

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

**Planning & Zoning
Commission**
September 5, 2013
City Hall Council Chambers
1101 Texas Avenue
College Station, Texas

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



AGENDA
PLANNING & ZONING COMMISSION
WORKSHOP MEETING
SEPTEMBER 5, 2013, 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. Discussion of Minor and Amending Plats approved by Staff.
 - Final Plat ~ Minor ~ Richards Addition Lots 29-30 ~ 2 Lots ~ 102, 104, 106, 108 Richards Street **Case # 13-00900115 (J.Paz)**
 - Final Plat ~ Minor ~ Graham Road Industrial Park ~ 1 Lot ~ 833 Graham Road **Case # 13-00900136 (T.Rogers)**
 - Final Plat ~ Minor ~ Graham Corner Plaza ~ 1846 Graham Road **Case # 13-900126 (T.Rogers)**
4. Discussion of new development applications submitted to the City. [[New Development List](#)]
5. Presentation, possible action, and discussion regarding the status of items within the 2013 P&Z Plan of Work (see attached). **(J.Schubert)**
6. Presentation, discussion, and possible action regarding a brief overview of impact fees and the upcoming Impact Fee Update Report. **(C.Cotter)**
7. Presentation, discussion, and possible action regarding a Semi-Annual Report on Impact Fees 92-01, 97-01, 97-02B, 99-01, and 03-02 **(C.Cotter)**
8. Presentation, discussion, and possible action regarding an update on the following item:
 - A rezoning of approximately 59 acres for the property located at 3100 Haupt Road from PDD (Planned Development District) to PDD (Planned Development District) with additional uses and amendments to the previously approved concept plan for the Barracks II. The Planning & Zoning Commission heard this item on August 1st and voted 6-0 to recommend approval. The City Council heard this item on August 22nd and voted 6-0-1 to approve the rezoning.
9. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.

- Thursday, September 12, 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – Gay**)
 - Thursday, September 19, 2013 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
10. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, South Knoll Area Neighborhood Plan Resource Team, BioCorridor Board, and Zoning District Subcommittee.
 11. 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.
 12. 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 September 5, 2013 at 6:00 PM at City Hall Council Chamber, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this the _____ day of August, 2013, at _____.

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

By _____
Kathy Merrill, Interim 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 August _____, 2013, 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 _____, 2013.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the _____ day of _____, 2013.

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) 764-3541 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
SEPTEMBER 5, 2013, 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 4, 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 to approve Meeting Minutes.
 - August 15, 2013 ~ Workshop
 - August 15, 2013 ~ Regular
 - 4.2 Consideration, discussion, and possible action on Absence Requests from meetings.
 - Vergel Gay ~ August 15, 2013
 - Jim Ross ~ September 5, 2013
 - 4.3 Presentation, possible action, and discussion on a Final Plat for Great Oaks Phase 1B consisting of 2 residential lots on approximately 3.03 acres generally located north of Great Oaks Drive in the Great Oaks Subdivision. **Case #13-00900147 (M.Hester)**
 - 4.4 Presentation, discussion, and possible action on a Preliminary Plan for Shenandoah Phase 15 consisting of 86 residential lots on approximately 28.41 acres located at

4160 Alexandria Avenue, generally located between Shenandoah Phases 14 and 8B.
Case #13-00900155 (T.Rogers)

- 4.5 Presentation, discussion, and possible action on a Preliminary Plan for Pebble Creek Phases 7C & 7D consisting of 134 residential lots on approximately 84.4 acres located at 1320 Royal Adelaide Loop, generally located east of Pebble Creek Parkway and south of Pebble Creek Phases 7A & 7B. **Case #13-00900103 (T.Rogers)**

Regular Agenda

5. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.
6. Public hearing, presentation, possible action, and discussion on a Final Plat for Castlegate II Sec. 202 Lots 1R, 2R and Common Area A, Block 11 and Common Area B, Block 17, being a replat of Castlegate II Sec. 202, Lots 1, 2, and Common Area, Block 11 and a Final Plat of Common Area B, Block 17 on approximately 3.1 acres located at 4600 & 4602 Tonbridge Drive and more generally located along Greens Prairie Road West at the entrance to the Castlegate II Subdivision. **Case #13-00900154 (M.Robinson)**
7. Public hearing, presentation, possible action, and discussion on a Final Plat for Saddle Creek Phase 6 and Phase 7B Lot 149R1 being a replat of Saddle Creek Phase 7B Lot 149R and a 1.3 acre tract in the James C. Stuteville League, consisting of 16 residential lots on approximately 25.55 acres generally located northeast of Saddle Creek Drive in Saddle Creek Subdivision, located west of Duck Haven Subdivision, approximately one mile south of Greens Prairie Road in the City's Extraterritorial Jurisdiction. **Case #13-00900146 (M.Hester)**
8. Public hearing, presentation, discussion, and possible action regarding an amendment to Chapter 12, "Unified Development Ordinance", Section 4.2, "Official Zoning Map" of the Code of Ordinances of the City of College Station, Texas by rezoning 1.35 acres in Oak Terrace Addition, Lots 11-16, Block 12, 1.46 acres in Tauber Subdivision, Lots 1-5 & 16-20 and associated BPP, Block 4, and 1.02 acres in Ramparts Subdivision, Part of Tracts C & D, recorded in Volume 10683, Page 240 of the Official Records of Brazos County, Texas and Nagle Street right-of-way between these properties, generally located at 601 Cross Street, 700 Cross Street, and 402 Nagle Street from NG-3 Residential Northgate to NG-2 Transitional Northgate. **Case #13-00900165 (T.Rogers) (Note: Final action on this item is scheduled for the September 26, 2013 City Council Meeting - subject to change)**
9. Presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Sections 12-8.3.E, "Streets," and 12-8.3.G, "Blocks," of the Code of Ordinances of the City of College Station, Texas to amend street network and block length requirements. **Case #13-00900141 (J.Schubert) (Note: Final action on this item is scheduled for the September 12, 2013 City Council Meeting -subject to change)**

10. Presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," of the Code of Ordinances of the City of College Station, Texas by the creation and amendment of one- and two-family residential zoning districts in compliance with the Comprehensive Plan. **Case #13-00900030 (J.Prochazka) (Note: Final action on this item is scheduled for the September 12, 2013 City Council Meeting -subject to change)**
11. Presentation, possible action, and discussion regarding an ordinance amending the College Station Comprehensive Plan by adopting the Economic Development Master Plan. **Case #13-00900143 (B.Cowell) (Note: Final action on this item is scheduled for the September 12, 2013 City Council Meeting -subject to change)**
12. 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.
13. 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 September 5, 2013 at 7:00 p.m. at 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 August, 2013, at _____

CITY OF COLLEGE STATION, TEXAS

By: _____
Sherry Mashburn, City Secretary

By: _____
Kathy Merrill, Interim 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 August __, 2013, 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 _____, 2013.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the _____ day of _____, 2013.

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) 764-3541 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.

2013 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, Eastgate, and Southside Area neighborhood plans, and Bicycle, Pedestrian, and Greenways, Parks and Recreation, Water, Waste Water, and Medical District master plans.</p>	<p>Project Dates:</p> <p>2/14/13: Council discussion regarding board compositions for Medical District MMD #1 & #2.</p> <p>6/20/2013: Discussion regarding CIP development process at P&Z Regular meeting.</p> <p>7/18/13: Recommendation for FY14 CIP proposal at P&Z Regular meeting.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

Wellborn Community Plan	
<p>Summary:</p> <p>Development of a 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>4/1/13: Bicycle, Pedestrian, and Greenways Advisory Board recommended approval of the Plan.</p> <p>4/4/13: P&Z recommended approval of proposed plan.</p> <p>4/25/13: Council adopted plan.</p>
Staff Assigned: M. Robinson	Completed: April 2013

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>2/7/13: Master Plan update at P&Z Workshop.</p> <p>7/18/13: P&Z Workshop on draft Master Plan.</p> <p>9/5/13: P&Z consideration and recommendation regarding proposed plan.</p> <p>9/12/13: Council consideration of plan adoption.</p>
Staff Assigned: R. Heye	Anticipated Completion: Summer 2013

South Knoll Area Neighborhood Plan	
<p>Summary:</p> <p>Development of a neighborhood plan for a number of unique neighborhood areas. The plan area is generally bounded by Holleman Drive, Welsh Avenue, Wellborn Road, Harvey Mitchell Parkway, and Texas Avenue.</p>	<p>Project Dates:</p> <p>5/21/13: Neighborhood Resource Team meeting.</p> <p>7/9/13: Plan Open House in Council Chambers.</p> <p>7/16/13: Neighborhood Resource Team meeting in Council Chambers at 6:30pm.</p> <p>8/1/13: Delivery of draft plan at P&Z Workshop.</p> <p>8/5/13: Bicycle, Pedestrian, and Greenways Advisory Board recommendation on proposed plan.</p> <p>8/15/13: P&Z recommendation approval of plan with some conditions.</p> <p>9/26/13: Council consideration of plan adoption.</p>
Staff Assigned: J. Prochazka, M. Hester	Anticipated Completion: Summer 2013

Neighborhood Parking	
<p>Summary:</p> <p>Analyze neighborhood parking issues by engaging stakeholders and working in a Joint Task Force Subcommittee with Council. Implement recommended solutions.</p>	<p>Project Dates:</p> <p>2/21/13: Task Force Final Report presented to P&Z. 2/28/13: Task Force Final Report presented to Council. 7/9/13-8/5/13: Stakeholder comment period. 9/5/13: P&Z consideration and recommendation of proposed ordinance. 9/12/13: Council consideration of proposed ordinance.</p>
Staff Assigned: B. Cowell, T. Rogers	Anticipated Completion: Summer 2013

Residential Zoning Districts	
<p>Summary:</p> <p>Create and adopt new residential zoning districts to implement the future land use and character designations identified in the Comprehensive Plan.</p>	<p>Project Dates:</p> <p>4/9/13: Public meeting regarding single family and duplex zoning concepts. 4/19/13: P&Z Subcommittee meeting. 5/31/13: P&Z Subcommittee meeting. 6/7/13-7/7/13: Stakeholder comment period for draft zoning ordinance changes. 9/5/13: P&Z consideration and recommendation of proposed ordinance. 9/12/13: Council consideration of proposed ordinance.</p>
Staff Assigned: J. Prochazka, T. Rogers	Anticipated Completion: Summer 2013

Medical District Zoning Districts	
<p>Summary:</p> <p>Create and adopt Medical and Urban Village zoning districts to implement the new future land use and character designations established by the Medical District Master Plan.</p>	<p>Project Dates:</p> <p>5/2/13: Presentation regarding Plan implementation at P&Z Workshop. 8/15/13: Presentation of district concepts at P&Z Workshop.</p>
Staff Assigned: J. Prochazka, M. Robinson	Anticipated Completion:

Research and Education

Plan Implementation	
<p>Summary:</p> <p>The linkage between the Comprehensive Plan, Master Plans, and Neighborhood, District, and Corridor Plans. The linkage between regulations, funding, etc and plan implementation.</p> <ul style="list-style-type: none"> • Overview of concept – provide a review of how this system is built in College Station and intended to be used (link between vision, comprehensive plan, strategic plan, etc). 	<p>Project Dates:</p> <p>5/2/13: Discussion at P&Z Regular meeting.</p>

<ul style="list-style-type: none"> - Link between Comprehensive Plan and Master Plans – this would include an overview of each of the adopted Master Plans and a demonstration of how for example we plan wastewater to serve the proposed land use and how for example the BPG Master Plan, if implemented responds to the desired character of the City, etc. - Link between adopted plans and regulations/ standards – this would include examples of how we use regs (for example new zoning districts or block length) to further the objectives/goals contained in the policy documents/plans and to help highlight how the success of those plans is impacted by the regs selected (or not) – for example how a certain type of block length yields a certain development pattern and connectivity whereas a different block length will yield a different pattern. - Link between plans and funding – this would include how the plans have been fiscally constrained and how funding plays a role in their successful implementation and how if not adequately funded they will fall short of expectations. 	<p>5/2/13: Discussion at P&Z Regular meeting.</p> <p>6/6/13: Discussion at P&Z Workshop.</p> <p>6/20/13: Discussion at P&Z Regular meeting.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

Character and Community Design	
<p>Summary:</p> <p>The purpose and definition of community character, community design, and the role they play in community vitality and success.</p> <ul style="list-style-type: none"> - Overview of community character (versus just a focus on land use/protection from incompatible uses) – this would include an overview of what our plans say about this and again what best practices are in these areas. - Link between community design and livability – this would be an overview of what the principles of good community design are, where these principles have (or have not) been used in College Station and where livability has been improved (or negatively impacted) as a result. - Link between community design and economic vitality – this would be an overview of how community design impacts land values (and thus tax revenues) creates new economic opportunities, etc. 	<p>Project Dates:</p> <p>5/16/13: Discussion at P&Z Workshop.</p> <p>9/2013: Discussion at P&Z.</p> <p>9/2013: Discussion at P&Z.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

Affordable Housing and Community Development	
<p>Summary:</p> <p>Receive updates regarding affordable housing and other community development efforts.</p> <ul style="list-style-type: none"> · Overview of the City's current approach to addressing affordable housing needs. · Overview of the Department's revised approach to community development – this would be an overview of a Community Development Master Plan. · On-going updates as needed (annual action plan, Community Development Master Plan, etc). 	<p>Project Dates:</p> <p>7/18/13: Discussion at P&Z Workshop.</p> <p>7/18/13: Discussion at P&Z Workshop.</p> <p>8/8/13: Council adopted Annual Action Plan.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

Single-Family and Multi-Family Housing Markets	
<p>Summary:</p> <p>Discuss impact of large amount of new multi-family units and single-family dwellings being used for student rental purposes on the local housing market.</p> <ul style="list-style-type: none"> · Overview of the issue/questions – this would be an overview of what the perceived issues/questions are and what others might have looked at in other communities when asking similar questions to devise a methodology. · Overview of the new multi-family market – this would be what is being built, by whom, how are they performing, who is moving into them, etc. may include surveys, focus groups, guest speakers, etc. · Overview of existing multi-family market – this would be what exists, who owns it, what are they doing to maintain and rent it, how are they performing, who is moving into them, etc. may include surveys, focus groups, guest speakers, etc. · Overview of the single-family rental market – what is being built, who is managing what and how, who is renting, what are the implications/benefits of this market, etc. may include surveys, focus groups, guest speakers, etc. · What, if any, response are needed/appropriate by the City to address issues. 	<p>Project Dates:</p> <p>5/16/13: Discussion of methodology and scope at P&Z Regular meeting.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:



CITY OF COLLEGE STATION

1101 Texas Avenue, P.O. Box 9960
College Station, Texas 77842
Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

DATE: September 5, 2013
TO: Planning and Zoning Commission
FROM: Carol Cotter, P.E., Sr. Asst. City Engineer
SUBJECT: Impact Fee Overview

A report to update the City's current impact fees is nearing completion and will be presented to you in the coming weeks. This workshop item is a brief overview of our Impact Fees and the upcoming Impact Fee Update Report so that you have some exposure to what will be asked of you as the Impact Fee Advisory Committee.



CITY OF COLLEGE STATION

1101 Texas Avenue, P.O. Box 9960
College Station, Texas 77842
Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

DATE: September 5, 2013
TO: Planning and Zoning Commission
FROM: Carol Cotter, P.E., Sr. Asst. City Engineer
SUBJECT: Semi-Annual Report – Impact Fees 92-01, 97-01, 97-02B, 99-01, 03-02

Local Government Code requires semi-annual reporting in order to monitor the progress of impact fees and to determine when and update to the fee study is necessary. An update was recommended and is currently under way. There have been no major changes over the last reporting period. Staff recommends that the Advisory Committee forward this report to City Council for their status update.

The City of College Station Ordinance Chapter 15, Impact Fees, designates the Planning and Zoning Commission as the Advisory Committee for review, advisement, and monitoring of proposed and existing impact fees. More specifically, the Advisory Committee is established to:

1. Advise and assist the City in adopting Land Use assumptions.
2. Review the Capital Improvements Plan and file written comments.
3. Monitor and evaluate implementation of the Capital Improvements Plan.
4. File semi-annual reports with respect to the progress of the Capital Improvements Plan.
5. Advise the City Council of the need to update or revise the Land Use Assumptions, Capital Improvements Plan, and Impact Fees.

Currently the City of College Station has five impact fees in existence of which all associated construction is complete. All five of the impact fees underwent a 5-Year Update in either 2008 or 2009 (as noted below) in accordance with State Law. The following is a current status report for each of the five impact fees. (To facilitate review data changes from previous 6 months are presented in bold font.):

92-01 Sanitary Sewer (Graham Road) (508 ac.) \$316.07/LUE

This fee was initially implemented in 1992 at \$152.18 /LUE and was revised in 1996 to \$289.77/LUE after approval of updated Land use Assumptions and Capital Improvements Plan (CIP), revised again to the \$232.04/LUE in 2000 and to the current amount in April of 2008. The CIP consists of three phases originally estimated at \$543,000 which have all been completed at a combined cost of \$473,518.72. Fees collected over the last 6 months are **\$2,528.56** for total amount of **\$327,611.11** (per Account #250-0000-287.51-13). The remaining amount eligible for collection is about **\$14,102**. The total amount to be recovered through impact fees is anticipated at 72% of original construction cost.

97-01 Sanitary Sewer (Spring Creek – Pebble Hills) (2000 ac.) \$98.39/LUE

This fee was implemented in December 1997 at \$349.55/LUE and was revised to the current amount in April of 2008. The CIP consists of Phase I (east of Hwy 6) and Phase II (west of Hwy 6). Phase I estimated to cost \$1,000,000 was completed in 1999 at a cost of \$631,214.59. Phase II was estimated to cost \$1,350,000 and was completed at a cost of \$813,752.00. The total actual cost was \$1,444,966.59. Fees collected over the last 6 months are **\$8,953.49** for total amount of **\$587,215.33** (per Acct #251-0000-287.51-13). The remaining amount eligible for collection is about **\$172,239**. The total amount to be recovered through impact fees is anticipated at 52% of original construction cost.

97-02B Sanitary Sewer (Alum Creek – Nantucket) (608 ac.) \$59.42/LUE

This fee was implemented in December 1997 at \$243.38/LUE and was revised to the current amount in April of 2008. The CIP consisted of running a 15" sanitary sewer line from the south end of the College Station Business Park westerly along Alum Creek to the east ROW of Highway 6. The project was estimated to cost \$390,000 and was completed in 1999 at a cost of \$214,270.87. Fees collected over the last 6 months are **\$178.26** for total amount of **\$22,425.17** (per Acct #252-0000-287.51-13). The remaining amount eligible for collection is about **\$181,358**. The total amount to be recovered through impact fees is anticipated at 95% of original construction cost.

99-01 Water (Harley)(158 ac.) \$769.91/LUE

This fee was implemented in April 1999 at \$550.00/LUE and was revised to the current amount in April of 2008. The CIP consists of running an 18" water line south along the east ROW of Highway 6 approximately 4800'. The line was estimated to cost \$312,000 (the impact fee is based on an 8" line @ \$165,000). A 2400' section of the 18" line was constructed in 1999 from the south end at a total cost of \$342,977.73. Fees collected over the last 6 months are \$0.00 for total amount of \$64,740.88 (per Acct #240-0000-287.51-13). The remaining amount eligible for collection is about \$246,372. The total amount to be recovered through impact fees is anticipated at 91% of original construction cost.

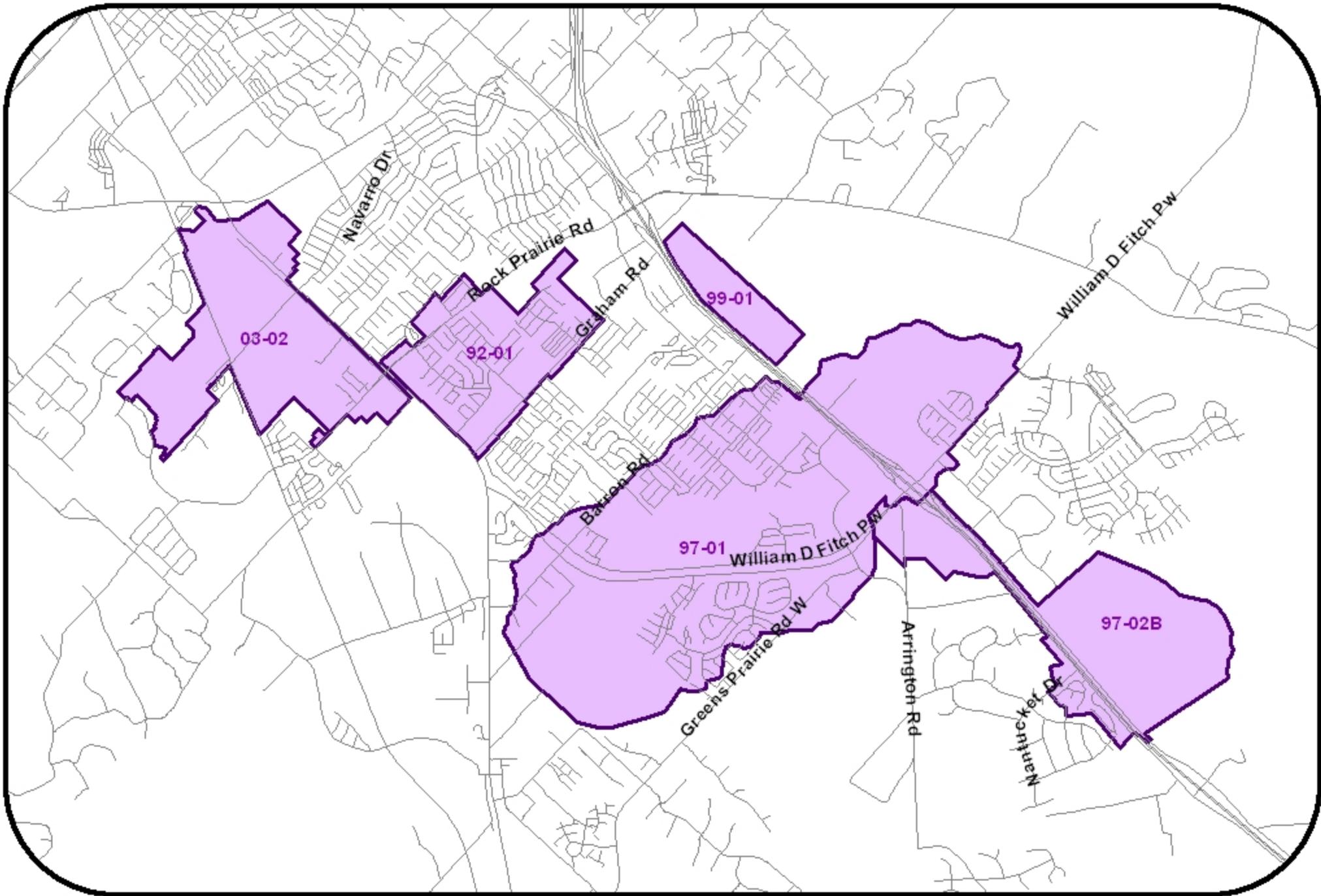
03-02 Sanitary Sewer (Steeplechase) (715 ac.) \$357.74/LUE

This fee was initially implemented in June 2003 at \$300.00/LUE and was revised to the current amount in May of 2009. This CIP was constructed in two phases of sanitary sewer line construction in compliance with the proposed construction in the original report establishing the fee. Phase one crossed Wellborn Road and terminated at Old Wellborn Road consisting of 2,347 linear feet of 18 inch sewer line with a construction cost of \$296,642. Phase two was completed in 2006 and continued the line along Old Wellborn Road and terminated across RPR West. Phase two consisted of 6,281 linear feet of 12 inch line and 2,062 linear feet of 18 inch line for a construction cost of \$529,088 and a land cost of \$87,133. The design cost for the combined phases was \$148,023. The total actual cost was \$1,091,886 which was less than the original report estimated at \$1,596,137. Fees collected over the last 6 months are **\$37,562.70** for total amount of **\$137,582.44** (per Acct #253-0000-287.51-13). The remaining amount eligible for collection is about **\$660,438**. The total amount to be recovered through impact fees is anticipated at 72% of original construction cost.

A previous report showed changes in the projected densities in several of the Impact Fee areas related to the Land Uses adopted with the Comprehensive Land Use Plan in 2009. As presented in the Table below, the densities expected with the Land Use Plan adopted in 2009 are significantly different in several of the Impact Fee Areas. An update to incorporate these changes had been in progress but needed to consider the Water and Wastewater Master Plans that were under development, as well as, a City Wide Impact Fee Study that was underway. With the completion of both projects, the update is now proceeding and will be presented in the coming months.

Impact Fee Area	Effective Buildout LUE	Current Impact Fee Rate	Anticipated Buildout LUE	LUE Adjustment	Remaining Capital Investment to Recoup
92-01 Graham	1551	\$ 316.07	1775	+ 224	\$ 14,000
97-01 Spring Creek	4425	\$ 98.39	8384	+ 3959	\$172,000
97-02B Alum	3232	\$ 59.42	2139	- 1093	\$181,000
99-01 Harley	450	\$ 769.91	440	- 10	\$246,000
03-02 Steeplechase	2838	\$ 357.74	7816	+ 4987	\$660,000
				Total	\$1,273,000

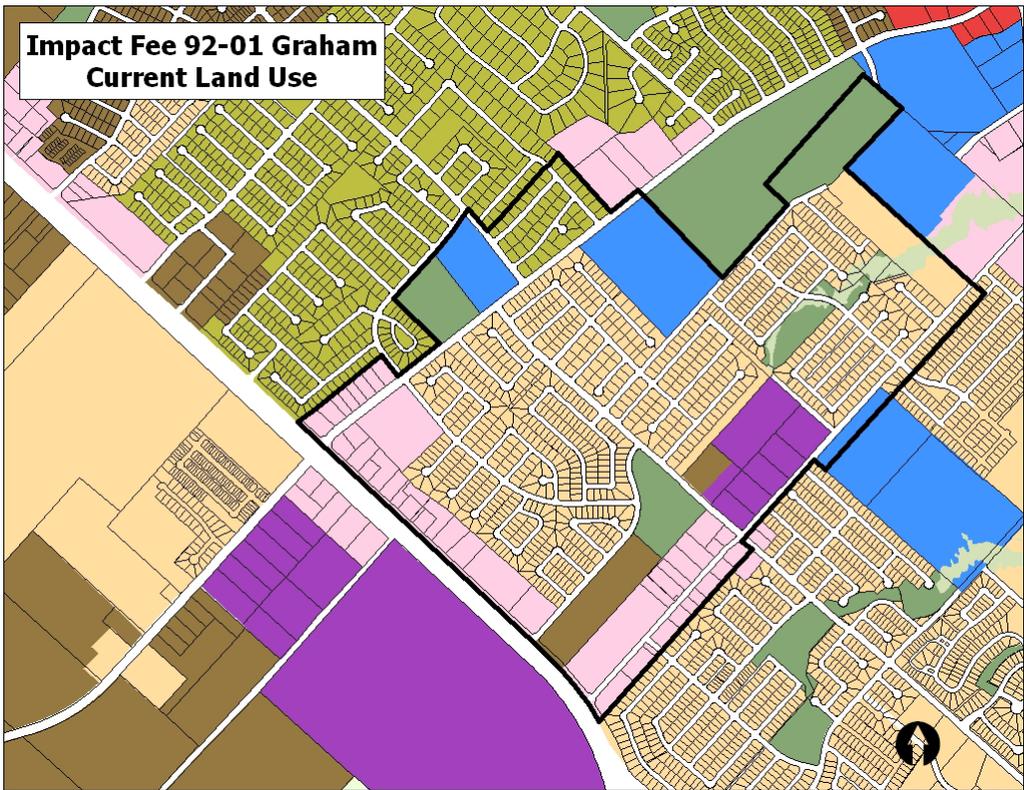
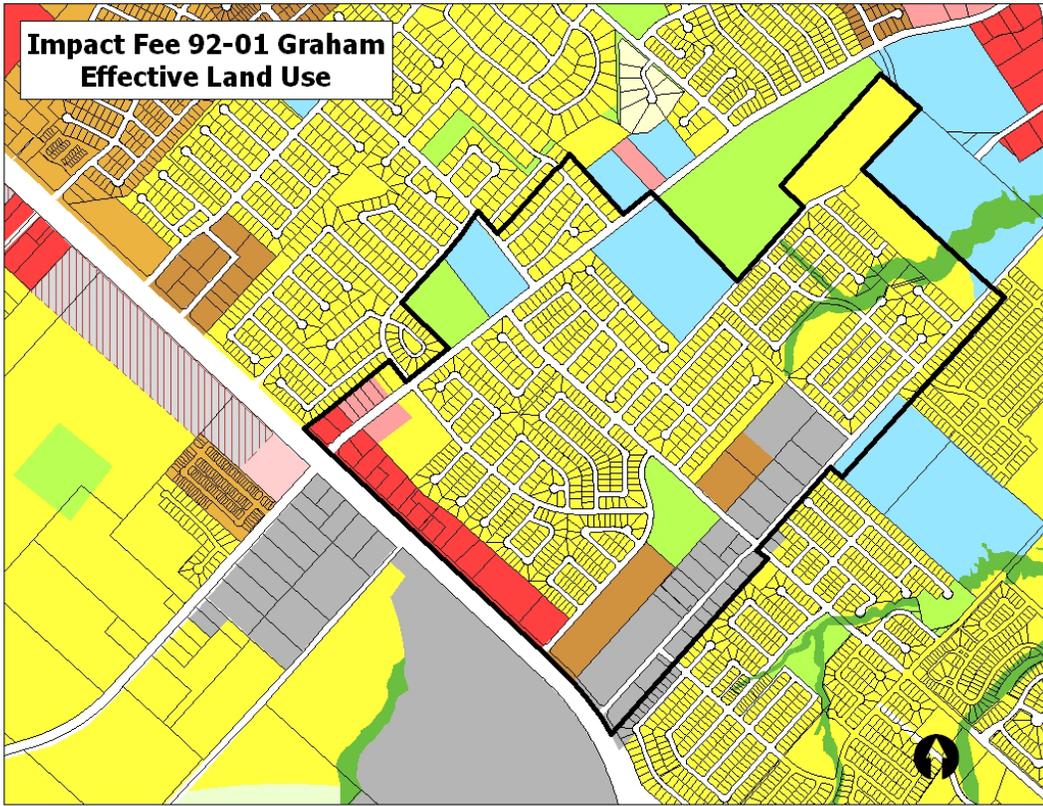
- Attachments:
- Impact Fee Service Areas Map
 - Land Use at Adoption Map per Impact Fee Area
 - Current Land Use Map per Impact Fee Area

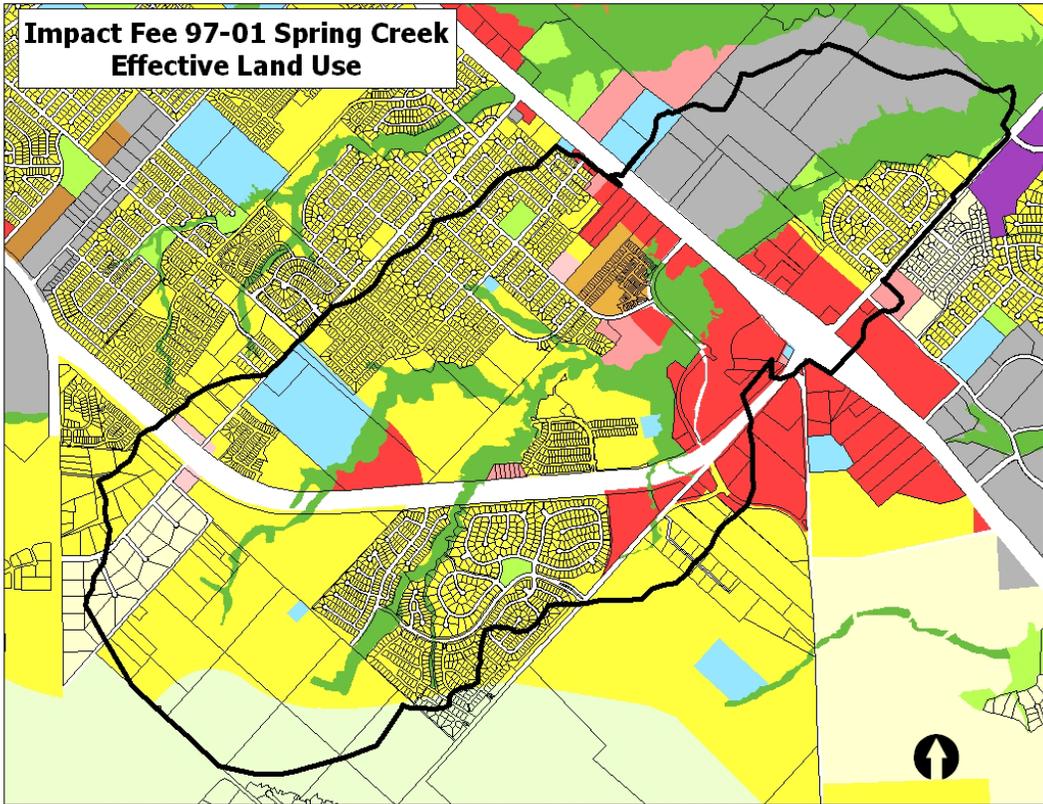


1 inch equals 4,000 feet

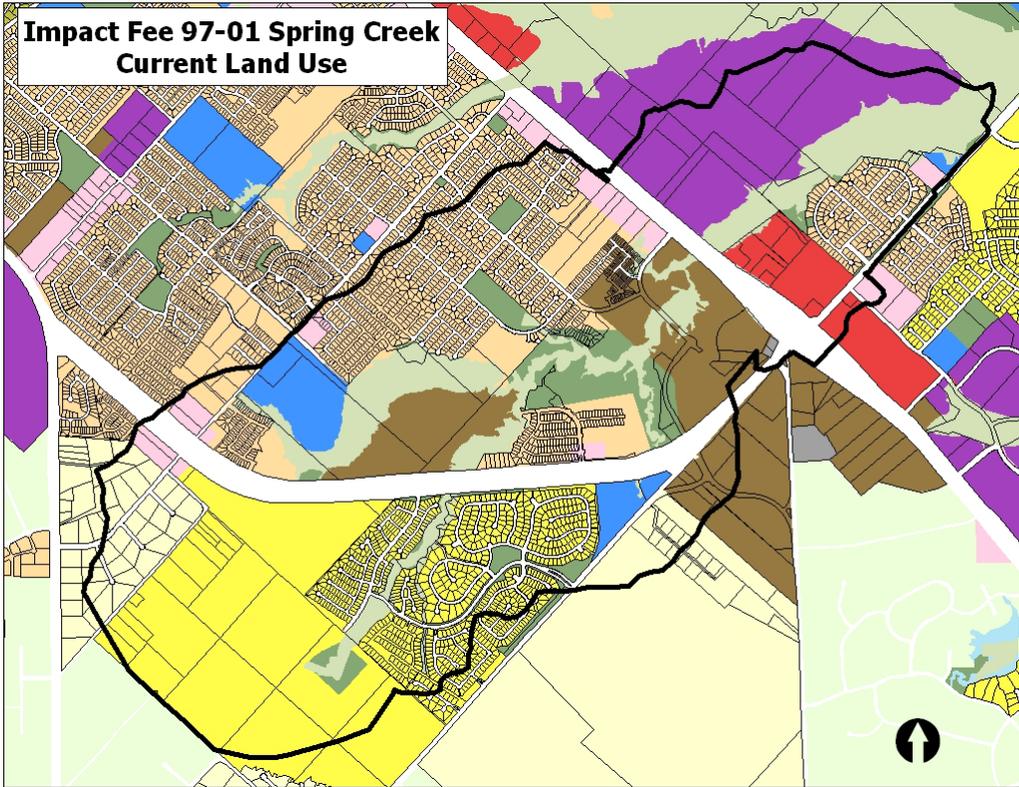


Impact Fee Areas - January 2013

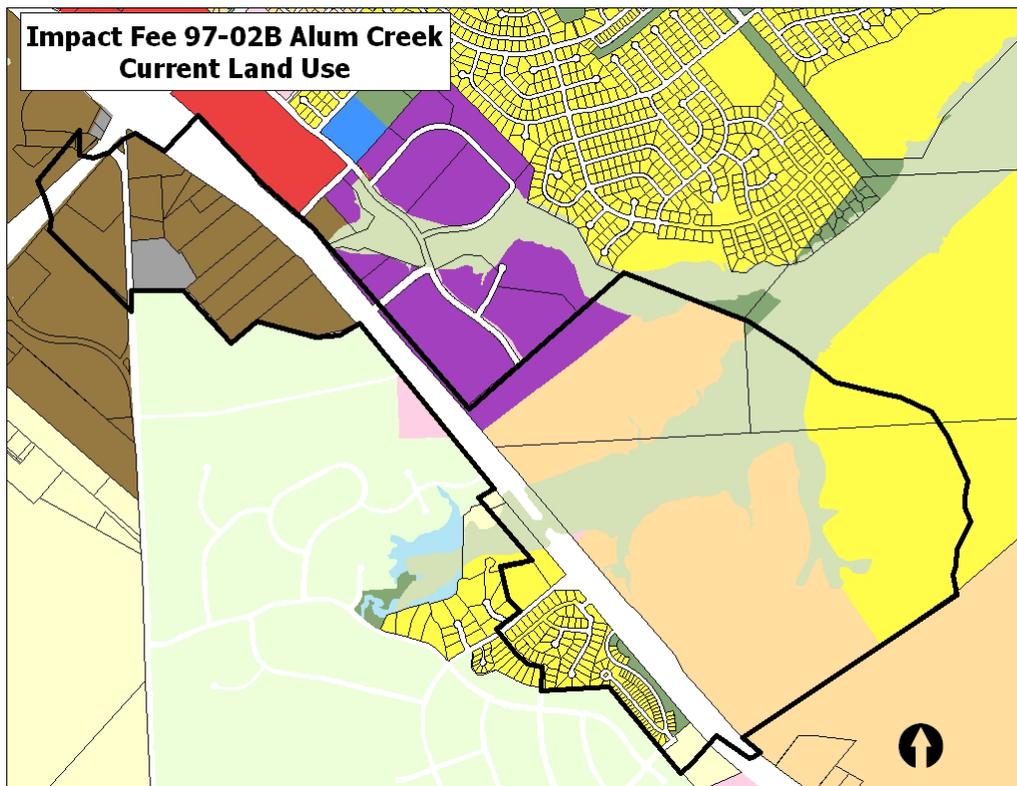
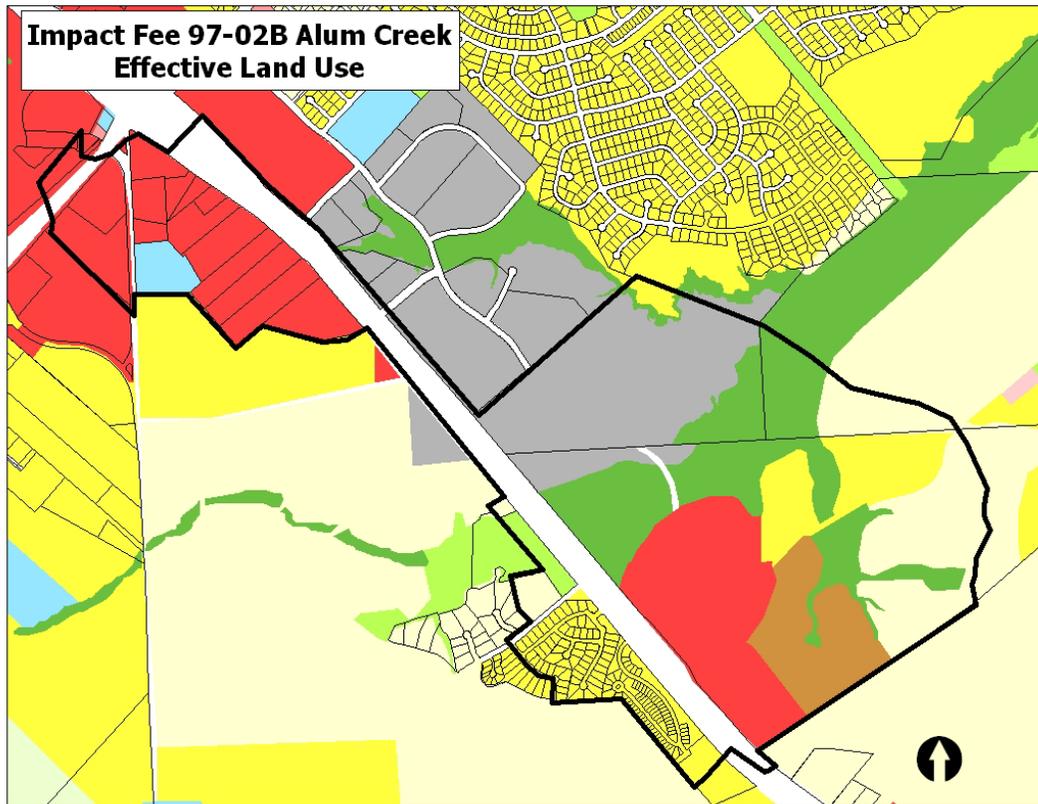


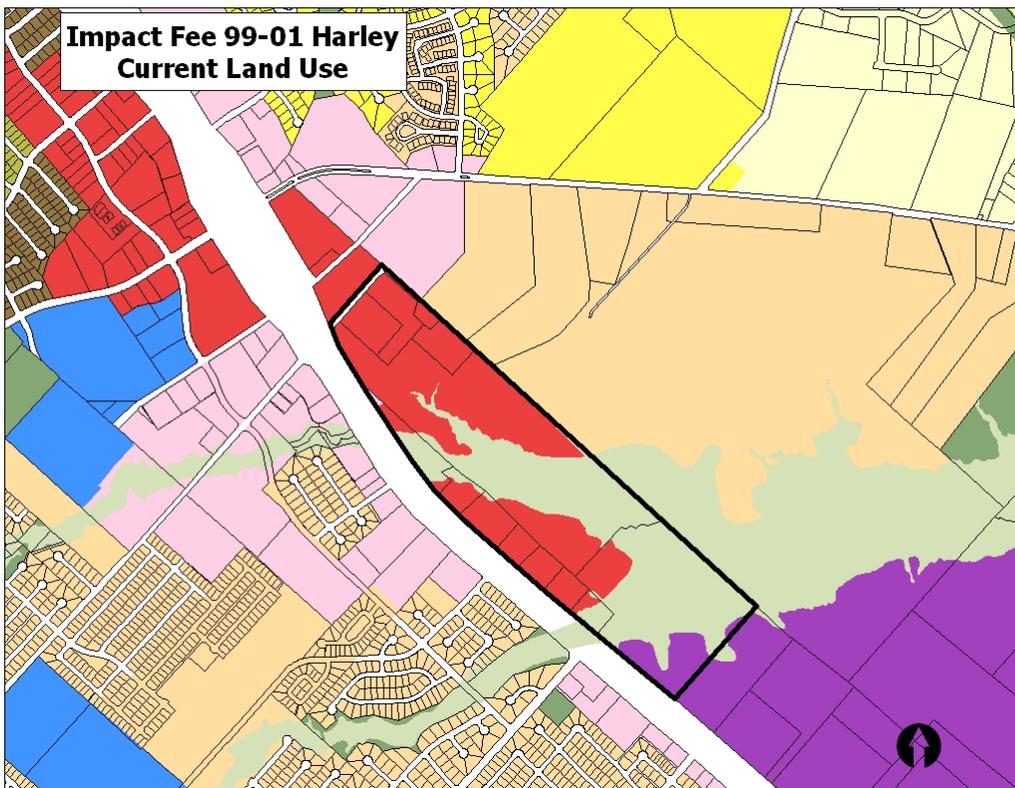
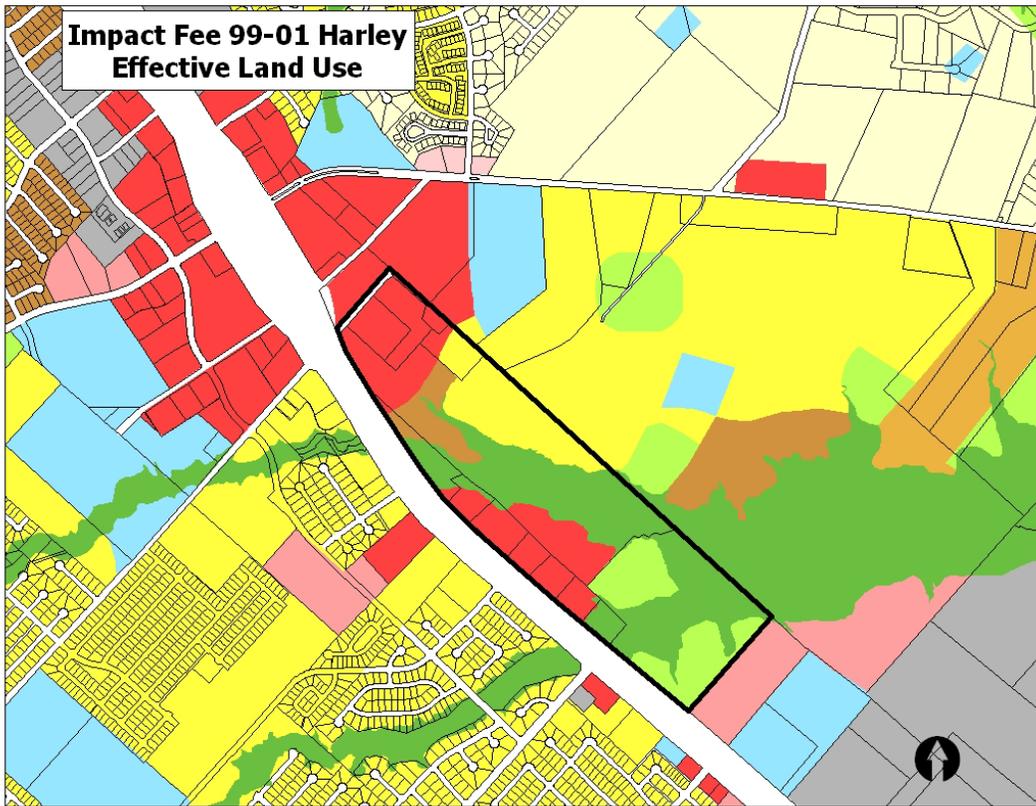


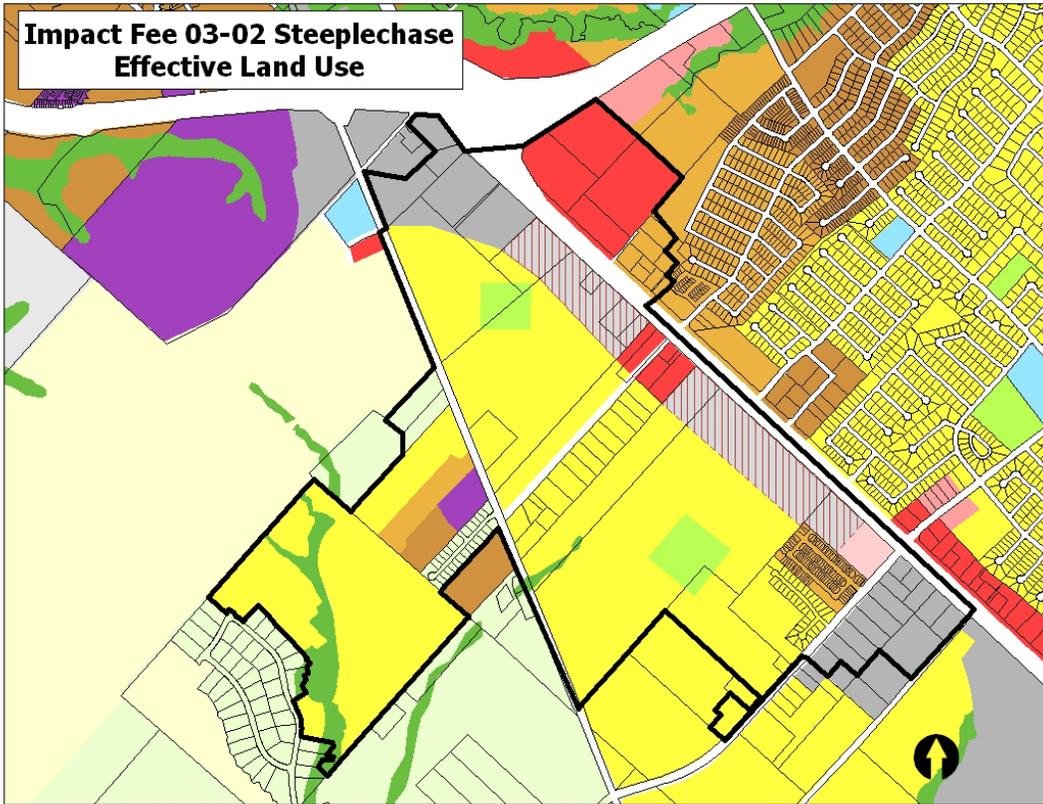
- #### Legend
- Civic
 - Floodplain and Streams
 - Industrial R and D
 - Institutional
 - Office
 - Park
 - Planned Development
 - Redevelopment
 - Residential Attached
 - Retail Neighborhood
 - Retail Regional
 - Rural
 - S.F. Residential High Density
 - S.F. Residential Low Density
 - S.F. Residential Medium Density
 - Texas A & M University
 - Transitional



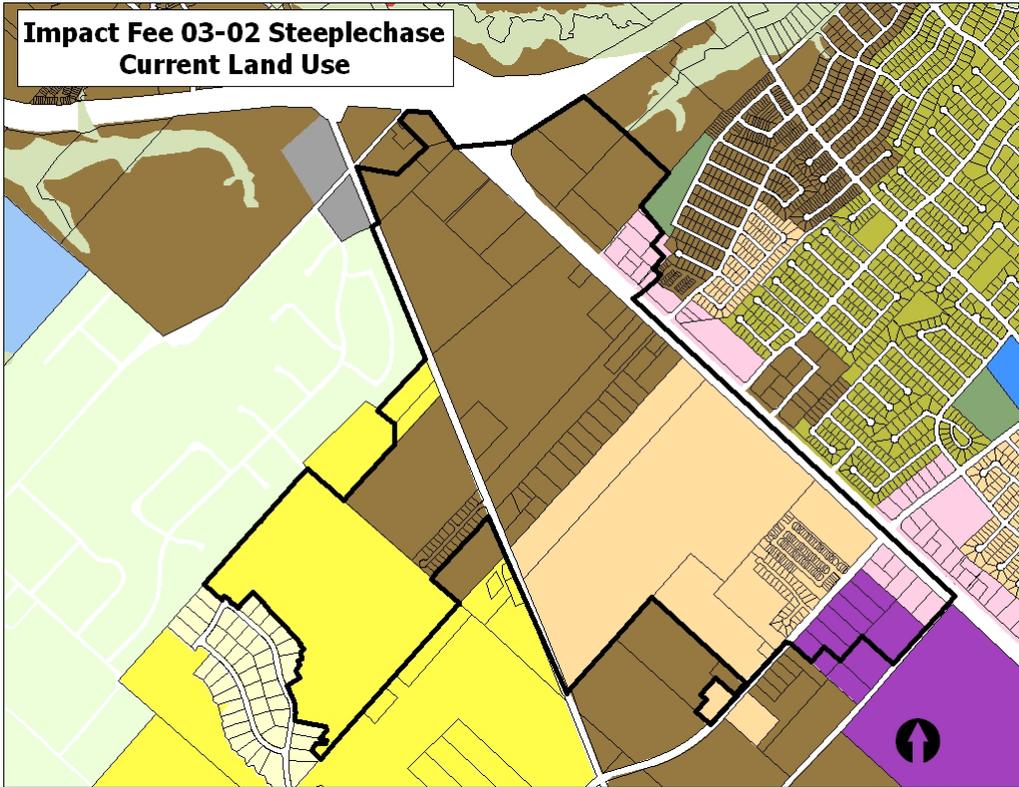
- #### Legend
- ##### Land Use Plan
- ##### FLU-2
- 111 - Neighborhood Conservation
 - 910 - 100 - Rural
 - 130 - Estate
 - 109 - Restricted Suburban
 - 110 - General Suburban
 - 120 - 250 - Urban
 - 275 - Urban Mixed Use
 - 210 - General Commercial
 - 200 - Suburban Commercial
 - 310 - Business Park
 - 410 - Institutional/Public
 - 450 - Texas A&M University
 - 710 - 720 - Natural Areas - Protected
 - 800 - Natural Areas - Reserved
 - 850 - Utilities
 - 456 - Redevelopment Areas
 - 999 - Water







- #### Legend
- Civic
 - Floodplain and Streams
 - Industrial R and D
 - Institutional
 - Office
 - Park
 - Planned Development
 - Redevelopment
 - Residential Attached
 - Retail Neighborhood
 - Retail Regional
 - Rural
 - S.F. Residential High Density
 - S.F. Residential Low Density
 - S.F. Residential Medium Density
 - Texas A & M University
 - Transitional



- #### Legend
- ##### Land Use Plan
- ##### FLU-2
- 111 - Neighborhood Conservation
 - 910 - 100 - Rural
 - 130 - Estate
 - 109 - Restricted Suburban
 - 110 - General Suburban
 - 120 - 250 - Urban
 - 275 - Urban Mixed Use
 - 210 - General Commercial
 - 200 - Suburban Commercial
 - 310 - Business Park
 - 410 - Institutional/Public
 - 450 - Texas A&M University
 - 710 - 720 - Natural Areas - Protected
 - 800 - Natural Areas - Reserved
 - 850 - Utilities
 - 456 - Redevelopment Areas
 - 999 - Water

Effective Land Use

Density LUE/Acre	Legend
	 Civic
1.00	 Floodplain and Streams
1.62 (1.87)	 Industrial R and D
2.10 (2.33)	 Institutional
2.87 (3.01)	 Office
1.00	 Park
	 Planned Development
	 Redevelopment
13.6	 Residential Attached
3.77 (4.55)	 Retail Neighborhood
4.07 (5.55)	 Retail Regional
0.00	 Rural
13.00	 S.F. Residential High Density
0.4	 S.F. Residential Low Density
4.5	 S.F. Residential Medium Density
	 Texas A & M Univeristy
0.00	 Transitional

Current Land Use

Density LUE/Acre	Legend Land Use Plan FLU-2
0.00	 111 - Neighborhood Conservation
1.00	 910 - 100 - Rural
0.20	 130 - Estate
6.59	 109 - Restricted Suburban
4.19 (8.0)	 110 - General Suburban
4.52 (20)	 120 - 250 - Urban
	 275 - Urban Mixed Use
4.07 (5.5)	 210 - General Commercial
3.77 (4.55)	 200 - Suburban Commercial
1.62 (2.0)	 310 - Business Park
2.00	 410 - Institutional/Public
	 450 - Texas A&M University
0.00	 710 - 720 - Natural Areas - Protected
0.20	 800 - Natural Areas - Reserved
	 850 - Utilities
	 456 - Redevelopment Areas
	 999 - Water

*(#) indicates LUE for Water Impact Fee Area and only applies to the 99-01 Harley Impact Fee Area.

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
August 15, 2013, 6:00 p.m.
City Hall Council Chambers
College Station, Texas

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

COMMISSIONERS ABSENT: Vergel Gay & Brad Carrier

CITY COUNCIL MEMBERS PRESENT: None

CITY STAFF PRESENT: Bob Cowell, Lance Simms, Jennifer Prochazka, Jason Schubert, Matt Robinson, Morgan Hester, Teresa Rogers, Jenifer Paz, Kelli Schlicher, Alan Gibbs, Carol Cotter, Danielle Singh, Erika Bridges, Venessa Garza, Joe Guerra, Adam Falco, Jordan Wood, and Brittany Caldwell

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.

Chairman Ashfield stated that Regular Agenda Item 8 had been pulled from the agenda at the applicant's request.

There was general discussion amongst the Commission regarding Regular Agenda Item 6.

3. Discussion of new development applications submitted to the City. [[New Development List](#)]

There was no discussion regarding new development applications.

4. Presentation, possible action, and discussion regarding the status of items within the 2013 P&Z Plan of Work (see attached). (**J. Schubert**)

Principal Planner Schubert gave an update regarding the 2013 P&Z Plan of Work.

5. Presentation, possible action, and discussion regarding the implementation of the Medical District Master Plan and related zoning codes. (**B. Cowell**)

Executive Director Cowell gave a presentation regarding the Medical District Master Plan and related zoning codes.

There was general discussion amongst the Commission regarding the presentation.

6. Presentation, possible action, and discussion regarding an update of development in the Northgate area. (**L. Simms**)

Assistant Director Simms gave an update regarding development in the Northgate area.

There was general discussion amongst the Commission regarding the update.

7. Presentation, discussion, and possible action regarding an update on the following item:

- An ordinance amending the Unified Development Ordinance to allow micro-industrial uses as a permitted use within the NG-1 (Core Northgate) and NG-2 (Transitional Northgate) zoning districts. The Planning & Zoning Commission heard this item on July 18th and voted 5-0 to recommend approval. The City Council heard this item on July 25th and voted 5-0 to approve the amendment.

There was no discussion regarding the update.

8. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.

- Thursday, August 22, 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – Corrier**)
- Thursday, September 5, 2013 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Chairman Ashfield reviewed the upcoming meeting dates with the Planning and Zoning Commission.

9. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, South Knoll Area Neighborhood Plan Resource Team, BioCorridor Board, and Zoning District Subcommittee.

There was no discussion regarding the above-referenced meetings.

10. 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 Ross asked for a future agenda item regarding game day housing.

11. Adjourn.

The meeting was adjourned at 6:50 p.m.

Approved:

Mike Ashfield, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
August 15, 2013, 7:00 p.m.
City Hall Council Chambers
College Station, Texas

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

COMMISSIONERS ABSENT: Vergel Gay & Brad Corrier

CITY COUNCIL MEMBERS PRESENT: Mayor Nancy Berry, Julie Schultz, John Nichols

CITY STAFF PRESENT: Bob Cowell, Lance Simms, Jennifer Prochazka, Jason Schubert, Matt Robinson, Morgan Hester, Teresa Rogers, Jenifer Paz, Kelli Schlicher, Alan Gibbs, Carol Cotter, Danielle Singh, Erika Bridges, Venessa Garza, Joe Guerra, Adam Falco, Jordan Wood, and Brittany Caldwell

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**

All items approved by Consent are approved with any and all staff recommendations.

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

- July 18, 2013 ~ Workshop
- July 18, 2013 ~ Regular
- August 1, 2013 ~ Workshop
- August 1, 2013 ~ Regular

4.2 Consideration, discussion, and possible action on Absence Requests from meetings.

- Brad Corrier ~ August 15, 2013

- 4.3 Presentation, possible action, and discussion on a Final Plat for Great Oaks Phase 14 consisting of 16 residential lots on approximately 22.1 acres generally located east of Arboleda Drive in the Great Oaks Subdivision. **Case #13-00900130 (M.Hester)**
- 4.4 Presentation, possible action, and discussion on a Development Plat for Arrington Tower Site Subdivision consisting of one lot on approximately 1.507 acres generally located at the intersection of South Oaks Drive and Arrington Road in South College Station. **Case #13-00900133 (T.Rogers)**
- 4.5 Presentation, possible action, and discussion on a Final Plat for Tower Point Phase 8B Lots 16 &17, Block 3 consisting of two lots on approximately 2.8 acres, generally located at 913 William D. Fitch Parkway. **Case #13-009000135 (J.Paz)**

Commissioner Miles motioned to approve Consent Agenda Items 4.1 – 4.5. Commissioner Ross 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. Public hearing, presentation, possible action, and discussion regarding an ordinance amending the College Station Comprehensive Plan by adopting the South Knoll Area Neighborhood Plan for the area generally located within the boundaries of Texas Avenue South, Holleman Drive, Welsh Avenue, Southwest Parkway, Wellborn Road, and Harvey Mitchell Parkway. **Case #13-00900151 (J.Prochazka) (Note: Final action on this item is scheduled for the August 22, 2013 City Council Meeting -subject to change)**

Principal Planner Prochazka presented the proposed South Knoll Area Neighborhood Plan.

There was general discussion amongst the Commission regarding the Plan.

Chairman Ashfield opened the public hearing.

Mike Gyllenband, Hardwood, Texas; Charles Burn, 1508 Caudill Street, College Station, Texas; Donald Deere, 1500 Frost Drive, College Station, Texas; Robert McGeachin, 1208 Glade Street, College Station, Texas; M.M. Kothmann, 1216 South Ridgefield Circle, College Station, Texas; Dudley Smith, 1810 Shadowwood Drive, College Station, Texas; Phil Banks, 1206 Winding Road, College Station, Texas; Hugh Lindsay, 400 Walton Drive, College Station, Texas; Rodney Boehn, 1911 Langford Street, College Station, Texas; Garry Adams, 1803 Lawyer Place, College Station, Texas; Kendra Perkins, 1717 B Lawyer Street, College Station, Texas; Clayton Powell, 1211 South Ridgefield Circle, College Station, Texas; Christopher Mathewson, 1307 Glade Street, College Station, Texas; Jerry Cooper, 602 Bell Street, College Station, Texas; Amanda

Hathaway 1901 West Holleman Drive, College Station, Texas; Kathe Hawkins, 1805 Lawyer Street, College Station, Texas; Lorence Bravenec, 1101 Goode Drive, College Station, Texas; Melissa Lesikar, 1716 Ramona Circle, San Marcos, Texas; Sherron McKenzie, 1801 Bee Creek Drive, College Station, Texas; Mike Painter, 1209 Lancelot Circle, College Station, Texas; Whitney Wolf; Steve Strong; Arthur Wright, 1008 Holt Street, College Station, Texas. The citizens spoke regarding the Plan and some expressed concerns regarding rental properties in the area and the proposed parking requirements.

Chairman Ashfield closed the public hearing.

There was general discussion amongst the Commission regarding the Plan

Commissioner Warner motioned to recommend approval of the Plan with an amendment that allows for the option for the residents to petition for the parking removal from 2:00 a.m. to 6:00 a.m., in lieu of it applying neighborhood wide; her motion also included that residents be able to petition to allow for parking removal on one side of streets in the area (this is not an amendment to the proposed Plan). Commissioner Ross seconded the motion, motion passed (5-0).

7. Presentation, possible action, and discussion regarding a request to utilize the sidewalk fund and presentation, possible action, and discussion on a Development Plat for Salem Baptist Church consisting of one lot on approximately 0.89 acres generally located west of the Creek Meadows Subdivision and more specifically along Royder Road. **Case #13-00900129 (M.Robinson)**

Senior Planner Robinson presented the applicant's request to utilize the sidewalk fund and the Development Plat and recommended approval.

Chris Galindo, 3107 Rolling Lane, Bryan, Texas, stated that the church had owned the property for many years and the church that was at the location was destroyed by a fire about nine years ago. He said that the Development Plat is one of the steps that has to be taken for the church to be rebuilt.

Commissioner Warner motioned to approve the applicant's request to utilize the sidewalk fund. Commissioner Miles seconded the motion, motion passed (5-0).

Commissioner Warner motioned to approve the Development Plat. Commissioner Miles seconded the motion, motion passed (5-0).

8. Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan – Future Land Use & Character Map from Neighborhood Conservation to Urban for the property located at 900 & 900A Ashburn Avenue approximately 1.6 acres at the corner of Ashburn Avenue and Lincoln Avenue. **Case #13-00900140 (M.Hester) (Note: Final action on this item is scheduled for the September 12, 2013 City Council Meeting -subject to change)**

This item was removed from the agenda at the applicant's request.

9. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Articles 3, "Development Review Procedures," 7, "General Development Standards," and 8, "Subdivision Design and Improvements," of the Code of Ordinances of the City of College Station, Texas by the creation and amendment of single-family parking requirements. **Case #13-00900128 (T. Rogers) (Note: Final action on this item is scheduled for the September 12, 2013 City Council Meeting -subject to change)**

Staff Planner Rogers presented the amendment regarding the creation and amendment of single-family parking requirements.

There was general discussion amongst the Commission regarding the amendment.

Chairman Ashfield opened the public hearing.

Buck Prewitt, 2302 Scotney Court, College Station, Texas, said that cost should be considered as a factor.

Chairman Ashfield closed the public hearing.

Commissioner Rektorik motioned to recommend approval of the amendment with the condition that townhomes be exempt from the front area coverage requirement on single-family lots.

10. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Sections 12-8.3.E, "Streets," and 12-8.3.G, "Blocks," of the Code of Ordinances of the City of College Station, Texas to amend street network and block length requirements. **Case #13-00900141 (J.Schubert) (Note: Final action on this item is scheduled for the August 22, 2013 City Council Meeting -subject to change)**

Chairman Ashfield opened the public hearing.

No one spoke during the public hearing.

Chairman Ashfield closed the public hearing.

Commissioner Warner motioned to table the item to the September 5th Planning & Zoning Meeting. Commissioner Rektorik seconded the motion, motion passed (5-0).

11. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," of the Code of Ordinances of the City of College Station, Texas by the creation and amendment of one- and two-family residential zoning districts in compliance with the Comprehensive Plan. **Case #13-**

00900030 (J.Prochazka) (Note: Final action on this item is scheduled for the September 12, 2013 City Council Meeting -subject to change)

Chairman Ashfield opened the public hearing.

No one spoke during the public hearing.

Chairman Ashfield closed the public hearing.

Commissioner Warner motioned to table the item to the September 5th Planning & Zoning Meeting. Commissioner Miles seconded the motion, motion passed (5-0).

12. Public hearing, presentation, possible action, and discussion regarding an ordinance amending the College Station Comprehensive Plan by adopting the Economic Development Master Plan. **Case #13-00900143 (B.Cowell) (Note: Final action on this item is scheduled for the August 22, 2013 City Council Meeting -subject to change)**

Chairman Ashfield opened the public hearing.

No one spoke during the public hearing.

Chairman Ashfield closed the public hearing.

Commissioner Warner motioned to table the item to the September 5th Planning & Zoning Meeting. Commissioner Miles seconded the motion, motion passed (5-0).

13. 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 Rektorik asked for a future agenda item regarding traffic calming measures.

14. Adjourn.

The meeting was adjourned at 10:44 p.m.

Approved:

Attest:

Mike Ashfield, Chairman
Planning & Zoning Commission

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



CITY OF COLLEGE STATION
Planning & Development Services

**Absence Request Form
For Elected and Appointed Officers**

Name Vergel Gay

Request Submitted on 8/15/2013

I will not be in attendance at the meeting on 8/15/2013
for the reason specified: (Date)

Not able to attend.

Signature Vergel Gay



CITY OF COLLEGE STATION
Planning & Development Services

**Absence Request Form
For Elected and Appointed Officers**

Name Jim Ross

Request Submitted on 8/29/2013

I will not be in attendance at the meeting on 9/5/2013
for the reason specified: (Date)

Out of town trip.

Signature Jim Ross



CITY OF COLLEGE STATION

**FINAL PLAT
for
Great Oaks Ph 1B
13-00900147**

SCALE: Two lots on approximately 3.03 acres

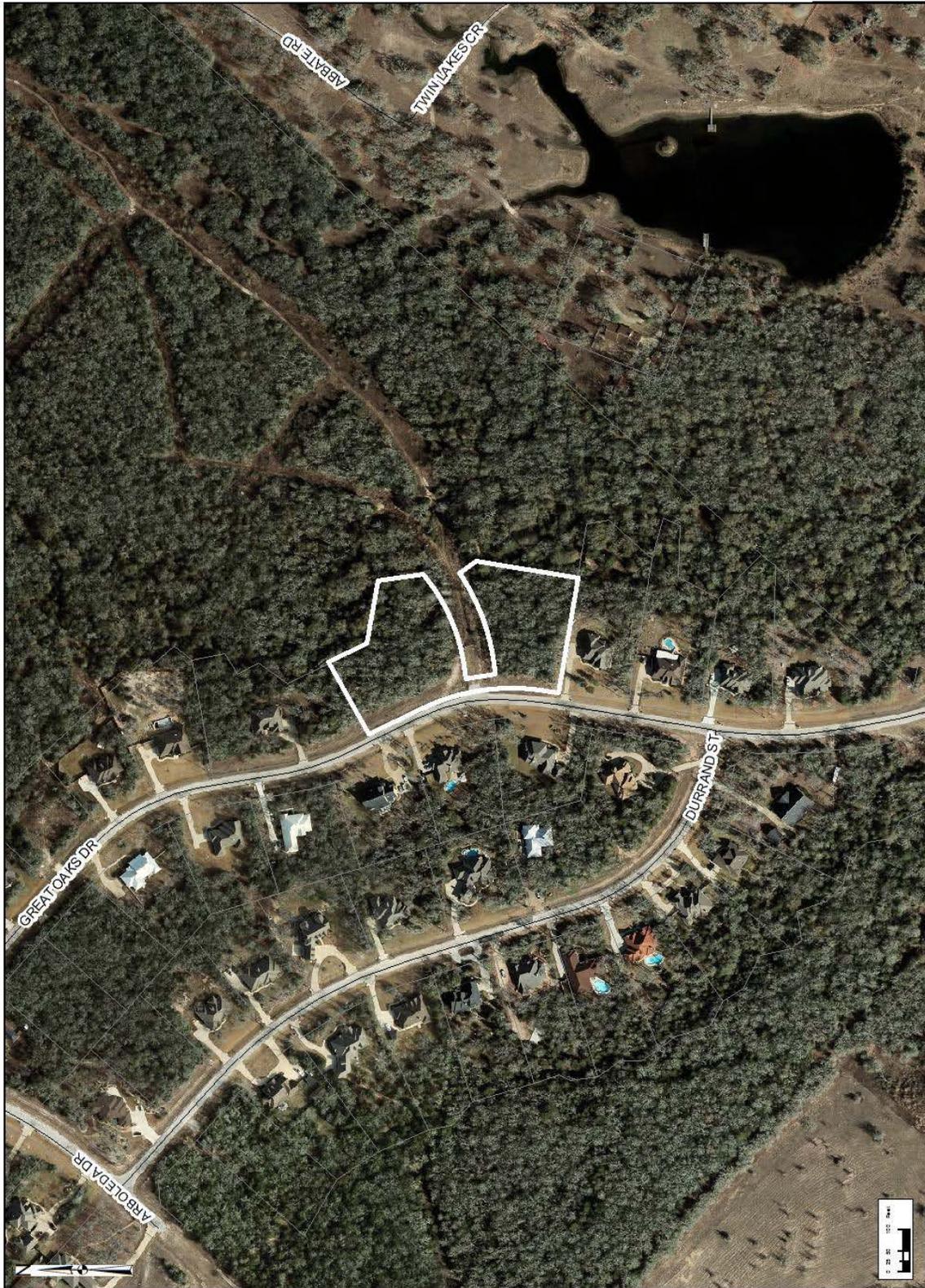
LOCATION: Generally located north of Great Oaks Drive in the Great Oaks Subdivision.

ZONING: A-OR Rural Residential Subdivision

APPLICANT: Clint Cooper, BCS Rock Prairie

PROJECT MANAGER: Morgan Hester, Staff Planner
mhester@cstx.gov

RECOMMENDATION: Staff recommends approval of the Final Plat.



FINAL
PLAT

Case: 13-147

GREAT OAKS PH 1B

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

- Annexation:** March 2008
- Zoning:** A-O Agricultural Open upon annexation
A-OR Rural Residential Subdivision in May 2008
- Preliminary Plat:** Preliminary Plats have been approved for Great Oaks in 2006, 2012, and a recent revision in July 2013.
- Site Development:** Vacant. Two residential lots are proposed with this phase, ranging in size from 1.3 acres to 1.65 acres.

COMMENTS

- Parkland Dedication:** This development was Master Planned in the ETJ prior to parkland dedication requirements; therefore, no parkland dedication is required.
- Greenways:** N/A
- Pedestrian Connectivity:** At the time when Great Oaks was master planned, the tract was located in the ETJ; therefore, no sidewalks are proposed or required.
- Bicycle Connectivity:** At the time when Great Oaks was master planned, the tract was located in the ETJ; therefore, no bicycle facilities are proposed or required.
- Impact Fees:** N/A

REVIEW CRITERIA

1. **Compliance with Subdivision Regulations:** The Comprehensive Plan designates this area as Restricted Suburban and the proposed lot sizes exceed what is recommended with this land use. The proposed lots will have access from Great Oaks Drive, a future 2-lane Minor Collector on the Thoroughfare Plan.
2. **Compliance with Subdivision Regulations:** The Final Plat complies with the applicable Subdivision Regulations contained in the Unified Development Ordinance.

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	13-147
DATE SUBMITTED:	7-17-13
TIME:	9:50
STAFF:	CD

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).

n/a \$233 Waiver Request to Subdivision Regulations Fee (if applicable).

n/a \$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.)

n/a Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.

n/a Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).

n/a 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 Great Oaks Phase 1B

ADDRESS _____

SPECIFIED LOCATION OF PROPOSED PLAT:

Adjacent to Phase 1 of Great Oaks

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

Name BCS Rock Prairie (Christ Cooper) E-mail ccooper@coldwellcos.com

Street Address 1700 Research Hwy #110

City CS State Tx Zip Code 77845

Phone Number 260-7000 Fax Number _____

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 McClure; Browne (Jeff Robertson) E-mail jeffr@mcclurebrowne.com
Street Address 1008 Woodcreek
City CS State Tx Zip Code 77845
Phone Number 693-3838 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 2.96 Total No. of Lots 2 R-O-W Acreage 0.078

Existing Use Open Proposed Use Single Family Residential

Number of Lots By Zoning District A-R / 2 _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:
A-R / 2 _____ / _____ / _____

Floodplain Acreage 0

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 (if known): _____
Date / Timeframe when submitted: _____

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

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

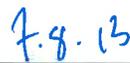
<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Streets <input type="checkbox"/> Sidewalks <input type="checkbox"/> Sanitary Sewer Lines <input type="checkbox"/> Water Lines <input type="checkbox"/> Channels <input type="checkbox"/> Storm Sewers <input type="checkbox"/> Bike Lanes / Paths 	<p>Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ 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>
---	---

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.

 vs

 Signature and title



 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.

Property Owner(s)

7.8.13

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.

Engineer

7-10-13

Date

The following CERTIFICATIONS apply to development in Special Flood Hazard Areas.

Required for Site Plans, Final Plats, Construction Plans, Fill / Grading Permits, and Clearing Only Permits:*

A. I, _____ certify, as demonstrated in the attached drainage study, that the alterations or development covered by this permit, shall not:

- (i) increase the Base Flood elevation;
- (ii) create additional areas of Special Flood Hazard Area;
- (iii) decrease the conveyance capacity to that part of the Special Flood Hazard Area that is not in the floodway and where the velocity of flow in the Base Flood event is greater than one foot per second. This area can also be approximated to be either areas within 100 feet of the boundary of the regulatory floodway or areas where the depth of from the BFE to natural ground is 18 inches or greater;
- (iv) reduce the Base Flood water storage volume to the part of the Special Flood Hazard Area that is beyond the floodway and conveyance area where the velocity of flow in the Base Flood is equal to and less than one foot per second without acceptable compensation as set forth in the City of College Station Code of Ordinances, Chapter 13 concerning encroachment into the Special Flood Hazard Area; nor
- (v) increase Base Flood velocities.

beyond those areas exempted by ordinance in Section 5.11.3a of Chapter 13 Code of Ordinances.

Engineer

Date

Initial

* If a platting-status exemption to this requirement is asserted, provide written justification under separate letter in lieu of certification.

Required for Site Plans, Final Plats, Construction Plans, and Fill / Grading Permits:

B. I, _____, certify to the following:

- (i) that any nonresidential or multi-family structure on or proposed to be on this site as part of this application is designed to prevent damage to the structure or its contents as a result of flooding from the 100-year storm.

Engineer

Date

Additional certification for Floodway Encroachments:

C. I, _____, certify that the construction, improvement, or fill covered by this permit shall not increase the base flood elevation. I will apply for a variance to the Zoning Board of Adjustments.

Engineer

Date

Required for all projects proposing structures in Special Flood Hazard Area (Elevation Certificate required).

Residential Structures:

D. I, _____, certify that all new construction or any substantial improvement of any residential structure shall have the lowest floor, including all utilities, ductwork and any basement, at an elevation at least one foot above the Base Flood Elevation. Required Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.

Engineer / Surveyor

Date

Commercial Structures:

E. I, _____, certify that all new construction or any substantial improvement of any commercial, industrial, or other non-residential structure are designed to have the lowest floor, including all utilities, ductwork and basements, elevated at least one foot above the Base Flood Elevation

Engineer / Surveyor

Date

OR

I, _____, certify that the structure with its attendant utility, ductwork, basement and sanitary facilities is designed to be flood-proofed so that the structure and utilities, ductwork, basement and sanitary facilities are designed to be watertight and impermeable to the intrusion of water in all areas below the Base Flood Elevation, and shall resist the structural loads and buoyancy effects from the hydrostatic and hydrodynamic conditions.

Required Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.

Engineer / Surveyor

Date

Conditions or comments as part of approval: _____

FINAL PLAT MINIMUM REQUIREMENTS
(ALL CITY ORDINANCES MUST BE MET)
INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 (Requirements based on field survey and marked by monuments and markers.)

- Drawn on 24" x 36" sheet to scale of 100' per inch.
- Vicinity map which includes enough of surrounding area to show general location of subject property in relationship to College Station and its City Limits. No scale required but include north arrow.
- Title Block with the following information:
 - Name and address of subdivider, recorded owner, planner, engineer and surveyor.
 - Proposed name of subdivision. (Subdivision name & street names will be approved through Brazos County 911.)
 - Date of preparation.
 - Engineer's scale in feet.
 - Total area intended to be developed.

- North Arrow.
- Subdivision boundary indicated by heavy lines.

NA If more than 1 sheet, an index sheet showing entire subdivision at a scale of 500 feet per inch or larger.

- All applicable certifications based on the type of final plat.
 - Ownership and Dedication
 - Surveyor and/or Engineer
 - City Engineer (and City Planner, if a minor plat)
 - Planning and Zoning Commission (delete if minor plat)
 - Brazos County Clerk
 - Brazos County Commissioners Court Approval (ETJ Plats only)

NA If submitting a replat where there are existing improvements, submit a survey of the subject property showing the improvements to ensure that no encroachments will be created.

- If using private septic systems, add a general note on the plat that no private sewage facility may be installed on any lot in this subdivision without the issuance of a license by the Brazos County Health Unit under the provisions of the private facility regulations adopted by the Commissioner's Court of Brazos County, pursuant to the provisions of Section 21.084 of the Texas Water Code.

NA Location of the 100-Year Floodplain and floodway, if applicable, according to the most recent available data.

- Lot corner markers and survey monuments (by symbol) and clearly tied to basic survey data.
- Matches the approved preliminary plan or qualifies as minor amendments (UDO Section 3.3.E.2).
- The location and description with accurate dimensions, bearings or deflection angles and radii, area, center angle, degree of curvature, tangent distance and length of all curves for all of the following: (Show existing items that are intersecting or contiguous with the boundary of or forming a boundary with the subdivision, as well as, those within the subdivision).

Existing

Proposed

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> <i>NA</i> | <input type="checkbox"/> Streets. Continuous or end in a cul-de-sac, stubbed out streets must end into a temp turn around unless they are shorter than 100 feet. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> Public and private R.O.W. locations and widths. (All existing and proposed R.O.W.'s sufficient to meet Thoroughfare Plan.) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> Street offsets and/or intersection angles meet ordinance. |

Existing Proposed

- | | | | |
|-------------------------------------|-----|-------------------------------------|--|
| <input type="checkbox"/> | n/a | <input type="checkbox"/> | Alleys. |
| <input checked="" type="checkbox"/> | | <input checked="" type="checkbox"/> | Easements. |
| <input checked="" type="checkbox"/> | | <input checked="" type="checkbox"/> | A number or letter to identify each lot or site and each block (numbered sequentially). |
| <input type="checkbox"/> | n/a | <input type="checkbox"/> | Parkland dedication/greenbelt area/park linkages. All proposed dedications must be reviewed by the Parks and Recreation Advisory Board and documentation of their recommendation provided prior to being scheduled for P&Z Commission consideration. |

n/a Construction documents for all public infrastructure drawn on 24" x 36" sheets and properly sealed by a Licensed Texas Professional Engineer that include the following:

- Street, alley and sidewalk plans, profiles and sections. One sheet must show the overall street, alley and/or sidewalk layout of the subdivision. (may be combined with other utilities).
- Sewer Design Report.
- Sanitary sewer plan and profile showing depth and grades. One sheet must show the overall sewer layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)
- Water Design Report and/or Fire Flow Report.
- Water line plan showing fire hydrants, valves, etc. with plan and profile lines showing depth and grades. One sheet must show the overall water layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)
- Storm drainage system plan with contours, street profile, inlets, storm sewer and drainage channels, with profiles and sections. Drainage and runoff areas, and runoff based on 5, 10, 25, 50 and 100 year rain intensity. Detailed drainage structure design, channel lining design & detention if used. One sheet must show the overall drainage layout of the subdivision.
 - Detailed cost estimates for all public infrastructure listed above sealed by Texas P.E.
 - Letter of completion for public infrastructure or guarantee / surety in accordance with UDO Section 8.6.
 - Drainage Report with a Technical Design Summary.
 - Erosion Control Plan (must be included in construction plans).

n/a All off-site easements necessary for infrastructure construction must be shown on the final plat with a volume and page listed to indicate where the separate instrument easements were filed. Separate instrument easements must be provided in recordable form to the City prior to being scheduled for P&Z Commission consideration.

- Are there impact fees associated with this development? Yes No
Impact fees must be paid prior to building permit.
- Will any construction occur in TxDOT rights-of-way? Yes No
If yes, TxDOT permit must be submitted along with the construction documents.

NOTE:

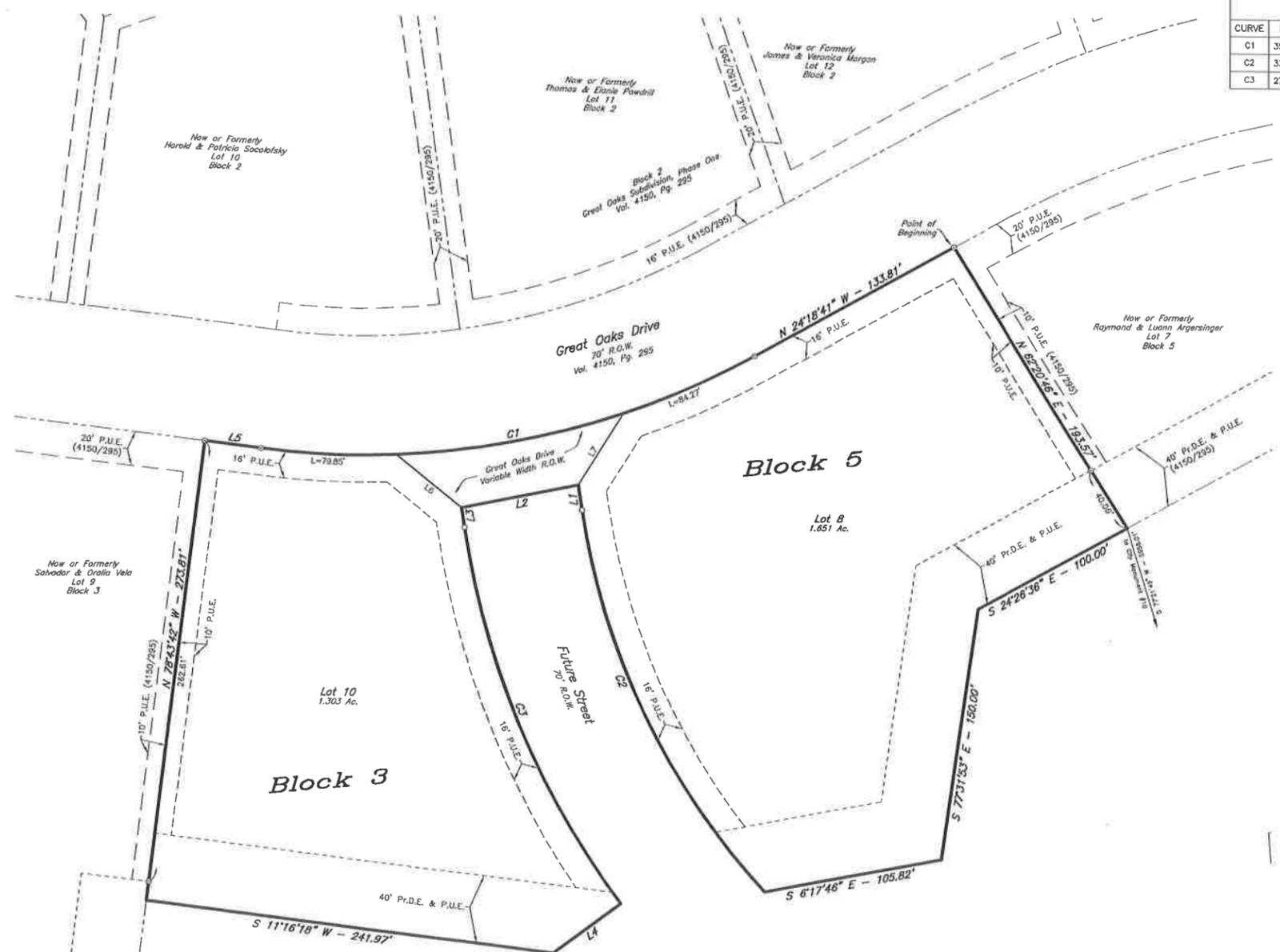
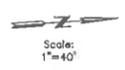
1. We will be requesting the corrected Final Plat to be submitted in digital form if available prior to filing the plat at the Courthouse.
2. If the construction area is greater than 5 acres, EPA Notice of Intent (NOI) must be submitted prior to issuance of a development permit.

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	35°34'59"	485.00'	301.20'	155.84'	N 6°31'11" W	296.39'
C2	33°48'19"	430.00'	253.71'	130.67'	S 68°37'58" W	250.04'
C3	27°49'43"	500.00'	242.85'	123.87'	N 71°37'16" E	240.47'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 85°32'08" W	14.89'
L2	S 7°07'15" E	70.08'
L3	N 85°32'08" E	11.64'
L4	S 32°17'35" E	49.25'
L5	N 11°16'18" E	33.49'
L6	S 42°54'43" W	50.00'
L7	N 53°38'52" W	50.00'



Vicinity Map



FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the JAMES ERWIN SURVEY, A-119, Brazos County, Texas and being part of the 116.352 acre Tract 2 described in the deed from Laven J. Van Riel, Trustee to BCS Rock Prairie, LP recorded in Volume 10814, Page 117 of the Official Records of Brazos County (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the southwest corner of Lot 7, Block 5, GREAT OAKS SUBDIVISION, PHASE ONE as recorded in Volume 4150, Page 295 (O.R.B.C.) and being in the northeast right-of-way line of Great Oaks Drive (based on a 70-foot width);

THENCE N 62° 20' 48" E along the southeast line of said Lot 7, at 15.51 feet pass a found 1/2-inch iron rod for reference, continue for a total distance of 193.57 feet to the southeast corner of said Lot 7;

THENCE: through the interior of said 116.352 acre tract for the following ten (10) calls:

- 1) S 24° 26' 36" E for a distance of 100.00 feet to a 1/2-inch iron rod set for corner,
- 2) S 77° 31' 53" E for a distance of 150.00 feet to a 1/2-inch iron rod set for corner,
- 3) S 05° 17' 45" E for a distance of 105.82 feet to a 1/2-inch iron rod set for corner,
- 4) 253.71 feet in a clockwise direction along the arc of a curve having a central angle of 33° 48' 19", a radius of 430.00 feet, a tangent of 130.67 feet and a long chord bearing S 68° 37' 58" W at a distance of 250.04 feet to a 3/4-inch iron pipe set for the Point of Tangency,
- 5) S 85° 32' 08" W for a distance of 14.89 feet to a 1/2-inch iron rod set for corner,
- 6) S 07° 07' 15" E for a distance of 70.08 feet to a 1/2-inch iron rod set for corner,
- 7) N 85° 32' 08" E for a distance of 11.64 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left,
- 8) 242.85 feet along the arc of said curve having a central angle of 27° 49' 43", a radius of 500.00 feet, a tangent of 123.87 feet and a long chord bearing N 71° 37' 16" E at a distance of 240.47 feet to a 1/2-inch iron rod set for corner,
- 9) S 32° 17' 35" E for a distance of 49.25 feet to a found 1/2-inch iron rod for corner, and
- 10) S 11° 16' 18" W for a distance of 241.97 feet to a 1/2-inch iron rod set for corner in the northeast line of Lot 9, Block 3 of said GREAT OAKS Subdivision;

THENCE: N 78° 43' 42" W along the northeast line of said Lot 9, at feet pass a found 1/2-inch iron rod for reference, continue for a total distance of 273.81 feet to a found 1/2-inch iron rod marking the northwest corner of said Lot 9 and being in the said northeast right-of-way line of Great Oaks Drive;

THENCE: along the said northeast line of Great Oaks Drive for the following three (3) calls:

- 1) N 11° 16' 18" E for a distance of 33.49 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the left,
- 2) 301.20 feet along the arc of said curve having a central angle of 35° 34' 59", a radius of 485.00 feet, a tangent of 155.84 feet and a long chord bearing N 05° 31' 11" W at a distance of 296.39 feet to a found 3/4-inch iron pipe for the Point of Tangency, and
- 3) N 24° 18' 41" W for a distance of 133.81 feet to the POINT OF BEGINNING and containing 3.032 acres of land, more or less.

GENERAL SURVEYOR NOTES:

1. ORIGIN OF BEARING SYSTEM: Monuments found and the record bearing along the southwest line (N 46°21'20" W) of the 31,286 acre BCS Rock Prairie, LP tract recorded in Volume 10814, Page 117 of the Official Records of Brazos County, Texas (O.R.B.C.) was used as the BASIS OF BEARINGS shown on this plat.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48D410305E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.
3. Notes from the Brazos County Health Department:
 - a.) No onsite sewage facility (OSSF) authorization to construct for an individual lot will be issued without first having a site evaluation report on file for that individual lot. The site evaluation must be done by a state licensed site evaluator.
 - b.) All lots served by an OSSF must comply with county and state regulations. No OSSF may be installed on any lot without the issuance of an "authorization to construct" issued by the Brazos County Health Department under the provisions of the private sewage facility regulations adopted by the Commissioners Court of Brazos County, pursuant to the provisions of Section 21.084 of the Texas Water Code. No OSSF drain field is to encroach on the 100-foot sanitary zone of private water wells or 150 feet of public water wells. A sanitary zone must be clearly delineated around all existing public or private wells on the subdivision plat or within 150 feet of the subdivision boundary.
 - c.) Any potential OSSF site within a 100-year flood plain is subject to special planning requirements. The OSSF shall be located so that a flood will not damage the OSSF during a flood event, resulting in contamination of the environment. Planning materials shall indicate how tank flotation is eliminated.
4. Wellborn Special Utility District will provide water service for the subdivision.
5. All distances shown along curves are arc lengths.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

We, _____ owners and developers of the land shown on this plat, and designated herein as GREAT OAKS, PHASE 1B, Subdivision to 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.

Owner _____

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ 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 Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

City Engineer
 City of College Station

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Karen McQueen, 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 Official 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 PLANNING AND ZONING COMMISSION

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

Chairman

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, 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 property markers and monuments were placed under my supervision on the ground.

Kevin R. McClure, R.P.L.S. No. 5650

FINAL PLAT

**GREAT OAKS
 PHASE 1B**

LOT 10, BLOCK 3
 LOT 8, BLOCK 5
 3.032 ACRES

JAMES ERWIN SURVEY, A-119
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

JULY, 2013
 SCALE: 1" = 40'

Owner:
 BCS Rock Prairie, LP
 1700 Woodcreek Dr., Suite 103
 College Station, TX 77845
 (979) 260-7000

Surveyor:
 McClure & Brown Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, TX 77845
 (979) 693-3638

13147
 7-31-13
 9:30
 PK



CITY OF COLLEGE STATION

**PRELIMINARY PLAN
for
Shenandoah Ph 15
13-00900155**

SCALE: 86 lots on 28.41 acres

LOCATION: 4160 Alexandria Ave, generally located between Shenandoah Phases 14 and 8B

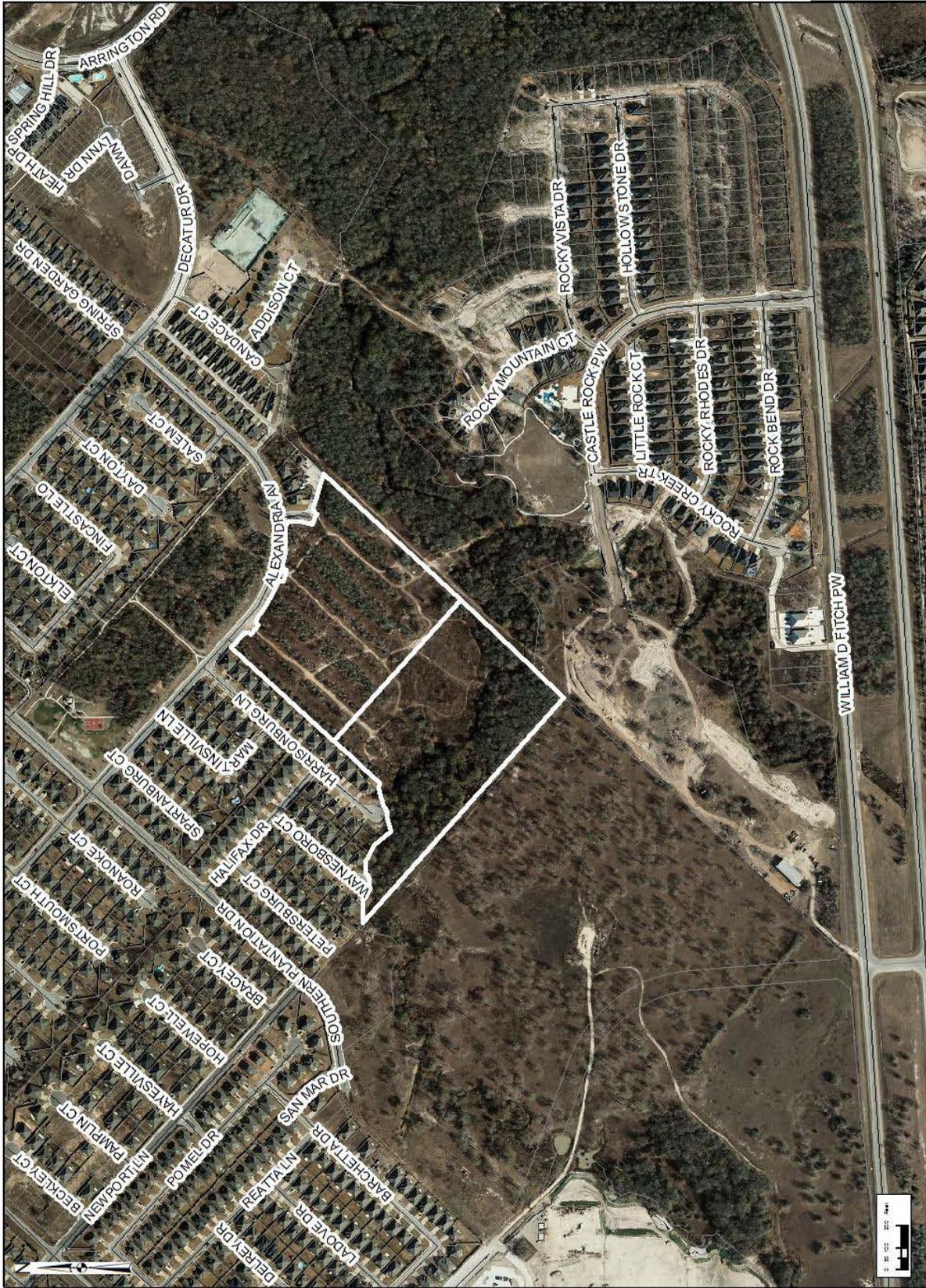
ZONING: R-1 Single-Family Residential

APPLICANT: Edward Froehling

PROJECT MANAGER: Teresa Rogers, Staff Planner
trogers@cstx.gov

PROJECT OVERVIEW: This property was included in the Shenandoah Master Development Plan. Phases 10, 11, 12, 13, and 14 were final platted in January 2009, October 2007, June 2004, July 2004, and January 2005, respectively.

RECOMMENDATION: Staff recommends approval of the Preliminary Plan.



PRELIMINARY
PLAN

Case: 13-155

SHENANDOAH PH.15-17

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation: June 21, 1995
Zoning: A-O Agricultural Open (upon annexation)
R-1 Single-Family Residential (1998)
R-1 Single-Family Residential (2004)
Site development: Vacant

COMMENTS

Water: The subject property will be served by City of College Station. There are existing 6 inch and 8 inch water mains adjacent to the site. Public waterlines will be required to be extended through the site in accordance with the B/CS Unified Design Guidelines with platting.

Sewer: The subject property will be served by City of College Station. There is an existing 8 inch sanitary sewer line adjacent to the site which will provide service to the site. Public sanitary sewer lines will be required to be extended through the site in accordance with the B/CS Unified Design Guidelines with platting.

Off-site Easements: No off-site easements are proposed at this time.

Drainage: The subject property is located within the Spring Creek Drainage Basin. Drainage required with site development shall be designed and constructed in accordance with the B/CS Unified Design Guidelines. Detention has been provided for this property with previous phases.

Flood Plain: A portion of this site is located with FEMA floodplain per panel number 48041C0325E.

Greenways: No greenway dedication is required or proposed.

Pedestrian Connectivity: A multi-use path is proposed and will be constructed by the City in the future to run from the City of College Station property south of this subdivision through the west side of the site (through the common area) to the Seaback tract to the west. The multi-use path will be located within a 20-foot public access easement provided with this project, the location of which will be determined at final platting. Sidewalks will also be constructed along both sides of all proposed streets.

Bicycle Connectivity: See comment for pedestrian connectivity.

Streets: Phases 15 will have access within the Shenandoah Subdivision from Alexandria Drive, a minor collector on the Thoroughfare Plan.

Oversize Request: None requested.

Parkland Dedication Fees: The Parks and Recreation Board accepted parkland dedication with the Master Development Plan. Parkland Development of \$30,788 (86 x \$358) fees will be required prior to the filing of the final plat.

Impact Fees: The subject property is located within the Spring Creek Sanitary Sewer Impact Fee Area: \$98.39/LUE.

REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:** The subject property is designated General Suburban and Natural Areas-Reserved on the Comprehensive Plan Future Land Use and Character Map. The proposed subdivision is consistent with this designation in addition to the land use designations surrounding the subject tract which include General Suburban and Natural Areas-Reserved. In addition, the applicant is proposing an access easement for a future multi-use path consistent with the Bicycle, Pedestrian, and Greenways Master Plan.
2. **Compliance with Subdivision Regulations:** The proposed Preliminary Plan is in compliance with the Subdivision Regulations contained in the Unified Development Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plan.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan



FOR OFFICE USE ONLY	
CASE NO.:	13.155
DATE SUBMITTED:	7.24.13
TIME:	10:02
STAFF:	SP

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 Shenandoah Phase 15-17

ADDRESS _____

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

Adjacent to Existing Shenandoah Phase 14 & 8

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

Name Edward Froehling E-mail _____

Street Address 3887 High Lonesome

City CS State Tx Zip Code 77845

Phone Number 979.776.8266 Fax Number 979.774-0565

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 McClure & Browne (Jeff Robertson) E-mail jeffr@mcclurebrowne.com

Street Address 1008 Woodcreek

City CS State Tx Zip Code 77845

Phone Number 979.693.3838 Fax Number _____

Total Acreage 28.41 Total No. of Lots ~~68~~ 86 R-O-W Acreage 4.46

Number of Lots By Zoning District 86 ~~68~~ / R-1 / / /

Average Acreage Of Each Residential Lot By Zoning District:
0.19 / R-1 / / /

Floodplain Acreage 0.38

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? or Previously Dedicated

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: Shenandoah Master Preliminary Plat

City Project Number (in known): _____

Date / Timeframe when submitted: _____

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:

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.


Signature and title

7/24/13
Date

PRELIMINARY PLAN

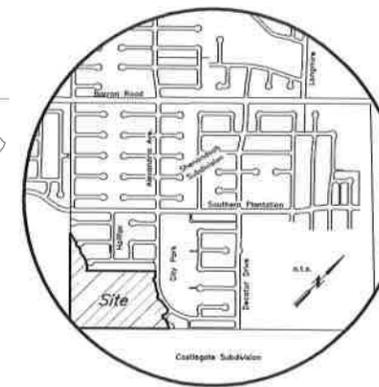
SHENANDOAH PHASE 15

28.41 Acres
out of
ROBERT STEVENSON LEAGUE, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS

JUNE 2013
SCALE: 1" = 60'

Owner:
Ed Frothingham
3887 High Lonesome
College Station, TX 77845
979 776-8266

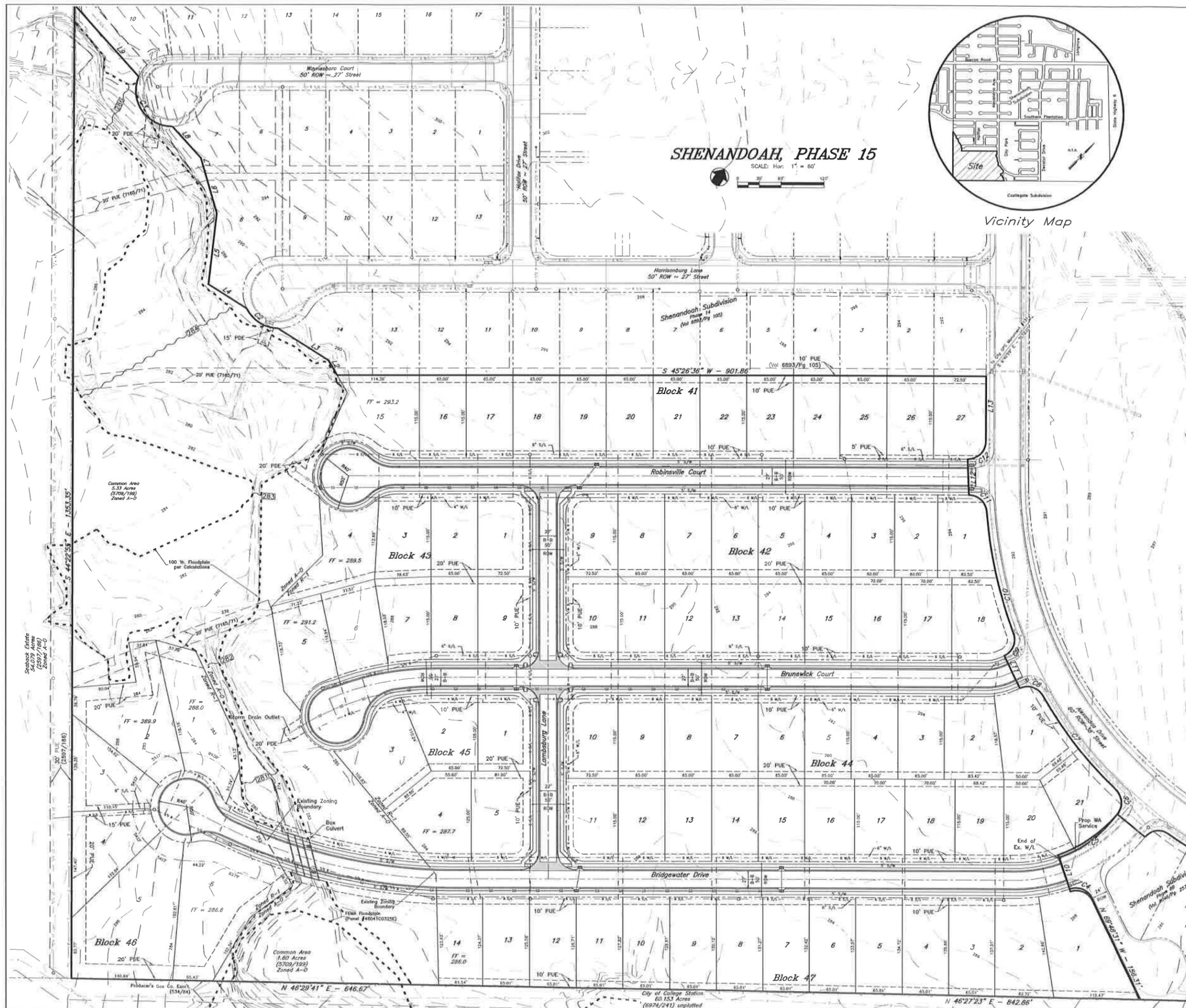
Engineer:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3839
Firm Reg. No. F-458



Vicinity Map

SHENANDOAH, PHASE 15

SCALE: Hor: 1" = 60'



CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C2	61°58'26"	50.00'	54.00'	30.03'	N 77°45'46" E	51.46'
C3	113°39'25"	50.00'	99.18'	78.49'	S 78°39'21" E	83.70'
C4	84°18'23"	25.00'	36.79'	22.63'	S 68°02'17" W	33.56'
C5	30°56'43"	187.08'	101.04'	51.79'	N 10°24'44" E	99.82'
C6	85°24'41"	25.00'	37.27'	23.07'	N 47°45'59" W	33.91'
C7	15°48'05"	600.00'	165.47'	83.26'	N 82°34'17" W	164.95'
C8	85°24'41"	25.00'	37.27'	23.07'	S 62°37'25" W	33.91'
C9	85°24'41"	25.00'	37.27'	23.07'	N 22°47'16" W	33.91'
C10	16°32'16"	600.00'	173.18'	87.20'	N 57°13'28" W	172.58'
C11	85°36'04"	25.00'	37.35'	23.15'	S 88°14'38" W	33.97'
C12	90°00'00"	25.00'	39.27'	25.00'	N 0°26'36" E	35.36'

LINE	BEARING	DISTANCE
L2	N 74°51'10" W	24.23'
L3	S 77°45'46" W	82.46'
L4	S 77°45'46" W	63.39'
L5	N 37°50'08" W	99.52'
L6	N 60°41'00" W	56.98'
L7	N 60°41'00" W	22.13'
L8	N 86°37'23" W	58.93'
L9	N 86°37'23" W	134.97'
L10	N 64°06'55" W	50.00'
L11	N 70°04'56" W	50.00'
L12	N 46°39'56" W	50.03'
L13	N 44°33'24" W	90.00'

Legend

	Existing Sewer Line w/ size
	Existing Water Line w/ size
	Existing Gas Line
	Proposed Water Line w/size
	Proposed Sewer Service w/size
	Proposed Sewer Line w/size
	Boundary Line
	Existing Easement Line
	Property Line
	Proposed Easement Line
	Min. FF Elevation For
	Existing Contour Line (2' Interval)
	Existing Sewer Manhole
	Existing Fire Hydrant

- GENERAL NOTES:
- ZONING: R-1 & A-0
 - Proposed Land Use: R-1 Zone: 28 Lots
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0325 E effective May 16, 2012, a portion of this property is located in a 100-year flood hazard area.
 - Existing ground contours are based on City of College Station Aerial Mapping Program (2005).
 - Abbreviations:
P.U.E. - Public Utility Easement
P.D.E. - Public Drainage Easement
H.O.A. - Homeowner's Association
 - Common Areas and Landscape Easements shall be owned & maintained by Homeowner's Association.
 - No construction or fencing shall impede, obstruct, or block the flow of water in any easement or natural drainage course including floodplain areas.
 - No modification of floodway is allowed including fill, landscaping or fencing.
 - All underground utilities within floodway areas must be installed by bare.
 - No lot shall have driveway access to Alexandria Avenue.
 - This site is located within the Spring Creek Sanitary Sewer Impact Fee Area.
 - A blanket access easement within the common area surrounding the creek area will be required with the final plat for a future trail to be built by the City of College Station.

13.155
8.23.13
2.00
PK



CITY OF COLLEGE STATION

**PRELIMINARY PLAN
for
Pebble Creek Ph 7C & 7D
13-00900103**

SCALE: 134 lots on 84.4 acres

LOCATION: 1320 Royal Adelaide Loop, generally located east of Pebble Creek Parkway and south of Pebble Creek Phases 7A & 7B

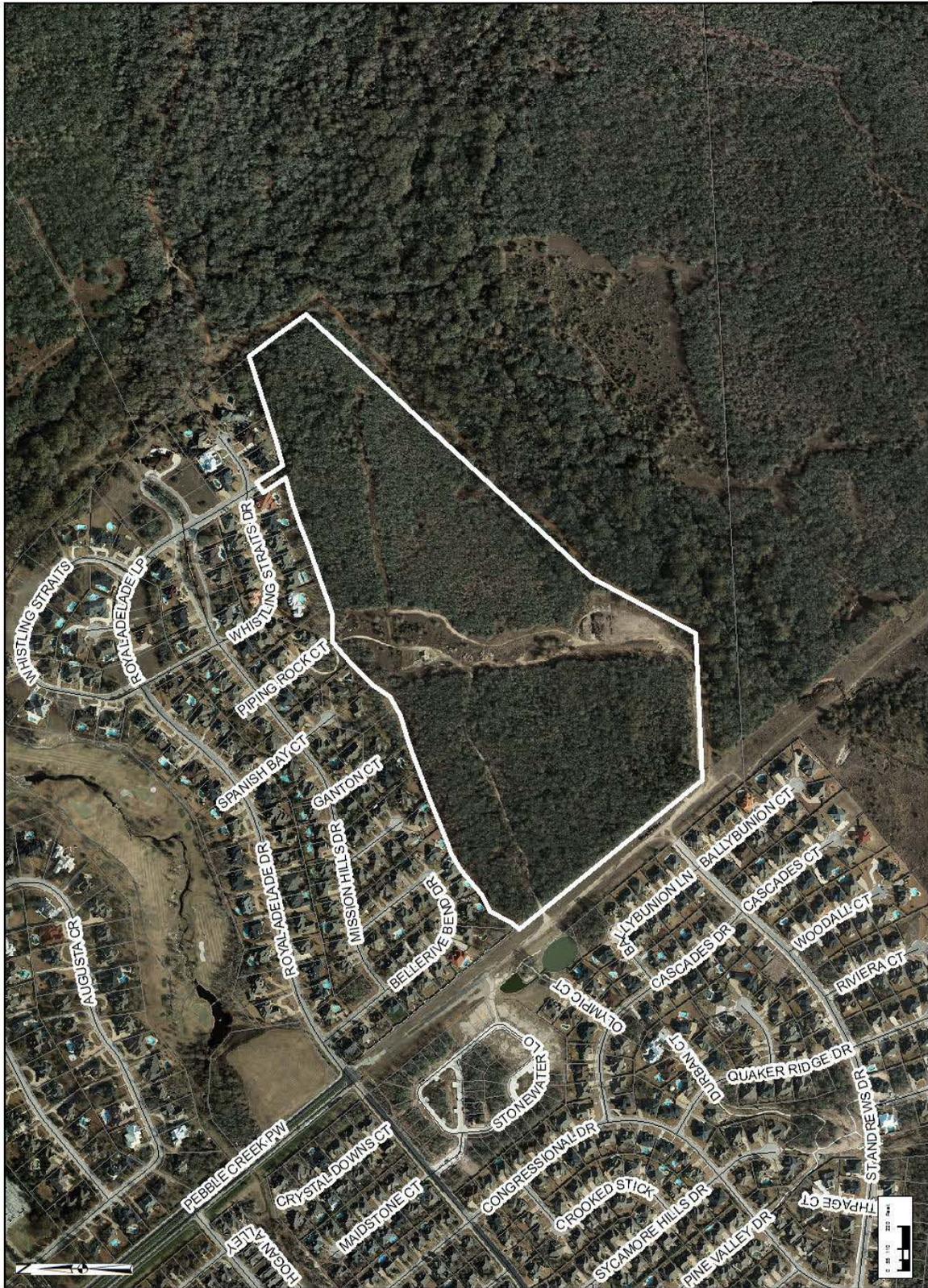
ZONING: R-1 Single-Family Residential

APPLICANT: Davis Young, Pebble Creek Development

PROJECT MANAGER: Teresa Rogers, Staff Planner
trogers@cstx.gov

PROJECT OVERVIEW: This request is for a Preliminary Plan of 134 lots on 84.4 acres. A Master Preliminary Plan was approved for Pebble Creek Development in August 1996 and the Preliminary Plat for Phase 7 was approved in 1998. At that time, the Planning & Zoning Commission allowed the delay of construction for Pebble Creek Parkway until Phase 7C was developed. That Preliminary Plat has since expired, requiring the applicant to resubmit a Preliminary Plan application. Phases 7C & 7D include all of the land that was previously proposed as Phase 7C. A portion of Pebble Creek Parkway will be constructed with Phase 7D. Phases 7A, 7-B1, and 7-B2 were final platted in August 1999 and January 2003, January 2005 respectively.

RECOMMENDATION: Staff recommends approval of the Preliminary Plan.



Case: 13-103

PEBBLE CREEK PH 7C & 7D

DEVELOPMENT REVIEW



PRELIMINARY PLAN

DEVELOPMENT HISTORY

Annexation: October 1983 and December 1994
Zoning: A-O Agricultural Open (upon annexation) R-1 Single-Family Residential (2004)
Site development: vacant

COMMENTS

Water: The subject property will be served by City of College Station. There are existing 8 inch water mains located adjacent to the site. Public waterlines will be required to be extended through the site in accordance with the B/CS Unified Design Guidelines with platting.

Sewer: The subject property will be served by City of College Station. There is an existing 16 inch sanitary sewer line adjacent to the site which will provide service to the site. Public sanitary sewer lines will be required to be extended through the site in accordance with the B/CS Unified Design Guidelines with platting.

Off-site Easements: No off-site easements are being proposed at this time.

Drainage: The site is located within the Alum Creek watershed. The property is bordered to the north by Alum Creek Tributary 3 and to the south by Alum Creek. Development of the subject tract will be required to meet the City's Storm Water Design Guidelines.

Flood Plain: A portion of this property is located in FEMA designated floodplain per panel 48041C0350E.

Greenways: No greenway dedication is required or proposed.

Pedestrian Connectivity: A 10-foot multi-use path is being proposed adjacent to Pebble Creek Parkway. The multi-use path will be located within dedicated city parkland. In addition, sidewalks will be constructed along both sides of all proposed local streets.

Bicycle Connectivity: See comment for pedestrian connectivity.

Streets: Phases 7C & 7D will have access to the future extension of Pebble Creek Parkway, a major collector. In addition, there will be access to Royal Adelaide Drive, a local street, which will be extended from Phase 7B and connect to St. Andrews Drive.

Oversize Request: A 12 inch water main will be required to be extended through the property as shown in the City's Master Utility Plan.

Parkland Dedication Fees: Parkland dedication fees have already been dedicated with previous development of the Pebble Creek Subdivision.

Impact Fees: N/A

REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:** The subject property is designated Restricted Suburban on the Comprehensive Plan Future Land Use and Character Map. The proposed subdivision lots average approximately 14,000 square feet, which is consistent with this designation. In addition, the applicant is proposing a multi-use path adjacent to Pebble Creek Parkway, consistent with the Bicycle, Pedestrian, and Greenways Master Plan.
2. **Compliance with Subdivision Regulations:** The proposed Preliminary Plan is in compliance with the Subdivision Regulations contained in the Unified Development Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plan.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan



FOR OFFICE USE ONLY	
CASE NO.:	13-103
DATE SUBMITTED:	5.28.13
TIME:	11:09
STAFF:	[Signature]

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 Pebble Creek Phase 7c i 7D

ADDRESS _____

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

Adjacent to Phase 7B of Pebble Creek

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project): wendy@pebblecreek.org

Name Pebble Creek Development (Davis Young) E-mail dyc@pebblecreek.org

Street Address 4500 Pebble Crk Pkwy

City C.S. State Tx Zip Code 77845

Phone Number 690-0992 Fax Number _____

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 McClure & Browne Engineering (Jeff Robertson) E-mail jeffr@mcclurebrowne.com

Street Address 1008 Woodcreek

City C.S. State Tx Zip Code 77845

Phone Number 693-3838 Fax Number _____

Total Acreage 76.7 Total No. of Lots 133 134 R-O-W Acreage 7.2

Number of Lots By Zoning District 134 133 R-1 1 1

Average Acreage Of Each Residential Lot By Zoning District:

0.321 R-1 1 1

Floodplain Acreage 11 ac.

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? Previously Dedicated

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: _____

City Project Number (in known): _____

Date / Timeframe when submitted: _____

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.

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.



Signature and title

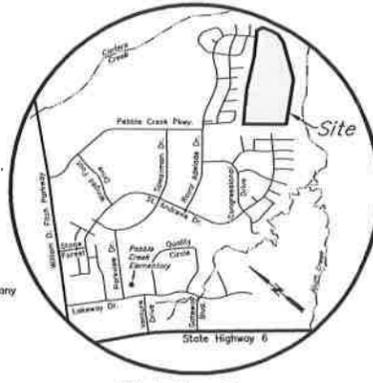
4/30/13

Date

PRELIMINARY PLAN

SCALE: Hor. 1" = 100'

- GENERAL NOTES:**
1. Zoning: R-1
 2. Proposed Land Use: R-1 Zone: 134 Lots (0.52 Ac. Avg. Lot Size)
 3. Right-of-Way Acreage = 18.7 acres
 4. Lot Density = 1.7 DU/Acre
 5. The Parkland Dedication for 3630 dwelling units was made on Feb. 9, 1988 in accordance with the Special Warranty Deed of Parkland to the City of College Station recorded in Vol. 1023, Page 13.
 6. According to the Flood Insurance Rate Maps for Brazos County, Texas and incorporated Areas, Map Numbers 48041C0350 E effective May 16, 2012, a portion of this property is located in a 100-year flood hazard area.
 7. ORIGIN OF BEARING SYSTEM. Monuments found and record bearings along the south and east line of PEBBLE CREEK, PHASE 9-B recorded in Volume 5878, Page 128, along the south line of PEBBLE CREEK, PHASE 9-A recorded in Volume 4651, Pg. 152, and PEBBLE CREEK, PHASE 8-C recorded in Volume 4113, Page 164 of the Official Records of Brazos County, Texas (O.R.B.C.) were used as the BASIS OF BEARINGS shown on this plan.
 8. Existing ground contours are based on City of College Station Aerial Mapping Program (2005).
 9. Abbreviations:
P.U.E. - Public Utility Easement
P.D.E. - Public Drainage Easement
H.O.A. - Homeowner's Association
 10. Common Areas and Landscape Easements shall be owned & maintained by Homeowner's Association.
 11. No construction or fencing shall impede, restrict, or block the flow of water in any easement or natural drainage course including floodplain areas.
 12. No modification of floodway is allowed including fill, landscaping or fencing.
 13. All underground utilities within floodway areas must be installed by bore.
 14. Each lot will provide a minimum of two (2) trees of at least two inches (2") in caliper or one (1) tree of four inch (4") caliper per Ordinance No. 3222.



Vicinity Map

PRELIMINARY PLAN

**PEBBLE CREEK SUBDIVISION
PHASE 7C & 7D**
84.4 Acres

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

Submitted July 2013
SCALE: 1" = 100'

Owner: Pebble Creek Development, Co.
4500 Pebble Creek Parkway
College Station, TX 77845
(979) 690-0996

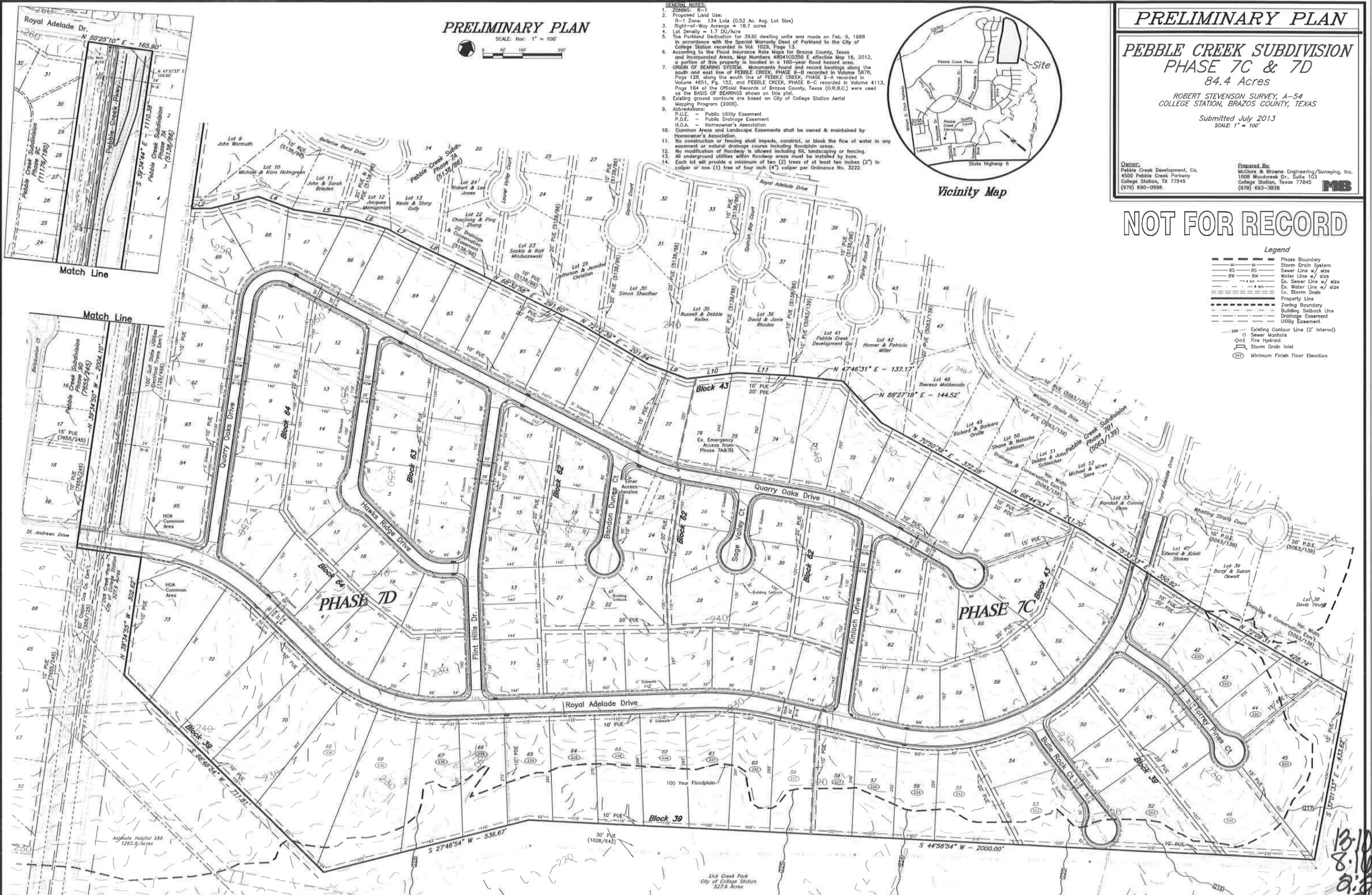
Prepared By: McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 683-3838



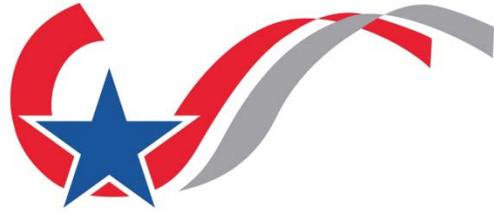
NOT FOR RECORD

Legend

--- (dashed line)	Phase Boundary
--- (dashed line)	Storm Drain System
--- (dashed line)	Sewer Line w/ size
--- (dashed line)	Water Line w/ size
--- (dashed line)	Ex. Sewer Line w/ size
--- (dashed line)	Ex. Water Line w/ size
--- (dashed line)	Ex. Storm Drain
---	Property Line
---	Zoning Boundary
---	Building Setback Line
---	Drainage Easement
---	Utility Easement
--- (dashed line)	Existing Contour Line (2' Interval)
○	Sewer Manhole
○	Fire Hydrant
○	Storm Drain Inlet
○	Minimum Finish Floor Elevation



13.10.13
8.10.13
9.8.13



CITY OF COLLEGE STATION

FINAL PLAT
for
Castlegate II Section 202, Lots 1R-2R and Common Areas A & B, Blocks 11 & 17
Being a Replat of
Castlegate II Section 202, Lots 1-2, Block 11
13-00900154

SCALE: Two lots on 3.1 acres

LOCATION: 4600 & 4602 Tonbridge Drive

ZONING: R-1 Single-Family Residential

APPLICANT: Wallace Phillips IV, 3-D Development LLC

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

PROJECT OVERVIEW: This replat is to adjust property lines and plat common areas along Greens Prairie Road West. The Final Plat for Section 202 was originally approved in 2012.

RECOMMENDATION: Staff recommends approval of the Final Plat.



Annexation: 1995
Zoning: A-O (upon annexation) to A-O Agricultural Open and R-1 Single-Family Residential (2007)
Preliminary Plat: Castlegate II preliminary plat was approved in January 2011 and subsequently revised in March 2012.
Site Development: Sections 101 and 102 infrastructure is currently under construction, and Sections 100 and 200-202 are currently platted with homes under construction.

COMMENTS

Parkland Dedication: No new lots are being created and as such no additional parkland dedication is required.

Greenways: N/A

Pedestrian Connectivity: Sidewalks will be provided along Greens Prairie Road.

Bicycle Connectivity: Bike lanes are planned along Greens Prairie Road

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

REVIEW CRITERIA

Compliance with Subdivision Regulations: The proposed replat 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



FOR OFFICE USE ONLY	
CASE NO.:	<u>13-154</u>
DATE SUBMITTED:	<u>7-24-13</u>
TIME:	<u>9:40</u>
STAFF:	<u>KH</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 N/A

NAME OF PROJECT Castlegate II Subdivision - Section 202 RePlat

ADDRESS Intersection of W. S. Phillips Parkway and Victoria Avenue

SPECIFIED LOCATION OF PROPOSED PLAT:

Adjacent to Greens Prairie Road

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

Name Wallace Phillips IV E-mail dustyphillips52@yahoo.com

Street Address 4490 Castlegate Drive

City College Station State TX Zip Code 77845

Phone Number 979.690.7250 Fax Number 979.690.1041

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

Name 3-D Development, LLC / New Vision Custom Homes E-mail dustyphillips52@yahoo.com / gilton8@aol.com
Street Address 4490 Castlegate Drive / 4209 Rock Creek Court
City College Station / College Station State TX / TX Zip Code 77845 / 77845
Phone Number 979.690.7250 / 979-703-7933 Fax Number 979.690.1041

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering, LLC - Joe Schultz E-mail joeschultz84@verizon.net
Street Address 2730 Longmire Drive, Suite A
City College Station State TX Zip Code 77845
Phone Number 979.764.3900 Fax Number 979.764.3910

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. 276

Total Acreage 3.107 Total No. of Lots 2 R-O-W Acreage 0.775

Existing Use Single Family Residential Proposed Use Single Family Residential

Number of Lots By Zoning District 2 / R1 / /

Average Acreage Of Each Residential Lot By Zoning District:

0.253 / R1 / /

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: Castlegate II Preliminary Plat - CASTLEGATE II SEC 202 (FP)

City Project Number (if known): 12-00500004 - 12 - 00500105

Date / Timeframe when submitted: January 2012 - 05/14/12

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

none

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

none

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 None

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <ul style="list-style-type: none"> - Streets <u>1185</u> Sidewalks - Sanitary Sewer Lines - Water Lines - Channels - Storm Sewers - Bike Lanes / Paths 	<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>_____ 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>
--	---

NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

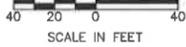
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from 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.

Walton H. H. H. H.
 Signature and title
30 Development

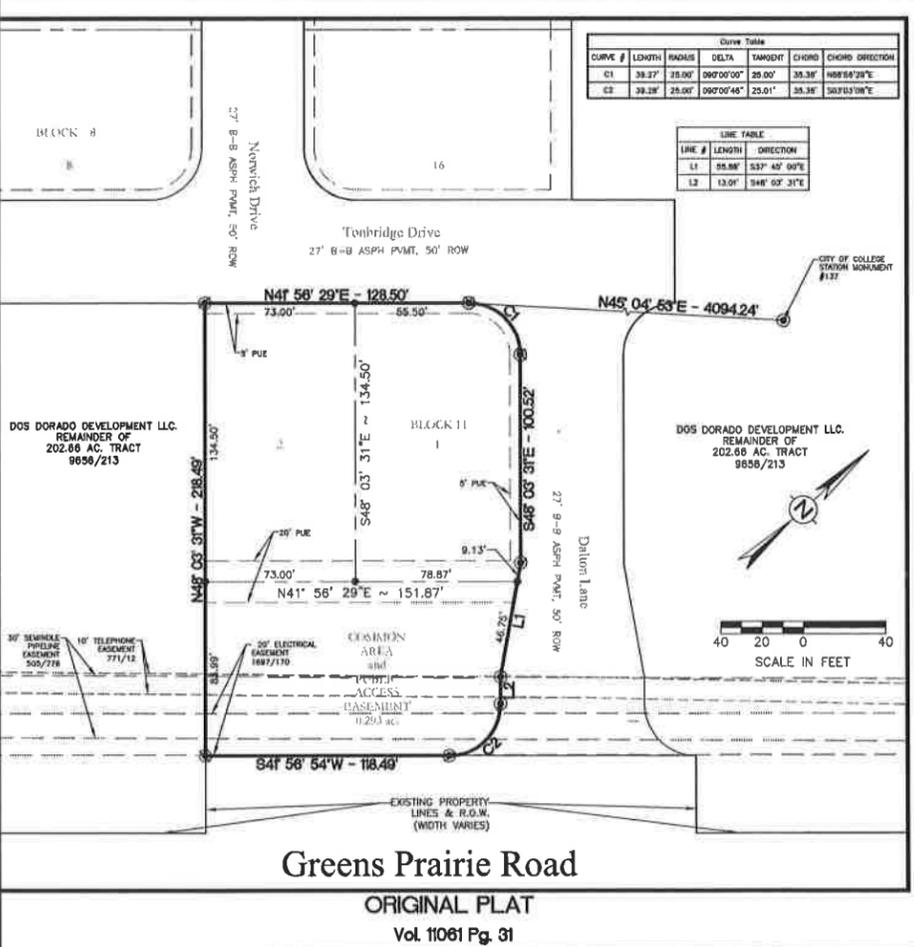
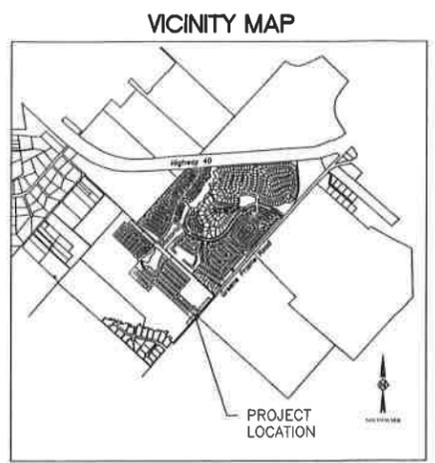
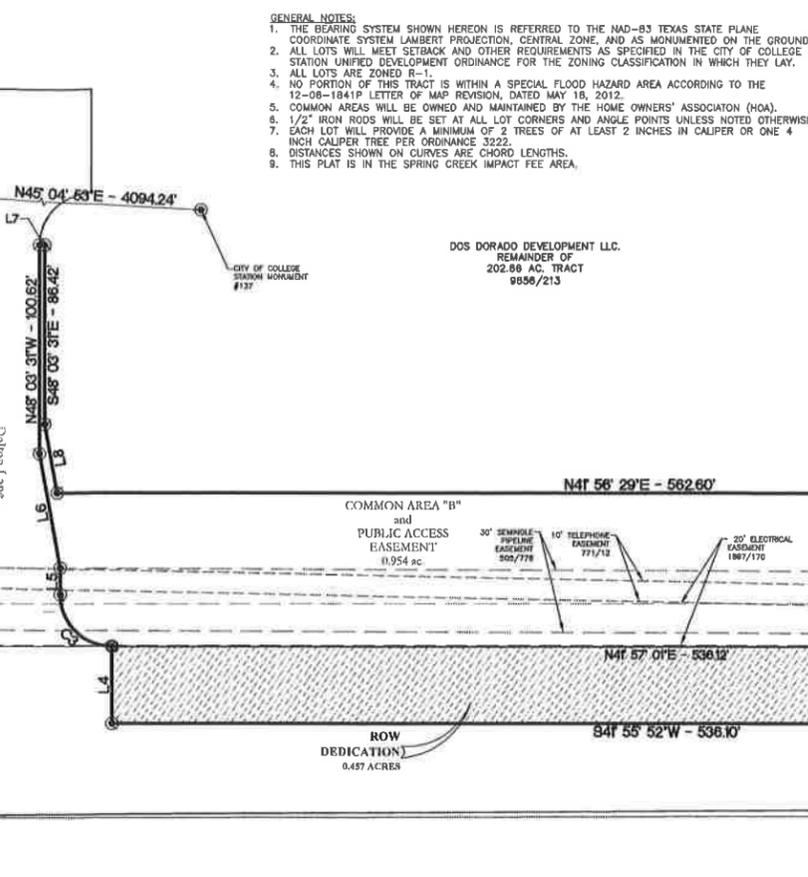
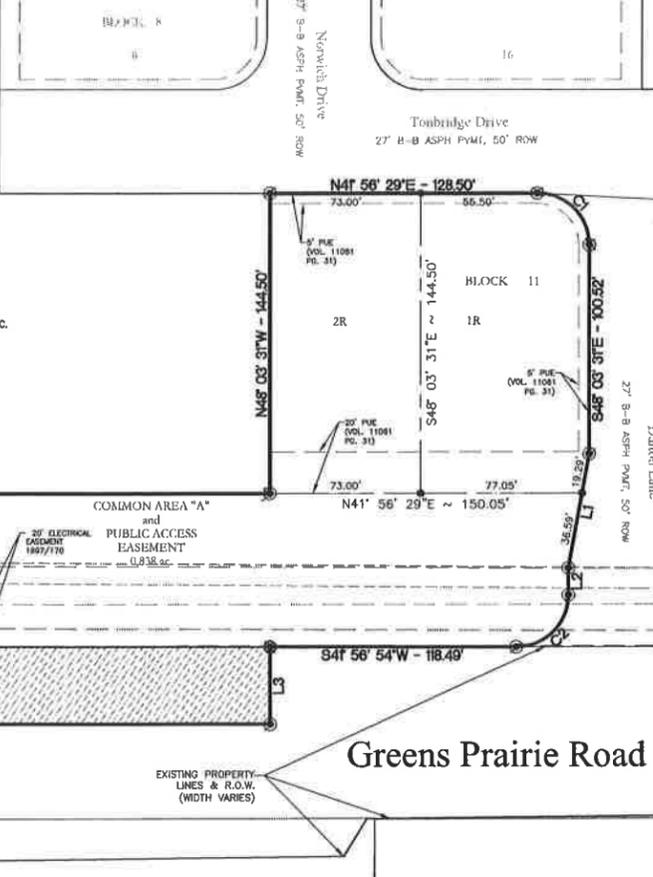
7-24-13
 Date

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	39.27'	25.00'	090°00'00"	25.00'	35.36'	N89°54'29"E
C2	39.28'	25.00'	090°00'40"	25.01'	35.38'	S03°03'08"W
C3	39.28'	25.00'	089°59'14"	24.99'	35.37'	S89°58'25"W

LINE #	LENGTH	DIRECTION
L1	50.88'	S37° 45' 00"E
L2	13.01'	S48° 03' 31"E
L3	37.33'	S48° 03' 31"E
L4	37.33'	S48° 03' 31"E
L5	12.69'	N48° 03' 31"W
L6	55.92'	S58° 27' 35"W
L7	2.50'	S41° 56' 29"E
L8	33.52'	S58° 27' 35"E
L9	9.00'	N48° 03' 31"W
L10	23.00'	N48° 03' 31"W



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



REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Wallace Phillips IV, Manager of Dos Dorado Development, LLC, owner and developer of the 2.069 acre tract shown on this plat, and designated herein as Castlegate II Subdivision, Section 202, Lot 1R, Block 11, in the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicates 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 OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, J.R. Torres, Manager of New Vision Custom Homes, owner and developer of the 0.563 acre tract shown on this plat, and designated herein as Castlegate II Subdivision, Section 202, Lot 1R, Block 11, in the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicates 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.

J.R. Torres, Manager

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared J.R. Torres, 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 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

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. 4502

FINAL PLAT
CASTLEGATE II SUBDIVISION
SECTION 202
3.107 ACRES
0.775 ACRES ROW DEDICATION
BLOCK 11, LOTS 1R & 2R
COMMON AREAS A & B
BEING A

REPLAT

OF
CASTLEGATE II SUBDIVISION
SECTION 202
BLOCK 11, LOTS 1 & 2 AND
COMMON AREA 0.278 ACRES (CALLED 0.293 ACRES)
AND AN ADDITION OF
A 2.358 ACRE TRACT BEING A PORTION OF THE
REMAINDER OF A CALLED 202.66 ACRE TRACT
ROBERT STEVENSON LEAGUE, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1"=40'

JULY 2013

OWNER - LOT 1, BLOCK 11:

New Vision Custom Homes
4209 Rocky Creek Court
College Station, TX 77845
(979) 763-7433

ENGINEER:

Schultz Engineering, LLC
TBRP No. 12327
2730 LANGHAM, SUITE A
College Station, Texas 77845
(979) 764-9980

OWNER/DEVELOPER:

Dos Dorado Development LLC
4490 Castlegate Drive
College Station, TX 77845
(979) 697-7250

SURVEYOR:

Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
460 N. Texas Ave.
Bryan, TX 77801
(979) 568-5195

13-154
8-12-13
9:19
abd



CITY OF COLLEGE STATION

FINAL PLAT
for
**Saddle Creek Subdivision Ph 6,
Lots 129-143, Block 6 &
Phase 7B Lot 149R1, Block 6
Being a Replat of Lot 149R, Block 6 &
A 1.3 acre tract in the James C Stuteville League
13-00900146**

- SCALE:** 16 lots on approximately 25.55 acres
- LOCATION:** Generally located northeast of Saddle Creek Drive in Saddle Creek Subdivision located west of Duck Haven Subdivision, approximately one mile south of Greens Prairie Road in the City's Extraterritorial Jurisdiction.
- ZONING:** N/A
- APPLICANT:** ML Schehin, Saddle Creek Partners, Ltd.
- PROJECT MANAGER:** Morgan Hester, Staff Planner
mhester@cstx.gov
- PROJECT OVERVIEW:** This project entails platting Saddle Creek Subdivision Phase 6 as well as replatting an abutting lot from Phase 7B.
- RECOMMENDATION:** Staff recommends approval of the Final Plat.



FINAL
PLAT

Case: 13-146

SADDLE CREEK SUBDIVISION PH 6

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	N/A (ETJ)
Zoning:	N/A (ETJ)
Final Plat:	Master Plan was approved by the Planning & Zoning Commission in 2006. The original Preliminary Plat was approved in October 2006 with revisions approved in January 2008, March 2009, August 2010, and August 2012.
Site Development:	Vacant. Sixteen residential lots are proposed, ranging from 1.0 acre to 4.25 acres.

COMMENTS

Parkland Dedication:	This development was approved as a Master Plan in the ETJ prior to parkland dedication requirements being applicable in the ETJ; therefore, no parkland dedication is required.
Greenways:	No greenway dedication is proposed or required.
Pedestrian Connectivity:	This tract is located in the ETJ and no specific facilities for pedestrian connectivity are proposed or required
Bicycle Connectivity:	This tract is located in the ETJ and no specific facilities for bicycle connectivity are proposed or required.
Impact Fees:	N/A

REVIEW CRITERIA

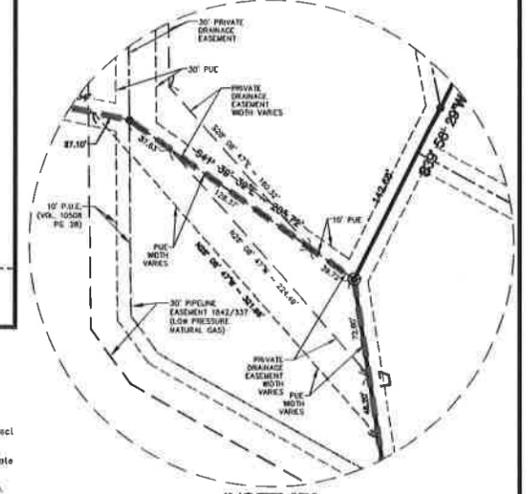
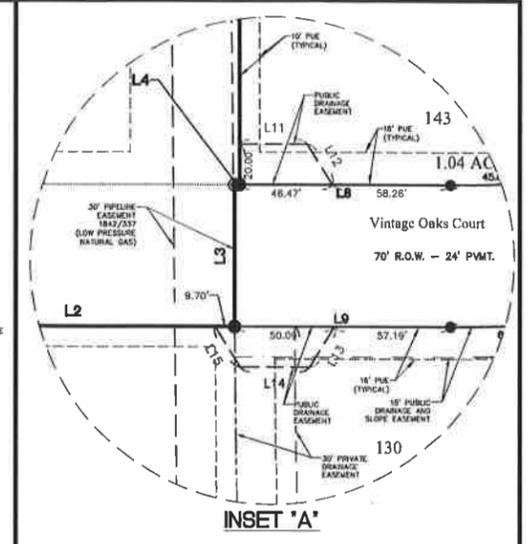
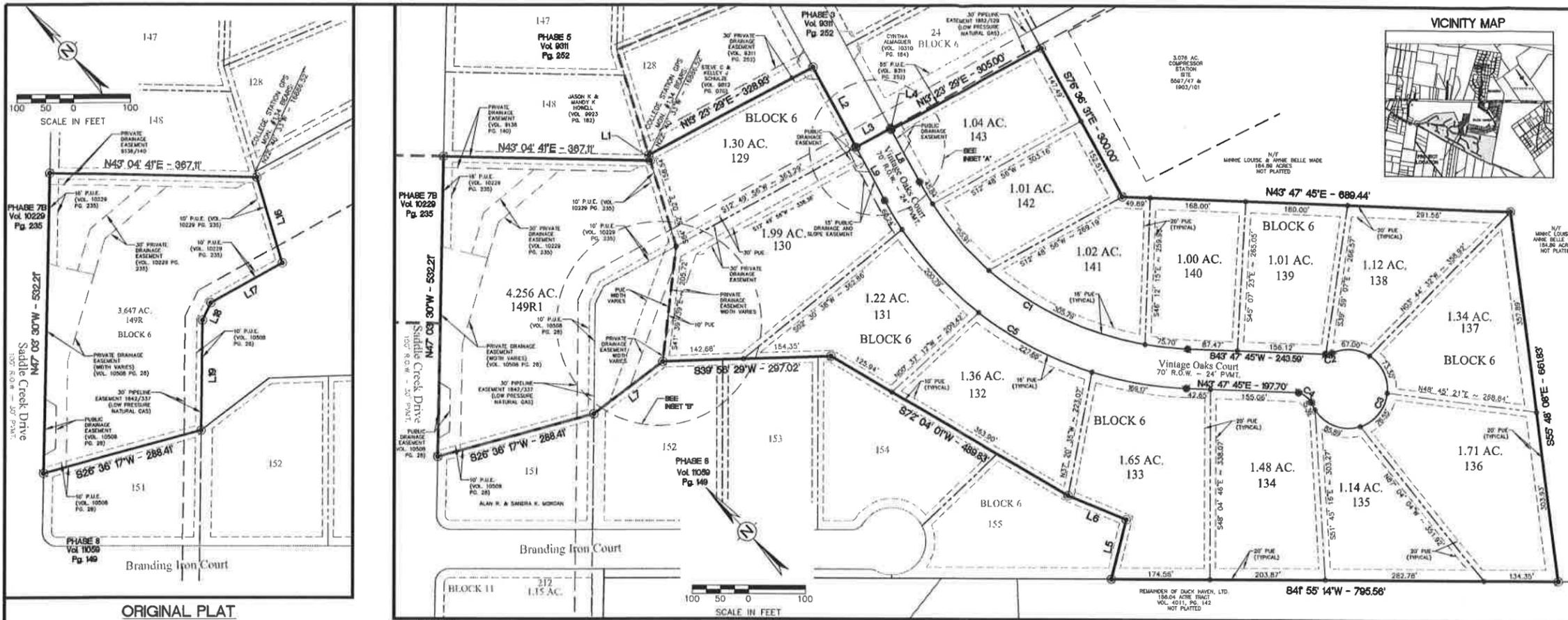
- 1. Compliance with Comprehensive Plan and Unified Development Ordinance:** The Comprehensive Plan designates this area as Rural. The City, however, does not have land use authority in the ETJ. The proposed lots will connect to Saddle Creek Drive, a 2-lane Minor Collector on the Thoroughfare Plan, which will be accessed by Vintage Oaks Court.
- 2. Compliance with Subdivision Regulations:** The Final Plat complies with the applicable Subdivision Regulations contained in the Unified Development Ordinance.

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



ORIGINAL PLAT
Vol. 10508 Pg. 28
SADDLE CREEK SUBDIVISION
PHASE 7B, BLOCK 6, LOT 149R

LINE #	LENGTH	DIRECTION
L16	158.54'	S84° 52' 02"E
L17	145.52'	S12° 48' 58"W
L18	34.30'	S22° 15' 54"E
L19	185.14'	S47° 28' 54"E

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARTS OF LAND (HEREIN AND BEING) SITUATED IN THE JAMES C. STUTEVILLE LEAGUE, ABSTRACT NO. 214, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 359.07 ACRE TRACT AS DESCRIBED BY A DEED TO JOHN A. MALLEY BY AND FOR JENNIFER B. TODD, RECORDING BOOK 110, PAGE 103 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALLED 1.30 ACRE TRACT AS DESCRIBED BY A DEED TO STEVEN C. SCHULZE AND SPOUSE, KELLEY J. SCHULZE, RECORDED IN VOLUME 10248, PAGE 193 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST CORNER OF SADDLE CREEK DRIVE (170' R.O.W.) MARKING THE WEST CORNER OF SAID LOT 149R AND THE SOUTH CORNER OF LOT 148, BLOCK 6, SADDLE CREEK SUBDIVISION, PHASE 7, ACCORDING TO THE PLAT RECORDED IN VOLUME 9911, PAGE 252 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;
- THENCE: N 43° 04' 41"E ALONG THE COMMON LINE OF SAID LOT 149R AND SAID LOT 148 FOR A DISTANCE OF 365.11 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID 1.30 ACRE TRACT MARKING THE NORTH CORNER OF SAID LOT 149R;
- THENCE: S 64° 52' 02" W ALONG THE COMMON LINE OF SAID 1.30 ACRE TRACT AND SAID LOT 148 FOR A DISTANCE OF 162.1 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF LOT 148, BLOCK 6, SADDLE CREEK SUBDIVISION, PHASE 7, ACCORDING TO THE PLAT RECORDED IN VOLUME 9911, PAGE 252;
- THENCE: S 15° 23' 39" E ALONG THE COMMON LINE OF SAID 1.30 ACRE TRACT AND SAID LOT 138 FOR A DISTANCE OF 328.93 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST CORNER OF VINTAGE OAKS COURT (70' R.O.W.) MARKING THE EAST CORNER OF SAID LOT 128 AND THE NORTH CORNER OF SAID 1.30 ACRE TRACT;
- THENCE: S 70° 34' 31" E ALONG THE SOUTHWEST CORNER OF VINTAGE OAKS COURT FOR A DISTANCE OF 141.67 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID 1.30 ACRE TRACT;
- THENCE: N 13° 23' 39" E ALONG THE EAST CORNER OF SAID VINTAGE OAKS COURT FOR A DISTANCE OF 70.00 FEET TO A POINT ON THE SOUTHWEST LINE OF LOT 24, BLOCK 6, SADDLE CREEK SUBDIVISION, PHASE 7;
- THENCE: S 70° 34' 31" E ALONG THE COMMON LINE OF SAID REMAINDER OF 359.07 ACRE TRACT AND SAID LOT 24 FOR A DISTANCE OF 254.1 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 24;
- THENCE: N 13° 23' 39" E CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 359.07 ACRE TRACT AND SAID LOT 24 FOR A DISTANCE OF 365.11 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 24;
- THENCE: AS GOING THE COMMON LINE OF SAID REMAINDER OF 359.07 ACRE TRACT AND THE REMAINDER OF CALLED 259.59 ACRE TRACT AS DESCRIBED BY A DEED TO MARIE LOUISE WARD AND ANNE BELLE WADE, RECORDED IN VOLUME 10118, PAGE 3 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR THE BEARING CALLS:
- S 70° 34' 31" E FOR A DISTANCE OF 300.00 FEET TO A 1/2 INCH IRON ROD FOUND;
- N 47° 45' 1" E FOR A DISTANCE OF 484.41 FEET TO A 1/2 INCH IRON ROD FOUND;
- S 53° 48' 08" E FOR A DISTANCE OF 44.83 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF THE REMAINDER OF A CALLED 1M ACRE TRACT AS DESCRIBED BY A DEED TO SMILING MALLARD DEVELOPMENT, LTD., RECORDED IN VOLUME 4011, PAGE 142 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;
- THENCE: S 41° 55' 14" W ALONG THE COMMON LINE OF SAID REMAINDER OF 359.07 ACRE TRACT AND SAID REMAINDER OF 1M ACRE TRACT FOR A DISTANCE OF 795.56 FEET TO THE NORTHEAST CORNER OF LOT 135, BLOCK 6, SADDLE CREEK SUBDIVISION, PHASE 7, ACCORDING TO THE PLAT RECORDED IN VOLUME 1059, PAGE 189 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;
- THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 359.07 ACRE TRACT AND SADDLE CREEK SUBDIVISION, PHASE 7, FOR THE FOLLOWING CALLS:
- S 32° 26' 02" W FOR A DISTANCE OF 108.96 FEET TO A 1/2 INCH IRON ROD FOUND;
- S 64° 28' 11" W FOR A DISTANCE OF 119.51 FEET TO A 1/2 INCH IRON ROD FOUND;
- S 72° 07' 01" W FOR A DISTANCE OF 489.83 FEET TO A 1/2 INCH IRON ROD FOUND;
- S 39° 58' 28" W FOR A DISTANCE OF 297.02 FEET TO A 1/2 INCH IRON ROD FOUND;
- S 08° 30' 47" W FOR A DISTANCE OF 153.31 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 149R AND LOTS 131 AND 132, BLOCK 6, SADDLE CREEK SUBDIVISION, PHASE 7;
- THENCE: S 24° 30' 17" W ALONG THE COMMON LINE OF SAID LOT 149R AND SAID LOT 151 FOR A DISTANCE OF 284.41 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF SADDLE CREEK DRIVE, MARKING THE SOUTH CORNER OF SAID LOT 149R;
- THENCE: N 47° 07' 50" W ALONG THE NORTHEAST LINE OF SADDLE CREEK DRIVE, FOR A DISTANCE OF 315.21 FEET TO THE POINT OF BEGINNING, CONTAINING 23.56 ACRES OF LAND, MORE OR LESS, BEARING SURVEY SHOWN HEREIN IS BASED ON THE PLAT CALL, REMAINDER OF SADDLE CREEK SUBDIVISION, PHASE 8 (1109149).

LEGEND

- PLAT BOUNDARY
- LOT LINE
- STREET RIGHT-OF-WAY LINE
- PUBLIC UTILITY EASEMENT
- EXISTING EASEMENT LINE
- PUBLIC DRAINAGE EASEMENT
- PRIVATE DRAINAGE EASEMENT
- DRAINAGE AND SLOPE EASEMENT
- PHASE LINE
- PROPERTY CORNER

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	102.21'	N84° 52' 02"W
L2	161.87'	S78° 36' 31"E
L3	70.00'	N13° 23' 39"E
L4	254.10'	S70° 34' 31"E
L5	110.87'	N24° 20' 02"W
L6	110.73'	S4° 36' 40"W
L7	162.31'	N70° 36' 31"W
L8	107.28'	S78° 36' 31"E
L9	24.00'	N48° 36' 31"W
L10	33.53'	S18° 23' 29"E
L11	23.52'	N45° 10' 27"E
L12	35.00'	S78° 36' 31"E
L13	23.52'	N19° 23' 29"W

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	887.68'	365.00'	109° 50' 44"	123.55'	561.54'	S73° 30' 37"W
C2	113.87'	25.00'	109° 51' 31"	5.89'	11.44'	S37° 32' 00"W
C3	338.88'	70.00'	224° 54' 23"	6.83'	84.87'	N25° 18' 53"W
C4	28.84'	42.25'	109° 50' 34"	14.90'	28.10'	N77° 58' 13"E
C5	880.48'	435.00'	109° 50' 34"	163.63'	831.11'	N23° 30' 37"E

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Jennifer B. Todd, and John A. Malley Owners of the 21.89 acre tract (Phase 6) being a portion of the remainder of a called 359.07 acre tract conveyed by the deed in Volume 10228, Page 253, of the Official Records of Brazos County, and designated herein as the Saddle Creek Subdivision, Phase 6, in Brazos County, Texas, and whose names are subscribed herein, 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.

Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jennifer B. Todd and John A. Malley known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Notary Public, Brazos County, Texas

CERTIFICATE OF COUNTY JUDGE

This subdivision was duly approved by the Commissioners County of Brazos County, Texas, on _____ day of _____, 20____.

County Judge, Brazos County

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

City Engineer
City of College Station

FINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

We, Alan R. Morgan, and Sandra Morgan, Owners and Developers of the 3.647 acre tract (Phase 7B) Lot 149R, Block 6, conveyed by the deed in Volume 10228, Page 18, of the Official Records of Brazos County, and designated herein as the Saddle Creek Subdivision, Phase 7B, Lot 149R, Block 6, in Brazos County, Texas, and whose names are subscribed herein, 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.

Alan R. Morgan, Owner

Sandra Morgan, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Alan R. Morgan known to me to be the person whose name are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Sandra Morgan known to me to be the person whose name are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor, No. 4502, in the State of Texas, hereby certify that this plat together with its certificates of authentication was filed for record in my office the day of _____, 20____, in the Official 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 Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

City Engineer
City of College Station

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Steven C. Schulze, and Kelley J. Schulze, Owners and Developers of the 1.50 acre tract (Phase 6) conveyed by the deed in Volume 10228, Page 183, of the Official Records of Brazos County, and designated herein as the Saddle Creek Subdivision, Phase 6, Lot 130, Block 6, in Brazos County, Texas, and whose names are subscribed herein, 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.

Steven C. Schulze, Owner

Kelley J. Schulze, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Steven C. Schulze known to me to be the person whose name are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Kelley J. Schulze known to me to be the person whose name are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

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 Official 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

FINAL PLAT

OF
SADDLE CREEK SUBDIVISION
PHASE 6
21.290 ACRES
16 LOTS
LOTS 129-143, BLOCK 6
&
PHASE 7B LOT 149R1
BEING A

REPLAT

OF
PHASE 7B
LOT 149R, BLOCK 6
4.256 ACRES
AND AN ADDITION OF
A 21.899 ACRE TRACT BEING A PORTION OF THE
REMAINDER OF A CALLED 359.07 ACRE TRACT
JAMES C. STUTEVILLE LEAGUE, A-216
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1"=100' JULY 2013

OWNERS: ENGINEER: **Schulze Engineering, LLC**

Alan R. Morgan, 48844 Vintage Oaks Ct, College Station, TX 77845
Jennifer B. Todd, 6454 LaBiano Flores, Rohna Pains Verde, CA 90275

OWNERS - 149R1: DEVELOPER: **Saddle Creek Partners, Ltd.**
17889 Saddle Creek Dr, College Station, TX 77845
Sandra Morgan, 4440 Barnwood Drive, College Station, TX 77845

OWNERS - LOT 129: SURVEYOR: **Brad Kerr, R.P.L.S. No. 4502**
Steven C. Schulze, 5209 Vintage Oaks Ct, College Station, TX 77845
Keller J. Schulze, 5209 Vintage Oaks Ct, College Station, TX 77845

13.140
8.2.13
8.6.24
8.0



FOR OFFICE USE ONLY	
CASE NO.:	<u>13-146</u>
DATE SUBMITTED:	<u>7-17-13</u>
TIME:	<u>8:30</u>
STAFF:	<u>WOO</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 10/24/2005

NAME OF PROJECT Saddle Creek Subdivision Phase 6

ADDRESS Saddle Creek Drive

SPECIFIED LOCATION OF PROPOSED PLAT:

at Wade Rd & Stousland Rd in Brazos County in College Station ETJ.

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

Name Saddle Creek Partners, LTD - ML Schehin E-mail ml@mls-development.com

Street Address 4440 Bentwood Drive

City College Station State TX Zip Code 77845

Phone Number (979) 690-2642 Fax Number (979) 690-2793

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

Name (see attached owners sheet) _____ E-mail _____
Street Address _____
City _____ State _____ Zip Code _____
Phone Number _____ Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering, LLC - Joe Schultz E-mail joeschultz84@verizon.net
Street Address 2730 Longmire Drive, Suite A
City College Station State Texas Zip Code 77845
Phone Number (979) 764-3900 Fax Number (979) 764-3910

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 25.546 Total No. of Lots 16 R-O-W Acreage 1.913

Existing Use Vacant Proposed Use Residential

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

Average Acreage Of Each Residential Lot By Zoning District:

1 ac mi / ETJ _____ / _____ / _____

Floodplain Acreage 0

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: SADDLE CREEK (PP)

City Project Number (if known): 12 - 00500130

Date / Timeframe when submitted: 06/20/12

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

Minor changes were made to accommodate more buildable area for the lots.

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>1132</u> Streets</p> <p><u>0</u> Sidewalks</p> <p><u>0</u> Sanitary Sewer Lines</p> <p><u>1052</u> Water Lines</p> <p><u>545</u> Channels</p> <p>_____ Storm Sewers</p> <p><u>0</u> 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>_____ 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>
---	---

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.

M. S. Hillman *man Part*
Signature and title

7/16/13
Date

SEE ATTACHED OWNERS DOCUMENTS

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.

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.

Engineer

Date

The following CERTIFICATIONS apply to development in Special Flood Hazard Areas.

Required for Site Plans, Final Plats, Construction Plans, Fill / Grading Permits, and Clearing Only Permits:*

A. I, _____ certify, as demonstrated in the attached drainage study, that the alterations or development covered by this permit, **shall not:**

- (i) increase the Base Flood elevation;
- (ii) create additional areas of Special Flood Hazard Area;
- (iii) decrease the conveyance capacity to that part of the Special Flood Hazard Area that is not in the floodway and where the velocity of flow in the Base Flood event is greater than one foot per second. This area can also be approximated to be either areas within 100 feet of the boundary of the regulatory floodway or areas where the depth of from the BFE to natural ground is 18 inches or greater;
- (iv) reduce the Base Flood water storage volume to the part of the Special Flood Hazard Area that is beyond the floodway and conveyance area where the velocity of flow in the Base Flood is equal to and less than one foot per second without acceptable compensation as set forth in the City of College Station Code of Ordinances, Chapter 13 concerning encroachment into the Special Flood Hazard Area; nor
- (v) increase Base Flood velocities.

beyond those areas exempted by ordinance in Section 5.11.3a of Chapter 13 Code of Ordinances.

Engineer Date

Initial

* If a platting-status exemption to this requirement is asserted, provide written justification under separate letter in lieu of certification.

Required for Site Plans, Final Plats, Construction Plans, and Fill / Grading Permits:

B. I, _____, certify to the following:

- (i) that any nonresidential or multi-family structure on or proposed to be on this site as part of this application is designed to prevent damage to the structure or its contents as a result of flooding from the 100-year storm.

Engineer Date

Additional certification for Floodway Encroachments:

C. I, _____, certify that the construction, improvement, or fill covered by this permit shall not increase the base flood elevation. I will apply for a variance to the Zoning Board of Adjustments.

Engineer Date

Required for all projects proposing structures in Special Flood Hazard Area (Elevation Certificate required).

Residential Structures:

D. I, _____, certify that all new construction or any substantial improvement of any residential structure shall have the lowest floor, including all utilities, ductwork and any basement, at an elevation at least one foot above the Base Flood Elevation. Required Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.

Engineer / Surveyor

Date

Commercial Structures:

E. I, _____, certify that all new construction or any substantial improvement of any commercial, industrial, or other non-residential structure are designed to have the lowest floor, including all utilities, ductwork and basements, elevated at least one foot above the Base Flood Elevation

Engineer / Surveyor

Date

OR

I, _____, certify that the structure with its attendant utility, ductwork, basement and sanitary facilities is designed to be flood-proofed so that the structure and utilities, ductwork, basement and sanitary facilities are designed to be watertight and impermeable to the intrusion of water in all areas below the Base Flood Elevation, and shall resist the structural loads and buoyancy effects from the hydrostatic and hydrodynamic conditions.

Required Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.

Engineer / Surveyor

Date

Conditions or comments as part of approval: _____

**FINAL PLAT MINIMUM REQUIREMENTS
(ALL CITY ORDINANCES MUST BE MET)
INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
(Requirements based on field survey and marked by monuments and markers.)**

- Drawn on 24" x 36" sheet to scale of 100' per inch.
- Vicinity map which includes enough of surrounding area to show general location of subject property in relationship to College Station and its City Limits. No scale required but include north arrow.
- Title Block with the following information:
 - Name and address of subdivider, recorded owner, planner, engineer and surveyor.
 - Proposed name of subdivision. (Subdivision name & street names will be approved through Brazos County 911.)
 - Date of preparation.
 - Engineer's scale in feet.
 - Total area intended to be developed.
- North Arrow.
- Subdivision boundary indicated by heavy lines.
- If more than 1 sheet, an index sheet showing entire subdivision at a scale of 500 feet per inch or larger.
- All applicable certifications based on the type of final plat.
 - Ownership and Dedication
 - Surveyor and/or Engineer
 - City Engineer (and City Planner, if a minor plat)
 - Planning and Zoning Commission (delete if minor plat)
 - Brazos County Clerk
 - Brazos County Commissioners Court Approval (ETJ Plats only)
- If submitting a replat where there are existing improvements, submit a survey of the subject property showing the improvements to ensure that no encroachments will be created.
- If using private septic systems, add a general note on the plat that no private sewage facility may be installed on any lot in this subdivision without the issuance of a license by the Brazos County Health Unit under the provisions of the private facility regulations adopted by the Commissioner's Court of Brazos County, pursuant to the provisions of Section 21.084 of the Texas Water Code.
- Location of the 100-Year Floodplain and floodway, if applicable, according to the most recent available data.
- Lot corner markers and survey monuments (by symbol) and clearly tied to basic survey data.
- Matches the approved preliminary plan or qualifies as minor amendments (UDO Section 3.3.E.2).
- The location and description with accurate dimensions, bearings or deflection angles and radii, area, center angle, degree of curvature, tangent distance and length of all curves for all of the following: (Show existing items that are intersecting or contiguous with the boundary of or forming a boundary with the subdivision, as well as, those within the subdivision).

Existing

Proposed

- | | | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Streets. Continuous or end in a cul-de-sac, stubbed out streets must end into a temp turn around unless they are shorter than 100 feet. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Public and private R.O.W. locations and widths. (All existing and proposed R.O.W.'s sufficient to meet Thoroughfare Plan.) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Street offsets and/or intersection angles meet ordinance. |

Existing

Proposed

Alleys.

Easements.

A number or letter to identify each lot or site and each block (numbered sequentially).

Parkland dedication/greenbelt area/park linkages. All proposed dedications must be reviewed by the Parks and Recreation Advisory Board and documentation of their recommendation provided prior to being scheduled for P&Z Commission consideration.

Construction documents for all public infrastructure drawn on 24" x 36" sheets and properly sealed by a Licensed Texas Professional Engineer that include the following:

Street, alley and sidewalk plans, profiles and sections. One sheet must show the overall street, alley and/or sidewalk layout of the subdivision. (may be combined with other utilities).

Sewer Design Report.

Sanitary sewer plan and profile showing depth and grades. One sheet must show the overall sewer layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)

Water Design Report and/or Fire Flow Report.

Water line plan showing fire hydrants, valves, etc. with plan and profile lines showing depth and grades. One sheet must show the overall water layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)

Storm drainage system plan with contours, street profile, inlets, storm sewer and drainage channels, with profiles and sections. Drainage and runoff areas, and runoff based on 5, 10, 25, 50 and 100 year rain intensity. Detailed drainage structure design, channel lining design & detention if used. One sheet must show the overall drainage layout of the subdivision.

Detailed cost estimates for all public infrastructure listed above sealed by Texas P.E.

Letter of completion for public infrastructure or guarantee / surety in accordance with UDO Section 8.6.

Drainage Report with a Technical Design Summary.

Erosion Control Plan (must be included in construction plans).

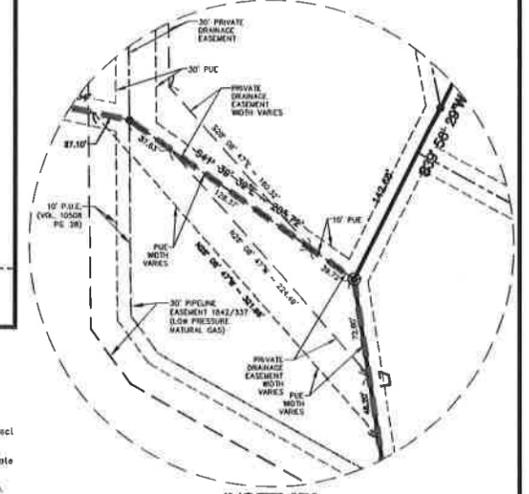
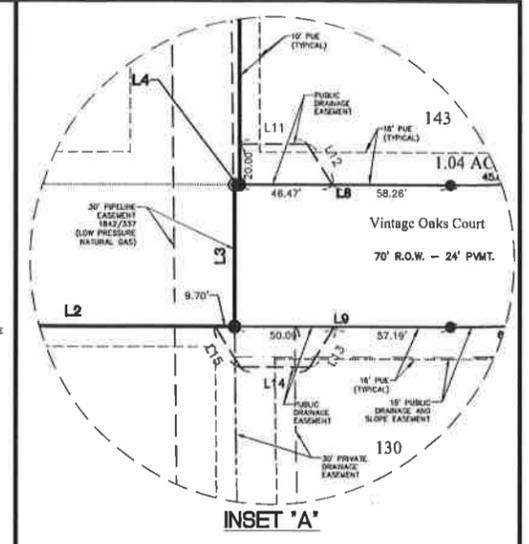
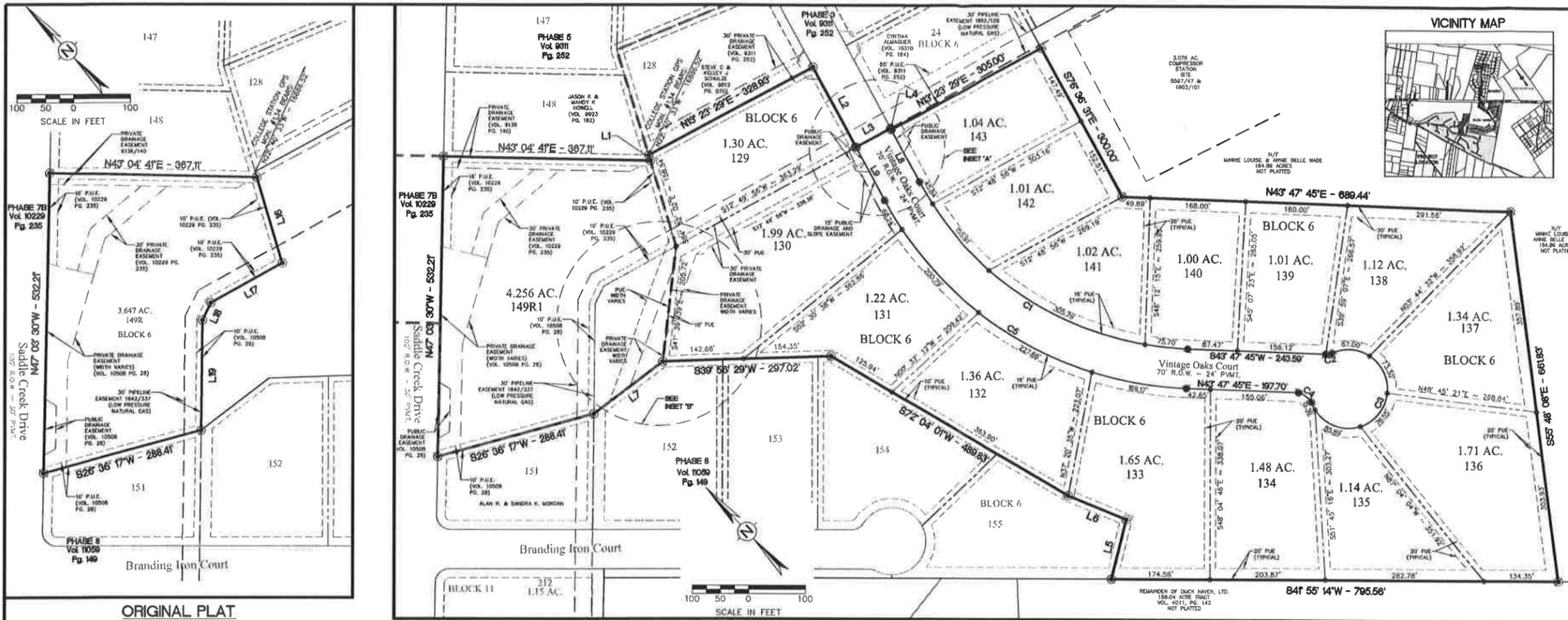
All off-site easements necessary for infrastructure construction must be shown on the final plat with a volume and page listed to indicate where the separate instrument easements were filed. Separate instrument easements must be provided in recordable form to the City prior to being scheduled for P&Z Commission consideration.

Are there impact fees associated with this development? Yes No
Impact fees must be paid prior to building permit.

Will any construction occur in TxDOT rights-of-way? Yes No
If yes, TxDOT permit must be submitted along with the construction documents.

- NOTE:**
1. We will be requesting the corrected Final Plat to be submitted in digital form if available prior to filing the plat at the Courthouse.
 2. If the construction area is greater than 5 acres, EPA Notice of Intent (NOI) must be submitted prior to issuance of a development permit.

Print Form



ORIGINAL PLAT
Vol. 10508 Pg. 28
SADDLE CREEK SUBDIVISION
PHASE 7B, BLOCK 6, LOT 149R

LINE #	LENGTH	DIRECTION
L16	158.54'	S84° 52' 02"E
L17	145.52'	S12° 48' 58"W
L18	34.30'	S22° 15' 54"E
L19	185.14'	S47° 28' 54"E

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARTS OF LAND (HEREIN AND BEING) SITUATED IN THE JAMES C. STUTEVILLE LEAGUE, ABSTRACT NO. 214, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 359.07 ACRE TRACT AS DESCRIBED BY A DEED TO JOHN A. MALLEY BY AND THROUGH BRYAN TEXAS UTILITIES, INC., RECORDED IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALLED 1.30 ACRE TRACT AS DESCRIBED BY A DEED TO STEVEN C. SCHULZE AND SPOUSE, KELLEY J. SCHULZE, RECORDED IN VOLUME 10248, PAGE 193 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST CORNER OF SAID LOT 149R AND SAID LOT 148 FOR A DISTANCE OF 352.11 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 130 ACRE TRACT MARKING THE NORTH CORNER OF SAID LOT 149R.

THENCE: N 43° 04' 41"E ALONG THE COMMON LINE OF SAID LOT 149R AND SAID LOT 148 FOR A DISTANCE OF 352.11 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 130 ACRE TRACT MARKING THE NORTH CORNER OF SAID LOT 149R.
THENCE: N 64° 52' 02" W ALONG THE COMMON LINE OF SAID 1.30 ACRE TRACT AND SAID LOT 148 FOR A DISTANCE OF 162.17 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF LOT 129, BLOCK 6, SADDLE CREEK SUBDIVISION, PHASE 6, AS DESCRIBED IN VOLUME 9911, PAGE 252 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.
THENCE: N 15° 23' 39" E ALONG THE COMMON LINE OF SAID 1.30 ACRE TRACT AND SAID LOT 128 FOR A DISTANCE OF 328.93 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID 1.30 ACRE TRACT; (79.0 R.O.W.) MARKING THE EAST CORNER OF SAID LOT 128 AND THE NORTH CORNER OF SAID 1.30 ACRE TRACT;
THENCE: S 76° 34' 31" E ALONG THE SOUTHWEST CORNER OF VINTAGE OAKS COURT FOR A DISTANCE OF 141.67 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID 1.30 ACRE TRACT.
THENCE: N 13° 23' 39" E ALONG THE EAST CORNER OF VINTAGE OAKS COURT FOR A DISTANCE OF 70.00 FEET TO A POINT ON THE SOUTHWEST LINE OF LOT 24, BLOCK 6, SADDLE CREEK SUBDIVISION, PHASE 3;
THENCE: S 76° 34' 31" E ALONG THE COMMON LINE OF SAID REMAINDER OF 359.07 ACRE TRACT AND SAID LOT 24 FOR A DISTANCE OF 254.10 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 24.
THENCE: N 13° 23' 39" E CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 359.07 ACRE TRACT AND SAID LOT 24 FOR A DISTANCE OF 305.16 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 24.
THENCE: AS GOING THE COMMON LINE OF SAID REMAINDER OF 359.07 ACRE TRACT AND THE REMAINDER OF CALLED 259.59 ACRE TRACT AS DESCRIBED BY A DEED TO MARIE LOUISE WARD AND ANNE BELLE WADE RECORDED IN VOLUME 10118, PAGE 3 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR THE FOLLOWING CALLS:
S 76° 34' 31" E FOR A DISTANCE OF 300.00 FEET TO A 1/2 INCH IRON ROD FOUND;
N 47° 47' 41" E FOR A DISTANCE OF 489.41 FEET TO A 1/2 INCH IRON ROD FOUND;
S 53° 48' 08" E FOR A DISTANCE OF 441.83 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF THE REMAINDER OF A CALLED 1M ACRE TRACT AS DESCRIBED BY A DEED TO SMILING MALLARD DEVELOPMENT, LTD. RECORDED IN VOLUME 4011, PAGE 142 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;
THENCE: S 41° 55' 14" W ALONG THE COMMON LINE OF SAID REMAINDER OF 359.07 ACRE TRACT AND SAID REMAINDER OF 1.30 ACRE TRACT FOR A DISTANCE OF 795.56 FEET TO THE NORTHEAST CORNER OF LOT 125, BLOCK 6, SADDLE CREEK SUBDIVISION, PHASE 6, AS DESCRIBED IN THIS PLAT RECORDED IN VOLUME 10508, PAGE 193 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;
THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 359.07 ACRE TRACT AND SADDLE CREEK SUBDIVISION, PHASE 6, FOR THE FOLLOWING CALLS:
S 32° 26' 02" W FOR A DISTANCE OF 108.96 FEET TO A 1/2 INCH IRON ROD FOUND;
S 64° 28' 11" W FOR A DISTANCE OF 119.51 FEET TO A 1/2 INCH IRON ROD FOUND;
S 72° 07' 01" W FOR A DISTANCE OF 489.83 FEET TO A 1/2 INCH IRON ROD FOUND;
S 39° 58' 28" W FOR A DISTANCE OF 297.02 FEET TO A 1/2 INCH IRON ROD FOUND;
S 08° 30' 47" W FOR A DISTANCE OF 153.31 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 149R AND LOTS 131 AND 132, BLOCK 6, SADDLE CREEK SUBDIVISION, PHASE 6;
THENCE: S 26° 30' 17" W ALONG THE COMMON LINE OF SAID LOT 149R AND SAID LOT 151 FOR A DISTANCE OF 284.41 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF SADDLE CREEK DRIVE, MARKING THE SOUTHWEST CORNER OF SAID LOT 149R.
THENCE: N 47° 07' 50" W ALONG THE NORTHEAST LINE OF SADDLE CREEK DRIVE FOR A DISTANCE OF 351.21 FEET TO THE POINT OF BEGINNING CONTAINING 23.56 ACRES OF LAND, MORE OR LESS, BEARING SURVEY SHOWN HEREIN IS DATED ON THE PLAT CALL, REMAINDER OF SADDLE CREEK SUBDIVISION, PHASE 8 (1109149).

LEGEND

- PLAT BOUNDARY
- LOT LINE
- STREET RIGHT-OF-WAY LINE
- PUBLIC UTILITY EASEMENT
- EXISTING EASEMENT LINE
- PUBLIC DRAINAGE EASEMENT
- PRIVATE DRAINAGE EASEMENT
- DRAINAGE AND SLOPE EASEMENT
- PHASE LINE
- PROPERTY CORNER

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	102.21'	N84° 52' 02"W
L2	161.87'	S78° 36' 31"E
L3	70.00'	N13° 23' 39"E
L4	254.10'	S76° 34' 31"E
L5	110.87'	N24° 20' 02"W
L6	110.73'	S4° 36' 40"W
L7	162.17'	N76° 36' 31"W
L8	107.28'	S76° 36' 31"E
L9	24.00'	N49° 58' 20"W
L10	33.53'	S18° 23' 29"E
L11	23.52'	N45° 10' 27"E
L12	33.52'	N19° 23' 29"W

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	587.68'	365.00'	109° 50' 44"	323.55'	561.54'	S73° 30' 37"W
C2	113.87'	25.00'	109° 51' 31"	5.89'	11.44'	S37° 32' 00"W
C3	338.88'	70.00'	224° 54' 23"	14.23'	84.87'	N25° 18' 53"W
C4	28.84'	42.25'	109° 50' 34"	14.90'	28.10'	N77° 58' 13"E
C5	880.48'	435.00'	109° 50' 34"	363.63'	831.11'	N73° 30' 37"E

FINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

We, Alan R. Morgan, and Sandra Morgan, Owners and Developers of the 3.647 acre tract (Phase 7B) Lot 149R, Block 6, conveyed by the deed in Volume 10248, Page 193 of the Official Records of Brazos County, Texas, and designated herein as the Saddle Creek Subdivision, Phase 7B, Lot 149R, Block 6, in Brazos County, Texas, and whose names are subscribed herein, 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.

Alan R. Morgan, Owner
Sandra Morgan, Owner
STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Alan R. Morgan known to me to be the person whose name are subscribed to the foregoing instrument, and acknowledged to me that they 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

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Sandra Morgan known to me to be the person whose name are subscribed to the foregoing instrument, and acknowledged to me that they 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 COUNTY JUDGE
This subdivision was duly approved by the Commissioners County of Brazos County, Texas, on ____ day of _____, 20____.
Signed this the ____ day of _____, 20____.

CERTIFICATE OF SURVEYOR
I, Brad Kerr, Registered Public Surveyor, No. 4502, in the State of Texas, hereby certify that this plat together with its certificates of authentication was filed for record in my office the day of _____, 20____, in the Official Records of Brazos County, Texas, in Volume _____ Page _____.

CERTIFICATE OF THE COUNTY CLERK
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 Official Records of Brazos County, Texas, in Volume _____ Page _____.

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

CERTIFICATE OF PLANNING AND ZONING COMMISSION
I, _____ Chairman of the Planning and Zoning Commission of the City of College Station, hereby certify that the attached plat was duly approved by the Commission on the day of _____, 20____.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Jennifer B. Todd, and John A. Malley Owners of the 21.29 acre tract (Phase 6) being a portion of the remainder of a called 359.07 acre tract conveyed by the deed in Volume 10248, Page 253 of the Official Records of Brazos County, and designated herein as the Saddle Creek Subdivision, Phase 6, in Brazos County, Texas, and whose names are subscribed herein, 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.

Jennifer B. Todd, Owner
John A. Malley, Owner
STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jennifer B. Todd and John A. Malley known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they 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

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared John A. Malley known to me to be the person whose name are subscribed to the foregoing instrument, and acknowledged to me that they 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 COUNTY CLERK
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 Official Records of Brazos County, Texas, in Volume _____ Page _____.

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

CERTIFICATE OF PLANNING AND ZONING COMMISSION
I, _____ Chairman of the Planning and Zoning Commission of the City of College Station, hereby certify that the attached plat was duly approved by the Commission on the day of _____, 20____.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Steven C. Schulze, and Kelley J. Schulze, Owners and Developers of the 1.30 acre tract (Phase 6) conveyed by the deed in Volume 10248, Page 193 of the Official Records of Brazos County, Texas, and designated herein as the Saddle Creek Subdivision, Phase 6, Lot 129, Block 6, in Brazos County, Texas, and whose names are subscribed herein, 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.

Steven C. Schulze, Owner
Kelley J. Schulze, Owner
STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Steven C. Schulze known to me to be the person whose name are subscribed to the foregoing instrument, and acknowledged to me that they 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

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Kelley J. Schulze known to me to be the person whose name are subscribed to the foregoing instrument, and acknowledged to me that they 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 COUNTY CLERK
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 Official Records of Brazos County, Texas, in Volume _____ Page _____.

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

CERTIFICATE OF PLANNING AND ZONING COMMISSION
I, _____ Chairman of the Planning and Zoning Commission of the City of College Station, hereby certify that the attached plat was duly approved by the Commission on the day of _____, 20____.

FINAL PLAT

OF
SADDLE CREEK SUBDIVISION
PHASE 6
21.290 ACRES
16 LOTS
LOTS 129-143, BLOCK 6
&
PHASE 7B LOT 149R1
BEING A

REPLAT
OF
PHASE 7B
LOT 149R, BLOCK 6
4.256 ACRES
AND AN ADDITION OF

A 21.899 ACRE TRACT BEING A PORTION OF THE
REMAINDER OF A CALLED 359.07 ACRE TRACT
JAMES C. STUTEVILLE LEAGUE, A-216
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1"=100' JULY 2013

OWNERS: Alan R. Malley, Jennifer B. Todd, Steven C. Schulze, Kelley J. Schulze
ENGINEER: Schultz Engineering, LLC
2730 Langshire Drive, Suite A
College Station, Texas 77845
P.O. Box 11985, College Station, Texas 77842
(979) 764-3900 Fax: (979) 764-2610

OWNERS - 149R1: Alan R. Malley, Jennifer B. Todd, Steven C. Schulze, Kelley J. Schulze
DEVELOPER: Saddle Creek Partners, Ltd.
4440 Barnwood Drive
College Station, TX 77845
(979) 690-2842

OWNERS - LOT 129: Steven C. Schulze, Kelley J. Schulze
SURVEYOR: Brad Kerr, R.P.L.S. No. 4502
Kerr Surveying, LLC
408 N. Texas Ave.
Bryan, TX 77803
(979) 258-5195

13.140
8.2.13
8.6.13
8.0



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

**REZONING REQUEST
FOR
ST MARY'S CATHOLIC CHURCH
13-00900165**

REQUEST: NG-3 Residential Northgate to NG-2 Transitional Northgate

SCALE: 3.83 acres

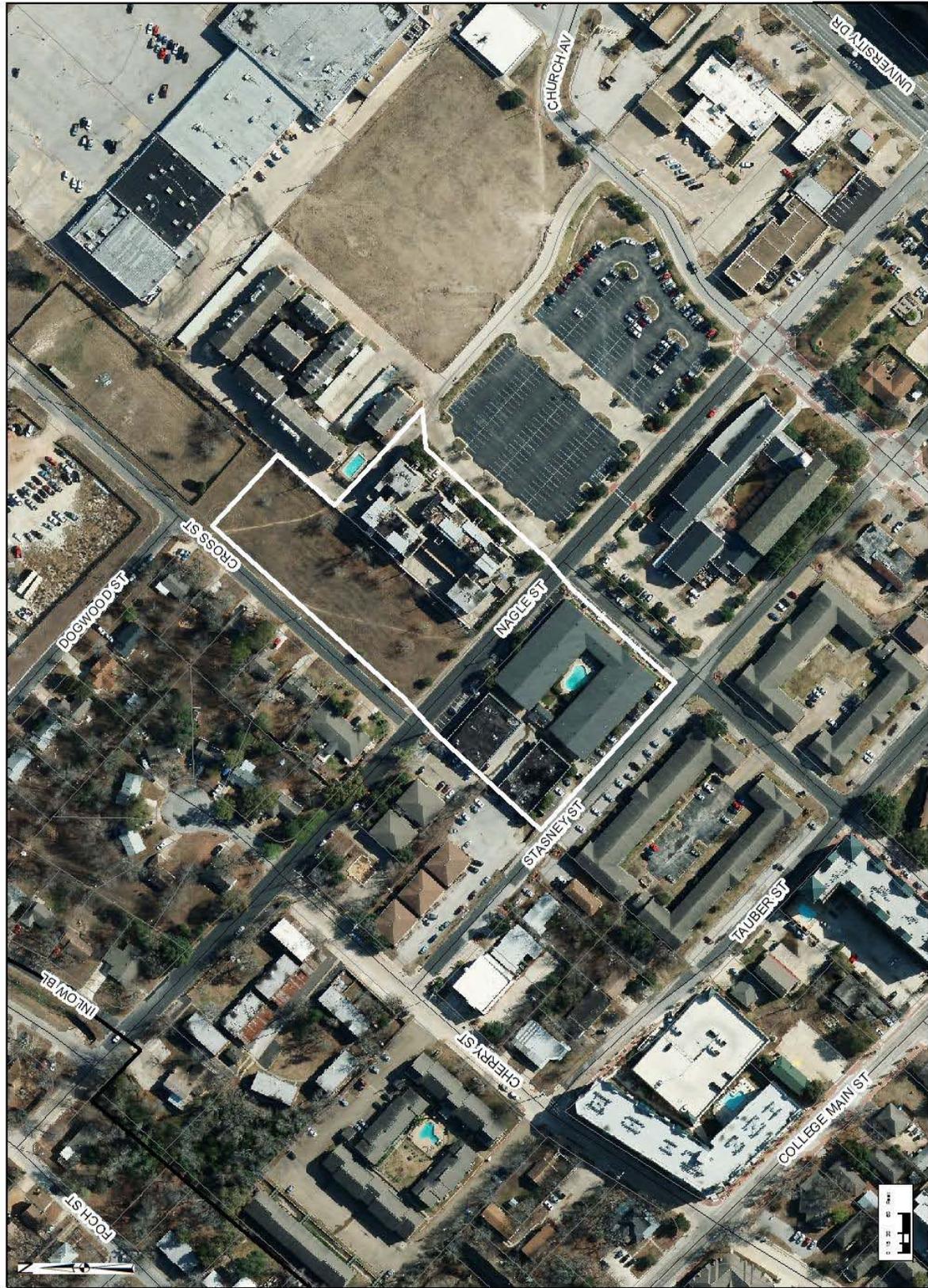
LOCATION: 1.35 acres in Oak Terrace Addition, Lots 11-16, Block 12, 1.46 acres in Tauber Subdivision, Lots 1-5 & 16-20 and associated BPP, Block 4, and 1.02 acres in Ramparts Subdivision, Part of Tracts C & D, recorded in Volume 10683, Page 240 of the Official Records of Brazos County, Texas and Nagle Street right-of-way between these properties, generally located at 601 Cross Street, 700 Cross Street, and 402 Nagle Street.

APPLICANT: Christopher Craig, Jackson & Ryan Architects

PROJECT MANAGER: Teresa Rogers, Staff Planner
trogers@cstx.gov

PROJECT OVERVIEW: The request is to rezone 3.83 acres from NG-3 Residential Northgate to NG-2 Transitional Northgate to develop a parking garage and associated church uses for St. Mary's Catholic Church.

RECOMMENDATION: Staff recommends approval of the proposed rezoning.

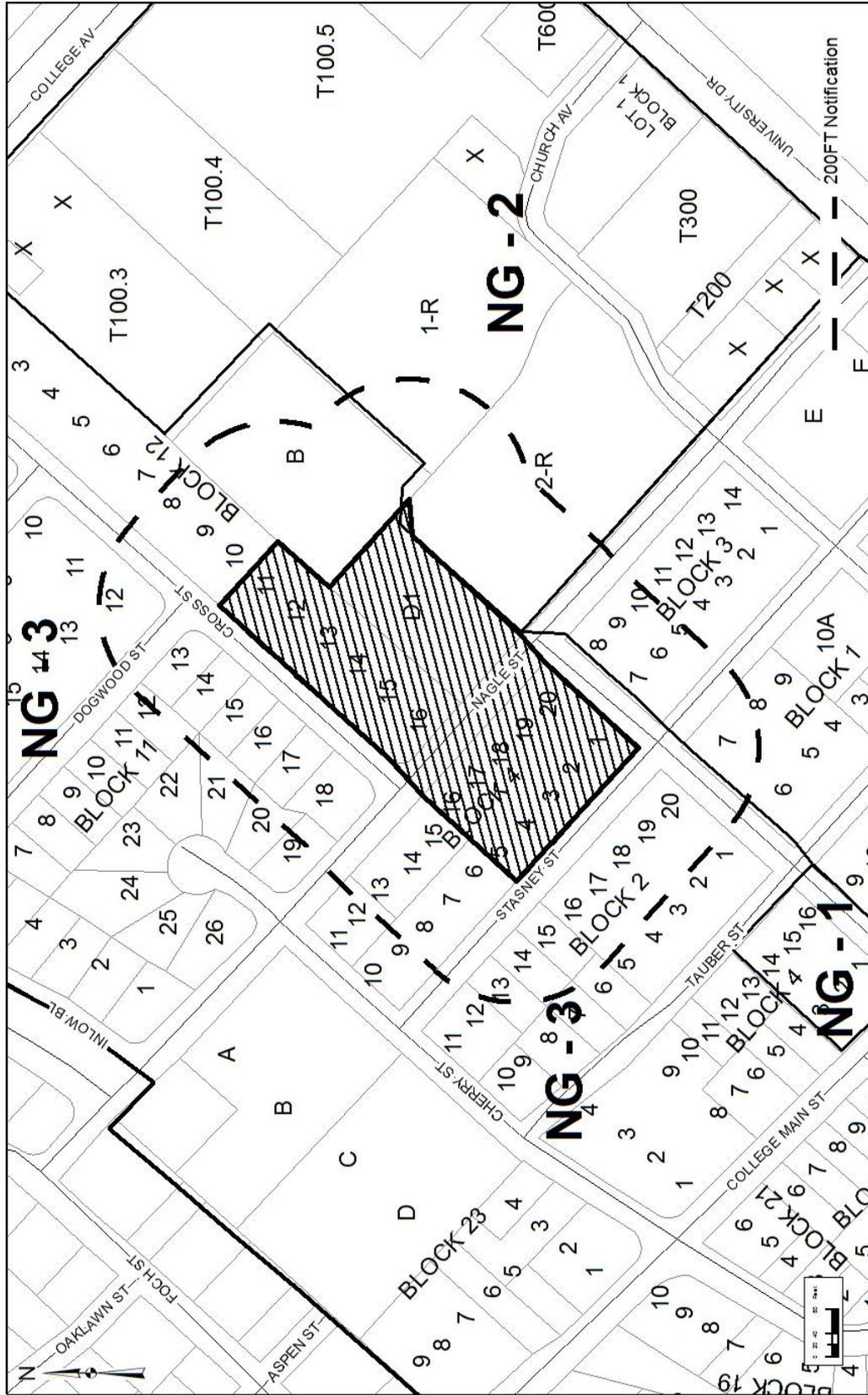


REZONING

Case: 13-165

ST. MARY'S CATHOLIC CHURCH

DEVELOPMENT REVIEW



Zoning Districts	WPC	Wolf Pen Creek Dev. Corridor
A-O Agricultural Open	NG-1	Core Northgate
A-OR Rural Residential Subdivision	NG-2	Transitional Northgate
R-1 Single Family Residential	NG-3	Residential Northgate
R-1B Single Family Residential	OV	Corridor Overlay
R-2 Duplex Residential	RDD	Redevelopment District
	KO	Krenek Tap Overlay

Zoning Districts	Light Commercial
C-3	C-3
M-1	M-1
M-2	M-2
C-U	C-U
R&D	R&D
P-MUD	P-MUD
PDD	PDD

Zoning Districts	Townhouse
R-3	R-3
R-4	R-4
R-6	R-6
R-7	R-7
O	O
GC	GC
CI	CI

ST. MARY'S CATHOLIC CHURCH

DEVELOPMENT REVIEW

REZONING

Case: 13-165

NOTIFICATIONS

Advertised Commission Hearing Date: September 5, 2013
Advertised Council Hearing Dates: September 26, 2013

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 at the time of this report.
Contacts in opposition: None at the time of this report.
Inquiry contacts: None at the time of this report.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Urban	NG-3 Northgate Residential	Single-Family and Multi-Family
South	Urban Mixed Use	NG-2 Transitional Northgate and NG-1 Core Northgate	Church and Surface Parking
East	Urban Mixed Use and Texas A&M University	NG-3 Northgate Residential	Multi-Family and Vacant
West	Urban	NG-3 Northgate Residential	Multi-Family

DEVELOPMENT HISTORY

Annexation: Oak Terrace Addition (1.35 acres) – May 1951
Ramparts Subdivision (1.02 acres) – May 1951
Tauber Subdivision (1.46 acres) – October 1938

Zoning: Oak Terrace Addition (1.35 acres):
Residential #1 (December 1962)
NG-3 Residential Northgate (August 1996)
Ramparts Subdivision (1.02 acres):
Business #1 (December 1962)
R-6 High Density Multi-Family (January 1982)
NG-2 Commercial Northgate (August 1996)
NG-2 Transitional Northgate (April 2006)
Tauber Subdivision (1.46 acres):
Residential #2 (December 1962)
NG-3 Residential Northgate (August 1996)

Final Plat: Oak Terrace Addition (1.35 acres) (February 1952)
Ramparts Subdivision (1.02 acres) (April 1982)
Tauber Subdivision (1.46 acres) (1947)

Site development: Oak Terrace Addition (1.35 acres) – vacant
Ramparts Subdivision (1.02 acres) – existing site pavement
Tauber Subdivision (1.46 acres) – Multi-Family

REVIEW CRITERIA

1. **Consistency with the Comprehensive Plan:** The subject properties are designated as Urban and Urban Mixed Use on the Comprehensive Plan Future Land Use and Character Map. The proposed development is consistent with this designation in addition to the land use designations surrounding the subject tract which include Urban and Urban Mixed Use.
2. **Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The proposed request will enable the development of Urban and Urban Mixed Uses that are compatible with the Northgate Area. The main purpose of this rezoning is to enable the development of a structured parking garage by St. Mary's Church that may be utilized for a variety of church needs. The adjacent properties are zoned for a high-density mix of uses.
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 zoning change to NG-2 Transitional Northgate, allows the development of a mix of residential and commercial uses. Unlike other Northgate zoning districts, the NG-2 zoning district allows for the construction of structured parking, consistent with the church's vision for the property. This rezoning request is proposing a shift in the location of a common zoning border between NG-2 and NG-3.
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 property is currently zoned NG-3 Residential Northgate, which allows for the development of primarily residential uses with commercial 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:** The applicant has stated "the properties proposed for rezoning are currently NG-3 and are suitable for residential developments. However, in light of the recently added and ongoing multiple residential developments at the east end of the Northgate District, the loss of potential residences on these lots to the Northgate community are negligible, and the benefits of adding a new public parking garage close to campus, for use by visitors and nearby residents alike, are significant."
6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** There are existing 6- and 8-inch water mains available to serve this property, but additional mains may be needed with site development. There are also existing 6- and 10-inch sanitary sewer lines which may provide service to the site. Sanitary sewer capacity is limited based on the recent development in the area. It appears that there is adequate capacity to support the proposed use; however capacity will be further evaluated with site development. Drainage is mainly to the northwest within the Burton Creek Drainage Basin. Drainage and any other infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Existing infrastructure appears to be adequate for the proposed use at this time, but additional improvements may be necessary with site development.

Access to the site will be provided on Nagle Street and Cross Street, which are both Minor Collectors on the Thoroughfare Plan. The Northgate District exempts developers from providing a Traffic Impact Analysis (TIA).

STAFF RECOMMENDATION

Staff recommends approval of the proposed rezoning based on its compatibility with the Comprehensive Plan Future Land Use and Character Map.

SUPPORTING MATERIALS

1. Application
2. Rezoning map



FOR OFFICE USE ONLY	
CASE NO.:	<u>B-165</u>
DATE SUBMITTED:	<u>8-7-13</u>
TIME:	<u>9:03</u>
STAFF:	<u>COO</u>

ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

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.
- ~~VIA~~ 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 map on 24" x 36" 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.
- ~~N/A~~ 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).

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 _____

NAME OF PROJECT St. Mary's Catholic Center Development

ADDRESS 603 Church Avenue, College Station, Texas 77840

LEGAL DESCRIPTION (Lot, Block, Subdivision) 3 properties: (A) Lots 11-16, Block 12, Oak Terrace Addition, (B) Lots 1-5 & 16-20 and Associated BPP, Block 4 Tauber

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED: (C) Part of tracts C&D (previously Northgate Condos) Ramparts

Properties are located either side of Nagle Street between the (2) Cross Street intersections.

TOTAL ACREAGE 3.83 Acres

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

Name Christopher Craig E-mail ccraig@jacksonryan.com

Street Address Jackson & Ryan Architects, 2370 Rice Blvd., Suite 210

City Houston State Texas Zip Code 77005

Phone Number 713-526-5436 Fax Number 713-526-4241

PROPERTY OWNER'S INFORMATION:

Name St. Mary's Catholic Church E-mail ron-walker@austindiocese.org

Street Address care of The Chancellor, 6225 US Highway 290 East

City Austin State Texas Zip Code 78723-1025

Phone Number 512-949-2400 Fax Number 512-949-2520

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

Name Fr. David Konderla E-mail dkonderla@aggiecatholic.org

Street Address 603 Church Avenue

City College Station State Texas Zip Code 77840

Phone Number 979-846-5717 x 107 Fax Number none

3 properties (see "Legal Description" above): (A) conveyed to St. Mary's on 2/5/2003
(B) conveyed to St. Mary's Vol. 7687, Pg. 78, 11/14/2006
(C) conveyed to St. Mary's Vol. 10683, Pg. 240, 1/1/2013

This property was conveyed to owner by deed dated _____ and recorded in Volume _____, Page _____ of the Brazos County Official Records.

Existing Zoning NG-3 Proposed Zoning NG-2

Present Use of Property Approximately 40% is currently used as apartments, the remainder is not in use.

Proposed Use of Property Of the proposed rezoning area, St. Mary's Church proposes to utilize 60% as a Parking Garage, and the remaining 40% as mixed-use residential, retail, and educational.

REZONING SUPPORTING INFORMATION

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

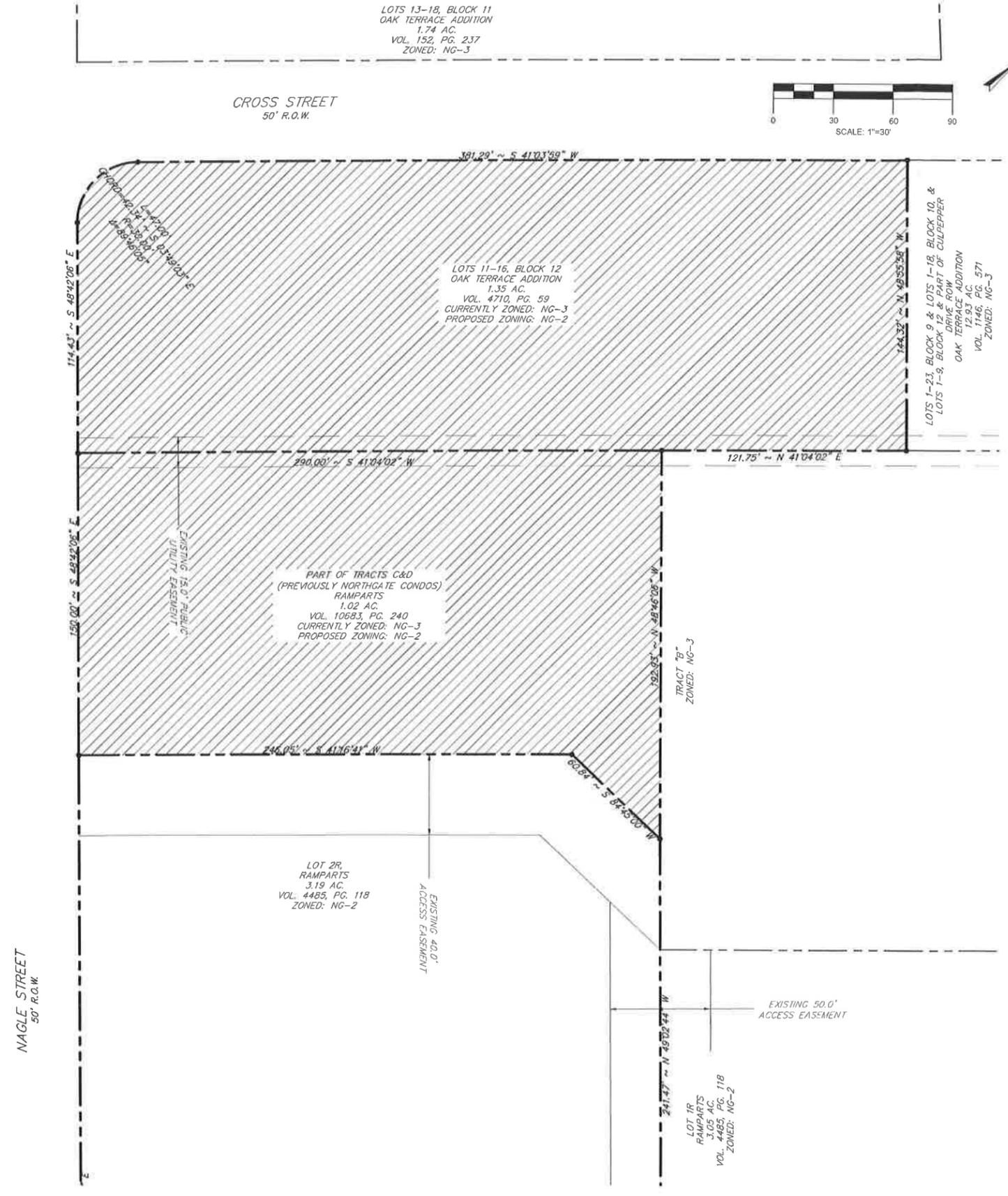
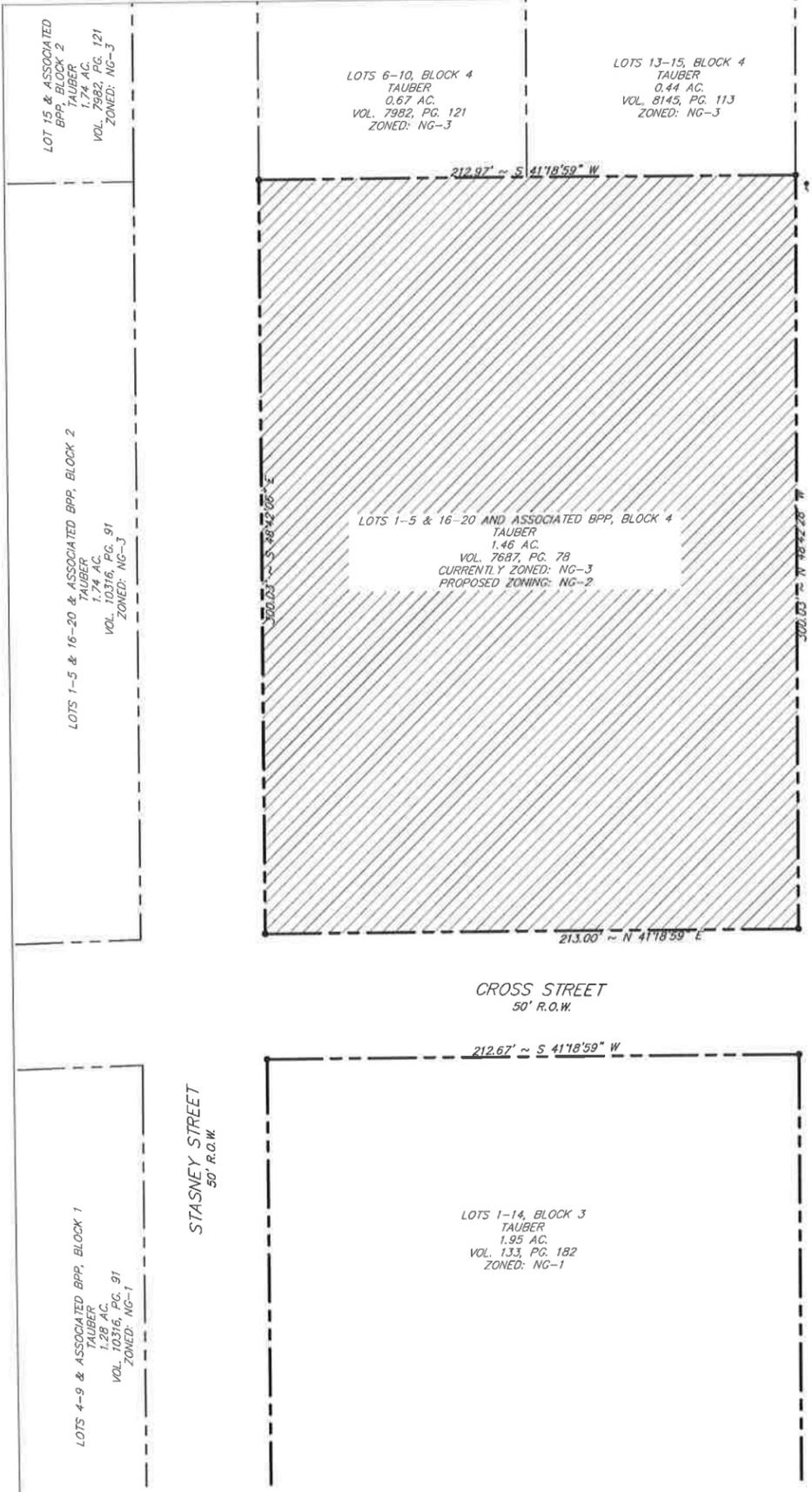
St. Mary's Catholic Center, in their goal to augment their community services, enlarge their Institute of Catholic Studies, and accommodate their growing number of attendees, plans to construct a new 1,750 - 2000 seat Church, a new Parish Hall, a new Administrative Building, a new Men's Discernment Center, and a new Women's Discernment Center on their existing campus. To facilitate the parking needs for this development in a manner envisioned for the Northgate District by the City of College Station, St. Mary's also proposes a new approximately 1000 parking space, multi-story, public, parking garage at the north end of its campus.

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.

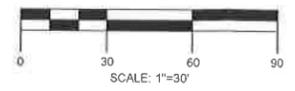
This proposed Zone Change is in accordance with the Comprehensive Plan.

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?

Compatibility would remain unchanged. This application only proposes to shift the location of a shared border between NG-2 (transitional Northgate) and NG-3 (residential Northgate) districts onto lots currently zoned as NG-3.



LEGEND:
 RESIDENTIAL NORTHGATE (NG-3)



LOCATION MAP
NTS

REZONING MAP FOR REZONING OF:

LOTS 11-16, BLOCK 12 OF OAK TERRACE
700 CROSS STREET
COLLEGE STATION, TEXAS
1.35 ACRES
ZONING: NG-3

LOTS 1-5 & 16-20 & ASSOCIATED BPP, BLOCK 4 OF TAUBER
601 CROSS STREET
COLLEGE STATION, TEXAS
1.46 ACRES
ZONING: NG-3

PART OF TRACTS C&D (PREVIOUSLY NORTHGATE CONDOS) OF RAMPARTS
402 NAGLE STREET
COLLEGE STATION, TEXAS
1.02 ACRES
ZONING: NG-3

APPLICANT:
CHRISTOPHER CRAIG, A.I.A.
JACKSON & RYAN ARCHITECTS
2370 RICE BOULEVARD, SUITE 210
HOUSTON, TEXAS 77005
(713) 526-5436
CCRAIG@JACKSONRYAN.COM

PREPARED BY:



Gessner Engineering

2501 Ashford Drive, Suite 102
College Station, Texas 77840
P.O. Box 10763, 77842-0763
979.680.8840 (Phone)
979.680.8841 (Fax)
www.gessnerengineering.com
TBPE F-7451
TBPLS F-10193910



AUGUST 20, 2013

GE PROJECT #: 13-0278

13-105
8/21/13
8:49
000



MEMORANDUM

Date: September 5, 2013

TO: The Planning & Zoning Commission

FROM: Jason Schubert, AICP, Principal Planner

SUBJECT: UDO Amendment – Block Length

Item: Presentation, possible action, and discussion regarding an ordinance amending Chapter 12, “Unified Development Ordinance,” Sections 12-8.3.E, “Streets,” and 12-8.3.G, “Blocks,” of the Code of Ordinances of the City of College Station, Texas to amend street network and block length requirements. **Case #13-00900141**

Background: There has been discussion regarding street connectivity and block length in College Station for much of the past decade. After years of effort that involved stakeholder meetings and discussions with the Planning & Zoning Commission, revisions to the subdivision regulations were adopted by City Council in January 2011. Changes regarding the street network were a part of many revisions that helped update the subdivision regulations to contemporary practice and legal environment.

The main revision regarding streets was to change the block length requirement from being based solely on use (1,200-foot maximum for single family, 1,500 for rural residential and ETJ, and 800-foot for all other uses) to be based on the intensity of the various land use character designations (i.e. General Suburban, Restricted Suburban, Urban, Estate, Suburban Commercial, etc.) identified for different areas of the city in the Comprehensive Plan. As a result of these changes, block length requirements for some types of development increased, some decreased, and some stayed the same.

Another revision modified the cul-de-sac requirement from a maximum of 24 lots to a maximum of 30 lots though they were limited to half the length of the maximum block length of the land use designation they were located. When the subdivision regulations were adopted in 1970, cul-de-sacs were limited to a maximum length of 600 feet coupled with single-family uses having a maximum block length of 1,200 feet. An ordinance amendment in 1999 changed cul-de-sacs to a maximum of 24 lots without a maximum length limitation.

Over the past year there has been significant discussion regarding General Suburban and its assignment to the 900-foot requirement. General Suburban is designated for higher density single family and in growth areas it also allows townhouses and neighborhood commercial. Staff has had discussions in the City Manager’s Office/BCS Home Builders Association monthly meetings and studied hypothetical development scenarios comparing the difference between the previous and current requirements.



As requested by development interests, the proposed revision changes the General Suburban block length requirement from 900 feet to 1,200 feet. If adopted, single family uses will have a 1,200-foot (General Suburban and Restricted Suburban) or 1,500-foot (Estate, Rural, and ETJ) requirement as required by the previous ordinance prior to 2011.

Also, the maximum cul-de-sac length for developments in single-family oriented land use designations is proposed to increase from half of the block length to a maximum equal to the maximum block length. Coupled with the block length change described above, the maximum cul-de-sac length in General Suburban would increase from 450 feet to 1,200 feet, in Restricted Suburban from 600 feet to 1,200 feet, and in Estate and Rural from 750 feet to 1,500 feet. The maximum number of lots would remain at 30 lots (single-family units) as limited by the fire code.

The proposed revisions are scheduled for final consideration by City Council at their September 12th meeting.

Attachment:

1. Redlined applicable UDO Sections

Proposed Ordinance Revision for Block Length Requirements

Sec. 12-8.3. General Requirements and Minimum Standards of Design for Subdivisions within the City Limits.

E. Streets.

7. Cul-de-Sac.

- a. The maximum length of a cul-de-sac is based on the land use designation on the Future Land Use and Character Map in the adopted Comprehensive Plan in which the cul-de-sac is located. The length of a cul-de-sac is measured along the centerline of the cul-de-sac street from the center of the bulb to the edge of the nearest intersecting through street right-of-way. Cul-de-sac shall not exceed the following lengths:
 - 1) Four hundred fifty (450) feet in ~~General Suburban~~, Suburban Commercial, and General Commercial designations;
 - 2) Six hundred (600) feet in ~~Restricted Suburban and~~ Business Park designations;
 - 3) One thousand two hundred (1,200) feet in General Suburban and Restricted Suburban designations; and
 - 34) ~~Seven hundred fifty (750) feet~~One thousand five hundred (1,500) feet in Estate and Rural designations.
- b. Cul-de-sac are not permitted in the Urban and Urban Mixed Use designations unless the proposed subdivision is surrounded by platted property and where a through street is not possible.
- c. Regardless of length, culs-de-sac shall have no more than thirty (30) lots.

G. Blocks.

1. Blocks for single-family, duplex, and townhouse lots shall be platted to provide two (2) tiers of lots with a utility easement or alley between them. A single tier of lots may be used if the lots back up to a thoroughfare, railroad, or floodplain.
2. In order to provide a public street network that is complimentary to the Thoroughfare Plan and that ensures uniform access and circulation to areas intended for similar land use contexts, block length shall not exceed the following dimensions based on the land use designation on the Future Land Use and Character Map in the adopted Comprehensive Plan in which the block is located:
 - a. Six hundred sixty (660) feet in Urban and Urban Mixed Use designations;
 - b. Nine hundred (900) feet in ~~General Suburban~~, Suburban Commercial, and General Commercial designations;
 - c. One thousand two hundred (1,200) feet in General Suburban, Restricted Suburban, and Business Park designations; and
 - d. One thousand five hundred (1,500) feet in Estate and Rural designations.
3. If a plat is not bounded by a public through street or other qualifying break to block length then the block length measurement shall continue to extend each way beyond the plat along the public through street until the nearest intersecting through street or qualifying break to the block is reached.
4. Block perimeter shall not exceed the following dimensions based on the land use designation provided in the adopted Comprehensive Plan:
 - a. One thousand six hundred (1,600) feet in Urban Mixed Use designations; and

- b. Two thousand (2,000) feet in Urban designations.
5. In lieu of a public street, non-residential and multi-family developments may opt to construct a Public Way to satisfy block length and block perimeter requirements when the Public Way connects two (2) public streets. The plat shall dedicate a public access easement that covers the entire width of the private drive and sidewalks for the Public Way. The private drive and sidewalks may be constructed with the development of the property. A Public Way shall not substitute for a thoroughfare identified on the City's Thoroughfare Plan.
 6. Block length or block perimeter shall not require a new street, Public Way, or Access Way to enter the face of a block when the surrounding area of the block is subdivided so that a through movement is not possible or a new block cannot be created.



1101 Texas Avenue, P.O. Box 9960
College Station, Texas 77842
Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

DATE: August 26, 2013

TO: The Planning & Zoning Commission

FROM: Jennifer Prochazka, AICP, Principal Planner
jprochazka@cstx.gov

SUBJECT: **One- & Two-Family Residential Zoning Districts (13-00900030)**

Item: Public Hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance" of the Code of Ordinances of the City of College Station, Texas by the creation and amendment of one- and two-family residential zoning districts in compliance with the Comprehensive Plan.

Objective: Implementation of the Comprehensive Plan through the creation and consolidation of zoning districts and associated amendments to the City of College Station Unified Development Ordinance (UDO).

Background: The Comprehensive Plan was adopted in 2009 and acts as a guide to ensure the goals and objectives of the City are implemented by acting as a long-range planning and policy structure for future growth of the City. The Comprehensive Plan approaches the growth of College Station in a manner different from the City's previous plans; it focuses on the creation and enhancement of places of distinction in College Station. The Plan recognizes the importance of character and capitalizes on that to offer the greatest flexibilities for development, while protecting special places.

The Comprehensive Plan identifies 15 unique Future Land Use and Character designations and calls for the creation of zoning districts that align with the objectives of the Plan as one means of implementation. The intent is that new zoning districts will be developed for each of the land use classifications- to both align with the intent of the Comprehensive Plan and to simplify the nomenclature. The new zoning districts have been divided into three categories for their development: non-residential, residential, and growth areas.

Item Summary: Staff has worked with a sub-committee of the Planning and Zoning Commission to develop ordinance language for one and two family residential zoning districts based on direction in the Comprehensive Plan. These districts are similar to the City's existing set of zoning districts, meaning that they are largely use-based, with some additional performance standards. Districts have been renamed to simplify the nomenclature. Retired districts will remain effective for properties, but will not be available for future rezoning proposals. The districts to be created and renamed through this process include:

New Districts

- "RS Restricted Suburban"

Changed & Renamed Districts

- "A-O Agricultural Open" to "R Rural"
- "A-OR Rural Residential Subdivision" to "E Estate"

Renamed Districts

- "R-1 Single-Family Residential" to "GS General Suburban"
- "R-3 Townhouse" to "T Townhouse"
- "R-2 Duplex" to "D Duplex"
- "R-7 Manufactured Home Park" to "MHP Manufactured Home Park"

Retired Districts

- "R1-B Single Family Residential"

A public meeting was held on Tuesday, April 9, 2013 to present the one- and two-family zoning district concepts to the community for consideration and comment. Stakeholders were given an additional review period after this meeting in order to submit any recommended changes. Specific ordinance language was then developed and stakeholders were again asked to provide comments.

Once the new non-residential districts are adopted, staff will again work with the Planning and Zoning Commission Sub-Committee to develop concepts and language for the multi-family residential districts and growth areas.

Attachments:

1. Zoning District Summary Sheets
2. Redlined applicable UDO Sections

Article 1 – General Provisions

Sec. 12-1.10. Transitional Provisions.

B. Zoning Districts.

1. Retained Districts.

The following zoning districts and district names in effect prior to the effective date of this UDO and represented on the official zoning map of the City of College Station shall remain in effect. Those districts are shown on the following table:

<u>District</u>	<u>Name</u>	<u>Effective Date</u>
<u>WPC</u>	<u>Wolf Pen Creek Dev. Corridor</u>	<u>June 13, 2003</u>
<u>NG-1</u>	<u>Core Northgate</u>	<u>June 13, 2003</u>
<u>NG-3</u>	<u>Residential Northgate</u>	<u>June 13, 2003</u>
<u>CU</u>	<u>College and University</u>	<u>June 13, 2003</u>
<u>PDD</u>	<u>Planned Development</u>	<u>June 13, 2003</u>
<u>OV</u>	<u>Corridor Overlay</u>	<u>June 13, 2003</u>

2. Renamed Districts.

The following district, M-1, known as Planned Industrial prior to the adoption of this UDO, shall henceforth be renamed M-1, Light Industrial.

<u>District</u>	<u>New name</u>	<u>Effective Date</u>
<u>M-1</u>	<u>Light Industrial</u>	<u>June 13, 2003</u>

The following district, R-6, known as Apartment High Density prior to the adoption of this UDO, shall hence forth be designated R-6, High Density Multi-Family.

<u>District</u>	<u>New name</u>	<u>Effective Date</u>
<u>R-6</u>	<u>High Density Multi-Family</u>	<u>June 13, 2003</u>

The following district, NG-2, known as NG-2, Commercial Northgate prior to this amendment of this UDO, shall henceforth be renamed NG-2, Transitional Northgate.

<u>District</u>	<u>New name</u>	<u>Effective Date</u>
<u>NG-2</u>	<u>Transitional Northgate</u>	<u>April 2, 2006</u>

The following district, O, known as A-P Administrative Professional prior to this amendment of this UDO, shall henceforth be renamed O, Office.

<u>District</u>	<u>New name</u>	<u>Effective Date</u>
<u>O</u>	<u>Office</u>	<u>October 7, 2012</u>

The following district, GC, known as C-1 General Commercial prior to this amendment of this UDO, shall henceforth be renamed GC, General Commercial.

<u>District</u>	<u>New name</u>	<u>Effective Date</u>
<u>GC</u>	<u>General Commercial</u>	<u>October 7, 2012</u>

The following district, CI, known as C-2 Commercial Industrial prior to this amendment of this UDO, shall henceforth be renamed CI, Commercial Industrial.

<u>District</u>	<u>New name</u>	<u>Effective Date</u>
<u>CI</u>	<u>Commercial Industrial</u>	<u>October 7, 2012</u>

The following district, R, known as A-O Agricultural Open prior to the amendment of this UDO, shall henceforth be renamed R, Rural.

<u>District</u>	<u>New name</u>	<u>Effective Date</u>
<u>R</u>	<u>Rural</u>	<u>September 22, 2013</u>

The following district, E, known as A-OR Rural Residential Subdivision prior to the amendment of this UDO, shall henceforth be designated E, Estate.

<u>District</u>	<u>New name</u>	<u>Effective Date</u>
<u>E</u>	<u>Estate</u>	<u>September 22, 2013</u>

The following district, GS, known as R-1 Single-Family Residential prior to this amendment of this UDO, shall henceforth be renamed GS, General Suburban.

<u>District</u>	<u>New name</u>	<u>Effective Date</u>
<u>GS</u>	<u>General Suburban</u>	<u>September 22, 2013</u>

The following district, D, known as R-2 Duplex Residential prior to this amendment of this UDO, shall henceforth be renamed D, Duplex.

<u>District</u>	<u>New name</u>	<u>Effective Date</u>
<u>D</u>	<u>Duplex</u>	<u>September 22, 2013</u>

The following district, T, known as R-3 Townhouse prior to this amendment of this UDO, shall henceforth be renamed T, Townhouse.

<u>District</u>	<u>New name</u>	<u>Effective Date</u>
<u>T</u>	<u>Townhouse</u>	<u>September 22, 2013</u>

The following district, MHP, known as R-7 Manufactured Home Park prior to this amendment of this UDO, shall henceforth be renamed MHP, Manufactured Home Park.

<u>District</u>	<u>New name</u>	<u>Effective Date</u>
<u>MHP</u>	<u>Manufactured Home Park</u>	<u>September 22, 2013</u>

3. Combined Districts.

The districts listed below are hereby combined into the single zoning district hereafter designated as R-4, Multi-Family.

<u>Combined Districts</u>	<u>Name</u>	<u>Effective Date</u>
<u>R-4</u>	<u>Apartment/Low Density</u>	<u>June 13, 2003</u>
<u>R-5</u>	<u>Apartment/Medium Density</u>	

The districts listed below are hereby combined into the single zoning district hereafter designated as GC, General Commercial.

<u>Combined Districts</u>	<u>Name</u>	<u>Effective Date</u>

<u>C-B</u>	<u>Business Commercial</u>	<u>June 13, 2003</u>
<u>C-1</u>	<u>General Commercial</u>	

The districts listed below are hereby combined into the single zoning district hereafter designated as C-3, Light Commercial.

<u>Combined Districts</u>	<u>Name</u>	<u>Effective Date</u>
<u>C-3</u>	<u>Planned Commercial</u>	<u>June 13, 2003</u>
<u>C-N</u>	<u>Neighborhood Business</u>	

4. Retired Districts.

The following districts are no longer eligible for Zoning Map Amendment requests. Properties with the following designations at the time of this amendment retain all uses, regulations, and requirements associated with these districts.

<u>Retired District</u>	<u>Name</u>	<u>Effective Date</u>
<u>R-1B</u>	<u>Single-Family Residential</u>	<u>September 22, 2013</u>
<u>C-3</u>	<u>Light Commercial</u>	<u>October 7, 2012</u>
<u>R&D</u>	<u>Research & Development</u>	<u>October 7, 2012</u>
<u>M-1</u>	<u>Light Industrial</u>	<u>October 7, 2012</u>
<u>M-2</u>	<u>Heavy Industrial</u>	<u>October 7, 2012</u>

5. New Districts.

The following districts are hereby created and added to those in effect at the time of adoption of this UDO.

<u>New District</u>	<u>Name</u>	<u>Effective Date</u>
<u>RDD</u>	<u>Redevelopment District</u>	<u>June 13, 2003</u>

<u>P-MUD</u>	<u>Planned Mixed Use Development</u>	<u>June 13, 2003</u>
--------------	--------------------------------------	----------------------

The following districts are hereby created and added to those in effect at the time of this amendment of the UDO.

<u>New District</u>	<u>Name</u>	<u>Effective Date</u>
<u>NAP</u>	<u>Natural Areas Protected</u>	<u>October 7, 2012</u>
<u>SC</u>	<u>Suburban Commercial</u>	<u>October 7, 2012</u>
<u>BP</u>	<u>Business Park</u>	<u>October 7, 2012</u>
<u>BPI</u>	<u>Business Park Industrial</u>	<u>October 7, 2012</u>

The following districts are hereby created and added to those in effect at the time of this amendment of the UDO.

<u>New District</u>	<u>Name</u>	<u>Effective Date</u>
<u>RS</u>	<u>Restricted Suburban</u>	<u>October 6, 2013</u>

6. **Redesignated District.**

Henceforth all areas designated Existing Rural Residential (A-OX) shall be redesignated A-O Agricultural-Open.

<u>Previous District</u>	<u>Name</u>	<u>Effective Date</u>
<u>A-OX</u>	<u>Existing Rural Residential</u>	<u>June 13, 2003</u>
<u>Redesignated District</u>	<u>Name</u>	
<u>A-O</u>	<u>Agricultural-Open</u>	

Henceforth all areas designated Planned Unit Development (PUD) shall be redesignated Planned Development Districts (PDD). The individual ordinances that created the PUDs shall remain in effect, along with all provisions and conditions listed therein. Any modification of a former PUD shall follow the provisions for PDDs listed herein.

<u>Previous District</u>	<u>Name</u>	<u>Effective Date</u>
<u>PUD</u>	<u>Planned Unit Development</u>	<u>June 13, 2003</u>
<u>Redesignated District</u>	<u>Name</u>	
<u>PDD</u>	<u>Planned Development Districts</u>	

Henceforth all areas designated R-1A shall be redesignated R-1, Single-Family Residential.

<u>Previous District</u>	<u>Name</u>	<u>Effective Date</u>
<u>R-1A</u>	<u>Single-Family Residential</u>	<u>June 13, 2003</u>
<u>Redesignated District</u>	<u>Name</u>	
<u>R-1</u>	<u>Single-Family Residential</u>	

7. Deleted Districts.

The following districts not existing on the official zoning map on the effective date of this UDO are hereby deleted:

<u>Deleted District</u>	<u>Name</u>	<u>Effective Date</u>
<u>C-PUD</u>	<u>Commercial Planned Unit Dev.</u>	<u>June 13, 2003</u>
<u>C-NG</u>	<u>Commercial Northgate</u>	<u>June 13, 2003</u>

Article 3. Development Review Procedures

Sec. 12-3.4. Plat Review.

C. Application Requirements.

3. When required to submit the following, the applications shall comply with and/or show the following information:

- a. **Preliminary Plans.**

When submitting preliminary plans, the following information is required:

- 1) The preliminary plan shall conform to the general requirements of this UDO and minimum standards of design and improvements as set forth in [Chapter 12, Article 8](#) Subdivision Design and Improvements;
- 2) Provide the preliminary plan on sheets twenty-four (24) inches by thirty-six (36) inches to a scale of one hundred (100) feet per inch or larger. Smaller scales may be allowed at the discretion of the Administrator. If more than one (1) sheet, provide an index sheet at a scale of five hundred (500) feet per inch or larger;
- 3) The words "PRELIMINARY PLAN - NOT FOR RECORD" shall appear on the plan in letters one-half (½) inch high;
- 4) The date the preliminary plan was submitted and the dates of any revisions shall legibly appear on the plan;
- 5) The proposed name of the subdivision or development, which shall not have the same spelling as or be pronounced similar to the name of any other subdivision located within the county it is located;
- 6) The name and address of all property owners, developers and subdividers, engineers, and surveyors;
- 7) The legal description by metes and bounds of the subdivision or development which shall close within accepted land survey standards. An accurate location of the subdivision or development shall be provided by reference to an established survey or league corner, City of College Station horizontal control monument, subdivision corner, or other known point. Primary control points or descriptions and ties to such control point, to which, later, all dimensions, angles, bearings, block numbers, and similar data shall be referred. The preliminary plan shall be located with respect to a corner of the survey or tract, or an original corner of the original survey of which it is a part;
- 8) Subdivision boundary lines shall be indicated by heavy lines and the computed acreage of the subdivision or development shown;
- 9) The name of contiguous subdivisions and names of owners of contiguous parcels, and an indication whether or not contiguous properties are platted;
- 10) The following existing features shall be shown:
 - (a) The location, dimension, name and description of all recorded streets, alleys, reservations, easements, or other public or private rights-of-way within the subdivision or development, intersecting or contiguous with its boundaries or forming such boundaries. In the case of pipelines carrying flammable gas or fuel,

the approximate location, size of line, design pressure and product transported through the line shall be shown;

- (b) The location, dimension, description and name of all existing or recorded lots, parks, public areas, permanent structures and other sites within or contiguous with the subdivision or development;
- (c) The location, dimensions, description, and flow line of existing watercourses and drainage structures within the subdivision, development or contiguous thereto;
- (d) The location of the one hundred-year floodplain according to the most recent best available data;

- 11) Date of preparation, scale in feet, and north arrow;
- 12) Topographic information, including contours at two-foot intervals, flow line elevation of streams, and wooded areas;
- 13) The location, approximate dimensions, description and name of all proposed streets, alleys, drainage structures, parks, or other public areas, easements, or other rights-of-way, blocks, lots, and other sites within the subdivision or development. Proposed channel cross sections, if any. Existing and/or proposed well site locations;
- 14) A number or letter to identify each lot and each block. Lots and blocks shown on a preliminary plan should be numbered sequentially;
- 15) Location of current City limits line, and current zoning district boundaries;
- 16) Vicinity map which shows general location of subject property to existing streets in College Station and to its City limits. No scale is required but a north arrow is to be included;
- 17) Show number of residential lots and average lot size when applicable;
- 18) Provide a note to identify a Cluster Subdivision when applicable;
- ~~4819)~~ Provide any oversize participation requests that will be sought;
- ~~4920)~~ Provide title report for property that is current within ninety (90) days and includes applicable information such as ownership, liens, encumbrances, etc;
- ~~2021)~~ Written requests for waivers of subdivision standards, if any, shall be submitted in accordance with the applicable Sections of this UDO; and
- ~~2422)~~ Eleven-inch by seventeen-inch copies of the preliminary plan (not necessarily to scale) will be requested by the Administrator when the preliminary plan has been reviewed and has the potential to be scheduled for a Planning and Zoning Commission meeting for consideration.

b. Final Plats and Other Plats to be Recorded.

When submitting Final Plats, Replats, Minor Plats, Amending Plats, Vacating Plats, and Development Plats, the following shall be required:

- 1) The plat shall conform to the general requirements of this UDO and minimum standards of design and improvements as set forth in Chapter 12, Article 8 Subdivision Design and Improvements unless expressly provided for otherwise;
- 2) Provide current certified tax certificates from all taxing agencies showing payment of all ad valorem taxes on the land within the subdivision;
- 3) Provide title report for property that is current within ninety (90) days and includes applicable information such as ownership, liens, encumbrances, etc;

- 4) Provide the plat on sheets twenty-four (24) inches by thirty-six (36) inches to a scale of one hundred (100) feet per inch or larger. Smaller scales may be allowed at the discretion of the Administrator. If more than one (1) sheet, provide an index sheet at a scale of five hundred (500) feet per inch or larger;
- 5) Vicinity map which shows general location of subject property to existing streets in College Station and to its City limits. No scale is required but a north arrow is to be included;
- 6) The proposed name of the subdivision or development, which shall not have the same spelling as or be pronounced similar to the name of any other subdivision located within the county it is located;
- 7) Date of preparation, scale in feet, and north arrow;
- 8) The name and address of all property owners, developers, subdividers, engineers, and surveyors responsible for the plat;
- 9) Subdivision boundary lines shall be indicated by heavy lines and the computed acreage of the subdivision or development shown;
- 10) For a replat where there are existing improvements, provide a survey of the subject property showing the improvements to ensure that no setback encroachments are created;
- 11) The name of contiguous subdivisions and names of owners of contiguous parcels, and an indication whether or not contiguous properties are platted;
- 12) The location of the one hundred-year floodplain and floodway according to the most recent best available data;
- 13) A number or letter to identify each lot and each block. Lots and blocks shown on a plat should be numbered sequentially;
- 14) Provide the number of lots and average lot size when applicable;
- 15) Provide a note to identify a Cluster Subdivision when applicable;
- ~~4516~~) Written requests for waivers of subdivision standards, if any, shall be submitted in accordance with the applicable Sections of this UDO;
- ~~4617~~) The Plat shall also include the following, based on field survey and marked by monuments and markers:
 - (a) The exact location, dimensions, name, and legal description of all existing or recorded streets, alleys, easements, or other rights-of-way within the subdivision or development, intersecting or contiguous with the boundary or forming such a boundary with accurate dimensions, bearings or deflection angles and radii, area, center angle, degree of curvature, tangent distance, and length of all curves, where applicable;
 - (b) The exact location, dimensions, description, and name of all proposed streets, alleys, drainage structures, parks, and other public areas, easements, or other rights-of-way, blocks, lots, and other sites within the subdivision or development, with accurate dimensions, bearings, or deflection angles and radii, areas, center angle, degree of curvature, tangent distance, and length of curves, where applicable;
 - (c) Lot corner markers and survey monuments shall be shown clearly by symbol, and clearly tied to City of College Station horizontal control monuments;
 - (d) The following, when applicable, shall appear on the face of the plat: (See examples in [Chapter 12, Article 8](#) Subdivision Design and Improvements.)

- i. Certificate of Ownership and Dedication;
- ii. Certificate of Surveyor and/or Engineer;
- iii. Certificate of City Engineer;
- iv. Certificate of Planning and Zoning Commission;
- v. Certificate of the County Clerk;
- vi. Certificate of City Planner; and
- vii. Certificate of Approval.

~~4718~~) The plat shall be accompanied by the construction documents and reports as prescribed below and bearing the seal and signature of a registered professional engineer. All shall be in accordance with the Bryan/College Station Unified Design Guidelines and the Bryan/College Station Unified Technical Specifications and shall include the following:

- (a) Construction plans shall be provided on twenty-four-inch by thirty-six-inch sheets;
- (b) Street, alley, and sidewalk plans, profiles, and sections, with specifications and detail cost estimates;
- (c) Sanitary sewer plan with contours, plan and profile lines, showing depth and grades, with sewer report and detailed cost estimates;
- (d) Water line plan showing fire hydrants, valves, etc., with specifications and water report and a detailed cost estimate. This may be combined with related information supplied for preliminary plan submissions;
- (e) Storm drainage system plan with contours, street lines, inlets, storm sewer and drainage channels with profiles and sections. Detail drainage structure design and channel lining design if used, with specifications, drainage report, and detailed cost estimate;
- (f) Street lighting plan showing location of lights, design, and with specifications and detailed cost estimates; and
- (g) Any associated necessary items, including but not limited to off-site public utility easements, permits or approval of governmental agencies.

~~4819~~) Eleven-inch by seventeen-inch copies of the plat (not necessarily to scale) will be requested by the Administrator when the plat has been reviewed and has the potential to be scheduled for a Planning and Zoning Commission meeting for consideration.

Article 4. Zoning Districts

Sec. 12-4.1. Establishment of Districts.

Residential Zoning Districts	
A-OR	Agricultural-OpenRural
A-ORE	Rural-Residential-SubdivisionEstate
RS	Restricted Suburban
R-1GS	Single-Family-ResidentialGeneral Suburban
R-1B	Single-Family-Residential
R-2D	Duplex Residential
R-3 <u>I</u>	Townhouse
R-4	Multi-Family
R-6	High Density Multi-Family
R-7MHP	Manufactured Home Park

Non-Residential Zoning Districts		
NAP	Natural Areas Protected	
O	Office	
SC	Suburban Commercial	
GC	General Commercial	
CI	Commercial Industrial	
BP	Business Park	
BPI	Business Park Industrial	
CU	College and University	
Planned Districts		
P-MUD	Planned Mixed-Use District	
PDD	Planned Development District	
Design Districts		
WPC	Wolf Pen Creek Development Corridor	
Northgate	NG-1	Core Northgate
	NG-2	Transitional Northgate
	NG-3	Residential Northgate

Overlay Districts	
OV	Corridor Overlay
RDD	Redevelopment District
KO	Krenek Tap Overlay
NPO	Neighborhood Prevailing Overlay
NCO	Neighborhood Conservation Overlay
HP	Historic Preservation Overlay
Retired Districts	
<u>R-1B</u>	<u>Single-Family Residential</u>
C-3	Light Commercial
R&D	Research & Development
M-1	Light Industrial
M-2	Heavy Industrial

For the purpose of this UDO, portions of the City, as specified on the Official Zoning Map of the City, are hereby divided into the zoning, design, and overlay districts enumerated below. The intensity regulations applicable for such zoning districts are designated in [Chapter 12, Article 5](#) and the use regulations are designated in [Chapter 12, Article 6](#) of this UDO.

(Ord. No. 2012-3450, Pt. 1(Exh. B), 9-27-2012)

Sec. 12-4.5. - Application of District Regulations.

B. Newly Annexed Territory.

The administration of this UDO to newly annexed territory shall consider the following provisions:

1. Any territory hereafter annexed to the City of College Station, not otherwise classified at the time of annexation, shall be classified by applying the ~~A-O, Agricultural-Open~~ R Rural District.
2. Upon annexation, no person shall initiate any development or construction activity, including site preparation, foundation forming, sign erection, construction, improvement, repair or demolition

within a newly annexed area without first applying for and obtaining the appropriate permits or other approvals required by this UDO.

3. No person relying on a claim of vested rights shall continue any development activity within a newly annexed area without first applying for and obtaining a building permit; however, persons are not precluded from the following activities:
 - a. Continuing to use land in the area in the manner in which the land was being used on the date the annexation proceedings were instituted if the land use was legal at that time; or
 - b. Beginning to use land in the area in the manner that was planned for the land before the ninetieth (90th) day before the effective date of the annexation if:
 - 1) One (1) or more licenses, certificates, permits, approvals, or other forms of authorization by a governmental entity were required by law for the planned land use; and
 - 2) A completed application for the initial authorization was filed with the governmental entity before the date the annexation proceedings were instituted. For purposes of this section, a completed application is filed if the application includes all documents and other information designated as required by the governmental entity in a written notice to the applicant.
4. In accordance with § 43.002. Continuation of Land Use, of the Texas Local Government Code, the City may apply the following regulations within newly annexed territory:
 - a. A regulation relating to the location of sexually-oriented businesses;
 - b. A regulation relating to preventing imminent destruction of property or injury to persons;
 - c. A regulation relating to public nuisances;
 - d. A regulation relating to flood control;
 - e. A regulation relating to the storage and use of hazardous substances;
 - f. A regulation relating to the sale and use of fireworks; or
 - g. A regulation relating to the discharge of firearms.
5. Any person with an interest in property within a newly annexed area may apply to the Administrator for a determination of the vested rights such person has, if any, to continue development activities initiated prior to annexation. Such determinations shall be based upon all pertinent facts and upon the relevant decisions of State and Federal courts. The applicant may submit any written evidence to the Administrator for consideration. The Administrator's written determination shall be final unless duly appealed to the Zoning Board of Adjustment.

Article 5. District Purpose Statements and Supplemental Standards

Sec. 12-5.1. Residential Zoning Districts.

Occupancy of any dwelling in the following districts shall be limited to "family" as defined by this UDO.

A. Rural (R).

This district includes lands that, due to public service limitations, inadequate public infrastructure, or a prevailing rural or agricultural character, are planned for very limited development activities. This district is designed to provide land for a mix of large acreages and large-lot residential developments. Open space is a dominant feature of these areas. This district may also serve as a reserved area in which the future growth of the City can occur.

~~A. Agricultural-Open (A-O).~~

~~This district includes lands within the corporate limits of the City, which are not subdivided and are relatively undeveloped. This district is intended to be applied to land which is used for agricultural, very low-intensity residential, or open space uses, but which is projected in the Comprehensive Plan for conversion to more intensive urban uses at such time as community services are available and community needs for such uses are present. As such, it is a reserved area in which the future growth of the City can occur.~~

B. Estate (E).

This district is designed to provide land for low-density single-family lots. These areas shall consist of residential lots averaging twenty thousand (20,000) square feet when clustered around open space or large lots with a minimum of one acre. Subdivisions within this district may contain rural infrastructure.

~~B. Rural Residential Subdivision (A-OR).~~

~~This district allows different infrastructure standards from the more urbanized developments within the City, and is intended for developments of a minimum of fifty (50) acres that are to be subdivided into single-family tracts no smaller than one (1) acre each. Generally, locations are intended to be at the periphery of the City where infrastructure may not yet be available and not within the urbanized core. In the developed area of the City, where infrastructure is available for extension, there may be locations where a rural subdivision would be appropriate depending on surrounding land uses and the existing road system.~~

C. Restricted Suburban (RS).

This district is designed to provide land for detached medium-density, single-family residential development. These areas shall consist of residential lots averaging eight thousand (8,000) square feet when clustered around open space or larger lots with a minimum of ten thousand (10,000) square feet.

~~C.D. Single-Family Residential (R-1). General Suburban (GS).~~

~~This district includes lands planned for single-family residential purposes and accessory uses. This district is designed to accommodate sufficient, suitable residential neighborhoods, protected and/or buffered from incompatible uses, and provided with necessary and adequate facilities and services.~~

~~D. Single-Family Residential (R-1B).~~

~~This district is designed to provide land for detached single-family residential suburban development. This district contains lots that are larger than the minimum R-1 lot, but smaller than the minimum A-OR.~~

E. **Duplex Residential (R-2D).**

This district contains land that has been planned for duplex residential purposes and associated uses. Characterized by moderate density, it may be utilized as a transitional zone.

The following supplemental standards shall apply to this district:

1. Single-family dwellings shall conform to ~~R-1, Single-Family Residential~~ GS General Suburban Standards.
2. Where parking is provided in the front yard of a duplex, an eight-foot setback shall be required between the property line and the nearest side of the parking pad. This eight-foot setback area must contain a three-foot screen consisting of a continuous berm, hedge, or wall. In addition, an eight-foot setback shall be required between the dwelling unit and the nearest side of the parking pad.

F. **Townhouse (R-3T).**

This district contains land, which is to be used for a unique type of dwelling, typically designed for individual ownership, or ownership in-groups of single-family attached residences constructed on individually-platted lots.

The following supplemental standard shall apply to this district:

Single-family dwellings shall conform to ~~R-1, Single-Family Residential~~ GS General Suburban standards.

G. **Multi-Family (R-4).**

This district provides land for development of apartment and condominium units at low to medium densities. This district may serve as a transitional zone between lower density residential areas and other residential or non-residential areas.

The following supplemental standards shall apply to this district:

1. Duplex dwelling units shall conform to ~~R-2D~~, Duplex ~~Residential~~ standards.
2. Townhouse dwelling units shall conform to ~~R-3, T~~ Townhouse standards.

H. **High Density Multi-Family (R-6).**

This district contains land used for a variety of housing types, but primarily multiple family dwellings. This district is designed to provide the highest density in the community for developments in close proximity to the University.

The following supplemental standards shall apply to this district:

1. Duplex dwelling units shall conform to ~~R-2, D~~ Duplex ~~Residential~~ standards.
2. Townhouse dwelling units shall conform to ~~R-3, T~~ Townhouse standards.

I. **Manufactured Home Park (R-7MHP).**

This district contains land that is located, designed and operated as a site for residential uses consisting of manufactured homes in accordance with the permitted uses. The following supplemental standards shall apply to this district:

1. The construction, reconstruction, alteration, or enlargement of a manufactured home park must be pursuant to an approved site plan.
2. Minimum manufactured home park area is two (2) contiguous acres.
3. Maximum gross density shall be ten (10) dwelling units per acre.
4. Minimum setback for a manufactured home from a public street shall be fifteen (15) feet.
5. Minimum setback for a manufactured home from a lot line shall be fifteen (15) feet.
6. Minimum setback for a manufactured home from a private street, parking, or other common area shall be fifteen (15) feet.
7. Minimum setback between two (2) manufactured homes shall be fifteen (15) feet; except that private accessory storage structures located on an individual manufactured home lot need not maintain a separation from the manufactured home that occupies the same lot.
8. Parking areas may be located within common parking areas or on individual manufactured home lots, provided that the parking required for each manufactured home is located within two hundred (200) feet of each lot.
9. Each manufactured home park lot shall have access to public utilities, and it shall have vehicular access to/from either a public right-of-way or private drive.

Sec. 12-5.2. Residential Dimensional Standards.

The following table establishes dimensional standards that shall be applied within the Residential Zoning Districts, unless otherwise identified in this UDO.

Residential Zoning Districts										
	R	E (N)	RS (J)	GS (J)	T	D	MHP	R-4	R-6	Accessory Structures
Non-Clustered Residential Zoning Districts										
Average Lot Area per Dwelling Unit (DU)	3 Acres Average	1 Acre	10,000 SF Average	5,000 SF	2,000 SF	3,500 SF	(L)	None	None	Refer to Section 12-6.5, Accessory Uses (L)
Absolute Min. Lot Area per Dwelling Unit (DU)	2 Acres	1 Acre	6,500 SF	5,000 SF	2,000 SF	3,500 SF		None	None	
Min. Lot Width	None	100'(L)	70'	50'	None	35'/DU(E)		None	None	
Min. Lot Depth	None	None	None	100'	None	100'		None	None	
Min. Front Setback (H)	50'	30'	25'	25'(D)	25'(D)	25'(D)		25'(D)	25'(D)	
Min. Side Setback	20'	10'	7.5'	7.5'	(A)	7.5'(C)		(A)(B)	(A)(B)	
Min. Side Street Setback	15'	15'	15'	15'	15'	15'		15'	15'	
Min. Side Setback between Structures (B)	N/A	15'	15'	15'	7.5'	15'		7.5'	7.5'	
Min. Rear Setback (I)	50'	20'	20'	20'	20'	20'(F)		20'	20'	
Max. Height	35' (G)(K)(L)	35' (G)(K)(L)	35' (G)(K)(L)	2.5 Stories/ 35' (G)(K)(L)	35' (G)(K)(L)	2.5 Stories/ 35' (G)(K)(L)		(G)(L)	(G)(L)	
Max. Dwelling Units/Acre (Subdivision Gross)	0.33	1.0	4.00	8.0	14.0	12.0	10.0	20.0	30.0	N/A
Clustered Residential Zoning Districts										
Average Lot Area per Dwelling Unit (DU)	N/A	20,000 SF Average	8,000 SF Average	3,750 SF	N/A	N/A	N/A	N/A	N/A	N/A
Absolute Min. Lot Area per Dwelling Unit (DU)		10,000 SF	6,500 SF	3,750 SF						
Min. Lot Width		100' (M)	None	None						
Min. Lot Depth		None	None	None						
Min. Front Setback (H)		Refer to Section 12.8.3.H.4, Clustered Development, Specific District Standards								
Min. Side Setback										
Min. Street Side Setback										
Min. Side Setback between Structures (B)										
Min. Rear Setback (I)										
Max. Height		35' (G) (K)	35' (G) (K)	2.5 Stories/ 35' (G) (K)						
Max. Dwelling Units/Acre (Subdivision Gross)	1.0	4.00	8.0							

	A-O	A-OR	R-1(J)	R-1B	R-2	R-3	R-4	R-6	R-7	Accessory Structures
Min. Side Setback between Structures (B)			15'	15'	15'	7.5'	7.5'	7.5'		
Min. Rear Setback (I)	50'	50'	20'	20'	20'(F)	20'	20'	20'		
Max. Height	35' (G) (K) (L)	35' (G) (K) (L)	2.5' Stories/ 35' (G)-(K) (L)	2.5' Stories/ 35' (G)-(K) (L)	2.5' Stories/ 35' (G)-(K) (L)	35' (G) (K) (L)	(G) (L)	(G) (L)		
Max. Dwelling Units/Acre	0.2	1.0	8.0	6.0	12.0	14.0	20.0	30.0	10.0	N/A

-

Notes:

- (A) A minimum side setback of seven and one-half (7.5) feet is required for each building or group of contiguous buildings.
- (B) Lot line construction on interior lots with no side yard or setback is allowed only where the building is covered by fire protection on the site or by dedicated right-of-way or easement.
- (C) Zero lot line construction of a residence is allowed where property on both sides of a lot line is owned and/or developed simultaneously by single party. Development under lot line construction requires prior approval by the Zoning Official. In no case shall a single-family residence or duplex be built within fifteen (15) feet of another primary structure. See [Chapter 12, Article 8](#), Subdivision Design and Improvements, for more information.
- (D) Minimum front setback may be reduced to fifteen (15) feet when approved rear access is provided, or when side yard or rear yard parking is provided.
- (E) The minimum lot width for a duplex dwelling may be reduced to thirty (30) feet per dwelling unit when all required off-street parking is provided in the rear or side yard.
- (F) Minimum rear setback may be reduced to fifteen (15) feet when parking is provided in the front yard or side yard.
- (G) Shall abide by Section 12-7.2.H, Height.
- (H) Reference Section 12-7.1.D.1.e for lots created by plat prior to July 15, 1970 and designated as Neighborhood Conservation in the Comprehensive Plan Future Land Use and Character Map.
- (I) Reference Section 12-7.2.D.1.b for lots with approved rear access.
- (J) For areas within a Single-Family Overlay District, reference the Neighborhood Prevailing Standards Overlay Districts Section in [Article 5](#) or the Ordinance authorizing the rezoning for Neighborhood Conservation Overlay Districts.

(K) Public, civic, and institutional structures shall have a maximum building height of fifty (50) feet in these districts.

(L) Reference Easterwood Field Airport Zoning Ordinance regarding height limitations.

(M) In subdivisions built to rural street standards, lots shall be a minimum of one hundred (100) feet in width. There is no minimum lot width in cluster subdivisions built to urban street standards.

(N) Estate lots that are part of a subdivision existing on or before September 12, 2013 are not permitted to use Cluster Development Standards without rezoning approval, which incorporates the entire subdivision.

(Ord. No. 2012-3449, Pt. 1(Exh. M), 9-27-2012; Ord. No. 2012-3458, Pt. 1(Exh. A), 11-8-2012; Ord. No. 2013-3471, Pt. 1(Exh. B), 1-10-2013)

Sec. 12-5.5. Retired Districts.

Retired Districts include districts existing prior to the amendment of this UDO. Existing districts will continue to remain in effect but these districts are not available for any new Zoning Map Amendment proposals.

~~D.~~ **A. Single-Family Residential (R-1B).**

This district is designed to provide land for detached single-family residential suburban development. This district contains lots that are larger than the minimum R-1-GS lot, but smaller than the minimum A-ORE.

AB. Light Commercial (C-3).

This district is designed to provide locations for commercial sites that are too small for many permitted uses in the GC, General Commercial District. These are moderately low traffic generators that have little impact on adjacent areas or on adjacent thoroughfares.

The following supplemental standard shall apply to this district:

No C-3 zoning district, including adjacent C-3 zoning districts, shall exceed a combined total of five (5) acres in area.

BC. Research & Development (R&D).

This district is designed for administrative and professional offices, and research and development oriented light industrial uses meeting the standards and performance criteria established in this section. These uses could be compatible with low intensity uses and all residential uses, thereby maintaining the character and integrity of neighborhoods. This district should be carefully located in areas where there is sufficient access to arterial level thoroughfares. The following supplemental standards shall apply to this district:

1. **Performance Criteria for All Uses.**

- a. **Impervious Surface:** Impervious surface is limited to seventy (70) percent.
- b. **Floor Area Ratio (FAR):** The maximum FAR in this district shall not exceed fifty (50) percent.
- c. **Building Materials:** All main buildings shall have not less than ninety (90) percent of the total exterior walls, excluding doors, windows and window walls, constructed or faced with brick, stone, masonry, stucco or precast concrete panels.
- d. **Signs:** Any detached or freestanding signage shall meet the criteria for low-profile signs established in [Section 12-7.5](#), Signs. Materials shall match building façade materials.
- e. **Other District Regulations:** Uses should be designed to provide adequate access and internal circulation such that travel through residentially-zoned or developed areas is precluded. All processes are to be conducted inside buildings and there shall be no outside storage or business activity. Any business operations occurring during the hours between 7:00 p.m. and 6:00 a.m. must meet all the performance criteria established in this section, as well as limit vehicular access into the site through a designated access point that mitigates any adverse impacts of the traffic on surrounding residential areas.

2. **Additional Standards.**

- a. This section may be applied to any conditional use proposed in this district when either the Administrator or Development Engineer believes that the existing performance standards contained in this UDO are insufficient to address the proposed use because of its

technology or processes and thus, will not effectively protect adjacent existing or future land uses. One (1) or both shall so advise the Planning and Zoning Commission in writing.

- b. In such cases, the Planning and Zoning Commission shall hold a hearing to determine whether a professional investigation or analysis should be performed to identify and establish additional reasonable standards. If so determined, based on the information presented at the hearing, the Planning and Zoning Commission will identify the areas to be investigated and analyzed and will direct the staff to conduct the appropriate research necessary to develop standards for successful management of the new project. Any and all costs incurred by the City to develop additional standards shall be charged to the applicant and included as an addition to the cost of either the building permit fee or zoning application fee.

CD. Light Industrial (M-1).

This district is provided for offices, research and development activities and high technological, light manufacturing, non-polluting industries that are self-contained. It is further intended that the Light Industrial District may be compatible with adjacent uses in any other district, depending upon the character of the operation and the conditions imposed.

DE. Heavy Industrial (M-2).

This district is designed to provide land for manufacturing and industrial activities with generation of nuisance characteristics greater than activities permitted in the CI and M-1 zoning districts. Permitted uses within this district are generally not compatible with residential uses of any density or lower intensity commercial uses.

(Ord. No. 2012-3450, Pt. 1(Exh. C), 9-27-2012; Ord. No. 2013-3471, Pt. 1(Exh. C), 1-10-2013)

Sec. 12-5.6. Retired Dimensional Standards.

A. Retired Residential Zoning Districts

The following table establishes dimensional standards that shall be applied within the Retired Residential Zoning Districts, unless otherwise identified in this UDO:

	<u>Retired Residential Zoning Districts</u>
	<u>R-1B</u>
<u>Min. Lot Area per Dwelling Unit (DU)</u>	<u>8,000 SF</u>
<u>Min. Lot Width</u>	<u>None</u>
<u>Min Lot Depth</u>	<u>None</u>
<u>Min. Front Setback (H)</u>	<u>25'(D)</u>
<u>Min. Side Setback</u>	<u>7.5' (C)</u>
<u>Min. Side Street Setback</u>	<u>15'</u>
<u>Min. Side Setback between Structures (B)</u>	<u>15'</u>
<u>Min. Rear Setback (I)</u>	<u>20'</u>
<u>Max. Height</u>	<u>2.5 Stories/35'(G)(K)(L)</u>
<u>Max. Dwelling Units/Acre</u>	<u>6.0</u>

Notes:

- (A) A minimum side setback of seven and one-half (7.5) feet is required for each building or group of contiguous buildings.
- (B) Lot line construction on interior lots with no side yard or setback is allowed only where the building is covered by fire protection on the site or by dedicated right-of-way or easement.
- (C) Zero lot line construction of a residence is allowed where property on both sides of a lot line is owned and/or developed simultaneously by single party. Development under lot line construction requires prior approval by the Zoning Official. In no case shall a single-family residence or duplex be built within fifteen (15) feet of another primary structure. See Chapter 12, Article 8, Subdivision Design and Improvements, for more information.
- (D) Minimum front setback may be reduced to fifteen (15) feet when approved rear access is provided, or when side yard or rear yard parking is provided.
- (E) The minimum lot width for a duplex dwelling may be reduced to thirty (30) feet per dwelling unit when all required off-street parking is provided in the rear or side yard.
- (F) Minimum rear setback may be reduced to fifteen (15) feet when parking is provided in the front yard or side yard.
- (G) Shall abide by Section 12-7.2.H, Height.

(H) Reference Section 12-7.1.D.1.e for lots created by plat prior to July 15, 1970 and designated as Neighborhood Conservation in the Comprehensive Plan Future Land Use and Character Map.

(I) Reference Section 12-7.2.D.1.b for lots with approved rear access.

(J) Reference Section 12-5.12 for areas in Neighborhood Prevailing Standards Overlay Districts and reference Ordinance authorizing the rezoning for Neighborhood Conservation Overlay Districts.

(K) Public, civic, and institutional structures shall have a maximum building height of fifty (50) feet in these districts.

(L) Reference Easterwood Field Airport Zoning Ordinance regarding height limitations.

(Ord. No. 2012-3449, Pt. 1(Exh. M), 9-27-2012; Ord. No. 2012-3458, Pt. 1(Exh. A), 11-8-2012; Ord. No. 2013-3471, Pt. 1(Exh. B), 1-10-2013)

A.B. Retired Non-Residential Zoning Districts

The following table establishes dimensional standards that shall be applied within the Retired Non-Residential Zoning Districts, unless otherwise identified in this UDO:

	Retired Non-Residential Zoning Districts			
	C-3	R&D	M-1	M-2
Min Lot Area	None	20,000 SF	None	None
Min. Lot Width	24'	100'	100'	None
Min. Lot Depth	100'	200'	200'	None
Min. Front Setback	25'	30'	25'	25'
Min. Side Setback	(A)(B)	30'(B)	(A)(B)	(A)(B)
Min. St. Side Setback	15'	30'	15'	25'
Min. Rear Setback	15'	30'(D)	15'	15'
Max. Height	(C)	(C)	(C)	(C)

Notes:

- (A) A minimum side setback of seven and one-half (7.5) feet shall be required for each building or group of contiguous buildings.
 - (B) Lot line construction on interior lots with no side yard or setback is allowed only where the building is covered by fire protection on the site or separated by a dedicated public right-of-way or easement of at least fifteen (15) feet in width.
 - (C) See Section 12-7.2.H, Height.
 - (D) When abutting non-residentially zoned or used land, the rear setback may be reduced to twenty (20) feet.
 - (E) Reference Easterwood Field Airport Zoning Ordinance regarding height limitations. (Ord. No. 2012-3450, Pt. 1(Exh. C), 9-27-2012; Ord. No. 2013-3471, Pt. 1(Exh. B), (Exh. C), 1-10-2013)
- (Ord. No. 2012-3450, Pt. 1(Exh. C), 9-27-2012; Ord. No. 2013-3471, Pt. 1(Exh. B), (Exh. C), 1-10-

Article 6. Use Regulations

Sec. 12-6.3. Types of Use.

C. Use Table.

Except where otherwise specifically provided herein, regulations governing the use of land and structures with the various zoning districts and classifications of planned developments are hereby established as shown in the following Use Table.

1. Permitted Uses.

A "P" indicates that a use is allowed by right in the respective district. Such uses are subject to all other applicable regulations of this UDO.

2. Permitted Uses Subject to Specific Standards.

A "P*" indicates a use that will be permitted, provided that the use meets the provisions in [Section 12-6.4](#), Specific Use Standards. Such uses are also subject to all other applicable regulations of this UDO.

3. Conditional Uses.

A "C" indicates a use that is allowed only where a conditional use permit is approved by the City Council. The Council may require that the use meet the additional standards enumerated in [Section 12-6.4](#), Specific Use Standards. Conditional uses are subject to all other applicable regulations of this UDO.

USE TABLE	Residential Districts										Non-Residential Districts							Retired Districts					Design Districts					
	R	E	RS	GS	T**	D**	R-4**	R-6**	MHP**	P-MUD**	O	SC	GC	CI	BP	BPI	CU	NAP	R-1B	C-3**	M-1	M-2	R&D**	WPC**	NG-1**	NG-2**	NG-3**	
COMMERCIAL, OFFICE AND RETAIL (continued)																												
Art Studio/Gallery										P	P	P	P								P				P	P	P	P
Car Wash													P*															
Commercial Garden/Greenhouse/Landscape Maint.	P*												P*	P*	P*	P*							P*					
Commercial Amusements										P		C	P*	P*							C				P	P	P	
Conference/Convention Center										P			P	P											P	P	P	
Country Club	P	P	P	P						P			P	P						P								
Day Care, Commercial							C	C	C	P	P	P	P								P					P	P	P
Drive-in/thru window												P*	P												C		P*	
Dry Cleaners & Laundry										P*	P*	P	P	P							P*				P*	P*	P*	P*
Fraternal Lodge										P			P	P												P	P	P
Fuel Sales										P*		P*	P*								P*		P					
Funeral Homes													P	P	P								P					
Golf Course or Driving Range	P*									P*			P*	P*														
Health Club/Sports Facility, Indoor										P		P	P								P				P	P	P	P
Health Club/Sports Facility, Outdoor										P			P												P	P*	P	
Hotels	C ²									P			P												P	P	P	
Night Club, Bar, or Tavern										C			C												C	P	P	
Offices										P	P	P	P	P	P	P					P	P	P	P	P	P	P	P
Parking as a Primary Use										P	C		P	P											P		P*	
Personal Service Shop										P	P	P	P								P				P	P	P	P
Printing/Copy Shop										P	P	P	P	P	P	P					P				P	P	P	
Radio/TV Station/Studios										P	P		P	P	P	P					P	P	P				P*	
Recreational Vehicle (RV) Park	C ³												C ³															
Restaurants										P		P*	P								P*				P	P	P	P*
Retail Sales - Single Tenant over 50,000 SF													P														P	
Retail Sales and Service										P		P*	P*	P*							P				P	P	P	P
Retail Sales and Service - Alcohol										P			P*	P*							P				C	P	P	
Sexually Oriented Business (SOB)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*	P*	P*	P*	P*			P*	P*	P*	P*	P*	P*	P*	P*	P*
Shooting Range, Indoor										P			P	P		P									P			

USE TABLE	Residential Districts										Non-Residential Districts							Retired Districts				Design Districts						
	R	E	RS	GS	T**	D**	R-4**	R-6**	MHP**	P-MUD**	O	SC	GC	CI	BP	BPI	CU	NAP	R-1B	C-3**	M-1	M-2	R&D**	WPC**	NG-1**	NG-2**	NG-3**	
COMMERCIAL, OFFICE AND RETAIL (continued)																												
Theater										P			P												P	P	P	P
Retail Sales, Manufactured Homes																P							P*					
Storage, Self Service												P*	P	P		P					P*		P					
Vehicular Sales, Rental, Repair, and Service													P*	P*		P							P*					
Wholesales/Services													P*	P*	P	P							P	P				
INDUSTRIAL AND MANUFACTURING																												
Bulk Storage Tanks/Cold Storage Plant														P		P							P					
Micro-Industrial													P*	P*		P												
Industrial, Light														P	P	P						P	P	P				
Industrial, Heavy																P							P					
Recycling Facility - Large														P*		P							P					
Salvage Yard																P*							P*					
Scientific Testing/Research Laboratory														P	P	P						P		P				
Storage, Outdoor - Equipment or Materials														P	P*	P						P	P					
Truck Stop/Freight or Trucking Terminal																P							P					
Utility	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Warehousing/Distribution														P	C	P						P	P					
Waste Services																P							P					
Wireless Telecommunication Facilities - Intermediate	P*									P*	P*		P*	P*	P*	P		P*		P*	P*	P*	P*	P*	P*	P*	P*	P*
Wireless Telecommunication Facilities - Major	C										C		C	C	C	P		C		C	C	P*	C					
Wireless Telecommunication Facilities - Unregulated	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P			P	P	P

** District with Supplemental Standards (Refer to [Article 5](#)).

- ¹ Multi-family residential uses located in stories or floors above retail commercial uses are permitted by right.
- ² Hotels only allowed when accessory to a Country Club development and are limited to a maximum of fifteen (15) rooms.
- ³ Refer to Section 12-6.4.Z "Recreational Vehicles Park Standards (RV Parks)" for Specific Use Standards.

Per Ordinance No. 3243 (April 22, 2010)
 Per Ordinance No. 3271 (August 26, 2010)
 Per Ordinance No. 3280 (September 9, 2010)
 Per Ordinance No. 2011-3312 (January 27, 2011)
 (Ord. No. 2012-3449, Pt. 1(Exh. G), 9-27-2012; Ord. No. 2012-3450, Pt. 1(Exh. D), 9-27-2012)

Sec. 12-6.4. - Specific Use Standards.

The following specific use standards shall apply to those uses listed below and identified in the Use Table in [Section 12-6.3](#), Types of Use, with a "P*." A site plan review, as required by [Section 12-3.6](#), Site Plan Review, is required for all specific uses identified herein. For the purposes of this section, buffers shall comply with [Section 12-7.7](#), Buffer Requirements unless specified herein. For the purposes of this section, residential areas or uses shall mean existing developed or developing (platted) residential uses including single-family and multi-family housing, townhomes, and duplexes.

A. Animal Care Facilities.

Any animal care facilities with defined outdoor uses and/or facilities shall be located a minimum of five hundred (500) feet from existing or developing residential areas; and facilities with outdoor facilities for large animals shall be permitted in ~~A-O Agricultural Open~~ [R Rural](#), only.

X. Wireless Telecommunication Facility (WTF).

3. Permitted Locations.

- a. All Intermediate WTFs are permitted by right in the following zoning districts:

~~A-O Agricultural Open~~ [R Rural](#)

M-1 Light Industrial
M-2 Heavy Industrial
GC General Commercial
CI Commercial Industrial
C-3 Light Commercial
NG Northgate
City-owned premises
O Office
R&D Research & Development
WPC Wolf Pen Creek
PDD Planned Development District (except PDD-H)
BP Business Park
BPI Business Park Industrial.

- b. Major WTFs are allowed in the following zoning districts with a Conditional Use Permit:

~~A-O Agricultural Open~~ [R Rural](#)

M-1 Light Industrial
M-2 Heavy Industrial
BP Business Park
BPI Business Park Industrial
GC General Commercial
CI Commercial Industrial
C-3 Light Commercial
O Office
R&D Research & Development
City-owned premises.

- c. WTFs may locate on City-owned premises without a conditional use permit with approval of the City Council and subject to the requirements of this UDO.

6. Requirements for New Transmission Towers.

- a. **Setbacks.**

The standard setbacks for each zoning district will apply to WTFs with additional setbacks or separation being required in the sections below. To protect citizens in their homes, transmission towers shall be placed a distance equal to the height of the tower away from any residential structure. And, non-stealth towers shall be set back a distance equal to the height of the tower away from any ~~R-1GS~~, R-1B, or ~~R-2D~~ zone boundary.

Article 7 General Development Standards

Sec. 12-7.5. - Signs.

C. Summary of Permitted Signs.

The following signs are permitted in the relevant zoning districts of the City:

	A-OR	A-ORE	R-1B	R-1GS	R-2D	R-3T	R-4	R-6	R-7MHP	O	SC	GC	CI	C-3	BP	BPI	R&D	M-1	M-2
Apartment/Condominium/ Manufactured Home Park Identification Signs							X	X	X										
Area Identification/ Subdivision Signs	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Attached Signs							X	X	X	X	X	X	X	X	X	X	X	X	X
Campus Wayfinding Signs										X	X	X	X		X	X	X		
Commercial Banners							X	X		X	X	X	X	X	X	X	X	X	X
Development Signs	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Directional Traffic Control Signs										X	X	X	X	X	X	X	X	X	X
Freestanding										*	**	X	X					X	X

Signs																			
Home Occupation Signs	X	X	X	X	X	X	X	X	X										
Low Profile Signs										X	X	X	X	X	X	X	X	X	X
Non-Commercial Signs	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Real Estate, Finance, and Construction Signs	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Roof Signs												X	X					X	X

Per Ordinance No. 2011-3348 (May 26, 2011)

* One (1) Freestanding Sign shall be allowed in the O Office zone only when the premise has a minimum of two (2) acres.

** Freestanding Signs are permitted for building plots with freeway frontage only. See 12-7.5.N "Freestanding Commercial Signs" for additional standards.

X. Signs for Conditional Uses.

1. Signs for Conditional Uses shall comply with the regulations for the zoning district in which the Conditional Use is permitted.
2. Signs for Conditional Uses in residential or ~~agricultural-rural~~ zoning districts shall comply with Section 12-7.5.F, Sign Standards, "Low Profile Signs."

Y. Signs for Permitted Non-residential Uses in Residential or ~~Agricultural-Rural~~ Districts.

Signs for non-residential permitted uses in residential or ~~agricultural-rural~~ zoning districts shall comply with Section 12-7.5.F, Sign Standards, "Low Profile Signs." Signs for government facilities in residential or ~~agricultural-rural~~ zoning districts shall comply with Section 12-7.5.I, Sign Standards, "Attached Signs."

Sec. 12-7.7. Buffer Requirements.

F. Minimum Buffer Standards.

The buffer requirements are designed to permit and encourage flexibility in the widths of buffer yards, the number of plants required in the buffer yard, and opaque screens. Standard buffer requirements are depicted in the table below. The numbers shown are the required buffer widths.

DEVELOPING USE (Classification)	ABUTTING PARCEL* (Use more restrictive of the zoning or the developed use.)		
	Single-Family Residential ■	Multi-Family Residential ✓	Non-Residential
Single-family ■	N/A	N/A	N/A
Multi-Family ✓	10' (1)	N/A	N/A
Office	10' (1)	N/A	N/A
Commercial	15' (2)	10' (1)	N/A
Industrial	25' (2)	15' (2)	5'
Suburban Commercial	20' (1)	N/A	N/A
DEVELOPING USE (Classification)	ABUTTING PARCEL* (Use more restrictive of the zoning or the developed use.)		
	Single-Family Residential ■	Multi-Family Residential ✓	Non-Residential
Business Park	50' (2)	15' (2)	5'
Business Park Industrial	50' (2)	30' (2)	10'***
SOB	50' (2)	50' (2)	50' (2)

✓ Includes duplexes.

■ Includes manufactured homes, mobile homes, manufactured home parks, and townhouses.

* When an abutting parcel is vacant and zoned ~~A-O, Agricultural Open~~ R Rural, the Administrator shall use the future land use of the property as designated on the Comprehensive Land Use Plan in lieu of the zoning category in determining the buffer requirement.

** When an abutting parcel is zoned BP Business Park or BPI Business Park Industrial, the buffer width shall be reduced to five feet (5').

- (1) Fence
- (2) Wall

Sec. 12-7.13. Traffic Impact Analyses.

B. Definitions.

1. Trip Generation Rates.

Trip Generation Rates are used to estimate the amount of vehicular traffic generated by proposed rezoning or a proposed site plan. For Zoning TIAs, these rates are shown by zoning district in the table below. Site plan TIAs shall use rates set forth in the latest edition of the Trip Generation Report published by the Institute of Transportation Engineers (ITE), unless said Report does not adequately address the type or intensity of the proposed land use. In this event the applicant or his agent shall submit projected vehicle trips to the Administrator. For land uses adequately represented in said Report, alternate trip generation rates shall not be accepted.

Table 1				
Trip Generation: Residential Land Uses				
Zoning Classification	Maximum Units/Acre	ITE Land Use Code	Trip Rate / Unit	Trip Rate / Acre
R-4	20.0	220	0.62	12.4
R-6	30.0	220	0.62	18.6
R-7MHP	Determined by Administrator			
P-MUD	Determined by Administrator			

C. Applicability.

1. Zoning TIA.

Any zoning request, except for certain "redevelopment" areas, requests for ~~A-OR, A-ORE, R-4GS, R-1B, R-2D, or R-3I~~ zoning classifications which is expected to generate at least one hundred fifty (150) vehicle trips during any peak hour period requires a TIA. Where the

Comprehensive Plan designates a property as "Redevelopment" a TIA is required if the zoning request is expected to generate at least one hundred fifty (150) vehicle trips during any peak hour period more than those generated by the currently approved use(s) on the property. A zoning request involving multiple zoning districts is required to have a TIA based on the total traffic generated for all the proposed districts. A TIA may be required for a zoning request that generates less than one hundred fifty (150) trips in the peak hour, where the peaking characteristics could have a detrimental impact on the transportation system as determined by the Administrator.

A TIA shall be required unless the applicant demonstrates to the satisfaction of the Administrator that a TIA is not necessary for the proposed rezoning request. In cases where a TIA is required, the rezoning application will be considered incomplete until the TIA is submitted.

Article 8. Subdivision Design and Improvements

Sec. 12-8.3. General Requirements and Minimum Standards of Design for Subdivisions within the City Limits.

H. Lots.

4. Cluster Development.

a. General Purpose.

A cluster development is intended to provide open space, preserve unique environmental features, or protect the character of rural areas. ItA-cluster development is a residential subdivision in which the lots are allowed to be smaller (in area and width) than otherwise required for the underlying, base zoning district, but in which the overall density of all the lots collectively do not exceed the maximum density limit for the underlying zoning district. Through the cluster development option, a subdivision can contain no more lots than would otherwise be allowed for a conventional subdivision in the zoning district, though the individual lots within the development can be smaller than required in a conventional subdivision. The average lot size in a cluster development must be less than the minimum lot size of the base zoning district. Smaller lot sizes within a cluster development are required to be offset by the provision of open space as set forth below.

b. Conflict with Other Regulations.

If there is a conflict between the cluster development standards of this Section and any other requirement of this UDO, the standards of this Section control. Where no conflict exists, a cluster development is subject to all other applicable requirements of this UDO.

c. ~~1)~~Where Allowed.

Cluster developments are allowed in ~~all residential~~residential E Estate, RS Restricted Suburban, and GS General Suburban zoning districts.

d. ~~2)~~Approval Procedure.

Cluster Developments are subject to the subdivision procedures set forth in this UDO. A note shall be provided on the plat that states the subdivision is a cluster development with additional descriptions as necessary.

e. Specific District Standards

1. Estate –

a. Lot Size. The minimum average lot size is 20,000 square feet with an absolute minimum lot size of 10,000 square feet as long as individual lot sizes are adequate to meet all other required density, district, and development standards. There is no set minimum lot width or depth requirement within a cluster development, except as noted below. Subdivisions with all lots over 20,000 square feet and lot widths of 100 feet may use rural character roads. Subdivisions containing any lots below 20,000 square feet must use urban street standards.

b. Setbacks and Building Separations. The minimum setback standards of the base zoning district apply along the perimeter of a cluster development. All detached structures within a cluster development must be separated by a minimum distance of ten feet.

2. Restricted Suburban –

- a. **Lot Size.** The minimum average lot size is 8,000 square feet with an absolute minimum lot size of 6,500 square feet as long as individual lot sizes are adequate to meet all other required density, district, and development standards. There is no set minimum lot width or depth requirement within a cluster development.
- b. **Setbacks and Building Separations.** The minimum setback standards of the base zoning district apply along the perimeter of a cluster development. All detached structures within a cluster development must be separated by a minimum distance of ten feet.

3. General Suburban –

- a. **Lot Size.** The minimum lot size is 3,750 square feet as long as individual lot sizes are adequate to meet all other required density, district, and development standards. There is no set minimum lot width or depth requirement within a cluster development.

b. 3) Lot Size.

~~There is no set minimum lot width or depth requirement within a cluster development; however, the lot size may be reduced by up to twenty-five (25) percent as long as individual lot sizes are adequate to meet all other required density, district, and development standards.~~

4) Setbacks and Building Separations.

The minimum setback standards of the base zoning district apply along the perimeter of a cluster development. All detached structures within a cluster development must be separated by a minimum distance of ten (10) feet.

f. Open Space.

1. Description of Open Space.

Any parcel or parcels of land or an area of water, or a combination of land and water within a development site provided and made legally available for the use and enjoyment of all residents of a proposed project. Open space may include amenities such as private outdoor recreation facilities, natural areas, trails, agricultural lands, or stormwater management facilities designed as a neighborhood amenity. Areas encumbered by right-of-way, easements, or utilized as parking may not be counted towards the Open space requirements. Open spaces must be privately owned and maintained by a Home Owners Association (HOA).

Common open space must be set aside and designated as an area where no development will occur, other than project-related recreational amenities or passive open space areas. The Commission may require that up to fifty (50) percent of required common open space be useable recreational space, if deemed necessary by the Commission to ensure adequate recreational amenities for residents of the development.

2. 5) Open Space.

(a) Amount of Open Space.

~~Cluster developments shall be subject to the minimum lot coverage and on-site open space standards of the base zoning district, if applicable.~~

~~(b)~~ **Common Open Space Required for Cluster Developments.**

~~a.~~ **i. Minimum Requirement.**

- ~~1.~~ Common open space is required within a cluster development to ensure that the overall density within the development does not exceed the maximum density allowed by the underlying zoning district.
- ~~2.~~ Common open space must be provided in an amount of at least ten (10) percent of the gross area of the development, or fifteen (15) percent of the gross area if the development is located in a Growth Area.
- ~~3.~~ All proposed lots shall have direct access to the common open space, via access easement, sidewalk, or street. Common open space may be located at the rear of lots only when the space is designed for active recreation or a design concept is submitted to staff for approval. Examples of active recreation areas may include amenities such as sports fields, hike or bike trails, parks, amenity centers, and golf courses.
- ~~4.~~ All open space areas shall be part of a larger continuous and integrated open space system within the parcel being developed. The required common open space must be arranged to provide at least 30 percent of the space in at least one contiguous area. The minimum dimensions of such space must be 25 feet by 25 feet. The remaining required common usable open space may be distributed throughout the building site and need not be in one such area; provided, however, no area containing less than 1000 square feet will be considered common usable open space.
- ~~5.~~ massed together in areas to benefit the majority of property owners as well as protecting natural amenities. The minimum common open space area must be at least equal to the difference between:
 - a. The actual, average lot area per dwelling unit within the cluster development; and
 - b. The required lot area per dwelling unit for conventional development within the underlying base zoning district.

~~6.~~ **ii. Use of Common Open Space.**

~~Common open space must be set aside and designated as an area where no development will occur, other than project-related recreational amenities or passive open space areas. The Commission may require that up to fifty (50) percent of required common open space be useable recreational space, if deemed necessary by the Commission to ensure adequate recreational amenities for residents of the development.~~

The common open space requirement shall not be credited toward the parkland dedication requirements specified in the City subdivision ordinance.

K. Sidewalks.

3. Sidewalk Exceptions.

Sidewalks are not required:

- d. Along new or existing streets within a ~~rural~~ Rural residential ~~Residential~~ subdivision constructed to the rural section; or

- e. Along existing local/residential streets unless sidewalks have been identified in the Bicycle, Pedestrian, and Greenways Master Plan or in the applicable neighborhood, district, or corridor plan.

Article 9. - Nonconformities

Sec. 12-9.4. - Nonconforming Lots of Record.

C. Regulations for Certain Nonconforming Lots Zoned ~~A-O (Agricultural-Open)~~R Rural.

1. A single-family dwelling and accessory structure(s) in areas zoned ~~A-O, Agricultural-Open~~R Rural, may be erected or structurally altered on a nonconforming lot of record, that is not less than five thousand (5,000) square feet in area and not more than one (1) acre in area, so long as the structure or the addition to the structure complies with the setbacks established by the ~~Single-Family Residential (R-1)~~GS General Suburban zoning district.
2. A single-family dwelling or accessory structure located on property within the area annexed by Ordinance No. 3331, adopted by the City Council on April 14, 2011, may be erected or structurally altered on a nonconforming lot of record provided the proposed construction complies with the setback requirements established by the ~~Single-Family (R-1)~~GS General Suburban zoning district.

(Ord. No. 2011-3355, § 1(Exh. B), 6-23-2011; Ord. No. 2012-3449, Pt. 1(Exh. M), 9-27-2012)

Article 11. Definitions

Sec. 12-11.2. Defined Terms.

For the purpose of this UDO, certain words as used herein are defined as follows:

Density: The number of dwelling units per ~~net-gross~~ acre.

(Ord. No. 2012-3450, Pt. 1(Exh. F), 9-27-2012)

E Estate Concepts

Purpose Statement

This district is intended for developments that are to be subdivided into low-density single-family lots and allows rural infrastructure to be used. These areas will tend to consist of residential lots averaging 20,000 square feet when clustered around open space or large lots with a minimum of one acre.

Comprehensive Plan

This zoning is appropriate in areas designated Estate in the Comprehensive Plan.

Subdivision Design

Property owners would have the option of developing either a clustered or non-clustered subdivision.

Option 1 – Non-clustered Development

Lot Area

Minimum lot area: 1 acre

May use rural design standards

Additional provisions to ensure minimum size is maintained in existing subdivisions

Dimensional Standards

Minimum width: 100'

Minimum depth: none

Front setback: 30'

Side setback: 10'

Street side setback: 15'

Rear setback: 20'

Max. height: 35'*

Max du/acre: 1 unit/acre

**Public, civic, and institutional structures shall have a 50' maximum height*

Option 2 – Clustered Development

Lot Area

Average minimum lot size: 20,000 square feet

Absolute minimum lot area: 10,000 square feet

Subdivisions with all lots 20,000+ square feet and lot widths exceeding 100' may use rural character roads

Subdivisions with any lots below 20,000 square feet and with lots less than 100' wide must use curb and gutter

Dimensional Standards

Minimum width: none

Minimum depth: none

Minimum setback standards of the district apply (see Option 1 Dimensional Standards) along the perimeter of a cluster development. All detached structures within a cluster development must be separated by a minimum distance of 10 feet.

E Estate Concepts

Open Space (Required for Option 2)

Open space is required to ensure that the overall density within the development does not exceed the maximum density allowed by the underlying zoning district.

- The amount of open space provided should be at least 10 percent of the gross area of the development.
- Common open space must be set aside and designated as an area where no development will occur, other than project-related recreational amenities or passive open space areas.

Permitted Uses

Agricultural Use, Barn or Stable for Private Stock

Agricultural Use, Farm or Pasturage

Manufactured Home (P*)

Single-Family Detached

Educational Facility, Primary & Secondary

Educational Facility, Outdoor Instruction (C)

Government Facilities (P*)

Parks

Places of Worship (P*)

Country Club

SOB (P*)

Utility (P*)

WTF – Unregulated

R Rural Concepts

Purpose Statement

This district is generally for areas that, due to public service limitations, inadequate public infrastructure, or a prevailing rural or agricultural character, should have very limited development activities. These areas will tend to include a mix of large acreages (ranches and farmsteads) and large-lot residential developments. Open space is the dominant feature of these areas.

Comprehensive Plan

This zoning is appropriate in areas designated Rural in the Comprehensive Plan.

Subdivision Design

Lot Area

Average minimum lot size: 3 acres

Absolute minimum lot size: 2 acres

Clustering is not permitted

Dimensional Standards

Minimum width: none

Minimum depth: none

Front setback: 50'

Side setback: 20'

Street side setback: 15'

Rear setback: 50'

Max. height: 35'*

Max du/acre: 1 unit/ 3 acres

**Public, civic, and institutional structures shall have a 50' maximum height*

Permitted Uses

Agricultural Use, Barn or Stable for Private Stock

Agricultural Use, Farm or Pasturage

Agricultural Use, Farm Product Processing

Animal Care Facility Outdoor (P*)

Commercial garden, Greenhouse, Landscape

Maintenance (P*)

Manufactured Home (P*)

Single-Family Detached

Educational Facility, Outdoor Instruction

Educational Facility, Primary & Secondary

Government Facilities (P*)

Parks

Places of Worship (P*)

Golf Course and /or driving range (P*)

Hotel (C)

RV Park (C)

Country Club

SOB (P*)

Utility (P*)

WTF – Intermediate (P*)

WTF- Major (C)

WTF – Unregulated

RS Restricted Suburban Concepts

Purpose Statement

This district is designed to provide land for detached medium-density, single-family residential development. These areas will tend to consist of residential lots averaging 8,000 square feet when clustered around open space or larger lots with a minimum of 10,000 square feet.

Comprehensive Plan

This zoning is appropriate in areas designated Restricted Suburban in the Comprehensive Plan.

Subdivision Design

Property owners would have the option of developing either a clustered or non-clustered subdivision.

Option 1 – Non-clustered Development

Lot Area

Average minimum lot size:	10,000 square feet
Absolute minimum lot size:	6,500 square feet

Dimensional Standards

Minimum width:	70'
Minimum depth:	none
Front setback:	25'
Side setback:	7.5'
Street side setback:	15'
Rear setback:	20'
Max. height:	2.5 stories/35'*
Max du/acre:	4 unit/acre

**Public, civic, and institutional structures shall have a 50' maximum height*

Option 2 – Clustered Development

Lot Area

Average minimum lot size:	8,000 square feet
Absolute minimum lot size:	6,500 square feet

Dimensional Standards

Minimum width:	none
Minimum depth:	none

Minimum setback standards of the district apply (see Option 1 Dimensional Standards) along the perimeter of a cluster development. All detached structures within a cluster development must be separated by a minimum distance of 10 feet.

Open Space

Open space is required to ensure that the overall density within the development does not exceed the maximum density allowed by the underlying zoning district.

- The amount of open space provided should be at least 10 percent of the gross area of the development.

RS Restricted Suburban Concepts

- Common open space must be set aside and designated as an area where no development will occur, other than project-related recreational amenities or passive open space areas.

Design Criteria

Parking standards will meet City-wide requirements

Permitted Uses

Single-Family Detached
Educational Facility, Primary & Secondary
Government Facilities (P*)
Parks
Places of Worship (P*)
Country Club
SOB (P*)
Utility (P*)
WTF – Unregulated

GS General Suburban Concepts

Purpose Statement

This district includes lands planned for high-density single-family residential purposes and accessory uses. This district is designed to accommodate sufficient, suitable residential neighborhoods, protected and/or buffered from incompatible uses, and provided with necessary and adequate facilities and services.

Comprehensive Plan

This zoning is appropriate in areas designated General Suburban in the Comprehensive Plan.

Subdivision Design

Lot Area

Minimum lot size: 5,000 square feet

Dimensional Standards

Minimum width:	50'
Minimum depth:	100'
Front setback:	25'*
Side setback:	7.5'
Street side setback:	15'
Rear setback:	20'
Max. height:	2.5 stories/35' **
Max du/acre:	8 unit/acre

**May be reduced to 15' when approved rear access is provided, or when side yard or rear yard parking is provided*

***Public, civic, and institutional structures shall have a 50' maximum height*

Design Criteria

- Parking standards will meet City-wide requirements

Permitted Uses

Single-Family Detached
Educational Facility, Primary & Secondary
Government Facilities (P*)
Parks
Places of Worship (P*)
Country Club
SOB (P*)
Utility (P*)
WTF – Unregulated
Utility (P*)
WTF – Unregulated



1101 Texas Avenue, P.O. Box 9960
College Station, Texas 77842
Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

DATE: August 6, 2013

TO: The Planning and Zoning Commission

FROM: Bob Cowell, AICP, CNU-A, Executive Director—Planning and Development Services
Molly Hitchcock, AICP, Assistant Director
Randall Heye, AICP, Assistant to the City Manager

SUBJECT: Economic Development Master Plan

Item: Public hearing, presentation, possible action, and discussion regarding an ordinance amending the College Station Comprehensive Plan by adopting the Economic Development Master Plan. **Case #13-00900143**

Background: Attached you will find the Executive Summary of the College Station Economic Development Master Plan. This memo and the Executive Summary are in addition to the Master Plan previously provided to you via email. As the Commission may be aware, the City initiated the development of an economic development master plan with the Comprehensive Plan. For a variety of reasons, that effort was put on hold for a number of years. The process of developing an economic development master plan was again initiated in late 2012 under the direction of the Planning & Development Services Department with assistance from the City Manager's Office.

The Economic Development Master Plan represents the City's first such effort and joins the many other Master Plans, Neighborhood, Corridor, and District Plans created to aid in successful implementation of the Comprehensive Plan. The Master Plan defines the goals and objectives of the City's economic development efforts and lays out strategies and detailed actions to achieve these goals and objectives. Further, the Plan includes guidance for the City's use of incentives and details how the plan should be monitored and updated over time.

The Economic Development Master Plan was created over the course of nearly one year through the collaboration of City leadership, City staff, local business leaders, a consultant team, and regional economic development partners. The Plan involved the collection and analysis of economic and demographic data, interviews of local business leaders, surveys of elected officials, business owners, and residents, and discussions

with other economic development partners in the area. The resulting plan is one that positions College Station to move forward, together, with its many partners to take advantage of the economic opportunities that lie ahead, for the betterment of the residents of College Station.

As you review the Plan you are encouraged to consult the supplemental information provided with the Plan, as this information provides the data used to develop the strategies and action items. Should you have any questions about this memo, the Executive Summary, or any of the materials contained in or accompanying the Master Plan, please do not hesitate to contact any of us.

Attachments:

1. The proposed Economic Development Master Plan is on file at the City Secretary's Office and is available on the City's website at <http://www.cstx.gov/index.aspx?page=3875>
2. The supplemental information referenced in the Plan is available on the City's website at <http://www.cstx.gov/index.aspx?page=3875>
3. Executive Summary

EXECUTIVE SUMMARY

The Purpose

The Goal

The Strategy

Keeping It Current and Relevant

Aggieland holds dear the spirit of the tradition of the 12th Man; that is a spirit of readiness, desire to support, and enthusiasm. It is in this spirit that City leaders, local businesses, and economic development partners have come together to chart out a path for economic success for College Station.

This Master Plan has been developed consistent with the City's on-going effort to implement its Comprehensive Plan and to maximize the economic opportunities of its residents. It is fitting that as the City celebrates its 75th year as a municipality, it takes this first-ever step to focus its efforts in economic development. This Executive Summary provides a brief overview of the Master Plan, its purpose, its goals, and the strategies the City intends to undertake to ensure the community's opportunities for economic prosperity remain strong.

THE PURPOSE

The Purpose of the Economic Development Master Plan is to identify the City's current economic conditions (strength, weaknesses, opportunities, challenges, and barriers), its desired future, and to lay out general strategies and specific actions. This effort has been achieved through the dedicated work of the City Council, the City Manager, local business representatives, City staff, and various regional economic development partners.

THE GOAL

The City seeks ***a diversified economy generating quality, stable, full-time jobs; bolstering the sales and property tax base; and contributing to a high quality of life.*** To put it simply, the City seeks to attain economic success by doing its part to keep College Station a great place to live and conduct business, to focus on new job creation, especially through partnerships with our major medical providers and the University, and to attract as many people to our community as possible to bolster sales in our local market. To achieve this, the City has defined six strategic initiatives for continued economic success:

THE STRATEGY

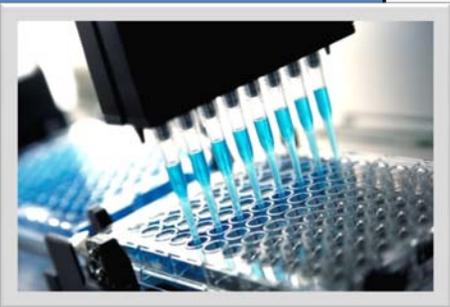
Sustain and Enhance High Quality of Life – A great place to live, conduct business, learn, and visit will help the University and businesses recruit and retain a leading workforce and enable increased sales opportunities as people from throughout the region and nation visit College Station to shop, participate in events, or seek specialized services and unique experiences.





Support and Partner with Texas A&M University and the Texas A&M University System – The local economy is what it is, due primarily, to the presence of Texas A&M University and the University System. Working in partnership with the University and System on a variety of initiatives helps ensure they remain strong entities and in turn, continue their contributions to the local economy.

Support Retail Development – Ensuring there are opportunities to establish or expand retail businesses, businesses that attract expenditures by residents, students, and visitors remains a critical component of the local economy. The City should continue its role supporting College Station as a regional destination for basic shopping needs and various goods and services.



Support and Stimulate Biotechnology Research and Advanced Manufacturing – Building upon the world-class research performed at Texas A&M University and the skills of the local workforce, there exists a unique opportunity to diversify the local economy and stimulate significant job creation. It is reasonable to expect that a significant portion of this century’s job creation will be in the fields of biotechnology and advanced manufacturing and College Station is poised to capitalize on such opportunities.

Support and Stimulate Health and Wellness Market – Building upon the presence of three major medical providers and a growing and aging regional population, there exists a unique opportunity to position the City as a regional center for health and wellness and stimulate significant job creation. One of the fastest growing segments of the national economy is health and wellness and College Station is poised to capitalize on this growth.



Support and Stimulate Sports, Entertainment, and Hospitality Market – Already a national destination for college athletics, the opportunity exists to continue to expand the local entertainment and hospitality market. Additionally, capitalizing on many of the athletic and recreation facilities associated with the City’s high quality of life may be used to stimulate new opportunities to bring additional visitors to the local community, who in turn further contribute to the success of the local entertainment and hospitality market.



The City will implement each of these strategic initiatives and thereby realize the stated goal through a series of detailed actions identified in the Master Plan. Additionally, the City will perform these actions by focusing on what it does best and through continued strategic partnerships with its many economic development partners and the local business community. Where appropriate the City will engage in incentives which will vary from initiative to initiative, but will all be guided by a deliberate and established policy detailed in the Master Plan.

KEEPING IT CURRENT AND RELEVANT

Perhaps most important, the City recognizes that the economy is very dynamic and ever-changing, requiring the City to be nimble, while remaining strategic. As such, the Master Plan proposes an annual review of the current economic conditions and the Master Plan as well as an update to the specific actions anticipated for the following few years. Further, the Master Plan proposes a major review of the goals, assumptions, strategic initiatives, actions, partnerships, and guidelines contained in the Master Plan every five years.

Through the efforts detailed in the Master Plan and the hard work of the many business leaders in the community, the future of College Station's economy does indeed look very promising! As the City celebrates its 75th Anniversary, reaching a population of 100,000 and making the top of numerous "best of" lists, this moment represents a perfect opportunity to see where we are, set a course for success and charge forward! This Master Plan embodies that effort and provides the course for the City to do its part to help its citizens succeed in building the strongest and most competitive economy possible; ***to move forward, together.***

College Station – Nationally Recognized

[No. 3, 10 Great Places to Live](#) (Kiplinger's)
[No. 4 Best Places to Retire](#) (USA Today)
[Top 10 College Towns in America, 2013](#) (Livability.com)
[No. 1 College Town in America, 2012](#) (Livability.com)
[Finalist for America's Friendliest Small Town](#) (USA Today/Rand McNally)
[10 Great Cities to Raise Your Kids](#) (Kiplinger's)
[No. 4 Best-Performing Small Metro in U.S.](#) (Milken Institute)
[No. 6 Small U.S. City for Business and Careers](#) (Forbes)
[No. 4 U.S. City for Military Retirement](#) (USAA)
[5 U.S. Cities in Full Blown Economic Expansion](#) (MSNBC)
[No. 7 Small U.S. City for Job Growth](#) (Forbes)
[No. 21 Small U.S. City for Education](#) (Forbes)
[25 Best Places to Retire](#) (Forbes)
[Top 25 U.S. Cities for Working Retirement](#) (Forbes)
[Fifth lowest property tax rate in Texas](#)
[Lowest foreclosure rate in the U.S.](#) (Foreclosure-Response.org)