37' 48" E FOR A DISTANCE OF 41.87 FEET;
- S 80° 48' 49" W FOR A DISTANCE OF 36.76 FEET;
- N 41° 08' 28" W FOR A DISTANCE OF 41.21 FEET;

N 07° 33' 10" E FOR A DISTANCE OF 33.24 FEET TO THE SOUTH CORNER OF THE REMAINDER OF A CALLED 101.322 ACRE TRACT AS DESCRIBED BY SAID PARTITION DEED TO ESTHER JANE GRANT McDUGAL (4027/29);

THENCE: N 13° 02' 31" E ALONG THE COMMON LINE OF SAID REMAINDER OF 303.97 ACRE TRACT AND SAID REMAINDER OF 101.322 ACRE TRACT, AT 69.88 FEET PASS A 1/4 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 296.67 FEET TO A 1/4 INCH IRON ROD FOUND;

THENCE: N 48° 03' 24" W CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 303.97 ACRE TRACT AND SAID REMAINDER OF 101.322 ACRE TRACT FOR A DISTANCE OF 2926.83 FEET TO A 1/4 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF A CALLED 18.80 ACRE TRACT DESCRIBED AS TRACT 7 BY A PARTITION DEED TO CHESTER BROWN RECORDED IN VOLUME 3413, PAGE 228 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 41° 56' 44" E ALONG THE COMMON LINE OF SAID REMAINDER OF 303.97 ACRE TRACT AND SAID 18.80 ACRE TRACT AND THE AFOREMENTIONED 29.405 ACRE TRACT (2488/64) FOR A DISTANCE OF 2106.35 FEET TO THE POINT OF BEGINNING CONTAINING 202.655 ACRES OF LAND MORE OR LESS, AS SURVEYED ON THE GROUND FEBRUARY 2010. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION. SEE PLAT PREPARED FEBRUARY 2010 FOR MORE DESCRIPTIVE INFORMATION.

BRAD KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR No. 4502

PRELIMINARY PLAT
 NOT FOR RECORD

PRELIMINARY PLAT
 CASTLEGATE II SUBDIVISION

202.655 ACRES
 ROBERT STEVENSON LEAGUE, A-54
 COLLEGE STATION, BRAZOS COUNTY, TEXAS
 SAVE & EXCEPT SECTION 200 (27.075 ac.)

SECTION 100 = 13.108 AC.	SECTION 106 = 8.448 AC.	SECTION 205 = 9.674 AC.
SECTION 101 = 11.101 AC.	SECTION 107 = 8.406 AC.	SECTION 206 = 24.649 AC.
SECTION 102 = 6.382 AC.	SECTION 108 = 10.587 AC.	SECTION 207 = 12.840 AC.
SECTION 103 = 9.607 AC.	SECTION 202 = 11.959 AC.	
SECTION 104 = 9.524 AC.	SECTION 203 = 10.451 AC.	
SECTION 105 = 8.550 AC.	SECTION 204 = 20.295 AC.	

OWNER/DEVELOPER: 3-D Development, LLC
 4490 Castlegate Drive
 College Station, TX 77845
 (979) 691-7280

SURVEYOR: Brad Kerr, RPLS No. 4502
 Kerr Surveying, LLC
 409 N. Texas Ave.
 Bryan, TX 77808
 (979) 854-3195

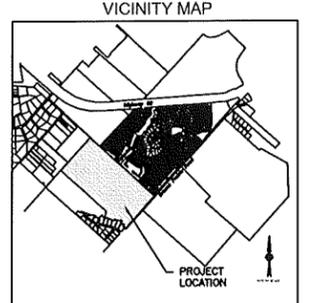
ENGINEER: PHILLIPS ENGINEERING
 Keith Latta, P.E.
 4490 Castlegate Drive
 College Station, Texas 77845
 (979) 690-3141 Fax: (979) 690-1041
 Firm #: 13150

SCALE: 1"=200'
 MAY, 2010
 REVISED DECEMBER, 2010
 REVISED FEBRUARY, 2012

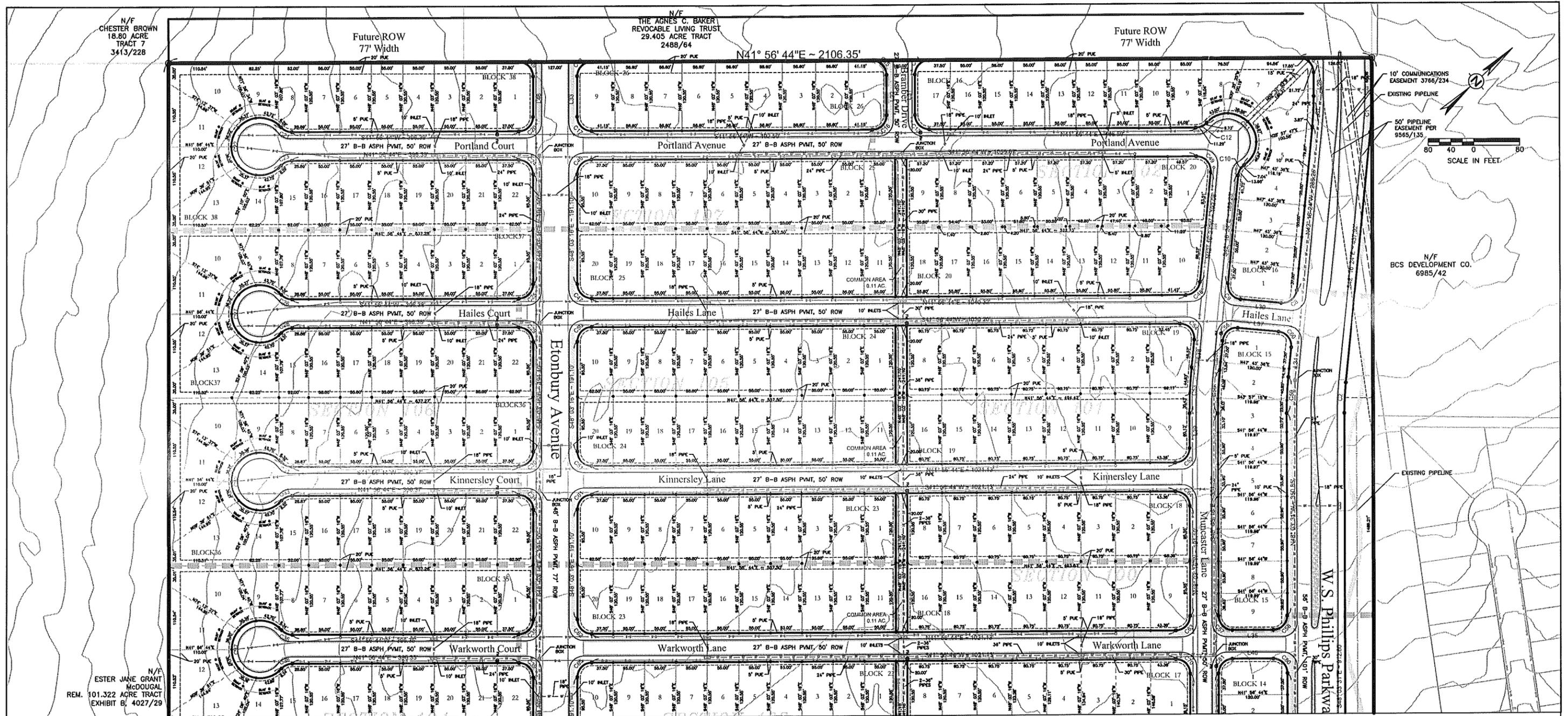
SHEET 1 OF 6

LEGEND

300	EXISTING CONTOUR (MAJOR)	---	EXISTING SANITARY SEWER LINE
350	EXISTING CONTOUR (MINOR)	---	EXISTING WATERLINE
---	PLAT BOUNDARY	---	PROPOSED 6" SANITARY SEWER LINE
---	PHASE LINE	---	PROPOSED 8" SANITARY SEWER LINE
---	LOT LINE	---	PROPOSED 4" FORCE MAIN
●	PROPERTY CORNER	○	PROPOSED SEWER MANHOLE
---	EASEMENT LINE	---	PROPOSED 6" WATERLINE
---	ROW LINE	---	PROPOSED 8" WATERLINE
---	PROPOSED SIDEWALK	---	PROPOSED 12" WATERLINE
---	COMMON AREA	---	PROPOSED FIRE HYDRANT
		---	PROPOSED STORM SEWER
		---	PROPOSED STORM INLET



- GENERAL NOTES:
- THE BEARING SYSTEM SHOWN HEREON IS REFERRED TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT PROJECTION, CENTRAL ZONE, AND AS MONUMENTED ON THE GROUND.
 - THIS PROPERTY IS CURRENTLY ZONED R-1 & R-1B, EXCEPT FOR THE PARK AREAS AND THE COMMON AREA ADJACENT TO W.S. PHILLIPS PARKWAY, WHICH IS ZONED A-O. RESIDENTIAL LOTS WILL MEET THE REQUIREMENTS OF R-1 OR R-1B ZONING AS APPLICABLE.
 - THE TOPOGRAPHY SHOWN IS FROM AERIAL MAPPING DEVELOPED IN 1994 FOR THE CITY OF COLLEGE STATION AND FIELD SURVEY DATA.
 - A PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE PENDING TOWER POINT LETTER OF MAP REVISION, F.E.M.A. CASE NO. 10-05-0857P.
 - CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
 - STORM WATER RUNOFF DETENTION WILL BE PROVIDED BY THE PONDS WITHIN THIS SITE.
 - DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HWA).
 - THE PHASES OF THIS SUBDIVISION SHALL BE CONSTRUCTED USING TWO INDEPENDENT SEQUENCES. SECTIONS 100-107 SHALL BE BUILT IN NUMERICAL ORDER, AND SECTIONS 200-207 SHALL BE BUILT IN NUMERICAL ORDER, BUT EITHER SET OF SECTIONS MAY PROGRESS THROUGH ITS SEQUENCE INDEPENDENTLY FROM THE OTHER. SECTION 200 AND ITS ASSOCIATED DETENTION POND MUST BE BUILT BEFORE ANY FINAL PLATS IN SECTIONS 100-107 CAN BE FILED.
 - IF ODELL LANE IS EXTENDED SOUTHWARD INTO THE ADJOINING TRACT OF LAND, THE CUL-DE-SAC THAT AFFECTS LOTS 7, 8, 9, & 10 OF BLOCK 31 SHALL BE REMOVED BY THE ADJOINING DEVELOPER. ANY RIGHT-OF-WAY THAT DEEMED NO LONGER NECESSARY SHALL BE ABANDONED AND DEEDED TO THE ADJOINING PROPERTY OWNERS.
 - SIX FOOT SIDEWALKS, THREE FEET OFFSET FROM THE BACK OF CURB SHALL BE REQUIRED ON BOTH SIDES OF ETONBURY AVENUE, VICTORIA AVENUE, AND W.S. PHILLIPS PARKWAY. FIVE FOOT SIDEWALKS THREE FEET OFFSET FROM THE BACK OF CURB SHALL BE REQUIRED ON ONE SIDE OF ALL OTHER STREETS EXCEPT FOR THOSE PERMANENTLY WITH NO OUTLET. ADDITIONALLY, FOUR FOOT SIDEWALKS SHALL BE REQUIRED IN ALL COMMON AREAS THAT SEPARATE RESIDENTIAL BLOCKS.
 - EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2 INCHES IN CALIPER OR ONE 4 INCH CALIPER TREE PER ORDINANCE 3222.
 - THE FOLLOWING THOROUGHFARES SHALL HAVE BIKE LANES: VICTORIA AVENUE, W.S. PHILLIPS PARKWAY AND ETONBURY AVENUE.
 - A SECONDARY ACCESS ROADWAY WILL BE PROVIDED FOR EMERGENCY VEHICLES FROM GREENS PRAIRIE ROAD TO EACH SUCCESSIVE PHASE OF THE SUBDIVISION AS THEY ARE DEVELOPED. THIS ACCESS WILL BEGIN WITH THE FIRST PHASE, AND BE EXTENDED TO EACH SUBSEQUENT PHASE UNTIL A PERMANENT ROUTE TO GREENS PRAIRIE ROAD IS CONSTRUCTED. THE ROUTE OF THIS ACCESS ROADWAY CAN BE MOVED AS NEEDED TO ACCOMMODATE FUTURE CONSTRUCTION, BUT IT WILL BE WHOLLY INDEPENDENT AND SEPARATE FROM THE PRIMARY ACCESS TO VICTORIA AVENUE THROUGH EXISTING SECTIONS OF CASTLEGATE SUBDIVISION.
 - THE LIFT STATION SHALL BE CONSTRUCTED IN CONJUNCTION WITH SECTION 206.
 - ALL SIDEWALKS LOCATED WITHIN COMMON AREAS ARE TO BE OWNED AND MAINTAINED BY THE HOA.



N/F
CHESTER BROWN
18.80 ACRE
TRACT 7
3413/228

Future ROW
77' Width
20' PUE

N/F
THE AGNES C. BAKER
REVOCABLE LIVING TRUST
29.405 ACRE TRACT
2488/64

N41° 56' 44"E ~ 2106.35'

Future ROW
77' Width

10' COMMUNICATIONS
EASEMENT 3786/234

EXISTING PIPELINE

50' PIPELINE
EASEMENT PER
9565/135

SCALE IN FEET

80 40 0 80

N/F
BCS DEVELOPMENT CO.
6985/42

EXISTING PIPELINE

PRELIMINARY PLAT NOT FOR RECORD

PRELIMINARY PLAT CASTLEGATE II SUBDIVISION

202.655 ACRES
ROBERT STEVENSON LEAGUE, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS
SAVE & EXCEPT SECTION 200 (27.075 ac.)

GENERAL NOTES:

1. THE BEARING SYSTEM SHOWN HEREON IS REFERRED TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT PROJECTION, CENTRAL ZONE, AND AS MONUMENTED ON THE GROUND.
2. THIS PROPERTY IS CURRENTLY ZONED R-1 & R-1B, EXCEPT FOR THE PARK AREAS AND THE COMMON AREA ADJACENT TO W.S. PHILLIPS PARKWAY, WHICH IS ZONED A-O. RESIDENTIAL LOTS WILL MEET THE REQUIREMENTS OF R-1 OR R-1B ZONING AS APPLICABLE.
3. THE TOPOGRAPHY SHOWN IS FROM AERIAL MAPPING DEVELOPED IN 1994 FOR THE CITY OF COLLEGE STATION AND FIELD SURVEY DATA.
4. A PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE PENDING TOWER POINT LETTER OF MAP REVISION, F.E.M.A. CASE NO. 10-06-0657P.
5. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
6. STORM WATER RUNOFF DETENTION WILL BE PROVIDED BY THE PONDS WITHIN THIS SITE.
7. DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
8. THE PHASES OF THIS SUBDIVISION SHALL BE CONSTRUCTED USING TWO INDEPENDENT SEQUENCES. SECTIONS 100-107 SHALL BE BUILT IN NUMERICAL ORDER, AND SECTIONS 200-207 SHALL BE BUILT IN NUMERICAL ORDER, BUT EITHER SET OF SECTIONS MAY PROGRESS THROUGH ITS SEQUENCE INDEPENDENTLY FROM THE OTHER. SECTION 200 AND ITS ASSOCIATED DETENTION POND MUST BE BUILT BEFORE ANY FINAL PLATS IN SECTIONS 100-107 CAN BE FILED.
9. IF OAKLAW LANE IS EXTENDED SOUTHWARD INTO THE ADJOINING TRACT OF LAND, THE CUL-DE-SAC THAT AFFECTS LOTS 7, 8, 9, & 10 OF BLOCK 31 SHALL BE REMOVED BY THE ADJOINING DEVELOPER. ANY RIGHT-OF-WAY THAT IS DEEMED NO LONGER NECESSARY SHALL BE ABANDONED AND DEEDED TO THE ADJOINING PROPERTY OWNERS.
10. SIX FOOT SIDEWALKS, THREE FEET OFFSET FROM THE BACK OF CURB SHALL BE REQUIRED ON BOTH SIDES OF ETOBURY AVENUE, VICTORIA AVENUE, AND W.S. PHILLIPS PARKWAY. FIVE FOOT SIDEWALKS THREE FEET OFFSET FROM THE BACK OF CURB SHALL BE REQUIRED ON ONE SIDE OF ALL OTHER STREETS EXCEPT FOR THOSE PERMANENTLY WITH NO OUTLET. ADDITIONALLY, FOUR FOOT SIDEWALKS SHALL BE REQUIRED IN ALL COMMON AREAS THAT SEPARATE RESIDENTIAL BLOCKS.
11. EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2 INCHES IN CALIPER OR ONE 4 INCH CALIPER TREE PER ORNANCE 3222.
12. THE FOLLOWING THOROUGHFARES SHALL HAVE BIKE LANES: VICTORIA AVENUE, W.S. PHILLIPS PARKWAY AND ETOBURY AVENUE.
13. A SECONDARY ACCESS ROADWAY WILL BE PROVIDED FOR EMERGENCY VEHICLES FROM GREENS PRAIRIE ROAD TO EACH SUCCESSIVE PHASE OF THE SUBDIVISION AS THEY ARE DEVELOPED. THIS ACCESS WILL BEGIN WITH THE FIRST PHASE, AND BE EXTENDED TO EACH SUBSEQUENT PHASE UNTIL A PERMANENT ROUTE TO GREENS PRAIRIE ROAD IS CONSTRUCTED. THE ROUTE OF THIS ACCESS ROADWAY CAN BE MOVED AS NEEDED TO ACCOMMODATE FUTURE CONSTRUCTION, BUT IT WILL BE WHOLLY INDEPENDENT AND SEPARATE FROM THE PRIMARY ACCESS TO VICTORIA AVENUE THROUGH EXISTING SECTIONS OF CASTLEGATE SUBDIVISION.
14. THE LEFT STATION SHALL BE CONSTRUCTED IN CONJUNCTION WITH SECTION 206.
15. ALL SIDEWALKS LOCATED WITHIN COMMON AREAS ARE TO BE OWNED AND MAINTAINED BY THE HOA.

SECTION 100 = 13.108 AC.	SECTION 106 = 8.448 AC.	SECTION 205 = 9.674 AC.
SECTION 101 = 11.101 AC.	SECTION 107 = 8.406 AC.	SECTION 206 = 24.649 AC.
SECTION 102 = 6.382 AC.	SECTION 201 = 10.557 AC.	SECTION 207 = 12.840 AC.
SECTION 103 = 9.607 AC.	SECTION 202 = 11.959 AC.	
SECTION 104 = 9.524 AC.	SECTION 203 = 10.451 AC.	
SECTION 105 = 8.550 AC.	SECTION 204 = 20.295 AC.	

BLOCK 1, LOTS 1 THRU 17	BLOCK 11, LOTS 1 THRU 16	BLOCK 21, LOTS 1 THRU 9	BLOCK 31, LOTS 1 THRU 16
BLOCK 2, LOTS 1 THRU 12	BLOCK 12, LOTS 1 THRU 11	BLOCK 22, LOTS 1 THRU 20	BLOCK 32, LOTS 1 THRU 16
BLOCK 3, LOTS 1 THRU 16	BLOCK 13, LOTS 1 THRU 19	BLOCK 23, LOTS 1 THRU 20	BLOCK 33, LOTS 1 THRU 16
BLOCK 4, LOTS 1 THRU 24	BLOCK 14, LOTS 1 THRU 17	BLOCK 24, LOTS 1 THRU 20	BLOCK 34, LOTS 1 THRU 22
BLOCK 5, LOTS 1 THRU 16	BLOCK 15, LOTS 1 THRU 9	BLOCK 25, LOTS 1 THRU 20	BLOCK 35, LOTS 1 THRU 22
BLOCK 6, LOTS 1 THRU 22	BLOCK 16, LOTS 1 THRU 17	BLOCK 26, LOTS 1 THRU 20	BLOCK 36, LOTS 1 THRU 22
BLOCK 7, LOTS 1 THRU 13	BLOCK 17, LOTS 1 THRU 16	BLOCK 27, LOTS 1 THRU 16	BLOCK 37, LOTS 1 THRU 22
BLOCK 8, LOTS 1 THRU 16	BLOCK 18, LOTS 1 THRU 16	BLOCK 28, LOTS 1 THRU 20	BLOCK 38, LOTS 1 THRU 22
BLOCK 9, LOTS 1 THRU 22	BLOCK 19, LOTS 1 THRU 16	BLOCK 29, LOTS 1 THRU 16	
BLOCK 10, LOTS 1 THRU 7	BLOCK 20, LOTS 1 THRU 18	BLOCK 30, LOTS 1 THRU 16	

OWNER/DEVELOPER: 3-D Development, LLC
4490 Castlegate Drive
College Station, TX 77845
(979) 698-7250

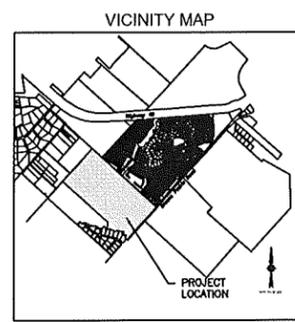
SURVEYOR: Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Baytown, TX 77603
(979) 268-3195

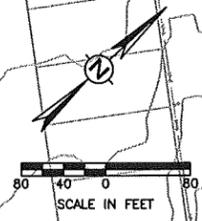
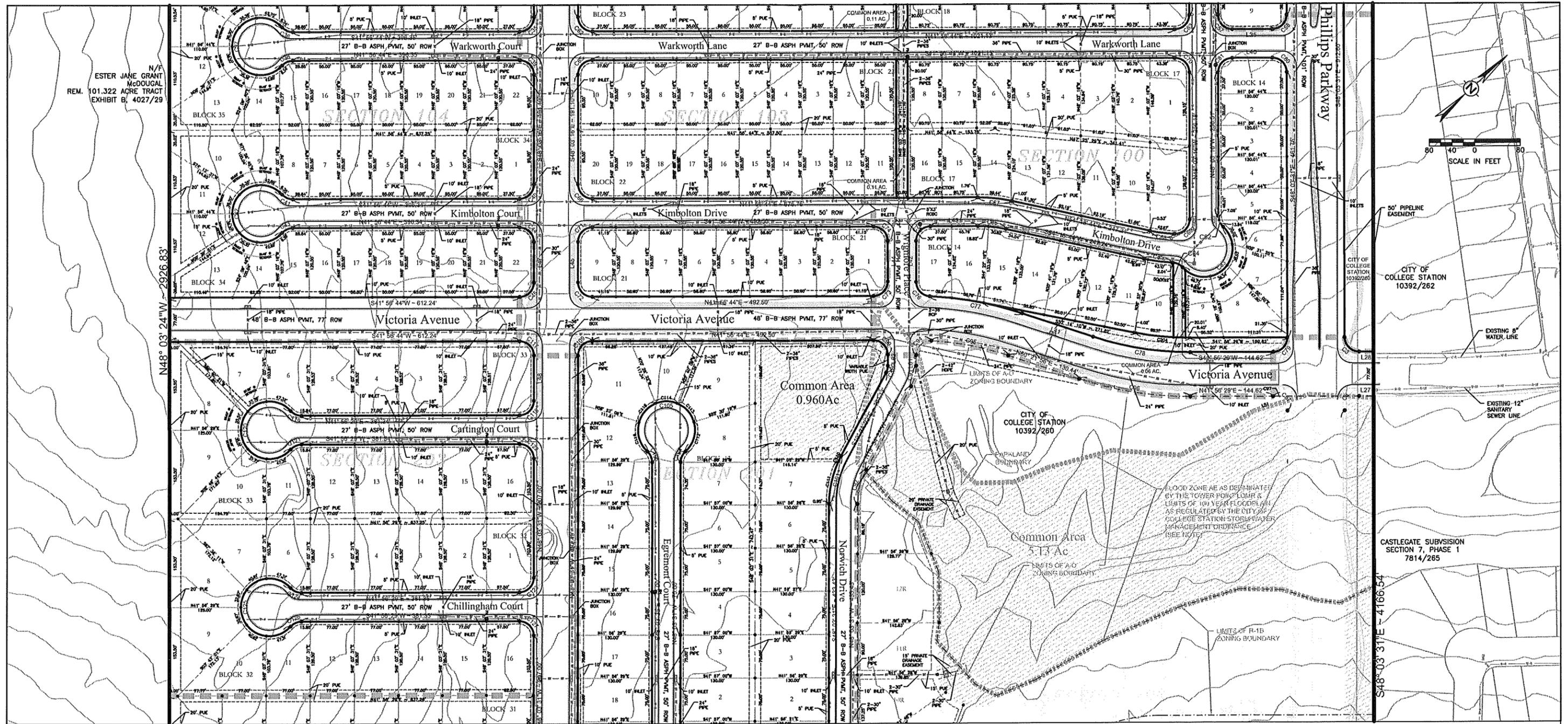
ENGINEER: PHILLIPS ENGINEERING
Kent Laza, P.E.
4490 Castlegate Drive
College Station, Texas 77845
(979) 690-3141 Fax: (979) 690-1041
Firm #: 13130

SCALE: 1"=80'
MAY, 2010
REVISED DECEMBER, 2010
REVISED FEBRUARY, 2012
SHEET 2 OF 6

LEGEND

300	EXISTING CONTOUR (MAJOR)	—●—	EXISTING SANITARY SEWER LINE
305	EXISTING CONTOUR (MINOR)	—○—	EXISTING WATERLINE
—	PLAT BOUNDARY	—●—	PROPOSED 6" SANITARY SEWER LINE
—	PHASE LINE	—●—	PROPOSED 8" SANITARY SEWER LINE
—	LOT LINE	—●—	PROPOSED 4" FORCE MAIN
●	PROPERTY CORNER	—●—	PROPOSED SEWER MANHOLE
---	EASEMENT LINE	—●—	PROPOSED 6" WATERLINE
---	ROW LINE	—●—	PROPOSED 8" WATERLINE
---	PROPOSED SIDEWALK	—●—	PROPOSED 12" WATERLINE
---	COMMON AREA	—●—	PROPOSED FIRE HYDRANT
		—●—	PROPOSED STORM SEWER
		—●—	PROPOSED STORM INLET





PRELIMINARY PLAT NOT FOR RECORD

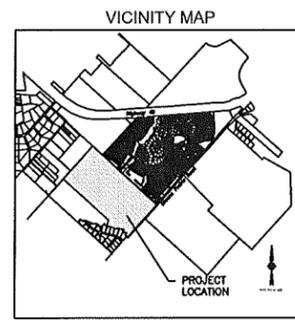
PRELIMINARY PLAT CASTLEGATE II SUBDIVISION 202.655 ACRES

ROBERT STEVENSON LEAGUE, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SAVE & EXCEPT SECTION 200 (27.075 ac.)

LEGEND

	EXISTING CONTOUR (MAJOR)		EXISTING SANITARY SEWER LINE
	EXISTING CONTOUR (MINOR)		PROPOSED 6" SANITARY SEWER LINE
	PLAT BOUNDARY		PROPOSED 8" SANITARY SEWER LINE
	PHASE LINE		PROPOSED 4" FORCE MAIN
	LOT LINE		PROPOSED SEWER MANHOLE
	PROPERTY CORNER		PROPOSED 6" WATERLINE
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	PROPOSED SIDEWALK		PROPOSED FIRE HYDRANT
	COMMON AREA		PROPOSED STORM SEWER
			PROPOSED STORM INLET



- GENERAL NOTES:**
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 - STORM WATER RUNOFF DETENTION WILL BE PROVIDED BY THE PONDS WITHIN THIS SITE.
 - DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
 - THE PHASES OF THIS SUBDIVISION SHALL BE CONSTRUCTED USING TWO INDEPENDENT SEQUENCES. SECTIONS 100-107 SHALL BE BUILT IN NUMERICAL ORDER, AND SECTIONS 200-207 SHALL BE BUILT IN NUMERICAL ORDER, BUT EITHER SET OF SECTIONS MAY PROGRESS THROUGH ITS SEQUENCE INDEPENDENTLY FROM THE OTHER. SECTION 200 AND ITS ASSOCIATED DETENTION POND MUST BE BUILT BEFORE ANY FINAL PLATS IN SECTIONS 100-107 CAN BE FILED.
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 - THE LOT STATION SHALL BE CONSTRUCTED IN CONJUNCTION WITH SECTION 208.
 - ALL SIDEWALKS LOCATED WITHIN COMMON AREAS ARE TO BE OWNED AND MAINTAINED BY THE HOA.

SECTION 100 = 13.108 AC.	SECTION 106 = 8.448 AC.	SECTION 205 = 9.674 AC.
SECTION 101 = 11.101 AC.	SECTION 107 = 8.406 AC.	SECTION 206 = 24.649 AC.
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BLOCK 1, LOTS 1 THRU 16	BLOCK 11, LOTS 1 THRU 16	BLOCK 21, LOTS 1 THRU 9	BLOCK 31, LOTS 1 THRU 16
BLOCK 2, LOTS 1 THRU 12	BLOCK 12, LOTS 1 THRU 11	BLOCK 22, LOTS 1 THRU 20	BLOCK 32, LOTS 1 THRU 16
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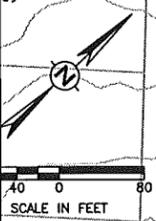
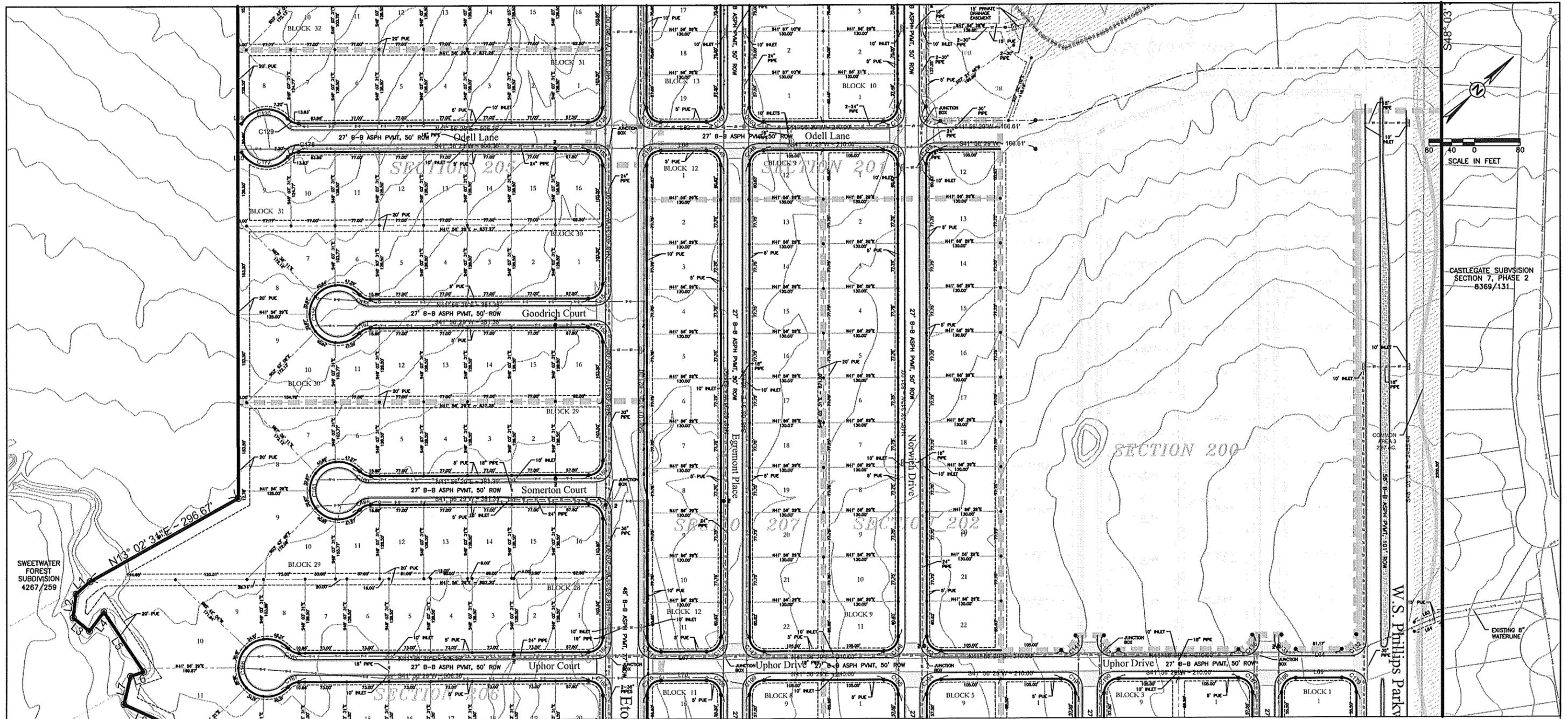
OWNER/DEVELOPER: 3-D Development, LLC
4490 Castlegate Drive
College Station, TX 77845
(979) 698-7250

SURVEYOR: Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Brazos, TX 77803
(979) 268-3195

ENGINEER: PHILLIPS ENGINEERING
Kurt Lutz, P.E.
4490 Castlegate Drive
College Station, Texas 77845
(979) 690-3141 Fax: (979) 690-1041
Firm #: 13130

SCALE: 1"=80'
MAY, 2010
REVISED DECEMBER, 2010
REVISED FEBRUARY, 2012

SHEET 3 OF 6



CASTLEGATE SUBDIVISION
SECTION 7, PHASE 2
8369/131

PRELIMINARY PLAT NOT FOR RECORD

PRELIMINARY PLAT CASTLEGATE II SUBDIVISION 202.655 ACRES

ROBERT STEVENSON LEAGUE, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SAVE & EXCEPT SECTION 200 (27.075 ac.)

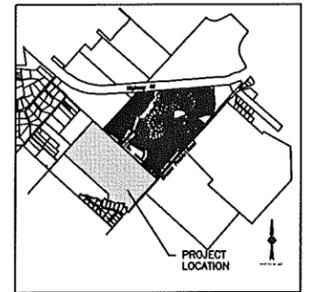
GENERAL NOTES:

1. THE BEARING SYSTEM SHOWN HEREON IS REFERRED TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT PROJECTION, CENTRAL ZONE, AND AS MONUMENTED ON THE GROUND.
2. THIS PROPERTY IS CURRENTLY ZONED R-1 & R-1B, EXCEPT FOR THE PARK AREAS AND THE COMMON AREA ADJACENT TO W.S. PHILLIPS PARKWAY, WHICH IS ZONED A-O. RESIDENTIAL LOTS WILL MEET THE REQUIREMENTS OF R-1 OR R-1B ZONING AS APPLICABLE.
3. THE TOPOGRAPHY SHOWN IS FROM AERIAL MAPPING DEVELOPED IN 1994 FOR THE CITY OF COLLEGE STATION AND FIELD SURVEY DATA.
4. A PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE PENDING TOWER POINT LETTER OF MAP REVISION, F.E.M.A. CASE NO. 10-06-0657P.
5. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
6. STORM WATER RUNOFF DETENTION WILL BE PROVIDED BY THE PONDS WITHIN THIS SITE.
7. DETENTION POND AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
8. THE PHASES OF THIS SUBDIVISION SHALL BE CONSTRUCTED USING TWO INDEPENDENT SEQUENCES. SECTIONS 100-107 SHALL BE BUILT IN NUMERICAL ORDER, AND SECTIONS 200-207 SHALL BE BUILT IN NUMERICAL ORDER, BUT EITHER SET OF SECTIONS MAY PROGRESS THROUGH ITS SEQUENCE INDEPENDENTLY FROM THE OTHER. SECTION 200 AND ITS ASSOCIATED DETENTION POND MUST BE BUILT BEFORE ANY FINAL PLATS IN SECTIONS 100-107 CAN BE FILED.
9. IF ODELL LANE IS EXTENDED SOUTHWARD INTO THE ADJOINING TRACT OF LAND, THE CURB-DE-SAC THAT AFFECTS LOTS 7, 8, 9, & 10 OF BLOCK 31 SHALL BE REMOVED BY THE ADJOINING DEVELOPER. ANY RIGHT-OF-WAY THAT IS DEEMED NO LONGER NECESSARY SHALL BE ABANDONED AND DEEDED TO THE ADJOINING PROPERTY OWNERS.
10. SIX FOOT SIDEWALKS, THREE FEET OFFSET FROM THE BACK OF CURB SHALL BE REQUIRED ON BOTH SIDES OF ETONBURY AVENUE, VICTORIA AVENUE, AND W.S. PHILLIPS PARKWAY. FIVE FOOT SIDEWALKS THREE FEET OFFSET FROM THE BACK OF CURB SHALL BE REQUIRED ON ONE SIDE OF ALL OTHER STREETS EXCEPT FOR THOSE PERMANENTLY WITH NO OUTLET. ADDITIONALLY, FOUR FOOT SIDEWALKS SHALL BE REQUIRED IN ALL COMMON AREAS THAT SEPARATE RESIDENTIAL BLOCKS.
11. EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2 INCHES IN CALIPER OR ONE 4 INCH CALIPER TREE PER ORNANCE 3222.
12. THE FOLLOWING THOROUGHFARES SHALL HAVE BIKE LANES: VICTORIA AVENUE, W.S. PHILLIPS PARKWAY AND ETONBURY AVENUE.
13. A SECONDARY ACCESS ROADWAY WILL BE PROVIDED FOR EMERGENCY VEHICLES FROM GREENS PRAIRIE ROAD TO EACH SUCCESSIVE PHASE OF THE SUBDIVISION AS THEY ARE DEVELOPED. THIS ACCESS WILL BEGIN WITH THE FIRST PHASE, AND BE EXTENDED TO EACH SUBSEQUENT PHASE UNTIL A PERMANENT ROUTE TO GREENS PRAIRIE ROAD IS CONSTRUCTED. THE ROUTE OF THIS ACCESS ROADWAY CAN BE MOVED AS NEEDED TO ACCOMMODATE FUTURE CONSTRUCTION, BUT IT WILL BE WHOLLY INDEPENDENT AND SEPARATE FROM THE PRIMARY ACCESS TO VICTORIA AVENUE THROUGH EXISTING SECTIONS OF CASTLEGATE SUBDIVISION.
14. THE LIFT STATION SHALL BE CONSTRUCTED IN CONJUNCTION WITH SECTION 206.
15. ALL SIDEWALKS LOCATED WITHIN COMMON AREAS ARE TO BE OWNED AND MAINTAINED BY THE HOA.

LEGEND

	EXISTING CONTOUR (MAJOR)		EXISTING SANITARY SEWER LINE
	EXISTING CONTOUR (MINOR)		EXISTING WATERLINE
	PLAT BOUNDARY		PROPOSED 6" SANITARY SEWER LINE
	PHASE LINE		PROPOSED 8" SANITARY SEWER LINE
	LOT LINE		PROPOSED 4" FORCE MAIN
	PROPERTY CORNER		PROPOSED SEWER MANHOLE
	EASEMENT LINE		PROPOSED 6" WATERLINE
	ROW LINE		PROPOSED 8" WATERLINE
	PROPOSED SIDEWALK		PROPOSED 12" WATERLINE
	COMMON AREA		PROPOSED FIRE HYDRANT
			PROPOSED STORM SEWER
			PROPOSED STORM INLET

VICINITY MAP



SECTION 100 = 13.108 AC.	SECTION 106 = 8.448 AC.	SECTION 205 = 9.674 AC.
SECTION 101 = 11.101 AC.	SECTION 107 = 8.406 AC.	SECTION 206 = 24.649 AC.
SECTION 102 = 6.382 AC.	SECTION 201 = 10.587 AC.	SECTION 207 = 12.840 AC.
SECTION 103 = 9.607 AC.	SECTION 202 = 11.959 AC.	
SECTION 104 = 9.524 AC.	SECTION 203 = 10.451 AC.	
SECTION 105 = 8.550 AC.	SECTION 204 = 20.295 AC.	

BLOCK 1, LOTS 1 THRU 16	BLOCK 11, LOTS 1 THRU 16	BLOCK 21, LOTS 1 THRU 16	BLOCK 31, LOTS 1 THRU 16
BLOCK 2, LOTS 1 THRU 16	BLOCK 12, LOTS 1 THRU 16	BLOCK 22, LOTS 1 THRU 16	BLOCK 32, LOTS 1 THRU 16
BLOCK 3, LOTS 1 THRU 16	BLOCK 13, LOTS 1 THRU 16	BLOCK 23, LOTS 1 THRU 16	BLOCK 33, LOTS 1 THRU 16
BLOCK 4, LOTS 1 THRU 16	BLOCK 14, LOTS 1 THRU 16	BLOCK 24, LOTS 1 THRU 16	BLOCK 34, LOTS 1 THRU 16
BLOCK 5, LOTS 1 THRU 16	BLOCK 15, LOTS 1 THRU 16	BLOCK 25, LOTS 1 THRU 16	BLOCK 35, LOTS 1 THRU 16
BLOCK 6, LOTS 1 THRU 16	BLOCK 16, LOTS 1 THRU 16	BLOCK 26, LOTS 1 THRU 16	BLOCK 36, LOTS 1 THRU 16
BLOCK 7, LOTS 1 THRU 16	BLOCK 17, LOTS 1 THRU 16	BLOCK 27, LOTS 1 THRU 16	BLOCK 37, LOTS 1 THRU 16
BLOCK 8, LOTS 1 THRU 16	BLOCK 18, LOTS 1 THRU 16	BLOCK 28, LOTS 1 THRU 16	BLOCK 38, LOTS 1 THRU 16
BLOCK 9, LOTS 1 THRU 16	BLOCK 19, LOTS 1 THRU 16	BLOCK 29, LOTS 1 THRU 16	BLOCK 39, LOTS 1 THRU 16
BLOCK 10, LOTS 1 THRU 16	BLOCK 20, LOTS 1 THRU 16	BLOCK 30, LOTS 1 THRU 16	

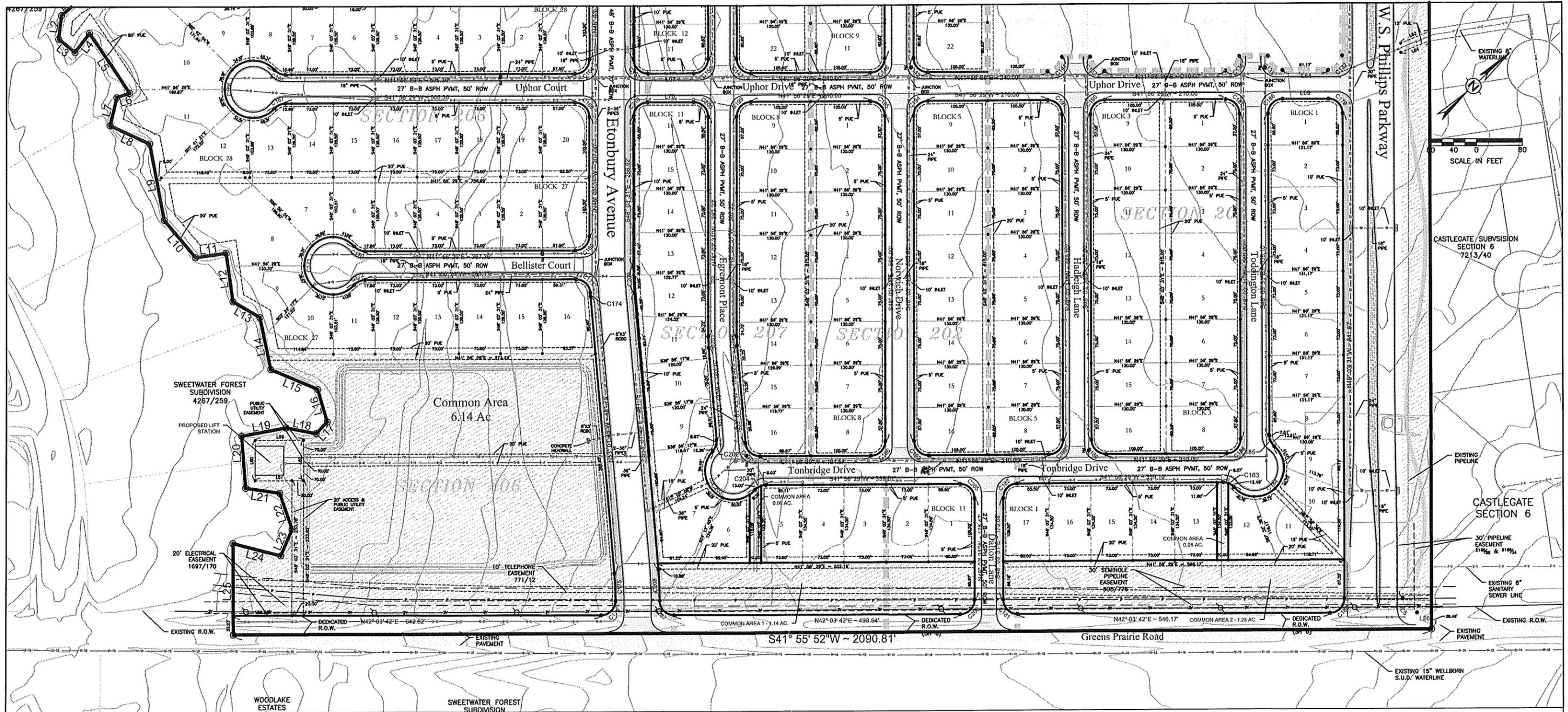
OWNER/DEVELOPER:
3-D Development, LLC
4490 Castlegate Drive
College Station, TX 77845
(979) 699-7251

SURVEYOR:
Brad Kerr, RPLS No. 4510
Kerr Surveying, LLC
469 N Texas Ave.
Bojan, TX 77981
(979) 208-3195

ENGINEER:
PHILLIPS ENGINEERING
Kerr, P.E.
4490 Castlegate Drive
College Station, Texas 77845

(979) 699-3141 Fax: (979) 699-1041
Firm #: 13130

SCALE: 1"=80'
MAY, 2010
REVISED DECEMBER, 2012
REVISED FEBRUARY, 2012



PRELIMINARY PLAT NOT FOR RECORD

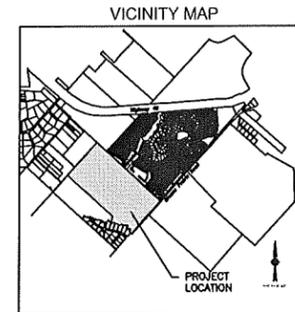
PRELIMINARY PLAT CASTLEGATE II SUBDIVISION 202.655 ACRES

ROBERT STEVENSON LEAGUE, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SAVE & EXCEPT SECTION 200 (27.075 ac.)

LEGEND

300	EXISTING CONTOUR (MAJOR)	—●—	EXISTING SANITARY SEWER LINE
309	EXISTING CONTOUR (MINOR)	—●—	EXISTING WATERLINE
—	PLAT BOUNDARY	—●—	PROPOSED 6" SANITARY SEWER LINE
—	PHASE LINE	—●—	PROPOSED 8" SANITARY SEWER LINE
—	LOT LINE	—●—	PROPOSED 4" FORCE MAIN
—	PROPERTY CORNER	—●—	PROPOSED SEWER MANHOLE
—	EASEMENT LINE	—●—	PROPOSED 6" WATERLINE
—	ROW LINE	—●—	PROPOSED 8" WATERLINE
—	PROPOSED SIDEWALK	—●—	PROPOSED 12" WATERLINE
—	COMMON AREA	—●—	PROPOSED FIRE HYDRANT
		—●—	PROPOSED STORM SEWER
		—●—	PROPOSED STORM INLET



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BLOCK 2, LOTS 1 THRU 11	BLOCK 12, LOTS 1 THRU 11	BLOCK 22, LOTS 1 THRU 20	BLOCK 32, LOTS 1 THRU 16
BLOCK 3, LOTS 1 THRU 16	BLOCK 13, LOTS 1 THRU 19	BLOCK 23, LOTS 1 THRU 20	BLOCK 33, LOTS 1 THRU 16
BLOCK 4, LOTS 1 THRU 24	BLOCK 14, LOTS 1 THRU 17	BLOCK 24, LOTS 1 THRU 20	BLOCK 34, LOTS 1 THRU 22
BLOCK 5, LOTS 1 THRU 16	BLOCK 15, LOTS 1 THRU 9	BLOCK 25, LOTS 1 THRU 20	BLOCK 35, LOTS 1 THRU 22
BLOCK 6, LOTS 1 THRU 22	BLOCK 16, LOTS 1 THRU 17	BLOCK 26, LOTS 1 THRU 9	BLOCK 36, LOTS 1 THRU 22
BLOCK 7, LOTS 1 THRU 13	BLOCK 17, LOTS 1 THRU 16	BLOCK 27, LOTS 1 THRU 16	BLOCK 37, LOTS 1 THRU 22
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BLOCK 10, LOTS 1 THRU 7	BLOCK 20, LOTS 1 THRU 18	BLOCK 30, LOTS 1 THRU 16	

OWNER/DEVELOPER: 3-D Development, LLC
4490 Castlegate Drive
College Station, TX 77845
(979) 690-7250

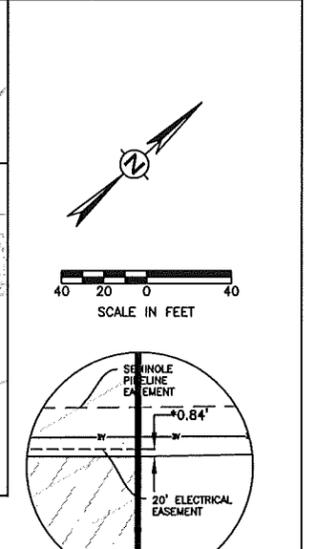
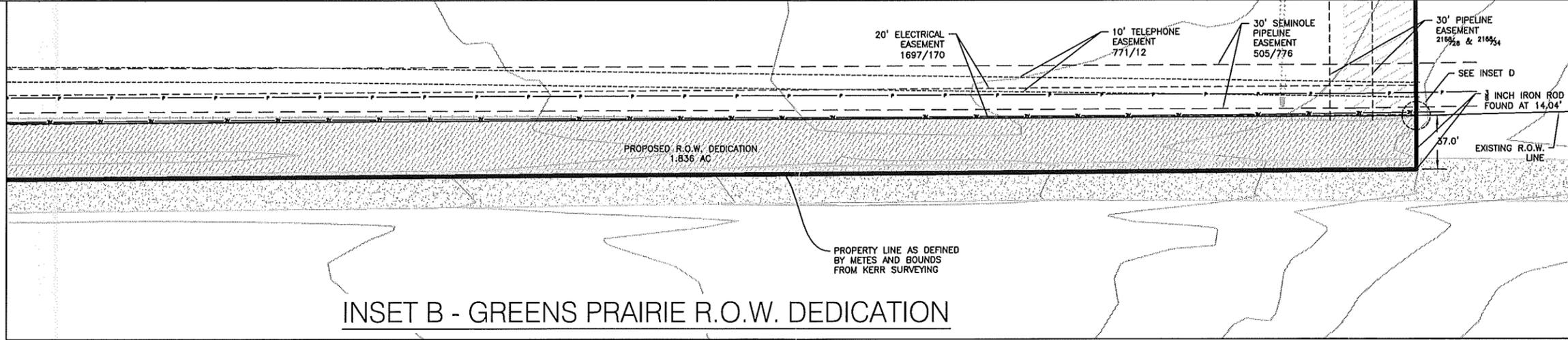
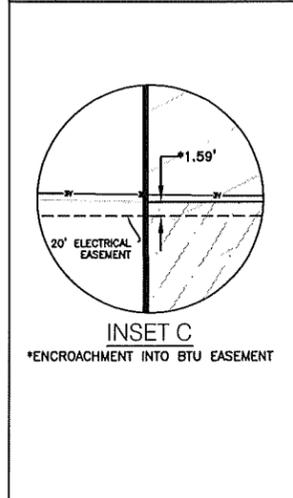
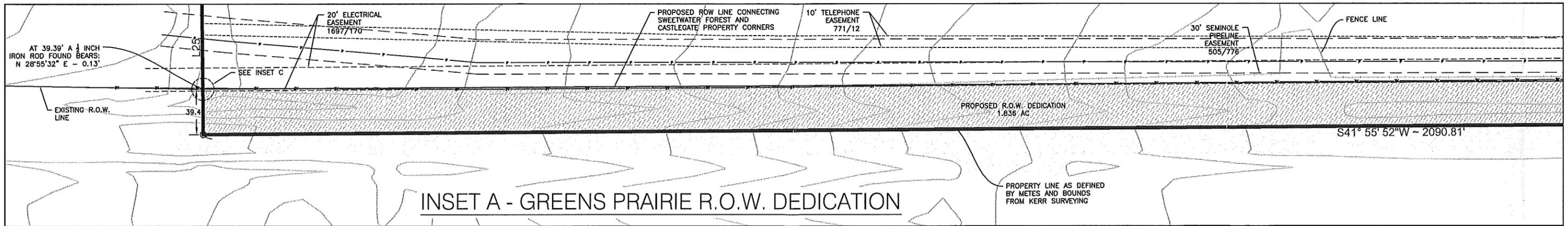
SURVEYOR: Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER: PHILLIPS ENGINEERING
Kent Lutz, P.E.
4490 Castlegate Drive
College Station, Texas 77845

(879) 690-3141 Fax: (879) 690-1041
Firm #: 13130

SCALE: 1"=80'
MAY, 2010
REVISED DECEMBER, 2010
REVISED FEBRUARY, 2012

SHEET 5 OF 6



CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	53.16'	625.50'	009° 47' 07"	31.61'	63.13'	S49° 09' 59\"
C2	52.94'	524.50'	009° 47' 07"	25.50'	52.94'	S49° 09' 59\"
C3	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C4	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C5	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C6	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C7	52.94'	524.50'	009° 47' 07"	25.50'	52.94'	S49° 09' 59\"
C8	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C9	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C10	21.03'	25.00'	048° 11' 23"	11.18'	20.41'	N17° 51' 03\"
C11	167.89'	50.00'	182° 09' 37"	489.40'	99.44'	S89° 50' 10\"
C12	21.03'	25.00'	048° 11' 23"	11.18'	20.41'	N17° 51' 03\"
C13	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C14	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C15	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C16	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C17	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C18	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C19	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C20	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C21	21.03'	25.00'	048° 11' 23"	11.18'	20.41'	N17° 51' 03\"
C22	241.18'	50.00'	278° 22' 48"	44.72'	66.87'	S48° 03' 31\"
C23	21.03'	25.00'	048° 11' 23"	11.18'	20.41'	N17° 51' 03\"
C24	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C25	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C26	21.03'	25.00'	048° 11' 23"	11.18'	20.41'	N17° 51' 03\"
C27	241.18'	50.00'	278° 22' 48"	44.72'	66.87'	S48° 03' 31\"
C28	21.03'	25.00'	048° 11' 23"	11.18'	20.41'	N17° 51' 03\"
C29	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C30	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C31	21.03'	25.00'	048° 11' 23"	11.18'	20.41'	N17° 51' 03\"
C32	241.18'	50.00'	278° 22' 48"	44.72'	66.87'	S48° 03' 31\"
C33	21.03'	25.00'	048° 11' 23"	11.18'	20.41'	N17° 51' 03\"
C34	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C35	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C36	21.03'	25.00'	048° 11' 23"	11.18'	20.41'	N17° 51' 03\"
C37	241.18'	50.00'	278° 22' 48"	44.72'	66.87'	S48° 03' 31\"
C38	21.03'	25.00'	048° 11' 23"	11.18'	20.41'	N17° 51' 03\"
C39	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C40	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C41	21.03'	25.00'	048° 11' 23"	11.18'	20.41'	N17° 51' 03\"
C42	241.18'	50.00'	278° 22' 48"	44.72'	66.87'	S48° 03' 31\"
C43	21.03'	25.00'	048° 11' 23"	11.18'	20.41'	N17° 51' 03\"
C44	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C45	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C46	21.03'	25.00'	048° 11' 23"	11.18'	20.41'	N17° 51' 03\"
C47	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C48	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C49	41.79'	25.00'	099° 48' 51"	27.66'	37.09'	S89° 50' 10\"
C50	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C51	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C52	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C53	80.38'	793.50'	009° 48' 51"	40.17'	80.23'	S49° 09' 59\"

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C54	41.79'	25.00'	099° 48' 51"	27.66'	37.09'	S89° 50' 10\"
C55	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C56	78.23'	745.50'	009° 48' 51"	37.84'	75.18'	S49° 09' 59\"
C57	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C58	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C59	83.18'	833.50'	009° 47' 07"	31.61'	83.13'	S49° 09' 59\"
C60	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C61	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C62	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C63	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C64	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C65	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C66	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C67	80.43'	290.00'	012° 22' 01"	30.34'	60.32'	S48° 03' 31\"
C68	43.20'	252.50'	009° 48' 12"	21.85'	43.15'	N49° 24' 38\"
C69	40.39'	25.00'	092° 33' 48"	28.14'	36.14'	N01° 48' 22\"
C70	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C71	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C72	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C73	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C74	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C75	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C76	37.88'	25.00'	087° 01' 56"	23.74'	34.43'	N83° 25' 45\"
C77	185.46'	613.50'	019° 27' 08"	83.24'	184.98'	S32° 38' 21\"
C78	172.82'	536.50'	018° 25' 27"	87.61'	171.78'	S31° 09' 12\"
C79	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C80	39.27'	25.00'	089° 59' 44"	25.00'	35.35'	N86° 56' 37\"
C81	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C82	21.03'	25.00'	048° 11' 23"	11.18'	20.41'	N17° 51' 03\"
C83	183.01'	50.00'	186° 48' 03"	84.43'	98.82'	N02° 50' 36\"
C84	19.98'	25.00'	044° 02'	10.84'	19.43'	N87° 41' 23\"
C85	50.10'	302.50'	009° 29' 20"	25.11'	50.04'	N48° 34' 04\"
C86	48.84'	230.00'	012° 22' 01"	24.92'	48.85'	N48° 03' 44\"
C87	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C88	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C89	84.34'	275.00'	019° 41' 47"	42.74'	84.67'	S32° 03' 35\"
C90	77.35'	225.00'	019° 41' 47"	39.08'	78.87'	N32° 03' 35\"
C91	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C92	82.15'	125.00'	028° 29' 08"	31.73'	81.31'	N33° 48' 57\"
C93	37.28'	75.00'	028° 29' 08"	16.03'	36.80'	N33° 48' 57\"
C94	40.86'	25.00'	083° 42' 16"	26.87'	36.48'	S01° 12' 07\"
C95	137.79'	535.50'	014° 42' 54"	66.27'	137.41'	N33° 02' 29\"
C96	197.21'	613.42'	018° 25' 12"	99.48'	196.36'	N31° 09' 00\"
C97	22.78'	25.00'	052° 12' 42"	12.29'	22.00'	N68° 02' 50\"
C98	16.48'	25.00'	037° 47' 18"	8.56'	16.18'	S68° 51' 11\"
C99	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C100	12.43'	25.00'	028° 29' 08"	6.44'	12.30'	S33° 48' 57\"
C101	87.01'	175.00'	028° 29' 08"	44.12'	86.11'	S33° 48' 57\"
C102	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C103	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C104	21.03'	25.00'	048° 11' 23"	11.18'	20.41'	N17° 51' 03\"
C105	241.18'	50.00'	278° 22' 48"	44.72'	66.87'	S48° 03' 31\"
C106	21.03'	25.00'	048° 11' 23"	11.18'	20.41'	N17° 51' 03\"

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C107	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C108	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C109	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C110	11.24'	178.00'	003° 40' 52"	5.82'	11.24'	S21° 24' 48\"
C111	75.74'	175.00'	024° 48' 17"	38.48'	75.17'	S35° 30' 23\"
C112	58.40'	50.00'	094° 37' 32"	31.82'	53.45'	N32° 10' 54\"
C113	44.86'	50.00'	091° 10' 29"	23.84'	43.18'	S89° 53' 09\"
C114	39.27'	25.00'	044° 48' 13"	20.59'	38.06'	S41° 56' 44\"
C115	44.86'	50.00'	091° 10' 29"	23.84'	43.18'	S89° 53' 09\"
C116	58.40'	50.00'	094° 37' 32"	31.83'	53.45'	S83° 53' 52\"
C117	39.27'	25.00'	089° 59' 44"	25.00'	35.35'	S86° 56' 37\"
C118	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C119	21.03'	25.00'	048° 11' 23"	11.18'	20.41'	N86° 02' 10\"
C120	241.18'	50.00'	278° 22' 48"	44.72'	66.87'	S48° 03' 31\"
C121	21.03'	25.00'	048° 11' 23"	11.18'	20.41'	S17° 50' 47\"
C122	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S86° 56' 29\"
C123	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C124	21.03'	25.00'	048° 11' 23"	11.18'	20.41'	N86° 02' 10\"
C125	241.18'	50.00'	278° 22' 48"	44.72'	66.87'	S48° 03' 31\"
C126	21.03'	25.00'	048° 11' 23"	11.18'	20.41'	S17° 50' 47\"
C127	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S86° 56' 29\"
C128	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C129	21.03'	25.00'	048° 11' 23"	11.18'	20.41'	N86° 02' 10\"
C130	84.41'	50.00'	108° 11' 23"	69.08'	81.00'	N38° 02' 10\"
C131	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C132	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C133	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C134	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C135	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C136	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N86° 56' 44\"
C137	39.27'	25.00'	090° 00' 00"	25.00'		



CITY OF COLLEGE STATION

**FINAL PLAT
for
Castlegate II Sec 201
12-00500003**

SCALE: 30 lots on 10.587 acres

LOCATION: 2600 Greens Prairie Rd W

ZONING: R-1 Single Family Residential

APPLICANT: Wallace Phillips IV, 3-D Development LLC

PROJECT MANAGER: Matt Robinson, AICP, Senior Planner
mrobinson@cstx.gov

RECOMMENDATION: Staff recommends approval of the Final Plat if the revised Preliminary Plat for Castlegate II is approved.



FINAL PLAT

Case: 12-003

CASTLEGATE II SEC 201

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

- Annexation:** 1995
- Zoning:** A-O Agricultural Open (upon annexation) to R-1 Single Family Residential (2007)
- Preliminary Plat:** Castlegate II preliminary plat was approved in January 2011. A revised preliminary plat is being heard at the same meeting (March 1, 2012).
- Site Development:** Vacant. Property to the north is developed as Castlegate II Section 200.

COMMENTS

- Parkland Dedication:** Land dedication was provided with the first Final Plat of the Castlegate II development. Parkland Dedication fees of \$51,838 are due prior to filing of the Final Plat.
- Greenways:** N/A
- Pedestrian Connectivity:** Sidewalks are required and will be provided on both sides of all thoroughfares and on one side of all local streets. In addition, sidewalks are proposed to be provided in designated common areas throughout the development.
- Bicycle Connectivity:** Bike lanes are not required or proposed within this section of the subdivision.
- Impact Fees:** The subject tract is located in the Spring Creek Sanitary Sewer Impact Fee Area and will be assessed \$98.39 per LUE.

REVIEW CRITERIA

Compliance with Subdivision Regulations: The Final Plat is in compliance with the Subdivision Requirements of the Unified Development Ordinance, as well as the proposed revised Preliminary Plat.

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat if the revised Preliminary Plat is approved.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat (provided in packet)



FOR OFFICE USE ONLY	
CASE NO.:	<u>12-50003</u>
DATE SUBMITTED:	<u>1-4-12</u>
TIME:	<u>8:08</u>
STAFF:	<u>PK</u>

FINAL PLAT APPLICATION

(Check one) Minor (\$700) Amending (\$700) Final (\$932) Vacating (\$932) Replat (\$932)

Is this plat in the ETJ? Yes No Is this plat Commercial or Residential

MINIMUM SUBMITTAL REQUIREMENTS:

- \$700-\$932 Final Plat Application Fee (see above).
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Fourteen (14) folded copies of plat. (A signed mylar original must be submitted after approval.)
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- Copy of original deed restrictions/covenants for replats (if applicable).
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

NOTE: A mylar of the approved preliminary plan must be on file before a final plat application will be considered complete. If the mylar is submitted with the final plat application, it shall be considered a submittal for the preliminary plan project and processed and reviewed as such. Until the mylar has been confirmed by staff to be correct, the final plat application will be considered incomplete.

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT Castlegate II Subdivision, Section 201

ADDRESS _____

SPECIFIED LOCATION OF PROPOSED PLAT:

Generally located south of Section 200, near the intersection of Odell Lane and Hadleigh Lane

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):

Name 3-D Development, LLC/Wallace Phillips IV, Manager E-mail dustyphillips52@yahoo.com

Street Address 4490 Castlegate Drive

City College Station State Texas Zip Code 77845

Phone Number 979-229-4850 Fax Number 979-690-1041

PROPERTY OWNER'S INFORMATION (All owners must be identified. Please attach an additional sheet for multiple owners):

Name (same as applicant) E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Kent Laza E-mail klaza@phillipsengineeringbcs.com

Street Address 4490 Castlegate Drive

City College Station State Texas Zip Code 77845

Phone Number 979-690-3141 Fax Number 979-690-1041

Do any deed restrictions or covenants exist for this property? Yes No

Is there a temporary blanket easement on this property? If so, please provide the Volume 10392 and Page No. 292

Total Acreage 10.586 Total No. of Lots 30 R-O-W Acreage 2.55

Existing Use vacant Proposed Use Single family residential

Number of Lots By Zoning District 30 / R-1 _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

0.22 / R-1 _____ / _____

Floodplain Acreage 0.33 approximate

Is there Special Flood Hazard Area (Zone A or Zone AE on FEMA FIRM panels) on the property? Yes No

This information is necessary to help staff identify the appropriate standards to review the application and will be used to help determine if the application qualifies for vesting to a previous ordinance. Notwithstanding any assertion made, vesting is limited to that which is provided in Chapter 245 of the Texas Local Government Code or other applicable law.

Is this application a continuation of a project that has received prior City platting approval(s) and you are requesting the application be reviewed under previous ordinance as applicable?

Yes
 No

If yes, provide information regarding the first approved application and any related subsequent applications (provide additional sheets if necessary):

Project Name: Castlegate II Subdivision Preliminary Plat

City Project Number (in known): _____

Date / Timeframe when submitted: May, 2010

A statement addressing any differences between the Final Plat and Preliminary Plan (if applicable):

A new Preliminary Plan is being submitted in conjunction with this Final Plat. There are no known differences between that Preliminary Plan and this Final Plat.

Requested waiver to subdivision regulations and reason for same (if applicable):

Regarding the waiver request, explain how:

1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land.

2. The waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.

3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations.

4. The granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the Unified Development Ordinance.

Fee in lieu of sidewalk construction is being requested because of the following condition (if applicable):

1. An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
2. The presence of unique or unusual topographic, vegetative, or other natural conditions exist so that strict adherence to the sidewalk requirements of the UDO is not physically feasible or is not in keeping with the purposes and goals of the UDO or the City's comprehensive Plan;
3. A capital improvement project is imminent that will include construction of the required sidewalk. Imminent shall mean the project is funded or projected to commence within twelve (12) months;
4. Existing streets constructed to rural section that are not identified on the Thoroughfare Plan with an estate / rural context;
5. When a sidewalk is required along a street where a multi-use path is shown on the Bicycle, Pedestrian, and Greenways Master Plan;

- 6. The proposed development is within an older residential subdivision meeting the criteria in Platting and Replatting within Older Residential Subdivisions Section of the UDO; or
- 7. The proposed development contains frontage on a Freeway / Expressway as designated by Map 6.6, Thoroughfare Plan - Functional Classification, in the City's Comprehensive Plan.

Detailed explanation of condition identified above:

NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation _____

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>2130</u> Streets</p> <p><u>2130</u> Sidewalks</p> <p><u>2567</u> Sanitary Sewer Lines</p> <p><u>2069</u> Water Lines</p> <p>_____ Channels</p> <p><u>2706</u> Storm Sewers</p> <p>_____ Bike Lanes / Paths</p>	<p>Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ <u>51,038</u> 51,210 development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
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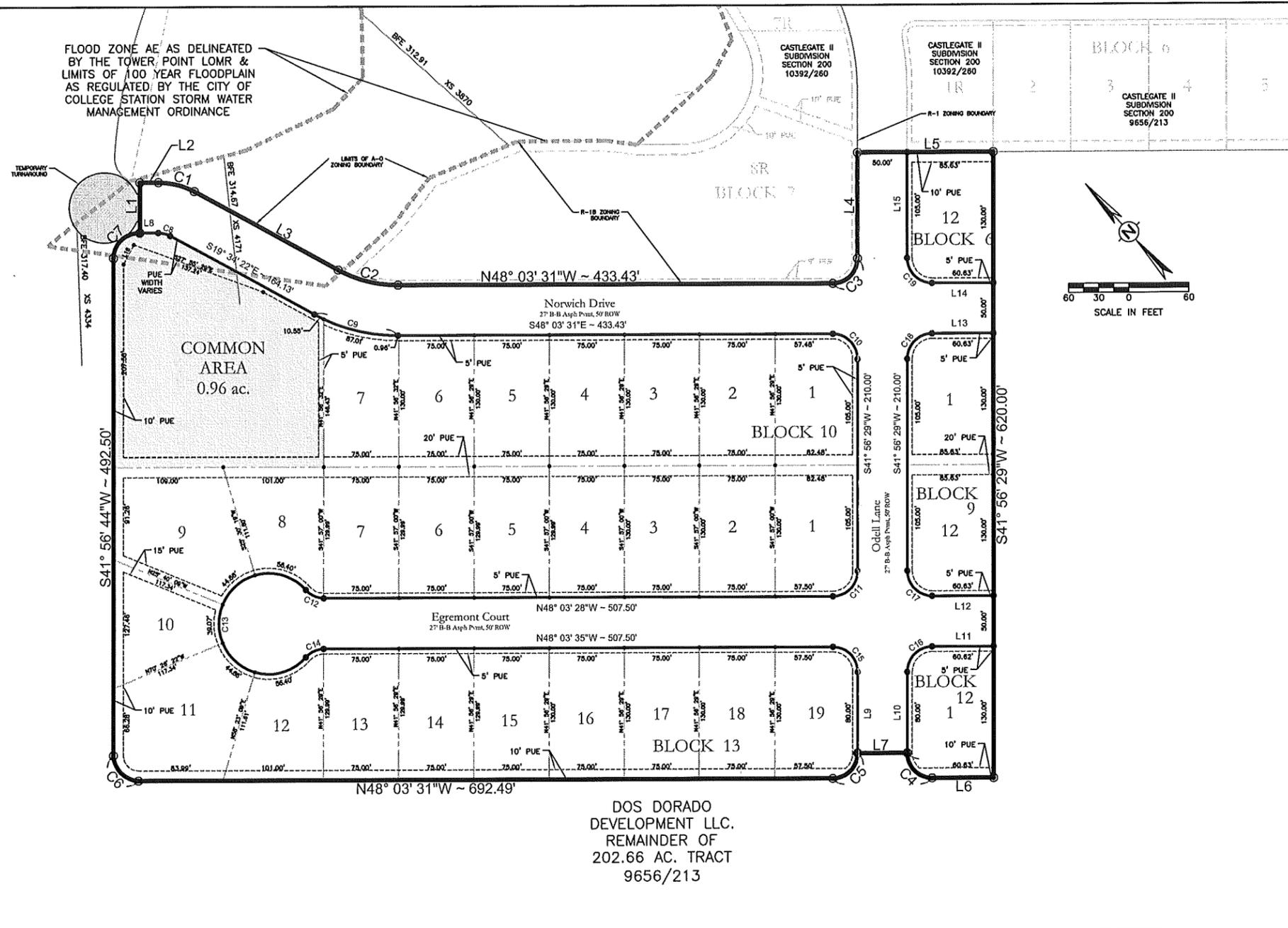
NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from the owner. If there is more than one owner, all owners must sign the application or the power of attorney. If the owner is a company, the application must be accompanied by proof of authority for the company's representative to sign the application on its behalf. LIEN HOLDERS identified in the title report are also considered owners and the appropriate signatures must be provided as described above.

Walter Philpotts IV
Signature and title

1-3-12
Date

FLOOD ZONE AE AS DELINEATED BY THE TOWER POINT LOMR & LIMITS OF 100 YEAR FLOODPLAIN AS REGULATED BY THE CITY OF COLLEGE STATION STORM WATER MANAGEMENT ORDINANCE



LINE TABLE

LINE #	LENGTH	BEARING
L1	50.00'	S41° 56' 44"W
L2	18.31'	N48° 03' 11"W
L3	164.13'	N18° 34' 22"W
L4	109.00'	S41° 56' 28"W
L5	139.82'	S48° 03' 31"E
L6	60.63'	S48° 03' 31"E
L7	50.00'	S48° 03' 31"E
L8	18.31'	N48° 03' 11"W
L9	60.00'	S41° 56' 28"W
L10	60.00'	S41° 56' 28"W
L11	60.63'	N48° 03' 31"E
L12	60.63'	S48° 03' 31"E
L13	60.63'	N48° 03' 31"E
L14	60.63'	S48° 03' 31"E
L15	109.00'	S41° 56' 28"W
L16	21.88'	N77° 03' 49"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	37.28'	75.00'	028° 28' 53"	18.63'	36.80'	N33° 46' 47"W
C2	82.19'	125.00'	028° 28' 53"	31.73'	61.81'	N33° 46' 47"W
C3	39.27'	25.00'	097° 00' 00"	25.00'	35.36'	S86° 06' 29"W
C4	39.27'	25.00'	097° 00' 00"	25.00'	35.36'	S03° 03' 31"E
C5	39.27'	25.00'	097° 00' 00"	25.00'	35.36'	N09° 56' 29"E
C6	36.39'	28.84'	052° 18' 31"	23.48'	35.36'	S03° 03' 31"E
C7	40.34'	25.04'	092° 18' 48"	26.08'	36.12'	N08° 08' 41"E
C8	12.43'	25.00'	028° 28' 53"	6.34'	12.30'	N33° 46' 47"W
C9	87.01'	175.00'	028° 28' 53"	44.42'	86.11'	S33° 46' 47"E
C10	39.27'	25.00'	097° 00' 00"	25.00'	35.36'	N03° 03' 31"W
C11	39.27'	25.00'	097° 00' 00"	25.00'	35.36'	N09° 56' 29"E
C12	21.03'	25.00'	048° 11' 23"	11.18'	20.41'	S23° 37' 50"E
C13	241.19'	500.00'	278° 22' 48"	-44.72'	66.67'	S41° 56' 28"W
C14	20.37'	25.00'	048° 11' 45"	10.79'	18.82'	N72° 54' 01"W
C15	39.27'	25.00'	097° 00' 00"	25.00'	35.36'	N03° 03' 31"W
C16	39.27'	25.00'	097° 00' 00"	25.00'	35.36'	S86° 06' 29"W
C17	39.27'	25.00'	097° 00' 00"	25.00'	35.36'	S03° 03' 31"E
C18	39.27'	25.00'	097° 00' 00"	25.00'	35.36'	S86° 06' 29"W
C19	39.27'	25.00'	097° 00' 00"	25.00'	35.36'	S03° 03' 31"E

DOS DORADO DEVELOPMENT LLC. REMAINDER OF 202.66 AC. TRACT 9656/213

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, Wallace Phillips IV, Manager of 3-D Development, LLC, owner and developer of the 10.587 acre tract shown on this plat, and designated herein as Castlegate II Subdivision, Section 201, in the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Wallace Phillips IV, Manager

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Wallace Phillips IV, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this ___ day of _____, 20__

Notary Public, Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

I, _____, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision conforms to the requirements of the Subdivision Regulations of the City of College Station, Texas.

City Engineer

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of College Station, Texas, hereby certify that the attached plat was duly approved by the Commission on the ___ day of _____, 20__

Chairman

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, Brad Kerr, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the miles and bounds describing said subdivision will describe a closed geometric form.

R.P.L.S. No. _____

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS
I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office this day of _____, 20__ in the Deed Records of Brazos County, Texas, in Volume _____ Page _____

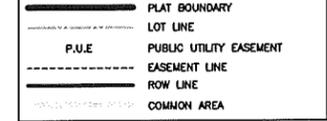
WITNESS my hand and official Seal, at my office in Bryan, Texas.

County Clerk
Brazos County, Texas

GENERAL NOTES:

- THE BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH.
- ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
- ALL LOTS ARE ZONED R1.
- A PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE PENDING TOWER POINT LETTER OF MAP REVISION, F.E.M.A. CASE NO. 10-06-0637P.
- COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
- 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
- EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2 INCHES IN CALIPER OR ONE 4 INCH CALIPER TREE PER ORDINANCE 3222.
- ALL SIGNCHALKS LOCATED WITHIN COMMON AREA ARE TO BE OWNED AND MAINTAINED BY THE HOA.
- THIS AREA IS IN THE SPRING CREEK SANITARY IMPACT FEE AREA. IMPACT FEES SHALL BE PAID IN CONJUNCTION WITH THE ISSUANCE OF BUILDING PERMITS.

LEGEND



VICINITY MAP



FINAL PLAT
CASTLEGATE II SUBDIVISION
SECTION 201
10.587 ACRES

ROBERT STEVENSON LEAGUE, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS

30 LOTS

BLOCK 6, LOT 12
BLOCK 9, LOTS 1 & 12
BLOCK 10, LOTS 1 THRU 7
BLOCK 12, LOT 1
BLOCK 13, 1 THRU 19

SCALE 1:60

JANUARY 2012

OWNER/DEVELOPER:

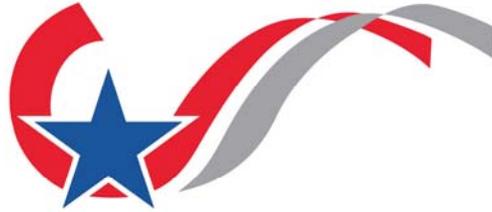
3-D Development, LLC
4490 Castlegate Drive
College Station, TX 77845
(979) 690-7250

SURVEYOR:

Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
809 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

12/03
2/2/12
1/3/09
03
PHILLIPS
ENGINEERING
Kerr Laza, P.E.
4490 Castlegate Drive
College Station, Texas 77845

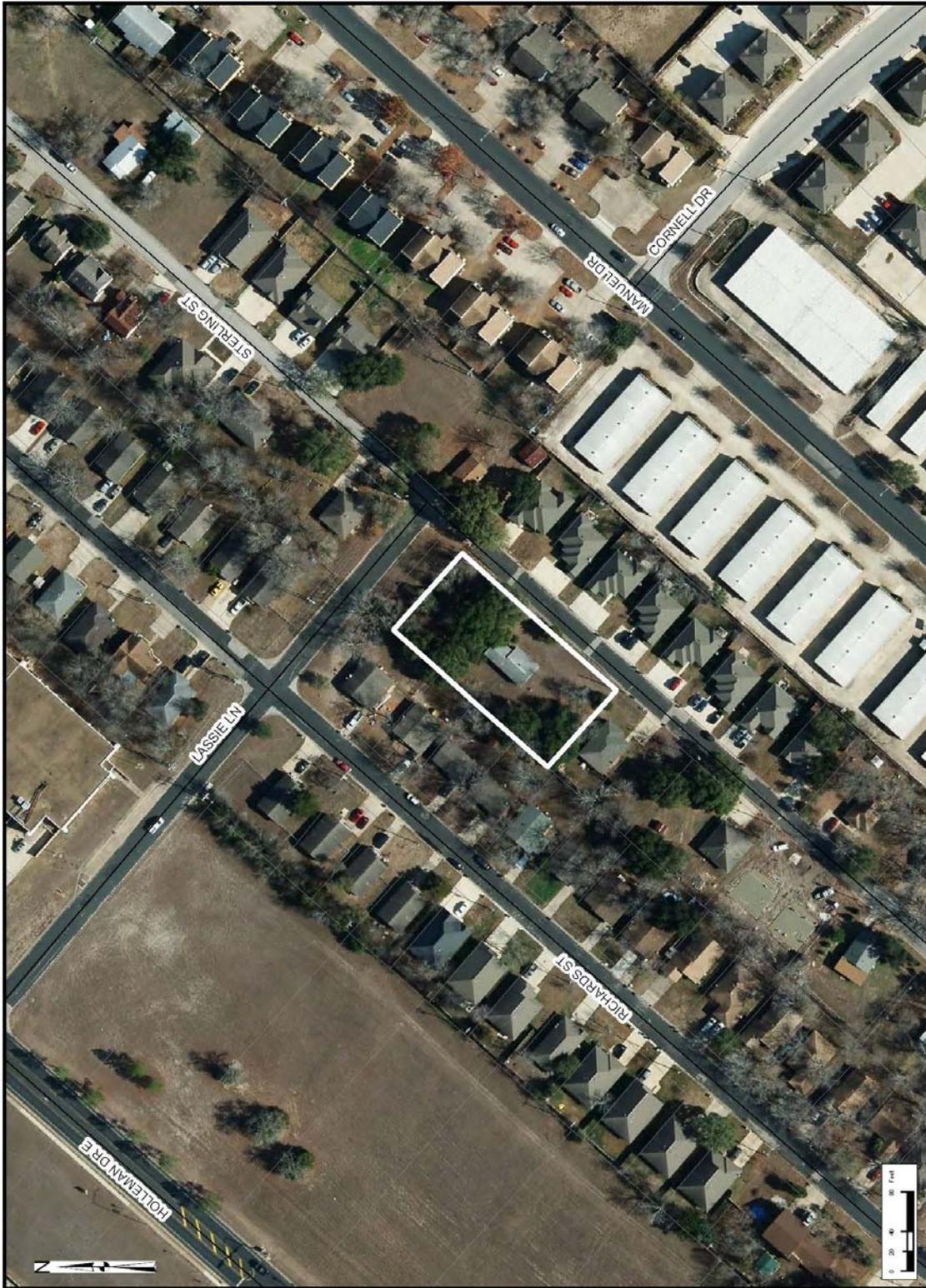
(979) 690-3141 Fax: (979) 690-1041
TBPE Firm #13130



CITY OF COLLEGE STATION

**FINAL PLAT
for
Donald Eugene Sewell Estates Subdivision
11-00500191**

- SCALE:** Four lots on 0.4954 acres
- LOCATION:** 205 Sterling Street
- ZONING:** R-1 Single-Family Residential
- APPLICANT:** Adam Wallace, ATM Surveying
- PROJECT MANAGER:** Lauren A. Hovde, Staff Planner
lhovde@cstx.gov
- RECOMMENDATION:** Staff recommends approval of the waiver requests to lot area and lot width. If all waiver requests are approved, Staff recommends approval of the Final Plat. If any waiver request is denied, the Final Plat must be denied.



FINAL
PLAT

Case: 11-191

205 STERLING

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation: May 1969
Zoning: R-1 Single-Family Residential upon Annexation
Preliminary Plat: There is no Preliminary Plat on file for the subject tract.
Final Plat: The subject tract is considered a single building plot according to Section 8.2 of the Unified Development Ordinance. There is no previous Final Plat on records for this property.
Site Development: A single-family house currently exists on the property.

COMMENTS

Parkland Dedication: Dedication will be assessed on the three newly established single-family lots for a total of \$6,063.
Greenways: No dedication is proposed with this plat.
Pedestrian Connectivity: No connection is proposed or requested with this plat.
Bicycle Connectivity: No connection is proposed or requested with this plat.
Impact Fees: N/A

REVIEW CRITERIA

Compliance with Subdivision Regulations: Section 8.2.H.2 of the Unified Development Ordinance states that a plat involving a building plot created prior to June 1970, which creates an additional lot or building plot, must meet or exceed the average lot width within the block and each lot must be at least 8,500 square feet in area.

The proposed Final Plat requires waivers to Section 8.2.H.2 of the Unified Development Ordinance, regarding lot width standards and minimum lot size requirements for platting in older subdivisions. The average lot width within the subject block is 81.31 linear feet. The average lot area within the block is 8,316. The four lots being created require the following waivers:

Lot Number	Proposed Lot Area	Waiver Requested	Proposed Lot Width	Waiver Requested
Lot 11A	5,394.81 SF	2,921 SF	51.63 feet	29.67 feet
Lot 11B	5,394.81 SF	2,921 SF	51.63 feet	29.67 feet
Lot 12A	5,394.81 SF	2,921 SF	51.63 feet	29.67 feet
Lot 12B	5,394.81 SF	2,921 SF	51.63 feet	29.67 feet

In accordance with the Subdivision Regulations, when considering a waiver, the Planning and Zoning Commission should make the following findings to approve the waiver:

- 1) That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this chapter will deprive the applicant of the reasonable use of his land;**

A special circumstance does exist for the property due to the large unplatted building plots in the block that skew the average lot width. For example, one unplatted building plot, closer to Texas Avenue, is currently vacant and contains approximately 208 feet of frontage. Of the 35 building plots within the block, 21 are approximately 50 feet in width.

- 2) That the waivers are necessary for the preservation and enjoyment of a substantial property right of the applicant;**

The waivers are not necessary for the property to further subdivide if fewer lots are yielded. The building plot may be divided into two platted lots and meet all minimum requirements.

- 3) That the granting of the waivers will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this chapter; and**

The granting of the requested waivers will not be detrimental to the public health, safety, or welfare, nor will they be injurious to other properties in the area, or to the City in administering this chapter. Many of the existing building plots and platted lots within the Richards Subdivision and Richards Addition Subdivision have a similar lot area and lot width as the proposed Final Plat.

- 4) That the granting of the waivers will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.**

The granting of the requested waivers will not affect the future orderly subdivision of property in the area. Much of the surrounding area was previously platted as the Richards Subdivision and Richards Addition Subdivision. The subject block, having been left out of the initial Richards Addition Subdivision, has developed consistently with the neighboring platted lots.

The Urban land use designation, as shown on the Comprehensive Plan Land Use and Character Map, does provide guidance as to the intended future development of this area to be high-density residential. Further subdivision of the property could be a detriment to future lot consolidation for potential Urban-appropriate projects.

STAFF RECOMMENDATIONS

Staff recommends approval of the waiver requests to lot area and lot width. If all waiver requests are approved, Staff recommends approval of the Final Plat. If any waiver request is denied, the Final Plat must be denied.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat (provided in packet)



FOR OFFICE USE ONLY	
CASE NO.:	<u>11-191</u>
DATE SUBMITTED:	<u>2.13.12</u>
TIME:	<u>9:51</u>
STAFF:	<u>PK</u>

FINAL PLAT APPLICATION

(Check one) **Minor** (\$700) **Amending** (\$700) **Final** (\$932) **Vacating** (\$932) **Replat** (\$932)

Is this plat in the ETJ? Yes No Is this plat Commercial or Residential

MINIMUM SUBMITTAL REQUIREMENTS:

- \$700-\$932 Final Plat Application Fee (see above).
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Fourteen (14) folded copies of plat. (A signed mylar original must be submitted after approval.)
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- Copy of original deed restrictions/covenants for replats (if applicable).
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

NOTE: A mylar of the approved preliminary plan must be on file before a final plat application will be considered complete. If the mylar is submitted with the final plat application, it shall be considered a submittal for the preliminary plan project and processed and reviewed as such. Until the mylar has been confirmed by staff to be correct, the final plat application will be considered incomplete.

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT 205 Sterling Replat

ADDRESS 205 Sterling, College Station, TX

SPECIFIED LOCATION OF PROPOSED PLAT:

205 Sterling, College Station, TX

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):
 Name Adam Wallace - ATM Surveying E-mail adam@atmsurveying.com
 Street Address 1403 Lemon Tree
 City College Station State TX Zip Code 77840
 Phone Number 979-676-0539 Fax Number _____

PROPERTY OWNER'S INFORMATION (All owners must be identified. Please attach an additional sheet for multiple owners):

Name Trey Guseman E-mail _____
Street Address 1113 Langford St.
City College Station TX State TX Zip Code 77840
Phone Number 979-204-2087 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name _____ E-mail _____
Street Address _____
City _____ State _____ Zip Code _____
Phone Number _____ Fax Number _____

Do any deed restrictions or covenants exist for this property? Yes No

Is there a temporary blanket easement on this property? If so, please provide the Volume _____ and Page No. _____

Total Acreage 0.4954 acres Total No. of Lots 4 R-O-W Acreage _____

Existing Use Residential Proposed Use Residential

Number of Lots By Zoning District 4 / residential _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

0.1238 / residential _____ / _____ / _____

Floodplain Acreage n/a

Is there Special Flood Hazard Area (Zone A or Zone AE on FEMA FIRM panels) on the property? Yes No

This information is necessary to help staff identify the appropriate standards to review the application and will be used to help determine if the application qualifies for vesting to a previous ordinance. Notwithstanding any assertion made, vesting is limited to that which is provided in Chapter 245 of the Texas Local Government Code or other applicable law.

Is this application a continuation of a project that has received prior City platting approval(s) and you are requesting the application be reviewed under previous ordinance as applicable?

Yes

No

If yes, provide information regarding the first approved application and any related subsequent applications (provide additional sheets if necessary):

Project Name: _____

City Project Number (in known): _____

Date / Timeframe when submitted: _____

A statement addressing any differences between the Final Plat and Preliminary Plan (if applicable):

N/A

Requested waiver to subdivision regulations and reason for same (if applicable):

We are requesting a waiver for the lot width requirement the lot size exceeding average of lots on this block. The average lot width for all adjoining lots including this lot(the largest lot in the block) is 81.31 feet wide, so we're requesting 29.67 feet waived, since 19 of the lots are that size already. The average lot size is 8316 sq. feet, so we are requested 2921 sq. ft. to be waived since 19 of the lots are also this far below the minimum.

Regarding the waiver request, explain how:

- 1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land.

The costs involved with development decrease the properties effective use and would likely only allow the current unoccupied home to exist, lowering property values, and creating potential issues for neighboring properties, along with devaluing it, to which strict application of subdivision regulations would make it not feasible to develop.

- 2. The waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.

The waiver of lot size and width for this property is critical to the development of this property being worth the time and effort of improving it for the owner.

- 3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations.

Public health, safety, and welfare will not be affected by reducing the lot size of this property.

- 4. The granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the Unified Development Ordinance.

The granting of this waiver will be in accordance with previously approved replats on this block, and even directly beside this lot where the lot widths and size were even less than we are requesting and were approved. This will result in higher quality homes, higher value for the property, and increased property value for all homes in the community.

Fee in lieu of sidewalk construction is being requested because of the following condition (if applicable):

- 1. An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
- 2. The presence of unique or unusual topographic, vegetative, or other natural conditions exist so that strict adherence to the sidewalk requirements of the UDO is not physically feasible or is not in keeping with the purposes and goals of the UDO or the City's comprehensive Plan;
- 3. A capital improvement project is imminent that will include construction of the required sidewalk. Imminent shall mean the project is funded or projected to commence within twelve (12) months;
- 4. Existing streets constructed to rural section that are not identified on the Thoroughfare Plan with an estate / rural context;
- 5. When a sidewalk is required along a street where a multi-use path is shown on the Bicycle, Pedestrian, and Greenways Master Plan;

- 6. The proposed development is within an older residential subdivision meeting the criteria in Platting and Replatting within Older Residential Subdivisions Section of the UDO; or
- 7. The proposed development contains frontage on a Freeway / Expressway as designated by Map 6.6, Thoroughfare Plan - Functional Classification, in the City's Comprehensive Plan.

Detailed explanation of condition identified above:

NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation _____

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p>_____ Streets</p> <p>_____ Sidewalks</p> <p>_____ Sanitary Sewer Lines</p> <p>_____ Water Lines</p> <p>_____ Channels</p> <p>_____ Storm Sewers</p> <p>_____ Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p><u>0</u> No. of acres in floodplain</p> <p><u>0</u> No. of acres in detention</p> <p><u>0</u> No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from the owner. If there is more than one owner, all owners must sign the application or the power of attorney. If the owner is a company, the application must be accompanied by proof of authority for the company's representative to sign the application on its behalf. LIEN HOLDERS identified in the title report are also considered owners and the appropriate signatures must be provided as described above.

L. F. G... - OWNER
Signature and title

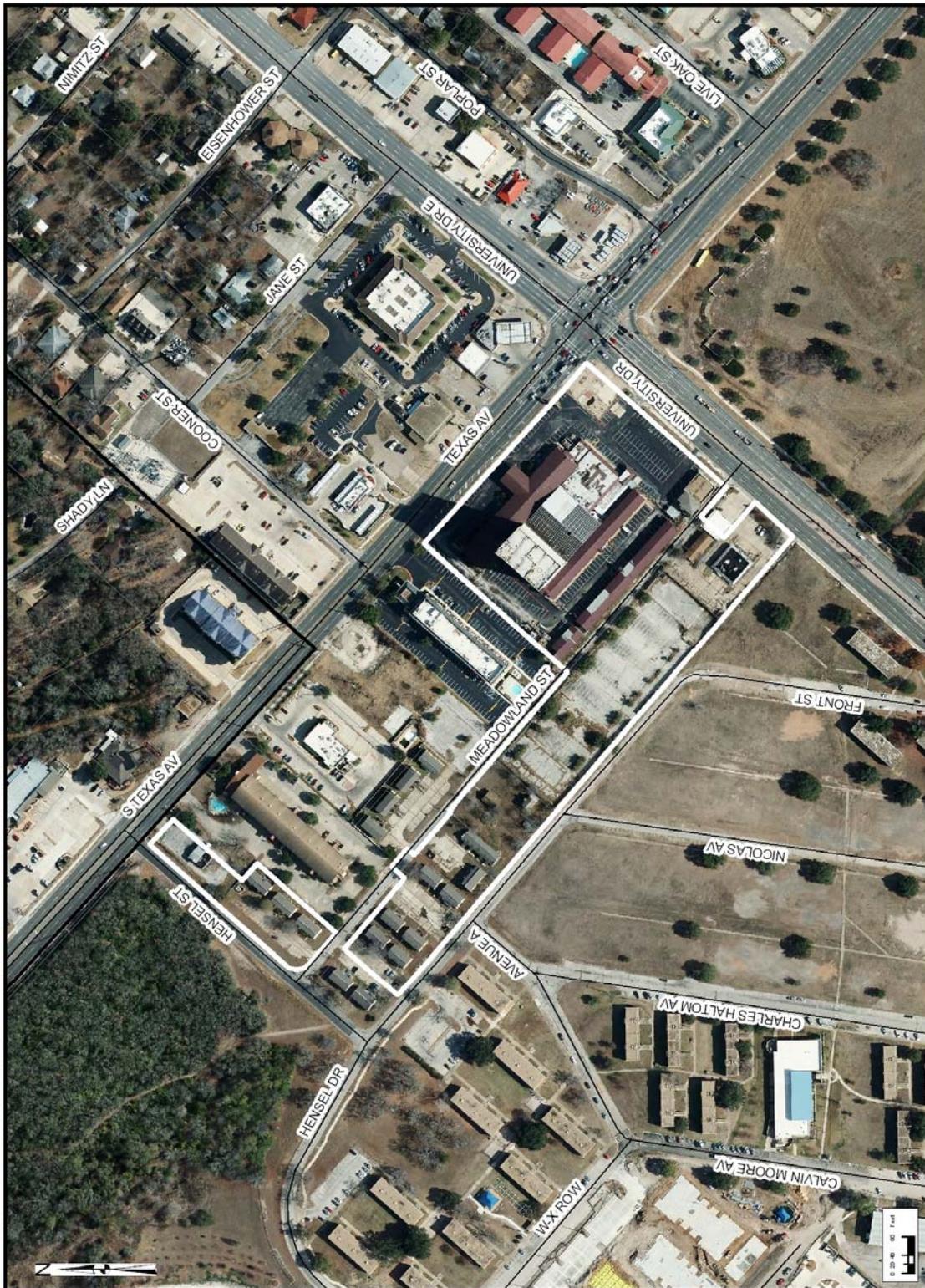
12-6-2011
Date



CITY OF COLLEGE STATION
Home of Texas A&M University®

**REZONING REQUEST
FOR
THE PLAZA AT COLLEGE STATION
12-00500010**

- REQUEST:** R-2 Duplex Residential, R-4 Multi-Family, C-1 General Commercial and C-2 Commercial-Industrial to PDD Planned Development District
- SCALE:** Approximately 11 acres
- LOCATION:** 410 Texas Ave, generally located at the northwest corner
- APPLICANT:** Mitchell & Morgan, LLP, agent for owner
- PROJECT MANAGER:** Jason Schubert, AICP, Principal Planner
jschubert@cstx.gov
- RECOMMENDATION:** Staff recommends approval of the request with the following conditions:
- 1) Remove the modification for a block length waiver and provide two public way projections along Public Way Section C-C to the Texas A&M System property to the southwest;
 - 2) Remove the modification to Public Ways allowing head-in parking around the traffic circle (parallel parking is permitted);
 - 3) Remove the modification to reduce the minimum utility line separation distance from structures to 10 feet. Appropriate design considerations can be made as the site infrastructure is designed and reviewed;
 - 4) Require the back of curb sidewalks along Public Way Section C-C be expanded to a minimum of eight feet;
 - 5) Provide the dual right turn lanes on southbound Texas Avenue to westbound University Drive as a mitigation measure for the intersection; and
 - 6) Provide a bus stop with shelter, as approved by the City, in a location approved by TAMU Transit Services for A&M bus service.



REZONING
Case: 12-010
410 TEXAS AVE S
DEVELOPMENT REVIEW

NOTIFICATIONS

Advertised Commission Hearing Date: March 1, 2012
 Advertised Council Hearing Dates: March 8, 2012

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

None

Property owner notices mailed: 16
 Contacts in support: None
 Contacts in opposition: One
 Inquiry contacts: One

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
Northwest	Urban & Redevelopment Texas A&M University	C-1 General Commercial C-U College and University	Hotel Vacant, wooded
Northeast	Urban & Redevelopment (across Texas Avenue, major arterial)	C-1 General Commercial	Hotels, Restaurant, Gas Station, Office
Southeast	Texas A&M University (across University Drive, major arterial)	C-U College and University	Texas A&M polo field
Southwest	Texas A&M University	C-U College and University	Texas A&M Student housing

DEVELOPMENT HISTORY

Annexation: 1939
Zoning: C-1 General Commercial, C-2 Commercial-Industrial, R-4 Multi-Family, and R-2 Duplex
Final Plat: Gorzycki Meadowlands (1936), North Park I (1980), remaining portions have not been final platted.
Site development: Multiple abandoned developments are located in this area including the former Plaza Hotel, Kettle restaurant, Daylight Donuts, and gas station as well as several abandoned residential structures along the former Meadowland Street.

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject property is designated as Urban and part of Redevelopment Area II on the Comprehensive Plan Future Land Use and Character Map. The intersection of Texas Avenue and University Drive has also been identified as a Primary Arrival Gateway into the City. The Comprehensive Plan describes Urban as:

This land use designation is generally for areas that should have a very intense level of development activities. These areas will tend to consist of townhomes, duplexes, and high-density apartments. General commercial and office uses, business parks, and vertical mixed-use may also be permitted within growth and redevelopment areas.

Redevelopment Area II: Texas Avenue, University Drive, and Harvey Road is described by the Comprehensive Plan as:

This area includes a number of underperforming land uses that, due to their proximity to two of the busiest corridors in the City, are poised for redevelopment. Much of the area is currently subdivided into small lots, making it difficult to assemble land for redevelopment...The proximity of existing neighborhoods and the Texas A&M University campus requires careful site planning and appropriate building design. These efforts should be complimentary to the Area V: Hospitality corridor plan, the neighborhood plan for the Eastgate area, and the Texas A&M University Campus Master Plan and should focus on bringing vertical mixed use and other aspects of urban character to this portion of the City.

The proposed PDD zoning with associated Concept Plan is consistent with the objectives of the Comprehensive Plan to redevelop and consolidate underperforming properties in this area of the City. The requested rezoning proposes to provide vertical mixed use, high density multi-family, and pedestrian oriented development at the corner of Texas Avenue and University Drive in proximity to the Texas A&M University campus.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The existing zoning and conforming uses of nearby property are consistent with the proposed uses. The scale of the proposed uses, however are intended to be developed at a high density and more intensity than the nearby existing fourplex, hotel and restaurant uses. The neighboring developments are developed on more of a suburban scale with surface parking lots and open space while the proposed development utilizes structured parking and has requested reduced setbacks and increased density allowances.

One of the adjacent fourplex owners along Hensel Street to the northwest has expressed concern regarding the building mass of proposed development (see attached email) and has also expressed a desire to be included in the request. The concern relates to the potential of a 50-foot tall building approximately 50 feet from the existing fourplex. While there is a large differential in scale, the standard zoning ordinance does not impose restrictions between the same types of use. The adjacent R-4 Multi-Family district does not have height limitations either and could redevelop in a similar scale if it were able to meet place all site requirements on the property.

Representatives of the Texas A&M University System to the southwest have verbally expressed concerns regarding the nature and scale of the proposed development. It is our understanding that the A&M System intends to develop their property with private commercial, retail, residential, and other uses and is concerned about the compatibility between their future development and the proposed development. Thus far, they have expressed an unwillingness to accommodate vehicular, bicycle, or pedestrian connections between the two properties, something that is commonly required between similar types of developments throughout the City.

- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The proposed PDD Planned Development District proposes a vertical mixed use development with a mixture of commercial and multi-family uses. These uses are suitable for the property based on its location within the core of the City and proximity to the Texas A&M University campus. The scale and density of the development factor into the availability of transportation and utility capacity in the area. As described later, the proposed development proposes some transportation improvements and mitigation efforts and acknowledges that utility upgrades will be necessary to provide adequate services to the development.
- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The C-1 General Commercial district at the corner of Texas Avenue and University Drive and R-4 Multi-Family district along the former Meadowland Street should be considered suitable, separate uses for the property. The smaller areas of R-2 Duplex Residential and C-2 Commercial-Industrial, however, are not suitable for this area of the City that is designated for redevelopment and intended for high intensity uses.
- 5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** Most of the properties should be considered marketable with their current zoning, though the presence of four different zoning classifications on the property constrains the potential for large-scale redevelopment opportunities.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** The existing Plaza site is served by 12-inch waterlines along Texas Avenue and University Drive. Per discussions with the applicant, additional information will be needed through fire demand modeling on existing available capacity. Once this has been analyzed by the applicant, the City can better understand the proposed locations, potential required up-sizing, and the potential required re-alignment of existing waterlines within/near the proposed development.

The existing Plaza site is served by an 8-inch gravity sanitary sewer collection line that spans from University Drive to the existing Hensel Park Lift Station. This respective lift station then pumps sanitary sewer flow to the 'Northeast Trunkline' via a 12-inch force main. The 'Northeast Trunkline' conveys this flow to the Carters Creek Wastewater Treatment Plant. Using the City of College Station's sanitary sewer modeling software and the proposed build-out sanitary sewer demands submitted by the applicant, the City has determined that there is not adequate capacity in the existing 8-inch sanitary sewer line that spans from this respective development to the existing Hensel Park Lift Station. The City has, however, concluded that there is existing available capacity in the Hensel Park Lift Station/force main as well as the 'Northeast Trunkline'. Because of this, this development

would need to include off-site sanitary sewer improvements to provide additional collection system capacity.

Drainage is generally to the south and west within the Wolf Pen Creek and Burton Creek Drainage Basins, respectively. Stormwater and other public infrastructure improvements required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines.

As part of the rezoning application, a Traffic Impact Analysis (TIA) was submitted. Because of the expediency with the approval process and in order to accommodate the applicant's timeline, up to date traffic counts were not conducted instead the applicant utilized a previous analysis conducted in 2011 by HDR the applicant's traffic consultant, of the intersection at Texas Avenue and University Drive. This analysis was presented to the Bryan/College Station MPO. Based on that analysis, the TIA utilized the traffic counts and the intersection operation analysis. The TIA indicated that the intersection of Texas Avenue and University Drive is operating at a Level of Service (LOS) E. Utilizing a scale of LOS "A" thru LOS "F" with "A" being the best LOS "free flow traffic" and LOS F being the worst LOS "bumper to bumper traffic" and LOS "D" being the acceptable LOS the intersection is operating at unacceptable LOS. With that in mind the goal was to provide mitigation strategies that would not prevent the intersection of University Drive and Texas Avenue operate at a worse LOS. The following mitigation strategies have been identified:

- An additional left turn bay will be added to University Drive eastbound to northbound Texas Avenue, creating a dual left configuration by modifying the existing raised median.
- On University Drive, a right turn deceleration lane will be built to meet TxDOT design criteria. The raised median will also be extended north beyond the proposed driveway location. These mitigation items are at the request of TxDOT and concurred by City staff.
- Both the Brazos Valley Transit District and TAMU Transit have indicated that they would not alter their routes to provide service within the proposed site. However, both transit providers have routes along University Drive and Texas Avenue. In order to mitigate traffic at the intersection of University Drive and Texas Avenue, staff has recommended the applicant work with both transit providers regarding bus stops along University Drive and Texas Avenue in close proximity to the proposed site. Furthermore, pedestrian and bicycle accommodations within the site be provided and directed toward the transit areas.
- The former Meadowland Street intersection at University Drive will be closed and the existing median break in University Drive closed as well. This is at the direction of TxDOT and concurred by City staff.
- To meet the block length requirements for the site, two stub outs westbound to TAMU property west of the proposed site are required. Ultimately this would also serve as an alternative route to University Drive and Texas Avenue, somewhat relieving traffic at that intersection. It is anticipated that TAMU property will be redeveloped to include commercial, retail, and residential uses. These connections also provide important bicycle and pedestrian route alternatives.

- Through the TIA, the applicant has evaluated the effect of an additional right turn lane on southbound Texas Avenue to westbound University Drive. Room for the construction of the second right turn lane would be available with the proposed right-of-way of 7.5 feet along Texas Avenue. Based on the analysis, the additional right turn lane does not change the LOS from “E,” it does decrease the AM Peak delay by 2.4% and the PM Peak delay by 2.0%. Though the applicant has not proposed this improvement as a form of mitigation, staff recommends it be included in the required mitigation measures to help reduce the impact of this development on the intersection.

SUMMARY OF CONCEPT PLAN

The requested rezoning and associated Concept Plan propose a vertical mixed use and multi-family redevelopment at the intersection of Texas Avenue and University Drive. The vertical mixed use area consists of more than 60,000 gross square feet of ground floor general commercial uses with multi-family units above. The multi-family area consists of multi-story buildings oriented along the side and rear of the development along the former Meadowland Street. The applicant proposes building heights ranging up to 70 to 80 feet or eight stories. The development is proposed in two phases with the vertical mixed use and some of the multi-family buildings developed in the first phase with the remainder of multi-family areas along the former Meadowland Street and Hensel Street in the second phase. For the most part, parking will be provided in three proposed parking garages located in different areas of the development. All existing buildings, including the former Plaza Hotel tower, will be demolished before a building permits will be issued for new construction.

The development will use the dimensional standards of the C-1 General Commercial zoning district for the commercial uses and R-6 High Density Multi-Family zoning district for the residential uses. Additional description, standards and improvements by the development will be provided later.

Meritorious Modifications

This area is designated as a Redevelopment area in the Comprehensive Plan which acknowledges some role for the City may be necessary to encourage redevelopment. Some modifications result from the intended urban nature of the proposed development and some are due to the suburban style of some of the applicable development regulations. The applicant is requesting the following meritorious modifications or alternatives to standard ordinance requirements:

- 1. Zoning District Standards – UDO Section 5.2 “Residential Dimensional Standards” and Section 5.4 “Non-Residential Dimensional Standards”:** An increase to the maximum residential unit density from 30 units per acre to 60 units per acre is proposed by the applicant. While this increase in density can be supported, it is necessary to ensure that adequate infrastructure and transportation facilities including vehicular, bicycle, and pedestrian are provided for the development and surrounding area. As will be described, staff is recommending against some of the proposed modifications that may be detrimental to these facilities.

The applicant requests to reduce minimum building setbacks for the C-1 General Commercial and R-6 High Density Multi-Family based zoning districts to 5 feet along all property lines with the understanding that sufficient easements for utilities will be provided. The standard building setbacks are 25-foot front setback, 7.5-foot side setback, 15-foot side street setback, and 15-foot rear setback for the C-1 district and 20-foot rear setback for R-6.

2. **Use – UDO Section 6.2.C “Use Table”:** The P-MUD Planned Mixed Use District is the base zoning district for uses for the development with Health Care, Medical Clinic being added as a permitted use and Country Club, Duplex, Fuel Sales, Fraternal Lodge, Golf Course/Driving Range, Parking as a Primary Use, Single-Family Detached, Sexual Oriented Businesses, and Shooting Range (Indoor) uses removed from the permitted list.
3. **Parking – UDO Section 7.2 “Off-Street Parking Standards”:** The applicant proposes the standard shopping center ratio of 1 parking space per every 250 gross square feet of commercial use (1:250), though not required to provide additional parking if more than 25% of these areas are utilized as intense commercial uses. The applicant also proposes the minimum residential parking requirement be reduced to one parking space per bedroom. The current ordinance requires one space per bedroom for three and four bedroom units though some additional parking is provided with one and two bedroom units (1.5 spaces/bedroom). Also, up to 5% of the parking spaces in the garage may be compact parking spaces. This parking reduction can be supported if sufficient transit, bicycle, and pedestrian facilities are provided.
4. **Transportation – UDO Section 7.3 “Access Management and Circulation”, Section 8.2.G “Blocks”, and Section 11.2 “Defined Terms”- Public Way:** The applicant proposes some modifications to transportation related requirements:
 - Three driveways exist along Texas Avenue and six driveways along University Drive, including the former Meadowland Street. Though the proposed Concept Plan consolidates these to one driveway on Texas Avenue and one driveway on University Drive, the proposed driveways do not meet minimum spacing standards. The applicant requests the proposed spacing be acceptable and the concept has been agreed by TxDOT.
 - The maximum block length in Urban designated areas is 660 feet with a maximum block perimeter of 2,000 feet. Based on these dimensions, two street/public way projections are required along the Public Way Section C-C toward the Texas A&M System property to the southwest. The applicant has requested a waiver to not require these connections. Staff is not supportive of this modification as these alternative routes will help reduce the concentration of traffic movements at the intersection of Texas Avenue and University Drive. Though the Texas A&M System has not been supportive of any type of connection between the two developments, they are in the process of developing a master plan for a private development of commercial, retail, residential, and other uses which will be subject to similar requirements.
 - Public Ways are defined with certain dimensional and design criteria. The applicant requests to reduce the maximum curve radius from a 200-foot radius to a 45-foot radius, allow sidewalks to be back of curb instead of three feet off, allow road-side zone of less than eight feet in Public Way Section C-C with minimum six-foot sidewalk back of curb (see attached cross sections), and allow head-in parking around the traffic circle. Staff is supportive of the radius and sidewalk location requests, though does not support the head-in parking around the traffic circle or the six-foot sidewalk at the back of curb along Public Way Section C-C. Based on the current layout the traffic circle will be critical for vehicular circulation and allowing head-in parking movement in this area would not be appropriate. As provided elsewhere on the Public Way, parallel parking spaces are permitted. The six-foot back of curb sidewalk is narrower than any other minimum back of curb sidewalk and does not provide adequate room for the required landscape plantings.

5. **Signs – UDO Section 7.4 “Signs”:** Instead of using this Section as the basis for signage, the applicant proposes to utilize the signage permitted in Wolf Pen Creek (UDO Section 5.6.A.11 Signs) with the following modifications:
 - Signs may be approved administratively by staff with appeals to staff’s interpretations being able to be considered by the Design Review Board;
 - Wayfinding signage (UDO Section 7.4.AA Campus Wayfinding Signs) is permitted for this development; and
 - Projection signs may be used for identification signage for the general area and not count against the attached signage square feet unless they contain copy of the individual business. Projection signs may be oriented toward the public rights-of-way or public ways and one permitted per tenant per public way frontage.
6. **Landscaping – UDO Section 7.5 “Landscaping and Tree Protection”:** Instead of using this Section as the basis for landscaping, the applicant proposes to utilize the Northgate standards contained in UDO Section 5.6.B.9 “Landscape and Streetscape Standards” with the following modifications:
 - The street trees along Texas Avenue and University Drive may be placed outside of TxDOT right-of-way. Street trees along Public Way Sections A-A and B-B shall be 50 feet on center with alternating planting areas spaced at 50 feet on center consisting of non-canopy trees, hedges or seasonal plantings. The Public Way Section C-C will have planting areas of 25 feet on center consisting of non-canopy trees, hedges, or seasonal plantings;
 - Building and Site Lighting shall still comply with UDO Section 7.10 Outdoor Lighting Standards; and
 - The Street Lights section is not applicable as lights are owned and maintained by property owner.
7. **Architecture – UDO Section 7.9 “Non-Residential Architecture Standards”:** Instead of using this Section as the basis for architecture standards, the applicant proposes to utilize the Northgate standards contained in UDO Section 5.6.B.4 “Building Design Standards” except that residential dwelling units in a building with less than 12 units may have access through a parking area or garage. All subsections (Building Orientation and Access, Building Transparency, Architectural Relief, Roof Type, Exterior Building Material, Exterior Building Colors, and Canopies/Awnings) shall apply to all non-residential and residential buildings.
8. **Infrastructure – Section 3.3.A “Applicability,” and BCS Unified Design Guidelines:** The applicant proposes some modifications to infrastructure related requirements:
 - Most of the property is platted though a couple areas are still tracts of land. The applicant has requested that building permits may be issued on these tracts prior to the platting of these areas with the provision that a temporary blanket easement be placed on the property and the property platted/replatted once all utilities are constructed and relocated and before Certificates of Occupancy are issued for the buildings; and
 - The applicant has requested to reduce the utility line separation distances from structures to a minimum of 10 feet. Staff is not supportive of this modification at this point as additional design details are necessary to make this determination. Staff could consider this type of modification when the site infrastructure is being designed.

Community Benefits and Additional Enhancements

The applicant has identified the following community benefits, additional enhancements or improvements:

1. Implementation of the Comprehensive Plan through redevelopment of an underperforming, blighted area that is designated as a Primary Arrival Gateway and described by the Comprehensive Plan as an area that should “focus on bringing vertical mixed-use and other aspects of urban development to this portion of the City.” All existing buildings will be demolished before building permits will be issued for any new construction.
2. The Northgate Building Design Standards (UDO Section 5.6.B.4) apply to all buildings, residential and non-residential. Currently there are no architectural requirements for residential buildings outside of the Northgate District.
3. The Northgate Bicycle Parking Standards (UDO Section 5.6.B.7) apply to the development except that the design of the bicycle rack design is determined by the owner and approved by the City and bicycle parking may be located within the parking garage areas. Currently there are no bicycle parking (bike rack) requirements for residential developments outside of the Northgate District.
4. Installation of a bus stop shelter as approved by the City internal to the site to promote transit usage and another along University Drive to utilize District bus service. Bus stops or bus shelters are not required by standard ordinance.
5. The Northgate Dumpster and Mechanical Equipment Standards (UDO Section 5.6.B.10) shall apply with the exception that vegetation may also be used as a screening tool.
6. The Northgate Outside Storage and Display Standards (UDO Section 5.6.B.13) shall apply to the development.
7. The parking garage on Texas Avenue is wrapped with general commercial use on ground floor and residential above and the other parking garages along the former Meadowland Street are wrapped with multi-family uses.
8. An eight-foot bicycle and pedestrian route is proposed along the majority of the southwest property line to connect multi-family buildings and two parking garages to University Drive to allow easier bicycle and pedestrian movements from the development toward the Texas A&M University campus.
9. Mitigation for the Texas Avenue and University Drive intersection is proposed through a variety of transportation improvements including a dual left turn lane will be added University Drive eastbound to Texas Avenue northbound, the median break for the former Meadowland Street will be closed, multiple driveways will be consolidated into one driveway on Texas Avenue and one driveway on University Drive, the median on Texas Avenue will be extended north past the proposed Public Way driveway, and a deceleration lane will be added to the proposed Public Way driveway on University Drive.

STAFF RECOMMENDATION

Staff recommends approval of the request with the following conditions:

- 1) Remove the modification for a block length waiver and provide two public way projections along Public Way Section C-C to the Texas A&M System property to the southwest;
- 2) Remove the modification to Public Ways allowing head-in parking around the traffic circle (parallel parking is permitted);

- 3) Remove the modification to reduce the minimum utility line separation distance from structures to 10 feet. Appropriate design considerations can be made as the site infrastructure is designed and reviewed;
- 4) Require the back of curb sidewalks along Public Way Section C-C be expanded to a minimum of eight feet;
- 5) Provide dual right turn lanes on southbound Texas Avenue to westbound University Drive as a mitigation measure for the intersection; and
- 6) Provide a bus stop with shelter, as approved by the City, in a location approved by TAMU Transit Services for A&M bus service.

SUPPORTING MATERIALS

1. Application
2. Rezoning Map
3. Concept Plan
4. Public Way Cross Sections
5. Email from Kevin Burgess, adjacent land owner
6. Traffic Impact Analysis (will be provided prior to meeting)



FOR OFFICE USE ONLY	
CASE NO.:	_____
DATE SUBMITTED:	_____
TIME:	_____
STAFF:	_____

ZONING MAP AMENDMENT (REZONING) APPLICATION PLANNED DISTRICTS

(Check one)

- Planned Development District (PDD) Planned - Mixed Used Development (P-MUD)

MINIMUM SUBMITTAL REQUIREMENTS:

- \$1,165 Rezoning Application Fee.
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
- One (1) copy of a fully dimensioned Rezoning Map on 24"x36" paper showing:
 - a. Land affected;
 - b. Legal description of area of proposed change;
 - c. Present zoning;
 - d. Zoning classification of all abutting land; and
 - e. All public and private rights-of-way and easements bounding and intersecting subject land.
- Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
- A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to P&DS_Digital_Submittal@cstx.gov).
- Fourteen (14) copies of the Concept Plan on 24"x36" paper in accordance with Section 3.4.D of the UDO.
- The attached Concept Plan checklist with all items checked off or a brief explanation as to why they are not checked off.

NOTE: If a petition for rezoning is denied by the City Council, another application for rezoning shall not be filed within a period of 180 days from the date of denial, except with permission of the Planning & Zoning Commission.

Date of Optional Preapplication Conference December 21, 2011

NAME OF PROJECT The Plaza at College Station

ADDRESS 410 Texas Avenue South, College Station, Texas 77840

LEGAL DESCRIPTION (Lot, Block, Subdivision) * See Below.

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

Northwest corner of Texas Avenue and University Drive

TOTAL ACREAGE 11.05 acres

* 0.345 acre tract JE Scott League A-50, Lots 2-4 Block 1 North Park, Lots 3-10 Block 2 North Park, Lots 4-19 Meadowland addition, 4.82 Ac. Tract
 10/10 JE Scott League A-50, 0.17 Ac. Tract JE Scott League A-50, Lots 1, 2 & A portion of Lot 3 Meadowland Addition, A 0.54 Ac. Tract being the abandoned R.O.W. of Meadowland Street. Page 1 of 7

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):

Name Mitchell & Morgan, LLP c/o Veronica Morgan, PE E-mail v@mitchellandmorgan.com
Street Address 511 University Drive East, Suite 204
City College Station State Texas Zip Code 77840
Phone Number 979-260-6963 Fax Number 979-260-3564

PROPERTY OWNER'S INFORMATION:

Name Woodridge College Station I, LLC c/o Rick Arambulo E-mail rick@woodridgecapital.com
Street Address 1999 Avenue of the Stars, Suite 2850
City Los Angeles State California Zip Code 90067
Phone Number 310-824-2200 Fax Number 310-824-7931

OTHER CONTACTS (Please specify type of contact, i.e. project manager, potential buyer, local contact, etc.):

Name Amanda Wallis E-mail Awallis@Capstone-dev.com
Street Address 431 Office Park Drive
City Birmingham State Alabama Zip Code 35223
Phone Number 205-949-3849 Fax Number 205-949-2070

This property was conveyed to owner by deed dated July 07, 2011 and recorded in Volume 10242/253 Page 70
of the Brazos County Official Records. 10243/24
10243/101

Existing Zoning R-2, R-4, C-1 & C-2 Proposed Zoning PDD

Present Use of Property Retail, Multi-Family and Restaurant

Proposed Use of Property N/A (see below)

Proposed Use(s) of Property for PDD, if applicable:

P-MUD uses w/o the following: Conference/Convention Center, Country Club, Fraternal Lodge, Fuel Sales, Golf Course or Driving Range, Parking as Primary Use, SOB, Shooting Range, Utility

P-MUD uses are prescribed in Section 6.2.C. Use Table of the Unified Development Ordinance.

If P-MUD:

Approximate percentage of residential land uses: N/A

Approximate percentage of non-residential land uses: N/A

REZONING SUPPORTING INFORMATION

- 1. List the changed or changing conditions in the area or in the City which make this zone change necessary.

This area of College Station is an older developed portion of the city. All of the property being requested in this rezoning application has been vacant for some time. As such its appearance has deteriorated and the property is due for redevelopment. Redevelopment of some of the existing deteriorated buildings will be challenging at best. As an older property it contains several jumbled zoning districts, which are not even compatible with the current Comprehensive Plan. The property as such will have significant challenges with redevelopment and will need the help of a single zoning category on the entirety to open up/allow unique design opportunities for the site.

2. Indicate whether or not this zone change is in accordance with the Comprehensive Plan. If it is not, explain why the Plan is incorrect.

Yes, this zone change is in accordance with the Comprehensive Plan.

3. How will this zone change be compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood?

As a PDD development with a mix of uses such as retail, restaurants and multi-family, this development will enhance the surrounding area. These proposed uses will certainly be compatible with the adjacent hotel and restaurant developments along Texas Avenue as well as the adjacent Texas A&M University site with its student housing. These developments will create a synergy amongst themselves providing for increased pedestrian traffic opportunities throughout the area.

4. Explain the suitability of the property for uses permitted by the rezoning district requested.

The Comprehensive Plan as well as this rezoning application recognize that this highly visible corner should develop as a mix of uses and the density of that development should be more urban in nature given its proximity to Texas A&M University. The property is definitely suitable to the higher densities given its location at the intersection of two major arterial roadways. The utilities in the area should be sufficiently sized to accommodate this development and if there are concerns they will be addressed in the utility construction for the project.

5. Explain the suitability of the property for uses permitted by the current zoning district.

The current zoning of C-1, General Commercial may still be appropriate at the corner but it prohibits the vertical mix of uses the City of College Station has been promoting in its Comprehensive Plan. The size and configuration of the C-1 property on Meadowland, the C-2, Commercial-Industrial, R-4, Multi-family, and R-2, Single Family Residential are likely no longer suitable on the property

6. Explain the marketability of the property for uses permitted by the current zoning district.

The marketability of the property with the current C-1, C-2, R-4 and R-2 zoning districts is difficult. The only real marketable piece is the C-1, General Commercial property at the "hard" corner of Texas Avenue and University Drive.

7. List any other reasons to support this zone change.

In order to develop the property as one compatible development it is important to modify the current zoning districts on the property as the current zoning districts and property sizes only promote a hodge-podge development pattern and certainly not one in compliance with the current Comprehensive Plan.

8. State the purpose and intent of the proposed development.

The intent is to redevelop an older, unsightly and unsafe area of College Station. The current development is vacant with structures that have been boarded and vandalized. The redevelopment of this property will produce a product that the City of College Station can be proud of - with a strong mix of uses, an urban feel that is walkable all occurring at the most highly visible intersection in the city. It will certainly convey a distinct sense of place in the community.

CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

70 - 80 feet - 8 stories

2. Provide a general statement regarding the proposed drainage.

The property is currently developed and therefore has a tremendous amount of impervious cover on the site. It is our intent to match or decrease that amount of impervious cover such that we do not increase runoff from the site. We will be changing the drainage characteristics, such as changing sheet runoff to underground piped discharges. We have found two potential outfalls for the property which we will be utilizing for this piped flow. We will analyze both pre- and post-developed flows to these two study points (outfalls) to assure we have not increased flows from the site or have mitigated those increases.

3. List the general bulk or dimensional variations sought.

See Attached Letter

4. If variations are sought, please provide a list of community benefits and/or innovative design concepts to justify the request.

See Attached Letter

5. Explain how the concept plan proposal will constitute and environment of sustained stability and will be in harmony with the character of the surrounding area.

The Concept Plan intends to redevelop the site with a strong mix of uses in a TND setting. The walkability of the development along with the proximity of the surrounding existing uses will allow for these uses to easily interact with each other without the use of vehicles.

6. Explain how the proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan.

The current Comprehensive Plan illustrates this site as Urban Mixed Use development. The desire in that category is to provide "areas that should have the most intense development activities. These areas will tend to consist exclusively of residential, commercial, and office uses in vertical mixed use structures." This development will fulfill those goals and objectives as stated in the Comprehensive Plan.

7. Explain how the concept plan proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development.

The Concept Plan will have a mix of uses such as retail, restaurants and multi-family, which will enhance the surrounding area. These proposed uses will certainly be compatible with the adjacent hotel and restaurant developments along Texas Avenue as well as the adjacent Texas A&M University site with its student housing. The Concept Plan takes on a Traditional Neighborhood Development (TND) feel with its compact nature and mix of uses. It will create a synergy with the adjacent developments providing for increased pedestrian traffic opportunities throughout the area, an opportunity that College Station has identified as one it would like to promote in new developments and redevelopments.

8. State how dwelling units shall have access to a public street if they do not front on a public street.

Any portion of the development that does not have access to a public street will have access to a public way or access easement. The internal drives shown on the Concept Plan will be privately owned and maintained but will allow for public use.

9. State how the development has provided adequate public improvements, including, but not limited to: parks, schools, and other public facilities.

As a redevelopment project at this location the only public improvement contemplated is the plaza area at the intersection of Texas Avenue and University Drive. The Comprehensive Plan does not call for any additional public facilities on this site. The plaza area will create a gathering space for the pedestrians within the development as well as those passing by. As discussed in the Comprehensive Plan, this property is located at a primary arrival gateway in the city. It is our desire to have a focused impact within the plaza which may consist of significant hardscape, art and/or landscaping features. Features that would be identifiable and compatible with both pedestrian and vehicle traffic.

10. Explain how the concept plan proposal will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity.

On the contrary - the Concept Plan will benefit the overall area by removing existing structures that are currently detrimental to the public health, safety and welfare. The overall design is such that it complements the adjacent uses.

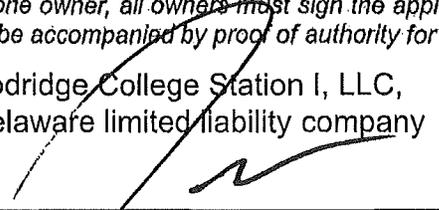
11. Explain how the concept plan proposal will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable anticipated in the area considering existing zoning and land uses in the area.

See attached TIA report.

Please note that a "complete site plan" must be submitted to Planning & Development Services for a formal review after the "concept plan" has been approved by the City Council prior to the issuance of a building permit - except for single-family development.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from the owner. If there is more than one owner, all owners must sign the application or the power of attorney. If the owner is a company, the application must be accompanied by proof of authority for the company's representative to sign the application on its behalf.

Woodridge College Station I, LLC,
a Delaware limited liability company

By: 

Michael Rosenfeld, Manager

Signature and title

Date

1-11-12

ADDITIONAL OWNER INFORMATION

Name WOODRIDGE COLLEGE STATION II, LLC C/O MICHAEL ROSENFELD

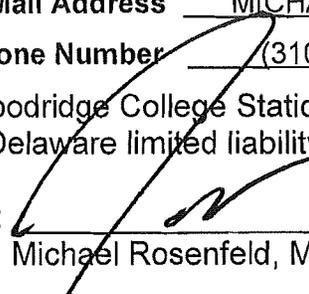
Street Address 1999 AVENUE OF THE STARS, SUITE 2850

City LOS ANGELES State CALIFORNIA Zip Code 90067

E-Mail Address MICHAEL@WOODRIDGECAPITAL.COM

Phone Number (310) 824-2200 Fax Number (310) 691-8691

Woodridge College Station II, LLC,
a Delaware limited liability company

By: 
Michael Rosenfeld, Manager

Owner's Signature _____ Date 1-11-12

Name WOODRIDGE COLLEGE STATION III, LLC C/O MICHAEL ROSENFELD

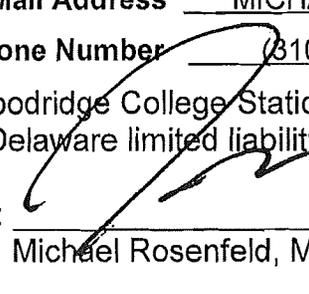
Street Address 1999 AVENUE OF THE STARS, SUITE 2850

City LOS ANGELES State CALIFORNIA Zip Code 90067

E-Mail Address MICHAEL@WOODRIDGECAPITAL.COM

Phone Number (310) 824-2200 Fax Number (310) 691-8691

Woodridge College Station III, LLC,
a Delaware limited liability company

By: 
Michael Rosenfeld, Manager

Owner's Signature _____ Date 1-11-12

Name WOODRIDGE COLLEGE STATION IV, LLC C/O MICHAEL ROSENFELD

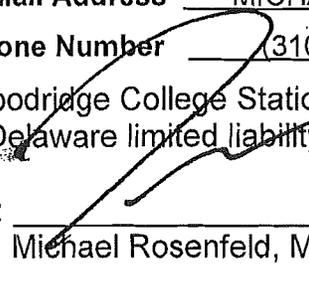
Street Address 1999 AVENUE OF THE STARS, SUITE 2850

City LOS ANGELES State CALIFORNIA Zip Code 90067

E-Mail Address MICHAEL@WOODRIDGECAPITAL.COM

Phone Number (310) 824-2200 Fax Number (310) 691-8691

Woodridge College Station IV, LLC,
a Delaware limited liability company

By: 
Michael Rosenfeld, Manager

Owner's Signature _____ Date 1-11-12



**CONCEPTUAL PDD/P-MUD SITE PLAN MINIMUM REQUIREMENTS
(ALL CITY ORDINANCES MUST BE MET)
INCLUDING BUT NOT LIMITED TO THE FOLLOWING:**

- A key map (not necessarily to scale).
- Title block to include:
 - Name, address, location, and legal description.
 - Name, address, and telephone number of applicant
 - Name, address, and telephone number of developer/owner (if differs from applicant)
 - Name, address, and telephone number of architect/engineer (if differs from applicant)
 - Date of submittal
 - Total site area
- North arrow.
- 100-year floodplain and floodway (if applicable) on or adjacent to the proposed project site, note if there is none on the site.
- Show the approximate location of the following:
 - Parking areas
 - Building sites and an indication of their use
 - Artificially lit areas
 - Open spaces/conservation areas
 - Greenways
 - Streets and access
 - Parks
 - Schools
 - Trails
 - Buffer areas (or a statement indicating buffering proposed)
 - Other special features
- Approximate accessways, pedestrian and bikeways.
- Common and open space areas.

PLAZA REDEVELOPMENT

PDD Zoning Regulations

The subject property is located at the most highly visible and traveled intersection in Brazos County. The City's Comprehensive Plan recognizes the importance of redeveloping the subject property and designated this area as both urban redevelopment and an anchor of the University Drive hospitality corridor. The Plan goes on to recommend some form of "direct market intervention by the City" that may involve "regulation", "investment" or "incentives" to encourage redevelopment activities in such prominent areas of the city. Initiating a major redevelopment of the subject property speeds up compliance with the City's Comprehensive Plan and offers the following community benefits:

1. Implementation of the Comprehensive Plan at a critical intersection of the two busiest corridors in the entire county. The Plan states that the city should "focus on bringing vertical mixed-use and other aspects of urban character" to this portion of the city.
2. Creation of an urban mixed use concept development located in a highly visible redevelopment area and anchoring the major intersection in the city.
3. Converting an underperforming land use at a major intersection within close proximity to Texas A&M University identified specifically in the Comprehensive Plan.
4. Major redevelopment of a blighted property within two major Image Corridors as defined in the Comprehensive Plan.
5. Creation of a major mixed use development that follows a Traditional Neighborhood Development concept, promotes Smart Growth principles, encourages walkability within close proximity to the University and creates a sense of place through a new outdoor plaza at the intersection of Texas Avenue and University Drive.

In order to implement the Comprehensive Plan at this location, a rezoning is required. The redevelopment envisioned in the Comprehensive Plan is very urban in character; however, the City does not have an urban zoning classification or urban development standards. The PDD zoning classification is the only tool in the Unified Development Ordinance (UDO) currently available to implement the vertical mix of uses and urban character envisioned in the Comprehensive Plan. Although not an ideal zoning tool for this application, the PDD is being used to create an urban redevelopment zoning district AND modify existing suburban development standards into more appropriate urban standards. The following land use information is being used to establish an urban redevelopment zoning district:

Base Zoning Districts & Land Use Restrictions: As required through the PDD, we must choose a base zoning district in which we base all variance requests. In order to create a zoning district that allows a vertical mix of uses, we're utilizing three zoning districts available in the UDO.

P-MUD Mixed Use District – Land use restrictions

C-1, General Commercial – Commercial dimensional criteria

R-6 High Density Multi-Family – Residential dimensional criteria

In addition to the list of permitted uses in the P-MUD zoning district, we request the addition of the following:

Medical Clinics

In exchange for these additional land uses, we agree to prohibit the following less desirable land uses at a major urban intersection:

- | | |
|------------------------------|---------------------------|
| Fuel Sales | Parking as a Primary Use |
| Sexually Oriented Businesses | Single Family Detached |
| Shooting Range, Indoor | Fraternal Lodge |
| Duplexes | Country Club |
| Fraternal Lodge | Golf Course/Driving Range |

Urban Development Standards: In order to construct the dense redevelopment project envisioned in the Comprehensive Plan, existing suburban development standards must be modified to more urban and compact standards. The following standards are proposed to obtain an urban character:

Parking

In an effort to create a more walkable environment, traditional surface parking will be converted to multi-level parking garages. Only a small amount of surface and on-street parking will remain. The following parking reductions were based upon three elements: (1) The City’s suburban parking standards for commercial and residential land uses; (2) The City’s more urban parking standards found in the Northgate zoning districts; and, (3) A parking study conducted by HDR utilizing Urban Land Institute (ULI) guidelines for mixed use developments. The following parking requirements are proposed:

- | | |
|----------------------|----------------------------------|
| Residential Uses | 1 parking space per bed |
| Non-Residential Uses | 1 parking space per 250 sq. ft.* |

*(*No increases for more intense commercial uses as defined by the UDO.)*

Allow up to 5% of compact parking spaces within the parking garages.

Allow head-in parking around the traffic circle.

Signage

Signage for the subject property should be customized based upon the combination of a pedestrian-oriented environment within the campus and the vehicular-oriented environment along Texas Avenue and University Drive. We combined the City's traditional suburban signage regulations with the more urban signage standards in the Northgate and Wolf Pen Creek zoning districts. The following sign regulations are proposed:

Allow freestanding and attached signage as permitted in the Wolf Pen Creek zoning district with the following clarifications:

Projection signs may be used as identification signage for the general area or for specific businesses. Square footage of the projection signs will not count against the square footage of attached signage unless the projection signs contain copy for individual businesses.

City staff shall have the ability to approve signage administratively according to the design criteria utilized by the Design Review Board in Article 5.6.A.11(c). Appeals of staff's interpretation of the design criteria shall be to the Design Review Board.

The requirement in Article 5.6.A.11(b)1 limiting one projection sign per frontage shall be modified to include frontage along public rights-of-way and public ways. One projection sign shall be allowed per tenant, per public way frontage.

Allow wayfinding signage.

Setbacks

The following setbacks were developed by combining the suburban setback requirements of the base zoning districts of C-1 and R-6 with the more urban setback requirements of NG-1, NG-2 and NG-3. The following setbacks are proposed:

Minimum Front Setback	5'
Minimum Side Setback	5'
Minimum Side Street Setback	5'
Minimum Rear Setback	5' *

*These setbacks are all with the understanding that sufficient easements for utilities will be provided.

Landscaping/Streetscaping

To provide a more urban and walkable environment, we propose the following:

Utilize the more urban Northgate Landscape and Streetscape standards in Article 5.6.B(9) instead of the traditional suburban standards with the following exceptions:

Building and Site Lighting – Substitute the lighting standards in Article 7.10 Outdoor Lighting Standards. This substitution allows for the building and site illumination via direct lighting.

Street Lights – Street and site lights will be owned and maintained by the property owner making this section not applicable.

Street Trees – Provide flexibility with spacing, placement and planting materials more compatible within close proximity to building foundations as follows:

Texas Avenue and University Drive - Street Trees spaced at a maximum of 25' on center outside of the TxDOT right-of-way.

Public ways A-A and B-B in the main area of the development - Street Trees spaced at a maximum of 50' on center with alternating planting areas spaced at a maximum of 50' with non-canopy trees, hedges or seasonal plantings.

Public way C-C, previously Meadowland – Planting areas will be provided at a maximum of 25' on center with non-canopy trees, hedges or seasonal plantings.

Infrastructure

Providing adequate infrastructure in a more urban environment is challenging given the overall dense environment and amount of hardscape. Existing suburban standards for infrastructure directly impact the urban character of an area through building setbacks and separation distances. The following standards are proposed:

Modify the Public Way standard to allow the sidewalk to be placed against the back of curb with a minimum of 6' in width and the minimum centerline radius will be 45' instead of 200' as shown on the attached cross-sections.

Allow for a reduction in utility line separation distances from structures to 10'.

Non-Residential Architectural Standards

The criteria in the City's Non-Residential Architectural (NRA) Standards, Article 7.9, is designed for a more suburban application. Since the proposed buildings will have non-residential uses on the lower floors, the NRA requirements will only pertain to that portion of the building. In contrast, the more urban Northgate zoning districts are excluded from meeting the NRA requirements. Instead, they are required to meet the more urban standards designed exclusively for Northgate. The following architectural standards are proposed:

Substitute the NRA Standards of Article 7.9 with the Northgate Building Design Standards in Article 5.6.B.4, more specifically:

Building Orientation and Access – With an exception to 5.6.B.4.a(7) to allow residential dwelling units in a building with less than 12 units to have access through a parking area or garage.

Meritorious Modifications

The following meritorious modifications are requested via the PDD zoning:

Increase residential density to 60 dwelling units per acre.

Allow for block length variances along Texas A&M University property line. Texas A&M University will not allow pedestrian or vehicular connections from the site to University property.

Allow for driveway spacing variances to allow drive locations as shown on the Concept Plan. These drive locations have been discussed with TxDOT and they are agreeable to their locations with the deceleration lane on University Drive and the extension of the raised median in Texas Avenue to force the Texas Avenue driveway to operate as right-in/right-out.

Allow the issuance of building permits prior to replatting the property. Once all utilities are constructed and relocated, a replat will be submitted showing all new easements prior to issuance of Certificates of Occupancy for the buildings. During the interim, a temporary blanket easement will be placed on the entire property to protect the ability for utility companies to maintain their facilities. This is a modification to UDO Section 3.3.A, Applicability.

Additional Enhancements

In addition to the major community benefits listed above, we are offering the following additional enhancements in exchange for the requested modifications:

Apply the Northgate Building Design Standards in Article 5.6.B.4 for all buildings. There are currently no architectural requirements for residential buildings.

Parking garages shall be wrapped with a residential façade along the primary image corridors of Texas Avenue and University Drive. The parking garage closest to Texas Avenue will be wrapped with a mixed use development, consisting of general commercial on the bottom floor with residential above.

Install a deceleration lane on University Drive.

Extend the raised median in Texas Avenue to force the driveway to operate as right-in/right-out.

Apply the Northgate Bicycle Parking Standards in Article 5.6.B.7 with the exception that the design of bicycle racks is determined by the owner and approved by the City and that bicycle parking is allowed with motor vehicle parking, i.e. within a secured parking garage.

Reduction of the number of driveways along Texas Avenue and University Drive.

Apply the Northgate Dumpster and Mechanical Equipment Standards in Article 5.6.B.10 with the exception that vegetation is allowed as a screening tool.

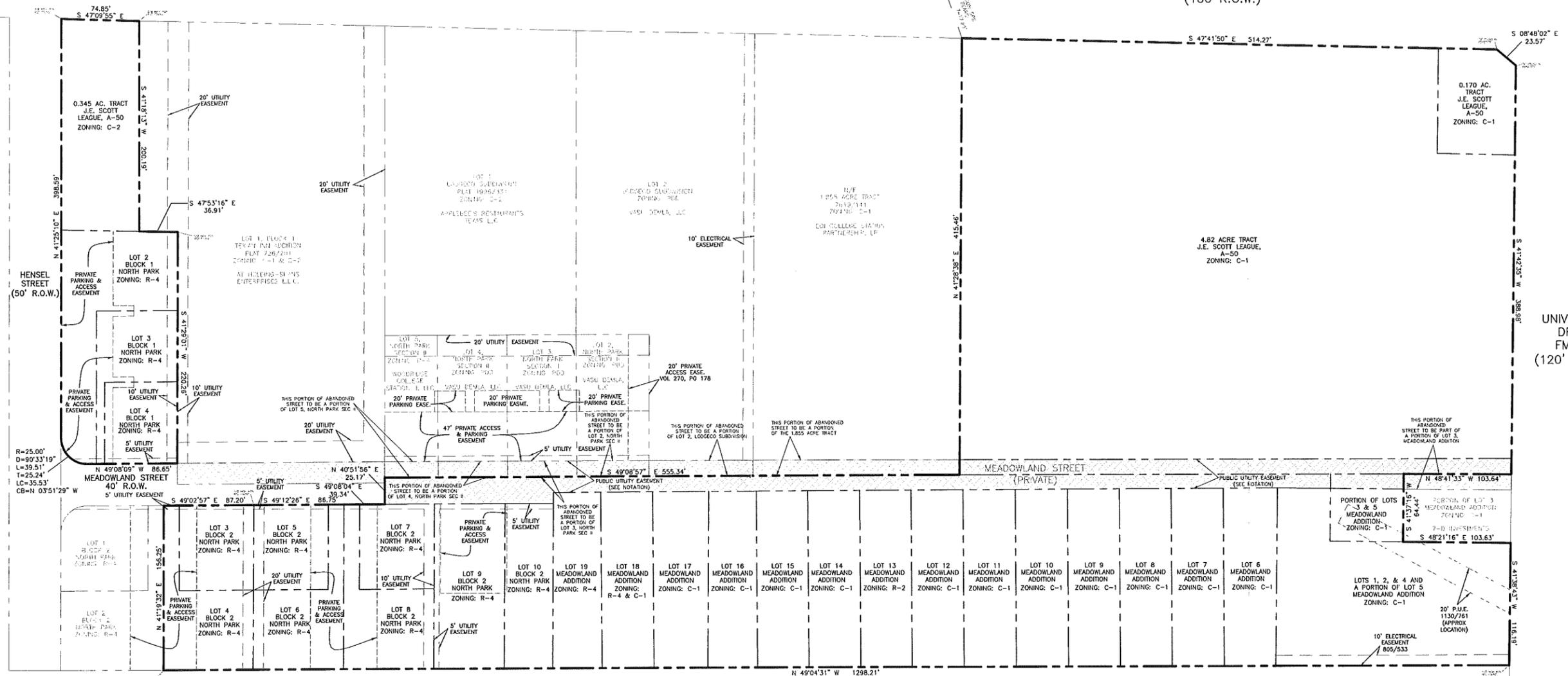
Apply the Northgate Outside Storage and Display Standards in Article 5.6.B.13.

Installation of a bus shelter (as approved by the City) internal to the site to promote transit usage and another along University Drive to allow patrons to utilize the District bus.

TEXAS AVENUE
(100 R.O.W.)

TEXAS AVENUE
(100 R.O.W.)

UNIVERSITY DRIVE
FM 60
(120' R.O.W.)

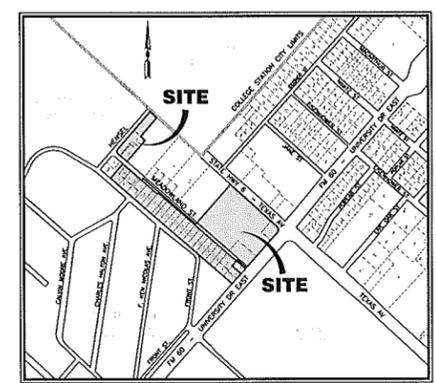


1899001 JE SCOTT (B.L.)
TRACT 41, ACRES 149.7
TEXAS A&M UNIVERSITY SYSTEM

1899001 JE SCOTT (B.L.)
TRACT 41, ACRES 149.7
TEXAS A&M UNIVERSITY SYSTEM

GENERAL NOTES
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100144 C, DATED JULY 2, 1992.

NOTE:
PORTION OF MEADOWLAND STREET SHOWN HATCHED HEREON WAS ABANDONED AS PUBLIC RIGHT-OF-WAY BY THE CITY OF COLLEGE STATION ORDINANCE NO. 2010-3232 BUT HAS BEEN RETAINED BY THE CITY OF COLLEGE STATION AS A PUBLIC UTILITY EASEMENT AND AS A PUBLIC ACCESS EASEMENT FOR THE PUBLIC PURPOSES STATED WITHIN THE ABOVE MENTIONED ORDINANCE. THE ABANDONED PORTION OF MEADOWLAND STREET IS NO LONGER A PUBLIC RIGHT OF WAY.



VICINITY MAP
(N.T.S.)

REZONING OF 11.05 ACRES

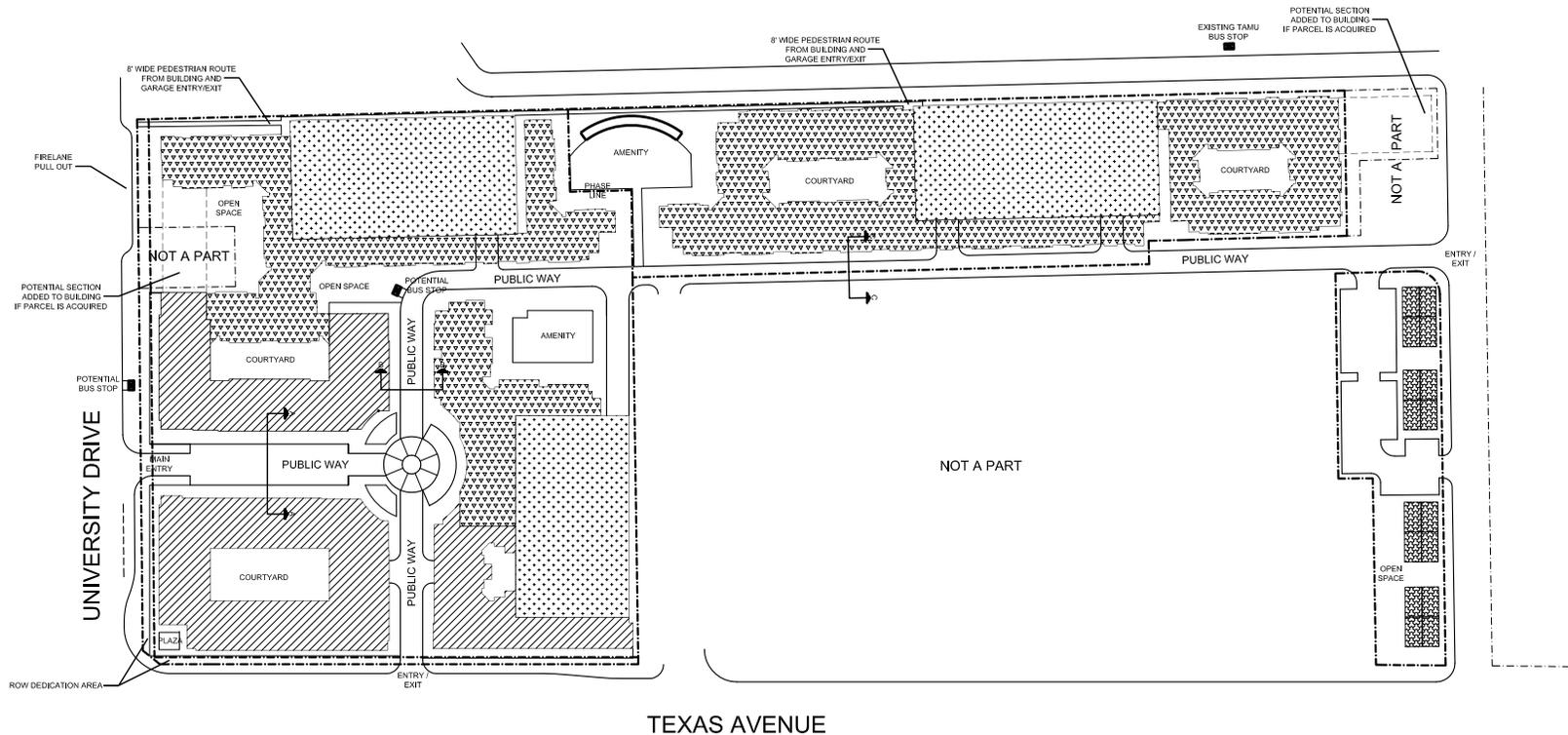
0.345 ACRE TRACT JE SCOTT LEAGUE A-50, LOTS 2-4 BLOCK 1 NORTH PARK, LOTS 3-10 BLOCK 2 NORTH PARK, LOTS 4-19 MEADOWLAND ADDITION, 4.82 AC. TRACT JE SCOTT LEAGUE A-50, 0.17 AC. TRACT JE SCOTT LEAGUE A-50, LOTS 1, 2 & A PORTION OF LOT 3 MEADOWLAND ADDITION, A 0.54 AC. TRACT BEING THE ABANDONED R.O.W. OF MEADOWLAND STREET.

<p>OWNER: Woodridge College Station I, LLC Woodridge College Station II, LLC Woodridge College Station III, LLC Woodridge College Station IV, LLC 1999 Avenue of the Stars, Ste 2850 Los Angeles, CA 90067 Phone (310) 824-2200 Fax (310) 824-7931</p>	<p style="text-align: center;">COLLEGE STATION Brazos County, Texas</p> <p>ENGINEER: Mitchell & Morgan, L.L.P. 511 University Dr. E, Ste. 204 College Station, TX 77840 Phone (979) 260-6963 Fax (979) 260-3564</p>	<p>DATE: FEBRUARY 2012</p> <p>SURVEYOR: Brod Kerr Kerr Surveying L.L.C. 409 N. Texas Avenue Bryan, Texas 77803 (979) 268-3195</p>
---	---	---

Handwritten signature and date: *2-16*

GENERAL NOTES

1. ALL DEMOLITION OF BUILDINGS IN BOTH PHASES SHALL BE COMPLETED PRIOR TO ANY BUILDING PERMIT ISSUANCE FOR NEW CONSTRUCTION.
2. BICYCLE PARKING WILL BE PROVIDED IN EACH STRUCTURED GARAGE ON SITE.



Designed by: _____
 Drawn by: _____
 Architect of Record: _____
 Issue No: 2/24/12
 Issue for Permit Application: _____
 Title Block:
 T DATE COMMENTS

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THE PLAZA REDEVELOPMENT
COLLEGE STATION, TX
 CAPSTONE COLLEGIATE COMMUNITIES, LLC.
 WOODRIDGE COLLEGE STATION HV, LLC.
 MITCHELL AND MORGAN, LP.

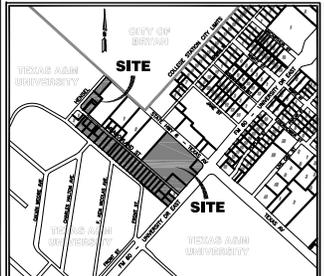
HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
 5339 ALPHA ROAD, SUITE 300, DALLAS, TEXAS 75249
 (972) 701-4606 (972) 701-4609 FAX
 DALLAS CHARLOTTE IRVINE LAS VEGAS
 NEW ORLEANS ORLANDO PHOENIX
 www.humphreys.com

SHEET CONTENTS:
 PDD, P.M.U.D
 CONCEPT PLAN
 SHEET NO.
CP1

LEGEND

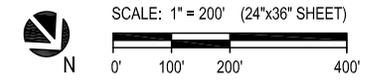
- MIXED USE - 1st FLOOR GENERAL COMMERCIAL WITH MF ABOVE
- HIGH DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- STRUCTURED PARKING

VICINITY MAP (n.t.s.)



LEGAL DESCRIPTION

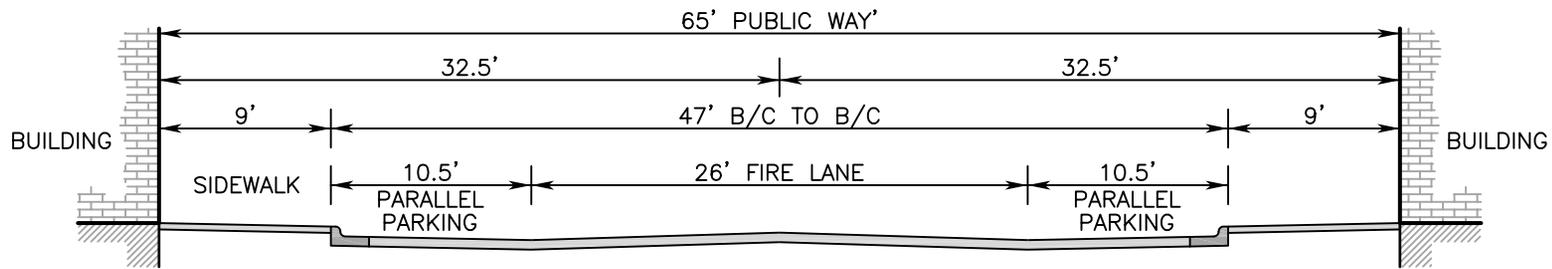
0.345 acre Tract JE Scott League A-50, Lots 2-4 Block 1 North Park, Lots 3-10 Block 2 North Park, Lots 4-19 Meadowland Addition, 4.82 Acre Tract JE Scott League A-50, 0.17 acre Tract JE Scott League A-50, Lots 1 & 2 & A Portion of Lot 3 Meadowland Addition, & A 0.54 Acre Tract being the Abandoned R.O.W. of Meadowland Street



APPLICANT	OWNER	DEVELOPER
MITCHELL AND MORGAN	WOODRIDGE COLLEGE STATION HV, LLC.	CAPSTONE COLLEGIATE COMMUNITIES, LLC.
511 University Dr., E., Ste. 204 College Station, TX 77840 VOICE: (979) 280-6983 FAX: (979) 280-3554	1999 Avenue of the Stars, Suite 2850 Los Angeles, CA 90067 VOICE: (310)824-2200 FAX: (310) 824-7831	431 Office Park Drive Birmingham, AL 35223 VOICE: (205) 949-2061
CONTACT: VERONICA MORGAN EMAIL: veronica@mitchellandmorgan.com	CONTACT: MICHAEL ROSENFELD EMAIL: michael@woodridgecapital.com	CONTACT: AMANDA WALLIS EMAIL: awallis@capstonemid.com

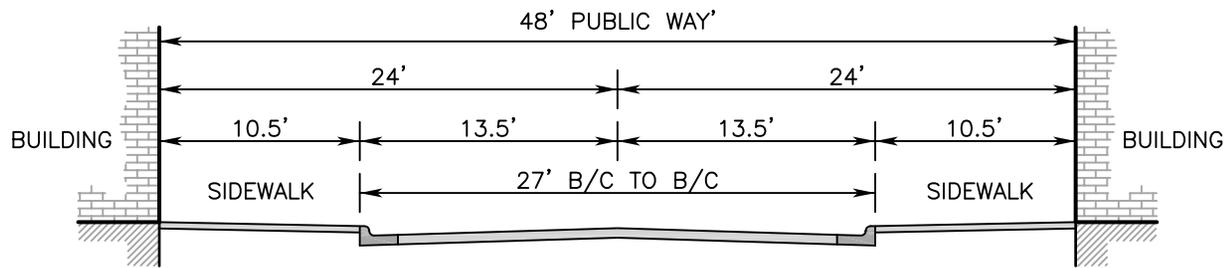
P:\12\1201\120101\120101_01\120101_01_PDD\CONCEPT PLAN.DWG
 SCALE: 1/8" = 1'-0"
 DATE: 2/24/12
 DRAWN BY: JMM
 CHECKED BY: JMM
 TITLE: CONCEPT PLAN

For Intern Review Only
 These documents are not
 intended for construction,
 bidding, or permit purposes.
 Prepared by:
 Joel J. Mitchell, P.E.
 No. 80649



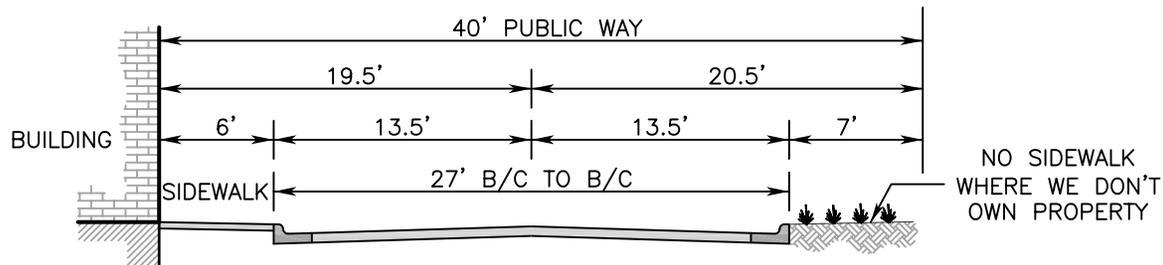
CROSS-SECTION A-A

N.T.S.



CROSS-SECTION B-B

N.T.S.



CROSS-SECTION C-C

N.T.S.

Revisions

FEBRUARY, 2012
 Designed by: VJBM
 Drawn By: JJJ
 Checked By: VJBM



T.979.260.6963
 F.979.260.3564
 TX. FIRM # F-1443
 511 UNIVERSITY DRIVE EAST
 SUITE 204
 COLLEGE STATION, TX 77840

PLAN & DESIGN SPECIALISTS IN
 CIVIL ENGINEERING • HYDRAULICS
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PUBLIC WAY
 CROSS SECTIONS
 PLAZA CONCEPT PLAN

CS

Of 01 Sheets

Jason Schubert - 410 Texas Avenue project

From: Kevin <frontierorbital@gmail.com>
To: <ashfieldmj@gmail.com>
Date: 2/22/2012 3:54 PM
Subject: 410 Texas Avenue project
CC: Jason Schubert <Jschubert@cstx.gov>

Dear Mr Ashfield and Mr Schubert

I am not sure that I can be at the March 1 meeting, but, as owner of the 4-plex 151 Meadowland, I would like to register a concern.

I have talked with Ms Morgan at Mitchell and Morgan. She informed me that the plan is to build a 5 story building opposite my 4-plex on 151 Meadowland such that the foot of that new residence is only 50 feet from my 4-plex. Mr Schubert tells me that there are no College Station restrictions to set minimum separation distances of the buildings since my 4-plex is also zoned multi-family.

If these plans were to proceed, then my 2 story 4-plex would soon be facing a 5 story one only 50 feet away. There would be no view from this 4-plex, only the big building opposite. Do you agree this is unacceptable?

Would you please confirm that you will bring up this issue to the Planning and Zoning Commission at the Mar 1 meeting?

Thank you for your help.

Kevin Burgess

979 574 7464

On Feb 22, 2012, at 3:32 PM, Jason Schubert wrote:

Mr. Burgess,

It was good to speak with you earlier today regarding the Plaza hotel redevelopment site and rezoning. As I promised, the email contact for Mike Ashfield, Chairman of the City's Planning & Zoning Commission, is ashfieldmj@gmail.com. If you include me on the email, I can include in the information that will be forwarded to the Commission for consideration.

Thanks,
Jason

Jason Schubert, AICP
Principal Planner
Planning & Development Services
City of College Station
office: (979) 764-3570
fax: (979) 764-3496
www.cstx.gov

City of College Station
Home of Texas A&M University ®