



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.

Thursday, April 16, 2015

6:00 PM

City Hall Council Chambers

1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. [15-0195](#) Discussion on Minor and Amending plats approved by Staff.
*Final Plat - Minor Plat - River Place Phase 1, Lot 30R, Block 1 Case # 14-00900284 (R. Lazo)
*Final Plat - Minor Plat - Richards Addition Lots 3A, 3B, 4A & 4B, Block 1 Case # 14-00900310 (J. Bullock)
4. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev
5. [15-0198](#) Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work (see attached). (J. Schubert)

Attachments: [2015 P&Z Plan of Work](#)
6. [15-0197](#) Presentation, possible action, and discussion regarding the Economic Development Master Plan and its implementation. (N. Ruiz)
7. [15-0201](#) Presentation, possible action, and discussion regarding an update on the following items:
* A rezoning of approximately 16 acres from GS General Suburban to GC General Commercial and NAP Natural Areas Protected for the property generally located at 8500 Earl Rudder Freeway South, more generally located at the northwest intersection of Harvey Mitchell Parkway South and Earl Rudder Freeway South. The Planning & Zoning Commission heard this item on March 19, 2015 and recommended (4-0) to approve the request with the condition that the impacts of any floodplain alterations be contained within the subject property. The City Council heard this item on April 9, 2015 and voted (7-0) to approve the request.
* A conditional use permit for the use of a major wireless telecommunications facility affecting approximately 0.0148 acres at Southwest Place, Block 1, Lot 2A-1B, generally located at 2504 Texas Avenue South. The Planning & Zoning Commission heard

this item on March 19, 2015 and recommended (4-0) to approve the request. The City Council heard this item on April 9, 2015 and voted (7-0) to approve the request.

* A PDD Planned Development District amendment of approximately 24.523 acres generally located south of Market Street between Holleman Drive South and North Dowling Road. The Planning & Zoning Commission heard this item on March 19, 2015 and recommended (4-0) to approve the request. The City Council heard this item on April 9, 2015 and voted (6-1) to approve the request.

* Annexation of approximately 233 acres located in the City's ETJ on the southwest side of the City generally bordered by Royder Road, FM 2154 and Greens Prairie Trail. The City Council heard this item on April 9, 2015 and voted (7-0) to approve the request.

8. [15-0194](#)

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

*Thursday, April 23, 2015 - City Council Meeting - Council Chambers - Workshop 5:30 p.m. and Regular 7:00 p.m.

*Thursday, May 7, 2015 - Planning & Zoning 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, BioCorridor 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 April 10, 2015 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. Council meetings are broadcast live on Cable Access Channel 19.



Legislation Details (With Text)

File #: 15-0195 **Version:** 1 **Name:** Minor/Amending Plats
Type: Updates **Status:** Agenda Ready
File created: 4/8/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 4/16/2015 **Final action:**
Title: Discussion on Minor and Amending plats approved by Staff.
*Final Plat - Minor Plat - River Place Phase 1, Lot 30R, Block 1 Case # 14-00900284 (R. Lazo)
*Final Plat - Minor Plat - Richards Addition Lots 3A, 3B, 4A & 4B, Block 1 Case # 14-00900310 (J. Bullock)

Sponsors:

Indexes:

Code sections:

Attachments:

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

Discussion on Minor and Amending plats approved by Staff.
*Final Plat - Minor Plat - River Place Phase 1, Lot 30R, Block 1 Case # 14-00900284 (R. Lazo)
*Final Plat - Minor Plat - Richards Addition Lots 3A, 3B, 4A & 4B, Block 1 Case # 14-00900310 (J. Bullock)



Legislation Details (With Text)

File #: 15-0198 **Version:** 1 **Name:** 2015 P&Z Plan of Work Update
Type: Updates **Status:** Agenda Ready
File created: 4/8/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 4/16/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work (see attached). (J. Schubert)
Sponsors:
Indexes:
Code sections:
Attachments: [2015 P&Z Plan of Work](#)

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

Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work (see attached). (J. Schubert)

2015 Planning & Zoning Commission Plan of Work

Comprehensive Plan Implementation

Implementation of Adopted Plans	
<p>Summary:</p> <p>Implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Central College Station, Eastgate, Southside Area, Wellborn Community, and South Knoll Area neighborhood plans, and Bicycle, Pedestrian & Greenways, Parks and Recreation, Water, Waste Water, Medical District, and Economic Development master plans.</p>	<p>Project Dates:</p> <p>2/26/15: Notice to proceed for construction of a sidewalk along Normand Dr between Rock Prairie Rd and Pondersoa Dr; construction to be complete by May (Central College Station Plan).</p> <p>3/4/15: Public meeting regarding the design of Langford Street and Guadalupe Drive sidewalks (South Knoll Area Plan).</p> <p>3/26/15: Council awarded contract to Freese & Nichols to update the Wastewater Master Plan.</p> <p>3/26/15: Council approved all-way stop at Lincoln Ave and Tarrow St (warrant study requested by Eastgate Plan).</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

Five-Year Comprehensive Plan Report Implementation	
<p>Summary:</p> <p>Implementation of general items and tasks identified in the Five-Year Comprehensive Plan Report.</p>	<p>Project Dates:</p>
Staff Assigned: J. Prochazka	Anticipated Completion: On-going

Annexation Task Force	
<p>Summary:</p> <p>Implement the Five-Year Comprehensive Plan Report by creating a task force of elected officials, appointed officials, and staff to update timing and priorities of future annexations including the potential development of a three-year annexation plan.</p>	<p>Project Dates:</p>
Staff Assigned: L. Simms	Anticipated Initiation: May 2015

Future Land Use and Character Map Assessments	
<p>Summary:</p> <p>Implement the Five-Year Comprehensive Plan Report by evaluating the appropriateness of the existing Future Land Use and Character designations for five areas and recommend amendments as necessary. Priority will be given to Area A (Wellborn Road near Barron Road) and Area B (Greens Prairie Road at Greens Prairie Trail).</p>	<p>Project Dates:</p>
Staff Assigned: J. Prochazka	Anticipated Initiation: Summer 2015

Harvey Mitchell District Plan	
<p>Summary:</p> <p>Implement the Five-Year Comprehensive Plan Report by initiating the Harvey Mitchell District Plan as identified in the Comprehensive Plan.</p>	<p>Project Dates:</p>
Staff Assigned: J. Prochazka	Anticipated Initiation: Fall 2015

Land Use Inventory/Housing Needs	
Summary: Implement the Five-Year Comprehensive Plan Report by maintaining up-to-date percentages of available and utilized land and evaluating whether all of the City's future housing needs are being met.	Project Dates:
Staff Assigned: M. Bombek	Anticipated Initiation: Summer 2015

Non-Residential Architectural Standards	
Summary: Implement the Five-Year Comprehensive Plan Report by revising the existing non-residential architectural requirements to reflect current practices and allow more flexibility in design.	Project Dates: TBD: Stakeholder review of draft ordinance. 5/4/15: BPG Advisory Board recommendation regarding bicycle and pedestrian-related ordinance changes. 5/7/15: P&Z recommendation on proposed ordinance. 5/28/15: Council consideration of proposed ordinance.
Staff Assigned: J. Schubert	Anticipated Completion: May 2015

Thoroughfare Plan	
Summary: Implement the Five-Year Comprehensive Plan Report by updating the Thoroughfare Plan based on new traffic counts and capacity data and evaluate if changes are needed to the existing street section standards.	Project Dates: 9/10/14: Entered into contract with Kimley-Horn and Associates, Inc to update Thoroughfare Plan.
Staff Assigned: D. Singh	Anticipated Completion: Fall 2015

Walton Drive Commercial Overlay	
Summary: Implement the Eastgate Neighborhood Plan by creating a zoning overlay to address parking and other non-conformities for the commercial area at Walton Drive and Texas Avenue.	Project Dates:
Staff Assigned: J. Schubert	Anticipated Completion: Fall 2015

Wellborn Zoning Districts	
Summary: Implement the Wellborn Community Plan by creating new or modified zoning districts as described in the Plan.	Project Dates:
Staff Assigned: J. Bullock	Anticipated Initiation: Summer 2015

Research, Education, and Other Items

Bicycle, Pedestrian, and Greenways Master Plan Update	
Summary: Receive update on implementation of the plan and its framework for addressing bicycle and pedestrian needs on City-wide and neighborhood scales.	Project Dates:
Staff Assigned: V. Garza	Anticipated Completion: Summer 2015

Easterwood Airport Master Plan	
Summary: Receive a report on the Easterwood Airport Master Plan and consider potential implications of any future plans for expansion.	Project Dates:
Staff Assigned: M. Hitchcock	Anticipated Completion: May 2015

Economic Development Master Plan Update	
Summary: Receive an update regarding the components of the Economic Development Master Plan and its implementation.	Project Dates: 4/16/15: Update to be provided at P&Z Workshop.
Staff Assigned: N. Ruiz	Anticipated Completion: April 2015

Parkland Dedication Basis	
Summary: Discuss possibilities of revising parkland dedication requirements to be based on a per bedroom basis instead of per dwelling unit.	Project Dates:
Staff Assigned: J. Prochakza/Legal Staff	Anticipated Completion: Summer 2015

Parkland Dedication Funds	
Summary: Receive an update regarding the tracking and timing of expenditures in the various park zones.	Project Dates:
Staff Assigned: Parks & Recreation Staff	Anticipated Completion: Summer 2015

Planning & Development Services Organizational Review	
Summary: Review progress of implementation of the report that included policy discussions, ordinance revisions, and process and service improvements.	Project Dates:
Staff Assigned: L. Simms	Anticipated Completion: Summer 2015

Review of Adopted Plans	
Summary: After action review of adopted planning areas, specifically Northgate, BioCorridor, and Medical Districts.	Project Dates:
Staff Assigned: P&DS/Economic Development Staff	Anticipated Initiation: Fall 2015

University Research Commercialization	
Summary: Receive information regarding the vision and implementation of the commercialization of research-related output, including examples of successful efforts elsewhere.	Project Dates:
Staff Assigned: City Staff	Anticipated Completion: Winter 2015



Legislation Details (With Text)

File #: 15-0197 **Version:** 1 **Name:** Economic Development Master Plan Update
Type: Updates **Status:** Agenda Ready
File created: 4/8/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 4/16/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding the Economic Development Master Plan and its implementation. (N. Ruiz)
Sponsors:
Indexes:
Code sections:
Attachments:

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

Presentation, possible action, and discussion regarding the Economic Development Master Plan and its implementation. (N. Ruiz)



Legislation Details (With Text)

File #:	15-0201	Version:	2	Name:	Item Action Update
Type:	Updates	Status:		Status:	Agenda Ready
File created:	4/10/2015	In control:		In control:	Planning and Zoning Commission Workshop
On agenda:	4/16/2015	Final action:		Final action:	

Title: Presentation, possible action, and discussion regarding an update on the following items:

- * A rezoning of approximately 16 acres from GS General Suburban to GC General Commercial and NAP Natural Areas Protected for the property generally located at 8500 Earl Rudder Freeway South, more generally located at the northwest intersection of Harvey Mitchell Parkway South and Earl Rudder Freeway South. The Planning & Zoning Commission heard this item on March 19, 2015 and recommended (4-0) to approve the request with the condition that the impacts of any floodplain alterations be contained within the subject property. The City Council heard this item on April 9, 2015 and voted (7-0) to approve the request.
- * A conditional use permit for the use of a major wireless telecommunications facility affecting approximately 0.0148 acres at Southwest Place, Block 1, Lot 2A-1B, generally located at 2504 Texas Avenue South. The Planning & Zoning Commission heard this item on March 19, 2015 and recommended (4-0) to approve the request. The City Council heard this item on April 9, 2015 and voted (7-0) to approve the request.
- * A PDD Planned Development District amendment of approximately 24.523 acres generally located south of Market Street between Holleman Drive South and North Dowling Road. The Planning & Zoning Commission heard this item on March 19, 2015 and recommended (4-0) to approve the request. The City Council heard this item on April 9, 2015 and voted (6-1) to approve the request.
- * Annexation of approximately 233 acres located in the City's ETJ on the southwest side of the City generally bordered by Royder Road, FM 2154 and Greens Prairie Trail. The City Council heard this item on April 9, 2015 and voted (7-0) to approve the request.

Sponsors:

Indexes:

Code sections:

Attachments:

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

Presentation, possible action, and discussion regarding an update on the following items:

- * A rezoning of approximately 16 acres from GS General Suburban to GC General Commercial and NAP Natural Areas Protected for the property generally located at 8500 Earl Rudder Freeway South, more generally located at the northwest intersection of Harvey Mitchell Parkway South and Earl Rudder Freeway South. The Planning & Zoning Commission heard this item on March 19, 2015 and recommended (4-0) to approve the request with the condition that the impacts of any floodplain alterations be contained within the subject property. The City Council heard this item on April 9, 2015 and voted (7-0) to approve the request.
- * A conditional use permit for the use of a major wireless telecommunications facility affecting approximately 0.0148 acres at Southwest Place, Block 1, Lot 2A-1B, generally located at 2504 Texas Avenue South. The Planning & Zoning Commission heard this item on March 19, 2015 and recommended (4-0) to approve the request. The City Council heard this item on April 9, 2015 and voted (7-0) to approve the request.
- * A PDD Planned Development District amendment of approximately 24.523 acres generally located

south of Market Street between Holleman Drive South and North Dowling Road. The Planning & Zoning Commission heard this item on March 19, 2015 and recommended (4-0) to approve the request. The City Council heard this item on April 9, 2015 and voted (6-1) to approve the request. * Annexation of approximately 233 acres located in the City's ETJ on the southwest side of the City generally bordered by Royder Road, FM 2154 and Greens Prairie Trail. The City Council heard this item on April 9, 2015 and voted (7-0) to approve the request.



Legislation Details (With Text)

File #: 15-0194 **Version:** 1 **Name:** Upcoming Meetings
Type: Updates **Status:** Agenda Ready
File created: 4/8/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 4/16/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, April 23, 2015 - City Council Meeting - Council Chambers - Workshop 5:30 p.m. and Regular 7:00 p.m.
*Thursday, May 7, 2015 - Planning & Zoning 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
------	------	-----------	--------	--------

Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, April 23, 2015 - City Council Meeting - Council Chambers - Workshop 5:30 p.m. and Regular 7:00 p.m.
*Thursday, May 7, 2015 - Planning & Zoning 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.

Thursday, April 16, 2015

7:00 PM

City Hall Council Chambers

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

Regular Agenda

- 4.1** [15-0180](#) Presentation, possible action, and discussion regarding a Final Plat for DMR Acres consisting of two lots on approximately six acres located at 12234 North Dowling Road, generally located near the intersection of North Dowling Road and Rock Prairie Road West in the City's Extraterritorial Jurisdiction (ETJ). Case #15-00900056 (J Bullock)

Attachments:

[Staff Report](#)

[Application](#)

[Final Plat](#)

- 4.2** [15-0192](#) Presentation, possible action, and discussion regarding a Final Plat

for Emerald Ridge Estates Phase II consisting of one residential lot on approximately 1.475 acres for the property generally located at 9015 Sandstone Drive, more generally located east of the Sandstone subdivision. Case# 13-00900208 (J. Schubert)

Attachments: [Staff Report](#)
 [Application](#)
 [Final Plat](#)

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

6. [15-0189](#) Presentation, possible action, and discussion regarding waiver requests to Unified Development Ordinance Section 12-8.3.G.1 'Blocks' and Section 12-8.3.H.1.h 'Lots', and a presentation, possible action, and discussion regarding a Preliminary Plan for Fairview Subdivision consisting of four residential lots on approximately one acre located at 1014 Fairview Avenue, generally located at the intersection of Fairview Avenue and Holleman Drive. Case #15-00900088 (J Bullock)

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

7. [15-0193](#) Presentation, possible action, and discussion regarding waiver requests to the average lot width in the block as contained in Unified Development Ordinance Section 12-8.3.H.2 'Platting and Replatting within Older Residential Subdivisions' and a public hearing, presentation, possible action, and discussion regarding a Final Plat for Breezy Heights Addition Lots 9A, 9B, & 9C, Block 1 being a replat of Breezy Heights Addition Lot 9, Block 1 on approximately 0.653 acres for the property generally located at 900 Hereford Street. Case# 15-00900066 (J. Schubert)

Attachments: [Staff Report](#)
 [Application](#)
 [Applicant's Supplemental Information](#)
 [Schematic Showing All Lots in the Block](#)
 [Final Plat](#)

8. [15-0185](#) Public hearing, presentation, possible action, and discussion regarding a Final Plat for Needham Estates Block 2, lots 8R, 9A, 9B, 10A, and 10B being a Replat of Needham Estates Block 2, Lots 8, 9, and 10 on approximately one acre for the property generally located at 2468 Barron Road more generally located at the northwest corner of Barron Road and Renee Lane. Case#

15-00900047 (M.Bombek.)

Attachments:

[Staff Report](#)

[Application](#)

[Final Plat](#)

9. [15-0184](#)

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 GC General Commercial for approximately 0.75 acres for the property being situated in the Morgan Rector League, Abstract No.46, College Station, Brazos County, Texas. Being a portion of a tract of land called 2.460 acres as described by a deed to Brazos Valley Decorative Center, LLC Recorded in Volume 12387, Page 287 of the Official Public Records of Brazos County, Texas, generally located near the northeast corner of Texas Avenue South and Krenek Tap Road. Case #15-00900073 (M.Bombek) (Note: Final action on this item is scheduled for the May 18, 2015 City Council meeting - subject to change)

Attachments:

[Staff Report](#)

[Application](#)

[Rezoning Map](#)

10. [15-0187](#)

Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Suburban Commercial to General Commercial for approximately two acres located at 3751 Rock Prairie Road West, and more generally located at the southwest corner of Rock Prairie Road West and Holleman Drive South. Case #15-00900054 (J Bullock) (Note: Final action on this item is scheduled for the May 18, 2015 City Council meeting - subject to change.)

Attachments:

[Staff Report](#)

[Application](#)

[Comprehensive Plan Future Land Use and Character Map](#)

11. [15-0188](#)

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 SC Suburban Commercial to PDD Planned Development District for

approximately two 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 #15-00900053 (J Bullock) (Note: Final action on this item is scheduled for the May 18, 2015 City Council meeting - subject to change)

Attachments: [Staff Report](#)
 [Application](#)
 [Concept Plan](#)
 [Rezoning Exhibit](#)

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

13. Adjourn

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 April 10, 2015 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. Council meetings are broadcast live on Cable Access Channel 19.



Legislation Details (With Text)

File #: 15-0180 **Version:** 1 **Name:** DMR Acres Final Plat
Type: Final Plat **Status:** Agenda Ready
File created: 4/6/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 4/16/2015 **Final action:**

Title: Presentation, possible action, and discussion regarding a Final Plat for DMR Acres consisting of two lots on approximately six acres located at 12234 North Dowling Road, generally located near the intersection of North Dowling Road and Rock Prairie Road West in the City's Extraterritorial Jurisdiction (ETJ). Case #15-00900056 (J Bullock)

Sponsors:

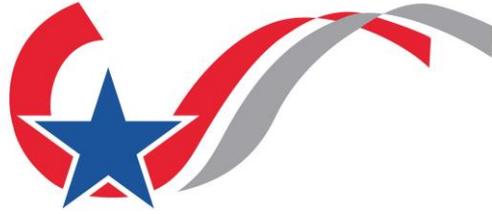
Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)
[Final Plat](#)

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

Presentation, possible action, and discussion regarding a Final Plat for DMR Acres consisting of two lots on approximately six acres located at 12234 North Dowling Road, generally located near the intersection of North Dowling Road and Rock Prairie Road West in the City's Extraterritorial Jurisdiction (ETJ). Case #15-00900056 (J Bullock)



CITY OF COLLEGE STATION

**FINAL PLAT
for
DMR Acres (FP)
15-00900056**

SCALE: Two lots on approximately six acres.

LOCATION: 12234 North Dowling Road, generally located near the intersection of North Dowling Road and Rock Prairie Road West in the City's Extraterritorial Jurisdiction (ETJ).

ZONING: N/A (ETJ)

APPLICANT: Mike Ruesink, Owner

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

RECOMMENDATION: Staff recommends approval of the Final Plat.

Aerials



FINAL PLAT

Case: 15-56

DMR ACRES

DEVELOPMENT REVIEW

DEVELOPMENT HISTORY

Annexation: N/A (ETJ)
Zoning: N/A (ETJ)
Preliminary Plan: March 2015
Site Development: Currently the site is developed as one residential tract.

COMMENTS

Parkland Dedication: Parkland dedication for one additional lot created in the amount of \$1,261 will be due upon filing of the final plat.

Greenways: N/A

Pedestrian Connectivity: This tract is located in the ETJ. Pedestrian facilities are not proposed or required.

Bicycle Connectivity: This tract is located in the ETJ. Bicycle facilities are not proposed or required.

Impact Fees: N/A

REVIEW CRITERIA

Compliance with Subdivision Regulations: The proposed Final Plat is in compliance with approved Preliminary Plan and the applicable Subdivision Regulations contained in the Unified Development Ordinance.

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>15-50</u>
DATE SUBMITTED:	<u>02-19-15</u>
TIME:	<u>2:30</u>
STAFF:	<u>AJ</u>

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

- \$700-\$932 Final Plat Application Fee (see above).
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Six (6) folded copies of plat. (A signed mylar original must be submitted after approval.)
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- Copy of original deed restrictions/covenants for replats (if applicable).
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

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

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT DMR Acres

ADDRESS N. Dowling Road (12234 N. Dowling Rd)

SPECIFIED LOCATION OF PROPOSED PLAT:

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

Name Mike Ruesink E-mail mruesinke@costx.gov

Street Address 2702 Woodcliff

City College Station State TX Zip Code 77845

Phone Number 777-3742 Fax Number _____

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

Name Mike Ruesink E-mail mruesink@city.gov
Street Address 2702 Woodcliff
City College Station State TX Zip Code 77845
Phone Number 777-3742 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Kerr Surveying LLC E-mail louise.barber@suddenlinkmail.com
Street Address 409 N. Texas Ave
City Bryan State TX Zip Code 77803
Phone Number 268-3195 Fax Number 691-8904

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

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

Total Acreage 6.329 Total No. of Lots 2 R-O-W Acreage 0.201 ac

Existing Use residential Proposed Use residential

Number of Lots By Zoning District 2 / _____ / _____ / _____

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

Floodplain Acreage N/A

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

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

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

Yes
 No

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

Project Name: _____
City Project Number (if known): _____
Date / Timeframe when submitted: _____

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

N/A

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

N/A

Regarding the waiver request, explain how:

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

/

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

/

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

/

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

/

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

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

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

Detailed explanation of condition identified above:

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

Requested Oversize Participation _____

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

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

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

mita...
Signature and title

2-19-15
Date

METES AND BOUNDS DESCRIPTION OF A 6.328 ACRE TRACT JOHN CHILDRESS SURVEY, A-95 BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE JOHN CHILDRESS SURVEY, ABSTRACT NO. 85, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF A CALLED 6.328 ACRE TRACT AS DESCRIBED BY A DEED TO MICHAEL D. RUESINK AND DENISE F. RUESINK RECORDED IN VOLUME 7347, PAGE 280 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 3/4 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF NORTH DOWLING ROAD (APPROX. 50' R.O.W.) MARKING THE EAST CORNER OF SAID 6.328 ACRE TRACT AND THE NORTH CORNER OF A CALLED 6.322 ACRE TRACT AS DESCRIBED BY A DEED TO KENNETH J. MORGAN RECORDED IN VOLUME 4105, PAGE 39 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 42° 50' 26" W ALONG THE COMMON LINE OF SAID 6.329 ACRE TRACT AND SAID 6.322 ACRE TRACT FOR A DISTANCE OF 787.31 FEET TO A 3/4 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF A CALLED 16.16 ACRE TRACT AS DESCRIBED BY A DEED TO DAVID G. SCHMITZ AND WIFE, ROSE SCHMITZ RECORDED IN VOLUME 1253, PAGE 28 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE SOUTH CORNER OF SAID 6.329 ACRE TRACT;

THENCE: N 47° 43' 37" W ALONG THE COMMON LINE OF SAID 6.329 ACRE TRACT AND SAID 16.16 ACRE TRACT FOR A DISTANCE OF 349.67 FEET TO A 3/4 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF A CALLED 55.46 ACRE TRACT AS DESCRIBED BY A DEED TO GERRY L. SAUM AND SUSAN M. WOOD RECORDED IN VOLUME 2027, PAGE 236 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE WEST CORNER OF SAID 6.329 ACRE TRACT;

THENCE: N 42° 47' 37" E ALONG THE COMMON LINE OF SAID 6.329 ACRE TRACT AND SAID 16.16 ACRE TRACT, AT 783.00 FEET PASS A 3/8 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 788.00 FEET TO THE SOUTHWEST LINE OF NORTH DOWLING ROAD FOR THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 47° 36' 51" E ALONG THE SOUTHWEST LINE OF NORTH DOWLING ROAD FOR A DISTANCE OF 350.31 FEET TO THE POINT OF BEGINNING CONTAINING 6.328 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

GENERAL NOTES

1. ALL LOTS SERVED BY ON-SITE SEWAGE FACILITIES (OSSF's) MUST COMPLY WITH COUNTY AND STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.
2. ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITIES MAY BE CONSTRUCTED.
3. COMPLIANCE WITH BRAZOS COUNTY HEALTH DISTRICT STANDARDS IS REQUIRED FOR MINIMUM SEPARATION DISTANCES BETWEEN ON-SITE SEPTIC SYSTEMS AND WATER WELLS.
4. WELLBORN S.U.D. WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.
5. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
6. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0325 E DATED MAY 26, 2012.
7. 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
8. PUE - PUBLIC UTILITY EASEMENT
9. PER BRAZOS COUNTY SUBDIVISION REGULATIONS THERE SHALL BE A 25' BUILDING SETBACK FROM ALL STREETS AND ROADWAYS.
10. ALL DEVELOPMENT WITHIN THE 100-YEAR FLOOD PLAIN SHALL COMPLY WITH ALL APPLICABLE ORDERS AND REGULATIONS, INCLUDING BUT NOT LIMITED TO BRAZOS COUNTY'S "FLOOD DAMAGE PREVENTION ORDER". A FLOODPLAIN DEVELOPMENT PERMIT SHALL BE OBTAINED FROM THE COUNTY ENGINEER'S OFFICE PRIOR TO THE CONSTRUCTION OF ANY STRUCTURE(S) WITHIN THE FLOODPLAIN.
11. DRAINAGE EASEMENTS SHOWN HEREON ARE BASED ON THE CENTERLINE OF THE NATURAL CHANNELS AS LOCATED ON THE GROUND AND ARE TO BE MAINTAINED BY THE LOT OWNER. NO STRUCTURES, FENCES OR OTHER IMPROVEMENTS MAY BE PLACED WITHIN THE EASEMENT AREAS THAT MAY OBSTRUCT OR RESTRICT DRAINAGE FLOW.

- EASEMENT NOTATIONS**
1. BLANKET EASEMENT TO WELLBORN WATER SUPPLY CORPORATION 285/412 DOES APPLY TO THIS TRACT.
 2. BLANKET ELECTRICAL EASEMENT TO CITY OF BRYAN 141/411 DOES APPLY TO THIS TRACT.
 3. PIPELINE EASEMENTS 770/253, 704/113, 793/135 AND 776/538 DO NOT CROSS THIS TRACT.

N/F
DAVID G. SCHMITZ AND
WIFE, ROSE SCHMITZ
16.16 ACRE TRACT
1253/26

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, MICHAEL RUESINK, owner and developer of the land shown on this plat, and designated herein as Lot 1 AND 2, Block 1, DMR ACRES, to Brazos County, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Owner _____

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared MICHAEL RUESINK known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose stated.

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

Notary Public, Brazos County, Texas

N/F
GERRY L. SAUM AND
SUSAN M. WOOD
55.46 ACRE TRACT
2027/236

**LOT 1
BLOCK 1**
5.116 ACRES

**LOT 2
BLOCK 1**
1.011 ACRES

CURRENTLY: RUSSELL P. MORGAN
FORMERLY:
KENNETH J. MORGAN
6.322 ACRE TRACT
4105/39

STATE OF TEXAS
COUNTY OF BRAZOS

CERTIFICATE OF SURVEYOR

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

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

CERTIFICATE OF CITY ENGINEER

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

City Engineer
City of College Station

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

County Clerk
Brazos County, Texas

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

Chairman

CERTIFICATE OF APPROVAL

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the _____ day of _____, 20__.

County Judge, Brazos County, Texas

FINAL PLAT

OF
LOTS 1 & 2, BLOCK 1
DMR ACRES

6.329 AC., JOHN CHILDRESS SURVEY, A-95
BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 40 FEET

SURVEY DATE: 11-05-14

PLAT DATE: 02-16-15

REVISED: 03-25-15

JOB NUMBER: 14-823

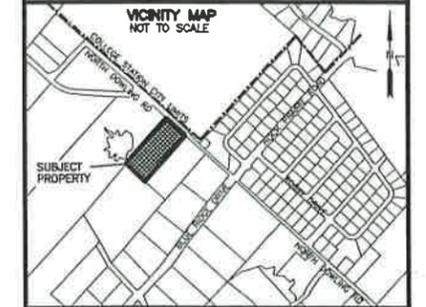
CAD NAME: 14-823

CRS FILE: 14-823

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 266-3185

PREPARED FOR: JEREMY BOYD
12236 NORTH DOWLING RD.
COLLEGE STATION, TEXAS 77845
PHONE (979) 218-2586

SCALE: 1" = 40'



COLLEGE STATION GPS
SHOW #1116
S 38°17'12" E 5267.62'

1550
3/25/15
1010



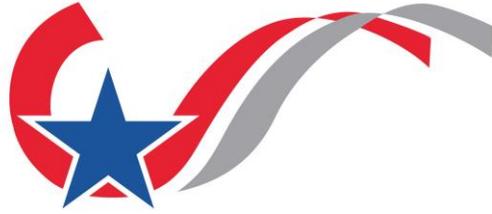
Legislation Details (With Text)

File #: 15-0192 **Version:** 1 **Name:** Emerald Ridge Estates Phase II Final Plat
Type: Final Plat **Status:** Agenda Ready
File created: 4/7/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 4/16/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding a Final Plat for Emerald Ridge Estates Phase II consisting of one residential lot on approximately 1.475 acres for the property generally located at 9015 Sandstone Drive, more generally located east of the Sandstone subdivision. Case# 13-00900208 (J. Schubert)

Sponsors:
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Final Plat](#)

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

Presentation, possible action, and discussion regarding a Final Plat for Emerald Ridge Estates Phase II consisting of one residential lot on approximately 1.475 acres for the property generally located at 9015 Sandstone Drive, more generally located east of the Sandstone subdivision. Case# 13-00900208 (J. Schubert)



CITY OF COLLEGE STATION

**FINAL PLAT
for
Emerald Ridge Estates Phase II
13-00900206**

SCALE: One residential lot on approximately 1.475 acres

LOCATION: 9015 Sandstone Drive, located east of the Sandstone subdivision

ZONING: GS General Suburban

APPLICANT: Emerald Ridge Estates, LP

PROJECT MANAGER: Jason Schubert, AICP, Principal Planner
jschubert@cstx.gov

RECOMMENDATION: Staff recommends approval of the Final Plat.



FINAL
PLAT

Case: 13-206

EMERALD RIDGE ESTATES PH II

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	September 1977
Zoning:	A-O Agricultural Open (upon annexation), rezoned R-1 Single-Family Residential (2007), renamed GS General Suburban (2013)
Preliminary Plan:	Preliminary Plan was approved in November 2009, revised Preliminary Plan approved in November 2010.
Site Development:	Vacant

COMMENTS

Parkland Dedication:	Fee in lieu of parkland dedication will be due for one single-family lot (\$1,261) prior to filing the plat for record.
Greenways:	N/A
Pedestrian Connectivity:	A 30-foot Public Access Easement is being dedicated within the 100-foot electrical easement to allow for the placement of a future multi-use path.
Bicycle Connectivity:	None provided, though a future multi-use path is anticipated within the proposed 30-foot wide Public Access Easement.
Impact Fees:	None.

REVIEW CRITERIA

Compliance with Subdivision Regulations: The proposed Final Plat complies with the applicable Subdivision Regulations contained in the Unified Development Ordinance and with the approved Preliminary Plan.

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>13.206</u>
DATE SUBMITTED:	<u>03.13.15</u>
TIME:	<u>10:00</u>
STAFF:	<u>AJ</u>

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT Emerald Ridge Estates - Phase II

ADDRESS 1722 Broadmoor, Ste 212, Bryan, Texas 77802

SPECIFIED LOCATION OF PROPOSED PLAT:

Sandstone Drive

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

Name J. Garland Watson, Jr. E-mail QUINN-WATSON@stltdonlink.net

Street Address 2108 Bent Oak Street

City College Station State Texas Zip Code 77845

Phone Number 979-776-2114 Fax Number 979-776-5259

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

Name Emerald Ridge Estates, L.P. - ^{Paul} Leventis E-mail pav11@brazostrace.com
Street Address 1722 Broadmoor, Suite 212
City Bryan State Texas Zip Code 77802
Phone Number (979) 774-2900 Fax Number (979) 774-2999

ARCHITECT OR ENGINEER'S INFORMATION:

Name Kerr Surveying E-mail louise.barker@suddenlinkmail.com
Street Address 409 N. Texas Avenue
City Bryan State TX Zip Code 77803
Phone Number (979) 268-3195 Fax Number _____

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

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

Total Acreage 1.475 Total No. of Lots 1 R-O-W Acreage _____

Existing Use Residential Proposed Use Residential

Number of Lots By Zoning District 1 / R1 _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

N/A / _____ / _____ / _____ / _____

Floodplain Acreage None

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

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

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

Yes
 No

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

Project Name: Emerald Ridge Estates, Phase 1 - Amending Plat
City Project Number (if known): 12500044
Date / Timeframe when submitted: 2/28/12

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

N/A

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

N/A

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

Requested Oversize Participation _____

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p>_____ Streets</p> <p>_____ Sidewalks</p> <p>_____ Sanitary Sewer Lines</p> <p>_____ Water Lines</p> <p>_____ Channels</p> <p>_____ Storm Sewers</p> <p>_____ Bike Lanes / Paths</p>	<p>Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p><u> 1 </u> No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
---	--

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

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



 Signature and title

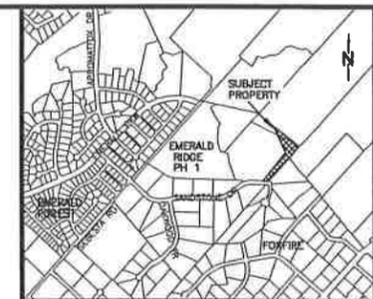
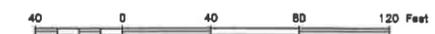
Sept 27, 2013

 Date





SCALE: 1" = 40'



VICINITY MAP
NOT TO SCALE

N/F
J. GARLAND WATSON, JR. AND
LAURIE QUINN WATSON
REM. 85.07 ACRE TRACT
3005/335
(UNPLATTED)

N/F
ROBERT G. WALTMAN AND
LINDA G. WALTMAN
64.79 ACRE TRACT
1218/491
(UNPLATTED)

EMERALD RIDGE ESTATES, LTD.
REM. 18.45 ACRE TRACT
TRACT ONE, 8337/36
(FUTURE DEVELOPMENT)

LOT 1, BLOCK 1
STONEHEDGE
PLAT 1615/231

LOT 1
BLOCK 1
1.475 AC.

- GENERAL NOTES**
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 2. THIS PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100310 E, DATED MAY 16, 2012.
 3. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE.
 4. 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 5. A VARIANCE WAS APPROVED TO SECTION 5.2.A.7.b OF THE UNIFIED DEVELOPMENT ORDINANCE, RELATION TO ADJOINING STREET SYSTEMS, FOR THIS SUBDIVISION IN 2010.

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

Chairman

CERTIFICATE OF CITY ENGINEER

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

City Engineer
City of College Station

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

County Clerk
Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, EMERALD RIDGE ESTATES, LTD., owners and developers of the land shown on this plat, and designated herein as EMERALD RIDGE ESTATES, PHASE II to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose stated.

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

Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

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

FINAL PLAT
OF
LOT 1, BLOCK 1
EMERALD RIDGE ESTATES
PHASE II

1.475 ACRES, MORGAN RECTOR LEAGUE, A-46
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 40 FEET
SURVEY DATE: AUGUST 2009
PLAT DATE: 04-05-13
REVISED: 03-30-15
JOB NUMBER: 12-688
CAD NAME: 12-688
CR5 FILE: FFOX (cont); 09-491 (job)

PREPARED BY: KERR SURVEYING, LLC
408 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

PREPARED FOR: EMERALD RIDGE ESTATES
1722 BROADMOOR
BRYAN, TEXAS 77802

13-2010
3-31-15
[Signature]

COLLEGE STATION GPS MON #128 BEARS:
N 80°48'30" W 6400.01'

SANDSTONE DRIVE
60' R.O.W.



Legislation Details (With Text)

File #: 15-0189 **Version:** 1 **Name:** Fairview Subdivision Preliminary Plan
Type: Preliminary Plan **Status:** Agenda Ready
File created: 4/6/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 4/16/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding waiver requests to Unified Development Ordinance Section 12-8.3.G.1 'Blocks' and Section 12-8.3.H.1.h 'Lots', and a presentation, possible action, and discussion regarding a Preliminary Plan for Fairview Subdivision consisting of four residential lots on approximately one acre located at 1014 Fairview Avenue, generally located at the intersection of Fairview Avenue and Holleman Drive. Case #15-00900088 (J Bullock)

Sponsors:

Indexes:

Code sections:

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

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

Presentation, possible action, and discussion regarding waiver requests to Unified Development Ordinance Section 12-8.3.G.1 'Blocks' and Section 12-8.3.H.1.h 'Lots', and a presentation, possible action, and discussion regarding a Preliminary Plan for Fairview Subdivision consisting of four residential lots on approximately one acre located at 1014 Fairview Avenue, generally located at the intersection of Fairview Avenue and Holleman Drive. Case #15-00900088 (J Bullock)



CITY OF COLLEGE STATION

**PRELIMINARY PLAN
for
Fairview Subdivision
15-00900088**

SCALE: 4 lots on approximately 1 acre

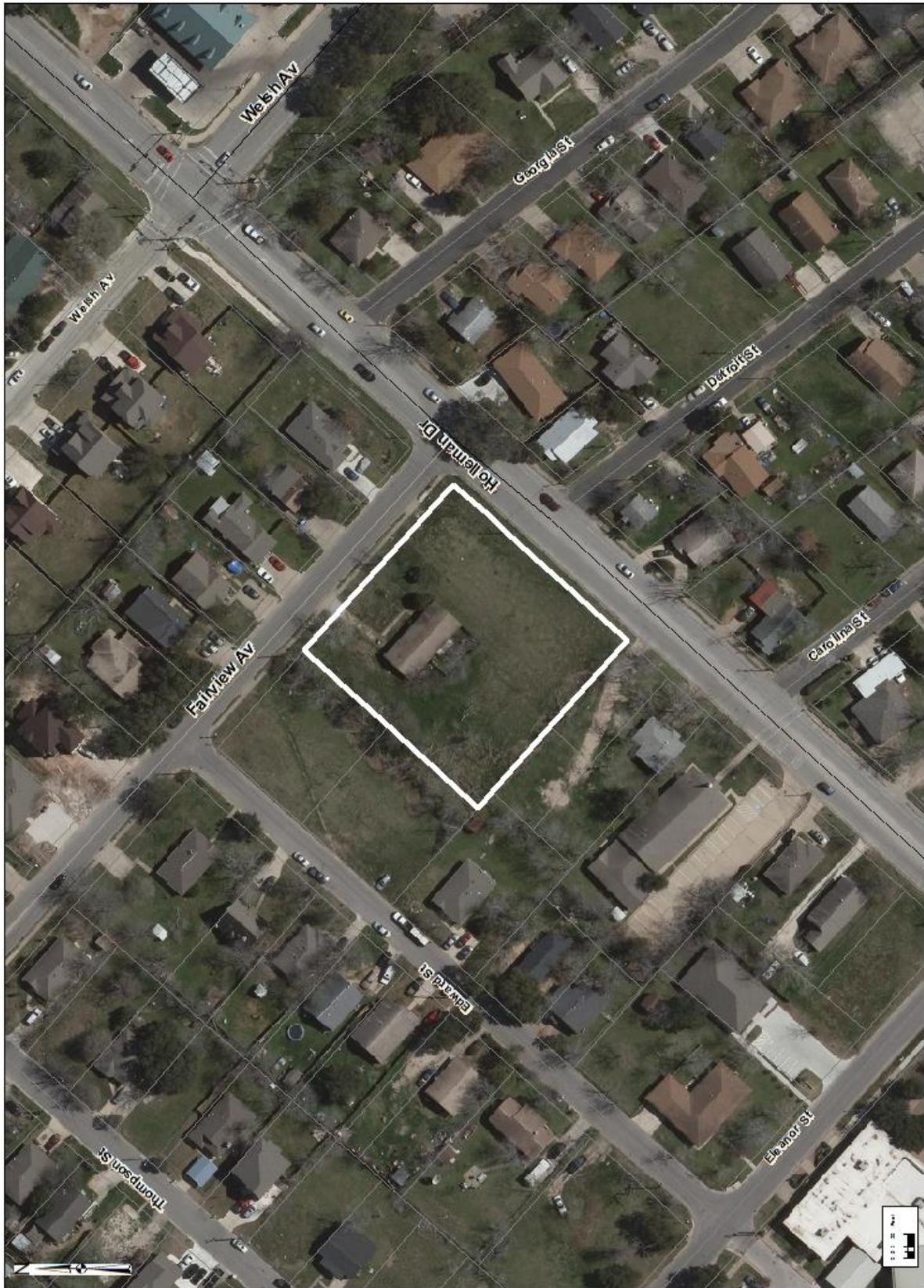
LOCATION: 1014 Fairview Ave

ZONING: GS General Suburban

APPLICANT: JC Wall

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

RECOMMENDATION: Staff recommends denial of the waiver requests to UDO Section 12-8.3.G.1 'Blocks' and UDO Section 12-8.3.H.1.h 'Lots'. If the waivers are approved by the Commission, staff recommends approval of the Preliminary Plan. If the waivers are denied, the Preliminary Plan should also be denied.



PRELIMINARY PLAN

Case: 15-88

1014 FAIRVIEW AVE

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	July 1950
Zoning:	R-3 Townhome sometime in the past R-1 Single Family Residential (1976) Renamed GS General Suburban (2013)
Site development:	Vacant

COMMENTS

Water:	There is an existing 6-inch waterline along the south side of Fairview Avenue. A 4-inch public waterline is proposed to be extended to Lots 3 and 4 with the final plat. All proposed water infrastructure will need to be designed in accordance with the BCS Unified Design Guidelines.
Sewer:	An existing 6-inch sanitary sewer line is centrally located within Holleman Drive. A 6-inch public sanitary sewer main is proposed to be extended to all lots with the final plat. The proposed wastewater infrastructure will need to be designed in accordance with the BCS Unified Design Guidelines.
Off-site Easements:	N/A
Drainage:	Drainage is generally to the south within the Bee Creek drainage basin.
Flood Plain:	N/A
Greenways:	N/A
Pedestrian Connectivity:	There is an existing 4-foot sidewalk adjacent to the property along Fairview Avenue. A 6-foot sidewalk will be provided by the development along Holleman Drive with the final plat.
Bicycle Connectivity:	Bike lanes currently exist along Holleman Drive.
Streets:	The subject tracts will have access via Fairview Avenue, a two lane minor collector. Right-of-way dedication of 8 feet on Fairview Avenue and 11 feet on Holleman Drive, a major collector, is provided.
Oversize Request:	N/A
Parkland Dedication Fees:	Parkland dedication for three additional lots created in the amount of \$3,783 will be due upon filing of the final plat.
Impact Fees:	NA

REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:** The proposed Preliminary Plan is in compliance with the Comprehensive Plan and Unified Development Ordinance with the exceptions noted below.
2. **Compliance with Subdivision Regulations:** The proposed Preliminary Plan is in compliance with the Subdivision Regulations contained in the UDO except for the following waiver requests:
 - **UDO Section 12-8.3.G.1 ‘Blocks’** – The requirement under this section is stated as ‘blocks for single-family, duplex, and townhouse lots shall be platted to provide two (2) tiers of lots with a utility easement or alley between them’. The layout of the lots results in three tiers of lots. The tiers are separated by a public utility easement and a private access easement.
 - **UDO Section 12-8.3.H.1.h ‘Lots’** – The requirement under this section is stated as ‘single-family, duplex, and townhouse lots shall have frontage on a public street or a private street constructed to public standard’. Lot 4 does not have frontage to a public street. It will have access by a private access easement built to City fire lane standards.

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

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

Due to right-of-way dedication and location at the corner of a minor collector and major collector, the applicant believes reasonable use of the land is affected. The vacant tract is bound by Holleman Drive and Fairview Avenue. Right-of-way dedication of 11 feet along Holleman Drive and 8-feet along Fairview Avenue is required with this Preliminary Plan. As a major collector, single-family lots shall not have direct access to Holleman Drive; however, these lots may have access if driveway access is provided via a public alley. The applicant has provided a private access easement for driveway access that will be built to fire lane standards. The subject tract is zoned GS General Suburban and designated as Neighborhood Conservation on the Comprehensive Plan Future Land Use and Character Map. With this designation lots are required to be a minimum of 8,500 square feet and the average lot width of the block is used to determine the minimum lot width. The required right-of-way dedication and thoroughfare designations does not affect the ability of the tract to be subdivided and meet Neighborhood Conservation.
- 2) **That the waivers are necessary for the preservation and enjoyment of a substantial property right of the applicant;**

If the waiver is not granted, with approximately 1 acre of land, the subject tract can still be subdivided into lots meeting Neighborhood Conservation.
- 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 this chapter; and**

The applicant proposes 4 lots that match the environment of the surrounding neighborhood. The proposed lots are greater than the 8,500 square foot lot

minimum and meet the average lot width of the block. Granting the waivers will still allow for lots that meet the minimum requirements under Neighborhood Conservation. Granting the waivers will create a block that does not match the character of the area by having three tiers of lots.

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

Abutting properties are currently undeveloped. Granting the requested waivers will not prevent the orderly subdivision of land.

STAFF RECOMMENDATION

Staff recommends denial of the waiver requests to UDO Section 12-8.3.G.1 'Blocks' and UDO Section 12-8.3.H.1.h 'Lots'. If the waivers are approved by the Commission, staff recommends approval of the Preliminary Plan. If the waivers are denied, the Preliminary Plan should also be denied

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan



FOR OFFICE USE ONLY	
CASE NO.:	15-58
DATE SUBMITTED:	3/11/15
TIME:	8:21
STAFF:	[Signature]

PRELIMINARY PLAN APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

- \$932 Preliminary Plan Application Fee.
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- 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 N/A

NAME OF PROJECT 1014 Fairview 4 Lot Subdivision (Fairview Subdivision)

ADDRESS 1014 Fairview Avenue

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

Corner of Holleman Drive and Fairview Avenue

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

Name JC Wall III E-mail jcwall@wallred.net

Street Address 515 Cottingham Drive

City Temple State Texas Zip Code 77845

Phone Number 254-721-6179 Fax Number _____

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

Name SAME E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Joe Gattis, PE ; Gattis Engineering E-mail joe@gattisengineering.com

Street Address 2010 Moses Creek Ct.

City College Station State Texas Zip Code 77845

Phone Number 979-575-5022 Fax Number _____

Total Acreage 0.974 Total No. of Lots 4 R-O-W Acreage 0.0973 ac

Number of Lots By Zoning District 4 / R-1B / /

Average Acreage Of Each Residential Lot By Zoning District:

R-1B / .219 / / /

Floodplain Acreage 0.0

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? Fee

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

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

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

Yes

No

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

Project Name: _____

City Project Number (in known): _____

Date / Timeframe when submitted: _____

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

1. 2 Tier Lot Configuration (Section 12-8.3.G.1)
2. Lot 4 - No Public Access besides private access agreement. (Section 12-8.3.H.1.h)

Regarding the waiver request, explain how:

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

The vacant tract is bound by Holleman Drive and Fairview Avenue. Residential access driveways from Holleman is not allowed due to high traffic volume thus the requirement of private access easement for Lot 4. Due to required right of dedications along both Holleman Dr. (11') and Fairview Ave (8' plus 10' PUE) causes additional burden for efficient lot development.

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

The waivers allows for 4 large residential lots that will match the existing neighborhood environment. The four proposed lots will all be greater than 9,000 s.f. meeting the Neighborhood Preservation Ordinance.

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.

The granting of the waivers will allow for efficient in-fill development that best matches the existing surrounding neighborhood based on lot sizes and shape.

The waivers also will allow for safer access off of Fairview Ave for Lot 4 via shared access agreement.

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.

Being that the vacant tract is bordered by a church, and two thoroughfares, this vacant tract is considered the edge of the existing neighborhood and thus will not have any affect on further subdivision expansion.

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

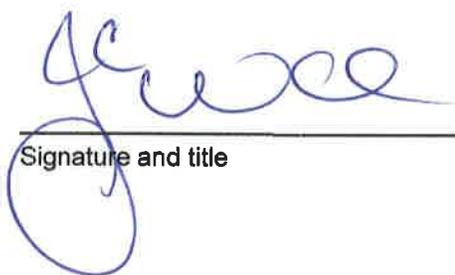
1. An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
2. The presence of unique or unusual topographic, vegetative, or other natural conditions exist so that strict adherence to the sidewalk requirements of the UDO is not physically feasible or is not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

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

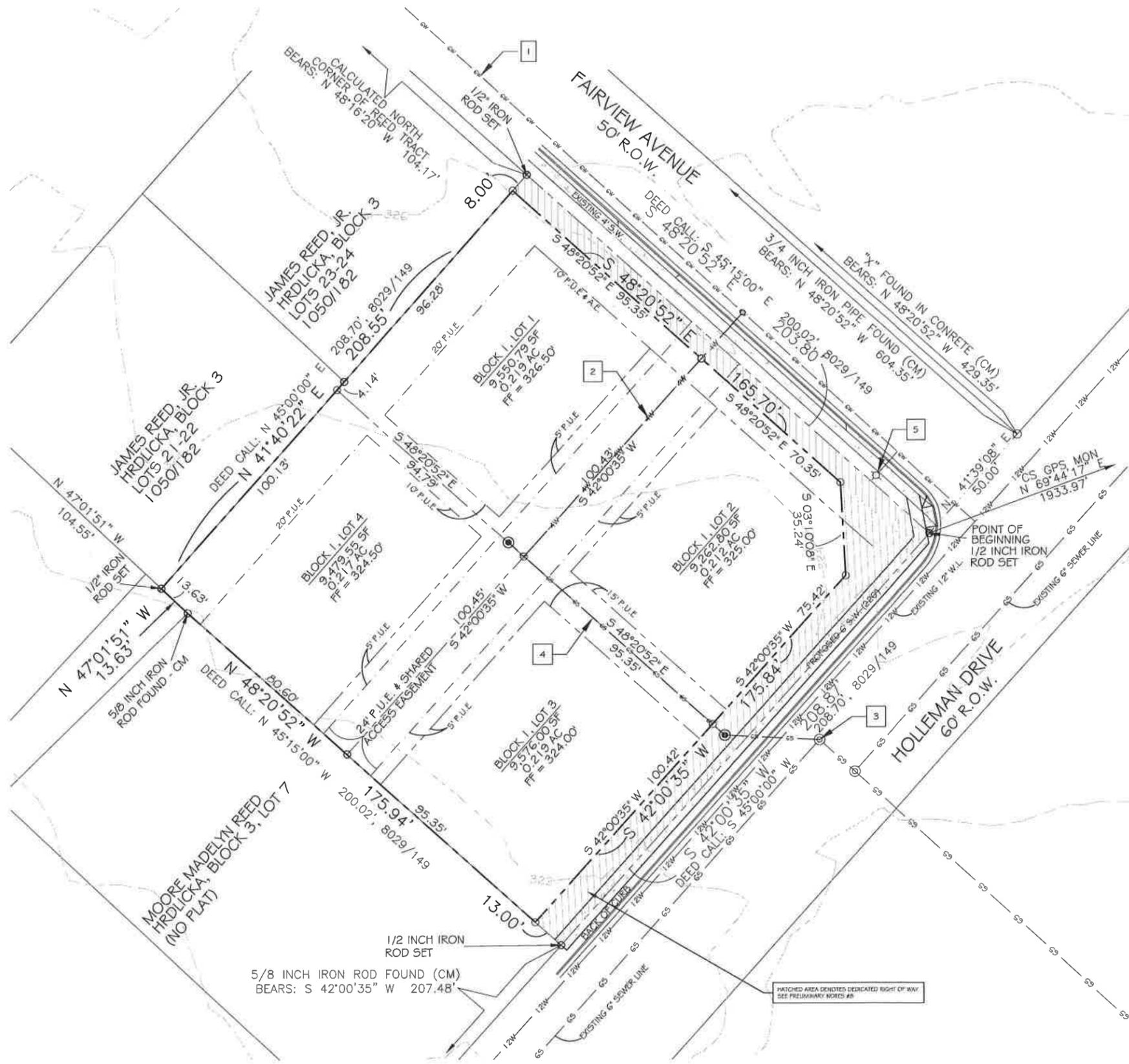
Detailed explanation of condition identified above:

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

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

 owner
Signature and title

March 18, 2015
Date



LEGEND

---	PROPERTY LINES
- - -	LOT LINES / R.O.W LINES
---	EASEMENT LINE
---	ACCESS EASEMENT LINE
---	EXISTING 6" SEWER LINE
---	PROPOSED 6" SEWER LINE
---	P.U.E.
○	PUBLIC UTILITY EASEMENT
○	PROPERTY CORNER

METES AND BOUNDS DESCRIPTION
 OF A
 0.974 ACRE TRACT
 CRAWFORD BURNETT LEAGUE, A-7
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE CRAWFORD BURNETT LEAGUE, ABSTRACT NO. 7, COLLEGE STATION, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE SAME TRACT OF LAND AS DESCRIBED BY A DEED TO NEW AMERICAN DREAM, LTD RECORDED IN VOLUME 149 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/2 INCH IRON ROD SET AT THE INTERSECTION OF THE NORTHWEST LINE OF HOLLEMAN DRIVE (60' R.O.W.) AND THE SOUTHWEST LINE OF FAIRVIEW AVENUE (50' R.O.W.) MARKING THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT. FOR REFERENCE, A POINT ON THE SOUTHEAST LINE OF HOLLEMAN DRIVE BEARS: 5 47° 58' 27" E FOR A DISTANCE OF 60.00 FEET, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS: N 42° 00' 33" E FOR A DISTANCE OF 26.00 FEET AND A 3/4 INCH IRON ROD FOUND BEARS: S 42° 00' 33" W FOR A DISTANCE OF 1200.37 FEET. ALSO FOR REFERENCE, A POINT OF THE NORTHEAST LINE OF FAIRVIEW AVENUE BEARS: N 41° 33' 08" E FOR A DISTANCE OF 50.00 FEET, FROM WHICH AN "X" IN CONCRETE BEARS: N 48° 20' 52" W FOR A DISTANCE OF 429.35 FEET AND A 3/4 INCH IRON PIPE FOUND BEARS: N 48° 20' 52" W FOR A DISTANCE OF 604.35 FEET;

THENCE: S 42° 00' 35" W ALONG THE NORTHWEST LINE OF HOLLEMAN DRIVE FOR A DISTANCE OF 208.67 FEET (DEED CALL: S 45° 00' 00" W - 208.70 FEET, 8029/149) TO A 1/2 INCH IRON ROD SET MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT. FOR REFERENCE, A 5/8 INCH IRON ROD FOUND BEARS: S 42° 00' 35" W FOR A DISTANCE OF 207.48 FEET;

THENCE: N 48° 20' 52" W FOR A DISTANCE OF 168.94 FEET TO A 5/8 INCH IRON ROD FOUND;

THENCE: N 47° 01' 51" W FOR A DISTANCE OF 13.63 FEET TO A 1/2 INCH IRON ROD SET MARKING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT AND THE SOUTH CORNER OF A TRACT OF LAND AS DESCRIBED BY A DEED TO JAMES REED, JR. RECORDED IN VOLUME 1050, PAGE 182 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: N 47° 01' 51" W FOR A DISTANCE OF 104.55 FEET;

THENCE: N 41° 40' 22" E ALONG THE SOUTHEAST LINE OF SAID REED TRACT FOR A DISTANCE OF 208.70 FEET (DEED CALL: S 45° 15' 00" E - 200.02 FEET, 8029/149) TO THE POINT OF BEGINNING CONTAINING 0.974 OF AN ACRE OF LAND (42436 SQ. FT.), MORE OR LESS, AS SURVEYED ON THE GROUND FEBRUARY, 2013. SEE PLAT PREPARED FEBRUARY, 2013, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

BRAD KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR No. 4502

- PRELIMINARY PLAN NOTES:**
1. THE LAND IS CURRENTLY ZONED GS - GENERAL SUBURBAN.
 2. THE PROJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY: MAP NUMBER 48041C0305.F, EFFECTIVE DATE MAY 16, 2012.
 3. THE BUILDING SETBACK REQUIREMENTS FOR THIS TRACT ARE ESTABLISHED BY THE CITY OF COLLEGE STATION ZONING ORDINANCE.
 4. ORIGIN OF SURVEY: CONTROL MONUMENT (CM) - FOUND AND USED TO ESTABLISH PROPERTY CORNERS AND PROPERTY LINES SHOWN HEREIN. ALL PROPERTY LINE DIMENSIONS ARE PLAT CALL AND MEASURED. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 5. PRIVATE ACCESS EASEMENT: THIS 24' x 208.71' PRIVATE SHARED ACCESS EASEMENT IS TO BE DEDICATED VIA A SEPARATE INSTRUMENT. THIS EASEMENT ESTABLISHES SHARED ACCESS AND MAINTENANCE RESPONSIBILITIES BETWEEN ADJOINING LOTS 1, 2, 3 & 4.
 6. IRON RODS ARE SET AT BACK PROPERTY CORNERS "X" IN CONCRETE HAS BEEN PLACED AT FRONT PROPERTY CORNERS.
 7. EACH LOT IS REQUIRED TO PROVIDE A MINIMUM OF TWO (2) TREES OF AT LEAST TWO INCHES (2") IN CALIPER OR ONE TREE OF 4" CALIPER PER ORDINANCE # 3222.
 8. RIGHT OF WAY DEDICATION: EASEMENT
 - A. 11' HOLLEMAN DRIVE R.O.W DEDICATION (0.062 AC)
 - B. 9' FAIRVIEW AVE R.O.W DEDICATION (0.035 AC)
 - C. 25' CHAMFER BOW DEDICATION (0.007 AC)
 - D. 10' PUBLIC UTILITY AND ACCESS EASEMENT ALONG FAIRVIEW AVE.
 - E. 34' P.U.E. ALONG CENTER OF PROPERTY.
 - F. 24' SHARED ACCESS EASEMENT AT CENTER OF PROPERTY.
 9. THE METES AND BOUNDS DESCRIPTION SHOWN HEREIN WERE PROVIDED BY KERR SURVEYING, FEBRUARY 2013.
 10. THE CONTOURS AND ELEVATIONS SHOWN HEREIN WERE TAKEN FROM CITY CONTOUR DATA DATED 2012.
 11. SINGLE-FAMILY PARKING ORDINANCE IS MET USING THE WIDE LOT FRONTAGE OPTION.

- NUMERICAL LEGEND:**
1. EXISTING 6" WATER LINE (DEPTH UNKNOWN)
 2. 140 L.F. OF 4" PVC PIPE ANAHE WATER SERVICE LINE.
 3. BENCHMARK: EXISTING 55MM RIM ELEVATION=±323.35', FL=±317.73'
 4. 147 L.F. 6" SDR 26 ASTM 3034 SANITARY SEWER PIPE.
 5. EXISTING FIRE HYDRANT

PRELIMINARY PLAN

NOT FOR RECORD

FAIRVIEW SUBDIVISION

**1 BLOCK CONSISTING OF
 4 LOTS ON 0.8696 ACRES
 R-O-W DEDICATION = 0.1044 ACRES**

**0.974 ACRE TRACT
 CRAWFORD BURNETT LEAGUE, A-7
 ZONED GS - GENERAL SUBURBAN
 COLLEGE STATION, BRAZOS COUNTY, TEXAS
 MARCH 20, 2015**

DEVELOPER
 JC WALL III
 BK HOMES
 8639 FOSTER ROAD
 BRYAN, TEXAS 77807

SURVEYOR
 KERR SURVEYING, LLC
 565 CHURCH AVE
 COLLEGE STATION, TEXAS 77840
 (979) 288-0150

GATTISENGINEERING
 ENGINEERS & CONSULTANTS
 1010 Moore Creek Dr. • College Station, TX 77845 • (979) 575-9022
 INFO@GATTISENGINEERING.COM

SITE LAYOUT
 SCALE: 1" = 20'

1588
 4/7/15
 1:56
 GSK



Legislation Details (With Text)

File #: 15-0193 **Version:** 1 **Name:** Breezy Heights Lots 9A,9B&9C, Blk1 Final Plat
Type: Final Plat **Status:** Agenda Ready
File created: 4/7/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 4/16/2015 **Final action:**

Title: Presentation, possible action, and discussion regarding waiver requests to the average lot width in the block as contained in Unified Development Ordinance Section 12-8.3.H.2 'Platting and Replatting within Older Residential Subdivisions' and a public hearing, presentation, possible action, and discussion regarding a Final Plat for Breezy Heights Addition Lots 9A, 9B, & 9C, Block 1 being a replat of Breezy Heights Addition Lot 9, Block 1 on approximately 0.653 acres for the property generally located at 900 Hereford Street. Case# 15-00900066 (J. Schubert)

Sponsors:

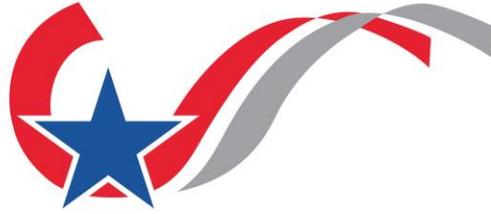
Indexes:

Code sections:

- Attachments:** [Staff Report](#)
[Application](#)
[Applicant's Supplemental Information](#)
[Schematic Showing All Lots in the Block](#)
[Final Plat](#)

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

Presentation, possible action, and discussion regarding waiver requests to the average lot width in the block as contained in Unified Development Ordinance Section 12-8.3.H.2 'Platting and Replatting within Older Residential Subdivisions' and a public hearing, presentation, possible action, and discussion regarding a Final Plat for Breezy Heights Addition Lots 9A, 9B, & 9C, Block 1 being a replat of Breezy Heights Addition Lot 9, Block 1 on approximately 0.653 acres for the property generally located at 900 Hereford Street. Case# 15-00900066 (J. Schubert)



CITY OF COLLEGE STATION

FINAL PLAT
for
Breezy Heights Addition Lots 9A, 9B & 9C, Block1
being a Replat of
Breezy Heights Addition Lots 9, Block1
15-00900066

SCALE: Three residential lots on approximately 0.653 acres

LOCATION: 900 Hereford Street

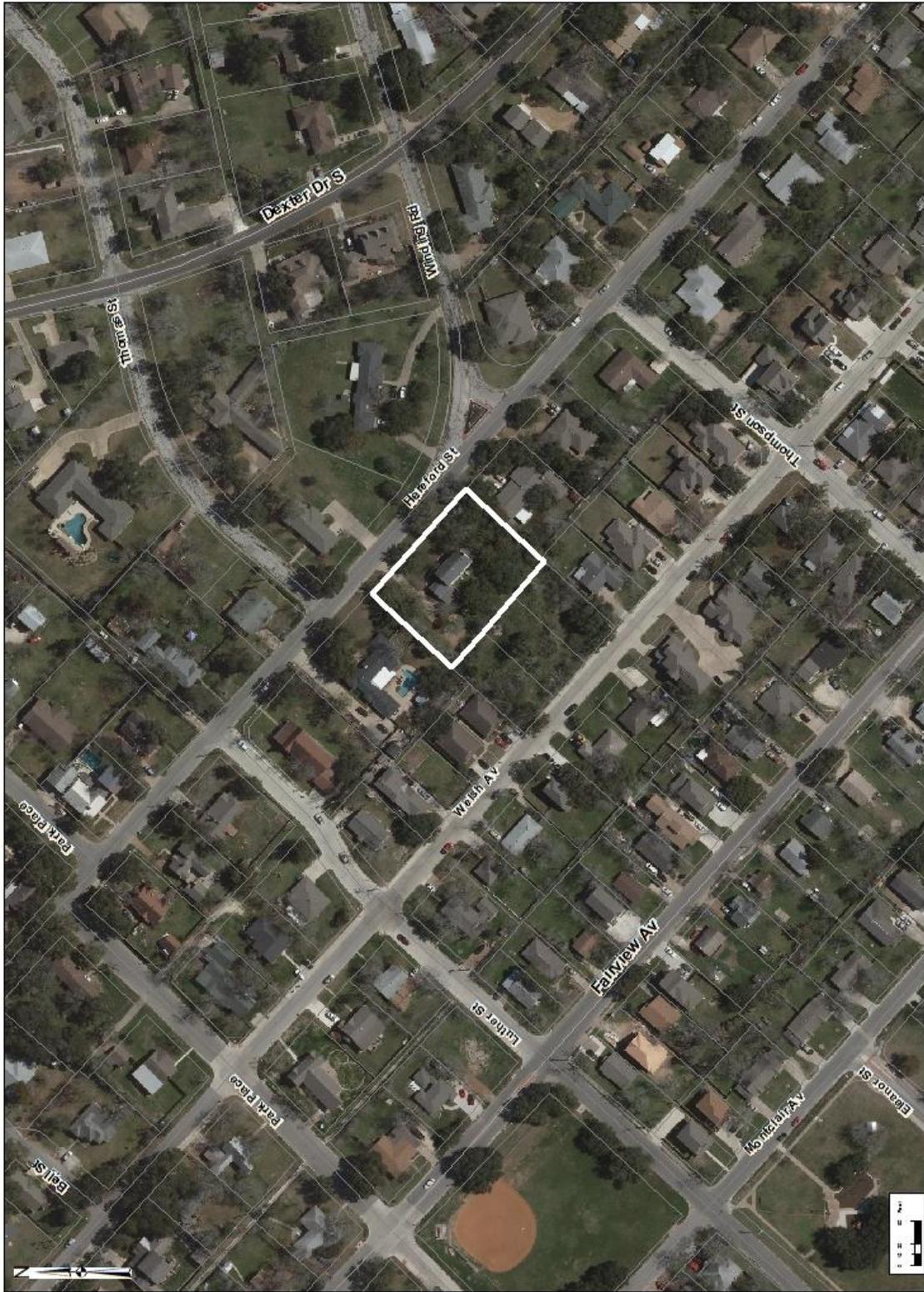
ZONING: GS General Suburban

APPLICANTS: Richard Lemons and Dell Seiter, owners

PROJECT MANAGER: Jason Schubert, AICP, Principal Planner
jschubert@cstx.gov

BACKGROUND: The subject lot was part of a 1.26-acre replat that was approved by the Commission in May 2013 to divide the property into four lots, two fronting Hereford Street and two fronting Welsh Avenue. The plat did not require waivers but would result in the demolition of what is known as the Luther Jones House before the plat could be recorded. The owner at the time worked with area residents for support of a new replat that would create four lots with one lot fronting Hereford Street and three fronting Welsh Avenue to help preserve the existing home. The new replat required waivers to the average lot width for the three Welsh Avenue lots and was approved by the Commission in October 2013.

RECOMMENDATION: Staff recommends denial of the waiver requests to Unified Development Ordinance (UDO) Section 12-8.3.H.2 'Platting and Replatting within Older Residential Subdivisions' regarding the proposed lots that are less than the average lot width in the block. If the Commission approves the waivers, staff would recommend approval of the Final Plat with the condition that the portions of the existing structure encroaching into building setbacks of the proposed lot lines be moved or demolished prior to the plat being filed for record. If the Commission denies the waiver requests, the Final Plat should also be denied.

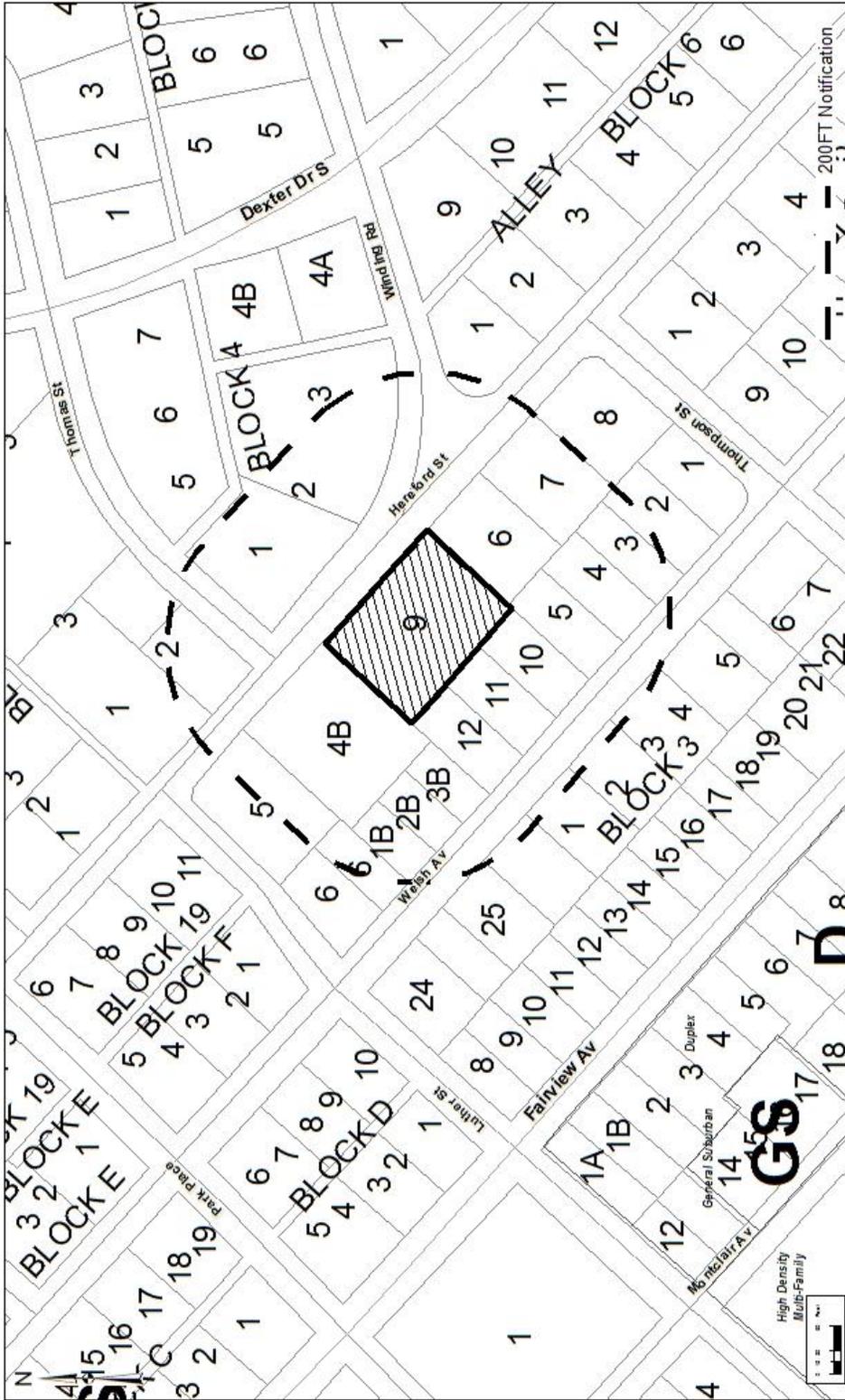


FINAL PLAT - REPLAT
Case: 15-66

BREEZY HEIGHTS ADDITION
L9 BLK 1

DEVELOPMENT REVIEW





Zoning Districts	R - Rural	R - 4	Multi-Family	BPI	Business Park	PDD	Planned Development District
E - Estate	R - 6	High Density	NAP	Natural Areas Protected	WFC	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	Kiehnek Tap Overlay	

DEVELOPMENT REVIEW

BREEZY HEIGHTS ADDITION
L9 BLK 1

FINAL PLAT - REPLAT

Case: 15-66

DEVELOPMENT HISTORY

Annexation:	October 1938
Zoning:	R-1 Single-Family Residential renamed GS General Suburban (2013)
Platting:	The original plat for this area is from 1946. A replat of a 1.26-acre property into four lots, which includes the subject 0.653-acre lot, was filed for record in January 2014.
Site Development:	A single-family structure currently exists on the lot.

COMMENTS

Parkland Dedication:	Fee in lieu of parkland dedication of \$2,522 (2 x \$1,261) is due prior to filing the plat for record for the two additional lots proposed to be created.
Greenways:	No greenway dedication is required or proposed.
Pedestrian Connectivity:	No pedestrian facilities are required or proposed.
Bicycle Connectivity:	No bicycle facilities are required or proposed.
Impact Fees:	N/A

REVIEW CRITERIA

Compliance with Subdivision Regulations: The proposed Final Plat meets the minimum requirements of the subdivision regulations contained in the UDO except that portions of the existing structure encroach into building setbacks of the proposed lot lines and the following waiver requests:

UDO Section 12-8.3.H.2 – ‘Platting and Replatting within Older Residential Subdivisions’ requires proposed lots to meet or exceed the average width of the lots in the block. The existing average lot width in the block is 82.18 feet (see attached schematic) and the Final Plat proposes lots of 62.99 feet, 64.27 feet, and 65.63 feet in width, necessitating lot width waivers ranging from 16.55 feet to 19.19 feet.

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

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

The applicant states similar replatting has been allowed in this same block within the past 18 months. As described previously, a replat to create four lots with one fronting Hereford Street (the subject lot) and three fronting Welsh Avenue was approved by the Commission in October 2013. That replat included waivers to the average lot width in the block for the proposed lots along Welsh Avenue. The request was supported by staff in that it resulted in the same number of lots that could be created without waivers, created lots more in context with each block face with wider lots on Hereford Street and

narrow lots on Welsh Avenue, and would increase the likelihood of preserving what is known as the Luther House at 900 Hereford Street. While the current average of all lots in the block is 82.18 feet, the average lot width along Hereford Street is 128 feet and about 61 feet along Welsh Avenue.

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

The applicant states the approval of the waivers will allow for the Luther House to be saved and renovated. If the waivers are not granted, a single-family home would still be permitted on the property, whether the existing structure or a new one, as was the case when the current owners purchased the property.

3. *That 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 this chapter; and*

The granting of the waivers would still create lots that exceed the minimum requirements of GS General Suburban zoning and therefore is not inherently detrimental to the public health or safety. The proposed lots are smaller than other lots on the Hereford Street and have the potential to adversely affect the character of the area and be injurious to the value of property in the area.

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

The granting of the requested waivers will likely not prevent the orderly subdivision of other land as all abutting properties have been developed; but should future resubdivisions on the block be requested, the average lot width would have been reduced.

STAFF RECOMMENDATIONS

Staff recommends denial of the waiver request to UDO Section 12-8.3.H.2 'Platting and Replatting within Older Residential Subdivisions' regarding to the proposed lots that are less than the average lot width in the block. If the Commission approves the waiver, staff would recommend approval with the condition that the portions of the existing structure encroaching into building setbacks of the proposed lot lines be moved or demolished prior to the plat being filed for record. If the Commission denies the waiver request, the Final Plat should also be denied.

SUPPORTING MATERIALS

1. Application
2. Applicant's Supplement Information
3. Schematic Showing All Lots in the Block
4. Copy of Final Plat



FOR OFFICE USE ONLY

CASE NO.: 15-060

DATE SUBMITTED: 3/2/15

TIME: 3:49

STAFF: [Signature]

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

- \$700-\$932 Final Plat Application Fee (see above).
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Six (6) folded copies of plat. (A signed mylar original must be submitted after approval.)
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- Copy of original deed restrictions/covenants for replats (if applicable).
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

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

Date of Optional Preapplication or Stormwater Management Conference Week of Feb. 16th (Jennifer)

NAME OF PROJECT Lot 9, Block 1, Breezy Heights Addition Replat

ADDRESS 900 Hereford Street

SPECIFIED LOCATION OF PROPOSED PLAT:

900 Hereford Street

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

Name Same as Owner E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

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

Name Richard Lemons E-mail ricklemons92@gmail.com
Street Address 301 Sophia
City College Station State TX Zip Code 77845
Phone Number 979.255.1950 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name McClure & Browne Engineering/Surveying Inc. E-mail kevinm@mcclurebrowne.com
Street Address 1008 Woodcreek Drive
City College Station State TX Zip Code 77845
Phone Number 979.693.3838 Fax Number 979.693.2554

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

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

Total Acreage 0.653 Acres Total No. of Lots 3 R-O-W Acreage n/a

Existing Use Residential Proposed Use Residential

Number of Lots By Zoning District 3 / GS _____ / _____ / _____

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

Floodplain Acreage n/a

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

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

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

Yes

No

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

Project Name: _____

City Project Number (if known): _____

Date / Timeframe when submitted: _____

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

Name Dell Seiter E-mail dell.seiter@fcbmtg.com
Street Address P.O. Box 11486
City College Station State TX Zip Code 77842
Phone Number 979.229.6463 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name McClure & Browne Engineering/Surveying Inc. E-mail kevinm@mcclurebrowne.com
Street Address 1008 Woodcreek Drive
City College Station State TX Zip Code 77845
Phone Number 979.693.3838 Fax Number 979.693.2554

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

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

Total Acreage 0.653 Acres Total No. of Lots 3 R-O-W Acreage n/a

Existing Use Residential Proposed Use Residential

Number of Lots By Zoning District 3 / GS _____ / _____ / _____

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

Floodplain Acreage n/a

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

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

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

Yes
 No

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

Project Name: _____

City Project Number (if known): _____

Date / Timeframe when submitted: _____

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

None

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

To allow lot widths smaller than the average lot width on block, similar to lots replatted surrounding the property on the same block.

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.

Similar replatting has been allowed on this same block and neighborhood within the past 18 months.

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

The waiver will also allow for the Luther House (CS Historical) to be saved and renovated.

- 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.

This change will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations.

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

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

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

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

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

Detailed explanation of condition identified above:

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

Requested Oversize Participation _____

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

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

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



 Signature and title

Feb 25, 2015

 Date

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

Detailed explanation of condition identified above:

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

Requested Oversize Participation _____

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

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

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



 Signature and title



 Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

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

Property Owner(s)

Date

Engineer Certification:

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

Engineer

Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

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



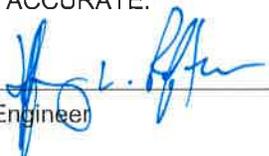
Property Owner(s)



Date

Engineer Certification:

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



Engineer



Date

February 21, 2015

College Station Board of Planning and Zoning

Re: Re-plat 900 Hereford, College Station (Historic Home # 31)

Dear College Station Planning and Zoning Members,

My name is Rick Lemons, last spring my partner Dell Seiter and I purchased the above referenced "Luther Home" for 425K dollars with the intent to renovate it. The house had been rented by the previous owner to student tenants through 7/2015, we are honoring this lease and hope to start in August 2015. We have each renovated homes in the Southgate, Eastgate, and Northgate Neighborhoods. (705 Welsh, 301 Ayrshire, 300 Montclair, 1005 Nagle and other).

Please find the attached proposed re-plat and renderings of our planned renovation and the addition of two other period homes we wish to build on the subject property. The proposed lot lines will allow us to remove the added on garage and side porch which will be relocated to the rear of the house and allow it to remain on its current foundation thus avoiding damage to the structure. These are preliminary renderings and we plan to adjust them (flip floor plans) as necessary to save the existing trees on the property. We have been in discussions with two other possible Aggie Alumni buyers for these homes for principal or game day second homes.

The re-plat will result in the saving of a College Station Historic home and add two more period looking homes to the neighborhood on larger than average lots with rear parking and garages, as well as substantially increasing the tax base. As you are aware this neighborhood has become very popular with Aggie Alums wishing to have homes near Kyle Field and TAMU.

Each lot will be approx 64' x 146' (9,390sf). We are seeking a variance for the lot width only which is slightly smaller than the average of the block (because our current lot is 193' wide thus skewing the average). Last year P&Z granted 3 similar size lots (variance for frontage) immediately behind 900 Hereford at what is now 811, 813, 815 Welsh. Several other similar requests have been granted in recent years in the 400 block of Montclair, 200 and 300 block of Grove, 400 and 300 block of Highlands, 600 block of Maryem, 700 block of Welborn.

We have the support of at least seven (7) surrounding property owners (same block or adjacent) located at the following addresses:

905 Winding (directly across the street) Mr. Magruder

811,813,815 Welsh (directly behind) Mr. Sewell

807, 809 Welsh (same block to the rear) Mr. Groves

803 Welsh (same block to the rear) Mr. Grant

Thank you for your time, service, and consideration.

Please feel free to contact either myself or Mr. Seiter with questions.

Kind Regards,

A handwritten signature in blue ink, appearing to read "Rick Lemons". The signature is stylized with a large initial "R" and a long horizontal stroke.

Rick Lemons

301 Spohia

College Station, TX

979-255-1950

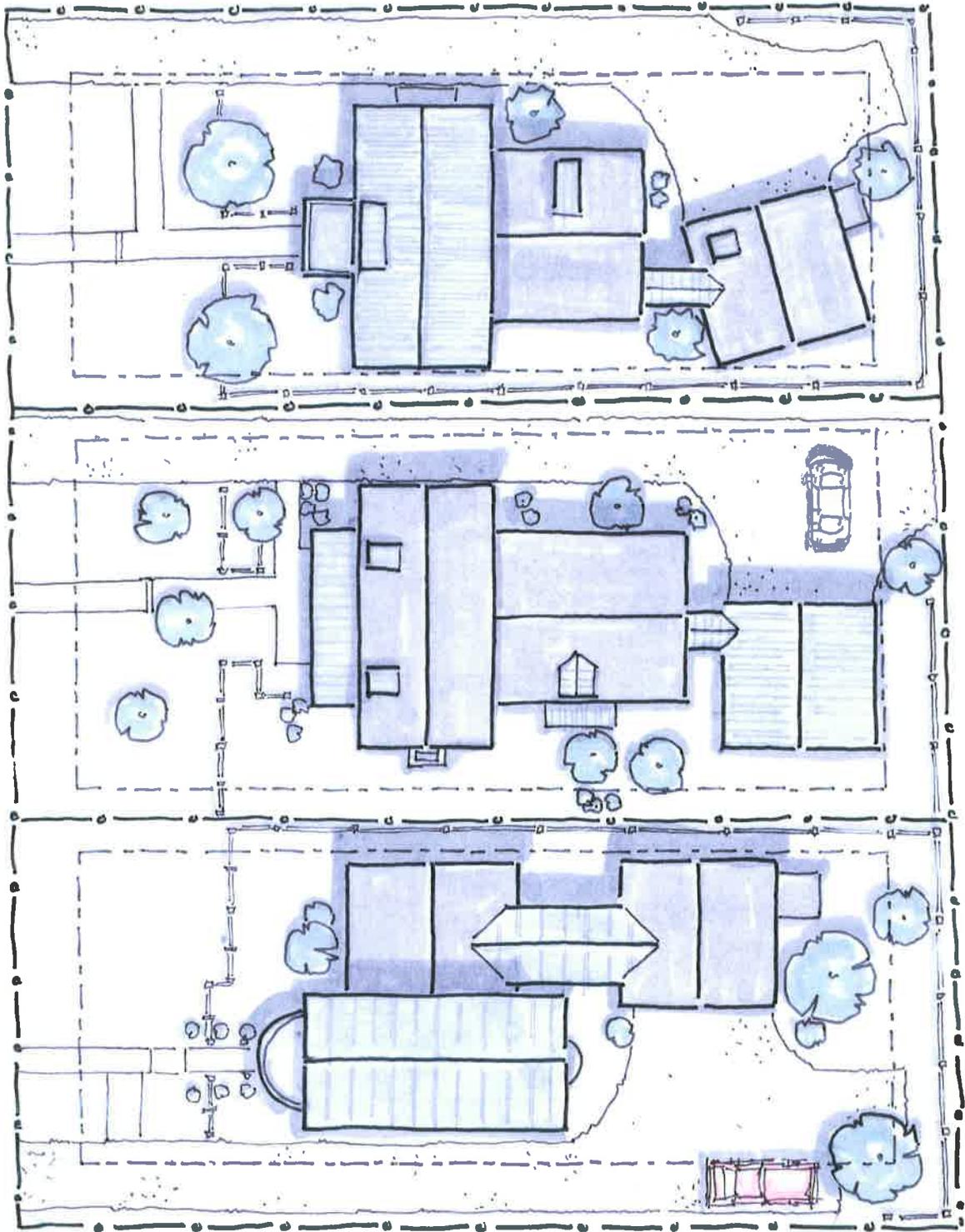
A handwritten signature in black ink, appearing to read "Dell Seiter". The signature is written in a cursive style with a long horizontal stroke at the end.

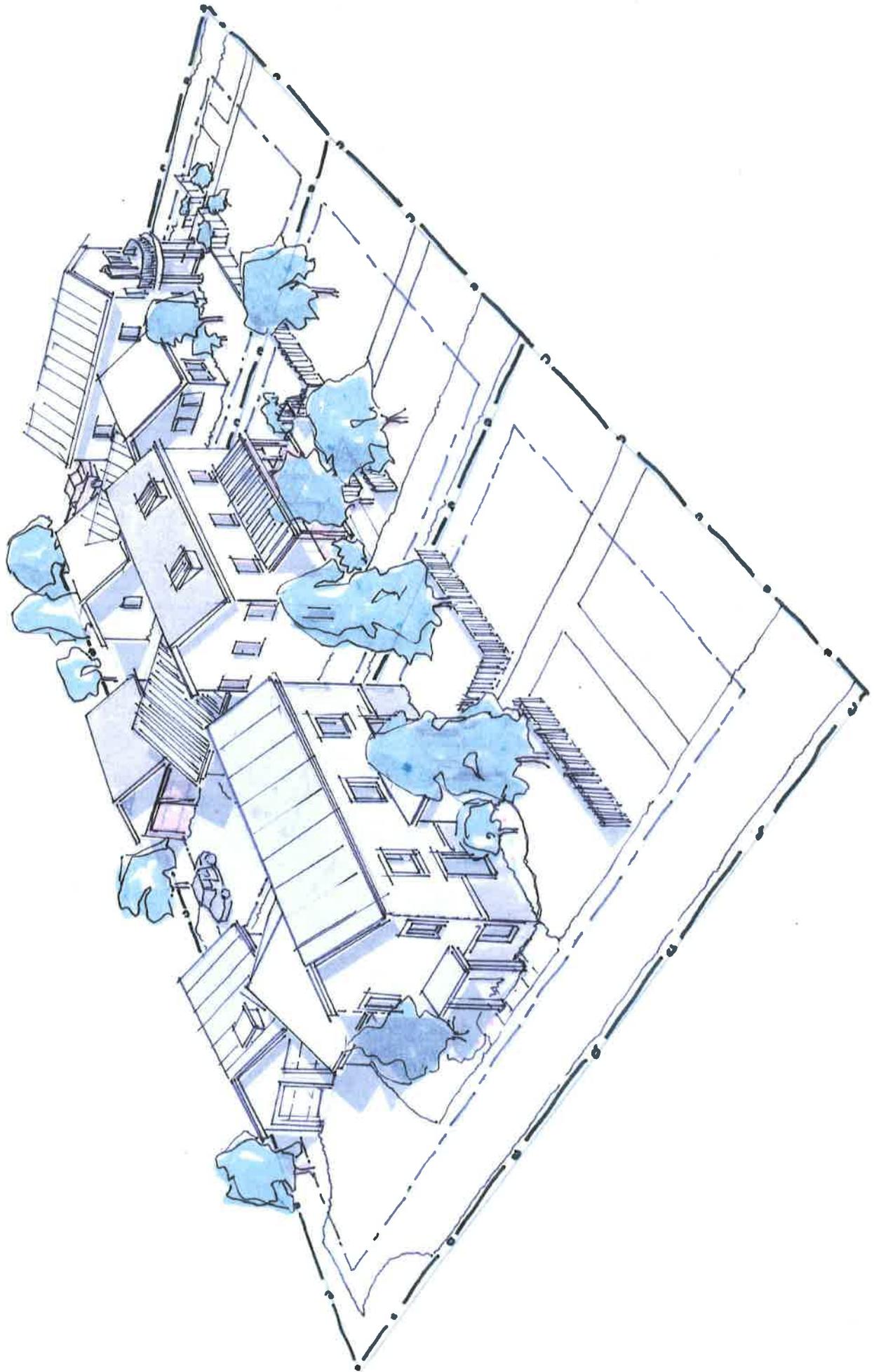
Dell Seiter

9100 Timber Knoll

College Station, TX

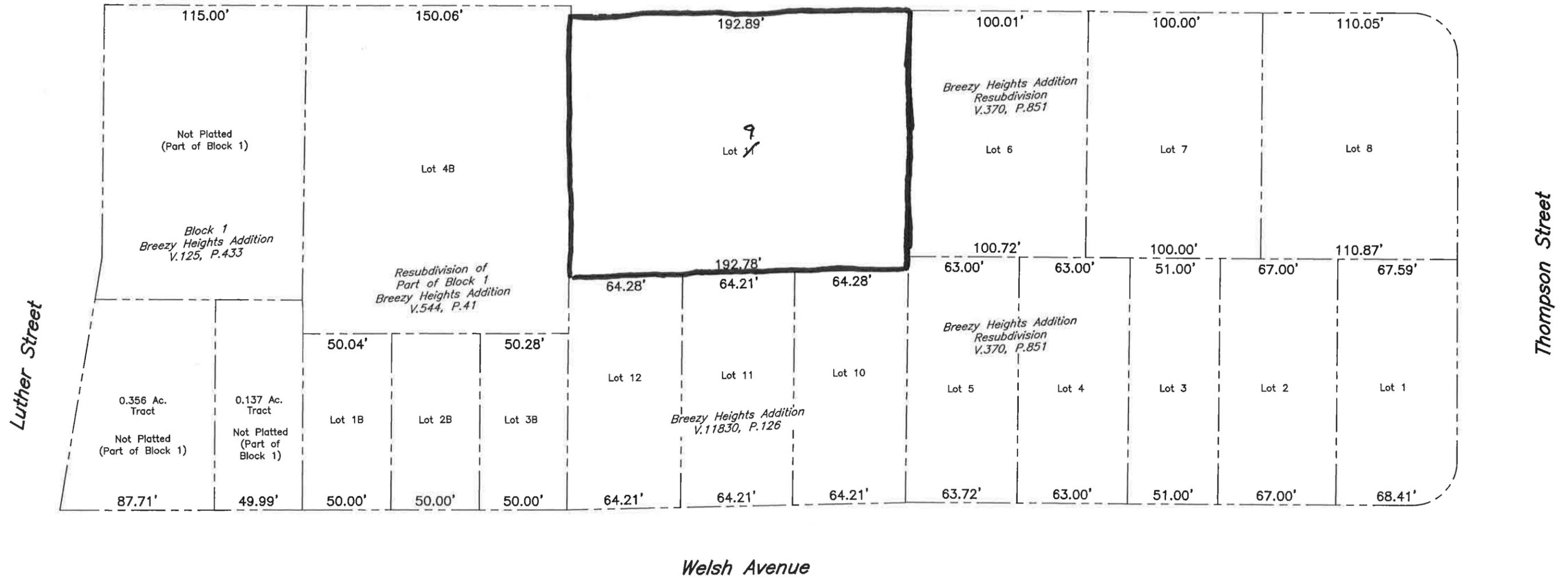
979-229-6463







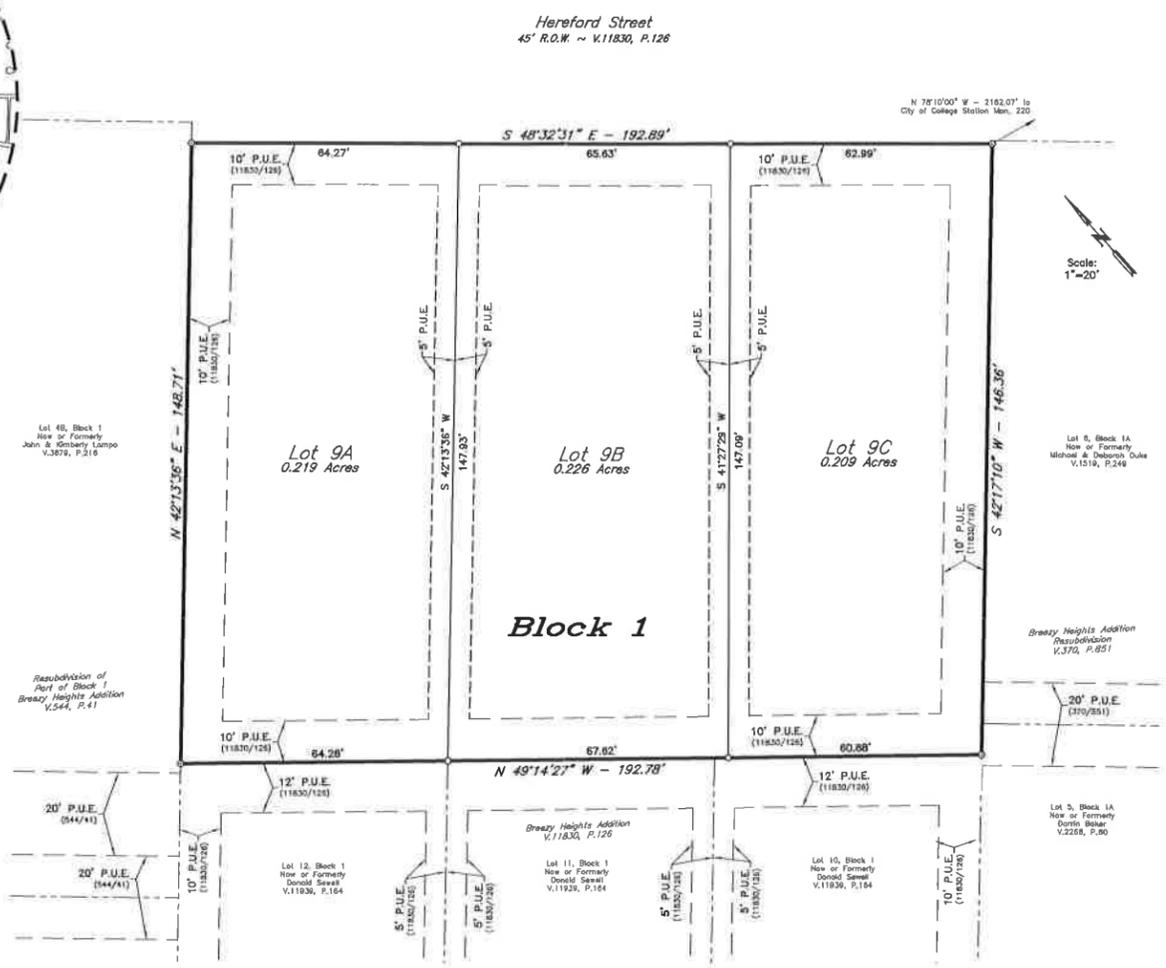
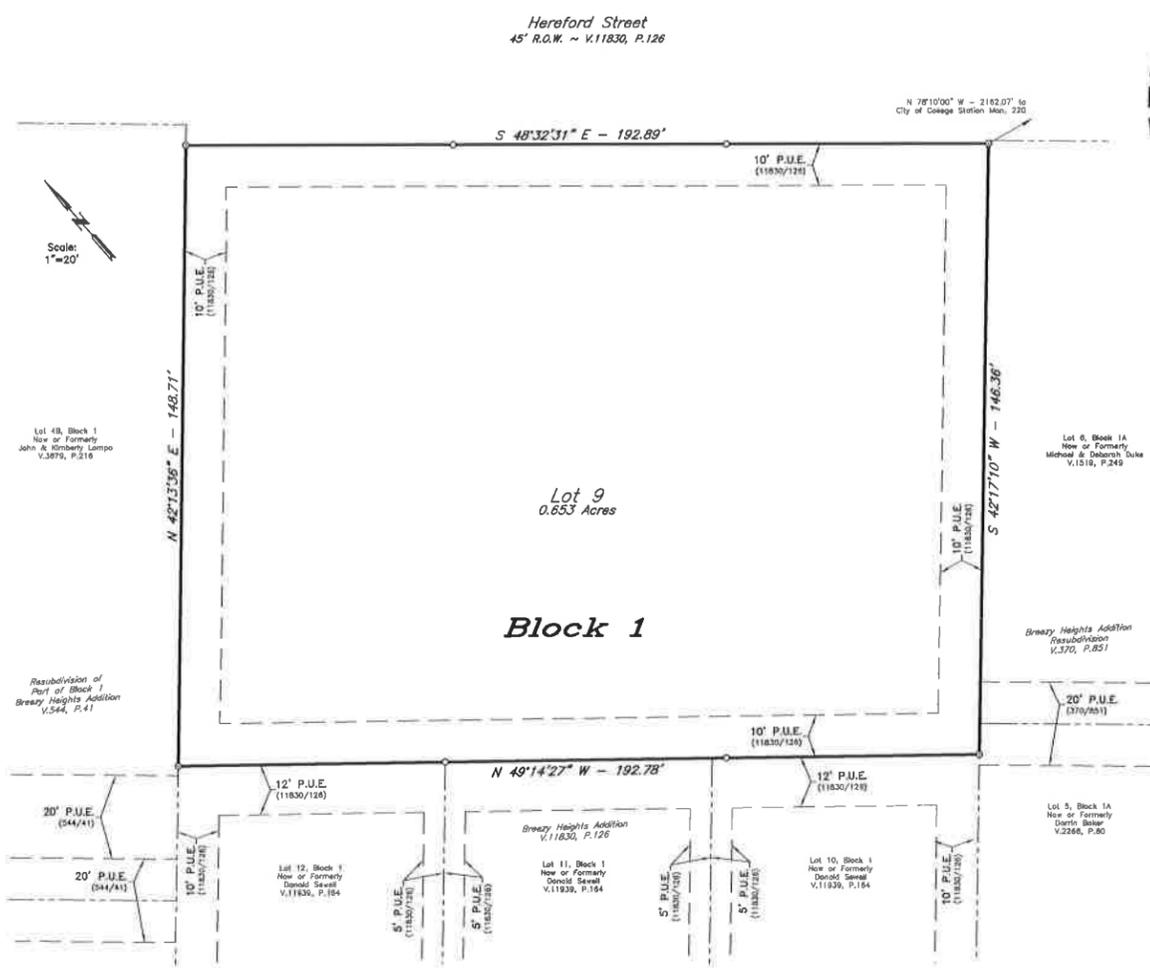
Hereford Street



Block 1 Schematic



Vicinity Map



ORIGINAL PLAT

LOTS 9-12, BLOCK 1, BREEZY HEIGHTS ADDITION AS RECORDED IN VOLUME 11830, PAGE 126

REPLAT

LEGEND
 ○ - 1/2" Iron Rod Found
 ○ - 1/2" Iron Rod Set
 P.U.E. - Public Utility Easement

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, Richard Lemons, owner and developer of the land shown on this plat, and designated herein as the Lots 9A, 9B and 9C, Block 1, BREEZY HEIGHTS ADDITION Subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever, all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Owner: _____

STATE OF TEXAS
 COUNTY OF BRAZOS

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

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

Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, Dell Selter, owner and developer of the land shown on this plat, and designated herein as the Lots 9A, 9B and 9C, Block 1, BREEZY HEIGHTS ADDITION Subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever, all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Owner: _____

STATE OF TEXAS
 COUNTY OF BRAZOS

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

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

Notary Public, Brazos County, Texas

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

Chairman: _____

CERTIFICATE OF CITY ENGINEER

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

City Engineer: _____
 City of College Station

CERTIFICATE OF THE COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF BRAZOS

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

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

County Clerk
 Brazos County, Texas

CERTIFICATE OF SURVEYOR AND/OR ENGINEER
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

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

- GENERAL NOTES:**
- ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 11830, Page 126, Official Records of Brazos County, Texas.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804100305F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
 - The building setback requirements are established by the City of College Station Unified Development Ordinance.
 - Each lot will be required to provide a minimum of two (2) trees of at least two inches (2") in caliper or one (1) tree of four inch (4") caliper per Ordinance No. 3222.
 - Owners:
 Richard Lemons
 301 Sophia
 C.S. TX 77845
 Dell Selter
 P.O. Box 11480
 C.S. TX 77842

FINAL PLAT

LOTS 9A, 9B AND 9C, BLOCK 1
BREEZY HEIGHTS ADDITION
 BEING A REPLAT OF LOT 9, BLOCK 1
 BREEZY HEIGHTS ADDITION RECORDED
 IN VOLUME 11830, PAGE 126
 0.653 ACRES
 CRAWFORD BURNETT LEAGUE, A-7
 COLLEGE STATION, BRAZOS COUNTY, TEXAS
 FEBRUARY, 2015
 SCALE: 1" = 20'

Surveyor:
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 663-3638

15.66
 3.8715
 3.14
 JS





Legislation Details (With Text)

File #: 15-0185 **Version:** 1 **Name:** Needham Estates Lots 10A, 10B, 9A, 9B, and 8R Block 2- Final Plat

Type: Replat **Status:** Agenda Ready

File created: 4/6/2015 **In control:** Planning and Zoning Commission Regular

On agenda: 4/16/2015 **Final action:**

Title: Public hearing, presentation, possible action, and discussion regarding a Final Plat for Needham Estates Block 2, lots 8R, 9A, 9B, 10A, and 10B being a Replat of Needham Estates Block 2, Lots 8, 9, and 10 on approximately one acre for the property generally located at 2468 Barron Road more generally located at the northwest corner of Barron Road and Renee Lane. Case# 15-00900047 (M.Bombek.)

Sponsors:

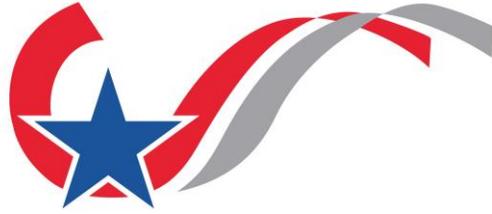
Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)
[Final Plat](#)

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

Public hearing, presentation, possible action, and discussion regarding a Final Plat for Needham Estates Block 2, lots 8R, 9A, 9B, 10A, and 10B being a Replat of Needham Estates Block 2, Lots 8, 9, and 10 on approximately one acre for the property generally located at 2468 Barron Road more generally located at the northwest corner of Barron Road and Renee Lane. Case# 15-00900047 (M.Bombek.)



CITY OF COLLEGE STATION

FINAL PLAT
for
Needham Estates Lots 10A,10B,9A,9B&8R Block 2
being a replat of
Needham Estates Lots 10, 9, and 8, Block 2
15-00900047

SCALE: Five lots on 0.8771 acres

LOCATION: 2468 Barron Rd

ZONING: GS General Suburban

APPLICANT: Brandon Stribling

PROJECT MANAGER: Mark Bombek, Staff Planner
mbombek@cstx.gov

RECOMMENDATION: Staff recommends approval of the Final Plat.



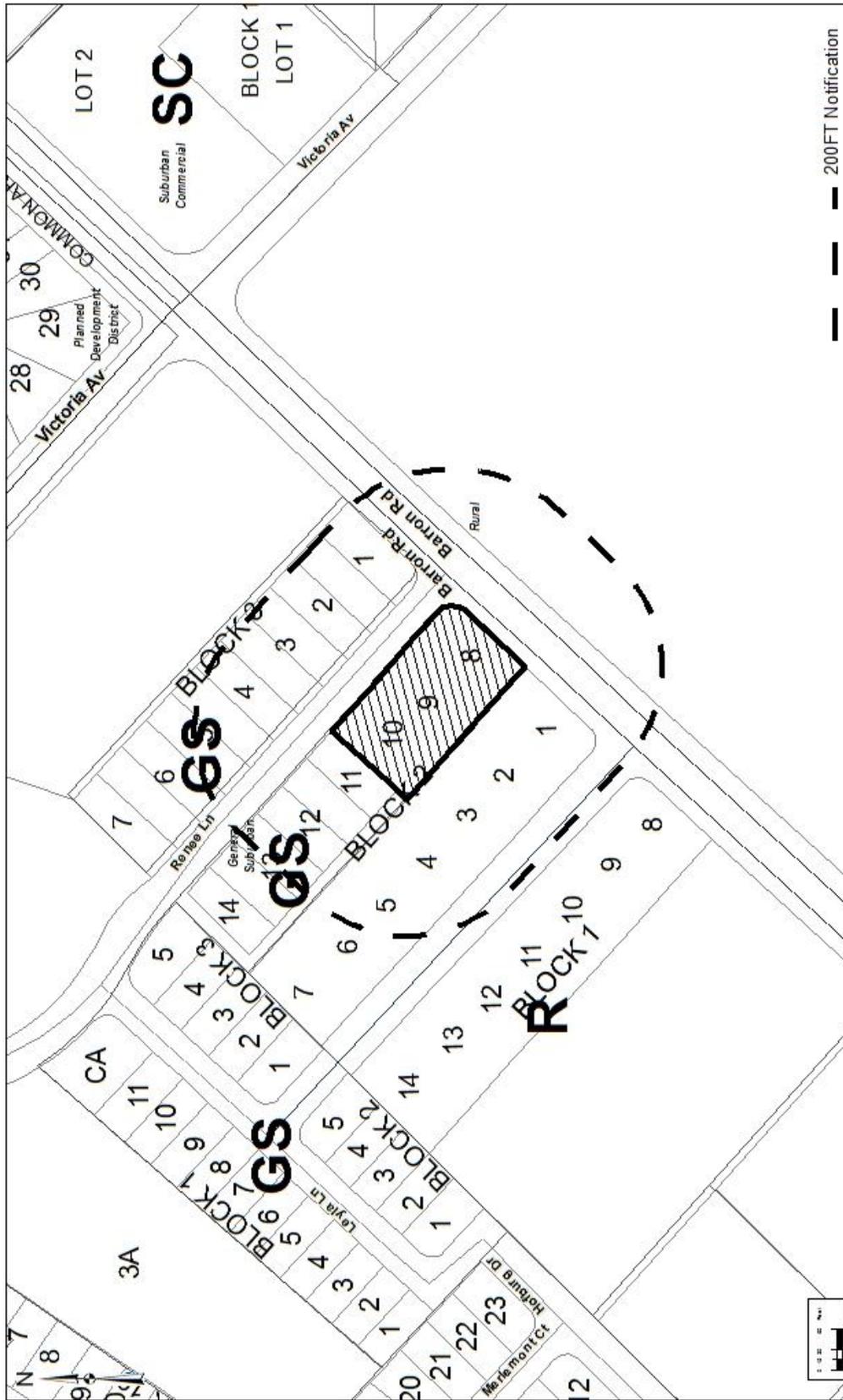
FINAL PLAT - REPLAT

Case: 15-47

NEEDHAM ESTATES

DEVELOPMENT REVIEW





Zoning Districts

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

200FT Notification

--- 200FT Notification

	NEEDHAM ESTATES	FINAL PLAT - REPLAT
DEVELOPMENT REVIEW	Case: 15-47	

DEVELOPMENT HISTORY

Annexation: 1995
Zoning: A-O Agricultural Open, upon annexation
GS General Suburban, 2014
Final Plat: Needham Estates- 1969
Site Development: Vacant

COMMENTS

Parkland Dedication: Parkland dedication is proposed for the development at a rate of \$1,261 per residential lot created for a total of two new residential lots.

Greenways: N/A

Pedestrian Connectivity: The sidewalk is being repaired with the removal of an existing curb cut to Barron Road. Sidewalks are not proposed nor required for Renee Lane.

Bicycle Connectivity: Bike lanes are currently provided along Barron Road (minor arterial), and are not provided nor required along Renee Lane.

Impact Fees: N/A the subject tract is not located within an impact fee area.

REVIEW CRITERIA

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

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat

SUPPORTING MATERIALS

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



FOR OFFICE USE ONLY	
CASE NO.:	<u>15-47</u>
DATE SUBMITTED:	<u>2-17-15</u>
TIME:	<u>2:30</u>
STAFF:	<u>CDD</u>

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

- \$700-\$932 Final Plat Application Fee (see above).
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Six (6) folded copies of plat. (A signed mylar original must be submitted after approval.)
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- Copy of original deed restrictions/covenants for replats (if applicable).
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc. ***NOTHING FURTHER CERTIF. WILL BE SUBMITTED WITH FINAL DOCUMENTS.***
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D. *
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

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

*** ~~COPIES~~ BE UPDATED TAX CERTIF., REPLACING THE ATTACHED COPY OF SEP. 2, 2014, WILL BE SUBMITTED WITH FINAL DOCUMENTS.**

Date of Optional Preapplication or Stormwater Management Conference SEP. 24, 2014

NAME OF PROJECT Needham Estates Final Plat of Lots 10A, 10B, 9A, 9B and 8R, Block 2

ADDRESS ~~2864 Barron Rd. TX~~ 2468 Barron

SPECIFIED LOCATION OF PROPOSED PLAT:
Bald Prairie, Needham Est. Northwest quadrant of intersection of Barron Road and Renee Lane.

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):
 Name Brandon Stribling E-mail brandon@striblinggroup.com
 Street Address 404 H University Dr. East
 City College Station State TX Zip Code 77840
 Phone Number 979-575-0580 Fax Number 979-765-0421

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

Name Linda Stribling and Brandon Stribling E-mail linda@century21bcs.com
Street Address 3008 Bolero St.
City College Station State TX Zip Code 77845-6545
Phone Number 979-575-0580 Fax Number 979-764-0421

ARCHITECT OR ENGINEER'S INFORMATION:

Name Christian A. Galindo, P.E., R.P.L.S. E-mail chris@gepinc.net
Street Address 3833 S. Texas Ave.
City Bryan State TX Zip Code 77802
Phone Number 979-846-8868 Fax Number 979-846-8868

Do any deed restrictions or covenants exist for this property? Yes No
Is there a temporary blanket easement on this property? If so, please provide the Volume _____ and Page No. _____
Total Acreage 0.8771 Total No. of Lots 5 R-O-W Acreage 0
Existing Use Vacant (R) Proposed Use Family, Detached Homes
Number of Lots By Zoning District 5 / GS _____ / _____ / _____
Average Acreage Of Each Residential Lot By Zoning District:
7,440 / GS _____ / _____ / _____
Floodplain Acreage 0

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

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

Is this application a continuation of a project that has received prior City platting approval(s) and you are requesting the application be reviewed under previous ordinance as applicable?
 Yes
 No

If yes, provide information regarding the first approved application and any related subsequent applications (provide additional sheets if necessary):
Project Name: _____
City Project Number (if known): _____
Date / Timeframe when submitted: _____

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

N.A.

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

N.A.

Regarding the waiver request, explain how:

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

N.A.

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

N.A.

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

N.A.

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

N.A.

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

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

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

Detailed explanation of condition identified above:

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

Requested Oversize Participation NONE

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

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

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

 Bob Stilly

Signature and title

 2-12-15

Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

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

Paul Stally
Property Owner(s)

2-12-15
Date

Engineer Certification:

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

Christian Gehindor
Engineer

FEB, 12, 2015
Date



Legislation Details (With Text)

File #: 15-0184 **Version:** 1 **Name:** 107 Krenek Tap Road Rezoning

Type: Rezoning **Status:** Agenda Ready

File created: 4/6/2015 **In control:** Planning and Zoning Commission Regular

On agenda: 4/16/2015 **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 GS General Suburban to GC General Commercial for approximately 0.75 acres for the property being situated in the Morgan Rector League, Abstract No.46, College Station, Brazos County, Texas. Being a portion of a tract of land called 2.460 acres as described by a deed to Brazos Valley Decorative Center, LLC Recorded in Volume 12387, Page 287 of the Official Public Records of Brazos County, Texas, generally located near the northeast corner of Texas Avenue South and Krenek Tap Road. Case #15-00900073 (M.Bombek) (Note: Final action on this item is scheduled for the May 18, 2015 City Council meeting - subject to change)

Sponsors:

Indexes:

Code sections:

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

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 GS General Suburban to GC General Commercial for approximately 0.75 acres for the property being situated in the Morgan Rector League, Abstract No.46, College Station, Brazos County, Texas. Being a portion of a tract of land called 2.460 acres as described by a deed to Brazos Valley Decorative Center, LLC Recorded in Volume 12387, Page 287 of the Official Public Records of Brazos County, Texas, generally located near the northeast corner of Texas Avenue South and Krenek Tap Road. Case #15-00900073 (M.Bombek) (Note: Final action on this item is scheduled for the May 18, 2015 City Council meeting - subject to change)



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

**REZONING REQUEST
FOR
107 KRENEK TAP ROAD
15-00900073**

REQUEST: GS General Suburban to GC General Commercial
Note: KO Krenek Tap Overlay exists on this property and will not be affected by this request.

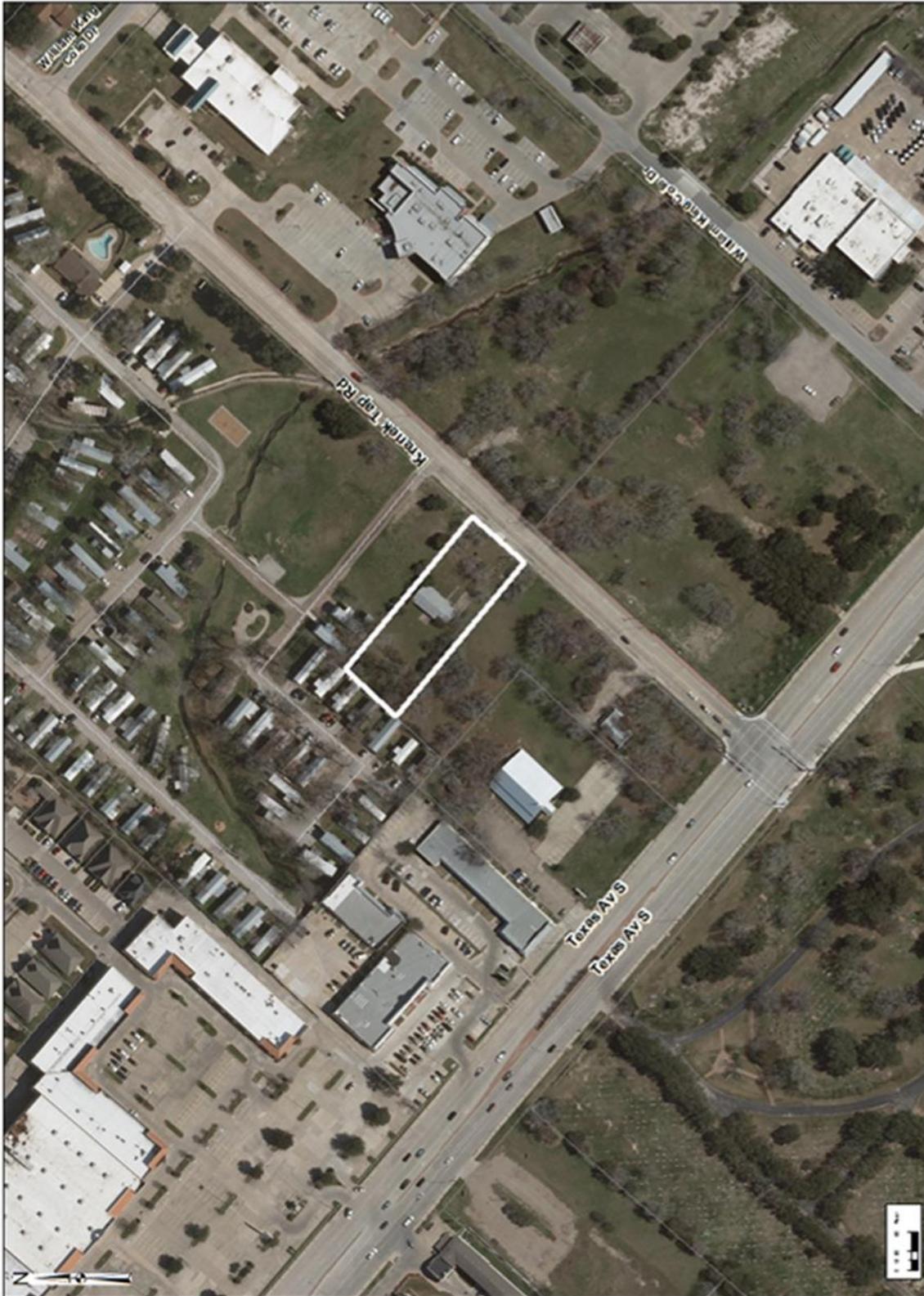
SCALE: 0.75 acres

LOCATION: 107 Krenek Tap Road, generally located north of Krenek Tap Road, and near the intersection of Krenek Tap Road and Texas Avenue South, being situated in the Morgan Rector League, Abstract No.46, College Station, Brazos County, Texas. Being a portion of a tract of land called 2.460 acres as described by a deed to Brazos Valley Decorative Center, LLC Recorded in Volume 12387, Page 287 of the Official Public Records of Brazos County, Texas, *generally located at the northeast corner of Texas Avenue South and Krenek Tap Road.*

APPLICANTS: Ghandi Saad

PROJECT MANAGER: Mark Bombek, Staff Planner
mbombek@cstx.gov

RECOMMENDATION: Staff recommends approval of the rezoning request.



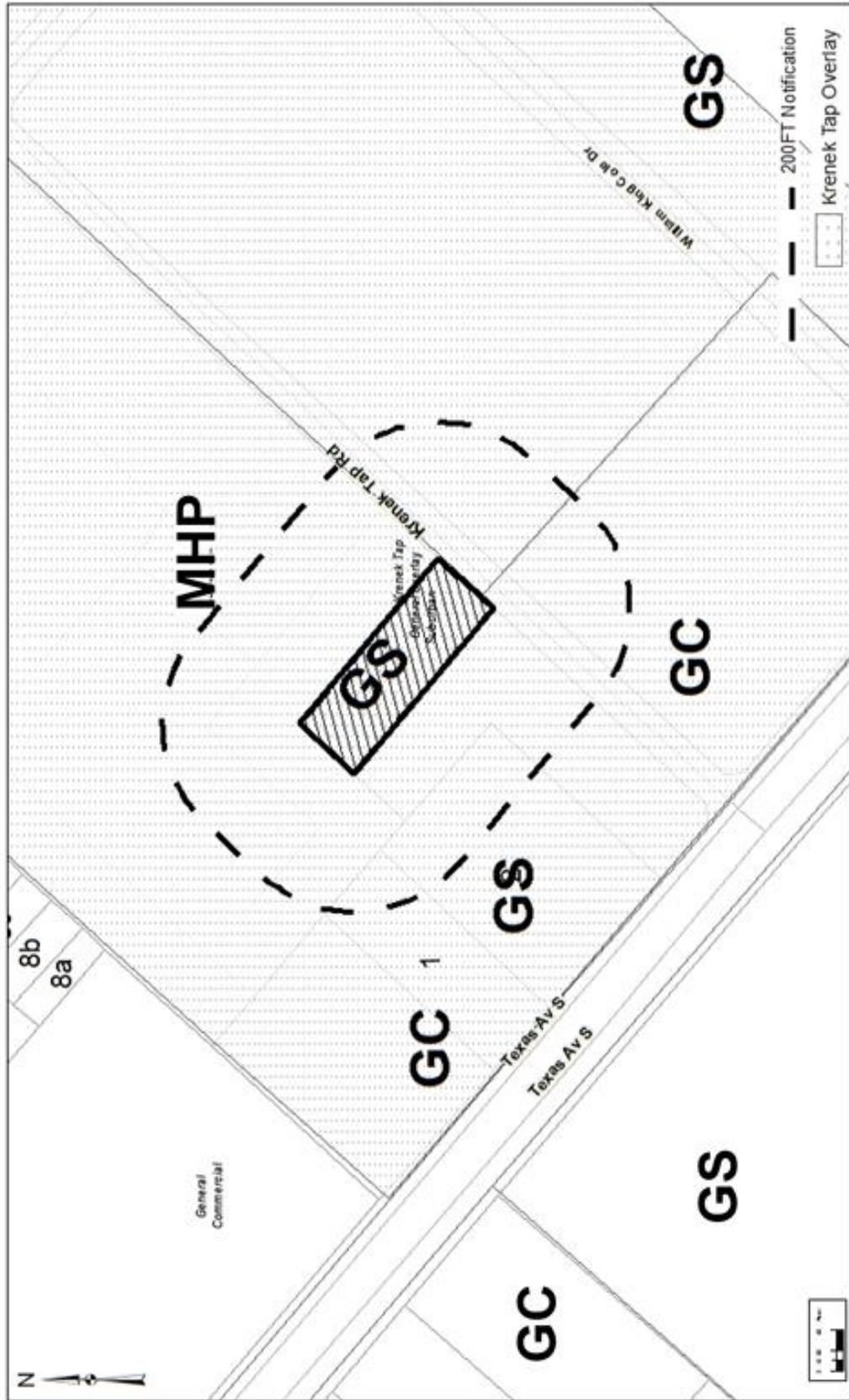
REZONING

Case: 15-73

107 Krenek Tap Road

DEVELOPMENT REVIEW





	DEVELOPMENT REVIEW	107 Krenek Tap Road	Case: 15-73	REZONING
--	--------------------	---------------------	-------------	----------

NOTIFICATIONS

Advertised Commission Hearing Date: April 16, 2015
Advertised Council Hearing Date: May 18, 2015

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

None

Property owner notices mailed: Ten
Contacts in support: None at the time of this report.
Contacts in opposition: None at the time of this report.
Inquiry contacts: None at the time of this report.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Urban	MHP-Manufactured Home Park KO- Krenek Tap Overlay	Manufactured Home Park
South (Across Krenek Tap Road)	General Commercial	GS General Suburban KO- Krenek Tap Overlay	City Facilities-Municipal Court
East	Urban	MHP- Manufactured Home Park KO- Krenek Tap Overlay	Manufactured Home Park
West	Urban	GC- General Commercial KO- Krenek Tap Overlay	Vacant

DEVELOPMENT HISTORY

Annexation: 1969
Zoning: R-1 Single-family Residential- Upon Annexation
KO-Krenek Tap Overlay-2004
R-1 Single-family Residential renamed GS General Suburban- 2013
Final Plat: Unplatted
Site development: Single-family home

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject parcel is designated on the Comprehensive Plan Future Land Use and Character Map as Urban. Urban describes areas that are intended for intense levels of development, primarily residential. General Commercial and Office uses, Business Parks, and Vertical Mixed Use are also uses envisioned for redevelopment and growth areas. While the subject property is not within a

redevelopment or growth area, it is a portion of a tract already zoned General Commercial that has frontage on Texas Avenue, a six-lane major arterial. Also, the property is within the Municipal Center planning district that calls for opportunities for residential and commercial activities in addition to municipal facilities.

2. **Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** Typically General Commercial uses are discouraged against single-family type uses such as a manufactured home park. General Commercial is consistent with adjacent zoning and existing uses along Texas Avenue. The proposed development of the property as General Commercial would also be compatible with the municipal uses along Krenek Tap.
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 General Commercial zoning would allow a continued commercial presence along Texas Avenue SouthHowdy2014 and allow services to be more accessible to the surrounding area.
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 current GS General Suburban designation on this property would allow the continued use as a single-family home. This however, is not suitable for the property due to the intention of the Municipal Center District Planning Corridor calling for a municipal center and supporting commercial and residential uses that would be urban in character.
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 property is claimed under ownership with the adjacent larger tract that is already designated as GC General Commercial. The current land use would limit the property owner's ability to fully develop the property.
6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** There is an existing 12" water and 12" wastewater line available to serve the property. Existing infrastructure with proposed modifications appear to be adequate for the proposed use. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. The Thoroughfare Plan identifies Krenek Tap Road as an existing 2-lane Minor Collector. The amount of traffic produced by this development is minimal and should not have a detrimental impact on surrounding roadways.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request.

SUPPORTING MATERIALS

1. Application
2. Rezoning map



FOR OFFICE USE ONLY	
CASE NO.:	<u>15-73</u>
DATE SUBMITTED:	<u>03/09/15</u>
TIME:	<u>12:00</u>
STAFF:	<u>AJ</u>

ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:

- \$1,165 Rezoning Application Fee.
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- 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)

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

Date of Optional Preapplication Conference _____

NAME OF PROJECT Ambrose Furniture Showroom 107 Krenek Tap Road

ADDRESS 2561 South Texas Avenue, College Station, TX 77840

LEGAL DESCRIPTION (Lot, Block, Subdivision) Morgan Rector, Abst. 46, called 0.75 Ac., tract two, V. 11181, Pg. 192

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

TOTAL ACREAGE 0.75 ACRES

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

Name GHANDI SAAD E-mail GSAAD@RSGCOMPANIES.COM

Street Address 3033 CHIMNEY ROCK DR. # 215

City HOUSTON State TX Zip Code 77056

Phone Number 281-777-7985 Fax Number _____

PROPERTY OWNER'S INFORMATION:

Name BRAZOS VALLEY DECORATIVE CENTER LLC E-mail RAYJEZ@YAHOO.COM

Street Address 401 SOUTH MAIN STREET

City BRYAN State TX Zip Code 77803

Phone Number 979-822-4071 Fax Number _____

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

Name _____ E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

This property was conveyed to owner by deed dated 11/19/2014 and recorded in Volume 12387, Page 287 of the Brazos County Official Records.

Existing Zoning GS Proposed Zoning GC

Present Use of Property Residential Building

Proposed Use of Property Furniture Store - Commercial Building

REZONING SUPPORTING INFORMATION

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

The change is more related to the site conditions than the change in the City. This tract is 0.75 Acres, and part of a larger 2.46 Acres. The remainder of the 2.46 Acres is zoned General Commercial, and this 0.75 Acres is currently zoned General Suburban which will not serve the purpose of development.

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

Yes

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?

This is portion of a larger 2.46 Acres tract, and the major part of this tract is currently zoned GC, therefore the change to this 0.75 Acres will not have any major effect on the character of the neighborhood.

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

This tract is 0.75 Acres, and part of a larger 2.46 Acres. The remainder of the 2.46 Acres is zoned General Commercial, and this 0.75 Acres is currently zoned General Suburban which will not serve the purpose of development.

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

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

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

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.

R. J. [Signature]
Signature and title

5/5/15
Date



Legislation Details (With Text)

File #: 15-0187 **Version:** 1 **Name:** Holleman Drive South and Rock Prairie Road West CPA
Type: Comprehensive Plan **Status:** Agenda Ready
File created: 4/6/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 4/16/2015 **Final action:**

Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Suburban Commercial to General Commercial for approximately two acres located at 3751 Rock Prairie Road West, and more generally located at the southwest corner of Rock Prairie Road West and Holleman Drive South. Case #15-00900054 (J Bullock) (Note: Final action on this item is scheduled for the May 18, 2015 City Council meeting - subject to change.)

Sponsors:

Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)
[Comprehensive Plan Future Land Use and Character Map](#)

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

Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Suburban Commercial to General Commercial for approximately two acres located at 3751 Rock Prairie Road West, and more generally located at the southwest corner of Rock Prairie Road West and Holleman Drive South. Case #15-00900054 (J Bullock) (Note: Final action on this item is scheduled for the May 18, 2015 City Council meeting - subject to change.)



CITY OF COLLEGE STATION

**COMPREHENSIVE PLAN AMENDMENT
FOR
Holleman Drive South & Rock Prairie Road West
15-00900054**

REQUEST: Suburban Commercial to General Commercial

SCALE: Approximately 2 acres

LOCATION: 3751 Rock Prairie Rd W

APPLICANT: Rabon Metcalf, RME Consulting Engineers

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

RECOMMENDATION: Staff recommends denial of the Future Land Use & Character amendment.



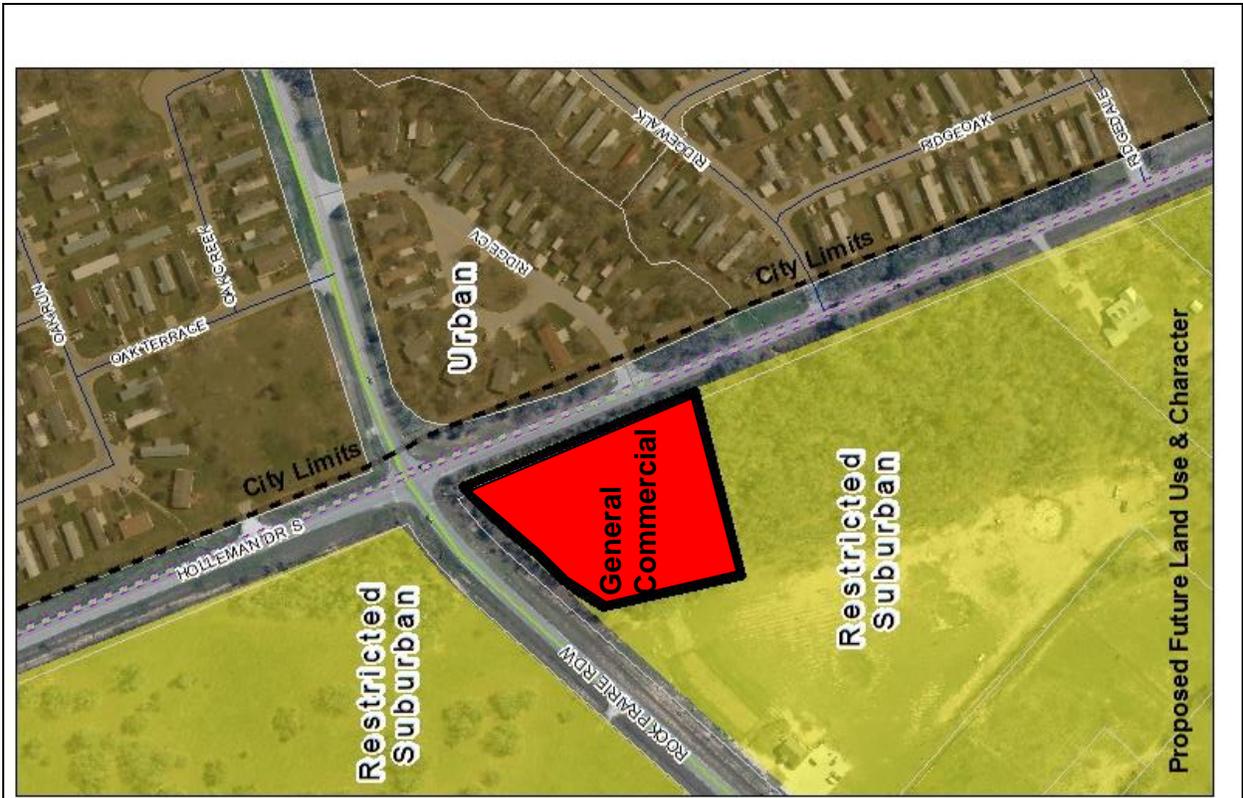
COMP PLAN AMENDMENT

Case: 15-54

HOLLEMAN & ROCK PRAIRIE RD

DEVELOPMENT REVIEW





NOTIFICATIONS

Advertised Commission Hearing Date: April 16, 2015

Advertised Council Hearing Dates: May 18, 2015

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

N/A

Contacts in support: None as of date of staff report

Contacts in opposition: None as of date of staff report

Inquiry contacts: One as of date of staff report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Restricted Suburban and Urban	RS Restricted Suburban and unzoned property in the ETJ	Vacant and manufactured home park
South	Restricted Suburban	R Rural	Vacant
East	Urban	Unzoned property in the ETJ	Manufactured home park
West	Restricted Suburban	R Rural	Driving Range

DEVELOPMENT HISTORY

Annexation: 2008

Comprehensive Plan: Land Use Amendment from Restricted Suburban to Suburban Commercial (2014)

Zoning: A-O Agricultural Open upon annexation (2008)
District renamed to R Rural (2013)
Suburban Commercial (2014)

Final Plat: Part of Lot 1, Block One, Jackson Estates (2010)

Site development: Undeveloped

REVIEW CRITERIA

- 1. Changed or changing conditions in the subject area or the City:** The subject property is designated as Suburban Commercial and the surrounding area is designated as Restricted Suburban on the Comprehensive Plan Future Land Use and Character Map. The applicant has requested the proposed amendment as a step toward permitting a convenience store development with fuel sales on approximately 2 acres located at the corner of two future major collectors, Holleman Drive South and Rock Prairie Road West.

The subject property is a portion of the Jackson Estates subdivision that platted prior to the development of the Jackson Hole Driving Range in 2011. Driving ranges are permitted uses in the R Rural district and so a Comprehensive Plan amendment and rezoning were not required for that type of commercial development. The subject property is the remaining undeveloped portion of Jackson Hole Estates. With just over 300 feet of frontage along Rock Prairie Road West, the applicant states general commercial uses are appropriate on the subject property located between the commercial use (driving range) and a major intersection.

In 2014, an amendment changing the land use plan from Restricted Suburban to Suburban Commercial was approved by City Council. Staff recommended approval acknowledging that an area between an existing commercial use and thoroughfare may not be the most appropriate for single-family. The commercial intensity under Suburban Commercial is more appropriate than General Commercial considering the residential character of the area.

2. **Scope of the request:** The request is to amend the Comprehensive Plan Future Land Use and Character Map designation for approximately two acres from Suburban Commercial to General Commercial. This amendment would allow for larger scale commercial development than is currently allowed.
3. **Availability of adequate information:** A General Commercial designation allows for future development of general commercial uses including retail sales and service uses that function to serve the entire community and its visitors. Properties in this area are served by Bryan Texas Utilities (electric) and Wellborn Special Utility District (water). These entities have indicated ability to serve the proposed land use. There is no sewer service in this area, requiring the use of an on-site septic system.

A traffic impact analysis will be required with the site plan application to determine the full impacts of this site.

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

Relevant Strategies identified in the Plan to achieve this goal include:

- Establish and protect distinct boundaries between various character areas:
 - The subject property, located between a major intersection and a commercially developed property is suitable for commercial use. The subject property is currently designated as Suburban Commercial. This proposal will allow for more intense General Commercial use although the land features of the subject property will restrict the size of development. The proposed land use and character designation will be an intense transition from the Restricted Suburban to the west and Urban the east.

5. **Consideration of the Future Land Use & Character and/or Thoroughfare Plans:** The subject property is currently designated as Suburban Commercial on the Comprehensive Plan Future Land Use and Character Map. The proposed amendment is to General Commercial.

Suburban Commercial is intended for concentrations of commercial activities that cater primarily to nearby residents versus the larger community or region. Generally, these areas tend to be small in size and located adjacent to major roads (arterials and collectors). Design of Suburban Commercial structures is compatible in size, roof type and pitch, architecture, and lot coverage with the surrounding single-family residential use.

General Commercial is intended for concentrations of commercial activities that cater both to nearby residents and to the larger community or region. Generally, these areas tend to be large in size and located near the intersection of two regionally significant roads (arterials and freeways). It is preferred that in such areas development be concentrated in nodes rather than spread out in strips.

Holleman Drive South is designated a 4-lane major collector (General Suburban context) and Rock Prairie Road West is designated a 2-lane major collector (Restricted Suburban context) on the City's Thoroughfare Plan. Both roadways are currently built to a 2-lane rural section.

6. **Compatibility with the surrounding area:** The proposed amendment to General Commercial would allow for general commercial uses including retail sales and service uses that function to serve the entire community and its visitors, at the southwest corner of Holleman Drive South and Rock Prairie Road West. Properties located to the east across Holleman Drive South are designated as Urban on the Future Land Use and Character Map and developed as a manufactured home park in the ETJ. The City does not have zoning or land use control in the ETJ.

Adjacent to the west is the Jackson Hole Driving Range – developed as a permitted use in the R Rural zoning district, leaving just a little over 300 feet along Rock Prairie Road West for future development.

To the north, across Rock Prairie Road West, a Preliminary Plan was recently approved for Mission Ranch, a Restricted Suburban development.

Although the abutting property is commercial, the surrounding area west of Holleman Drive South is designated as Restricted Suburban on the Comprehensive Plan Future Land Use and Character Map. Land to the east of Holleman Drive South is designated as Urban and General Suburban. Suburban Commercial allows for commercial sites that are compatible with surrounding residential area and is more appropriate for this location than General Commercial.

7. **Impacts on infrastructure including water, wastewater, drainage, and the transportation network:** Water service will be provided by the Wellborn Special Utilities District via existing 12-inch water lines located along Rock Prairie Road West and Holleman Drive South, which can typically accommodate the general commercial development. A fire flow analysis meeting the minimum requirements of the BCS Unified Design Guidelines will need to be submitted and approved prior to a final plat being forwarded to the Planning & Zoning Commission. There are currently no existing sanitary sewer mains available to serve this property, so an On-Site Sewage Facility (septic system) will be required to sewer the lot. The septic system must be installed and maintained in accordance with Brazos County Health Department regulations. Drainage is generally to the south within the Hope's Creek Drainage Basin. There is no FEMA regulated floodplain identified on the tract. The development will be required to comply with the City's drainage ordinance.

A traffic impact analysis will be required with the site plan application to determine the full impacts of this site. Holleman Drive South and Rock Prairie Road West are not currently built to collector standards.

8. **Impact on the City's ability to provide, fund, and maintain services:** The proposed amendment for the subject property does not negatively impact the City's ability to provide, fund, and maintain services.
9. **Impact on environmentally sensitive and natural areas:** The subject property is located within the Hope's Creek draining basin. There is no FEMA regulated floodplain identified on the property.

The applicant states the following existing land features will minimize the intensity of General Commercial use impacts:

- The existing creek traverses the property and is parallel to Holleman Drive South. This natural feature will provide approximately a 120-foot wide buffer with the manufactured home community located across Holleman Drive South.
 - US Army Corps of Engineers restrictions will minimize disturbance to the existing tributary.
10. **Contribution to the overall direction and character of the community as captured in the Plan's vision and goals:** The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment. The proposed amendment from Suburban Commercial to General Commercial on two acres is not in line with the Comprehensive Plan.

STAFF RECOMMENDATION

Staff recommends denial of the Comprehensive Plan Future Land Use and Character Map amendment.

- a. Land Use Designation – General Commercial should be used in concentrated areas that are large in size and located near arterials and freeways. Suburban Commercial should be used on smaller areas, adjacent to arterials and collectors. Considering these factors, the size of the subject area, and the surrounding residential land use designations, the proposed area change is more conducive to the existing Suburban Commercial.
- b. Infrastructure - While located at the intersection of two future Major Collectors, both thoroughfares are currently built to rural standards. At this time, there are concerns regarding the impact of this land use on current infrastructure.

SUPPORTING MATERIALS

1. Application
2. Comprehensive Plan Future Land Use and Character Map



FOR OFFICE USE ONLY	
CASE NO.:	<u>15-54</u>
DATE SUBMITTED:	<u>02/10/15</u>
TIME:	<u>11:30</u>
STAFF:	<u>AJ</u>

COMPREHENSIVE PLAN AMENDMENT APPLICATION

(Check all applicable)

- Related to Community Character Related to Transportation Related to Other _____

MINIMUM SUBMITTAL REQUIREMENTS:

- \$1,165 Comprehensive Plan Amendment Application Fee.
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Two (2) copies of a fully dimensioned map on 24" X 36" paper showing (if applicable):
 - ✓ a. Land affected;
 - b. Present zoning of property and zoning classification of all abutting property;
 - c. Current Concept Map and Future Land Use and Character Map classifications and proposed classifications;
 - d. Current Concept Map and Future Land Use and Character Map classifications of all abutting property;
 - e. Current and proposed thoroughfare alignments;
 - ✓ f. Currently planned utility infrastructure and proposed utility infrastructure;
 - g. General location and address of property; and
 - h. Total acres of property.

Date of Optional Preapplication Conference January 13, 2015

NAME OF PROJECT Holleman & Rock Prairie Road

ADDRESS _____

LEGAL DESCRIPTION (Lot, Block, Subdivision) Future Lot 2R, Block One - Jackson Estates, Phase One

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

SW Corner of Holleman & Rock Prairie Road

TOTAL ACREAGE 2.236

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:

Name Texas KJ Investments, LLC (c/o Sam Trinh) E-mail samtrinh@verizon.net
Street Address 4405 Regal Oaks Drive
City College Station State TX Zip Code 77845
Phone Number (979) 575-4545 Fax Number (979) 823-5196

ANSWER ALL OF THE FOLLOWING:

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

Land Use and Character Designation

2. What is the amendment request?

Suburban Commercial to General Commercial with PDD Concept Zoning & Plan

3. Explain the reason for this amendment.

A General Commercial, with PDD Concept Zoning & Plan, land use classification would allow for permitting a commercial convenience store, with fuel pumps, and other restrictions to help ease development impacts.

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

The subject area is "sandwiched" between the existing Jackson Hole Driving Range (to the west) and the Rolling Ridge Manufactured Home community (to the east and northeast). Currently the land to the north (and across from Rock Prairie Road West) is undeveloped and heavily wooded. Also there is 670 LF of undeveloped and heavily wooded area to the south (contained within the Jackson Estates, Ph 1 Subdivision).

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

General Commercial, with mixed uses of Suburban Commercial, would be ideal at the "hard" corner of Rock Prairie Road West and Holleman Drive. Also this type of development is a compatible fit for transitional uses between the surrounding existing developments (i.e. driving range - manufactured home community).

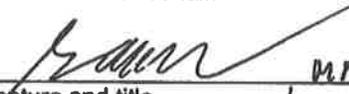
6. How does the requested amendment further the goals and objectives of the Comprehensive Plan?

Existing land features help to provide a desirable Commercial development. These desirable conditions are as follows: (1) The existing creek traverse parallel to Holleman Drive. This natural feature will provide an approximate 120 LF buffer with the "adjacent" manufactured home community. (2) USACE restrictions will minimize disturbance to the existing tributary. (3) These natural features will minimize the intensity of the Commercial development. (4) The "light" commercial uses (i.e. Jackson Hole Driving Range & this subject area) will provide a reasonable transitional use to the Restricted Residential on the north side of Rock Prairie Road West.

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

Same as Comment #6.

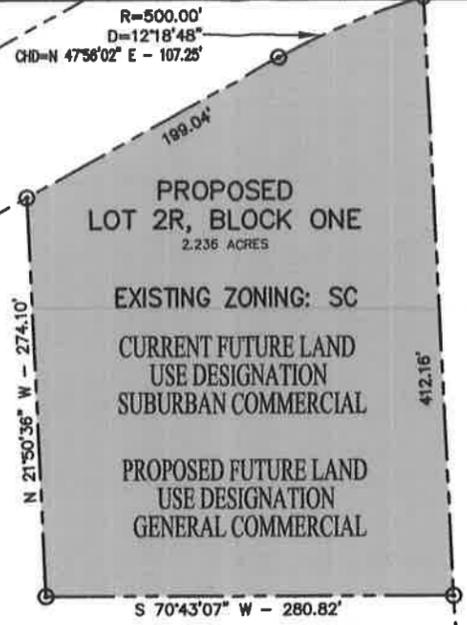
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from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

 MANAGER
Signature and title

2/18/15
Date



EXISTING ZONING: RS
 FUTURE LAND USE DESIGNATION
 RESTRICTED SUBURBAN



(Major Collector)
ROCK PRAIRIE ROAD WEST
 (100' RIGHT-OF-WAY)

EXISTING ZONING: R
 FUTURE LAND USE DESIGNATION
 RESTRICTED SUBURBAN

- JACKSON HOLE DRIVING RANGE -

PROPOSED LOT 1R, BLOCK ONE
 12.184 ACRES

EXISTING ZONING: R
 FUTURE LAND USE DESIGNATION
 RESTRICTED SUBURBAN

EXISTING ZONING: R
 FUTURE LAND USE DESIGNATION
 RESTRICTED SUBURBAN

EXISTING ZONING: R
 FUTURE LAND USE DESIGNATION
 RESTRICTED SUBURBAN

(MAJOR COLLECTOR)
HOLLEMAN DRIVE SOUTH
 (125' RIGHT-OF-WAY)

EXISTING ZONING: N/A - E.T.J.
 FUTURE LAND USE DESIGNATION
 URBAN



VICINITY MAP

ZONING NAMES:

- R = RURAL
- RS = RESTRICTED SUBURBAN
- SC = SUBURBAN COMMERCIAL
- GC = GENERAL COMMERCIAL
- U = URBAN

GENERAL NOTE:
 EXISTING AND PROPOSED INFRASTRUCTURE IS DESCRIBED AS FOLLOWS:

ROADWAY: THE CURRENT CROSS-SECTION, FOR BOTH ROCK PRAIRIE ROAD WEST & HOLLEMAN DRIVE SOUTH, ARE RURAL IN NATURE (2 LANES w/SHOULDERS & BAR-DITCH). PER THE THOROUGHFARE PLAN THESE ROADWAY CROSS-SECTIONS WILL IMPROVE TO 2 lane and 4 lane major collectors respectively.

WATER: PER MR. STEVEN CAST (GENERAL MANAGER) THE WELLBORN SUD WATER SYSTEM CAN SUPPLY THE REQUIRED DOMESTIC AND 2,500 GPM FIRE FLOW TO THIS SITE WITH EXISTING INFRASTRUCTURE ADJACENT TO THE TRACT.

SANITARY SEWER: NO SANITARY SEWER SERVICE IS AVAILABLE IN THIS AREA. THE PROPOSED LOT HAS BEEN SIZED TO ADEQUATELY SERVICE A ON-SITE SEPTIC SEWAGE FACILITY (OSSSF) PER THE BRAZOS COUNTY HEALTH DEPARTMENT.

DRAINAGE: SITE DEVELOPMENT OF THIS TRACT WILL REQUIRE A FLOODPLAIN MODEL (FOR PURPOSES OF BETTER DATA) TO ENSURE PROPER DRAINAGE DESIGN. ALSO DETENTION WILL BE PROVIDED TO ADEQUATELY DISCHARGE SITE RUNOFF TO PRE-DEVELOPMENT RUNOFF RATES.

ELECTRICAL: BTU IS THE ELECTRIC PROVIDER FOR THIS AREA. THEY HAVE BOTH SINGLE & THREE PHASE POWER AVAILABLE AT THIS LOCATION.

COMPREHENSIVE PLAN AMENDMENT
 FOR
JACKSON ESTATES PHASE ONE
 (VOLUME 9762, PAGE 159)
 FUTURE LOT 2R, BLOCK ONE
 CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS

	CLIENT INFORMATION TEXAS KJ INVESTMENTS, LLC SAN TRINH 4405 REGAL OAKS DRIVE COLLEGE STATION, TX 77845 EMAIL: SAMTRINH@VERIZON.NET PH: (979) 375-4645 FX: (979) 623-6198
	FILENAME: 0524CP2A SCALE: 1"=20' SUBMITTED DATE: 2/13/15 REVISIONS: 3/23/15
3800 S.H. No. 6 SOUTH, STE. 108G <77845> POST OFFICE BOX 9253 COLLEGE STATION, TEXAS 77842 EMAIL: civil@rmengineer.com OFFICE - (979) 764-0704 FAX - (979) 764-0704 TEXAS FIRM REGISTRATION No. F-4695	DRAWN BY: R.A.M. CHECKED BY: FIELD BOOK: N/A PAGES: N/A RME CONSULTING ENGINEERS CLIENT NO. PROJECT NO. 237 - 0524

15-53
 4/10/15
 4:30
 AJ



Legislation Details (With Text)

File #:	15-0188	Version:	1	Name:	Holleman Drive South and Rock Prairie Road West Rezoning
Type:	Rezoning	Status:		Status:	Agenda Ready
File created:	4/6/2015	In control:		In control:	Planning and Zoning Commission Regular
On agenda:	4/16/2015	Final action:		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 SC Suburban Commercial to PDD Planned Development District for approximately two 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 #15-00900053 (J Bullock) (Note: Final action on this item is scheduled for the May 18, 2015 City Council meeting - subject to change)

Sponsors:

Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)
[Concept Plan](#)
[Rezoning Exhibit](#)

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 SC Suburban Commercial to PDD Planned Development District for approximately two 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 #15-00900053 (J Bullock) (Note: Final action on this item is scheduled for the May 18, 2015 City Council meeting - subject to change)



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

**REZONING REQUEST
FOR
HOLLEMAN DRIVE SOUTH & ROCK PRAIRIE ROAD WEST
15-00900053**

REQUEST: SC Suburban Commercial to PDD Planned Development District

SCALE: Approximately 2 acres

LOCATION: 3751 Rock Prairie Road West
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 the southwest corner of Rock Prairie Road West and Holleman Drive South.

APPLICANT: RME Consulting Engineers

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

RECOMMENDATION: Staff recommends denial of the PDD Planned Development District zoning district and associated Concept Plan.



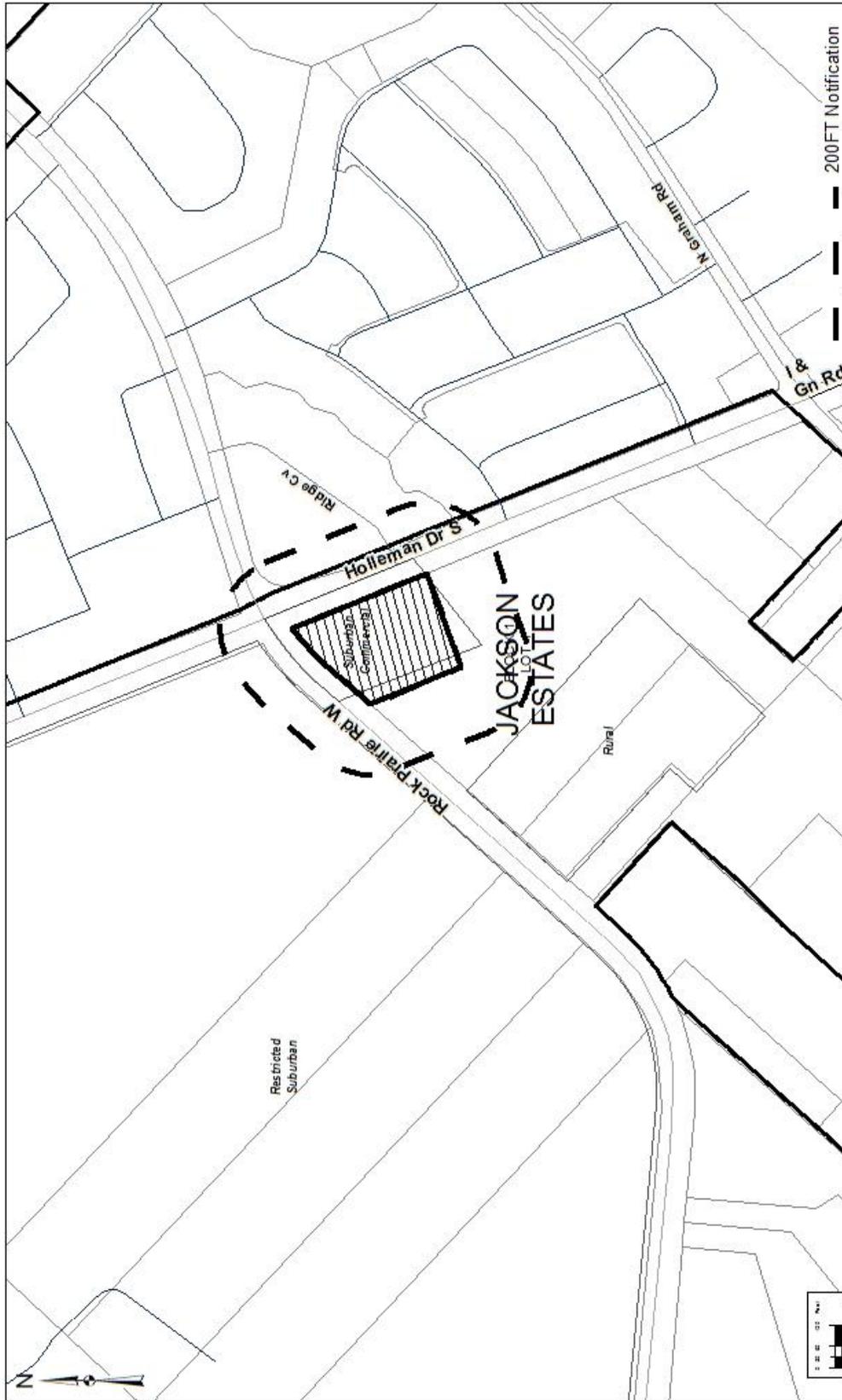
REZONING

Case: 15-53

HOLLEMAN & ROCK PRAIRIE RD

DEVELOPMENT REVIEW





Zoning Districts	R - 4	Multi-Family	BPI	PDD
R	Rural	High Density Multi-Family	Business Park Industrial	Planned Development District
E	R - 6	Manufactured Home Park	Natural Areas Protected	Wolf Pen Creek Dev. Corridor
RS	MHP	Office	Light Commercial	Core Northgate
GS	O	Suburban Commercial	M - 1	Transitional Northgate
R - 1B	SC	General Commercial	M - 2	Residential Northgate
D	GC	Commercial-Industrial	C - U	Corridor Overlay
T	CI	Business Park	R & D	Redevelopment District
	BP		P-MUD	Krenek Tap Overlay

DEVELOPMENT REVIEW

HOLLEMAN & ROCK PRAIRIE RD

REZONING

Case: 15-53

NOTIFICATIONS

Advertised Commission Hearing Date: April 16, 2015
 Advertised Council Hearing Date: May 18, 2015

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:
 None

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

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North (across Rock Prairie Road West)	Restricted Suburban	RS Restricted Suburban	Vacant (Preliminary Plan for Restricted Suburban Development)
South	Restricted Suburban	R Rural	Vacant
East (across Holleman Drive South)	Urban	(N/A) ETJ Extraterritorial Jurisdiction	Manufactured Home Park
West	Restricted Suburban	R Rural	Driving Range

DEVELOPMENT HISTORY

Annexation: March 2008
Zoning: A-O Agricultural Open upon annexation (2008)
 Renamed R Rural (2013)
 SC Suburban Commercial (2014)
Final Plat: August 2010
Site development: Undeveloped

REVIEW CRITERIA

1. Consistency with the Comprehensive Plan: The existing Future Land Use and Character designation on the property is Suburban Commercial, with a pending application to amend to General Commercial. According to the Comprehensive Plan and current infrastructure, the Future Land Use and Character designation should remain Suburban Commercial.

The proposed PDD Planned Development District zoning uses a base zoning district of GC General Commercial, but modifications are requested to the GC standards to make the PDD zoning similar to the character of the SC Suburban Commercial district (land use descriptions provided below). The use of fuel sales is a use permitted by GC General Commercial and is generally used by the larger community or region.

Land Use - Suburban Commercial: intended for concentrations of commercial activities that cater primarily to nearby residents versus the larger community or region. Generally, these areas tend to be small in size and located adjacent to major roads (arterials and collectors). Design of these structures is compatible in size, roof type and pitch, architecture, and lot coverage with the surrounding single-family residential use.

Land Use - General Commercial: intended for concentrations of commercial activities that cater both to nearby residents and to the larger community or region. Generally, these areas tend to be large in size and located near the intersection of two regionally significant roads (arterials and freeways). It is preferred that in such areas development be concentrated in nodes rather than spread out in strips.

If the Planning and Zoning Commission recommends approval of the Comprehensive Plan Future Land Use and Character Map amendment, the proposed PDD will be in compliance. If the Planning and Zoning Commission recommends denial of the Comprehensive Plan Future Land Use and Character Map amendment, the proposed PDD will not be in compliance.

2. **Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** Properties located to the east across Holleman Drive South are designated as Urban on the Future Land Use and Character Map and developed as a manufactured home park in the ETJ. The City does not have zoning or land use control in the ETJ.

Adjacent to the west is the Jackson Hole Driving Range – developed as a permitted use in the R Rural zoning district. When it developed, it left a little over 300 feet along Rock Prairie Road West for future development.

To the north, across Rock Prairie Road West, a Preliminary Plan was recently approved for Mission Ranch, a Restricted Suburban single-family subdivision.

The applicant states that a rezoning to PDD with GC General Commercial as the base zoning is a compatible fit as a transitional use between surrounding existing developments (i.e., Jackson Hole Driving Range and the Rolling Ridge Manufactured Home Community).

The current zoning on the subject tract is SC Suburban Commercial which is for low intensity commercial uses that are compatible with the character of suburban single-family neighborhoods. They are heavily landscaped and designed to minimize the impact of non-residential uses and associated parking areas on adjacent residential zoning districts. The requested PDD will have a base zoning of GC General Commercial with some SC Suburban Commercial-type modifications. The zoning of the surrounding area is residential and the uses include residential lots and a future RS Restricted Suburban subdivision. Commercial uses in this location should be compatible with the surrounding residential character.

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 the remaining undeveloped portion of Jackson Hole Estates. With just over 300 feet of frontage along Rock Prairie Road West, the applicant states that GC General Commercial will allow for more appropriate development between the commercial use (driving range) and a major intersection.

In 2014, staff recommended approval for rezoning the property to SC Suburban Commercial. Understanding that the context of the tract was not suitable for residential, SC Suburban Commercial was the most appropriate district to allow commercial use at the intersection while maintaining the character of the area. The applicant is proposing a PDD with the base of GC General Commercial in order to allow for fuel sales. Modifications to GC General Commercial are proposed to minimize the impact uses permitted under GC General Commercial will have on the area. Only 50% of the building is proposed for uses not permitted under SC Suburban Commercial.

- 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 subject property is currently zoned SC Suburban Commercial, which was recently changed in November 2014 from R Rural. At that time, the applicant intended to build a commercial convenience store without fuel sales. The neighboring driving range did not need to be rezoned because the use is permitted in the R Rural zoning district. The property owner is seeking GC General Commercial in order to provide commercial use with fuel sales on the corner. The applicant states existing land features help to act as a buffer, including (1) the existing creek traverses the property and is parallel to Holleman Drive South; this natural feature will provide approximately a 120-foot wide buffer with the manufactured home community located across Holleman Drive South; (2) US Army Corps of Engineers restrictions will minimize disturbance to the existing tributary; (3) these natural features will minimize the intensity of the Suburban Commercial development; (4) the "light" commercial uses (i.e. Jackson Hole Driving Range & the proposed development) will provide reasonable transitional uses to the residential uses in the surrounding area.

Holleman Drive South and Rock Prairie Road West are currently built to a 2-lane rural section. Holleman Drive South is designated a 4-lane major collector and Rock Prairie Road West is designated a 2-lane major collector on the City's Thoroughfare Plan. Bordered by these streets and surrounded by residential areas, SC Suburban Commercial is the appropriate district.

- 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:** Located between an existing commercial use and thoroughfare, the subject tract is marketable for commercial uses. The requested zoning district will allow for commercial uses that cater both to nearby residents and to the larger community or region.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water service will be provided by the Wellborn Special Utilities District via existing 12-inch water lines located along Rock Prairie Road West and Holleman Drive South. A fire flow analysis meeting the minimum requirements of the BCS Unified Design Guidelines will need to be submitted and approved prior to a final plat being forwarded to the Planning & Zoning Commission. There are currently no existing sanitary sewer mains available to serve this property, so an On-Site Sewage Facility (septic system) will be required to sewer the lot. The septic system must be installed and maintained in accordance with Brazos County Health Department regulations. Drainage is generally to the south within the Hope's Creek Drainage Basin. There is no FEMA regulated floodplain identified on the tract. The development will be required to comply with the City's drainage ordinance.

A traffic impact analysis will be required with the site plan application to determine the full impacts of this site.

REVIEW OF CONCEPT PLAN

The Concept Plan provides an illustration of the general layout of the proposed building and parking areas as well as other site related features. In proposing a PDD, an applicant may also request variations to the general platting and site development standards provided that those variations are outweighed by demonstrated community benefits of the proposed development. The Unified Development Ordinance provides the following review criteria as the basis for reviewing PDD Concept Plans:

1. The proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area;
2. The proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan, and any subsequently adopted Plans, and will be consistent with the intent and purpose of this Section;
3. The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development;
4. Every dwelling unit need not front on a public street but shall have access to a public street directly or via a court, walkway, public area, or area owned by a homeowners association;
5. The development includes provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities;
6. The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity; and
7. The development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

General: The proposed Concept Plan includes an approximate 8,000 square foot primary structure with 50% of the building used for general commercial use intended for fuel sales / convenience store and a fuel canopy on the property. The remaining 50% of the building will be reserved for uses permitted in SC Suburban Commercial.

Permitted Uses:

- Fuel Services - Maximum four (4) fuel dispensers (8 vehicle spaces)
- Uses permitted under SC Suburban Commercial

Modifications Requested: GC General Commercial is proposed as the base zoning district with the following modifications. The applicant is proposing a use that is permitted in GC General Commercial. Understanding the context of the area, the PDD is intended to create a development that is more compatible with SC Suburban Commercial zoning district standards. All other standards not expressly requested and approved will meet GC General Commercial standards:

- Approximate 8,000 square-foot commercial building with 50% of the building use reserved for the General Commercial use of Fuel Sales (Fuel Canopy with 4 Multiple Product Dispenser MPDs = 8 vehicle spaces);
- Remaining 50% of the building use will comply with permitted uses designated by SC Suburban Commercial District;

Additional Standards: The following are additional development standards proposed by the applicant:

- Buffer yards of 25' wide and 20' wide along the west and south property lines respectively;
- Approximate 0.80 acre "preserve area" located within the property's northwest corner to provide for natural buffer and screening. Minor underbrush clearing will be permitted;
- No free-standing signs. Low-profile monument signs only, located at each driveway entrance, will be permitted (4' maximum height including company logo and digital display of fuel sale prices);
- Site lighting restricted to 20' maximum height and utilize LED directional lights;
- Suburban Commercial requirements will be used for the roof, architectural standards, and mechanical equipment screening.

STAFF RECOMMENDATION

Staff recommends denial of the PDD Planned Development District zoning district and associated Concept Plan.

SUPPORTING MATERIALS

1. Application
2. Rezoning map
3. Proposed Concept Plan



FOR OFFICE USE ONLY	
CASE NO.:	<u>15-53</u>
DATE SUBMITTED:	<u>02/18/15</u>
TIME:	<u>11:30</u>
STAFF:	<u>AJ</u>

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 PSDigitalSubmittal@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 January 13, 2015

NAME OF PROJECT Holleman & Rock Prairie Road

ADDRESS _____

LEGAL DESCRIPTION (Lot, Block, Subdivision) Future Lot 2R, Block One - Jackson Estates, Phase One

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

SW Corner of Holleman & Rock Prairie Road

TOTAL ACREAGE 2.236

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:

Name Texas KJ Investments, LLC (c/o Sam Trinh) E-mail samtrinh@verizon.net
Street Address 4405 Regal Oaks Drive
City College Station State TX Zip Code 77845
Phone Number (979) 575-4545 Fax Number (979) 823-5196

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

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

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

Existing Zoning SC Proposed Zoning GC - PDD

Present Use of Property Vacant

Proposed Use of Property C-Store with Fuel Pumps

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

PDD with GC & SC Uses with Fuel Pumps

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

If P-MUD:

Approximate percentage of residential land uses: _____

Approximate percentage of non-residential land uses: _____

REZONING SUPPORTING INFORMATION

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

This rezoning will be in line with the recently approved Land Use Classification and allow for the site development of a commercial convenience store development with the exception that this change will also allow for fuel pumps.

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.

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?

General Commercial, with PDD Concept, would be ideal at the "hard" corner of Rock Prairie Road West and Holleman Drive. Also this type of development is a compatible fit for transitional uses between the surrounding existing developments (i.e. driving range and manufactured home community).

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

Same as Comment #3.

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

See Comment #7. For these reasons the property would be very be able to support a GC type development and at the same time restrict negative impacts to the surrounding neighborhood.

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

Same as on Comment #5.

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

Existing land features help to provide a desirable Commercial development. These desirable conditions are as follows: (1) The existing creek traverses the property and is parallel to Holleman Drive. This natural feature will provide an approx. 120' wide buffer with the "adjacent" manufactured home community. (2) USACE restrictions will minimize disturbance to the existing tributary. (3) These natural features will minimize the intensity of the Commercial development. (4) The "light" commercial uses (i.e. Jackson Hole Driving Range & this subject development) will provide reasonable transitional uses to the Restricted Residential on the north side of RPRW.

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

General commercial use for C-Store with fuel pumps and other Suburban Commercial uses.

CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

Less than 30'.

2. Provide a general statement regarding the proposed drainage.

Site development of this tract will require a floodplain model (for purposes of "better data") to ensure proper drainage. Additional detention will be provided to adequately discharge site runoff to pre-development runoff rates.

3. List the general bulk or dimensional variations sought.

See Attached PDD Zoning & Concept Plan document.

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

See Attached PDD Zoning & Concept Plan document.

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.

Multiple buffering, screening and other development restrictions have been added to the PDD Concept Plan to help minimize a "commercial" feel to the surrounding community. Also, the GC usage has been limited to 50% of the proposed building. Orientation of the structure, and fuel canopy, was considered to help minimize commercial visual impacts. Thus it is believed that these efforts will maintain the "spirit" of a SC type development yet allow for GC fuel pumps at the C-Store.

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

In addition to site development considerations, stated in Comment #5, it is not perceived that this C-Store/Fueling Station will be a "destination" type facility (i.e. something similar to a Buckee's). However, it is the opinion of the Developer that this C-Store will service consumers that routinely pass this intersection and that additional vehicular traffic will NOT be created.

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

Coupled with the proposed Concept Plan restrictions the existing land features help to provide a desirable Commercial development. These desirable conditions are as follows: (1) The existing creek traverses the property and is parallel to Holleman Drive. This natural feature will provide an approx. 120' wide buffer with the "adjacent" manufactured home community. (2) USACE restrictions will minimize disturbance to the existing tributary. (3) These natural features will minimize the intensity of the Commercial development. (4) The "light" commercial uses (i.e. Jackson Hole Driving Range & this subject development) will provide reasonable transitional uses to the Restricted Residential on the north side of RPRW.

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

Not applicable.

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

Not applicable.

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

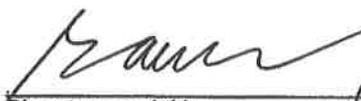
See Comments #5 - #7.

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

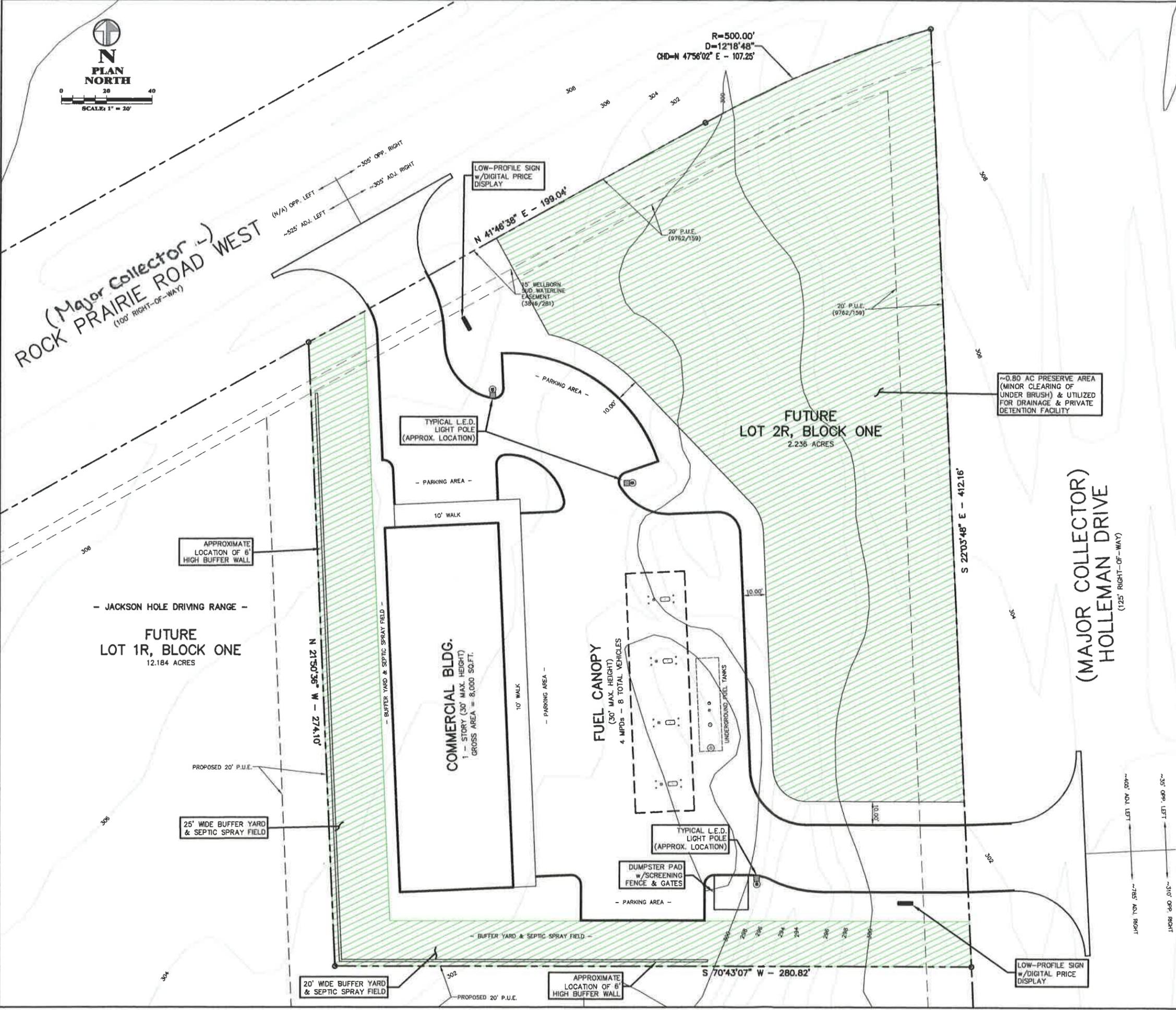
See Comment #6.

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

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

 MANAGER
Signature and title

2/18/2015
Date



VICINITY MAP

DRAINAGE NOTES:

1. THERE IS NO MAPPED FLOODPLAIN ON THIS PROPERTY PER FEMA MAP PANEL No. 48041 C0305F, WITH AN EFFECTIVE DATE OF APRIL 2, 2014.
2. SITE DEVELOPMENT OF THIS TRACT WILL REQUIRE A FLOODPLAIN MODEL (FOR PURPOSES OF BETTER DATA) TO ENSURE PROPER DRAINAGE DESIGN. ALSO DETENTION WILL BE PROVIDED TO ADEQUATELY DISCHARGE SITE RUNOFF TO PRE-DEVELOPMENT RUNOFF RATES.

PROPOSED MERITORIOUS MODIFICATIONS

THE FOLLOWING ARE THE REQUESTED MERITORIOUS MODIFICATIONS:

- APPROXIMATE 8,000 SQUARE-FOOT COMMERCIAL BUILDING WITH 50% OF THE BUILDING USE RESERVED FOR THE GENERAL COMMERCIAL USE OF FUEL SALES (FUEL CANOPY WITH 4 MPDS = 8 VEHICLE SPACES);
- REMAINING 50% OF THE BUILDING USE WILL COMPLY WITH PERMITTED USES DESIGNATED BY SUBURBAN COMMERCIAL DISTRICT;

PROPOSED ENHANCEMENTS

THE FOLLOWING ADDITIONAL ENHANCEMENTS ARE PROPOSED IN EXCHANGE FOR THE REQUESTED MODIFICATIONS:

- BUFFER YARDS OF 25' WIDE AND 20' WIDE ALONG THE WEST AND SOUTH PROPERTY LINES, RESPECTIVELY;
- APPROXIMATE 0.80 ACRE "PRESERVE AREA" LOCATED WITHIN THE PROPERTY'S NORTHWEST CORNER TO PROVIDE FOR NATURAL BUFFER AND SCREENING. MINOR UNDERBRUSH CLEARING WILL BE PERMITTED;
- NO FREE-STANDING SIGNS. LOW-PROFILE MONUMENT SIGNS ONLY, LOCATED AT EACH DRIVEWAY ENTRANCE, WILL BE PERMITTED (4' MAXIMUM HEIGHT W/COMPANY LOGO AND DIGITAL DISPLAY OF FUEL SALE PRICES);
- SITE LIGHTING RESTRICTED TO 20' MAXIMUM HEIGHT AND UTILIZE LED DIRECTIONAL LIGHTS;
- SUBURBAN COMMERCIAL REQUIREMENTS WILL BE USED FOR ROOF, ARCHITECTURAL STANDARDS, AND MECHANICAL EQUIPMENT SCREENING;

CONCEPT PLAN FOR JACKSON ESTATES PHASE ONE

(VOLUME 9762, PAGE 159)
FUTURE LOT 2R, BLOCK ONE
CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS

	CLIENT INFORMATION TEXAS KI INVESTMENTS, LLC SAM TRINH 4405 REGAL OAKS DRIVE COLLEGE STATION, TX 77845 EMAIL: SAMTRINH@VERIZON.NET PH: (979) 575-4545 FX: (979) 823-5195
	FILENAME: 0524CP1A SCALE: 1"=20' SUBMITTED DATE: 2/13/15 REVISIONS: 3/23/15
3800 S.H. No. 6 SOUTH, STE. 108G <77845> POST OFFICE BOX 9253 COLLEGE STATION, TEXAS 77842 EMAIL: civil@rmengineer.com OFFICE - (979) 764-0704 FAX - (979) 764-0704 TEXAS FIRM REGISTRATION No. F-4695	DRAWN BY: R.A.M. CHECKED BY: FIELD BOOK: N/A PAGES: N/A RME CONSULTING ENGINEERS CLIENT NO. PROJECT NO. 237 - 0524

15-53
4/6/15
4:30
AS



EXISTING ZONING
RS
FUTURE LAND USE DESIGNATION
RESTRICTED SUBURBAN

(Major Collector)
ROCK PRAIRIE ROAD WEST
(100' RIGHT-OF-WAY)

R=500.00'
D=12°18'49"
CHD=N 47°56'02" E - 107.25'

199.04'

N 41°46'38" E - 784.18'

565.14'

15' WELLBORN
SID EASEMENT
(3846/279-304)

20' P.U.E.
(9762/159)

N 21°50'36" W - 274.10'

20' PROPOSED
P.U.E.

S 70°43'07" W - 280.82'

412.16'

S 22°03'48" E - 975.22'

563.06'

20 P.U.E.
(9762/159)

(MAJOR COLLECTOR)
HOLLEMAN DRIVE SOUTH
(125' RIGHT-OF-WAY)

EXISTING ZONING
R

FUTURE LAND USE DESIGNATION
RESTRICTED SUBURBAN

- JACKSON HOLE DRIVING RANGE -

PROPOSED
LOT 1R, BLOCK ONE
12.184 ACRES

N 45°13'22" W - 723.98'

N 43°10'01" E - 278.14'

S 41°43'08" W - 511.96'

N 45°33'16" W - 170.97'

S 42°22'28" W - 50.54'

S 41°21'44" W - 164.39'

EXISTING ZONING
R

FUTURE LAND USE DESIGNATION
RESTRICTED SUBURBAN

EXISTING ZONING
N/A - E.T.J.
FUTURE LAND USE DESIGNATION
URBAN



VICINITY MAP

ZONING NAMES:	
R =	RURAL
RS =	RESTRICTED SUBURBAN
SC =	SUBURBAN COMMERCIAL
GC =	GENERAL COMMERCIAL
U =	URBAN

REZONING EXHIBIT
FOR
2.236 ACRES
OUT OF THE
JACKSON ESTATES, PH 1
(VOLUME 9782, PAGE 159)
FUTURE LOT 2R, BLOCK ONE
CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS

	CLIENT INFORMATION TEXAS KJ INVESTMENTS, LLC SAM TRINH 4405 REGAL OAKS DRIVE COLLEGE STATION, TX 77845 EMAIL: SAMTRINH@VERIZON.NET PH: (979) 575-4546 FX: (979) 823-8188
	FILENAME: 0524R21A SCALE: 1"=20' SUBMITTED DATE: 2/13/15 REVISIONS: 3/23/15
3800 S.H. No. 6 SOUTH, STE. 108G <77845> POST OFFICE BOX 9253 COLLEGE STATION, TEXAS 77842 EMAIL: civil@mengineer.com OFFICE - (979) 764-0704 FAX - (979) 764-0704 TEXAS FIRM REGISTRATION No. F-4695	DRAWN BY: R.A.M. CHECKED BY: FIELD BOOK: N/A PAGES: N/A RME CONSULTING ENGINEERS CLIENT NO. PROJECT NO. 237 - 0524

15.53
09.06.15
4:30
A-J