



# College Station, TX

City Hall  
1101 Texas Ave  
College Station, TX 77840

## Meeting Agenda

### Planning and Zoning Commission Workshop

*The City Council may or may not attend the Planning & Zoning Commission Workshop Meeting.*

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Thursday, November 20, 2014

6:00 PM

City Hall Council Chambers

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1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. [14-852](#) Discussion on Minor and Amending plats approved by Staff.  
\*Final Plat ~ Amending Plat ~ Duck Haven Phase 1 Lot 14A Block 2 Case # 14-00900234 (R. Lazo)
4. Discussion of new development applications submitted to the City.  
New Development Link: [www.cstx.gov/newdev](http://www.cstx.gov/newdev)
5. [14-848](#) Presentation, possible action, and discussion regarding the status of items within the 2014 P&Z Plan of Work (see attached). (J. Schubert)  
  
**Attachments:** [2014 P&Z Plan of Work](#)
6. [14-854](#) Presentation, possible action, and discussion regarding an update of possible revisions to the non-residential architectural standards. (J. Schubert)  
  
**Attachments:** [Memo to P&Z](#)  
[Initial Items Identified by Staff](#)
7. [14-855](#) Presentation, possible action, and discussion regarding an update on the following item:  
\* A rezoning of approximately 32.488 acres located at the southwest corner of Harvey Mitchell Parkway South and Holleman Drive South from PDD Planned Development District to PDD Planned Development District to amend the concept plan layout. The Planning & Zoning Commission heard this item on November 6 and voted 5-0 to recommend approval. The City Council heard this item on November 13 and voted 5-0 to approve the request.
8. [14-838](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:  
\* Monday, November 24, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (Oldham)  
\* Thursday, December 4, 2014 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

9. Discussion, review and possible action regarding the following meetings: Design Review Board
  
10. Discussion and possible action on future agenda items - A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
  
11. Adjourn.

The Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion.

APPROVED

\_\_\_\_\_  
City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on November 14, 2014 at 5:00 p.m.

\_\_\_\_\_  
City Secretary

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



## Legislation Details (With Text)

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**File #:** 14-852      **Version:** 1      **Name:** Minor/Amending Plats  
**Type:** Updates      **Status:** Agenda Ready  
**File created:** 11/13/2014      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 11/20/2014      **Final action:**  
**Title:** Discussion on Minor and Amending plats approved by Staff.  
\*Final Plat ~ Amending Plat ~ Duck Haven Phase 1 Lot 14A Block 2 Case # 14-00900234 (R. Lazo)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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Discussion on Minor and Amending plats approved by Staff.  
\*Final Plat ~ Amending Plat ~ Duck Haven Phase 1 Lot 14A Block 2 Case # 14-00900234 (R. Lazo)



## Legislation Details (With Text)

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**File #:** 14-848      **Version:** 1      **Name:** 2014 P&Z Plan of Work update  
**Type:** Updates      **Status:** Agenda Ready  
**File created:** 11/11/2014      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 11/20/2014      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding the status of items within the 2014 P&Z Plan of Work (see attached). (J. Schubert)  
**Sponsors:** Jason Schubert  
**Indexes:**  
**Code sections:**  
**Attachments:** [2014 P&Z Plan of Work](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the status of items within the 2014 P&Z Plan of Work (see attached). (J. Schubert)

## 2014 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, Southside Area, Wellborn Community, and South Knoll Area neighborhood plans, and Bicycle, Pedestrian &amp; Greenways, Parks and Recreation, Water, Waste Water, Medical District, and Economic Development master plans.</p>	<p>Project Dates:</p> <p>June 2014: Entered into a contract with Freese and Nichols, Inc to complete update of Water Master Plan model by May 2015.</p> <p><b>9/10/14: Entered into contract with Kimley-Horn and Associates, Inc to evaluate intersections identified in neighborhood plans.</b></p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

<b>Five-Year Comprehensive Plan Report</b>	
<p>Summary:</p> <p>As called for in the Comprehensive Plan, complete a five-year evaluation and appraisal report to assess existing Plan and its success in achieving the community's goals.</p>	<p>Project Dates:</p> <p>7/16/14: Joint subcommittee meeting.              8/22/14: Joint subcommittee meeting.              9/18/14: P&amp;Z recommend approval of report.              9/22/14: Council adopted report.</p>
Staff Assigned: J. Prochazka	Item Completed: September 2014

<b>Five-Year Comprehensive Plan Report Implementation</b>	
<p>Summary:</p> <p>Begin implementation of items and tasks identified in the Five-Year Comprehensive Plan Report.</p>	<p>Project Dates:</p> <p><b>9/10/14: Entered into contract with Kimley-Horn and Associates, Inc to update Thoroughfare Plan.</b></p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

<b>Multi-Family &amp; Mixed Use Zoning Districts</b>	
<p>Summary:</p> <p>Create and adopt new zoning districts for Urban and Urban Mixed Use designations to implement these future land use and character designations identified in the Comprehensive Plan.</p>	<p>Project Dates:</p> <p>10/13/14: Zoning District subcommittee meeting.              10/29/14: Draft ordinance language distributed for public comment.              12/4/14: Public hearing and recommendation from P&amp;Z regarding proposed ordinance.              12/18/14: Public hearing and Council consideration regarding proposed ordinance.</p>
Staff Assigned: J. Prochazka	Anticipated Completion: Fall 2014

<b>Walton Drive Commercial Overlay</b>	
<p>Summary:</p> <p>Create and adopt a zoning overlay to address parking and other non-conformities for the commercial area at Walton Drive and Texas Avenue as identified in the Eastgate Neighborhood Plan.</p>	<p>Project Dates:</p> <p>12/11/13: Stakeholder meeting with property owners to introduce possible overlay concept.              5/15/14: Presentation at P&amp;Z Workshop.</p>
Staff Assigned: J. Schubert	Anticipated Completion: Fall 2014

<b>Wellborn Zoning Districts</b>	
Summary: Create and adopt new or modified zoning districts as identified in the Wellborn Community Plan.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion: Fall 2014

## Research and Education

<b>College Station Population</b>	
Summary: Overview of College Station's current population estimate and report on implications of exceeding the 100,000 mark.	Project Dates: 5/1/14: Presentation at P&Z Workshop.
Staff Assigned: M. Hester	Item Completed: May 2014

<b>Easterwood Airport Master Plan</b>	
Summary: Report on Easterwood Airport Master Plan and consideration of potential implications of any future plans for expansion.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

<b>Non-Residential Architectural Standards</b>	
Summary: Review existing standards to evaluate if updates are needed to reflect current practices and allow more flexibility in design.	Project Dates: 10/2/14: Stakeholder meetings at P&Z Workshop. 11/11/14: Stakeholder meeting with AIA Brazos Chapter at noon in Council Chambers. 11/20/14: P&Z Workshop follow up discussion.
Staff Assigned: Jason Schubert	Anticipated Completion: Spring 2015

<b>Planning &amp; Development Services Organizational Review Implementation</b>	
Summary: Continue implementation of the review by completing identified policy discussions, ordinance revisions, and process and service improvements.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

<b>Recently-Adopted Zoning Districts</b>	
Summary: Overview of the recently adopted zoning districts.	Project Dates: 4/17/14: Presentation at P&Z Workshop.
Staff Assigned: T. Rogers	Item Completed: April 2014

<b>Review of Adopted Plans</b>	
Summary: This item includes after action review of Northgate, BioCorridor, and Medical Districts, update on Water/Wastewater Master Plan, and update on implementation of adopted neighborhood and small area plans.	Project Dates: 6/5/14: Tour during P&Z Workshop to include sites in Northgate, BioCorridor, and Medical District.
Staff Assigned: P&DS Staff	Anticipated Completion:

<b>Sign Regulations</b>	
<p>Summary:</p> <p>Evaluate sign regulations related to electronic message boards.</p>	<p>Project Dates:</p> <p>5/12/14: Presentation at Council Workshop to receive direction from Council.</p> <p>7/3/14: P&amp;Z unanimously recommended approval of proposed sign ordinance.</p> <p>7/24/14: Council adopted proposed ordinance.</p>
Staff Assigned: M. Hester/J. Schubert	Item Completed: July 2014

<b>Transportation Planning</b>	
<p>Summary:</p> <p>Update regarding Metropolitan Planning Organization (MPO) transportation planning initiatives.</p>	<p>Project Dates:</p> <p>11/6/14: Presentation by Brad McCaleb, MPO Director, at P&amp;Z Workshop.</p>
Staff Assigned: D. Singh	<b>Item Completed: November 2014</b>



## Legislation Details (With Text)

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**File #:** 14-854      **Version:** 1      **Name:** NRA Revisions update  
**Type:** Updates      **Status:** Agenda Ready  
**File created:** 11/13/2014      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 11/20/2014      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding an update of possible revisions to the non-residential architectural standards. (J. Schubert)  
**Sponsors:** Jason Schubert  
**Indexes:**  
**Code sections:**  
**Attachments:** [Memo to P&Z](#)  
[Initial Items Identified by Staff](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding an update of possible revisions to the non-residential architectural standards. (J. Schubert)



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

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## MEMORANDUM

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November 20, 2014

TO: Members of the Planning and Zoning Commission

FROM: Jason Schubert, AICP, Principal Planner

SUBJECT: **Possible Revisions to the Non-Residential Architectural Standards**

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**Item:** Presentation, possible action, and discussion regarding an update of possible revisions to the non-residential architectural standards.

**Summary:**

At the October 2<sup>nd</sup> Commission Workshop, a series of stakeholder meetings were held to solicit input and discussion from architects, business interests, and other design professionals regarding potential changes to the non-residential architectural standards. This effort is part of a 2014 P&Z Plan of Work item to make revisions to the existing standards. Staff provided the attached document at the October meeting as a list of initial items identified by staff for possible revision.

Staff has since hosted a lunch meeting on November 11<sup>th</sup> with the local chapter of the American Institute of Architects (AIA) to seek further input. Fourteen design professionals were in attendance and provided feedback over a two-hour session. The AIA chapter is in the process of providing additional comments and staff will provide a summary of their input at the meeting.

As part of this item, staff is seeking to receive direction from the Commission on the appropriate concepts and revisions to pursue. Staff will then draft the revisions and send them out for public comment when they are anticipated to be available in the early part of 2015.

**Attachment:**

- 1) List of Initial Items Identified by Staff

**Initial Items identified by City Staff for Non-Residential Architectural Standards Revisions  
October 2, 2014**

**Ordinance Reorganization**

- Move site, landscape, and other non-building architecture-related requirements to the applicable UDO section.
- Simplify by basing building plot thresholds for increasing standards on building plot acreage instead of cumulative square feet of buildings.

**Architectural Relief**

- Add architectural features to the list of qualifying elements.
- Simplify amount of architectural relief required by consolidating 45/60-foot façade sections for facing/not facing right-of-way into one standard.

**Building Materials**

- Reconsider types of allowed metal (currently stainless steel, chrome, standing seam metal and premium grade architectural metal) and the allowable metal percentage.
- Remove requirement that buildings in a single building plot shall have materials and colors that are similar and complement each other architecturally.
- Remove requirement that pad sites are considered to have all façades facing a public right-of-way and thereby have heightened requirements.

**Building Colors**

- Remove prohibition of neon, metallic, and fluorescent colors. All these would be allowed as accent colors.
- Simplify allowable percentage of accent colors by consolidating them (15% maximum in general, 10% maximum for 50+k square-foot building plots, 5% maximum for 150+k square-foot building plots) into one percentage for all buildings.

**Pedestrian/Bike Circulation and Facilities**

- Consider changing bike rack requirement to be based on use and building size.

**Additional Standards for 50,000 Square Feet or Greater Building Plots**

- Revise 10-foot sidewalk requirements along façades facing a right-of-way to apply only to uses of a certain size that have higher pedestrian traffic.
- Revise tree wells requirement for façades facing a right-of-way. Perhaps require landscaping (not with tree wells) only on façades that exceed a certain length and that the landscaping be located within a certain proximity to the façade (like streetscape trees are within 50 feet of the right-of-way).

**Additional Standards for 150,000 Square Feet or Greater Building Plots**

- Remove requirement that berms have to be used as parking screening along the right-of-way.

**Variances (Waivers/Appeals)**

- Evaluate if additional waiver options need to be added.



## Legislation Details (With Text)

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**File #:** 14-855      **Version:** 1      **Name:** Updates  
**Type:** Minutes      **Status:** Agenda Ready  
**File created:** 11/14/2014      **In control:** Planning and Zoning Commission Workshop  
**On agenda:**      **Final action:**

**Title:** Presentation, possible action, and discussion regarding an update on the following item:  
\* A rezoning of approximately 32.488 acres located at the southwest corner of Harvey Mitchell Parkway South and Holleman Drive South from PDD Planned Development District to PDD Planned Development District to amend the concept plan layout. The Planning & Zoning Commission heard this item on November 6 and voted 5-0 to recommend approval. The City Council heard this item on November 13 and voted 5-0 to approve the request.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding an update on the following item:  
\* A rezoning of approximately 32.488 acres located at the southwest corner of Harvey Mitchell Parkway South and Holleman Drive South from PDD Planned Development District to PDD Planned Development District to amend the concept plan layout. The Planning & Zoning Commission heard this item on November 6 and voted 5-0 to recommend approval. The City Council heard this item on November 13 and voted 5-0 to approve the request.



## Legislation Details (With Text)

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**File #:** 14-838      **Version:** 1      **Name:** Upcoming Meetings  
**Type:** Updates      **Status:** Agenda Ready  
**File created:** 11/10/2014      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 11/20/2014      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:  
\* Monday, November 24, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.  
\* Thursday, December 4, 2014 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:  
\* Monday, November 24, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.  
\* Thursday, December 4, 2014 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.



# College Station, TX

City Hall  
1101 Texas Ave  
College Station, TX 77840

## Meeting Agenda Planning and Zoning Commission Regular

*The City Council may or may not attend the Planning & Zoning  
Commission Regular Meeting.*

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Thursday, November 20, 2014

7:00 PM

City Hall Council Chambers

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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 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 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 [14-839](#) Consideration, possible action, and discussion on Absence Requests from meetings.

\* Rick Floyd ~ November 6, November 20 and December 4, 2014

**Attachments:** [Rick Floyd](#)

- 4.2 [14-837](#) Consideration, possible action, and discussion to approve meeting minutes.

\*November 6, 2104 ~ Workshop

\*November 6, 2014 ~ Regular

**Attachments:** [November 6, 2014 Workshop](#)  
[November 6, 2014 Regular](#)

- 4.3 [14-853](#) Presentation, possible action, and discussion regarding a

Preliminary Plan for the Creek Meadows Subdivision consisting of 341 single-family and multi-family lots on approximately 110 acres located at 4126 Shallow Creek Loop, generally located at Greens Prairie Road West and Royder Road. Case #14-00900262 (J. Bullock)

**Attachments:**     [Staff Report](#)  
                              [Application](#)  
                              [Preliminary Plan](#)

### Regular Agenda

5. Consideration, possible action, and discussion on items removed from the Consent Agenda by Commission action.
6.     [14-850](#)     Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from PDD Planned Development District and R Rural to PDD Planned Development District to amend the concept plan layout and uses for approximately 34.5 acres for the property generally located at 3850 Greens Prairie Road West, near the entrance of Creek Meadows Subdivision at the intersection of Greens Prairie Road West and Creek Meadows Boulevard North, including 19.125 acres in the Samuel Davidson League, Abstract No. 13, College Station, Brazos County, Texas, being a remainder of a called 22.418 acre tract described as Tract One in a deed to Creek Meadows Partners, LP, as described in Volume 7633, Page 239; and 15.37 acres in the Samuel Davidson League, Abstract No. 13, College Station, Texas, being a portion of the remainder of a called 171.043 acre tract described as Tract One by a deed to Creek Meadows Partners, LP, recorded in Volume 7068, Page 220, of the Official Deed Records of Brazos County. Case #14-00900166 (J. Prochazka) (Note: Final action on this item is scheduled for the December 18, 2014 City Council meeting -subject to change)

**Attachments:**     [Staff Report](#)  
                              [Application and Density](#)  
                              [Rezoning Map](#)  
                              [PDD Concept Plan](#)

7.     [14-840](#)     Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of

the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to GS General Suburban for approximately 1 acre being Lots 8, 9, and 10, Block 2, Needham Estates as recorded in volume 276, page 301 of the Official Records of Brazos County, Texas, generally located at 2468 Barron Road, more generally located at the northwest corner of Renee Lane and Barron Road. Case #14-00900260 (J. Bullock) (Note: Final action on this item is scheduled for the December 18, 2014 City Council meeting - subject to change)

**Attachments:**     [Staff Report](#)  
                              [Application](#)  
                              [Rezoning Map](#)

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

The Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion.

APPROVED

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City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on November 14, 2014 at 5:00 p.m.

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City Secretary

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## Legislation Details (With Text)

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**File #:** 14-839      **Version:** 1      **Name:** Absence Request  
**Type:** Absence Request      **Status:** Agenda Ready  
**File created:** 11/10/2014      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 11/20/2014      **Final action:**  
**Title:** Consideration, possible action, and discussion on Absence Requests from meetings.  
\* Rick Floyd ~ November 6, November 20 and December 4, 2014

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Rick Floyd](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion on Absence Requests from meetings.  
\* Rick Floyd ~ November 6, November 20 and December 4, 2014





## Legislation Details (With Text)

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**File #:** 14-837      **Version:** 1      **Name:** Minutes  
**Type:** Minutes      **Status:** Agenda Ready  
**File created:** 11/10/2014      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 11/20/2014      **Final action:**

**Title:** Consideration, possible action, and discussion to approve meeting minutes.  
\*November 6, 2104 ~ Workshop  
\*November 6, 2014 ~ Regular

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [November 6, 2014 Workshop](#)  
[November 6, 2014 Regular](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion to approve meeting minutes.  
\*November 6, 2104 ~ Workshop  
\*November 6, 2014 ~ Regular

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**Workshop Meeting**  
**November 6, 2014, 5:30 p.m.**  
**CITY HALL COUNCIL CHAMBERS**  
**College Station, Texas**

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**COMMISSIONERS PRESENT:** Casey Oldham, Jerome Rektorik, Jane Kee, Jim Ross, and Jodi Warner

**COMMISSIONERS ABSENT:** Bo Miles and Rick Floyd

**CITY COUNCIL MEMBERS PRESENT:** John Nichols

**CITY STAFF PRESENT:** Lance Simms, Molly Hitchcock, Alan Gibbs, Carol Cotter, Jennifer Prochazka, Jason Schubert, Danielle Singh, Erika Bridges, Kevin Ferrer, Jessica Bullock, Jerry Cuaron, Mark Bombek, Rachel Lazo, Robin Cross, Jeremy Alderete, Robin Krause, and Brittany Caldwell

1. Call the meeting to order.

Acting Chairperson Warner called the meeting to order at 5:33 p.m.

Agenda Item 6 was presented after the meeting was called to order.

2. Discussion of consent and regular agenda items.

There was general discussion regarding Regular Agenda Items 6, 8, 9, 12, and 13.

3. Discussion on Minor and Amending plats approved by Staff.  
\*Final Plat ~ Amending Plat ~ Creek Meadows Section 3 Phase 1 Lot 1A & 2A Block 3 Case # 14 00900244 (R. Lazo)

There was no discussion regarding the amending plat approved.

4. Discussion of new development applications submitted to the City.  
New Development Link: [www.cstx.gov/newdev](http://www.cstx.gov/newdev)

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

5. Presentation, possible action, and discussion regarding the status of items within the 2014 P&Z Plan of Work (see attached). (J. Schubert)

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

6. Presentation, possible action, and discussion regarding the Metropolitan Planning Organization (MPO) transportation planning initiatives.

Brad McCaleb, with the Metropolitan Planning Organization, gave a presentation regarding the transportation planning initiatives.

7. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:  
\*Thursday, November 13, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.  
\*Thursday, November 20, 2014 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Acting Chairperson Warner reviewed the above-mentioned meetings.

8. Discussion, review and possible action regarding the following meetings: Design Review Board, BioCorridor Board, BioCorridor Plan Process, and Zoning District Subcommittee.

Principal Planner Prochazka gave an update regarding the Zoning District Subcommittee.

Principal Planner Schubert gave an update regarding the Design Review Board.

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.

There was no discussion regarding future agenda items.

10. Adjourn.

The meeting was adjourned at 6:48 p.m.

**Approved:**

**Attest:**

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Bo Miles, Chairman  
Planning & Zoning Commission

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Brittany Caldwell, Admin. Support Specialist  
Planning & Development Services

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**Regular Meeting**  
**November 6, 2014, 7:00 p.m.**  
**CITY HALL COUNCIL CHAMBERS**  
**College Station, Texas**

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**COMMISSIONERS PRESENT:** Casey Oldham, Jerome Rektorik, Jane Kee, Jim Ross, and Jodi Warner

**COMMISSIONERS ABSENT:** Bo Miles and Rick Floyd

**CITY COUNCIL MEMBERS PRESENT:** John Nichols

**CITY STAFF PRESENT:** Lance Simms, Molly Hitchcock, Alan Gibbs, Carol Cotter, Jennifer Prochazka, Jason Schubert, Danielle Singh, Erika Bridges, Kevin Ferrer, Jessica Bullock, Jerry Cuaron, Mark Bombek, Rachel Lazo, Robin Cross, Jeremy Alderete, Robin Krause, and Brittany Caldwell

1. **Call Meeting to Order**

Acting Chairperson Warner called the meeting to order at 7:00 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

No citizens spoke.

4. **Consent Agenda**

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

\*Bo Miles ~ November 6, 2014

\*Casey Oldham ~ November 20, 2014 & December 4, 2014

4.2 Consideration, possible action, and discussion to approve meeting minutes.

\*October 2, 2104 ~ Workshop

\*October 2, 2014 ~ Regular

**Commissioner Rektorik motioned to approve Consent Agenda Items 4.1 and 4.2. Commissioner Kee seconded the motion, motion passed (5-0).**

**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. Presentation, possible action, and discussion regarding a waiver request to Unified Development Ordinance Section 12 8.3.W 'Single Family Parking Requirements for Platting' and a presentation,

possible action, and discussion on a Preliminary Plan for The Barracks II Subdivision consisting of 69 lots on approximately 48.37 acres located at 300 Deacon Drive West, more generally located between Holleman Drive South and Old Wellborn Road north of Deacon Drive West. Case #14 00900195 (J. Schubert).

Principal Planner Schubert presented the waiver request regarding single-family parking requirements and recommended denial.

Heath Phillips, 2141 Rockcliffe Loop, College Station, Texas, gave an overview of parking required by the City, as well as what was currently being provided in the development. He stated that he would like the parking to be similar to what is already being provided.

There was general discussion amongst the Commission regarding the parking requirements.

Joe Schultz, 3208 Innsbruck, College Station, Texas, said that the applicant is asking to add two additional parking spaces per unit.

There was additional discussion regarding the parking proposed by the applicant.

**Commissioner Oldham motioned to approve the waiver request based on substantial special circumstances with the condition that two additional parking spaces be provided per lot. Commissioner Rektorik seconded the motion, motion passed (4-1). Commissioner Ross was in opposition.**

**Commissioner Rektorik motioned to approve the Preliminary Plan. Commissioner Kee seconded the motion, motion passed (5-0).**

7. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12 4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from PDD Planned Development District to PDD Planned Development District to amend the concept plan layout and uses for approximately 32.488 acres for the property being a portion of the remainder of a called 120.76 acre tract described by a deed to Capstone CS, LLC recorded in volume 8900, page 148 of the Official Records of Brazos County, Texas and the remainder of Lot 2R, Block 1, The Cottages of College Station, Phase 1, according to the plat recorded in volume 11391, page 129 of the Official Records of Brazos County, Texas, generally located at the southwest corner of Harvey Mitchell Parkway South and Holleman Drive South. Case #14 00900176 (J. Schubert) (Note: Final action on this item is scheduled for the November 13, 2014 City Council meeting subject to change)

Principal Planner Schubert presented the rezoning and recommended approval.

There was general discussion amongst the Commission regarding the rezoning.

Veronica Morgan, 3204 Earl Rudder Freeway South, College Station, Texas, stated that the corner tract was less than two acres and would be a viable commercial tract. She also said that the multi-family would be developed as one phase and the commercial tract would be developed separately.

Acting Chairperson Warner opened the public hearing.

Virgil Marco, 3769 Cedar Ridge Drive, College Station, Texas, asked that the request be denied until Capstone complies with the Unified Development Ordinance. He said that the development abuts his property and he has issues with noise, trash and numerous other problems.

Ms. Morgan stated that the owner of this tract is not Capstone and there will be a nine-acre buffer between the residential properties and this development due to that area being a channel area.

Acting Chairperson Warner closed the public hearing.

**Commissioner Kee motioned to recommend approval of the rezoning. Commissioner Ross seconded the motion, motion passed (5-0).**

8. Public hearing, presentation, possible action and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12 4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from PDD Planned Development District to PDD Planned Development District for approximately 1.5 acres being all that certain tract or parcel of land situated in the Robert Stevenson survey, Abstract No. 54, City of College Station, Brazos County, Texas, same being all that called 1.498 acre tract conveyed to Discount Fuels, LLC., by Mark Carrol Lenz and Mary Jane Lenz, by deeds recorded in Volume 9853, Page 11 and Volume 9853, Page 17 of the Official Public Records of Brazos County, Texas, generally located at 13601 FM 2154, and more generally located south of the intersection of State Hwy 40 (William D. Fitch Parkway) and FM 2154 (Wellborn Road). Case #14 00900205 (J.Prochazka) (Note: Final action on this item is scheduled for the November 24, 2014 City Council meeting subject to change.)

Principal Planner Prochazka presented the rezoning and recommended denial.

There was general discussion amongst the Commission regarding the rezoning including lighting on the property.

Jenifer Paz, 2656 S. Loop West Suite 525, Houston, Texas, stated that Stripes uses LED lighting for their stores.

Mike Chode, Stripes, Corpus Christi, Texas, presented pictures of existing Stripes stores.

There was general discussion regarding parking requirements for the development.

Acting Chairperson Warner opened the public hearing.

No one spoke during the public hearing.

Acting Chairperson Warner closed the public hearing.

**Commissioner Kee motioned to recommend approval of the rezoning as presented with the condition that LED lighting be used and that recessed lighting that is directed down be used for the fuel canopy. Commissioner Rektorik seconded the motion.**

Commissioner Kee and Rektorik said that they felt that this proposal has moved closer to being compatible with the single-family residences than the previously approved Concept Plan.

Acting Chairperson Warner asked that parking be taken into consideration when developing a site plan.

**The motion passed (5-0).**

9. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12 4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from C 3 Light Commercial, T Townhouse, and R Rural to 6.664 acres of T Townhouse and 0.572 acres of NAP Natural Areas Protected for approximately 7.236 acres for the property being in the Crawford Burnett League, Abstract No. 7, College Station, Brazos County, Texas said tract being a portion of a called 7.236 acre tract as described by a deed to Unisource Real Estate Investments, LLC recorded in Volume 7960, Page 67 of the Official Records of Brazos County, Texas, generally located at 2021 Harvey Mitchell Parkway South. Case #14 00900206 (J. Cuarón) (Note: Final action on this item is scheduled for the November 24, 2014 City Council meeting subject to change)

Staff Planner Cuarón presented the rezoning and recommended approval.

There was general discussion amongst the Commission regarding the rezoning.

Acting Chairperson Warner opened the public hearing.

Curtis Braswell, 1300 Augustine Court, College Station, Texas, expressed concern about the development having access to FM 2818 and where they will enter and exit the property. He also had concerns regarding drainage and the number of units.

Veronica Morgan, 3204 Earl Rudder Freeway South, College Station, Texas, stated that TXDOT has approved there to be an access opening to FM 2818. She said that the driveway to FM 2818 would be right-in and right-out. She went on to say that there would be 70-townhouse units with a public street system within the development. Also, there is a mandatory detention zone located on the property.

Acting Chairperson Warner closed the public hearing.

**Commissioner Ross motioned to recommend approval of the rezoning. Commissioner Oldham seconded the motion, motion passed (5-0).**

Acting Chairperson Warner recessed the meeting at 9:20 p.m.

Acting Chairperson Warner reconvened the meeting at 9:28 p.m.

10. Public hearing, presentation, possible action, and discussion regarding a Conditional Use Permit for approximately 0.127 acres being the location of a 1,600 square foot wireless tower lease tract being out of a tract of land containing 2.58 acres, more or less, in the Robertson Stevenson, Abstract 54, College Station, Brazos County, Texas, being all of Graham Road Industrial Park, Phase 1, according to the map or plat recorded in volume 9724, page 232 B.C.M.R., as conveyed to Faith Investments, by Warranty Deed with Vendor's lien dated May 20, 2010 and recorded in volume 9635, page 112 of the Brazos County Deed Records, generally located at 727 Graham Rd A, more generally located near the northeast corner of Graham Road and Victoria Avenue. Case #14

00900232 (J. Bullock) (Note: Final action on this item is scheduled for the November 24, 2014 City Council meeting subject to change)

Staff Planner Bullock presented the conditional use permit and recommended approval.

Bob Francis, 112 E. Pecan, San Antonio, Texas, stated that he was for the attorney for Skyway. He gave a presentation that showed the coverage gap that T-Mobile is currently experiencing and how this additional tower would help with that lack of capacity.

Acting Chairperson Warner opened the public hearing.

No one spoke during the public hearing.

Acting Chairperson Warner closed the public hearing.

**Commissioner Kee motioned to recommend approval of the conditional use permit. Commissioner Rektorik seconded the motion, motion passed (5-0).**

11. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12 4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from GS General Suburban to PDD Planned Development District for approximately 1 acre for the property being Morgan Rector League, A 46, in the City of College Station, Brazos County, Texas as recorded in Volume 11874, Page 38, of the Brazos County Official Records, generally located at 218 Sterling Street. Case #14 00900240 (J. Schubert) (Note: Final action on this item is scheduled for the November 24, 2014 City Council meeting subject to change)

Principal Planner Schubert presented the rezoning and recommended approval.

Acting Chairperson Warner opened the public hearing.

No one spoke during the public hearing.

Acting Chairman Warner closed the public hearing.

**Commissioner Rektorik motioned to recommend approval of the rezoning. Commissioner Kee seconded the motion, motion passed (5-0)**

12. Public hearing, presentation, possible action, and discussion on a Conditional Use Permit for a Night Club/Bar/Tavern, more specifically the Annex Hookah Lounge, consisting of approximately 2,426 square feet of the Park Place Shopping Plaza being Park Place, Block 1, Lot 1, generally located at 2501 Texas Avenue South, Suite C 107, more generally located at the southeast corner of Texas Avenue South and Southwest Parkway. Case #14 00900249 (J. Bullock) (Note: Final action on this item is scheduled for the November 24, 2014 City Council meeting subject to change)

Staff Planner Bullock presented the conditional use permit and recommended approval.

Acting Chairperson Warner opened the public hearing.

Byron Thompson, 3207 Wildrye, College Station, Texas, stated that he was the attorney for the applicant and said that he was available for questions.

Alex Neuendorf, 21 Gramercy Park Drive, #1025, Bryan, Texas, said that he was available for questions.

Acting Chairperson Warner closed the public hearing.

**Commissioner Rektorik motioned to recommend approval of the conditional use permit. Commissioner Kee seconded the motion.**

It was clarified by Ms. Bullock that alcohol service would not be provided and that would be written in the ordinance.

**The motion passed (5-0).**

13. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12 4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R&D Research & Development to T Townhouse for approximately 2.2895 being Morgan Rector League, Abstract No. 46, in the City of College Station, Brazos County, Texas and being all of the called 2.2895 acre tract described in the deed from Chuck Ellison, Trustee for the Dartmouth Joint Venture to Stacy Diane Tremont Trust #1 recorded in Volume 2545, Page 67 of the Official Records of Brazos County, Texas, generally located at 2440 Harvey Mitchell Parkway South. Case #14 00900254 (J. Cuarón) (Note: Final action on this item is scheduled for the November 24, 2014 City Council meeting subject to change)

Staff Planner Cuarón presented the rezoning and recommended approval.

Acting Chairperson Warner opened the public hearing.

James Batenhorst, 3204 Earl Rudder Freeway South, College Station, Texas, stated that access would be to the rear of the townhomes and will take access as TXDOT allows.

Acting Chairperson Warner closed the public hearing.

**Commissioner Ross motioned to recommend approval of the rezoning. Commissioner Oldham seconded the motion, motion passed (5-0).**

14. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12 4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to SC Suburban Commercial for approximately 2.2 acres being a portion of Lot 1, Block 1, Jackson Estates, Phase One, according to the plat recorded in volume 9762, page 159 of the official public records of Brazos County, Texas and being the same tract of land as described by a deed to the JH Driving Range, LLC recorded in volume 9816, page 120 of the official public records of Brazos County, Texas, generally located at 3751 Rock Prairie Road West, more generally located at the southwest corner of Rock Prairie Road West and Holleman Drive South. Case #14 00900259 (J. Bullock) (Note: Final action on this item is scheduled for the November 24th City Council meeting subject to change)

Staff Planner Bullock presented the rezoning and recommended approval.

Acting Chairperson Warner opened the public hearing.

Rabon Metcalf, RME Consulting Engineers, stated that this was the next step in the process and said that he was available for questions.

Acting Chairperson Warner closed the public hearing.

**Commissioner Ross motioned to recommend approval of the rezoning. Commissioner Kee seconded the motion, motion passed (5-0).**

15. 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.

16. Adjourn

The meeting adjourned at 10:00 p.m.

**Approved:**

**Attest:**

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Bo Miles, Chairman  
Planning & Zoning Commission

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Brittany Caldwell, Admin. Support Specialist  
Planning & Development Services



## Legislation Details (With Text)

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**File #:** 14-853      **Version:** 1      **Name:** Creek Meadows Preliminary Plan  
**Type:** Preliminary Plan      **Status:** Agenda Ready  
**File created:** 11/13/2014      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 11/20/2014      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding a Preliminary Plan for the Creek Meadows Subdivision consisting of 341 single-family and multi-family lots on approximately 110 acres located at 4126 Shallow Creek Loop, generally located at Greens Prairie Road West and Royder Road. Case #14-00900262 (J. Bullock)

**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [Staff Report](#)  
[Application](#)  
[Preliminary Plan](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Preliminary Plan for the Creek Meadows Subdivision consisting of 341 single-family and multi-family lots on approximately 110 acres located at 4126 Shallow Creek Loop, generally located at Greens Prairie Road West and Royder Road. Case #14-00900262 (J. Bullock)



CITY OF COLLEGE STATION

**PRELIMINARY PLAN  
for  
Creek Meadows  
14-00900262**

**SCALE:** 341 lots on approximately 110 acres

**LOCATION:** 4126 Shallow Creek Loop

**ZONING:** PDD Planned Development District (approximately 91 acres)  
R Rural (approximately 19 acres)

**APPLICANT:** RME Consulting Engineers

**PROJECT MANAGER:** Jessica Bullock, Staff Planner  
jbullock@cstx.gov

**RECOMMENDATION:** Staff recommends approval of the Preliminary Plan.

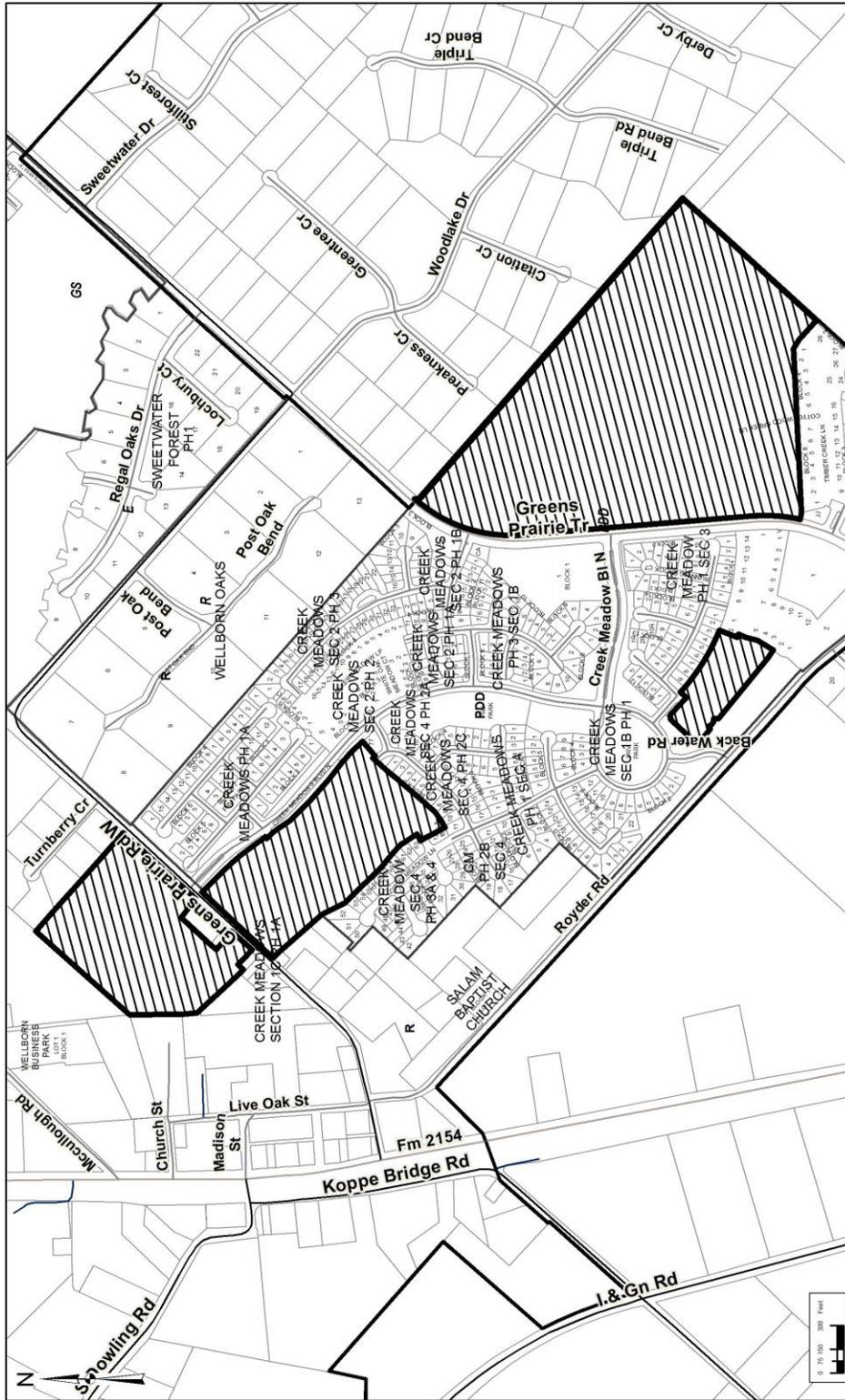


DEVELOPMENT REVIEW

CREEK MEADOWS

Case: 14-262

PRELIMINARY PLAN



**Zoning Districts**

- R Rural
- E Estate
- RS Restricted Suburban
- GS General Suburban
- R-1B Single Family Residential
- D Duplex
- T Townhouse

- R-4
- R-6
- MHP
- O
- SC
- GC
- CI
- BP

- Multi-Family
- High Density Multi-Family
- Manufactured Home Park
- Office
- M-1
- M-2
- C-U
- R & D
- P-MUD

- Business Park Industrial
- Natural Areas Protected
- Light Commercial
- M-1
- Heavy Industrial
- College and University
- Research and Development
- Planned Mixed-Use Development

- BPI
- NAP
- C-3
- M-1
- M-2
- C-U
- R & D
- P-MUD

- Planned Development District
- WPC
- NG-1
- NG-2
- NG-3
- OV
- RDD
- KO

- Wolf Pen Creek Dev. Corridor
- Core Northgate
- Transitional Northgate
- Residential Northgate
- Corridor Overlay
- Redevelopment District
- Krenek Tap Overlay

	<p><b>DEVELOPMENT REVIEW</b></p>	<p><b>CREEK MEADOWS</b></p>	<p><b>Case: 14-262</b></p>	<p><b>PRELIMINARY PLAN</b></p>
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## DEVELOPMENT HISTORY

- Annexation:** March, 2008  
April 2011 (Section 1C, North of Greens Prairie Road West)
- Zoning:** PDD Planned Development District (2008)  
Section 1C  
A-O Agricultural Open upon annexation (2011)  
Renamed R Rural (2013)
- Site development:** Large portions are still vacant, however, several sections have previously been platted and are developed for duplex and single-family.

## COMMENTS

- Water:** Water service will be provided by Wellborn Special Utility District. A fire flow analysis meeting the minimum requirements of the BCS Unified Design Guidelines shall be submitted and approved with the Final Plat for each phase of the development.
- Sewer:** This project included the construction of a lift station and extension of a public force and gravity main to serve the area. This has already been constructed and accepted by the City.
- Streets:** Access is provided from two existing major collectors, Greens Prairie Road and Royder Road, and from an existing minor arterial, Greens Prairie Trail. This plat proposes an internal minor collector to serve the subdivision. All other proposed residential streets are required for platting.
- Off-site Easements:** N/A
- Drainage:** The property is located within the Peach Creek Drainage Basin. Drainage is generally to the south.
- Flood Plain:** There is no FEMA regulated floodplain located on the property.
- Oversize Request:** N/A
- Parkland Dedication Fees:** None. This project began development in 2006 prior to the requirement of Parkland Dedication in the ETJ.

**Impact Fees:** None.

## REVIEW CRITERIA

- 1. Compliance with Comprehensive Plan and Unified Development Ordinance:** The proposed plan is in compliance with the Comprehensive Plan, Unified Development Ordinance, the PDD rezoning ordinance, and the previously approved Master Plan. This revised preliminary plan is rephrasing and reducing the density of lots in Section 6 and 7.

The proposed preliminary plan decreases the number of lots in these sections by 29. Long Creek Lane has also been realigned.

2. **Compliance with Subdivision Regulations:** The proposed preliminary plan is in compliance with the City's Subdivision Regulations contained in the Unified Development Ordinance.

#### **STAFF RECOMMENDATION**

Staff recommends approval of the Preliminary Plan.

#### **SUPPORTING MATERIALS**

1. Application
2. Copy of Preliminary Plan



FOR OFFICE USE ONLY	
CASE NO.:	14-262
DATE SUBMITTED:	10-14-14
TIME:	2:00
STAFF:	KH

## PRELIMINARY PLAN APPLICATION

### MINIMUM SUBMITTAL REQUIREMENTS:

- \$932 Preliminary Plan Application Fee.
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Six (6) folded copies of plan. A revised mylar original must be submitted after approval.
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Impact study (if oversized participation is requested).
- The attached Preliminary Plan checklist with all items checked off or a brief explanation as to why they are not.

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

NAME OF PROJECT Creek Meadows

ADDRESS \_\_\_\_\_

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

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

Name RME Consulting Engineers (c/o Rabon Metcalf) E-mail rabon@rmengineer.com

Street Address PO Box 9253

City College Station State TX Zip Code 77842

Phone Number (979) 764-0704 Fax Number (979) 764-0704

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

Name Creek Meadows Partners, LP (c/o Chris Rhodes) E-mail Chris@oldhamgoodwin.com

Street Address 2800 South Texas Avenue, Suite 401

City Bryan State TX Zip Code 77802

Phone Number (979) 268-2000 Fax Number (979) 846-7020

ARCHITECT OR ENGINEER'S INFORMATION:

Name Same As Applicant E-mail \_\_\_\_\_

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

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

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

Total Acreage 173.575 110 Total No. of Lots ~~250~~ 341 R-O-W Acreage \_\_\_\_\_

Number of Lots By Zoning District 250 / PDD \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Average Acreage Of Each Residential Lot By Zoning District:  
0.454 / PDD \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Floodplain Acreage 0.00

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

Are you proposing to dedicate park land by acreage or fee in lieu of land? Not Applicable

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

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

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

- Yes
- No

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

Project Name: Creek Meadows - Master Planned Subdivision

City Project Number (if known): \_\_\_\_\_

Date / Timeframe when submitted: October 2006

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

Not Applicable

Regarding the waiver request, explain how:

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

*Not Applicable*

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

*Not Applicable*

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.

*Not Applicable*

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.

*Not Applicable*

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.

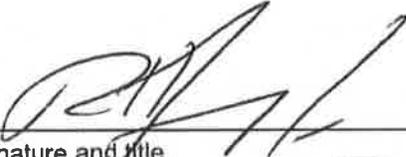
Detailed explanation of condition identified above:

Not Applicable

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

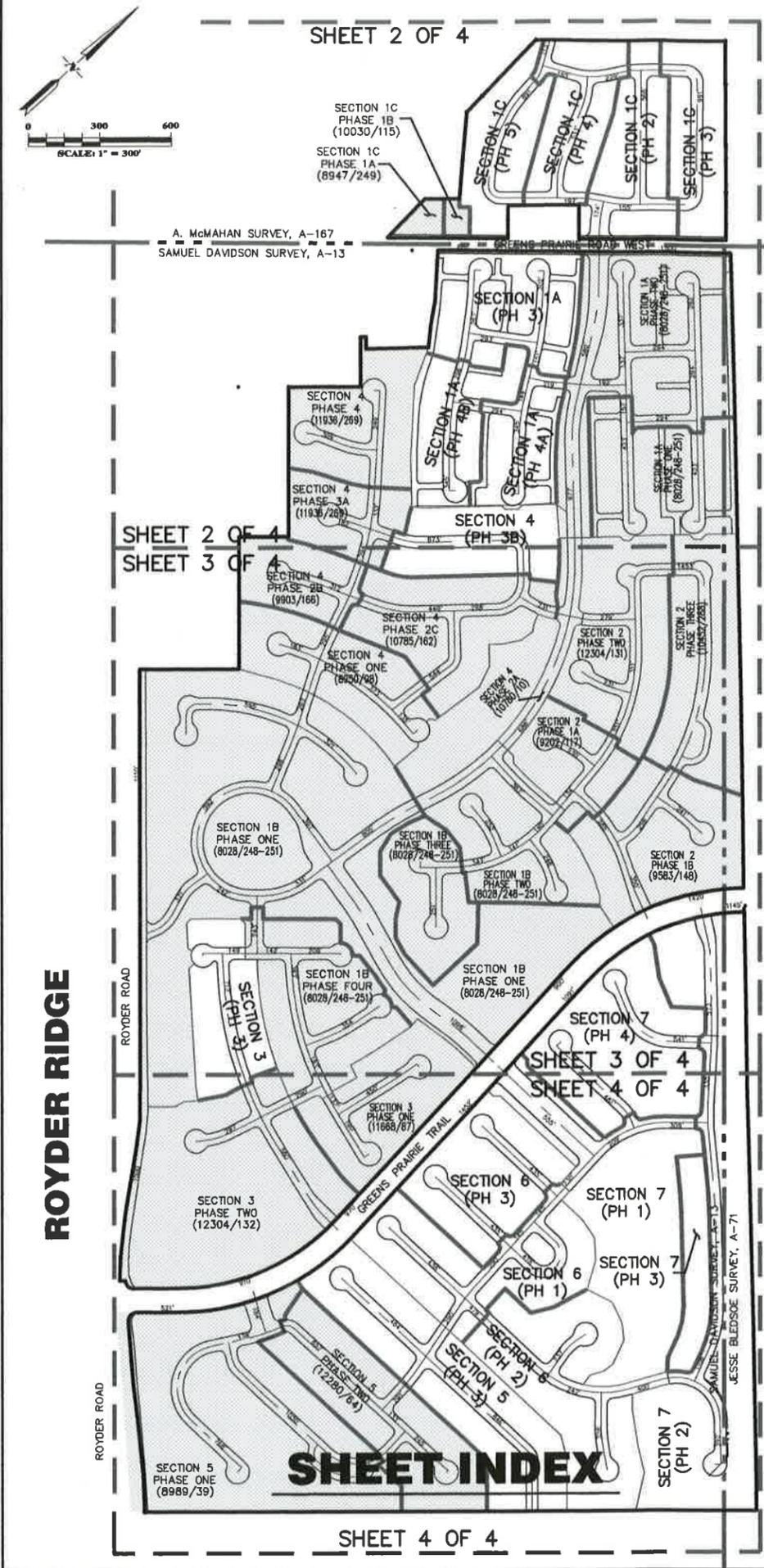
*The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from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

Signature and title

  
R.K. Lowry Tr., President  
of the General Panteur  
Union Gas Corp.

Date

10/13/14



**TURNBERRY PLACE**

**WELLBORN OAKS**

**WOODLAKE**

**ROYDER RIDGE**

**PRELIMINARY PLAN NOTES:**

**GENERAL:**  
 1. THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. - FIRM COMMUNITY PANEL NO. 48041C 032E, MAY 16, 2012.  
 2. **BASIS OF BEARING:** NORTH ORIENTATION IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.  
 3. ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS UNLESS OTHERWISE NOTED.  
 4. RIGHT-OF-WAY DEDICATION OF ROYDER ROAD CONSIST OF 1.617 ACRES AND GREENS PRAIRIE ROAD WEST OF 0.676 ACRES. ALL OTHER LOCAL AND COLLECTOR STREET DEDICATION WILL CONSIST OF 61.38 ACRES IN TOTAL.  
 5. THE TOPOGRAPHIC AND EXISTING DATA SHOWN WAS SURVEYED AND PROVIDED BY VANNOY & ASSOCIATES, INC., UNDER THE DIRECTION OF MR. RAY L. VANNOY, RPLS 1988. THE BOUNDARY DATA SHOWN WAS SURVEYED AND PROVIDED BY KERR SURVEYING, UNDER THE DIRECTION OF MR. BRAD KERR, RPLS 4502.

6. THE UNDEVELOPED AREA OF THIS PROJECT ARE VACANT/AGRICULTURAL. ALL OTHER AREAS ARE CURRENTLY DEVELOPED AS MULTI-FAMILY AND SINGLE FAMILY RESIDENTIAL. AREAS CURRENTLY UNDEVELOPED WILL INCLUDE COMMERCIAL, OPEN SPACE, MULTI-FAMILY, AND SINGLE FAMILY RESIDENTIAL IN COMPLIANCE WITH THE APPROVED MASTER PLAN AND PDD ZONING.  
 7. ALL UTILITY EASEMENTS MUST BE CLEARED OF ALL BRUSH AND TREES, IMPLYING NO LANDSCAPING OR PERMANENT STRUCTURES WITHIN THE UTILITY EASEMENT WILL BE ALLOWED.  
 8. FINAL PLATS FOR ALL DEVELOPED AREAS ARE HATCHED WITH VOLUME/PAGE INFORMATION CITED. THESE FINAL PLATS WHERE RECORDED PRIOR TO THE PREPARATION OF THIS REVISED PRELIMINARY PLAN.  
 9. UNLESS OTHERWISE NOTED PUBLIC UTILITY EASEMENTS LOCATED ADJACENT TO THE STREET RIGHT-OF-WAY ARE 15' WIDE AND REAR PUBLIC UTILITY EASEMENTS ARE 20' WIDE CENTERED ON THE COMMON REAR PROPERTY LINE OR WHOLLY CONTAINED IN SINGLE ROW PROPERTIES.  
 10. VARIATIONS FROM THE CURRENT APPROVED PRELIMINARY PLAN (JANUARY 15, 2009) ARE SUMMARIZED AS FOLLOWS:  
 A. REDUCING THE DENSITY OF LOTS IN SECTION 6 & 7.  
 B. RE-PHASING OF SECTION 6 & 7.  
 11. BLOCK LENGTHS ARE ILLUSTRATED ALONG THE CENTERLINE OF THE PROPOSED STREET AS SHOWN ON THE INDEX SHEET.  
 12. COMMON AREAS ARE NOT BUILDABLE FOR RESIDENTIAL PURPOSES.  
 13. DIMENSIONS SHOWN INTERIOR TO THE LOT, ALONG CURVES, ARE ARC LENGTHS.  
 14. THE 25' WIDE PRIVATE ACCESS EASEMENT (P.A.E.) SHOWN ACROSS LOTS 1-4, BLOCK ONE, SECTION 1C, PHASE 1A AND 1B IS SHOWN IN AN APPROXIMATE WAY ONLY. THE EXACT SIZE, LOCATION, ORIENTATION AND/OR WIDTH SHALL BE DETERMINED DURING THE FINAL PLATTING OF THIS SECTION.  
 15. THE INSTALLATION OF STREET LIGHTS WILL BE REQUIRED AND INSTALLED IN ACCORDANCE WITH SECTION B-T OF THE CoCS SUBDIVISION REGULATIONS.

**HOMEOWNER'S ASSOCIATION (HOA):**  
 1. BUILDING SETBACKS ARE ESTABLISHED IN THE PDD ZONING APPROVED ON JUNE 12, 2008, AND THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE SUBDIVISION. THEY ARE GENERALLY AS FOLLOWS:  

	SINGLE-FAMILY	MULTI-FAMILY
FRONT	20'	15'
STREET SIDE	15'	15'
SIDE	5'	5'
REAR	20'	20'

 2. ALL COMMON AREAS ARE OWNED AND MAINTAINED BY THE H.O.A. SOME COMMON AREAS ARE WHOLLY ENCUMBERED BY A PUBLIC UTILITY EASEMENT OR PRIVATE EASEMENT AS INDICATED IN THE COMMON AREA TABLE.  
 3. H.O.A. EASEMENT ACTIVITIES AND/OR INFRASTRUCTURE WILL BE REFERENCED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE SUBDIVISION.  
 4. MAINTENANCE OF THE WATER SYSTEM WILL BE WELLBORN S.U.D. FOR ALL SECTIONS. MAINTENANCE OF THE PAVING, DRAINAGE, SIDEWALKS AND SANITARY SEWER SYSTEMS WILL BE THE CITY OF COLLEGE STATION ONCE THE SYSTEMS ARE ACCEPTED BY THE CITY OF COLLEGE STATION. MAINTENANCE OF THE PRIVATE DRAINAGE AND DETENTION FACILITIES, COMMON AREAS (WHICH INCLUDE ROADWAY MEDIANS), PEDESTRIAN ACCESS WAYS, AND PARK LIGHTING WILL BE THE CREEK MEADOW H.O.A.  
**CONSTRUCTION STANDARDS & NOTES:**  
 1. WELLBORN SPECIAL UTILITY DISTRICT WILL PROVIDE WATER/FIRE SERVICE FOR THIS SUBDIVISION. ALL NEW WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO THE LATEST B/C/S UNIFIED DEVELOPMENT GUIDELINES, STANDARDS, AND SPECIFICATIONS. THESE WATERLINES WILL BE LOCATED IN THE 15' PUBLIC UTILITY EASEMENT AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS. A WATER HYDRAULIC STUDY WILL BE PROVIDED ILLUSTRATING SUCH.  
 2. THE PROPOSED STREETS WILL BE CONSTRUCTED TO AN URBAN SECTION WITH CONCRETE CURB AND GUTTER. THE STORMWATER RUNOFF IN THE STREETS WILL BE CAPTURED AND CONVEYED BY A STORM SEWER SYSTEM AND DISCHARGED INTO EXISTING OR PROPOSED DRAINAGE SYSTEMS. DETENTION FACILITIES WILL BE CONSTRUCTED TO CONTROL THE PEAK RUNOFF DISCHARGE TO PRE-DEVELOPMENT RATES. THE STREET AND DRAINAGE SYSTEM WILL BE DESIGNED TO THE LATEST B/C/S UNIFIED DEVELOPMENT GUIDELINES, STANDARDS, AND SPECIFICATIONS. ALL PAVING AND DRAINAGE IMPROVEMENTS WILL BE INSPECTED AND MAINTAINED BY THE CITY OF COLLEGE STATION.  
 3. SANITARY SEWER SERVICE FOR THIS SUBDIVISION WILL BE BY MEANS OF A GRAVITY COLLECTION SYSTEM DESIGNED IN ACCORDANCE WITH THE LATEST B/C/S UNIFIED DEVELOPMENT GUIDELINES, STANDARDS, AND SPECIFICATIONS. THIS GRAVITY COLLECTION SYSTEM WILL ULTIMATELY DISCHARGE TO A REGIONAL LIFT STATION THAT WILL PUMP WASTEWATER TO AN EXISTING GRAVITY SANITARY SEWER SYSTEM LOCATED WITHIN THE CASTLE GATE SUBDIVISION. ALL SANITARY SEWER CONSTRUCTION WILL BE INSPECTED AND MAINTAINED BY THE CITY OF COLLEGE STATION.  
 4. ELECTRICAL SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). THE ELECTRICAL DISTRIBUTION SYSTEM WILL BE LOCATED IN THE 15' PUBLIC UTILITY EASEMENT LOCATED AT THE FRONT OF THE LOTS AND IN 10' PUBLIC UTILITY EASEMENTS AS REQUESTED BY BTU.  
 5. WATER, SANITARY SEWER, AND STORM SEWER ALIGNMENTS SHOWN ARE FOR REFERENCE ONLY. A MASTER HYDRAULIC ANALYSIS, FOR EACH SYSTEM, WILL BE PROVIDED AT THE FINAL PLATTING STAGE THAT WILL DETERMINE LINE SIZE.  
 6. ILLUSTRATED SIDEWALKS ARE 4' WIDE AND LOCATED 4' OFF THE BACK OF CURB.  
 7. STREETS TERMINATING AT A FUTURE PHASE SHALL BE CONSTRUCTED WITH A TEMPORARY CUL-DE-SAC IF THE STREET EXCEEDS 100' IN LENGTH OR EXTENDS PAST MORE THAN ONE LOT.

**BOUNDARY CURVE DATA**  
**SECTION 1A, & 4**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1429.19'	283.91'	11°22'55"	S 38°29'21" E	283.44'
C2	231.00'	52.58'	10°20'55"	S 39°28'56" E	52.49'
C3	1252.68'	184.97'	8°27'38"	S 45°50'59" E	184.81'
C4	290.00'	110.51'	21°50'02"	S 51°53'18" E	106.84'
C5	275.00'	20.47'	4°15'54"	N 59°25'16" E	20.47'

**SECTION 3, PHASE 3**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.00'	58.91'	67°30'16"	N 56°46'02" W	55.56'
C2	1355.00'	398.64'	16°51'24"	S 59°21'54" E	397.21'
C3	1475.00'	20.35'	0°47'26"	S 68°11'19" E	20.35'

**SECTION 5, 6 & 7**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1004.93'	303.85'	17°19'26"	N 3°56'22" E	302.69'
C2	910.00'	739.93'	46°35'16"	N 18°34'17" E	719.21'

**BOUNDARY LINE DATA**  
**SECTION 1C**

LINE	BEARING	DISTANCE
L1	N 47°04'18" W	130.89'
L2	S 42°55'42" W	44.56'
L3	N 47°04'18" W	34.11'
L4	S 48°54'07" E	6.13'
L5	N 48°02'56" W	143.42'
L6	S 41°57'04" W	300.21'
L7	S 48°02'56" E	138.29'
L8	S 42°55'42" W	163.52'

**SECTION 3, PHASE 3**

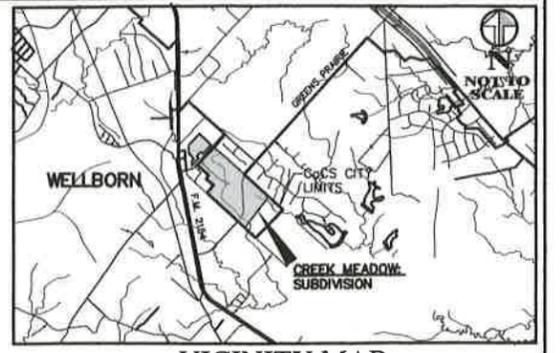
LINE	BEARING	DISTANCE
L1	N 53°46'15" W	60.05'
L2	N 00°31'10" W	30.25'
L3	S 66°59'08" W	20.00'
L4	N 04°12'13" W	27.41'
L5	N 67°38'59" E	28.28'
L6	N 42°38'58" E	52.11'
L7	S 47°21'02" E	40.00'
L8	S 50°58'13" E	26.87'
L9	S 21°24'58" W	50.00'

**SECTION 1A & 4**

LINE	BEARING	DISTANCE
L1	S 46°51'32" E	32.50'
L2	S 42°55'37" E	24.25'
L3	S 47°04'23" W	11.65'
L4	S 42°55'37" E	50.00'
L5	S 35°08'13" E	38.15'
L6	S 34°16'29" E	69.82'
L7	S 44°37'24" E	112.16'
L8	S 48°48'34" E	56.90'
L9	S 49°01'43" E	158.63'
L10	S 52°08'05" E	128.50'
L11	S 49°01'43" E	14.63'
L12	N 49°01'43" W	21.22'
L13	S 62°48'19" W	34.08'
L14	N 61°33'13" E	27.10'
L15	N 34°32'04" W	95.93'
L16	N 27°04'16" W	24.70'

**SECTION 5, 6 & 7**

LINE	BEARING	DISTANCE
L1	S 48°03'04" E	159.58'
L2	N 47°35'42" W	160.70'
L3	N 58°30'32" W	69.11'
L4	N 77°23'55" W	42.47'



**VICINITY MAP**  
 NOT TO SCALE

**COMMON AREA TABLE**

AREA LABEL	AREA (AC)	100% ENCUMBERED BY EASEMENT	AREA LABEL	AREA (AC)	100% ENCUMBERED BY EASEMENT
A	0.847	FF	FF	0.228	
B	0.108	P.U.E.	FF'	0.003	P.A.E.
C	0.124	P.U.E.	GG	0.107	
D	0.588		HH	0.084	
E	1.40		II	4.103	PR.D.E.
F	0.254	P.R.A.E./P.R.D.E.	JJ	1.709	
G	0.760	P.R.A.E./P.R.D.E.	KK	0.051	P.A.E.
H	0.293	P.R.A.E./P.R.D.E.	OO	0.203	PR.D.E./P.U.E.
I	0.452	P.R.A.E./P.R.D.E.	QQ	0.172	PR.D.E./P.U.E.
J	0.078	P.R.A.E./P.R.D.E./P.U.E.	SS	2.527	PR.D.E.
K	0.817		TT	8.571	PR.D.E.
L	0.882		UU	1.300	
M	0.091	P.U.E.	VV	0.155	PR.D.E.
N	0.069	P.U.E.	AA'	0.107	P.A.E.
O	0.510		BB'	0.041	P.A.E.
P	0.211	P.R.A.E./P.R.D.E.	CC'	0.181	P.A.E.
Q	0.391	P.R.A.E./P.R.D.E.	DD'	0.181	P.A.E./P.U.E.
R	0.378	P.R.A.E./P.R.D.E.	EE'	0.109	P.A.E.
S	0.257	P.R.A.E./P.R.D.E.	FF'	1.452	PR.D.E.
T	0.082	P.R.A.E./P.R.D.E.	GG'	0.708	
U	0.753	P.R.A.E./P.R.D.E.	HH'	0.050	P.A.E.
VR	1.763	P.A.E./P.U.E.	II'	0.011	P.A.E.
VA	0.594	P.A.E./P.U.E.	JJ'	0.948	P.A.E.
VV	0.075		KK'	0.135	P.A.E.
W	2.006		LL'	0.086	P.A.E.
X	3.257		MM'	0.086	P.A.E.
Y	5.893	PR.D.E.	NN'	0.185	PR.D.E.
Z	7.220	PR.D.E.	OO'	0.013	P.A.E.
AA	1.992				
BB	0.242				
CC	0.131				
DD	0.682				
EE	0.906	PR.D.E.			

**NOTE:** THE COMMON AREA TABLE IS ALL OF THE COMMON AREAS FOR THE ENTIRE CREEK MEADOWS SUBDIVISION WHICH ALSO INCLUDES AREAS PLATTED PRECEDING TO THIS DOCUMENT.

P.U.E. - PUBLIC UTILITY EASEMENT  
 P.A.E. - PUBLIC ACCESS ESMT.  
 P.R.A.E. - PRV. ACCESS ESMT.  
 PR.D.E. - PRV. DRAINAGE ESMT.

**KSC** SURVEYED BY: KERR SURVEYING, LLC  
 409 NORTH TEXAS AVENUE  
 BRYAN, TEXAS 77803  
 PHONE (979) 268-3195

**SHEET 1 OF 4**  
**PRELIMINARY PLAN**  
**NOT FOR RECORD**  
 OF  
**CREEK MEADOWS SUBDIVISION**  
 110.663 ACRES  
 SAMUEL DAVOSON SURVEY, A-13  
 JESSE BLEDSOE SURVEY, A-71  
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

**RME Consulting Engineers**

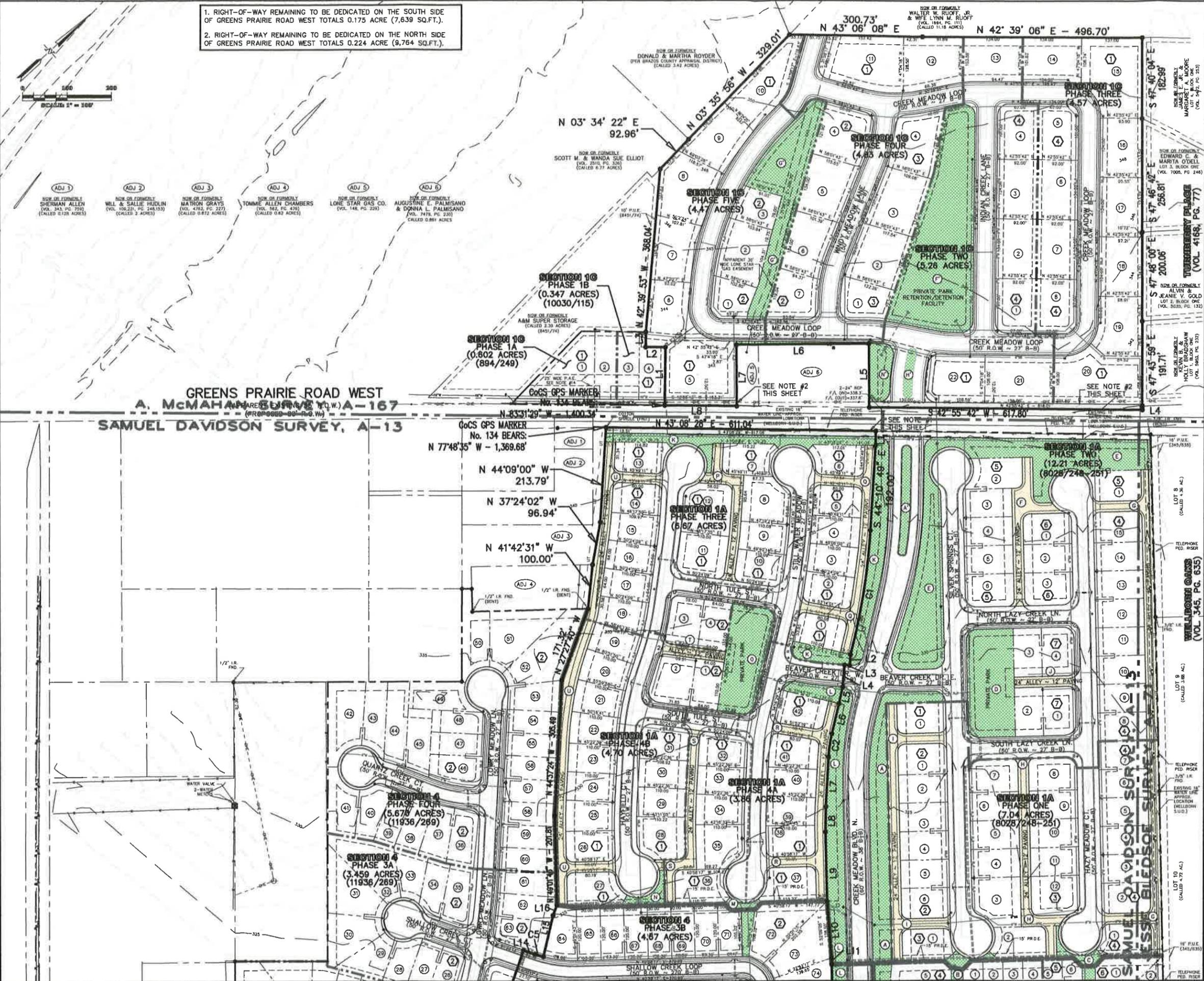
3800 SH No. 6 SOUTH, STE. 108G <77845>  
 POST OFFICE BOX 9253  
 COLLEGE STATION, TEXAS 77842  
 EMAIL: civil@rmengincor.com

LANDOWNER INFORMATION  
 CREEK MEADOWS PARTNERS, L.P.  
 c/o OLDHAM GOODWIN GROUP, LLC  
 2800 SOUTH TEXAS AVENUE  
 SUITE 401  
 BRYAN, TX 77802  
 EMAIL: Chris.rhodes@oldhamgoodwin.com

FILENAME: 0547PP1A SCALE: 1"=300'  
 SUBMITTED DATE: 10/15/14  
 REVISIONS: 11/13/14  
 DRAWN BY: R.A.M.  
 CHECKED BY: BRAD KERR  
 FIELD BOOK: N/A PAGES: N/A

RME CONSULTING ENGINEERS  
 CLIENT NO. PROJECT NO.  
 260 - 0547

1. RIGHT-OF-WAY REMAINING TO BE DEDICATED ON THE SOUTH SIDE OF GREENS PRAIRIE ROAD WEST TOTALS 0.175 ACRE (7,639 SQ.FT.).  
 2. RIGHT-OF-WAY REMAINING TO BE DEDICATED ON THE NORTH SIDE OF GREENS PRAIRIE ROAD WEST TOTALS 0.224 ACRE (9,764 SQ.FT.).



**SYMBOL & LINE LEGEND**

- BARB-WIRE FENCE
- FORCE MAIN
- STORM SEWER
- OVERHEAD ELEC. LINE
- WATER LINE
- SEWER LINE
- POWER POLE
- LIGHT POLE
- GUY WIRE ANCHOR
- WATER VALVE
- WATER METER
- STORM SEWER CURB INLET
- ELECTRICAL TRANSFORMER
- GAS METER
- MANHOLE
- CLEANOUT
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- BUILDING SETBACK LINE
- PROPERTY LINE
- EASEMENT LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.A.E. PUBLIC ACCESS ESMT.
- P.R.D.E. PRV. DRAINAGE ESMT.
- P.R.A.E. PRV. ACCESS ESMT.
- B.S.L. BUILDING SETBACK LINE
- LOT NUMBER
- BLOCK NUMBER
- COMMON AREA

**HATCH/COLOR LEGEND**

- Public R.O.W. DEDICATION
- COMMON AREA - GREEN SPACE (MAINTAINED BY HOA)
- COMMON AREA - ALLEY (MAINTAINED BY HOA)

**KSC**  
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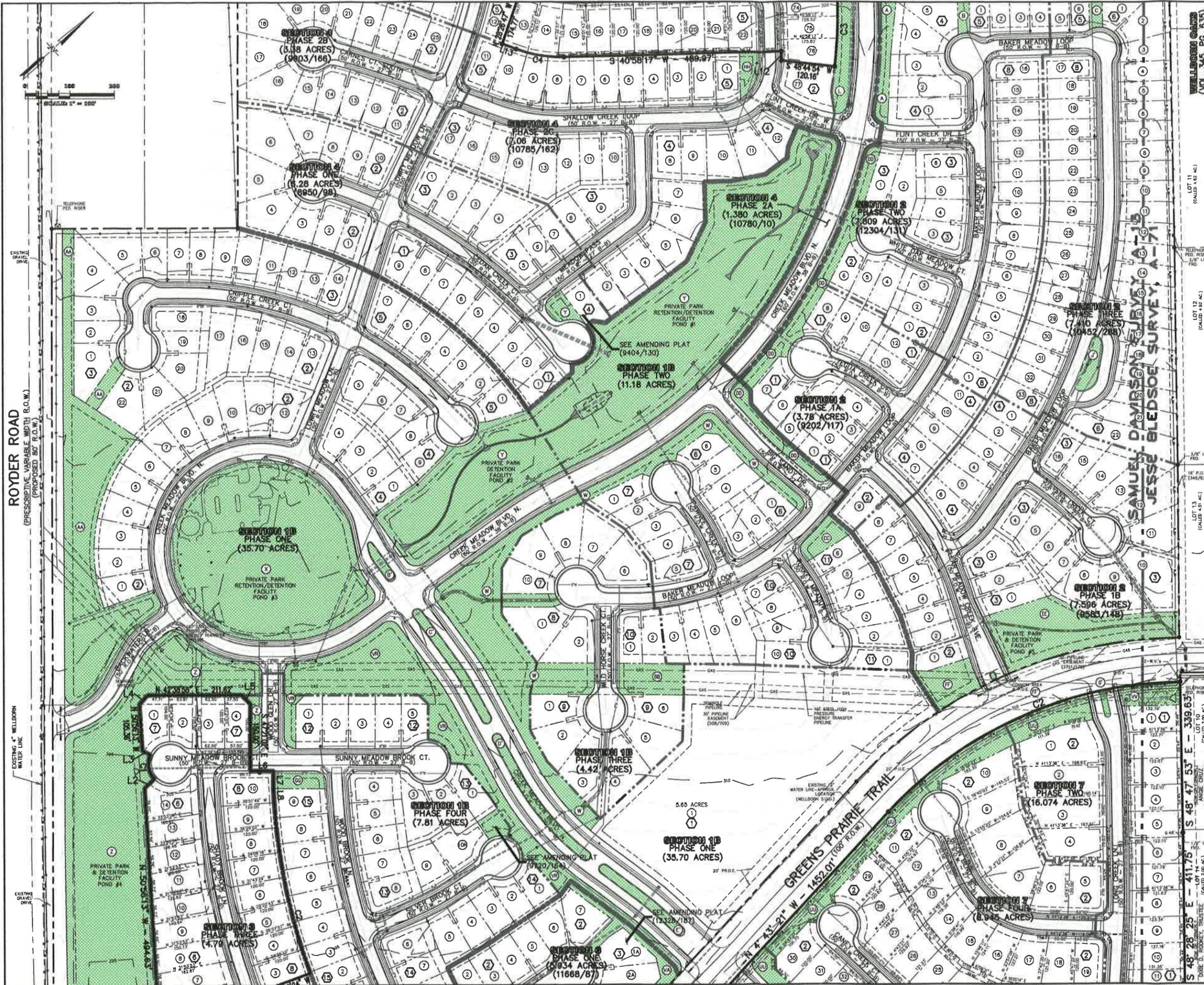
**SHEET 2 OF 4**  
**PRELIMINARY PLAN**  
**NOT FOR RECORD**  
 OF  
**CREEK MEADOWS SUBDIVISION**

113.575 ACRES  
 SAMUEL DAVIDSON SURVEY, A-13  
 JESSE BLEDSOE SURVEY, A-71  
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

**RME**  
 Consulting Engineers

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 BRYAN, TX 77802  
 EMAIL: Chris.rhodes@oldhamgoodwin.com

FILENAME: 0547PP2A SCALE: 1"=100'  
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 FIELD BOOK: N/A PAGES: N/A  
 RME CONSULTING ENGINEERS  
 CLIENT NO. PROJECT NO.  
 TEXAS FIRM REGISTRATION No. P-4695 **260 - 0547**



**SYMBOL & LINE LEGEND**

- BARB-WIRE FENCE
- FORCE MAIN
- STORM SEWER
- OVERHEAD ELEC. LINE
- WATER LINE
- SEWER LINE
- POWER POLE
- LIGHT POLE
- GUY WIRE ANCHOR
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- WATER METER
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- ELECTRICAL TRANSFORMER
- GAS METER
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- B.S.L. BUILDING SETBACK LINE
- LOT NUMBER
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**SHEET KEY**

**HATCH/COLOR LEGEND**

- PUBLIC R.O.W. DEDICATION
- COMMON AREA - GREEN SPACE (MAINTAINED BY HOA)
- COMMON AREA - ALLEY (MAINTAINED BY HOA)

**SURVEYED BY: KERR SURVEYING, LLC**  
 409 NORTH TEXAS AVENUE  
 BRYAN, TEXAS 77803  
 PHONE (979) 268-3195

**SHEET 3 OF 4**

**PRELIMINARY PLAN**

**NOT FOR RECORD**

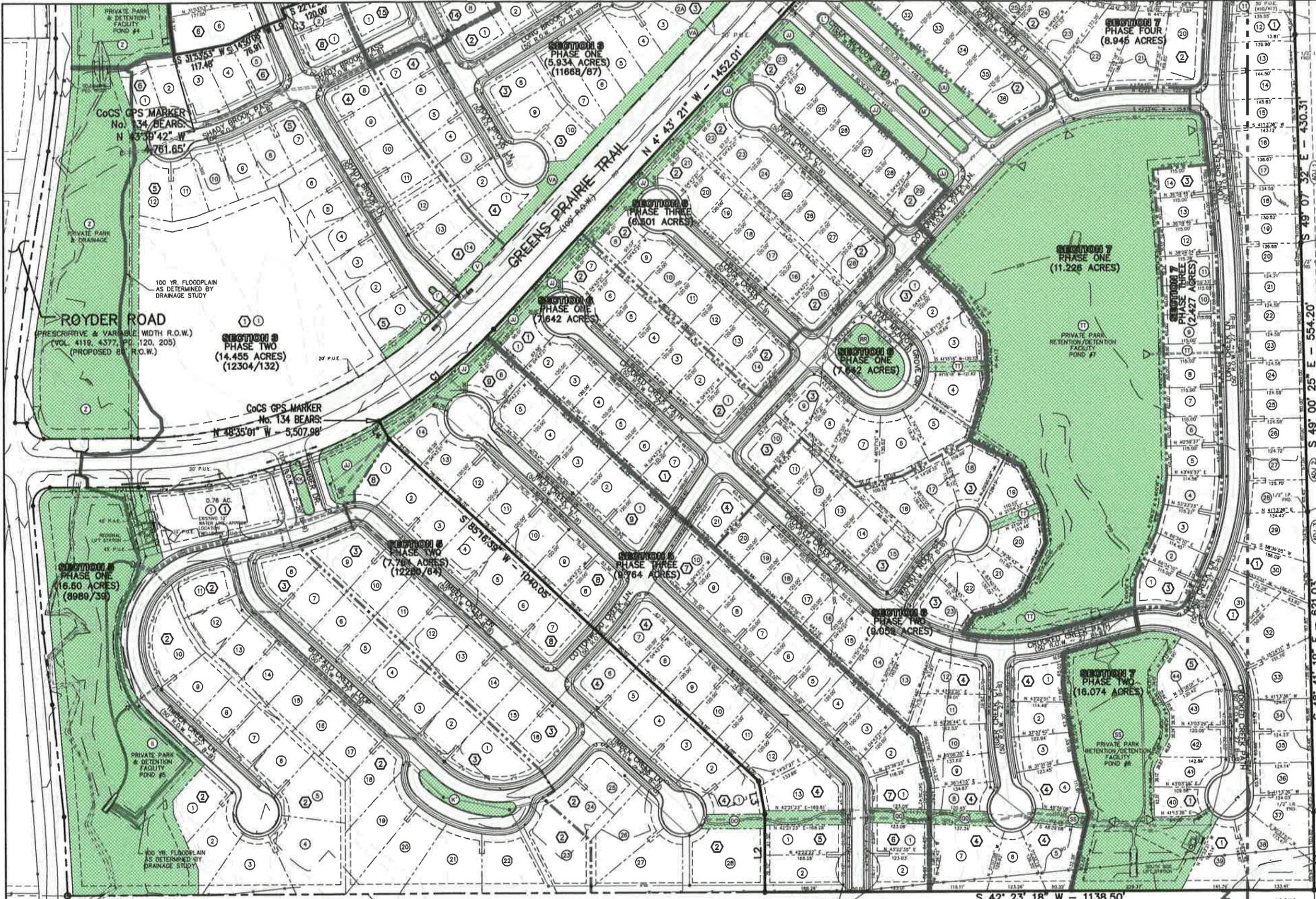
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 TEXAS FIRM REGISTRATION No. F-4695

**LANDOWNER INFORMATION**  
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 2800 SOUTH TEXAS AVENUE  
 SUITE 401  
 BRYAN, TX 77802  
 EMAIL: Chris.rhodes@goldhamgoodwin.com  
 FILENAME: 0547PP2A | SCALE: 1"=100'  
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 CHECKED BY: BRAD KERR  
 FIELD BOOK: N/A | PAGES: N/A  
 RME CONSULTING ENGINEERS  
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**SYMBOL & LINE LEGEND**

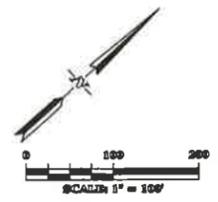
- X— BARB-WIRE FENCE
- FM— FORCE MAIN
- SD— STORM SEWER
- OE— OVERHEAD ELEC. LINE
- W— WATER LINE
- SS— SEWER LINE
- PP— POWER POLE
- LP— LIGHT POLE
- GA— GUY WIRE ANCHOR
- WV— WATER VALVE
- WM— WATER METER
- SOCI— STORM SEWER CURB INLET
- ET— ELECTRICAL TRANSFORMER
- GM— GAS METER
- MH— MANHOLE
- CN— CLEANOUT
- FH— FIRE HYDRANT
- TP— TELEPHONE PEDESTAL
- BSL— BUILDING SETBACK LINE
- PL— PROPERTY LINE
- EL— EASEMENT LINE
- P.U.E. PUBLIC UTILITY EASEMENT
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- P.R.A.E. PRV. ACCESS ESMT.
- B.S.L. BUILDING SETBACK LINE
- ① LOT NUMBER
- ② BLOCK NUMBER
- ③ COMMON AREA

**SHEET KEY**

**HATCH/COLOR LEGEND**

- Public R.O.W. DEDICATION (White box)
- COMMON AREA - GREEN SPACE (MAINTAINED BY HOA) (Green hatched box)
- COMMON AREA - ALLEY (MAINTAINED BY HOA) (Yellow hatched box)

THE 100 YEAR FLOOD PLAN AS DEPICTED ON THIS DRAWING IS BASED ON A DRAINAGE STUDY PREPARED FOR THE CITY OF COLLEGE STATION, AND IS NOT ADOPTED BY F.E.M.A. IN ANY WAY.



NOW OR FORMERLY MARY & WANDA GOSS TURNER (VOL. 410, PG. 181) (CALLED 50 ACRES)

**WOODLAKE, SECTION ONE**  
(VOL. 410, PG. 417)

- ADJ 1 LOT 18 (CALLED 2.09 AC) NOW OR FORMERLY WILLIAM DAVID HEYMAN (VOL. 849, PG. 143)
- ADJ 2 LOT 32 (CALLED 2.116 AC) NOW OR FORMERLY KENNY E. ELLIOTT (VOL. 3053, PG. 27)
- ADJ 3 LOT 33A (CALLED 8.73 AC) NOW OR FORMERLY WALTER E. HAISLER (VOL. 410, PG. 417)
- ADJ 4 LOT 54 (CALLED 2.06 AC) NOW OR FORMERLY GARY B. & LINDA GANDY (VOL. 1905, PG. 30)

SAMUEL DAVIDSON SURVEY, A-13  
JESSE BLEDSOE SURVEY, A-7

SURVEYED BY: KERR SURVEYING, LLC  
409 NORTH TEXAS AVENUE  
BRYAN, TEXAS 77803  
PHONE (979) 268-3195

**SHEET 4 OF 4**  
**PRELIMINARY PLAN**  
**NOT FOR RECORD**  
OF  
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113.575 ACRES  
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BRYAN, TX 77802  
EMAIL: Chris.rhodes@oldhamgoodwin.com  
FILENAME: 05477P1A | SCALE: 1"=100'  
SUBMITTED DATE: 10/15/14  
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DRAWN BY: R.A.M.  
CHECKED BY: BRAD KERR  
FIELD BOOK: N/A | PAGES: N/A  
RME CONSULTING ENGINEERS  
CLIENT NO. PROJECT NO.  
260 - 0547



## Legislation Details (With Text)

**File #:** 14-850      **Version:** 1      **Name:** Creek Meadows PDD  
**Type:** Rezoning      **Status:** Agenda Ready  
**File created:** 11/12/2014      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 11/20/2014      **Final action:**

**Title:** Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from PDD Planned Development District and R Rural to PDD Planned Development District to amend the concept plan layout and uses for approximately 34.5 acres for the property generally located at 3850 Greens Prairie Road West, near the entrance of Creek Meadows Subdivision at the intersection of Greens Prairie Road West and Creek Meadows Boulevard North, including 19.125 acres in the Samuel Davidson League, Abstract No. 13, College Station, Brazos County, Texas, being a remainder of a called 22.418 acre tract described as Tract One in a deed to Creek Meadows Partners, LP, as described in Volume 7633, Page 239; and 15.37 acres in the Samuel Davidson League, Abstract No. 13, College Station, Texas, being a portion of the remainder of a called 171.043 acre tract described as Tract One by a deed to Creek Meadows Partners, LP, recorded in Volume 7068, Page 220, of the Official Deed Records of Brazos County. Case #14-00900166 (J. Prochazka) (Note: Final action on this item is scheduled for the December 18, 2014 City Council meeting -subject to change)

**Sponsors:** Jennifer Prochazka

**Indexes:**

**Code sections:**

- Attachments:** [Staff Report](#)  
[Application and Density](#)  
[Rezoning Map](#)  
[PDD Concept Plan](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from PDD Planned Development District and R Rural to PDD Planned Development District to amend the concept plan layout and uses for approximately 34.5 acres for the property generally located at 3850 Greens Prairie Road West, near the entrance of Creek Meadows Subdivision at the intersection of Greens Prairie Road West and Creek Meadows Boulevard North, including 19.125 acres in the Samuel Davidson League, Abstract No. 13, College Station, Brazos County, Texas, being a remainder of a called 22.418 acre tract described as Tract One in a deed to Creek Meadows Partners, LP, as described in Volume 7633, Page 239; and 15.37 acres in the Samuel Davidson League, Abstract No. 13, College Station, Texas, being a portion of the remainder of a called 171.043 acre tract described as Tract One by a deed to Creek Meadows Partners, LP, recorded in Volume 7068, Page 220, of the Official Deed Records of Brazos County. Case #14-00900166 (J. Prochazka) (Note: Final action on this item is scheduled for the December 18, 2014 City Council meeting -subject to change)





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

**REZONING REQUEST  
FOR  
A PORTION OF CREEK MEADOWS  
14-00900166**

- REQUEST:** R Rural and PDD Planned Development District to PDD Planned Development District to amend the land uses and Concept Plan.
- SCALE:** Approximately 34.5 acres
- LOCATION:** Located at 3850 Greens Prairie Road West, and more generally located near the entrance of Creek Meadows Subdivision at the intersection of Greens Prairie Road West and Creek Meadows Boulevard North, including 19.125 acres in the Samuel Davidson League, Abstract No. 13, College Station, Brazos County, Texas, being a remainder of a called 22.418 acre tract described as Tract One in a deed to Creek Meadows Partners, LP, as described in Volume 7633, Page 239; and 15.37 acres in the Samuel Davidson League, Abstract No. 13, College Station, Texas, being a portion of the remainder of a called 171.043 acre tract described as Tract One by a deed to Creek Meadows Partners, LP, recorded in Volume 7068, Page 220, of the Official Deed Records of Brazos County.
- APPLICANTS:** Veronica Morgan, Mitchell & Morgan, LLC
- PROJECT MANAGER:** Jennifer Prochazka, AICP, Principal Planner  
jprochazka@cstx.gov
- PROJECT OVERVIEW:** Creek Meadows began development in the ETJ and is vested to the uses proposed at that time. The rezoning would allow approximately 19 acres north of Greens Prairie Road West to develop as single-family (currently vested for multi-family), approximately 15.4 acres south of Greens Prairie Road West to develop as townhomes (currently vested to and zoned for duplexes). The density exchange will result in an overall reduction of 127 potential dwelling units in Sections 1C and 1A.
- RECOMMENDATION:** Staff recommends approval of the rezoning request.



REZONING

Case: 14-166

CREEK MEADOWS SEC 1A PH 3

DEVELOPMENT REVIEW





**NOTIFICATIONS**

Advertised Commission Hearing Date: November 20, 2014

Advertised Council Hearing Date: December 18, 2014

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:

Creek Meadows HOA

Past members of the Wellborn Community Plan Resource Team were notified via email.

Property owner notices mailed: 34  
Contacts in support: None at the time of staff report  
Contacts in opposition: None at the time of staff report  
Inquiry contacts: Two

**ADJACENT LAND USES**

Direction	Comprehensive Plan	Zoning	Land Use
North	Wellborn Estate	R Rural	Rural home
South	Restricted Suburban	PDD Planned Development District	Single-family housing
East	Wellborn Estate and Restricted Suburban	R Rural and PDD Planned Development District	Duplexes, estate subdivision
West	Wellborn Preserve, Restricted Suburban, Wellborn Commercial, and Wellborn Estate	R Rural and PDD Planned Development District	Rural home, storage units, and vacant

**DEVELOPMENT HISTORY**

**Annexation:** South of Greens Prairie Road West (2008)  
North of Greens Prairie Road West (2011)  
**Zoning:** South: PDD Planned Development District (2008)  
North: R Rural (upon annexation in 2011)  
**Final Plat:** Not platted  
**Site development:** Vacant

**BACKGROUND**

The subject property was master-planned as part of the Creek Meadows Subdivision prior to annexation into the City of College Station and without the benefit of land use controls. The Master Plan designates the portion of the subject property north of Greens Prairie Road West for multi-family housing and the portion south of Greens Prairie Road West for duplex development. While the properties have since been annexed into the City limits, the development is vested to the original master-planned uses. After the southern portion was annexed in 2008, a PDD rezoning was approved that conformed to the Master Plan. The

portion north of Greens Prairie Road West was not included in that PDD zoning because it was still in the Extra Territorial Jurisdiction (ETJ).

During the development of the Wellborn Community Plan (an amendment to the Comprehensive Plan), members of the Resource Team expressed a desire to reduce the planned density north of Greens Prairie Road West. At that time, representatives of Creek Meadows Partners, LP agreed to pursue a rezoning in the area that would essentially exchange the originally planned density north of Greens Prairie Road West with the lower density originally intended south of Greens Prairie Road West.

## REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject property is designated Wellborn Suburban north of Greens Prairie Road West and Restricted Suburban south of Greens Prairie Road West on the Comprehensive Plan Future Land Use and Character Map.

The Wellborn Suburban designation is described in the Wellborn Community Plan as having "...an intense level of development activities. These areas will tend to consist of high-density single-family residential lots (minimum 5,000 square feet). Development features should be incorporated such as greenbelts, garages, and limited lot coverage to reduce the character impact of surrounding residential uses." The proposed uses on this portion of the subject property are single-family homes.

The Restricted Suburban designation is described as having "...a moderate level of development activities. These areas will tend to consist of medium-density single-family residential lots (acreage 8,000 square feet) when clustered around open space, or larger lot sizes when not clustered." The proposed uses on this portion of the subject property are multi-family and single-family homes.

The density of the overall Creek Meadows Development is proposed to be four dwelling units per acre – consistent with the Future Land Use and Character designations on the property.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:**

**Portion north of Greens Prairie Road West:** The subject property and surrounding area are currently zoned R Rural and are developed as both rural density single-family homes and rural-character commercial. The proposed uses for this area include single-family homes on minimum 5,000 square foot lots. The original Master Plan for the Creek Meadows showed a future land use of multi-family in this area. Through the Wellborn Community Plan, area residents expressed a desire to reduce future densities. Single-family uses are more compatible with the existing uses and zoning of nearby properties.

**Portion south of Greens Prairie Road West:** The subject property and surrounding area are included in the Creek Meadows PDD zoning, which includes single-family and duplex uses. The proposed Townhome use is denser than uses in the surrounding area.

- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The subject property is suitable for the uses and density proposed in the PDD Planned Development

District. The overall density of the Creek Meadows neighborhood will remain around 4 dwelling units per acre. The rezoning reduces the possible number of dwelling units in Creek Meadows. Road infrastructure in this area (at the perimeter of the subdivision) was developed while in still in the ETJ and does not meet an urban City standard.

**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:**

**North of Greens Prairie Road West:** The existing zoning of this portion of the property is R Rural, however, because the Creek Meadows development began in the ETJ without the benefit of land use control, this portion was shown for multi-family development and is vested to that use.

**South of Greens Prairie Road West:** The current PDD in place on this portion of the property allows for duplex units in this area similar to the developed portion of Creek Meadows to the east and is suitable for this property.

**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 proposed PDD rezoning essentially relocates higher-density dwelling units from north of Greens Prairie Road West to south of Greens Prairie Road West, and locates single-family to the north. The intent of the swapped land use densities is to reduce the overall permitted densities while responding to the character of the surrounding area.

**6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water service will be provided by Wellborn Special Utility District via existing 6-, 8-, and 16-inch mains. There are also 6- and 8-inch sanitary sewer lines available to serve this property. There is currently capacity in the existing sanitary sewer system to support some additional development, however capacity will need to be analyzed further with the platting of each individual phase. It is anticipated that improvements to the downstream sanitary sewer system will be needed in the near future. Drainage is mainly to the south within the Peach Creek Drainage Basin. Access to the sites will be available via Greens Prairie Road West and Creek Meadows Boulevard North. Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Existing infrastructure, with the exception of the referenced sanitary sewer, appears to be adequate for the proposed use.

## **SUMMARY OF CONCEPT PLAN**

The following base districts are requested for the proposed residential uses:

- Single-family land uses – GS General Suburban Zoning District
- Townhome land uses – T Townhome Zoning District

## **Meritorious Modifications**

The following modifications are proposed through this rezoning request:

- **Setbacks:**
  - Single-family land uses –
    - Reduction of the minimum **front setback from 25 feet to 20 feet** to conform with existing modifications in the Creek Meadows neighborhood

- Reduction of the minimum **side setback from 7.5 feet to 5 feet** to conform with existing modifications in the Creek Meadows neighborhood
- Townhome land uses –
- Minimum **side setback reduced from 7.5 feet to 5 feet**
  - Minimum **front setback reduced from 25 feet to 20 feet**
  - Minimum **rear setback reduced from 20 feet to 15 feet**
- **Density:** Reduced **maximum Townhome density from 14 dwelling units per acre to 8 dwelling units per acre.**
  - **Driveway Standards:** The applicant requests that the maximum driveway width for the Townhome lots is increased from 25 feet to 27 feet to accommodate three parking spaces.

### **Community Benefits and Additional Enhancements**

The applicant offers the following as community benefits and/or project enhancements:

- Reduced densities on the north side of Greens Prairie Road West adjacent to rural and estate properties;
- Open spaces provided through future detention and easements as shown on the Concept Plan;
- Attached and/or detached two car garages required with each detached single-family dwelling unit as requested by residents through the Wellborn Community Plan;
- Replaced permitted duplex dwelling units with single-family townhome units;
- Reduced the Townhome density potential from 14 dwelling units per acre to eight.

### **STAFF RECOMMENDATION**

Staff recommends approval of the proposed rezoning.

### **SUPPORTING MATERIALS**

1. Application
2. Rezoning map
3. Concept Plan



<b>FOR OFFICE USE ONLY</b>	
CASE NO.:	_____
DATE SUBMITTED:	_____
TIME:	_____
STAFF:	_____

## ZONING MAP AMENDMENT (REZONING) APPLICATION PLANNED DISTRICTS

- (Check one)  (\$1,165) Planned Development District (PDD)  
 (\$1,165) Planned Mixed-Used Development (P-MUD)  
 (\$315) Modification to Existing PDD or P-MUD Amendment - Planning & Zoning Commission and City Council Review

*Please use Concept Plan Minor Amendment Application for minor amendments as per Section 3.4.J of the UDO.*

### MINIMUM SUBMITTAL REQUIREMENTS:

- \$315 - 1,165 Rezoning Application Fee.
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
- One (1) copy of a fully dimensioned Rezoning Map on 24"x36" paper showing:
  - a. Land affected;
  - b. Legal description of area of proposed change;
  - c. Present zoning;
  - d. Zoning classification of all abutting land; and
  - e. All public and private rights-of-way and easements bounding and intersecting subject land.
- Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
- A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to PDSDigitalSubmittal@cstx.gov).
- Six (6) copies of the Concept Plan on 24"x36" paper in accordance with Section 3.4.D of the UDO.
- One (1) copy of the Concept Plan on 8.5"x11" paper in accordance with Section 3.4.D of the UDO.
- The attached Concept Plan checklist with all items checked off or a brief explanation as to why they are not checked off.

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

Date of Optional Preapplication Conference April 30, 2014

NAME OF PROJECT Creek Meadows - Sections 1A and 1C

ADDRESS \_\_\_\_\_

LEGAL DESCRIPTION (Lot, Block, Subdivision) \_\_\_\_\_

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

*The property is generally located near the entrance of the Creek Meadows Subdivision at the intersection of Greens Prairie Road and Creek Meadows Boulevard North.*

TOTAL ACREAGE 34.349 acres

via email 10/24/14

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.

*The proposed zone change is in accordance with the Comprehensive Plan. The property on the north side of Greens Prairie Road is shown as Rural on the Land Use Plan; however, the property is vested to allow multi-family residential uses. The property on the south side of Greens Prairie Road is shown as Restricted Suburban on the Land Use Plan.*

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

*The intent of this PDD request is to modify the previously approved residential densities to blend with the character of the area and reduce the overall density. The existing multi-family and duplex residential land uses approved along Greens Prairie Road in Section 1A and 1C are being modified to single family land uses that are more compatible with the character of the area.*

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

*The original master planned Creek Meadows community integrated a mix of commercial, residential and multi-family land uses. This rezoning is simply modifying the previously approved residential and multi-family land uses, reducing the overall density and applying additional character standards.*

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

*Existing permitted land uses on the subject property are single-family, duplexes and multi-family residential uses.*

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

*Marketability for the property is primarily for residential uses as previously approved and planned in the PDD request and Concept Plan.*

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

*The proposed PDD will allow the continued development of an existing master planned community. The additional standards will provide for the mix of single family products within close proximity.*

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

*The proposed PDD and Concept Plan is designed to blend a mix of residential densities and products that fit in with the character of the surrounding area. The townhome product will have similar characteristics of the existing detached single family homes with two car garages and a maximum density of 8 dwelling units per acre - mirroring the existing single family density limitations.*

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

*The rezoning proposal is in compliance with the City's Comprehensive Plan and meets the overall density of 8,000 sq. ft. per unit even though this project is vested and development began prior to annexation.*

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

*By modifying the existing residential densities, the proposed PDD and Concept Plan is more compatible with existing land uses than the previously approved approach. Reducing the density along the north side of Greens Prairie Road to single family provides a step down approach from the previously approved multi-family. Reducing the overall density to single family land uses is more compatible with the surrounding Wellborn Community.*

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

*All dwelling units will have direct access to a public street.*

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

*The existing Creek Meadows subdivision has provided all required public improvements and will continue to meet all development standards.*

## CREEK MEADOWS

### *Rezoning Regulations & Density Exchange*

The following densities are based upon the approved preliminary plat for Creek Meadows:

Total Acreage:	293.233 acres (includes Section 1C)
Commercial Acreage:	11.55 acres
Currently Approved DU's: (DU = Dwelling Units)	1175 total dwelling units approved
<u>Proposed Density Exchange:</u>	
SECTION 1C (Current Apts.):	230 DU (19.125 acres x 12 du/acre)
SECTION 1C (Proposed SF):	73 DU (see attached Concept Plan) <i>Reduction of 157 DU's in Section 1C</i>
SECTION 1A (Current Duplex):	92 DU
SECTION 1A (Proposed SF):	122 DU (15.23 acres x 8 du/acre = 122 TH DU's) <i>Increase of 30 DU's in Section 1A</i>
SECTIONS 6 & 7 (Current SF):	209 DU
SECTIONS 6 & 7 (Proposed SF):	157 DU (Converted smaller lots to estate lots) <i>Reduction of 52 DU's in Sections 6 &amp; 7</i>
<b>TOTAL PROPOSED DU'S:</b>	<b>996</b> <b><i>(Overall reduction of 179 dwelling units)</i></b>

The following standards and regulations are proposed with the rezoning:

**Base Zoning Districts & Land Use Restrictions:** As required through the PDD, the following base districts are established for the proposed residential uses.

Single-Family Detached Land Uses - GS General Suburban Zoning District

Single-Family Attached Land Uses – T Townhome Zoning District

## **Project Enhancements**

The following additional enhancements are proposed in exchange for the requested modifications:

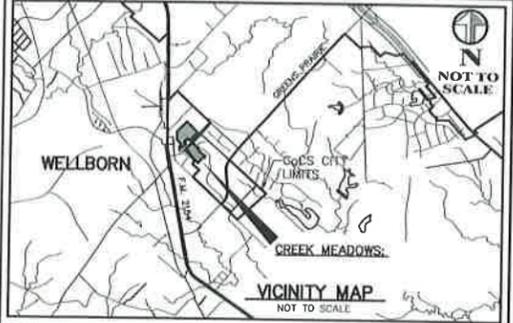
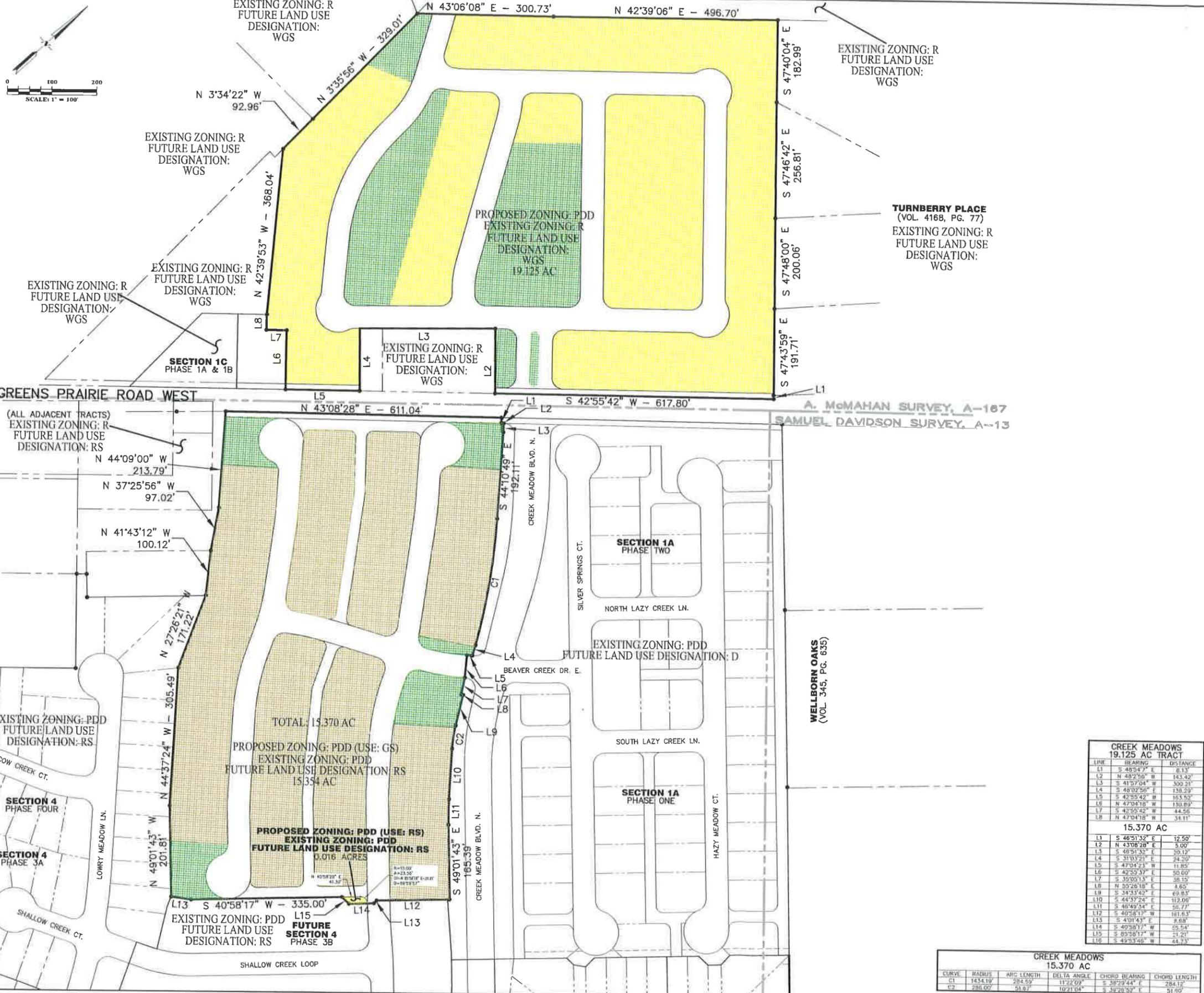
North side of Greens Prairie Road (Section 1C):

- Reduce the densities and modify previously approved multi-family to single family.
- Open spaces provided through future detention and easements as shown on the Concept Plan.
- Attached and/or detached two car garages are required with each dwelling unit as requested by residents through the Wellborn Community Plan.

South side of Greens Prairie Road (Section 1A):

- Remove multi-family apartments as a permitted land use and replace with single family land uses.
- Reduce the maximum allowed dwelling units per acre from 20 to 8. This also includes a reduction in maximum allowed dwelling units per acre in the Townhome zoning district from 14 to 8 to mirror the existing detached single family density.





**CONCEPT PLAN NOTES:**

1. THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. - FIRM COMMUNITY PANEL NO. 48041C 0325E, MAY 16, 2012.
2. BASIS OF BEARING: NORTH ORIENTATION IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
3. ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS UNLESS OTHERWISE NOTED.
4. THE BOUNDARY DATA SHOWN WAS SURVEYED AND PROVIDED BY KERR SURVEYING, UNDER THE DIRECTION OF MR. BRAD KERR, RPLS 4502.
5. THE EXISTING USE OF THIS TRACT IS VACANT/AGRICULTURAL.
6. FUTURE LAND USE DESIGNATION & ZONING NAMING CONVENTION:  
 R = RURAL  
 E = ESTATE  
 O = OFFICE  
 D = DUPLEX  
 GC = GENERAL COMMERCIAL  
 RS = RESTRICTED SUBURBAN  
 GS = GENERAL SUBURBAN  
 PDD = PLANNED DEVELOPMENT DISTRICT  
 WGS = WELLBORN GENERAL SUBURBAN
7. AREAS DESIGNATED AS SINGLE FAMILY DETACHED SHALL CONFORM TO GENERAL SUBURBAN ZONING DISTRICT LAND USES AND ALL DIMENSIONAL STANDARDS WITH THE FOLLOWING EXCEPTIONS:
  - MINIMUM FRONT SETBACK REDUCED FROM 25' TO 20' TO CONFORM WITH PREVIOUSLY APPROVED MODIFICATIONS.
  - MINIMUM SIDE SETBACK REDUCED FROM 7.5' TO 5' TO CONFORM WITH PREVIOUSLY APPROVED MODIFICATIONS.
 AREAS DESIGNATED AS SINGLE FAMILY ATTACHED SHALL CONFORM TO TOWNHOME ZONING DISTRICT LAND USES AND ALL DIMENSIONAL STANDARDS WITH THE FOLLOWING EXCEPTIONS:
  - MINIMUM FRONT SETBACK REDUCED FROM 25' TO 20' TO CONFORM WITH PREVIOUSLY APPROVED MODIFICATIONS.
  - MINIMUM SIDE SETBACK REDUCED FROM 7.5' TO 5' TO CONFORM WITH PREVIOUSLY APPROVED MODIFICATIONS.

**DRIVEWAY STANDARDS:** MAXIMUM DRIVEWAY WIDTH FOR SINGLE FAMILY ATTACHED/TOWNHOME LOTS IS INCREASED FROM 25' TO 27' TO ACCOMMODATE THREE PARKING SPACES.

**HATCH/COLOR LEGEND**

COMMON AREA GREEN SPACE (MAINTAINED BY HOA) AREA=4.387 AC	SINGLE FAMILY-DETACHED AREA=11.141 AC	TOWNHOMES AREA=10.017 AC

**NOTE:** TOTAL ACREAGE REPORTED FOR EACH USE DOES NOT INCLUDE THE AREA OF THE RIGHT-OF-WAYS CONTAINED WITHIN THOSE RESPECTIVE ZONES.

**PDD CONCEPT PLAN  
OF  
CREEK MEADOWS  
SECTION 1A, PHASE 3, 4A & 4B  
SECTION 1C, PHASE 1 thru 5  
TOTAL=34.495 ACRES**

A. McMAHAN SURVEY, A-167  
SAMUEL DAVIDSON SURVEY, A-13  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

**RME Consulting Engineers**

3800 SH No. 6 SOUTH, STE 108G <77845>  
POST OFFICE BOX 9253  
COLLEGE STATION, TEXAS 77842  
EMAIL: civit@enginccr.com

OFFICE - (979) 764-0704  
FAX - (979) 764-0704  
TEXAS FIRM REGISTRATION No. F-4695

LANDOWNER DESIGNATION  
CREEK MEADOWS PARTNERS, L.P.  
c/o OLDHAM GOODWIN GROUP, LLC  
2800 SOUTH TEXAS AVENUE  
SUITE 401  
BRYAN, TX 77802  
EMAIL: Chris.rhodes@oldhamgoodwin.com  
FILENAME: 0536R22A | SCALE: 1"=100'  
SUBMITTED DATE: 6/23/14  
REVISIONS: 7/21/14, 10/22/14, 10/31/14

DRAWN BY: R.A.M. CHECKED BY: KERR  
FIELD BOOK: N/A PAGES: N/A  
RME CONSULTING ENGINEERS  
CLIENT NO. PROJECT NO.  
296 - 0536

**CREEK MEADOWS  
19.125 AC TRACT**

LINE	BEARING	DISTANCE
L1	S 48°24'27" E	8.13'
L2	N 48°25'50" W	163.42'
L3	S 41°57'04" W	300.21'
L4	S 48°02'56" E	136.20'
L5	S 42°55'42" W	193.52'
L6	N 47°04'18" W	139.89'
L7	S 42°55'42" W	44.56'
L8	N 47°04'18" W	34.11'

**15.370 AC**

L1	S 46°51'32" E	12.50'
L2	N 43°08'28" E	5.00'
L3	S 48°51'32" E	20.12'
L4	S 31°03'21" E	24.20'
L5	S 47°34'23" W	11.85'
L6	S 42°55'37" E	50.00'
L7	S 35°05'13" E	38.10'
L8	N 25°26'18" E	4.60'
L9	S 24°13'42" E	69.83'
L10	S 44°57'24" E	112.00'
L11	S 46°48'34" E	58.77'
L12	S 40°58'17" W	161.63'
L13	S 43°14'31" E	8.48'
L14	S 49°58'17" W	25.54'
L15	S 85°58'17" W	51.21'
L16	S 49°53'46" W	64.23'

**CREEK MEADOWS  
15.370 AC**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1434.19'	284.59'	1122.02°	S 38°29'44" E	284.17'
C2	258.00'	51.97'	1021.04°	S 39°29'52" E	51.95'

14.100  
11.12.14  
4.30  
SS



## Legislation Details (With Text)

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**File #:** 14-840      **Version:** 1      **Name:** 2468 Barron Road Rezoning  
**Type:** Rezoning      **Status:** Agenda Ready  
**File created:** 11/10/2014      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 11/20/2014      **Final action:**

**Title:** Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to GS General Suburban for approximately 1 acre being Lots 8, 9, and 10, Block 2, Needham Estates as recorded in volume 276, page 301 of the Official Records of Brazos County, Texas, generally located at 2468 Barron Road, more generally located at the northwest corner of Renee Lane and Barron Road. Case #14-00900260 (J. Bullock) (Note: Final action on this item is scheduled for the December 18, 2014 City Council meeting - subject to change)

**Sponsors:** Jessica Bullock

**Indexes:**

**Code sections:**

**Attachments:** [Staff Report](#)  
[Application](#)  
[Rezoning Map](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to GS General Suburban for approximately 1 acre being Lots 8, 9, and 10, Block 2, Needham Estates as recorded in volume 276, page 301 of the Official Records of Brazos County, Texas, generally located at 2468 Barron Road, more generally located at the northwest corner of Renee Lane and Barron Road. Case #14-00900260 (J. Bullock) (Note: Final action on this item is scheduled for the December 18, 2014 City Council meeting - subject to change)



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

**REZONING REQUEST  
FOR  
2468 BARRON ROAD  
14-00900260**

**REQUEST:** R Rural to GS General Suburban

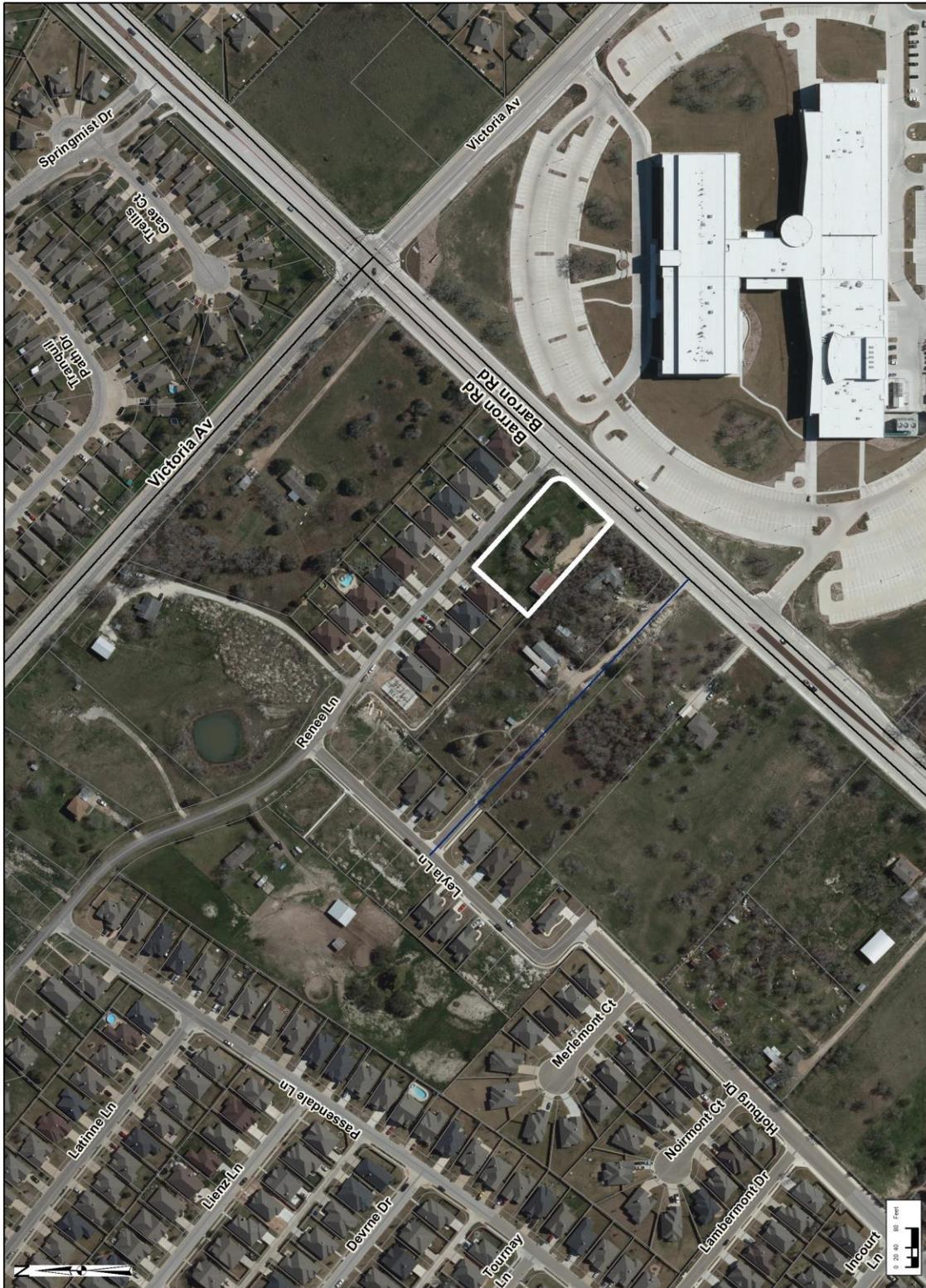
**SCALE:** Approximately 1 acre

**LOCATION:** 2468 Barron Road  
Being Lots 8, 9, and 10, Block 2, Needham Estates as recorded in  
volume 276, page 301 of the Official Records of Brazos County,  
Texas, generally located at the northwest corner of Renee Lane  
and Barron Road.

**APPLICANT:** Brandon Stribling

**PROJECT MANAGER:** Jessica Bullock, Staff Planner  
jbullock@cstx.gov

**RECOMMENDATION:** Staff recommends approval of the rezoning.

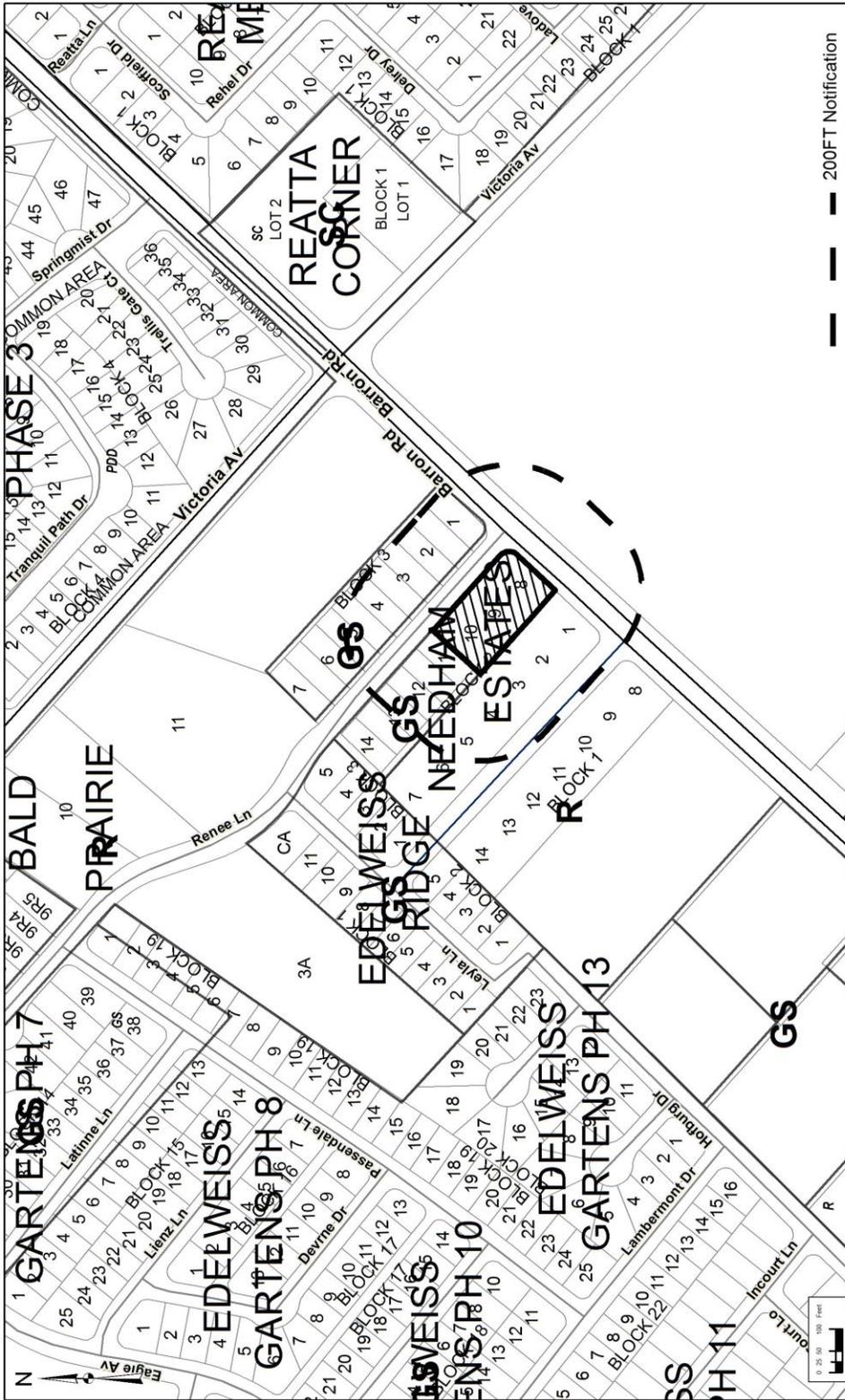


REZONING  
Case: 14-260

2468 BARRON RD

DEVELOPMENT REVIEW





**Zoning Districts**

R	Rural	R-4	Multi-Family	BPI	Business Park Industrial	PDD	Planned Development District
E	Estate	R-6	High Density Multi-Family	NAP	Natural Areas Protected	WPC	Wolf Pen Creek Dev. Corridor
RS	Restricted Suburban	MHP	Manufactured Home Park	C-3	Light Commercial	NG-1	Core Northgate
GS	General Suburban	O	Office	M-1	Light Industrial	NG-2	Transitional Northgate
R-1B	Single Family Residential	SC	Suburban Commercial	M-2	Heavy Industrial	NG-3	Residential Northgate
D	Duplex	GC	General Commercial	C-U	College and University	OV	Corridor Overlay
T	Townhouse	CI	Commercial-Industrial	R & D	Research and Development	RDD	Redevelopment District
		BP	Business Park	P-MUD	Planned Mixed-Use Development	KO	Krenek Tap Overlay

--- 200FT Notification

	<b>DEVELOPMENT REVIEW</b>	<b>2468 BARRON RD</b>	<b>Case: 14-260</b>
<b>REZONING</b>			

## NOTIFICATIONS

Advertised Commission Hearing Date: November 20, 2014

Advertised Council Hearing Date: December 18, 2014

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:

Westfield Village

Property owner notices mailed: 12  
Contacts in support: None  
Contacts in opposition: None  
Inquiry contacts: One

## ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	General Suburban	GS General Suburban	Single-Family
South (across Barron Road)	Institutional/Public	R Rural	High School
East	General Suburban	R Rural	Single-Family
West (across Renee Lane)	General Suburban	GS General Suburban	Single-Family

## DEVELOPMENT HISTORY

**Annexation:** June 1995  
**Zoning:** A-O Agricultural Open upon annexation  
Renamed R Rural (2013)  
**Final Plat:** February 1969  
**Site development:** Single-Family

## REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject property and surrounding area are shown on the Comprehensive Future Land Use and Character Map and Concept Map as General Suburban. This area is for high-density single-family residential lots. The proposed rezoning is consistent with this designation.
- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The rezoning request to GS General Suburban is compatible with existing zoning of the surrounding properties.
- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The applicant is looking to develop the site with five single-family homes, matching the surrounding area. The proposed rezoning is appropriate for this area given the character of the surrounding

properties and compliance with the Comprehensive Plan. The property would be allowed to subdivide into lots as small as 5,000 square feet for single-family homes.

- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property is currently zoned R Rural which it received upon annexation. The current zoning does not allow for further subdivision of this tract as it must be a minimum of two acres. The proposed rezoning would allow for the property to be subdivided into smaller single-family lots and is in line with the vision of the Comprehensive Plan.
- 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:** Under the current zoning district the property is limited in density. The proposed rezoning would allow for the development of single-family lots similar to those along Renee Lane.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water service will be provided by the City of College Station via 8-inch main. There is also an 8-inch sanitary sewer line available to serve the properties. Detention is not required, but a 20-foot drainage right-of-way along the rear properties is going to be required. Access will be via a residential street, Renee Lane. Public infrastructure shall be designed and constructed in accordance with BCS Unified Design Guidelines. Existing infrastructure appears to be adequate for the proposed use.

#### **STAFF RECOMMENDATION**

Staff recommends approval of the rezoning request.

#### **SUPPORTING MATERIALS**

1. Application
2. Rezoning map



FOR OFFICE USE ONLY  
CASE NO.: 4.260  
DATE SUBMITTED: 10/10/14  
TIME: 3:40  
STAFF: elo

## ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

### MINIMUM SUBMITTAL REQUIREMENTS:

- \$1,165 Rezoning Application Fee.
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
- One (1) copy of a fully dimensioned map on 24" x 36" paper showing:
  - a. Land affected;
  - b. Legal description of area of proposed change;
  - c. Present zoning;
  - d. Zoning classification of all abutting land; and
  - e. All public and private rights-of-way and easements bounding and intersecting subject land.
- Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
- A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to [pdsdigitalsubmittal@cstx.gov](mailto:pdsdigitalsubmittal@cstx.gov))

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

Date of Optional Preapplication Conference 9-15-14

NAME OF PROJECT 2468 Barron Rezone

ADDRESS 2468 Barron Rd

LEGAL DESCRIPTION (Lot, Block, Subdivision) Lot 8-10, Block 2, Needham Estates

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

Corner of Barron Rd. & Renee

TOTAL ACREAGE .88

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

Name Brandon Stribling E-mail brandon@striblinggroup.com

Street Address 3008 Boleto

City College Station State TX Zip Code 77845

Phone Number 979-676-6565 Fax Number 979-764-0421

### PROPERTY OWNER'S INFORMATION:

Name Brandon Stribling E-mail brandon@striblinggroup.com

Street Address 3008 Boleto

City College Station State TX Zip Code 77845

Phone Number 979-676-6565 Fax Number 979-764-0421

CO-owner

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

Name Linda Stribling E-mail linda@century21bcs.com  
Street Address 5306 Jupiter Hills Ct  
City College Station State TX Zip Code 77845  
Phone Number 979-575-0580 Fax Number 979-764-0421

This property was conveyed to owner by deed dated 9-29-14 and recorded in Volume 276, Page 301 of the Brazos County Official Records.

Existing Zoning R-Rural Proposed Zoning General Suburban  
Present Use of Property One single-family detached home  
Proposed Use of Property Five single-family detached lots

REZONING SUPPORTING INFORMATION

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

The rest of Renee Lane has already been rezoned to general suburban.

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

Yes, the rest of Renee Lane is already zoned General suburban.

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?

It will be the mirror image of across the street.

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

5 Single-family residential <sup>lots</sup> to match the rest of Renee Ln.

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

Present rural zoning doesnt match character of nearby properties.

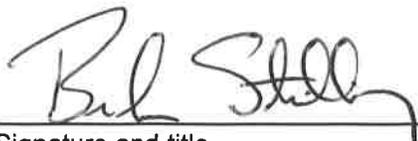
6. Explain the marketability of the property for uses permitted by the current zoning district.

Not highest and best use as rural.

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

Continue single family developments

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.



Signature and title

10-8-14

Date



SCALE: 1" = 40'  
20

LOT 11R  
BLOCK 2  
PLAT, 8422/225

General  
Suburban

SURVEYOR'S CERTIFICATE:  
I, BRAD KERR, R.P.L.S. NO. 4502, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0201 D, EFFECTIVE DATE: 02-09-2000.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4502



General  
Suburban

LEGEND:

- UTILITY POLE
- GUY WIRE ANCHOR
- AERIAL ELECTRIC LINES
- WOOD FENCE
- WELDED WIRE FENCE
- DECK
- CONCRETE
- GRAVEL

EASEMENT TO LONE STAR GAS COMPANY, 148/470, DOES NOT CROSS THIS TRACT AS PARTIALLY RELEASED IN 70/461 (RR).

EASEMENT TO SINCLAIR REFINING COMPANY, 132/111, DOES NOT CROSS THIS TRACT AS PARTIALLY RELEASED IN 71/240 (RR).

BLANKET EASEMENT TO WELLBORN WATER SUPPLY CORP., 254/292, DOES APPLY TO THIS TRACT.

BUILDING SETBACK LINES PER CITY OF COLLEGE STATION U.D.O. (CS) AND PLAT, 276/301 (P).

CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.

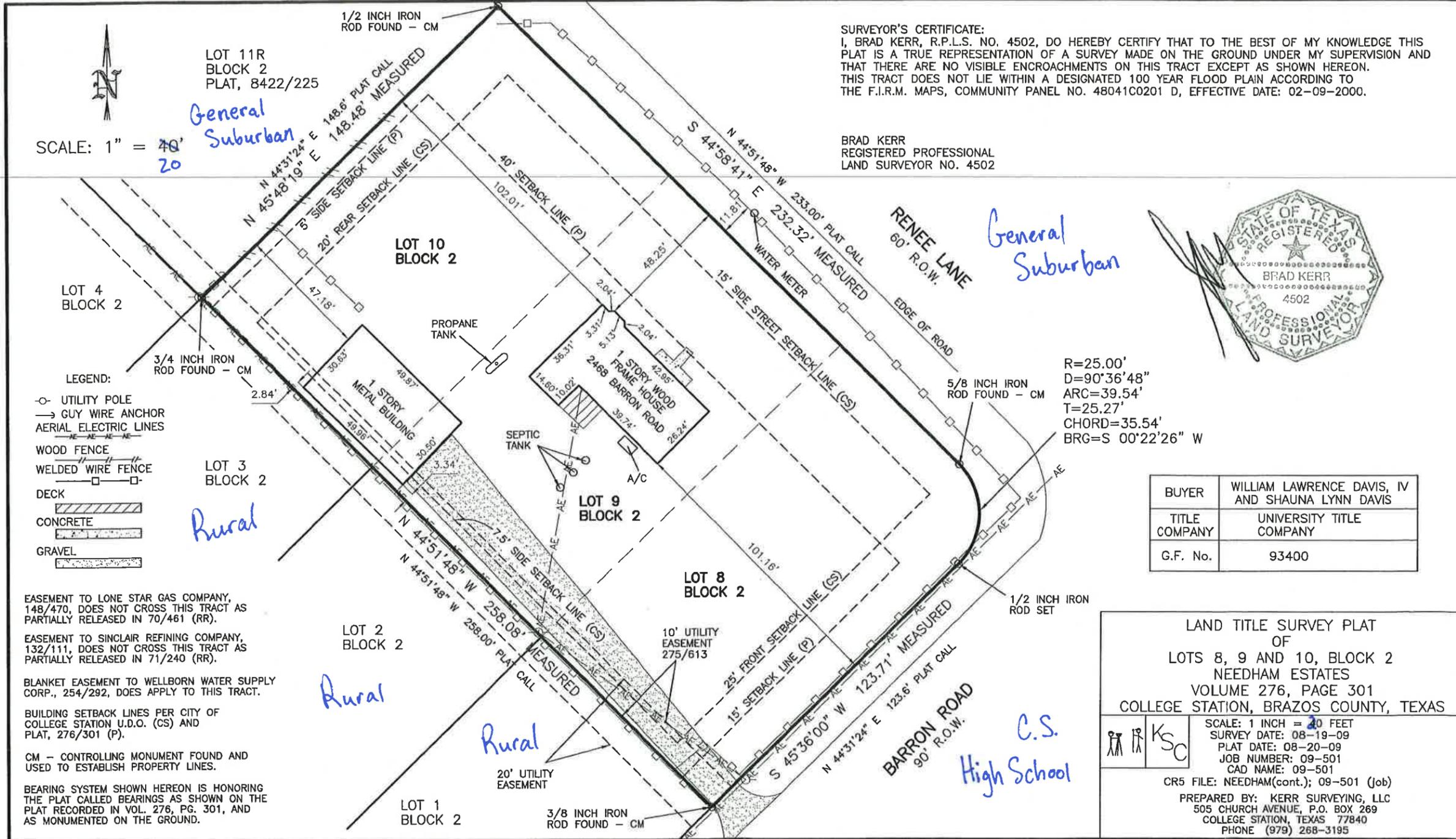
BEARING SYSTEM SHOWN HEREON IS HONORING THE PLAT CALLED BEARINGS AS SHOWN ON THE PLAT RECORDED IN VOL. 276, PG. 301, AND AS MONUMENTED ON THE GROUND.

Rural

Rural

Rural

C.S.  
High School



R=25.00'  
D=90°36'48"  
ARC=39.54'  
T=25.27'  
CHORD=35.54'  
BRG=S 00°22'26" W

BUYER	WILLIAM LAWRENCE DAVIS, IV AND SHAUNA LYNN DAVIS
TITLE COMPANY	UNIVERSITY TITLE COMPANY
G.F. No.	93400

LAND TITLE SURVEY PLAT  
OF  
LOTS 8, 9 AND 10, BLOCK 2  
NEEDHAM ESTATES  
VOLUME 276, PAGE 301  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 40 FEET  
SURVEY DATE: 08-19-09  
PLAT DATE: 08-20-09  
JOB NUMBER: 09-501  
CAD NAME: 09-501  
CR5 FILE: NEEDHAM(cont.); 09-501 (Job)  
PREPARED BY: KERR SURVEYING, LLC  
505 CHURCH AVENUE, P.O. BOX 269  
COLLEGE STATION, TEXAS 77840  
PHONE (979) 268-3195

14.2.60  
10.30.14  
4.25  
S