

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

**Planning & Zoning  
Commission**  
**November 21, 2013**  
*City Hall Council Chambers*  
*1101 Texas Avenue*  
*College Station, Texas*

**Workshop Meeting 6:30 PM**  
**Regular Meeting 7:00 PM**



**AGENDA**  
**PLANNING & ZONING COMMISSION**  
**WORKSHOP MEETING**  
**NOVEMBER 21, 2013, AT 6:30 P.M.**  
**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 new development applications submitted to the City. [[New Development List](#)]
4. Presentation, possible action, and discussion regarding the status of items within the 2013 P&Z Plan of Work (see attached). (**J.Schubert**)
5. Presentation, possible action, and discussion regarding the 2013 City of College Station Existing Conditions Report. (**J.Prochazka**)
6. Presentation, possible action, and discussion regarding subcommittee appointments. (**B.Cowell**)
7. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
  - Monday, November 25, 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – Miles**)
  - Thursday, December 5, 2013 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
8. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, BioCorridor Board, 5-Year Comprehensive Plan Review Subcommittee, and Zoning District Subcommittee.
9. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
10. Adjourn.



**AGENDA**  
**PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**NOVEMBER 21, 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, possible action, and discussion on Absence Requests from meetings.
    - Mike Ashfield ~ November 21, 2013
  - 4.2 Consideration, possible action, and discussion to approve Meeting Minutes.
    - November 7, 2013 ~ Workshop
    - November 7, 2013 ~ Regular
  - 4.3 Presentation, possible action, and discussion on a Final Plat for Caprock Crossing Phase 5 consisting of one commercial lot on approximately 2.8 acres located at 1780 Greens Prairie Road West. **Case #13-00900215 (M.Robinson)**
  - 4.4 Presentation, possible action, and discussion on a Final Plat for Castlegate II Section 205 consisting of 32 single-family residential lots on approximately 9.8 acres generally located west of the Castlegate Subdivision. **Case #13-00900226 (M.Robinson)**

## **Regular Agenda**

5. Consideration, possible action, and discussion on items removed from the Consent Agenda by Commission action.
6. Public hearing, presentation, possible action, and discussion, 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 approximately 0.76 acres for Gateway Subdivision, Lot 3D, Block 1 at 180 Forest Drive, generally located adjacent to the Gateway Villas development, from GC General Commercial to R-4 Multi-Family. **Case #13-00900222 (M.Hester) (Note: Final action on this item is scheduled for the December 12, 2013 City Council Meeting - subject to change)**
7. Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan – Future Land Use & Character Map from Suburban Commercial and Natural Areas-Reserved to General Commercial and Natural Areas-Reserved for the property located at 2560 Earl Rudder Freeway South; approximately 11.1 acres at the corner with Harvey Mitchell Parkway South. **Case #13-00900224 (T.Rogers) (Note: Final action on this item is scheduled for the December 12, 2013 City Council Meeting - subject to change)**
8. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
9. Adjourn.

## 2013 Planning & Zoning Commission Plan of Work

### Comprehensive Plan Implementation

<b>Implementation of Adopted Plans</b>	
<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 &amp; #2.</p> <p>6/20/2013: Discussion regarding CIP development process at P&amp;Z Regular meeting.</p> <p>7/18/13: Recommendation for FY14 CIP proposal at P&amp;Z Regular meeting.</p> <p>10/17/13: Comprehensive Plan Annual Review at P&amp;Z.</p> <p>10/24/13: Comprehensive Plan Annual Review at Council.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

<b>Wellborn Community Plan</b>	
<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&amp;Z recommended approval of proposed plan.</p> <p>4/25/13: Council adopted plan.</p>
Staff Assigned: M. Robinson	Completed: April 2013

<b>Economic Development Master Plan</b>	
<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&amp;Z Workshop.</p> <p>7/18/13: P&amp;Z Workshop on draft Master Plan.</p> <p>9/5/13: P&amp;Z recommended approval of plan.</p> <p>9/12/13: Council adopted plan.</p>
Staff Assigned: R. Heye	Completed: September 2013

<b>South Knoll Area Neighborhood Plan</b>	
<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>8/5/13: Bicycle, Pedestrian, and Greenways Advisory Board recommendation on proposed plan.</p> <p>8/15/13: P&amp;Z recommended approval of plan with some conditions.</p> <p>9/26/13: Council adopted an amended plan.</p>
Staff Assigned: J. Prochazka, M. Hester	Completed: September 2013

<b>Neighborhood Parking</b>	
<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&amp;Z.  2/28/13: Task Force Final Report presented to Council.  7/9/13-8/5/13: Stakeholder comment period.  9/5/13: P&amp;Z recommended approval of ordinance.  9/12/13: Council adopted proposed ordinance.</p>
Staff Assigned: B. Cowell, T. Rogers	Completed: September 2013

<b>Residential Zoning Districts</b>	
<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&amp;Z Subcommittee meeting.  5/31/13: P&amp;Z Subcommittee meeting.  6/7/13-7/7/13: Stakeholder comment period for draft zoning ordinance changes.  9/5/13: P&amp;Z recommended approval of ordinance.  9/12/13: Council adopted proposed ordinance.</p>
Staff Assigned: J. Prochazka, T. Rogers	Completed: September 2013

<b>Medical District Zoning Districts</b>	
<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&amp;Z Workshop.  8/15/13: Presentation of district concepts at P&amp;Z Workshop.</p>
Staff Assigned: J. Prochazka, M. Robinson	Anticipated Completion:

## Research and Education

<b>Plan Implementation</b>	
<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"> <li>- 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).</li> </ul>	<p>Project Dates:</p> <p>5/2/13: Discussion at P&amp;Z Regular meeting.</p>

<ul style="list-style-type: none"> <li>- 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.</li>   <li>- 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.</li>   <li>- 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.</li> </ul>	<p>5/2/13: Discussion at P&amp;Z Regular meeting.</p> <p>6/6/13: Discussion at P&amp;Z Workshop.</p> <p>6/20/13: Discussion at P&amp;Z Regular meeting.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

<b>Character and Community Design</b>	
<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"> <li>- 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.</li>   <li>- 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.</li>   <li>- 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.</li> </ul>	<p>Project Dates:</p> <p>5/16/13: Discussion at P&amp;Z Workshop.</p> <p>TBD: Discussion at P&amp;Z Retreat.</p> <p>TBD: Discussion at P&amp;Z Retreat.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

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

<b>Single-Family and Multi-Family Housing Markets</b>	
<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"> <li>· 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.</li> <li>· 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.</li> <li>· 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.</li> <li>· 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.</li> <li>· What, if any, response are needed/appropriate by the City to address issues.</li> </ul>	<p>Project Dates:</p> <p>5/16/13: Discussion of methodology and scope at P&amp;Z Regular meeting.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:



1101 Texas Avenue, PO Box 9960  
College Station, Texas 77842  
Phone 979.764.3570 / Fax 979.764.3496

## MEMORANDUM

---

November 13, 2013

TO: Members of the Planning & Zoning Commission

FROM: Jennifer Prochazka, AICP, Principal Planner

SUBJECT: **2013 City of College Station Existing Conditions Report**

---

**Item:** Presentation, possible action, and discussion regarding the 2013 City of College Station Existing Conditions Report.

**Background:** As a first step in the Comprehensive Plan Five-Year Update and as a part of the implementation process of the Comprehensive Plan, it is important to have a foundation on which to base future expectations. The Report, originally created in 2008 and revised in 2010, has been updated to provide a snapshot of the current conditions that exist in the City of College Station.

The Report includes descriptions of the following topics: context, demographics, economic development, land use, public facilities, and transportation. When all of these elements are considered holistically, appropriate expectations and a clear direction for further implementation of the Comprehensive Plan can be formulated and put into practice.

The 2013 City of College Station Existing Conditions Report will be provided to the Commission at the workshop meeting.

Attachment: Highlights of the 2013 City of College Station Existing Conditions Report

# 2013 City of College Station Existing Conditions Report – Highlights

---

## SECTION 1: CONTEXT

51 square miles

ETJ currently extends 3.5 miles

College Station – Bryan MSA 15<sup>th</sup> largest in Texas with 232,000 people

## SECTION 2: DEMOGRAPHICS

### *Population*

Current estimated population of 99,840 (October 2013)

Average annual growth rate of over 2.47% since over the past decade (includes 2013 ytd)

2030 population estimate is approximately 134,000, based on recent trends

### *Texas A&M University*

Average 1% annual increase in enrollment

Fall 2013 saw a 4% increase

Fall 2013 student population is 53,786 at the College Station campus – record enrollment

### *Age Groups*

Median age is 22.3, due mainly to the large number of college students

People aged 65 and older grew from 3.6% to 4.7% between 2000 and 2010.

### *Household Size and Composition*

Average household size is 2.38 persons per household

Average family size is 2.97

Estimated 35,037 households

20.4% family households with children under 18 living with them

31.2% married couples living together

57.5% were non-family households

21.6% households with individuals under 18

8.7% households are residents 65 years of age or older living alone

### *Housing*

Average of 488 new single-family units (attached and detached) added per year since 2009

Over 11,000 new housing units, including both single and multi-family, between 2000 & 2010

Average home price rose to over \$185,657 in 2013– up from \$118,400 in 2000

Median home price is \$158,214 in 2013

Average monthly inventory since 2000 is 4.9 months

Monthly inventory was 7.5 months in 2013

Total number of sales annually increased from 1,356 in 2000 to 2,361 annual sales in 2012

Average rent per square foot for multi-family units is \$0.88

Average rent per square foot for the Texas metro average is \$0.92

### ***Age of Housing Stock***

71% of housing units were built after 1980

### ***Occupancy***

Occupancy rate of 94.1% for all housing types

66.8% housing units in College Station are renter occupied

33.2% of units are owner-occupied

11% of the City's population resides in group quarters (including dorms)

6,928 single-family and duplex units registered as rental properties as of September 2013

### ***Income***

Per capita income in 2011 was \$18,232, down from the 2008 estimate of \$20,425

31.7% of household have an income greater than \$50,000

CSISD classifies 36.4% of students as "Economically Disadvantaged"

## **SECTION 3: ECONOMIC DEVELOPMENT**

### ***Major employers***

Texas A&M University,  
College Station Independent School District  
Bryan Independent School District  
Reynolds & Reynolds  
City of College Station  
Sanderson Farms  
St. Joseph Regional Hospital

### ***Unemployment***

Unemployment rate is 6.1% -lower than the Texas and national rates (6.7% and 10.3%, respectively) (July 2013)

### ***Sales Tax***

2.8% average increase in gross sales between 2002 and 2012

4.5% increase between 2011 and 2012

FY2013 sales tax revenues increased 7.3% over FY2012

Approximately 4.87 million square feet of retail space, 49.04 sq. ft. per capita – higher than the national average of 46.6

## **SECTION 4: LAND USE**

49% of land area designated for residential uses in varying densities

33% of land currently developed as residential uses

9% of land area designated for commercial uses

6% of land currently developed as commercial uses

Over 9,000 lots platted between 2000 and 2010 (18% in the ETJ)

Over 1,700 lots platted between 2010 and 2013 (7.5% in the ETJ)

## **SECTION 5: PUBLIC FACILITIES**

### ***Infrastructure***

CSU serves more than 36,300 customers electric service

Per capita water usage averages 151 gallons per day, per person

### ***Police***

133,538 police incidents in 2012

Major crime offences down 19% from 2011

Arrests down 4% from 2011

### ***Fire***

6,800 calls for service in 2012

EMS calls account for 68% of all calls

5.5 minute response time achieved 87% of the time

### ***Parks and Recreation***

57 parks which total 1,356 acres of park land - 39 neighborhood parks, 8 community parks, 7 mini-parks, 2 regional parks, and an arboretum

13.59 acres of parkland per 1000 residents

### ***School District***

The College Station Independent School District serves the majority of residents

8 elementary schools, 2 intermediate schools, 2 middle schools, 2 high schools, and 1 alternative campus.

11,639 students enrolled in CSISD schools during Fall 2013

Approximately 35% of all residential addresses in the City have CSISD students

### ***Higher Education- Texas A&M University***

Texas A&M ranked among the nation's top 5 largest universities

Main campus enrollment is 53,672

Almost 16,000 new students for Fall 2013 semester

## **SECTION 6: TRANSPORTATION**

525 miles of existing and planned streets in the City and ETJ

44 miles of striped bike lanes

32 miles of existing bike routes

156 miles of existing sidewalks

12 miles of multi-use paths



CITY OF COLLEGE STATION  
*Planning & Development Services*

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

Name Mike Ashfield

Request Submitted on 11/14/2013

I will not be in attendance at the meeting on 11/21/2013  
for the reason specified: (Date)

Out of town on business  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature Mike Ashfield

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**Workshop Meeting**  
**November 7, 2013, 6:30 p.m.**  
**City Hall Council Chambers**  
**College Station, Texas**

---

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

**COMMISSIONERS ABSENT:** None

**CITY COUNCIL MEMBERS PRESENT:** Blanche Brick

**CITY STAFF PRESENT:** Lance Simms, Molly Hitchcock, Jennifer Prochazka, Matt Robinson, Morgan Hester, Jenifer Paz, Carol Cotter, Danielle Singh, Erika Bridges, Robin Cross, Timothy Green, and Robin Krause

1. Call the meeting to order.

Chairman Ashfield called the meeting to order at 6:30 p.m.

2. Discussion of consent and regular agenda items.

There was no discussion regarding consent and regular agenda items.

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

There was no discussion regarding development applications submitted to the City.

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 Prochazka gave an update on the status of items within the 2013 P&Z Plan of Work.

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

- Thursday, November 14, 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – Ashfield**)
- Tuesday, November 19, 2013 ~ Joint P&Z Meeting with City of Bryan ~ College Station Utilities Training Facility ~ 11:30 a.m. to 1:00 p.m.

- Thursday, November 21, 2013 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
- Monday, November 25, 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – Miles**)

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

6. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, BioCorridor Board, and Zoning District Subcommittee.

There was no discussion regarding the above-mentioned meetings.

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

There was no discussion regarding future agenda items.

8. Adjourn.

The meeting was adjourned at 6:40 p.m.

**Approved:**

**Attest:**

\_\_\_\_\_  
Mike Ashfield, Chairman  
Planning & Zoning Commission

\_\_\_\_\_  
Brittany Caldwell, Admin. Support Specialist  
Planning & Development Services

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

---

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

**COMMISSIONERS ABSENT:** None

**CITY COUNCIL MEMBERS PRESENT:** Blanche Brick

**CITY STAFF PRESENT:** Lance Simms, Molly Hitchcock, Jennifer Prochazka, Matt Robinson, Morgan Hester, Jenifer Paz, Carol Cotter, Danielle Singh, Erika Bridges, Robin Cross, Timothy Green, and Robin Krause

1. **Call Meeting to Order**

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

2. **Pledge of Allegiance**

3. **Hear Citizens**

Jerry Cooper, 602 Bell, College Station, Texas, stated that City Council needs to replace the following items that were removed from the South Knoll Neighborhood Plan: localized area being allowed to lower the number of unrelated people in their area, require resident names on rental registration forms, and localized areas would be able to restrict parking for character reasons.

Linda Burney, 1309 Foster, College Station, Texas, spoke regarding more than four unrelated people living in a residence and traffic and parking concerns on Foster Avenue.

4. **Consent Agenda**

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

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

- October 17, 2013 ~ Workshop
- October 17, 2013 ~ Regular

- 4.2 Presentation, possible action, and discussion on a Final Plat for Castlegate II Section 204 consisting of 41 single-family residential lots on approximately 18.8 acres generally located west of the Castlegate Subdivision along W.S. Phillips Parkway. **Case #13-00900198 (M. Robinson)**
- 4.3 Presentation, possible action, and discussion on a Preliminary Plan for Summit Crossing Phase 2A consisting of 46 townhome lots on approximately 5.6 acres generally located east of Crescent Pointe and north of the existing Summit Crossing development along Harvey Road . **Case #13-00900200 (M. Robinson)**

**Commissioner Warner motioned to approve Consent Agenda Items 4.1 – 4.3. Commissioner Miles seconded the motion, motion passed (6-0).**

### **Regular Agenda**

5. Consideration, possible action, and discussion 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 on a Final Plat for Caprock Crossing Lots 1R and 2R, Block 2 being a replat of Caprock Crossing Lot 1, Block 2, consisting of two lots on approximately 8.2 acres located at 4446 State Highway 6 South. **Case #13-00900121 (M. Robinson)**

Senior Planner Robinson presented the replat and recommended approval.

Chairman Ashfield opened the public hearing.

No one spoke during the public hearing.

Chairman Ashfield closed the public hearing.

**Commissioner Miles motioned to approve the replat. Commissioner Rektorik seconded the motion, motion passed (6-0).**

7. Public hearing, presentation, possible action, and discussion 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 approximately 4.4 acres being Glenhaven Estates Phase 6, Block 16 located at 1600 University Drive East, generally located at the corner of University Drive East and Glenhaven Drive, from O Office to GC General Commercial. **Case #13-00900197 (M. Hester) (Note: Final action on this item is scheduled for the November 25, 2013 City Council Meeting - subject to change)**

Staff Planner Hester presented the Rezoning and recommended approval contingent on the City Council’s approval of the Comprehensive Plan Amendment.

Jesse Durden, 2809 Earl Rudder Freeway South, College Station, Texas, gave a presentation in support of the Rezoning and stated that the property is a great location for a General Commercial use because of it being a gateway into the City. He also said that General Commercial conforms with the existing uses on University Drive.

Chairman Ashfield opened the public hearing.

Irma Hernandez-Magallanes, 716 Summerglenn Drive, College Station, Texas, expressed concern about increased traffic, increased smell of food, and noise. She said that she would like for the offices to remain for medical use.

There was general discussion amongst the Commission and Staff regarding the Rezoning.

Chairman Ashfield closed the public hearing.

**Commissioner Rektorik motioned to recommend approval of the Rezoning. Commissioner Ross seconded the motion, motion passed (6-0).**

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

There was no discussion regarding future agenda items.

9. Adjourn.

The meeting was adjourned at 7:30 p.m.

**Approved:**

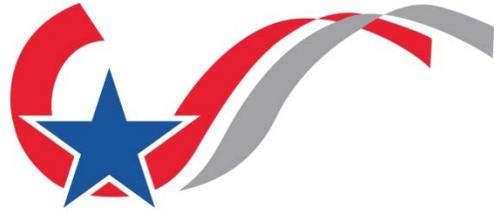
**Attest:**

---

Mike Ashfield, Chairman  
Planning & Zoning Commission

---

Brittany Caldwell, Admin. Support Specialist  
Planning & Development Services



CITY OF COLLEGE STATION

**FINAL PLAT**  
**for**  
**Caprock Crossing Ph 5**  
**13-00900215**

**SCALE:** One commercial lot on approximately 2.8 acres

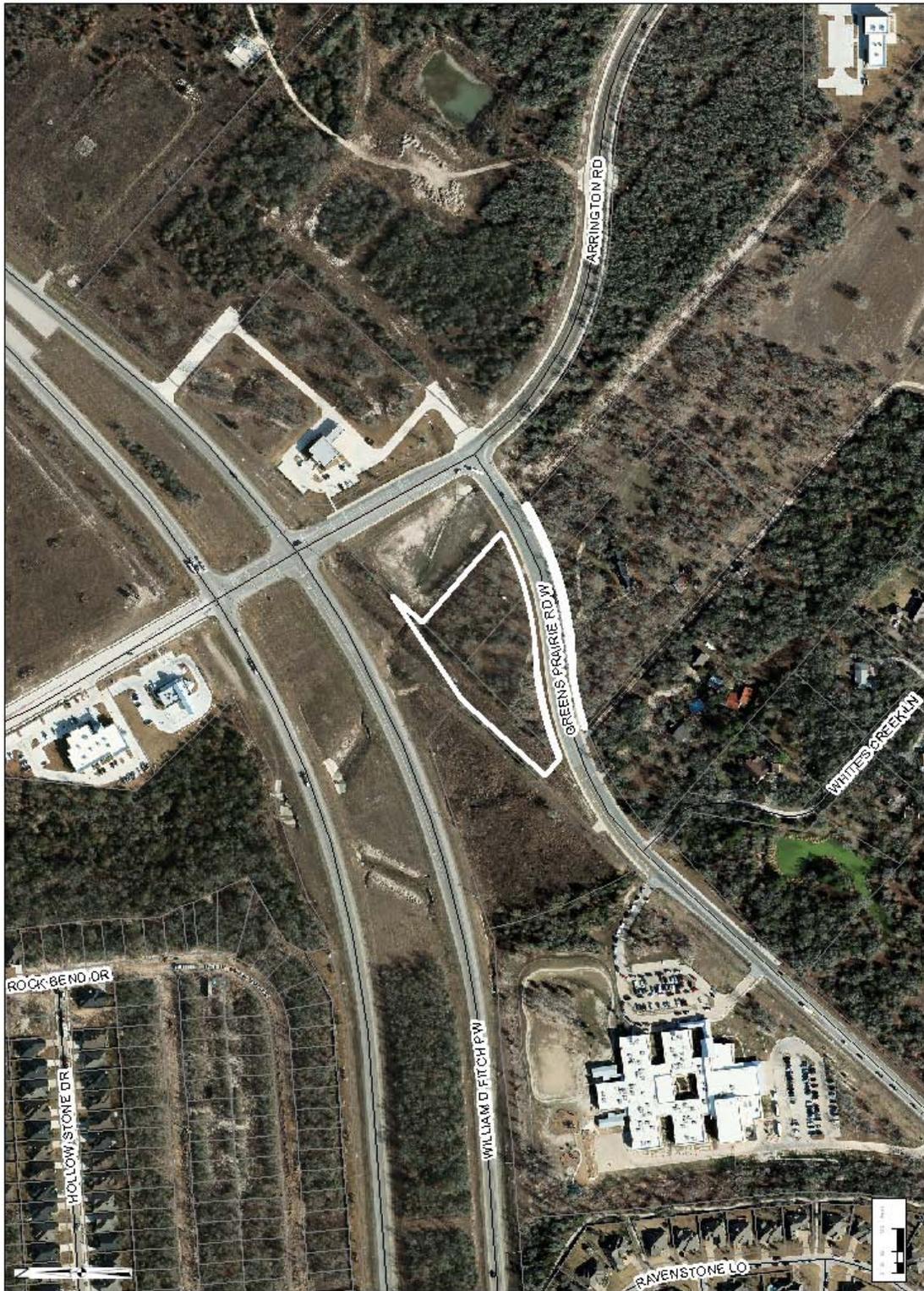
**LOCATION:** 1780 Greens Prairie Rd West

**ZONING:** GC General Commercial

**APPLICANT:** Jesse Durden, CapRock Texas

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

**RECOMMENDATION:** Staff recommends approval of the Final Plat.



FINAL  
PLAT

Case:  
13-215

CAPROCK CROSSING PH 5

DEVELOPMENT REVIEW



## DEVELOPMENT HISTORY

**Annexation:** 2002  
**Zoning:** A-O Agricultural Open upon annexation; A-O Agricultural Open to C-1 General Commercial for 2.05 acres (2008); A-O Agricultural Open to C-1 General Commercial for 1.04 acres (2010); C-1 General Commercial renamed GC General Commercial (2013)  
**Preliminary Plan:** September 2013  
**Site Development:** Vacant

## COMMENTS

**Parkland Dedication:** None required – non-residential development  
**Greenways:** N/A  
**Pedestrian Connectivity:** Sidewalks are currently provided on both sides of Greens Prairie Road and are not required along William D. Fitch Parkway as it is classified as a Freeway on the City's Thoroughfare Plan.  
**Bicycle Connectivity:** Bike lanes are identified in the Bicycle, Pedestrian, and Greenways Master Plan for Greens Prairie Road. They are not currently striped.  
**Impact Fees:** The subject property is located within the Spring Creek Impact Fee Area. Impact fees are assessed at the time of Final Plat. The current impact fees for Spring Creek are \$98.39 per LUE.

## REVIEW CRITERIA

**Compliance with Subdivision Regulations:** The proposed Final Plat is in compliance with the approved Preliminary Plan and the 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.:	<u>13.215</u>
DATE SUBMITTED:	<u>10.10.13</u>
TIME:	<u>8:30</u>
STAFF:	<u>SS</u>

## FINAL PLAT APPLICATION

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

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

**MINIMUM SUBMITTAL REQUIREMENTS:**

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

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

Date of Optional Preapplication or Stormwater Management Conference \_\_\_\_\_

NAME OF PROJECT CAPROCK CROSSING PHASE 5

ADDRESS GREENS PRAIRIE ROAD

SPECIFIED LOCATION OF PROPOSED PLAT:

West of Arrington Road Between SH 40 (William D Fitch Pkwy) and Greens Prairie Road

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

Name Jesse Durden      E-mail jesse.durden@caprocktx.com

Street Address 2809 Earl Rudder Freeway S., Ste. 203

City College Station      State Texas      Zip Code 77845

Phone Number 979-307-0321      Fax Number 979-314-7606

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

Name Brazos Texas Land Development, LLC E-mail \_\_\_\_\_  
Street Address 1203 University Drive East  
City College Station State Texas Zip Code 77849  
Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering, LLC - Deven Doyen, P.E. E-mail \_\_\_\_\_  
Street Address 2730 Longmire Drive, Suite A deven@schultzengineeringllc.com  
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 2.77 Total No. of Lots 1 R-O-W Acreage N/A

Existing Use Vacant Proposed Use Commercial

Number of Lots By Zoning District 1 / C-1 N/A / N/A N/A / N/A

Average Acreage Of Each Residential Lot By Zoning District:  
N/A / N/A N/A / N/A N/A / N/A N/A / N/A

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: N/A

City Project Number (if known): N/A

Date / Timeframe when submitted: N/A

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

N/A

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

N/A

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.

N/A

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

N/A

- 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.

N/A

- 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.

N/A

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:

N/A

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 N/A

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

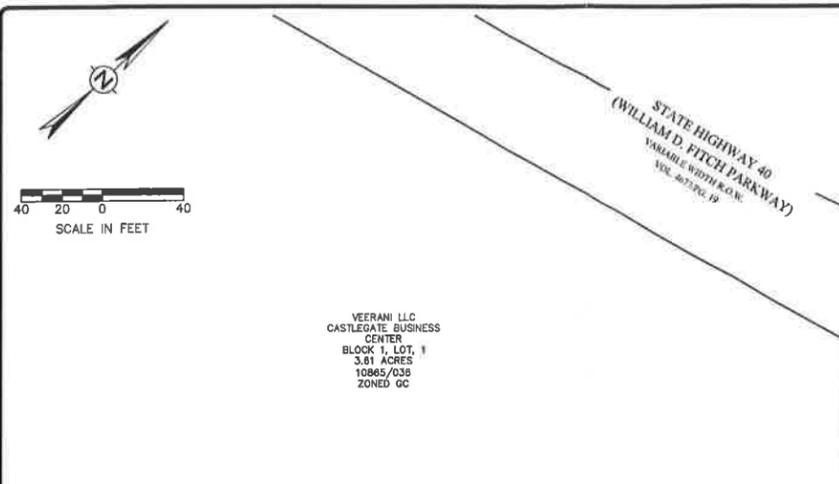
**NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.**

*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.*

Signature and title

SALIM ISMAIL, DIRECTOR

Date 10/3/13



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS )  
 COUNTY OF BRAZOS )

I, Salim M. Ismail, individually and as President of Sofim Ismail, LLC, the General Partner of Brazos Texas Land Development, LLC, owner and developer of the land shown on this plat, and designated herein as CAPROCK CROSSING PH 5 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.

**PRESIDENT**

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 SURVEYOR AND/OR ENGINEER**

STATE OF TEXAS )  
 COUNTY OF BRAZOS )

I, Brad Kerr, Registered Public 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 property markers and monuments were placed under my supervision on the ground.

Brad Kerr, R.P.L.S. No. 4502

**CERTIFICATE OF CITY ENGINEER**

\_\_\_\_\_, 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 PLANNING AND ZONING COMMISSION**

\_\_\_\_\_, 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 THE COUNTY CLERK**

STATE OF TEXAS )  
 COUNTY OF BRAZOS )

\_\_\_\_\_, County Clerk, in and for said county, do hereby certify that this plat together with its certificate of authentication was filed for record in my office \_\_\_\_\_ day of \_\_\_\_\_, 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

**METES AND BOUNDS DESCRIPTION**

OF A  
 2.777 ACRE TRACT  
 AUGUSTUS BABILE SURVEY, A-75  
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE AUGUSTUS BABILE SURVEY, ABSTRACT NO. 75, COLLEGE STATION, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF A CALLED 2.656 ACRE TRACT DESCRIBED AS TRACT TWO BY A DEED TO BRAZOS TEXAS LAND DEVELOPMENT, LLC, RECORDED IN VOLUME 8813, PAGE 126 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALLED 0.536 ACRE TRACT DESCRIBED AS TRACT ONE AND ALL OF A CALLED 0.148 ACRE TRACT DESCRIBED AS TRACT TWO BY A DEED TO BRAZOS TEXAS LAND DEVELOPMENT, LLC, RECORDED IN VOLUME 9486, PAGE 243 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALLED 1542.5 SQUARE FOOT TRACT DESCRIBED AS SECOND TRACT BY A DEED TO BRAZOS TEXAS LAND DEVELOPMENT, LLC, RECORDED IN VOLUME 9643, PAGE 151 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 ORIGINAL SOUTHEAST LINE OF GREENS PRAIRIE ROAD (NOW VACATED) MARKING THE WEST CORNER OF LOT 1, BLOCK 1, GREENS PRAIRIE CENTER, PHASE 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 7574, PAGE 76 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE NORTH CORNER OF SAID 2.656 ACRE TRACT, SAID IRON ROD FOUND MARKING THE COMMON CORNER OF SAID 0.148 ACRE TRACT AND SAID 1542.5 SQUARE FOOT TRACT;

THENCE: S 43° 34' 38" E ALONG THE COMMON LINE OF SAID LOT 1 AND SAID 2.656 ACRE TRACT FOR A DISTANCE OF 322.96 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHERLY LINE OF GREENS PRAIRIE ROAD (100' R.O.W.) MARKING THE EAST CORNER OF SAID 2.656 ACRE TRACT, SAID IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 800.00 FEET;

THENCE: ALONG THE NORTHERLY LINE OF GREENS PRAIRIE ROAD FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 53' 31" FOR AN ARC DISTANCE OF 201.71 FEET (CHORD BEARS: S 72° 38' 02" W - 290.69 FEET) TO THE END OF SAID CURVE;

S 83° 01' 42" W FOR A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 904.61 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 01' 08" FOR AN ARC DISTANCE OF 231.13 FEET (CHORD BEARS: S 75° 29' 58" W - 236.45 FEET) TO A 2 INCH METAL POST FOUND MARKING THE WEST CORNER OF SAID 2.656 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 0.536 ACRE TRACT;

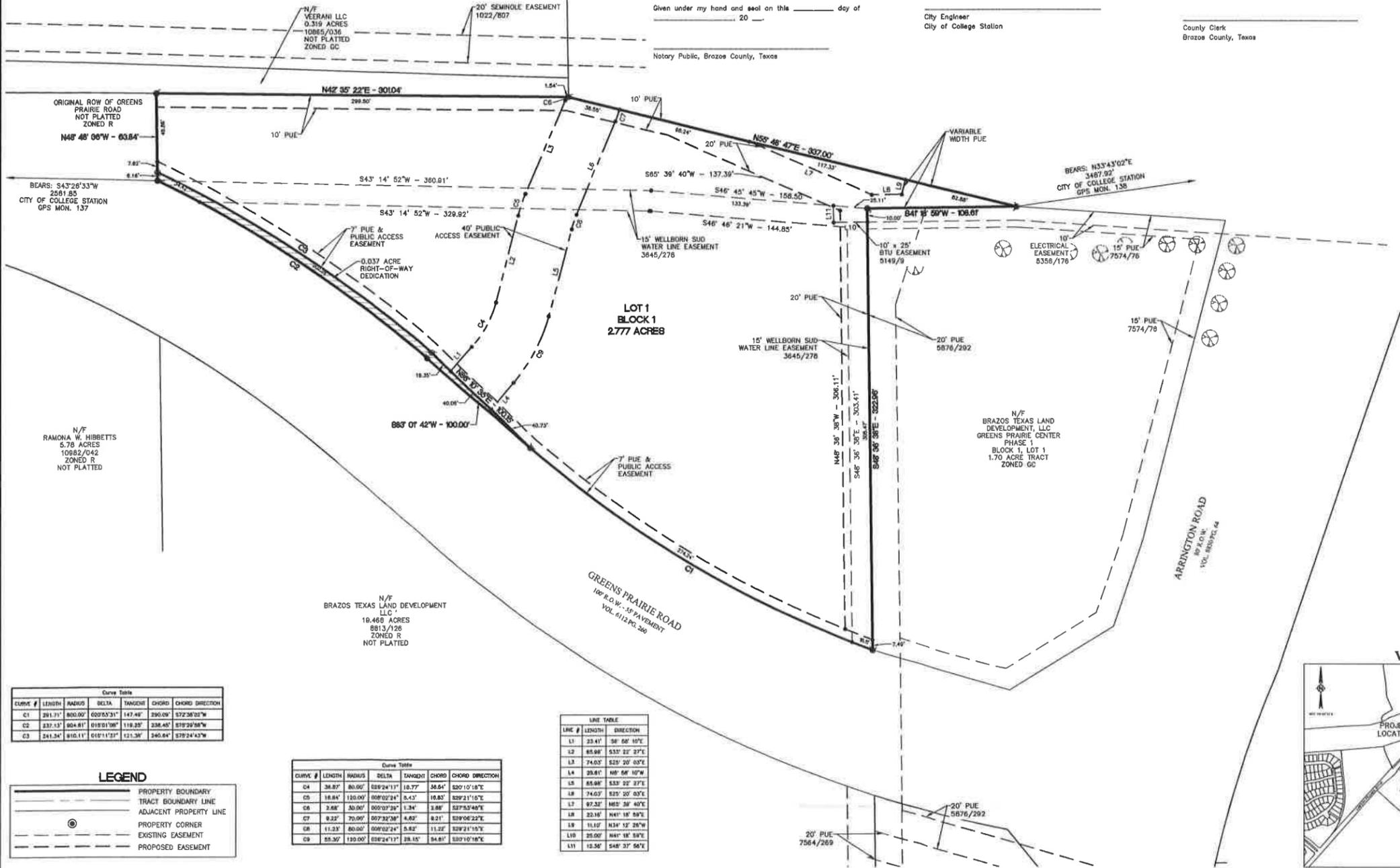
THENCE: N 40° 48' 34" W ALONG THE SOUTHWEST LINE OF SAID 0.536 ACRE TRACT FOR A DISTANCE OF 43.84 FEET TO THE SOUTHEAST LINE OF A CALLED 9.320 ACRE TRACT DESCRIBED AS TRACT TWO BY A DEED TO VEERANI, LLC, RECORDED IN VOLUME 7969, PAGE 238 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 42° 35' 22" E ALONG THE COMMON LINE OF SAID 0.536 ACRE TRACT AND SAID 0.120 ACRE TRACT FOR A DISTANCE OF 301.04 FEET TO A TYPED RIGHT-OF-WAY MARKER FOUND MARKING AN ANGLE POINT IN THE SOUTHWEST LINE OF STATE HIGHWAY NO. 49 (WILLIAM D. FITCH PARKWAY - VARIABLE WIDTH R.O.W.);

THENCE: N 55° 48' 47" E ALONG THE SOUTHEAST LINE OF STATE HIGHWAY NO. 49 FOR A DISTANCE OF 337.00 FEET TO A BRASS TYPED RIGHT-OF-WAY MARKER FOUND ON THE NORTHWEST LINE OF SAID LOT 1, BLOCK 1, GREENS PRAIRIE CENTER, PHASE 1, MARKING THE NORTH CORNER OF SAID 1542.5 SQUARE FOOT TRACT;

THENCE: S 41° 18' 59" W ALONG THE COMMON LINE OF SAID 1542.5 SQUARE FOOT TRACT AND SAID LOT 1 FOR A DISTANCE OF 108.41 FEET TO THE POINT OF BEGINNING CONTAINING 2.777 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND BY THIS SURVEYOR IN 2008. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

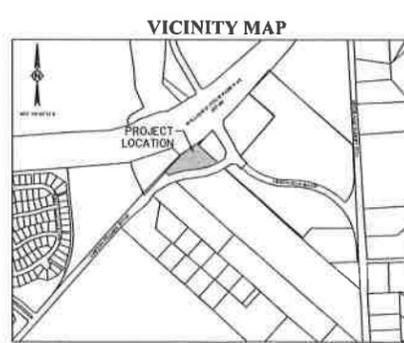
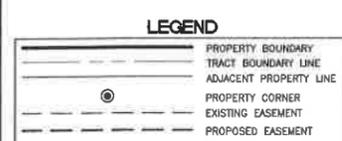
- NOTES:**
- THIS PROPERTY IS CURRENTLY ZONED GC.
  - NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY PANEL NO. 48041003205, EFFECTIVE DATE 5/16/2012.
  - WATER SERVICE WILL BE BY WELLBORN SUD UNTIL THE CITY OF COLLEGE STATION CIP WATERLINE EXTENSION PROJECT IS COMPLETED. CITY OF COLLEGE STATION WILL PROVIDE SERVICE AFTER COMPLETION OF THE CIP WATERLINE EXTENSION PROJECT.
  - THE SANITARY SEWER PROVIDER IS THE CITY OF COLLEGE STATION FOR THIS DEVELOPMENT.
  - BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
  - THIS DEVELOPMENT IS LOCATED WITHIN THE SPRING CREEK IMPACT FEE AREA.
  - FOR PURPOSES OF SIGNAGE, ACCESS AND NRA BLOCK 1 IS CONSIDERED A BUILDING PLOT.
  - THE FOLLOWING EASEMENTS DO APPLY TO THIS PROPERTY SHOWN HEREON:  
 CITY OF BRYAN 141/481  
 CITY OF BRYAN 141/487  
 CITY OF BRYAN 511/183  
 WELLBORN WATER SUPPLY CORPORATION 884/441
  - A DRIVEWAY WILL BE CONSTRUCTED WITHIN THE 40' PUBLIC ACCESS EASEMENT. THE DRIVEWAY WILL BE 35' IN WIDTH ALLOWING FOR TWO-WAY TRAFFIC WITH A STRIPED CENTER TURN LANE.



Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	281.17	800.00	007°53'21"	147.49	290.09	S72°30'01"W
C2	237.13	204.81	018°01'08"	119.25	238.40	S75°29'58"W
C3	241.34	210.11	007°11'23"	121.30	240.84	S79°24'43"W

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C4	38.27	80.00	038°24'11"	10.77	38.54	S20°10'18"E
C5	18.84	130.00	008°02'24"	6.43	18.80	S29°21'15"E
C6	3.48	30.00	005°07'38"	1.34	3.48	S27°53'48"E
C7	9.27	70.00	007°32'38"	4.82	9.21	S29°06'22"E
C8	11.23	80.00	009°02'24"	5.82	11.22	S29°21'15"E
C9	88.32	130.00	038°24'11"	28.15	88.11	S20°10'18"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	23.41	S8° 06' 10"E
L2	85.88	S33° 22' 27"E
L3	74.03	S23° 20' 03"E
L4	29.81	N8° 56' 10"W
L5	85.88	S33° 22' 27"E
L6	74.03	S23° 20' 03"E
L7	97.32	N65° 38' 40"E
L8	22.16	N41° 18' 58"E
L9	11.10	N34° 12' 28"W
L10	25.00	N41° 18' 58"E
L11	12.50	S48° 37' 58"E



**FINAL PLAT**

**CAPROCK CROSSING**

**PHASE 5**

**BLOCK 1, LOT 1**

**2.777 ACRES**

**AUGUSTUS BABILE SURVEY, A-75**

**COLLEGE STATION, BRAZOS COUNTY, TEXAS**

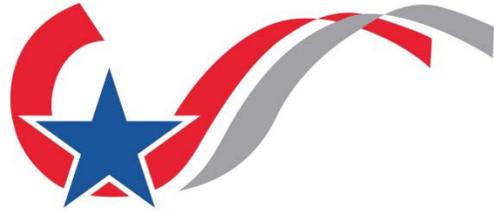
SCALE: 1"=40'  
 OCTOBER 2013

OWNER/DEVELOPER:  
 BRAZOS TEXAS LAND DEVELOPMENT, LLC  
 1202 UNIVERSITY DRIVE E.  
 COLLEGE STATION, TEXAS 77840

SURVEYOR:  
 BRAD KERR, R.P.L.S. NO. 4502  
 409 N. TEXAS AVE.  
 COLLEGE STATION, TEXAS 77840  
 878-288-2182

ENGINEER:  
 Schultz Engineering, LLC  
 2750 LONNBERG DR., SUITE A  
 COLLEGE STATION, TEXAS 77840  
 878-744-3900

13-215  
 10/30/13  
 9:25  
 AJ



CITY OF COLLEGE STATION

**FINAL PLAT**  
**for**  
**Castlegate II Section 205**  
**13-00900226**

**SCALE:** 32 lots on approximately 9.7 acres

**LOCATION:** 4440 Odell Lane

**ZONING:** GS General Suburban

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

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

**RECOMMENDATION:** Staff recommends approval of the Final Plat.



FINAL  
PLAT

Case: 13-226

CASTLEGATE II SEC 205

DEVELOPMENT REVIEW



## DEVELOPMENT HISTORY

- Annexation:** 1995
- Zoning:** A-O Agricultural Open (upon annexation) to A-O Agricultural Open and R-1 Single-Family Residential (2007), Renamed to GS General Suburban (2013).
- Preliminary Plat:** Castlegate II Preliminary Plat was approved in January 2011 and subsequently revised in March 2012.
- Site Development:** Infrastructure is currently under construction for Sections 101, 103, 203 and 204, with Sections 100 and 200-202 currently platted with homes under construction.

## COMMENTS

- Parkland Dedication:** Land dedication was provided with the first Final Plat of the Castlegate II subdivision and the developer has constructed neighborhood park improvements. Community Parkland dedication fees of \$20,000 (32 lots X \$625) are due prior to filing of the Final Plat.
- Greenways:** N/A
- Pedestrian Connectivity:** Sidewalks are required and will be provided on both sides of all thoroughfares and on one side of all local streets. In addition, sidewalks are proposed to be provided in designated common areas throughout the development.
- Bicycle Connectivity:** Bike lanes will be provided along Etonbury Avenue.
- 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 Final Plat is in compliance with the approved Preliminary Plat and 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>13-2016</u>
DATE SUBMITTED:	<u>10.23.13</u>
TIME:	<u>9:51</u>
STAFF:	<u>SO</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 205

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

SPECIFIED LOCATION OF PROPOSED PLAT:

Southwest of Castlegate II Subdivision, Section 203

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 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

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 9.672 Total No. of Lots 32 R-O-W Acreage 2.163  
Existing Use Agricultural - Vacant Proposed Use Single Family Residential  
Number of Lots By Zoning District 32 / R1 / / /  
Average Acreage Of Each Residential Lot By Zoning District:  
0.235 / 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

City Project Number (if known): 12-00500004

Date / Timeframe when submitted: January 2012

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

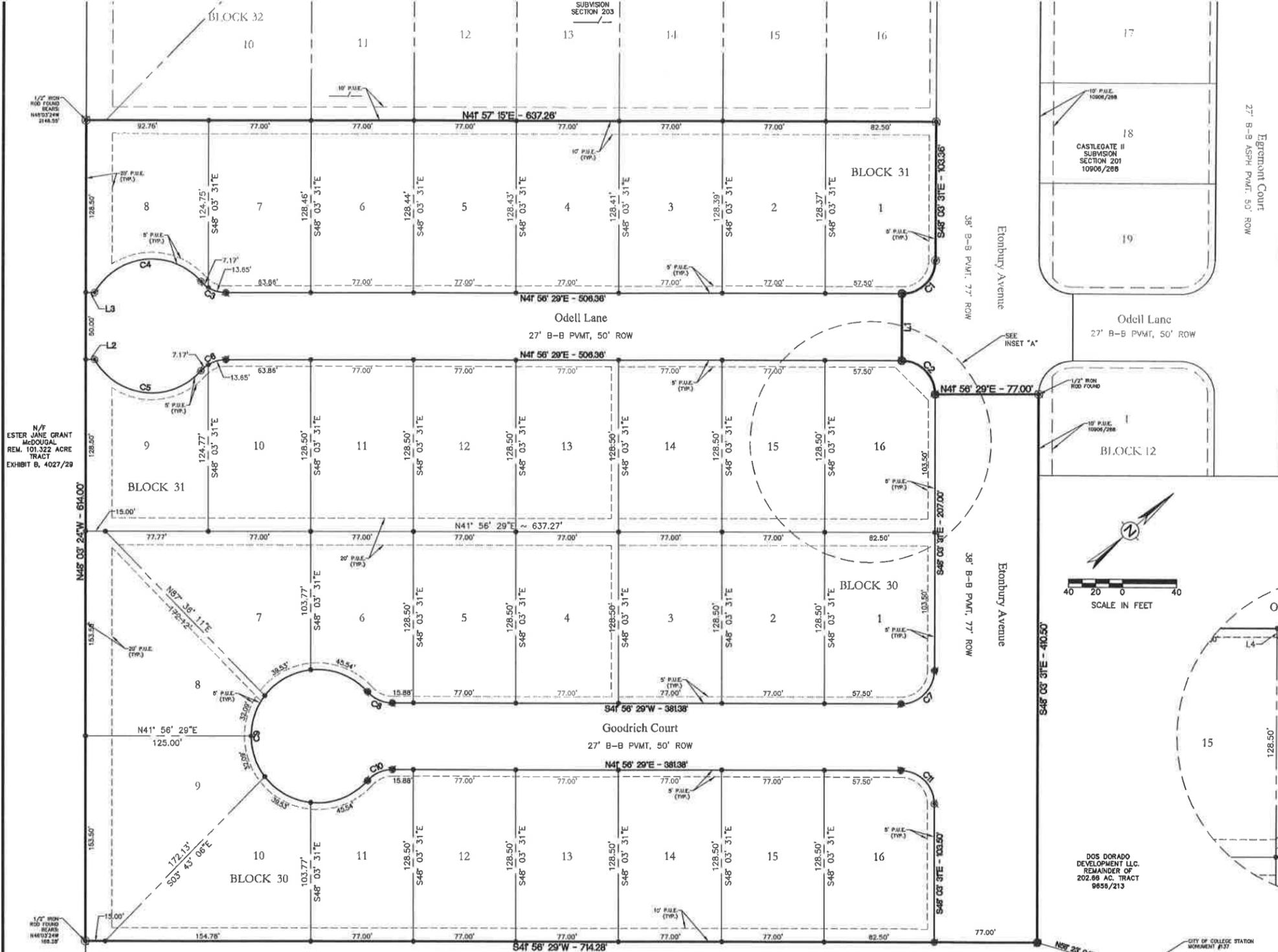
<p style="text-align: center;"><b>Total Linear Footage of Proposed Public:</b></p> <p><u>1523</u> Streets</p> <p><u>1435</u> Sidewalks</p> <p><u>1066</u> Sanitary Sewer Lines</p> <p><u>1550</u> Water Lines</p> <p><u>500</u> Channels</p> <p><u>650</u> Storm Sewers</p> <p><u>-</u> Bike Lanes / Paths</p>	<p><b>Parkland Dedication due prior to filing the Final Plat:</b></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><b>OR</b></p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks &amp; 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.*

Candace J Phillips, agent  
Signature and title

10/22/13  
Date



MEASURES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ROBERT STEVENSON LEAGUE, A-51 TRACT NO. 54, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 202.655 ACRE TRACT AS DESCRIBED BY A DEED TO DOS DORADO DEVELOPMENT, LLC RECORDED IN VOLUME 9656, PAGE 213 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

COMMENCING AT A 1/2" IRON ROD FOUND ON THE SOUTHEAST CORNER OF A CALLED 18.80 ACRE TRACT DESCRIBED AS TRACT 7 BY A DEED TO CHESTER BROWN RECORDED IN VOLUME 3411, PAGE 228 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE WEST CORNER OF SAID REMAINDER OF 202.655 ACRE TRACT AND THE NORTH CORNER OF THE REMAINDER OF A CALLED 101.322 ACRE TRACT DESCRIBED AS EXHIBIT "B" BY A DEED TO ESTER JANE GRANT MCDUGAL RECORDED IN VOLUME 4027, PAGE 29 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/2" IRON ROD FOUND MARKING THE ORIGINAL NORTH CORNER OF SAID 202.655 ACRE TRACT BEARS: N 41° 56' 29" E FOR A DISTANCE OF 210.35 FEET;

THENCE: S 48° 03' 31" E ALONG THE COMMON LINE OF SAID REMAINDER OF 202.655 ACRE TRACT AND SAID REMAINDER OF 101.322 ACRE TRACT FOR A DISTANCE OF 2146.55 FEET TO THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: THROUGH SAID 202.655 ACRE TRACT FOR THE FOLLOWING CALLS:

N 41° 57' 15" E FOR A DISTANCE OF 637.26 FEET TO A FUTURE SOUTHWEST LINE OF ETTONBURY AVENUE;

S 48° 03' 31" E ALONG SAID FUTURE RIGHT-OF-WAY OF ETTONBURY AVENUE FOR A DISTANCE OF 103.36 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 99° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: S 03° 03' 31" E - 35.36 FEET) TO THE END OF SAID CURVE;

S 48° 03' 31" E ACROSS THE EXTENSION OF THE RIGHT-OF-WAY OF ODELL LANE (50' R.O.W.) FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 99° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: N 86° 55' 29" E - 35.36 FEET) TO THE END OF SAID CURVE;

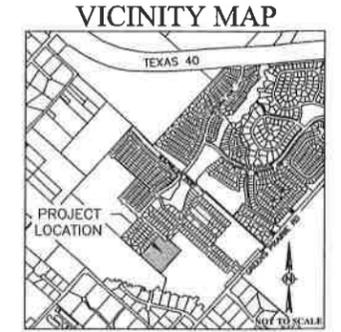
N 41° 56' 29" E ACROSS THE FUTURE RIGHT-OF-WAY OF ETTONBURY AVENUE FOR A DISTANCE OF 77.00 FEET TO A 1/2" IRON ROD FOUND MARKING A WESTERLY CORNER OF LOT 1, BLOCK 12, CASTLEGATE II SUBDIVISION, SECTION 201, ACCORDING TO THE PLAT RECORDED IN VOLUME 10996, PAGE 368 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 48° 03' 31" E ALONG THE COMMON LINE OF SAID REMAINDER OF 202.655 ACRE TRACT AND SAID LOT 1, BLOCK 12, AT 60.63 FEET PASS A 1/2" IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 1, CONTINUE ON THROUGH SAID REMAINDER OF 202.655 ACRE TRACT FOR A TOTAL DISTANCE OF 410.50 FEET TO THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 41° 56' 29" W CONTINUING THROUGH SAID REMAINDER OF 202.655 ACRE TRACT FOR A DISTANCE OF 714.28 FEET TO THE COMMON LINE OF SAID REMAINDER OF 202.655 ACRE TRACT AND SAID REMAINDER OF 101.322 ACRE TRACT, FOR REFERENCE A 1/2" IRON ROD FOUND MARKING AN ANGLE POINT IN SAID COMMON LINE BEARS: S 48° 03' 31" E FOR A DISTANCE OF 166.28 FEET;

THENCE: N 48° 03' 31" W ALONG THE COMMON LINE OF SAID REMAINDER OF 202.655 ACRE TRACT AND SAID REMAINDER OF 101.322 ACRE TRACT FOR A DISTANCE OF 614.00 FEET TO THE POINT OF BEGINNING CONTAINING 4.072 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

- GENERAL NOTES:
- THE BEARING SYSTEM SHOWN HEREON IS REFERRED TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT PROJECTION, CENTRAL ZONE, AND AS MONUMENTED ON THE GROUND.
  - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
  - ALL LOTS ARE ZONED OS - GENERAL SUBURBAN.
  - NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE 12-08-1841P LETTER OF MAP REVISION, DATED MAY 18, 2012.
  - COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
  - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
  - EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2 INCHES IN CALIPER OR ONE 4 INCH CALIPER TREE PER ORDINANCE 3222.
  - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
  - THIS PLAT IS IN THE SPRING CREEK IMPACT FEE AREA.



LEGEND

- PLAT BOUNDARY
- LOT LINE
- PROPERTY CORNER
- P.U.E.
- PUBLIC UTILITY EASEMENT
- EASEMENT LINE
- EXISTING EASEMENT LINE
- ROW LINE
- COMMON AREA

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	39.27	25.00	099°00'00"	25.00	35.36	S03°03'31"E
C2	39.27	25.00	099°00'00"	25.00	35.36	N86°55'29"E
C3	21.03	25.00	048°11'23"	11.18	20.41	N03°03'31"E
C4	94.41	50.00	108°11'23"	46.00	81.00	N39°03'10"E
C5	94.41	50.00	108°11'23"	46.00	81.00	N47°50'47"E
C6	21.03	25.00	048°11'23"	11.18	20.41	N17°50'47"E
C7	39.27	25.00	099°00'00"	25.00	35.36	S03°03'31"E
C8	21.03	25.00	048°11'23"	11.18	20.41	N86°02'10"W
C9	241.19	50.00	278°22'40"	44.72	88.67	S48°03'31"E
C10	21.03	25.00	048°11'23"	11.18	20.41	N17°50'47"E
C11	39.27	25.00	099°00'00"	25.00	35.36	N86°02'10"E

**FINAL PLAT**  
**CASTLEGATE II SUBDIVISION**  
**SECTION 205**  
 9.672 ACRES  
 ROBERT STEVENSON LEAGUE, A-54  
 COLLEGE STATION, BRAZOS COUNTY, TEXAS  
 32 LOTS

OWNER/DEVELOPER:  
 3-D Development  
 4900 Gaskette Drive  
 College Station, TX 77845  
 (979) 690-7250

ENGINEER:  
 Schultz Engineering, LLC  
 TBPE NO. 12327  
 2730 CHEMURE, SUITE A  
 College Station, Texas 77845  
 (979) 764-3900

SURVEYOR:  
 Brad Kerr, RPLS No. 4502  
 Kerr Surveying, LLC  
 409 N. Texas Ave.  
 Bryan, TX 77803  
 (979) 266-3195

SCALE: 1" = 40'  
 October, 2013

CERTIFICATE OF OWNERSHIP AND DEDICATION  
 STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Wallace Phillips IV, Manager of 3-D Development, owner and developer of the land shown on this plat, and designated herein as the Castlegate II Subdivision, Section 205, 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.

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

DOS DORADO DEVELOPMENT LLC.  
 REMAINDER OF 202.655 AC. TRACT 9656/213

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 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 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.

\_\_\_\_\_  
 R.P.L.S. No. 4502

13.226  
 1108.13  
 3:31



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

**REZONING REQUEST  
FOR  
GATEWAY SUBDIVISION PH 3  
13-00900222**

**REQUEST:** GC General Commercial to R-4 Multi-Family

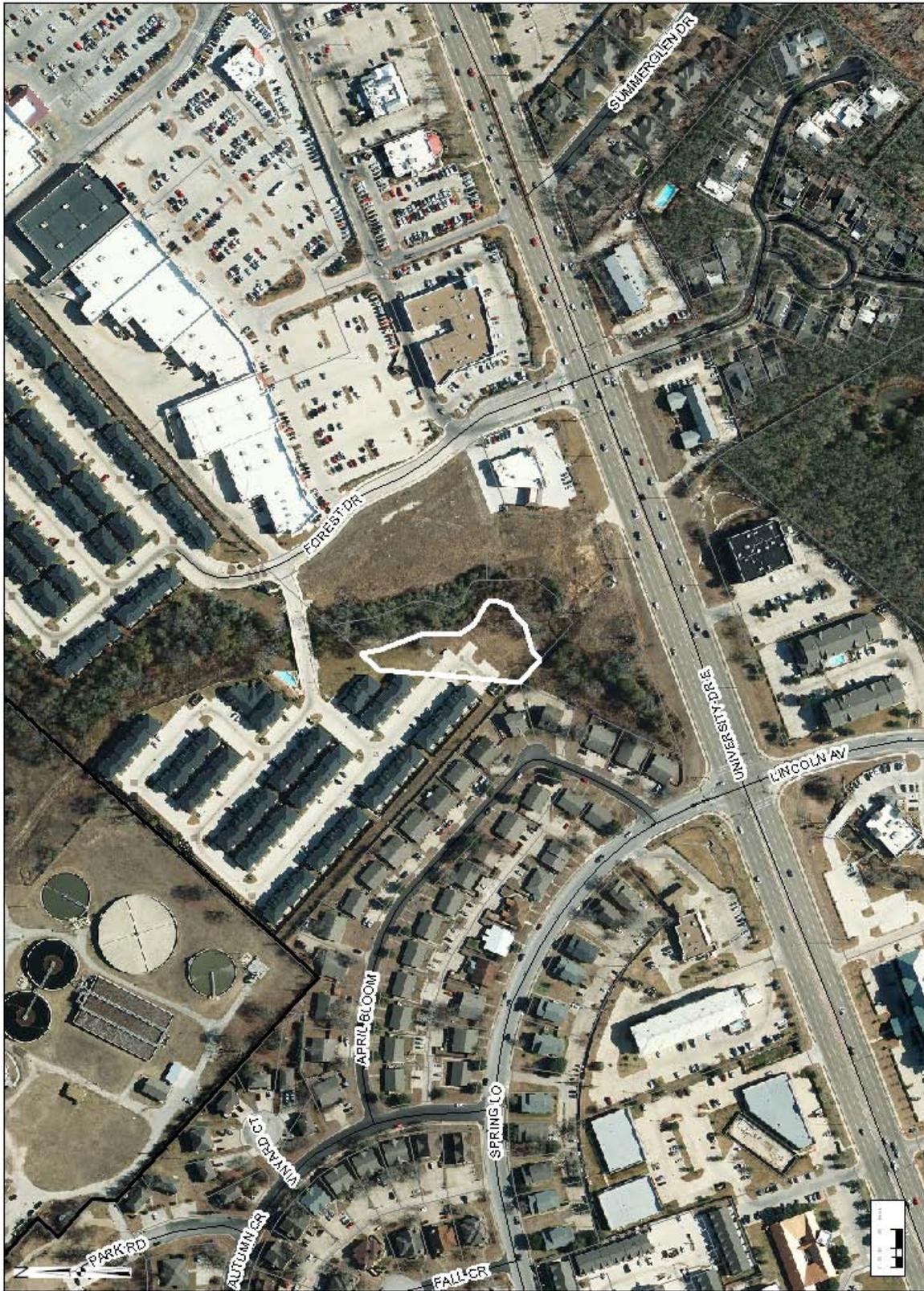
**SCALE:** One lot on approximately 0.76 acres

**LOCATION:** 180 Forest Drive, generally located adjacent to the Gateway Villas development

**APPLICANT:** David Scamardo, JBS Gateway

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

**RECOMMENDATION:** Staff recommends approval of the rezoning with the condition that the 100-foot landscape buffer remains as required in Ordinance 2239 and as depicted in Exhibit A that accompanies this rezoning request.

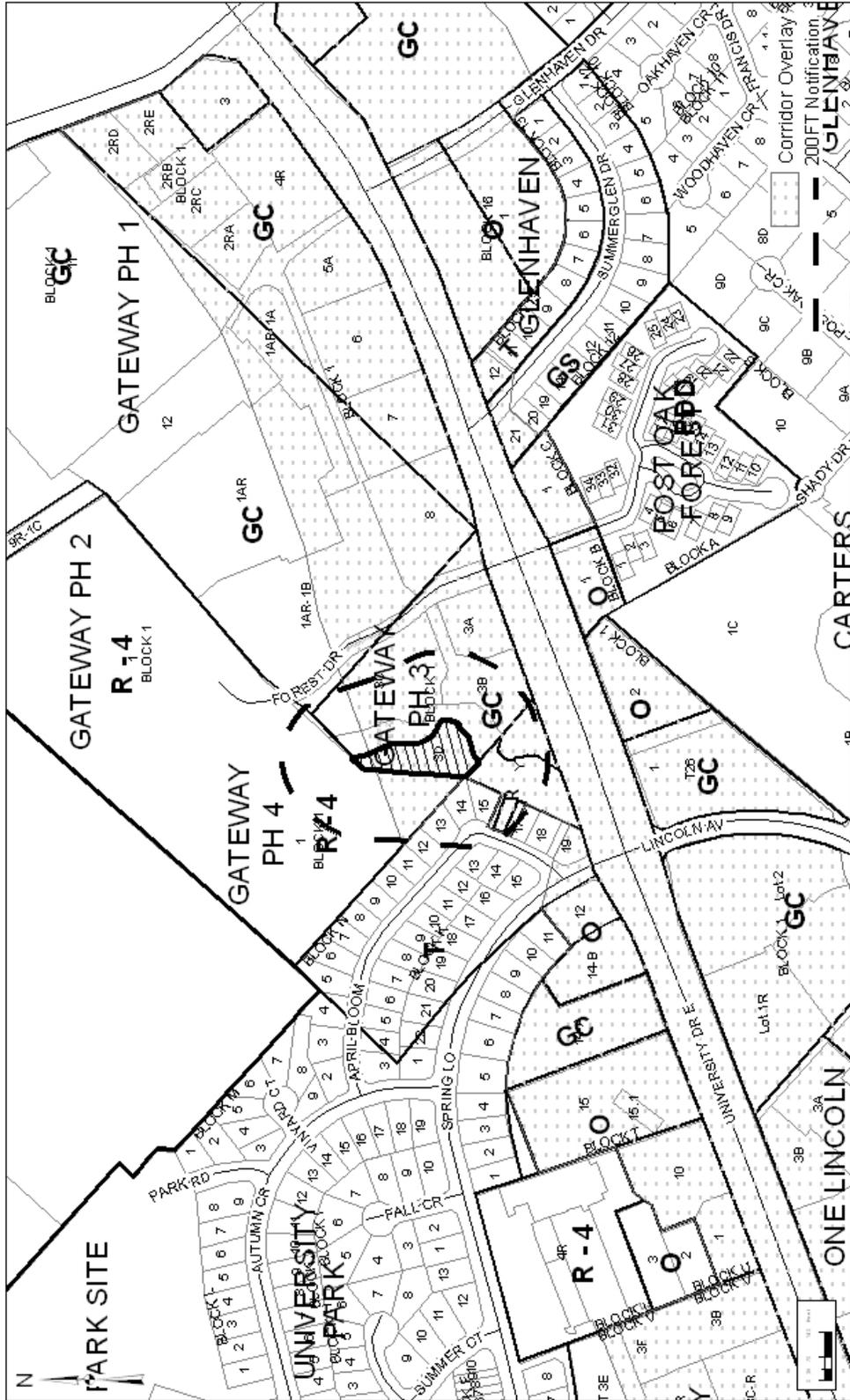


REZONING  
Case: 13-222

GATEWAY SUBDIVISION PH 3

DEVELOPMENT REVIEW





Zoning Districts	R - 4	R - 4	Multi-Family	BPI	Business Park	PDD	Planned Development
R	Rural	R - 4	High Density Multi-Family	NAP	Natural Areas Protected	WPC	Wolf Pen Creek Dev. Corridor
E	Estate	MHP	Manufactured Home Park	C - 3	Light Commercial	NG - 1	Core Northgate
RS	Restricted Suburban	O	Office	M - 1	Light Industrial	NG - 2	Transitional Northgate
GS	General Suburban	SC	Suburban Commercial	M - 2	Heavy Industrial	NG - 3	Residential Northgate
R - 1B	Single Family Residential	GC	General Commercial	C - U	College and University	OV	Corridor Overlay
D	Duplex	CI	Commercial-Industrial	R & D	Research and Development	RDD	Redevelopment District
T	Townhouse	BP	Business Park	P-MUD	Planned Mixed-Use Development	KO	Krenek Tap Overlay

**DEVELOPMENT REVIEW**

GATEWAY SUBDIVISION PH 3

Case: 13-222

**REZONING**

## NOTIFICATIONS

Advertised Commission Hearing Date: November 21, 2013  
Advertised Council Hearing Date: December 12, 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:  
N/A

Property owner notices mailed: Eleven.  
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	R-4 Multi-Family	Multi-Family - Gateway Villas
South	Natural Areas - Reserved	GC General Commercial with OV Corridor Overlay	Vacant
East	General Commercial/Natural Areas - Reserved	GC General Commercial with OV Corridor Overlay	Vacant – Floodplain
West	Urban	R-4 Multi-Family with OV Corridor Overlay	Multi-Family - Gateway Villas

## DEVELOPMENT HISTORY

**Annexation:** February 1971  
**Zoning:** OV Corridor Overlay 1992  
C-B Commercial Business 1997  
C-B Commercial Business renamed to C-1 General Commercial 2003  
C-1 General Commercial renamed to GC General Commercial 2012  
**Final Plat:** November 2004 Final Plat of Lot 1, Block 1 Phase 3 of the Gateway Subdivision  
**Site development:** A portion of this site is being used as parking for Gateway Villas development.

## REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject property is as an area designated as General Commercial and Urban on the Comprehensive Plan. The land use designations on the Comprehensive Plan are not parcel based. The adjacent property to the east, designated as Urban on the Comprehensive Plan, is developed as the Gateway Villas and to the west is floodplain. The intent of this rezoning request is to continue the R-4 Multi-Family development of Gateway Villas and therefore, this area is considered to be an appropriate continuation of the existing development pattern.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The subject property is currently zoned GC General Commercial and abuts an R-4 Multi-Family development. The request to rezone to R-4 Multi-Family is compatible with the present zoning as the intent is to continue the adjacent Gateway Villas development. Due to the creek acting as a buffer from the existing commercial development, additional commercial development on this site of the creek is less suitable.
- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** As stated, the proposed rezoning for this property is R-4 Multi-Family from GC General Commercial. Immediately adjacent to this property are the Gateway Villas, also zoned R-4 Multi-Family. By rezoning the property, the ability to continue the multi-family development will be possible. This area is more suitable for multi-family due to its location in relation to the creek. Additionally, access is available through the multi-family development.
- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The portion of Gateway Center west of Forest Drive was zoned for commercial in 1997. The area has been developed with a bank, Panera Bread, and a hotel is currently under construction. Gateway Villas developed to the boundary of Phase 3 of the Gateway Subdivision, creating the separation between the R-4 Multi-Family and GC General Commercial zonings.

Because of the proximity of the floodplain, size of the subject property, and the possible need for separate access, there are potential development limitations for a commercial venture.

- 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 states that the roadway system feeding into this property is not adequate for a commercial development.

As the Gateway Villas have already developed, infrastructure is available to continue the multi-family development.

- 6. Availability of water, wastewater, storm water, and transportation facilities generally suitable and adequate for the proposed use:** There is an existing 6-inch water main available to serve this property. There are also existing 6-, 8-, and 12-inch sanitary sewer mains available to serve the property. The site generally drains to the north to an adjacent unnamed tributary to Burton Creek. Drainage and other site infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Access to the site is provided via existing private access drives.

#### **STAFF RECOMMENDATION**

Staff recommends approval of the rezoning with the condition that the 100-foot landscape buffer remains as required in Ordinance 2239 and as depicted in Exhibit A that accompanies this rezoning request.

#### **SUPPORTING MATERIALS**

1. Application
2. Exhibit A - Rezoning map



FOR OFFICE USE ONLY	
CASE NO.:	<u>13-282</u>
DATE SUBMITTED:	<u>10-22-13</u>
TIME:	<u>3:30</u>
STAFF:	<u>RK</u>

## ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

<b>MINIMUM SUBMITTAL REQUIREMENTS:</b>	
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>\$1,165 Rezoning Application Fee.</p> <p>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.</p> <p>Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.</p> <p>One (1) copy of a fully dimensioned map on 24" x 36" paper showing:</p> <ol style="list-style-type: none"> <li>Land affected;</li> <li>Legal description of area of proposed change;</li> <li>Present zoning;</li> <li>Zoning classification of all abutting land; and</li> <li>All public and private rights-of-way and easements bounding and intersecting subject land.</li> </ol> <p>Written legal description of subject property (metes &amp; bounds or lot &amp; block of subdivision, whichever is applicable).</p> <p>A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to P&amp;DS_Digital_Submittal@cstx.gov).</p> <p><b>NOTE:</b> 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 &amp; Zoning Commission.</p>

Date of Optional Preapplication Conference \_\_\_\_\_

NAME OF PROJECT Gateway Subdivision, Phase 3 - Lot 3D, Block 1 - 0.76 Ac - Rezoning

ADDRESS Forest Drive, College Station, TX

LEGAL DESCRIPTION (Lot, Block, Subdivision) Lot 3D, Block 1, Gateway Subdivision, Phase 3

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:  
 \_\_\_\_\_  
 \_\_\_\_\_

TOTAL ACREAGE 0.76 Acre

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

Name JBS Gateway LLC E-mail david@scarmardofoods.com

Street Address 1289 N. Harvey Mitchell Pkwy

City Bryan State TX Zip Code 77803-2062

Phone Number 979-779-7209 Fax Number 979-822-1763

**PROPERTY OWNER'S INFORMATION:**

Name same as above E-mail \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

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

Name Kling Engineering, a division of Civil Engineering Consultants E-mail skling@cectexas.com  
Street Address 4101 S. Texas Ave. Suite A  
City Bryan State TX Zip Code 77802  
Phone Number 979-846-6212 Fax Number 979-846-8252

This property was conveyed to owner by deed dated 09/10/10 and recorded in Volume 9820, Page 276 of the Brazos County Official Records.

Existing Zoning GC (General Commercial) Proposed Zoning R-4 (Multi-Family)

Present Use of Property vacant

Proposed Use of Property R-4 Development - 2 story Condominium Building

### REZONING SUPPORTING INFORMATION

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

*The adjacent property to the north and west have recently developed as R-4. The road system that has been put in place to service the property is insufficient for a commercial development.*

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 zone change is not in accordance with the Comprehensive Plan. The current GC zoning was a city initiated effort and I assume took a macro look at the area and failed to see the natural feature (creek) would make a better zoning line.*

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?

*The adjoining uses and character is consistent with the rezoning request.*

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

*The intended use is exactly the same as the adjoining R-4 development.*

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

*This property is currently being used as a green space to the adjoining R-4 development, which makes for a natural extension of the R-4 into this area.*

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

*The marketing of the property is the same entity that marketed the adjoining R-4 development.*

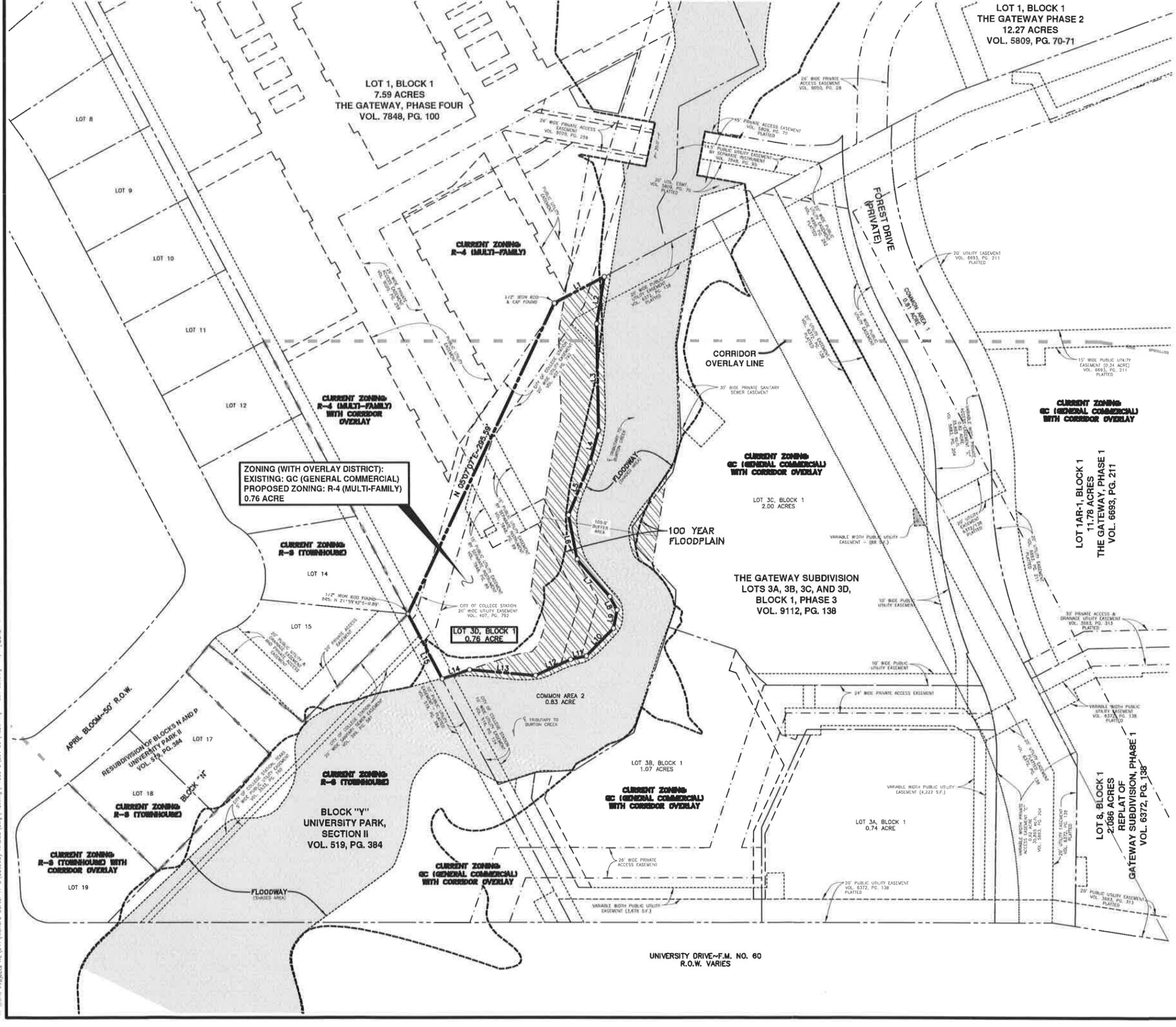
7. List any other reasons to support this zone change.

*The fact that the east boundary lien of the subject tract is a major creek tributary severs it from and makes it inaccessible from the adjacent GC development - while it has direct access to the adjoining R-4 development.*

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

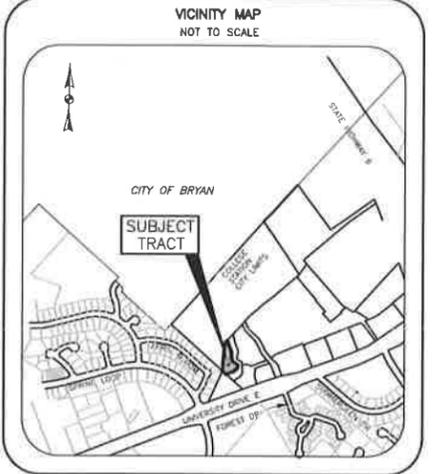
*Greg Scarb*  
*Mark Scarb*  
\_\_\_\_\_  
Signature and title

*10-22-2013*  
*10-22-2013*  
\_\_\_\_\_  
Date  
*10-22-2013*

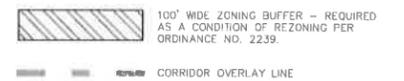


LOT 1, BLOCK 1  
THE GATEWAY PHASE 2  
12.27 ACRES  
VOL. 5809, PG. 70-71

LOT 1, BLOCK 1  
7.59 ACRES  
THE GATEWAY, PHASE FOUR  
VOL. 7848, PG. 100



NOTES:  
1. BASIS OF BEARINGS IS THE RE-ESTABLISHED SOUTHWEST LINE OF LOT 1A - 16.997 ACRES - BLOCK 1 AS SHOWN ON THE REPLAT AND SUBDIVISION PLAT ESTABLISHING LOTS 1A, 5A, 9, 10 AND 11 BLOCK 1 OF THE GATEWAY, PHASE 1 RECORDED IN VOL. 4998, PG. 262 WITH A RECORD BEARING OF N 48°03'22"W.  
2. A PORTION OF THE SUBJECT TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480083, PANEL NO. 0215E, MAP NO. 48041C0215E EFFECTIVE DATE: MAY 16, 2012.



ZONING (WITH OVERLAY DISTRICT):  
EXISTING: GC (GENERAL COMMERCIAL)  
PROPOSED ZONING: R-4 (MULTI-FAMILY)  
0.76 ACRE

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N42°00'27"E	48.81'
L2	S11°06'39"E	40.93'
L3	S21°07'29"E	51.81'
L4	S05°02'02"E	28.52'
L5	S02°07'39"W	48.78'
L6	S31°16'45"E	36.67'
L7	S61°22'22"E	42.74'
L8	S48°52'22"E	13.11'
L9	S08°56'55"E	16.09'
L10	S24°07'32"W	33.42'
L11	S57°34'08"W	14.05'
L12	S45°28'43"W	33.26'
L13	S74°40'45"W	56.94'
L14	S51°23'35"W	24.95'
L15	N48°04'07"W	63.25'

13.222  
11.113  
9.56  
PK

REZONING OF  
LOT 30, BLOCK 1  
GATEWAY SUBDIVISION, PHASE 3  
VOL. 9112, PG. 138  
0.76 ACRE

RICHARD CARTER SURVEY, A-8  
COLLEGE STATION, BRAZOS COUNTY, TEXAS  
OWNED AND DEVELOPED BY:

JBS GATEWAY LLC  
1289 N HARVEY MITCHELL PKWY  
BRYAN, TX 77803-2062

SCALE: 1"=40' OCTOBER, 2013

PREPARED BY:  
KING ENGINEERING & SURVEYING (A DIVISION OF)  
CIVIL ENGINEERING CONSULTANTS  
4101 S. TEXAS AV. STE A+B BRYAN, TX 77803-6212

H:\Lund\Projects\B21041\Richard Carter A-8\Gateway\Map083.dwg\Plotting\Phase 3\Lot 30\Rezoning - Lot 30.dwg 11/17/2013 9:46:15 AM CST



CITY OF COLLEGE STATION

**COMPREHENSIVE PLAN AMENDMENT  
FOR  
BERTRAND/CLANCY/FORD PROJECT  
(13-00900224)**

- REQUEST:** Suburban Commercial and Natural Areas-Reserved to General Commercial and Natural Areas-Reserved
- SCALE:** Approximately 11.4 acres
- LOCATION:** 2560 Earl Rudder Freeway S
- APPLICANT:** Veronica Morgan, Mitchell & Morgan
- PROJECT MANAGER:** Teresa Rogers, Staff Planner  
trogers@cstx.gov
- OPTIONS FOR ACTION:** The Planning & Zoning Commission and City Council are requested to make a policy decision. At least three options for action are available as noted below:
- Accept the applicant's proposal of amending the Comprehensive Plan to General Commercial and Natural Areas-Reserved designations;
  - Deny the applicant's proposal and maintain the Suburban Commercial and Natural Areas-Reserved designation on the Comprehensive Plan;
  - Propose an alternative land use and character designation for this property.



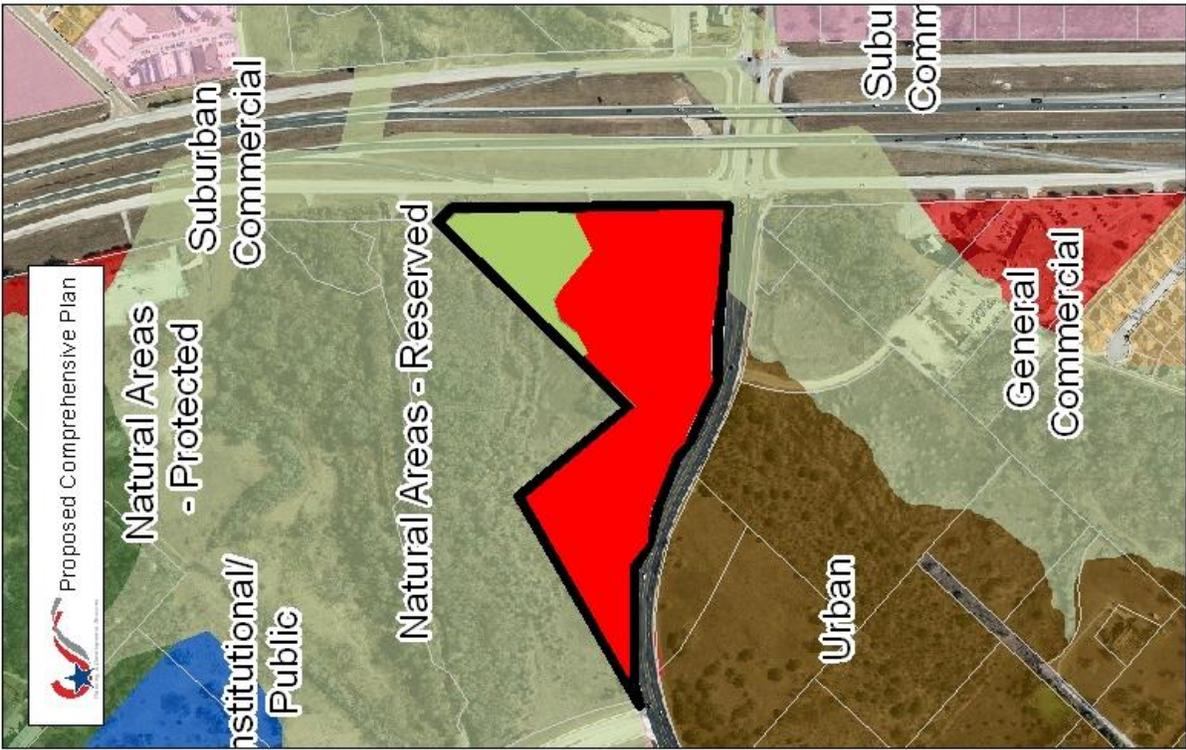
COMP PLAN  
AMENDMENT

Case: 13-224

2560 EARL RUDDER FWY S

DEVELOPMENT REVIEW





**NOTIFICATIONS**

Advertised Commission Hearing Date: November 21, 2013  
 Advertised Council Hearing Dates: December 12, 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

Contacts in support: None at the time of this report.  
 Contacts in opposition: None at the time of this report.  
 Inquiry contacts: One (1) at the time of this report.

**ADJACENT LAND USES**

Direction	Comprehensive Plan	Zoning	Land Use
North	Natural Areas-Reserved	GS General Suburban	vacant
South (across Harvey Mitchell Pkwy)	Urban and Natural Areas-Reserved	O Office, P-MUD Planned Mixed Use District, R&D Research and Development, and GC General Commercial and OV Corridor Overlay	vacant
East (east of Earl Rudder Fwy S)	Natural Areas-Reserved	O Office and GS General Suburban	offices
West (west of Dartmouth St)	Natural Areas-Reserved and Suburban Commercial	GS General Suburban	vacant

**DEVELOPMENT HISTORY**

**Annexation:** February 1971  
**Zoning:** GS General Suburban  
**Final Plat:** These properties are unplatted.  
**Site development:** The sites are currently undeveloped.

**REVIEW CRITERIA**

1. **Changed or changing conditions in the subject area or the City:** The subject tracts and properties immediately surrounding the area have been designated as Suburban Commercial and Natural Areas-Reserved on the Comprehensive Plan Future Land Use and Character Map. The large area of Natural Areas-Reserved was designated based on FEMA floodplain locations. The limited amount of Suburban Commercial land use on this property was designated in order to provide an opportunity for development in a limited area that would not negatively impact the floodplain. There has been no change in the conditions in the subject area that would invalidate the current land use and character designations for the area. Portions of the floodplain on this property were reduced based on the 2009 flood study by Mitchell and Morgan.

2. **Scope of the request:** This request is to increase the intensity and amount of commercial land use and character into an area that is otherwise natural areas and limited single-family residences. The request would enable a land use that is more intense than surrounding land uses and enable traffic generation and other service demands in excess of current land uses. In addition, there is known flooding on Bee Creek and surrounding areas, which consists of large amounts FEMA designated floodplain. There may be additional impacts based on future development proposals; however, a drainage analysis or mitigation plan has not been submitted to date.
3. **Availability of adequate information:** Staff can determine trips generated by the proposed land use to assess impact. In addition, Staff has 2009 TxDOT traffic counts on Harvey Mitchell Parkway (FM 2818). The current land use designation is Suburban Commercial and Natural Areas-Reserved with no improvements, generating no vehicles per day (VPD). The proposed General Commercial designation may generate approximately 5,700 VPD. TxDOT's 2009 traffic counts along Harvey Mitchell Parkway in this area are 15,100 VPD. Harvey Mitchell Parkway has a capacity of approximately 40,000 VPD. A traffic impact analysis will be required at the time of rezoning to propose any necessary mitigation due to the additional traffic.

In recent years, land use has not been changed on large portions of property designated Natural Areas-Reserved without mitigation analysis. At this point, a drainage analysis or mitigation plan has not been submitted and will not be required until site planning. Therefore, it is unclear whether or not City drainage facilities are adequate to accommodate the proposed land use amendment.

4. **Consistency with the goals and strategies set forth in the Plan:** The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment.

Relevant Strategies identified to achieve this goal include:

- Promote public and private development and design practices that encourage resource conservation and protection:
  - The proposed land use and character designation would change the type of commercial character currently designated on the property as well as modify existing Natural Areas-Reserved character to allow intense commercial development .
  - Floodplains which have been designated Natural Areas-Reserved should be preserved in order to serve their natural function of floodwater conveyance.
- Identify, protect, and enhance unique community assets in our natural and built environment:
  - The proposed General Commercial land use and character designation would modify the character of this Image Corridor, as designated under the current plan. This property is located in the Harvey Mitchell Parkway Primary Image Corridor, which includes a forested area of Bee Creek. According to the Comprehensive Plan, care should be taken to protect the trees and maximize the positive impression gained by this asset.
  - Floodplains should be protected as a natural community asset.

- Provide a diversified economy generating quality, stable, full-time jobs; bolstering the sales and property tax base; and contributing to a high quality of life:
  - The proposed land use amendment may generate jobs to stimulate the local economy, bolster sales and the tax base.
- Provide improved mobility through a safe, efficient, and well-connected multi-modal transportation system designed to be sensitive to the surrounding land uses:
  - The increased area of proposed General Commercial land use designation and the existing Suburban Commercial and Natural Areas-Reserved land use designations generate different trip rates and so must be evaluated against the capacity of the current transportation network.

5. **Consideration of the Future Land Use & Character and/or Thoroughfare Plans:** The proposed General Commercial designation is for concentrations of commercial activities that cater to nearby residents and the larger community or region. These areas tend to be located near the intersection of two regionally significant roads. The applicant has stated that there has been expressed interest in the property but several restrictions within the Suburban Commercial designation have deterred development of this property.

In contrast, a Suburban Commercial land use and character designation is intended for properties that cater to nearby residents versus the larger community or region. This designation was created with the intent of being sensitive to residential areas by considering the relationship of the two land uses.

A large portion of the property is designated Natural Areas-Reserved, which is meant for areas that should be preserved for their natural function or open space qualities. In this case, the Natural Areas-Reserved portion of the property was designated to match the FEMA designated floodplain. The applicant has stated the Bee Creek floodplain boundary has been revised; however, the proposed General Commercial land use designation also encroaches into the revised floodplain area. In addition, the revised floodplain area determined by Mitchell and Morgan in 2009 has not yet been reflected on the effective FEMA maps.

The Thoroughfare Plan designations for State Highway 6 and Harvey Mitchell Parkway (FM 2818) need not change in context or classification due to the proposed land use.

6. **Compatibility with the surrounding area:** The subject properties are located in an area designated as Suburban Commercial and Natural Areas-Reserved. In addition, this area is currently zoned GS General Suburban, which allows single-family residential development. Most of the surrounding area is undeveloped and remains in its natural state, with a limited amount of existing single-family residences located west of Dartmouth Street.

The Suburban Commercial designation would permit uses including offices and small scale retail and restaurants. As previously stated, the Suburban Commercial designation is meant for smaller-scale commercial uses. The Natural Areas-Reserved designation is meant for areas that should be preserved for their natural function, such as floodwater conveyance, or open space qualities.

With the proposed General Commercial land use and character designation, an increased amount of traffic can be expected. The Unified Development Ordinance requires screening

and buffering to adjacent properties. Permitted development would include all uses within the General Commercial zoning district.

- 7. Impacts on infrastructure including water, wastewater, drainage, and the transportation network:** Water service to the tract may be provided by existing 12- and 24-inch water mains running along the north side of Harvey Mitchell Parkway South. There is a proposed master waterline which will connect to the existing water main along Harvey Mitchell Parkway South and run north along the Earl Rudder Freeway South Frontage Road. Domestic and fire flow demands may necessitate future water main extensions at the time of site development. There is currently an 18-inch sanitary sewer main along the east side of the tract adjacent to the Earl Rudder Freeway South Frontage Road available to serve the property. The sanitary sewer master plan has identified this sanitary sewer line as needing to be upsized in the future. The proposed General Commercial land use may create more intensity; however, preliminary analysis of the system has indicated that there is available capacity to serve this type of development.

The subject tract is located in the Bee Creek drainage basin and contains FEMA Special Flood Hazard Area. The land use for a portion of 100-year floodplain, which is currently designated as Natural Areas-Reserved, is proposed to be changed to General Commercial. No mitigation or analysis has been submitted for the proposed floodplain encroachment to date. Development of the subject tract will be required to meet the City's "No Adverse Impact" requirements of the Flood Ordinance and B/CS Unified Storm Water Design Guidelines. Site development impacts on the drainage system will be evaluated further at that time.

- 8. Impact on the City's ability to provide, fund, and maintain services:** No indication exists that the City will have any difficulty in providing or funding services to the subject property based on the requested land use and character designation.
- 9. Impact on environmentally sensitive and natural areas:** The subject property is located in the Bee Creek drainage basin and contains FEMA Special Flood Hazard Area. As previously stated, the land use designation for a portion of the 100-year floodplain is proposed to be changed from Natural Areas-Reserved to General Commercial. This change would recognize that an intense amount of development is permissible on an area of land that is currently undeveloped and intended to be preserved in its natural state for conveyance of floodwaters. No mitigation or analysis has been submitted and it is unclear what impacts site development will have on the drainage system in this area and surrounding areas.
- 10. Contribution to the overall direction and character of the community as captured in the Plan's vision and goals:** The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment. Additionally, the Economic Development goal for College Station is to provide a diversified economy generating quality, stable, full-time jobs; bolstering the sales and property tax base; and contributing to a high quality of life.

This request recognizes and promotes economic opportunity but the environmental impact of the increased commercial development opportunity has not yet been demonstrated.

## OPTIONS FOR ACTION

The Planning & Zoning Commission and City Council are requested to make a policy decision. At least three options for action are available as noted below:

- Accept the applicant's proposal of amending the Comprehensive Plan to General Commercial and Natural Areas-Reserved designations;
- Deny the applicant's proposal and maintain the Suburban Commercial and Natural Areas-Reserved designation on the Comprehensive Plan;
- Propose an alternative land use and character designation for this property.

#### **SUPPORTING MATERIALS**

1. Application
2. Copy of Land Use Amendment Map



FOR OFFICE USE ONLY	
CASE NO.:	<u>13-224</u>
DATE SUBMITTED:	<u>10/23/13</u>
TIME:	<u>9:50</u>
STAFF:	<u>AJ</u>

## COMPREHENSIVE PLAN AMENDMENT APPLICATION

(Check all applicable)

Related to Community Character     Related to Transportation     Related to Other \_\_\_\_\_

### MINIMUM SUBMITTAL REQUIREMENTS:

- \$1,165 Comprehensive Plan Amendment 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.
- Two (2) copies of a fully dimensioned map on 24" X 36" paper showing (if applicable):
  - a. Land affected;
  - b. Present zoning of property and zoning classification of all abutting property;
  - c. Current Concept Map and Future Land Use and Character Map classifications and proposed classifications;
  - d. Current Concept Map and Future Land Use and Character Map classifications of all abutting property;
  - e. Current and proposed thoroughfare alignments;
  - f. Currently planned utility infrastructure and proposed utility infrastructure;
  - g. General location and address of property; and
  - h. Total acres of property.

Date of Optional Preapplication Conference May 2013

NAME OF PROJECT Bertrand/Clancy/Ford Project

ADDRESS FM 2818 - between SH6 and Dartmouth Drive

LEGAL DESCRIPTION (Lot, Block, Subdivision) see attached owner information

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

North side of FM2818 between Dartmouth Drive and FM2818

TOTAL ACREAGE 11.14 Acres

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

Name Mitchell & Morgan c/o Veronica Morgan E-mail v@mitchellandmorgan.com

Street Address 511 University Dr East Suite 204

City College Station State TX Zip Code 77840

Phone Number 979-260-6963 Fax Number 979-260-3564

PROPERTY OWNER'S INFORMATION:

Name See attached owner information E-mail \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

**ANSWER ALL OF THE FOLLOWING:**

1. What specific element of the Comprehensive Plan (for example, Land Use and Character designation, Thoroughfare Plan Context Class, or thoroughfare alignment) and at what specific location (if applicable) is requested to be amended?

*The element we are seeking to amend is the Land Use and Character Designation on the property located along the north side of FM2818 from SH6 - East Bypass to Dartmouth Drive.*

2. What is the amendment request?

*The request is to modify the land use designation on the property from SC - Suburban Commercial and NAR - Natural Areas Reserved to GC - General Commercial and NAR - Natural Areas Reserved.*

3. Explain the reason for this amendment.

*See attached.*

4. Identify the conditions that have changed to warrant this change to the existing Comprehensive Plan.

*See attached.*

5. Explain why the existing element of the Comprehensive Plan in question is no longer appropriate.

*See attached.*

6. How does the requested amendment further the goals and objectives of the Comprehensive Plan?

*See attached.*

7. What other information are you providing to support the proposed amendment (for example, transportation impact study)?

*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.*

*J. J. d. Matey-Bedue'*  
Signature and title

10-22-13  
Date

7. What other information are you providing to support the proposed amendment (for example, transportation impact study)?

None.

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.

Ruth M. Bertrand - OWNER  
Signature and title

28 OCT 13  
Date

7. What other information are you providing to support the proposed amendment (for example, transportation impact study)?

None.

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.

Larry D. Clancy, owner  
Signature and title

October 22, 2013  
Date

Rebecca Susan Clancy, owner

October 22, 2013

# Bertrand/Clancy/Ford Land Use Plan Amendment

---

## ***Explain the reason for this amendment:***

The property is in the path of development along the SH6 - East Bypass to the new Medical District. Development has expressed interest in the area but several restrictions within the *SC - Suburban Commercial* designation have deterred development of this property. *SC - Suburban Commercial* as stated in the Comprehensive Plan is "generally for concentrations of commercial activities that cater primarily to nearby residents versus the larger community or region. Generally, these areas tend to be small in size and located adjacent to major roads (arterials and collectors). Design of these structures is compatible in size, roof type and pitch, architecture, and lot coverage with the surrounding single-family residential uses." Several restrictions within the *SC - Suburban Commercial* designation are detrimental to the development potential of the property and are as follows:

1. Restaurants – cannot exceed 8,000 SF in area including waiting areas and outdoor dining areas
2. Restaurants – cannot locate outdoor seating or playground between structure and a single-family land use and zoning
3. Restaurants – cannot have a drive-thru window
4. Hotels – not permitted
5. Retail Sales – alcohol – not permitted
6. Retail Sales – commercial gross floor area of single structure shall not exceed 15,000 SF
7. Drive-thru windows and message boards cannot be located on side of building adjacent to single family land use and zoning

According to the Comprehensive Plan, the "*GC- General Commercial* land use designation is generally for concentrations of commercial activities that cater to both nearby residents and to the larger community or region. Generally, these areas tend to be large in size and located near the intersection of two regionally significant roads (arterials and freeways). It is preferred that in such areas development be concentrated in nodes rather than spread out in strips." Several elements within this definition of *GC- General Commercial* are much better suited to this property than *SC -Suburban Commercial*. This property is located at the intersection of a freeway and an arterial roadway, as stated in *GC*. It is located with the entire frontage located along a major arterial. It is a concentrated node and not spread out as a strip. It does not have existing surrounding single-family residential uses, although there is adjacent single-family zoning (see additional commentary below). Strictly looking at the property and the definitions of *SC - Suburban Commercial* and *GC - General Commercial* it appears that *GC - General Commercial* is a better fit for this property than *SC- Suburban Commercial*, which begs the question as to why this area was adopted as *SC - Suburban Commercial* rather than *GC- General Commercial*.

## Bertrand/Clancy/Ford Land Use Plan Amendment

---

### ***Identify the conditions that have changed to warrant this change to the existing Comprehensive Plan?***

#### ***History – Big Box Retail Fears & Single Family Adjacency Issues***

The existing Comprehensive Plan was adopted in May 2009. At that time there was significant discussion about two large projects in this general area. First, Wal-Mart was looking to construct a new store and was researching property in this area as well as other locations. Significant opposition to Wal-Mart in this area of FM2818 was voiced by nearby residents. Pressure to curtail "big box" retailers in this area played a significant role in the designation of this area as *SC – Suburban Commercial*. Secondly, the City of College Station had plans for their consolidated "City Center" along Dartmouth and Krenk Tap Road in the vicinity of this property. Protection of that future asset also played a role in this area being designated as *SC – Suburban Commercial*. The first phase of this City Center project was turned down by the voters in College Station, although the City still retains ownership of this property. At the time of adoption of the Comprehensive Plan, this property and the adjacent properties between the subject tract and Bee Creek were and are still zoned *R-1, Single Family Residential* (now called *GS- General Suburban*). This zoning was never intended to be the ultimate zone on the property, rather it was the first zoning placed on the properties when they were originally annexed into the City of College Station. Years ago, the holding zone for annexed property was *R-1, Single Family* rather than *A-O, Agriculture – Open* as is presently the practice. This single family residential zoning on the property, was likely another reason that *SC – Suburban Commercial* was placed on the property (i.e. the adjacency of SC to single family being more appropriate than GC to single family). This R-1 (recently changed to *GS – General Suburban*) zone should not have been used to develop a recommendation for the ultimate land use of the subject tract. As seen on the Land Use plan there is no recognition that the single family land use is appropriate surrounding this site, rather the Land Use Plan recognizes the floodplain in a natural state as a surrounding ultimate use. The possibility of any of this property being developed as single family residential is extremely unlikely.

#### ***Big Box Viability***

Big Box retailers typically site on property that meets certain depth and width dimensions. Although they look at the acreage available for development, the depth of the property is a significant dimension that is important to them. The dimensions of the Lowes at SH40, the Home Depot at University Drive and the HEB-Tower Point development are shown below along with their general dimensions. As you can see the typical depth of these developments is at least 1,000 feet with width varying from 1,000 feet to 1,800 feet. Generally these "big boxes" require a site generally 1,000 feet x 1,000 feet in order to achieve the front field of parking and outparcel users that they desire along with the circulation necessary for deliveries and general site circulation. This property, although it is approximately 11 acres, is only 400 feet in depth at its deepest point, rendering it difficult to develop as a big box retailer. The more likely development, given this depth restriction, would consist of a small retail establishment, restaurant pads and a hotel.

# Bertrand/Clancy/Ford Land Use Plan Amendment



Google earth feet 2000 800 meters



Google earth feet 1000 500 meters



Google earth feet 1000 400 meters

## SEC – Hotel Demand

As many are aware the demand on our hotels in College Station has increased significantly since the Aggies joined the SEC. To prohibit hotels from a property located at the intersection of a freeway and a major arterial is extremely detrimental, both from a development standpoint and a tax base standpoint for the City of College Station. These thoroughfares are designed to handle significant traffic loads, ones that might be expected from retail/hotel/restaurant development.

# Bertrand/Clancy/Ford Land Use Plan Amendment

---

## *Changed Conditions – Medical District Master Plan*

Lastly, the City of College Station recently adopted a Medical District Plan in October 2012, located less than 2 miles south along SH6 from this site. Although the Medical District is significant in size there will be support uses which will develop in close proximity to the core of the district. Examples of this are the significant number of medical offices which have developed at the corner of Emerald Parkway at SH6 and at North Forest Parkway at SH6. These uses developed prior to the Medical District but likely developed in this area because of their proximity to The MED.

## *Changed Conditions*

- The Wal-Mart issue has been resolved with the redevelopment of the existing Wal-Mart location.
- The City Center project has not moved forward and its disposition is unknown.
- Texas A&M University entered the SEC creating a significant demand on hotels.
- Medical District Master Plan was adopted in October 2012 and will have an impact on this property and its development potential as support uses to that area.

## ***Explain why the existing element of the Comprehensive Plan in question is no longer appropriate?***

The existing land use of *SC – Suburban Commercial* was never appropriate for this property given the strict limitations written in the zoning language. It is important to remember that the zoning district *SC-Suburban Commercial* regulatory language was not written or even drafted at the time that the Comprehensive Plan was adopted. Because of this there was no way of knowing the strict limitations that would be placed on the property at the time of the Comprehensive Plan adoption.

In addition, the boundary used for the *SC – Suburban Commercial* property was based upon an older floodplain boundary. A recent amendment to the Bee Creek floodplain boundary was approved by FEMA and these new boundaries are reflected on this newer delineation of *GC – General Commercial*. There is some GC designation shown encroaching into the floodplain but the intent is to only reclaim floodplain that does not adversely impact the surrounding property and would leave ample room for development of a trail system. The area reserved for a potential trail system would be located within the flatter area of the floodplain - not near the creek bank where erosive effects would be detrimental to the structural integrity of the trail.

As stated above and in earlier questions, there are several reasons that SC is not appropriate.

1. There is NO single family development that will occur adjacent to this property – so no single family development to protect from a GC use.
2. The proximity of this property to the Medical District and Texas A&M University makes it prime for development as a hotel site. The access to SH6 and FM2818 for a hotel use is optimal from a transportation and marketing perspective.

## Bertrand/Clancy/Ford Land Use Plan Amendment

---

3. This property is not of the size to handle a “big box” retailer – so fears of “big box” at this location are unfounded.
4. The uses in GC that would be expected at this location (i.e. lack of big boxes) would not be detrimental to a potential future City Center. Rather many of them, restaurants, hotels, would be tremendous supporting uses to the City Center.
5. The floodplain boundary has been changed in this area.

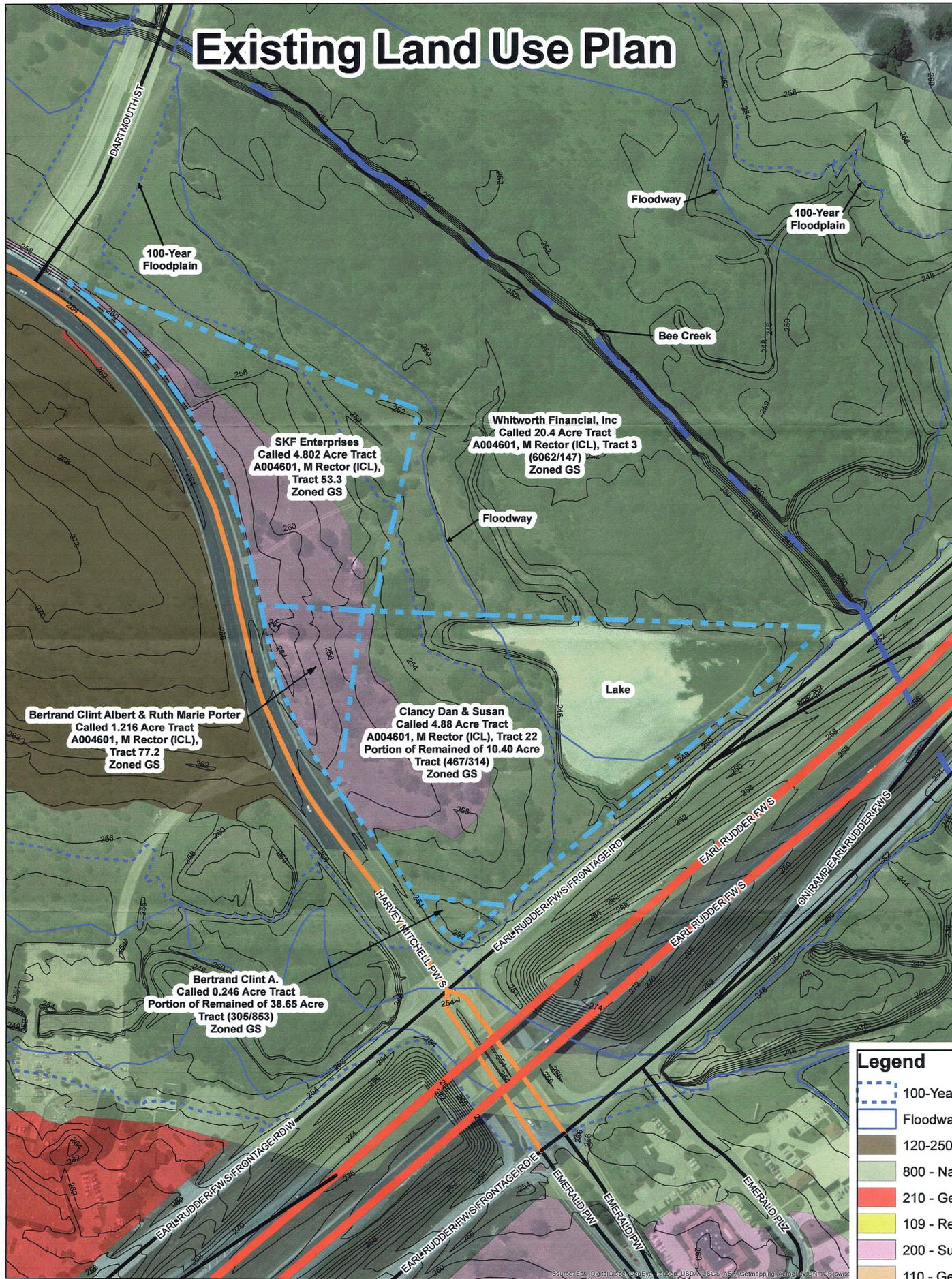
### ***How does the requested amendment further the goals and objectives of the Comprehensive Plan?***

The goal of the Comprehensive Plan Future land use and character is to “be a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors and a protected and enhanced natural environment.

The specific strategies that are furthered by this amendment are:

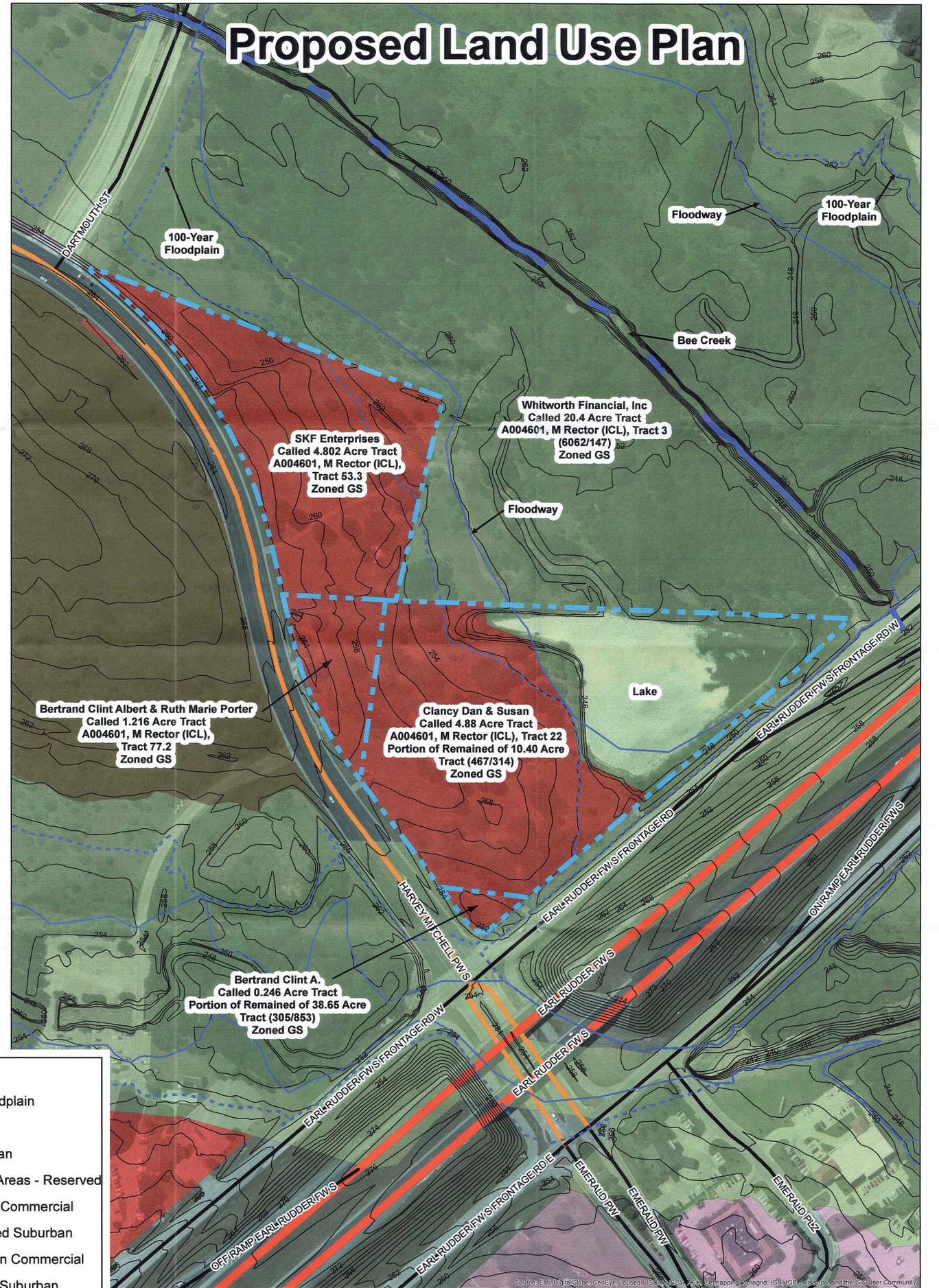
- *Develop and maintain, through regular review, a land use plan that identifies, establishes, and enhances community character.* – This amendment will enhance the community character and protect the natural environment along the FM2818 corridor.
- *Promote public and private development and design practices that ensure distinct neighborhoods, districts, and corridors.* - This amendment will promote private development in a distinct district bounded by FM2818 and the Bee Creek floodplain.
- *Provide a diversified economy generating quality, stable, full-time jobs; bolstering the sales and property tax base; and contributing to a high quality of life.* – This amendment certainly will allow for the addition to the property tax base as well as add jobs and contribute to a high quality of life for the citizens of College Station.

# Existing Land Use Plan



Legend	
	100-Year Floodplain
	Floodway
	120-250 - Urban
	800 - Natural Areas - Reserved
	210 - General Commercial
	109 - Restricted Suburban
	200 - Suburban Commercial
	110 - General Suburban

# Proposed Land Use Plan



1 inch = 150 feet



Civil Engineering,  
Hydraulics, Hydrology,  
Utility Planning & Design,  
Site Planning & Design,  
Street Design,  
Subdivision Planning  
& Design

SEPTEMBER, 2013  
Designed By: VJBM  
Drawn By: KWB  
Checked By: VJBM

**Mitchell & Morgan, L.L.P.**  
Consulting Engineers and Constructors  
511 University Drive East, Suite 204  
College Station, Texas 77840  
(979) 260-6963 Fax: (979) 260-3564

**LAND USE AMENDMENT  
BERTRAND/CLANCY/FORD  
PROPERTY COLLEGE STATION, TX**



13-224  
10/23/13  
9:50  
AJ