



# College Station, TX

City Hall  
1101 Texas Ave  
College Station, TX 77840

## Amended Meeting Agenda

### Planning and Zoning Commission Workshop

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

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**Thursday, August 6, 2015**

**6:30 PM**

**City Hall Council Chambers**

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1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. [15-0423](#) Discussion of Minor and Amending plats approved by Staff.
  - \* Final Plat ~ Minor Plat ~ Parulian Subdivision Lot 39, Block 1 ~ Case # FP2014-900309 (J.Schubert)
  - \* Final Plat ~ Minor Replat ~ Redmond Terrace Lots 1 & 2, Block 8 ~ Case # FPCO2015-000001 (J.Bullock)
  - \* Final Plat ~ Minor Replat ~ Breezy Heights Lots 9A & 9B, Block 1 ~ Case # FP2015-000001 (J.Schubert)
  - \* Final Plat ~ Minor Plat ~ The Retreat at College Station ~ Case # FP2015-000007 (L.Walker)
4. Discussion of new development applications submitted to the City.  
New Development Link: [www.cstx.gov/newdev](http://www.cstx.gov/newdev)
5. [15-0411](#) Presentation, possible action, and discussion on Landscaping and Tree Protection requirements in single-family neighborhoods. (L. Walker)  
  
**Attachments:** [Memo](#)
6. [15-0409](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
  - \* Thursday, August 13, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (Liaison - Ross)
  - \* Thursday, August 20, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
7. [15-0429](#) Presentation, possible action and discussion regarding an update on the following item:
  - \* A Conditional Use Permit for multi-family of the first floor for approximately 7.4 acres located at 614 Holleman Dr E. The Planning & Zoning Commission heard this item on July 2, 2015 and voted (4-0-1) to recommend approval. Commissioner Oldham abstained. The City Council heard this item on July 23, 2015 and voted (5-1) to approve the request.

8. Discussion, review and possible action regarding the following meetings: Design Review Board, BioCorridor Board, Joint Annexation Task Force

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

10 Adjourn.

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 \_\_\_\_\_, 20xx at 5:00 p.m.

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

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



## Legislation Details (With Text)

**File #:** 15-0423      **Version:** 1      **Name:** Minor and Amending Plats  
**Type:** Updates      **Status:** Agenda Ready  
**File created:** 7/28/2015      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 8/6/2015      **Final action:**  
**Title:** Discussion of Minor and Amending plats approved by Staff.  
\* Final Plat ~ Minor Plat ~ Parulian Subdivision Lot 39, Block 1 ~ Case # FP2014-900309 (J.Schubert)  
\* Final Plat ~ Minor Replat ~ Redmond Terrace Lots 1 & 2, Block 8 ~ Case # FPCO2015-000001 (J.Bullock)  
\* Final Plat ~ Minor Replat ~ Breezy Heights Lots 9A & 9B, Block 1 ~ Case # FP2015-000001 (J.Schubert)  
\* Final Plat ~ Minor Plat ~ The Retreat at College Station ~ Case # FP2015-000007 (L.Walker)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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Discussion of Minor and Amending plats approved by Staff.  
\* Final Plat ~ Minor Plat ~ Parulian Subdivision Lot 39, Block 1 ~ Case # FP2014-900309 (J.Schubert)  
\* Final Plat ~ Minor Replat ~ Redmond Terrace Lots 1 & 2, Block 8 ~ Case # FPCO2015-000001 (J.Bullock)  
\* Final Plat ~ Minor Replat ~ Breezy Heights Lots 9A & 9B, Block 1 ~ Case # FP2015-000001 (J.Schubert)  
\* Final Plat ~ Minor Plat ~ The Retreat at College Station ~ Case # FP2015-000007 (L.Walker)



## Legislation Details (With Text)

File #: 15-0411      Version: 1      Name: Single-Family Tree Requirements  
Type: Presentation      Status: Agenda Ready  
File created: 7/23/2015      In control: Planning and Zoning Commission Workshop  
On agenda: 8/6/2015      Final action:  
Title: Presentation, possible action, and discussion on Landscaping and Tree Protection requirements in single-family neighborhoods. (L. Walker)  
Sponsors:  
Indexes:  
Code sections:  
Attachments: [Memo](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion on Landscaping and Tree Protection requirements in single-family neighborhoods. (L. Walker)



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## MEMORANDUM

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DATE: August 6, 2015

TO: Members of the Planning & Zoning Commission

FROM: Laura Walker, Staff Planner

SUBJECT: **Single-Family Landscape and Tree Protection**

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**Item:** Presentation, possible action, and discussion on Landscape and Tree Protection requirements in single-family neighborhoods.

**Summary:** This workshop item was requested by Commissioner Rektorik in response to a citizen presentation on the lack of trees on replatted and newly constructed home lots in the Southside area. The purpose of this item is to present an overview of the ordinance requirements and discuss its implementation.

**Background:** In December 2009, City Council approved ordinance #3222, requiring single-family and townhouse developments to provide two trees of at least two inch caliper, or one tree of four inch caliper, on each new lot. This ordinance has been interpreted as requiring trees on newly platted or created lots since the ordinance was adopted in December 2009.

At the August 6<sup>th</sup> P&Z Workshop meeting, staff will be prepared to discuss implementation and application of the ordinance.



## Legislation Details (With Text)

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File #: 15-0409      Version: 1      Name: Upcoming Meeting  
Type: Updates      Status: Agenda Ready  
File created: 7/23/2015      In control: Planning and Zoning Commission Workshop  
On agenda: 8/6/2015      Final action:  
Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:  
\* Thursday, August 13, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (Liaison - Ross)  
\* Thursday, August 20, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:  
\* Thursday, August 13, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (Liaison - Ross)  
\* Thursday, August 20, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.



## Legislation Details (With Text)

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File #: 15-0429      Version: 1      Name: updates  
Type: Updates      Status: Agenda Ready  
File created: 7/28/2015      In control: Planning and Zoning Commission Workshop  
On agenda: 8/6/2015      Final action:  
Title: Presentation, possible action and discussion regarding an update on the following item:  
\* A Conditional Use Permit for multi-family of the first floor for approximately 7.4 acres located at 614 Holleman Dr E. The Planning & Zoning Commission heard this item on July 2, 2015 and voted (4-0-1) to recommend approval. Commissioner Oldham abstained. The City Council heard this item on July 23, 2015 and voted (5-1) to approve the request.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action and discussion regarding an update on the following item:  
\* A Conditional Use Permit for multi-family of the first floor for approximately 7.4 acres located at 614 Holleman Dr E. The Planning & Zoning Commission heard this item on July 2, 2015 and voted (4-0-1) to recommend approval. Commissioner Oldham abstained. The City Council heard this item on July 23, 2015 and voted (5-1) to approve the request.



# College Station, TX

City Hall  
1101 Texas Ave  
College Station, TX 77840

## Amended Meeting Agenda

### Planning and Zoning Commission Regular

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

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**Thursday, August 6, 2015**

**7:00 PM**

**City Hall Council Chambers**

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1. Call meeting to order.
2. Pledge of Allegiance.
3. Hear Citizens.

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

All matters listed under Item 4, Consent Agenda, are considered routine by the Commission and will be enacted by one motion. These items include preliminary plans and final plats, where staff has found compliance with all minimum subdivision regulations. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If any Commissioner desires to discuss an item on the Consent Agenda it will be moved to the Regular Agenda for further consideration.

#### 4. Consent Agenda

- 4.1** [15-0422](#) Consideration, possible action and discussion to approve meeting minutes.  
\* July 16, 2015 ~ Workshop  
\* July 16, 2015 ~ Regular

**Attachments:**

[July 16 2015 Workshop](#)

[July 16 2015 Regular](#)

- 4.2** [15-0415](#) Presentation, possible action, and discussion regarding a Final Plat for Indian Lakes Subdivision Phase 21 consisting of 12 residential lots and one common area on approximately 22.963 acres located at 3900 Makawee Court, generally located west of State Highway 6 and south of Deer Park Drive in the College Station Extraterritorial Jurisdiction. Case # FP2015-900011 (M. Bombek)

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

- 4.3 [15-0413](#)      Presentation, possible action, and discussion regarding a Final Plat for Indian Lakes Subdivision Phase 19 consisting of 16 residential lots and one common area on approximately 34.483 acres located at 3900 Mesa Verde Drive, generally located west of State Highway 6 and south of Deer Park Drive in the College Station Extraterritorial Jurisdiction. Case # FP2015-900012 (M. Bombek)

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

Regular Agenda

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

6. [15-0416](#)      Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to GS General Suburban for approximately 1.57 acres being the east ½ of Lot 10, Bald Prairie Subdivision, according to the plat recorded in volume 321, page 571 of the deed records of Brazos County, Texas, and being the same tract of land as described by a deed to Jeffery Joe Morgan Recorded in volume 3956, Page 223 of the Official Public Records of College Station, Brazos County, Texas. Generally located at 14015 Renee Lane, more generally located north of Barron Road and between Renee Lane and Victoria Avenue. Case # REZ2015-000007 (M. Bombek) (Note: Final action on this item is scheduled for the August 27, 2015 City Council meeting - subject to change)

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

7. [15-0419](#)      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 GC General

Commercial to PDD Planned Development District for approximately 12 acres being situated in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, and being part of Lot 3 - 15.81 acres, Barron Park Subdivision, according to the plat recorded in Volume 939, Page 209, of the Official Records of Brazos County, Texas, said Lot 3 being described in the following three deeds: to DWS Development, Inc., in Volume 3082, Page 297, and Volume 4735, Page 142, both of the Official Records of Brazos County, Texas, and to Mel Formby in Volume 4802, Page 89, of the Official Records of Brazos County, Texas, located on the northern boundary of Christ United Methodist Church along State Highway 6 South. Case #REZ2015-000008 (J. Bullock) (Note: Final action on this item is scheduled for the August 27, 2015 City Council meeting - subject to change)

Attachments:

[Staff Report](#)

[Application](#)

[Rezoning Map](#)

[Concept Plan](#)

8. [15-0421](#) 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 for approximately 2.429 acres from O Office and GC General Commercial to PDD Planned Development District for a hotel development, being located in the Richard Carter Survey, Abstract No. 8, College Station, Brazos County, Texas. Said tract being all of Lot 1, Black Eyed Pea Addition, according to the plat recorded in Volume 1233, Page 531 of the Official Records of Brazos County, Texas, and all of Lots 3-11 and a portion of Lot 2, Block "A", College Heights, according to the plat recorded in Volume 124, Page 259 of the Deed Records of Brazos County, Texas; being located at 201 University Drive East, 403, 405, 409 Jane Street, and 400, 402, 406 A&B, 408 Eisenhower Street, and being more generally located north of University Drive East between Jane Street and Eisenhower Street. Case #REZ2015-000010 (J.Prochazka) (Note: Final action on this item is scheduled for the August 27, 2015 City Council meeting - subject to change.)

Attachments:      [Staff Report](#)  
[Application](#)  
[Modifications Request Letter](#)  
[Rezoning Map](#)  
[Concept Plan](#)

9. [15-0408](#)      Public hearing, presentation, possible action, and discussion regarding an amendment to Chapter 12, “Unified Development Ordinance,” Article 8 “Subdivision Design and Improvements,” Section 12-8.3 “General Requirements and Minimum Standards of Design for Subdivisions within the City Limits,” Section W “Single-Family Residential Parking Requirements for Platting,” and Chapter 12, “Unified Development Ordinance,” Article 11 “Definitions” Section 11.2 “Defined Terms” of the Code of Ordinances of the City of College Station, Texas, regarding Single-Family Residential Parking Requirements for Platting. Case #ORDA2015-000002 (J. Prochazka) (Note: Final action on this item is scheduled for the August 27, 2015 City Council meeting - subject to change.)

Attachments:      [Staff Memo](#)  
[Proposed Ordinance](#)

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 \_\_\_\_\_, 20xx at 5:00 p.m.

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

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## Legislation Details (With Text)

File #: 15-0422      Version: 1      Name: Minutes  
Type: Minutes      Status: Agenda Ready  
File created: 7/27/2015      In control: Planning and Zoning Commission Regular  
On agenda: 8/6/2015      Final action:  
Title: Consideration, possible action and discussion to approve meeting minutes.  
\* July 16, 2015 ~ Workshop  
\* July 16, 2015 ~ Regular

Sponsors:

Indexes:

Code sections:

Attachments: [July 16 2015 Workshop](#)  
[July 16 2015 Regular](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action and discussion to approve meeting minutes.  
\* July 16, 2015 ~ Workshop  
\* July 16, 2015 ~ Regular

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**Workshop Meeting**  
**July 16, 2015, 6:00 p.m.**  
**CITY HALL COUNCIL CHAMBERS**  
**College Station, Texas**

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**COMMISSIONERS PRESENT:** Jane Kee, Casey Oldham, Jerome Rektorik, and Barry Moore

**COMMISSIONERS ABSENT:** Jim Ross, Kirk Joseph, and Jodi Warner

**CITY COUNCIL MEMBERS PRESENT:** Karl Mooney

**CITY STAFF PRESENT:** Lance Simms, Molly Hitchcock, Alan Gibbs, Jennifer Prochazka, Jason Schubert, Danielle Singh, Erika Bridges, Jessica Bullock, Mark Bombek, Madison Thomas, Laura Walker, David Schmitz, Robin Cross, Lauren Basey, and Brittany Caldwell

1. Call the meeting to order.

Chairperson Kee called the meeting to order at 6:05 p.m.

2. Discussion of consent and regular agenda items.

There was general discussion amongst the Commission regarding Regular Agenda Item 7.

Commissioner Rektorik stated that he would be removing the July 2, 2015 Regular Agenda minutes from the Consent Agenda to clarify the motion for Agenda Item 8.

3. Presentation Discussion of Minor and Amending plats approved by Staff.  
\* Final Plat ~ Minor Plat ~ Creek Meadows Section 5 Phase 3 ~ Case # FP2015-000011 (M.Thomas)

There was no discussion.

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

There was no discussion.

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

Principal Planner Schubert gave an update on the status of items in the 2015 P&Z Plan of Work.

6. Presentation, possible action, and discussion on Parkland Dedication assessment for multi-family development. (J.Prochazka)

Principal Planner Prochazka gave an overview of the Parkland Dedication assessment for multi-family development.

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

Commissioner Oldham asked that this item be revisited and that a model be brought to the Commission.

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

\* Thursday, July 23, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

\* Thursday, August 6, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Chairperson Kee reviewed the calendar of upcoming meetings for the Planning & Zoning Commission.

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

\* A Comprehensive Plan Amendment for approximately 22.26 acres located at 3940 and 4300 North Graham Road from Restricted Suburban to General Suburban. The Planning & Zoning Commission heard this item on June 18, 2015 and voted (3-2) to recommend approval. The City Council heard this item on July 9, 2015 and voted (5-1) to deny the request.

\* A rezoning of approximately 22.26 acres located at 3940 and 4300 North Graham Road from R Rural to GS General Suburban. The Planning & Zoning Commission heard this item on June 18, 2015 and voted (3-2) to approve the request. The City Council heard this item on July 9, 2015 and voted (5-1) to deny the request.

\* A Comprehensive Plan Amendment for approximately 25 acres located at 4201 Rock Prairie Road from Estate and Restricted Suburban to Restricted Suburban and Suburban Commercial. The Planning & Zoning Commissioner heard this item on June 18, 2015 and voted (5-0) to recommend approval. The City Council heard this item on July 9, 2015 and voted (6-0) to approve the request.

\* A rezoning of approximately 20.872 acres from R Rural to 17.14 acres of RS Restricted Suburban and 3.732 acres of SC Suburban Commercial located at 4201 Rock Prairie Road. The Planning & Zoning Commission heard this item on June 18, 2015 and voted (5-0) to recommend approval. The City Council heard this item on July 9, 2015 and voted (6-0) to delay the request until August 13, 2015.

Chairperson Kee reviewed the above-mentioned items heard by City Council.

There was general discussion amongst the Commission and Staff regarding these items.

9. Discussion, review and possible action regarding the following meetings: Design Review Board, BioCorridor Board, Joint Annexation Task Force.

Chairperson Kee gave an update on the Joint Annexation Task Force and the Design Review Board.

Assistant Director Hitchcock gave an update on the BioCorridor.

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

Commissioner Rektorik asked for a future agenda item to receive the Economic Development presentation that was given to the joint annexation task force.

Commissioner Oldham asked for future agenda items regarding how the Comprehensive Plan is implemented to prepare areas of the city for future development.

11. Adjourn.

The meeting was adjourned at 7:07 p.m.

**Approved:**

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Jane Kee, Chairperson  
Planning & Zoning Commission

**Attest:**

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Robin Krause, Address Technician  
Planning & Development Services

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**Regular Meeting**  
**July 16, 2015, 7:00 p.m.**  
**CITY HALL COUNCIL CHAMBERS**  
**College Station, Texas**

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**COMMISSIONERS PRESENT:** Jane Kee, Casey Oldham, Jerome Rektorik, and Barry Moore

**COMMISSIONERS ABSENT:** Jim Ross, Kirk Joseph, and Jodi Warner

**CITY COUNCIL MEMBERS PRESENT:** Karl Mooney

**CITY STAFF PRESENT:** Lance Simms, Molly Hitchcock, Alan Gibbs, Jennifer Prochazka, Jason Schubert, Danielle Singh, Erika Bridges, Jessica Bullock, Mark Bombek, Madison Thomas, Laura Walker, David Schmitz, Robin Cross, Lauren Basey, and Brittany Caldwell

1. Call Meeting to Order

Chairperson Kee called the meeting to order at 7:10 p.m.

1. **Pledge of Allegiance**

2. **Hear Citizens**

No citizens spoke.

3. **Consent Agenda**

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

\* Kirk Joseph ~ July 16, 2015

\* Jodi Warner ~ July 16, 2015

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

\* June 18, 2015 ~ Workshop

\* June 18, 2015 ~ Regular

\* July 2, 2015 ~ Workshop

\* July 2, 2015 ~ Regular

Commissioner Rektorik asked that the July 2, 2015 Regular meeting minutes be removed from the Consent Agenda.

Commissioner Oldham motioned to approve Consent Agenda Items 4.1 and 4.2, except the July 2, 2015 regular minutes. Commissioner Rektorik seconded the motion, motion passed (4-0).

**Regular Agenda**

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

Commissioner Rektorik removed July 2, 2015 Regular Meeting Minutes from the Consent Agenda.

**Commissioner Rektorik motioned to approve the July 2, 2015 Regular Meeting Minutes with the condition that the motion for Regular Agenda Item 8 be amended to read that the approval would allow multi-family residential use on the entirety of the ground floor. Commissioner Moore seconded the motion, motion passed (4-0).**

6. Public hearing, presentation, possible action, and discussion regarding a Final Plat for Herman F. Krenek Subdivision Phase Two, Lot 5B-R being a replat of Kirkpatrick Subdivision Lot 2, Block 1, Herman F. Krenek Subdivision Phase Two, Lot 5B, and the adjoining 0.665 acre unplatted tract Morgan Rector League, A-46, consisting of one lot on 2.61 acres, located at 2315 & 2317 Texas Avenue South, more generally located near the northeast corner of the intersection of Texas Avenue South and Brentwood Drive. Case #FP2014-900273 (J. Schubert)

Principal Planner Schubert presented the Replat and recommended approval with the condition that the easements shown on the Replat figure as “this portion of easement to be abandoned” be depicted as existing easements with volume and page. If the easement abandonments are approved by Council prior to recordation of the plat, they may be removed from the plat.

There was general discussion amongst the Commission regarding the Replat.

Chairperson Kee opened the public hearing.

No one spoke during the public hearing.

Chairperson Kee closed the public hearing.

**Commissioner Rektorik motioned to approve the Replat with the condition recommended by Staff. Commissioner Moore seconded the motion, motion passed (4-0).**

7. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from GC General Commercial and OV Corridor Overlay to GC General Commercial for approximately 4.73 acres being Lot 1, Block 16 of Glenhaven Estates Phase 6, generally located on the southwest corner of University Drive East and Glenhaven Drive. Case # REZ2015-000004 (M. Bombek) (Note: Final action on this item is scheduled for the August 13, 2015 City Council meeting - subject to change)

Staff Planner Bombek presented the rezoning and recommended approval.

Veronica Morgan, 3204 Earl Rudder Freeway, College Station, Texas, gave an overview of the proposed rezoning.

Chairperson Kee opened the public hearing.

Mary Ann Fanguy, 705 Summerglen, College Station, Texas, asked for clarification on the buffer requirements.

Staff Planner Bombek stated that the same buffer requirements would be required as was with the existing rezoning.

Chairperson Kee closed the public hearing.

**Commissioner Rektorik recommended approval of the rezoning. Commissioner Moore seconded the motion, motion passed (4-0).**

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

There was no discussion.

9. Adjourn

The meeting adjourned at 7:35 p.m.

**Approved:**

**Attest:**

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Jane Kee, Chairperson  
Planning & Zoning Commission

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Robin Krause, Address Technician  
Planning & Development Services



## Legislation Details (With Text)

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File #: 15-0415      Version: 1      Name: Indian Lakes Subdivision Phase 21- Final Plat  
Type: Final Plat      Status: Agenda Ready  
File created: 7/27/2015      In control: Planning and Zoning Commission Regular  
On agenda: 8/6/2015      Final action:  
Title: Presentation, possible action, and discussion regarding a Final Plat for Indian Lakes Subdivision Phase 21 consisting of 12 residential lots and one common area on approximately 22.963 acres located at 3900 Makawee Court, generally located west of State Highway 6 and south of Deer Park Drive in the College Station Extraterritorial Jurisdiction. Case # FP2015-900011 (M. Bombek)

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Final Plat for Indian Lakes Subdivision Phase 21 consisting of 12 residential lots and one common area on approximately 22.963 acres located at 3900 Makawee Court, generally located west of State Highway 6 and south of Deer Park Drive in the College Station Extraterritorial Jurisdiction. Case # FP2015-900011 (M. Bombek)



**Final Plat  
for  
Indian Lakes Subdivision Phase 21  
FP2015-900011**

**SCALE:** 12 residential lots and one common area on 22.963 acres

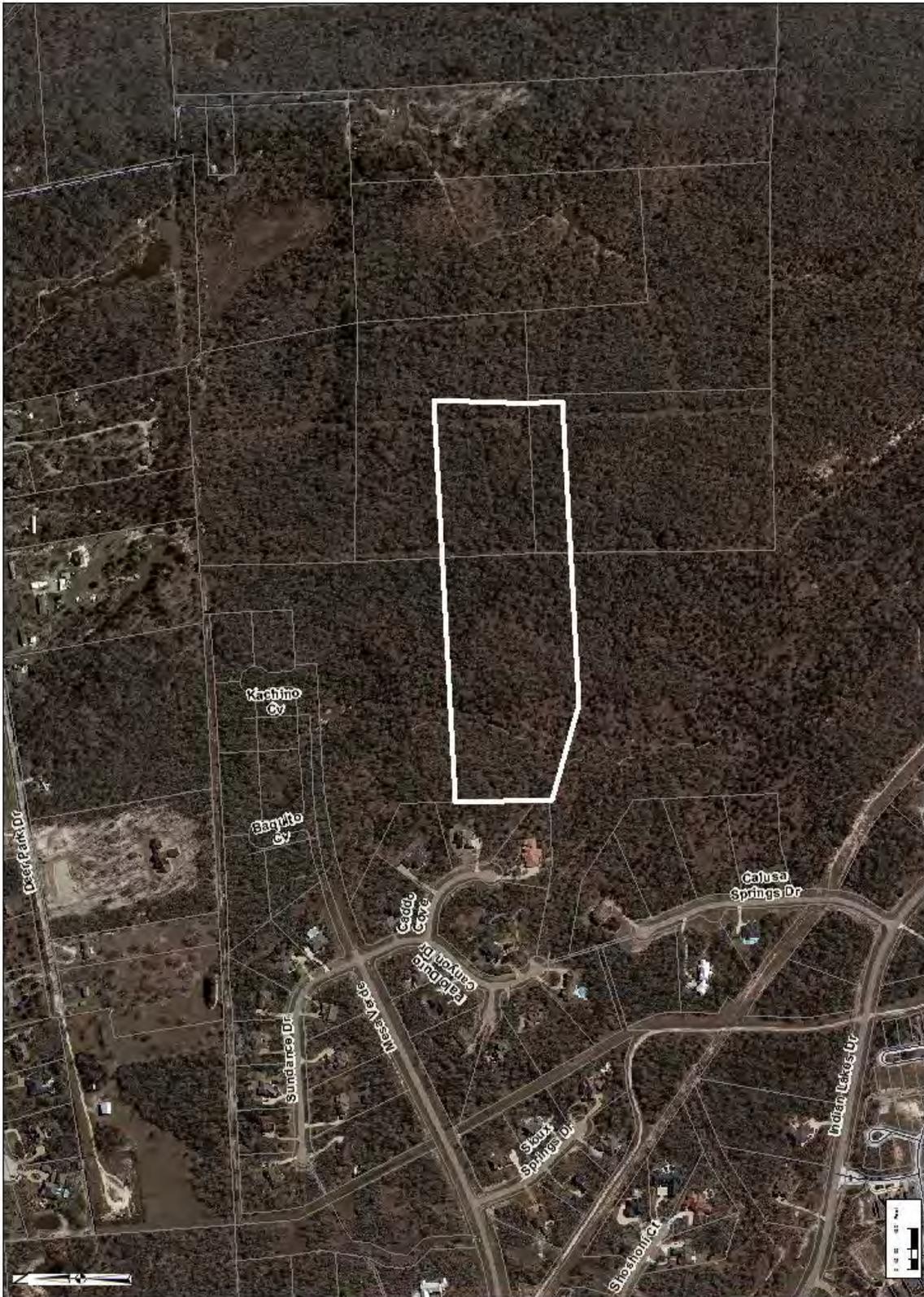
**LOCATION:** 3900 Makawee Court, generally located west of State Highway 6 and south of Deer Park Drive in the College Station Extraterritorial Jurisdiction.

**ZONING:** N/A (ETJ)

**APPLICANT:** Travis Martinek

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

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



Case: 15-11	INDIAN LAKES PH 21	 DEVELOPMENT REVIEW FINAL PLAT
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**DEVELOPMENT HISTORY**

**Annexation:** N/A (ETJ)  
**Zoning:** N/A (ETJ)  
**Preliminary Plan:** The Preliminary Plan for this phase was approved on September 18, 2014  
**Site development:** Vacant

**COMMENTS**

**Parkland Dedication:** This development was approved as a Master Plan in the ETJ prior to parkland dedication requirements being applicable in the ETJ. Therefore, no parkland dedication is required.

**Greenways:** N/A

**Pedestrian Connectivity:** This site is located in the ETJ. No sidewalks are required.

**Bicycle Connectivity:** This site is located in the ETJ. No facilities for bicycle connectivity are required.

**Impact Fees:** N/A

**REVIEW CRITERIA**

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

**STAFF RECOMMENDATION**

Staff recommends approval of the Final Plat.

**SUPPORTING MATERIALS**

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	15.11
DATE SUBMITTED:	01.14.15
TIME:	10:23
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 N/A

NAME OF PROJECT Indian Lakes - Phase 21

ADDRESS Near intersection of Mesa Verde Drive and Kachina Cove 3900 Mawakee Lane

SPECIFIED LOCATION OF PROPOSED PLAT:  
Near intersection of Mesa Verde Drive and Kachina Cove

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):  
Name Travis Martinek E-mail travis@clarkewyndham.com  
Street Address 3608 East 29th Street, Suite 100  
City Bryan State Texas Zip Code 77802  
Phone Number (979) 846-4384 Fax Number (979) 846-1461

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

Name Smiling Mallard Development, Ltd. E-mail travis@clarkewyndham.com  
Street Address 3608 East 29th Street, Suite 100  
City Bryan State Texas Zip Code 77802  
Phone Number (979) 846-4384 Fax Number (979) 846-1461

ARCHITECT OR ENGINEER'S INFORMATION:

Name McClure & Browne Engineering/Surveying, Inc. E-mail Jeffr@mcclurebrowne.com  
Street Address 1008 Woodcreek Drive, Suite 103  
City College Station State Texas 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 N/A and Page No. N/A

Total Acreage 22.963 Total No. of Lots 12 R-O-W Acreage 2.778

Existing Use Vacant Proposed Use Single-Family Residential

Number of Lots By Zoning District N/A / N/A N/A / N/A N/A / N/A

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

Floodplain Acreage 0.000

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: Indian Lakes Subdivision

City Project Number (if known): Unknown

Date / Timeframe when submitted: 2000

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

N/A

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

N/A

Regarding the waiver request, explain how:

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

N/A

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

N/A

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

N/A

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

N/A

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

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

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

Detailed explanation of condition identified above:

N/A

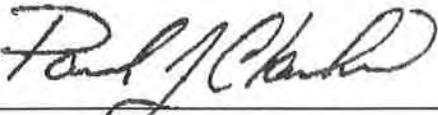
NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation N/A

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

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



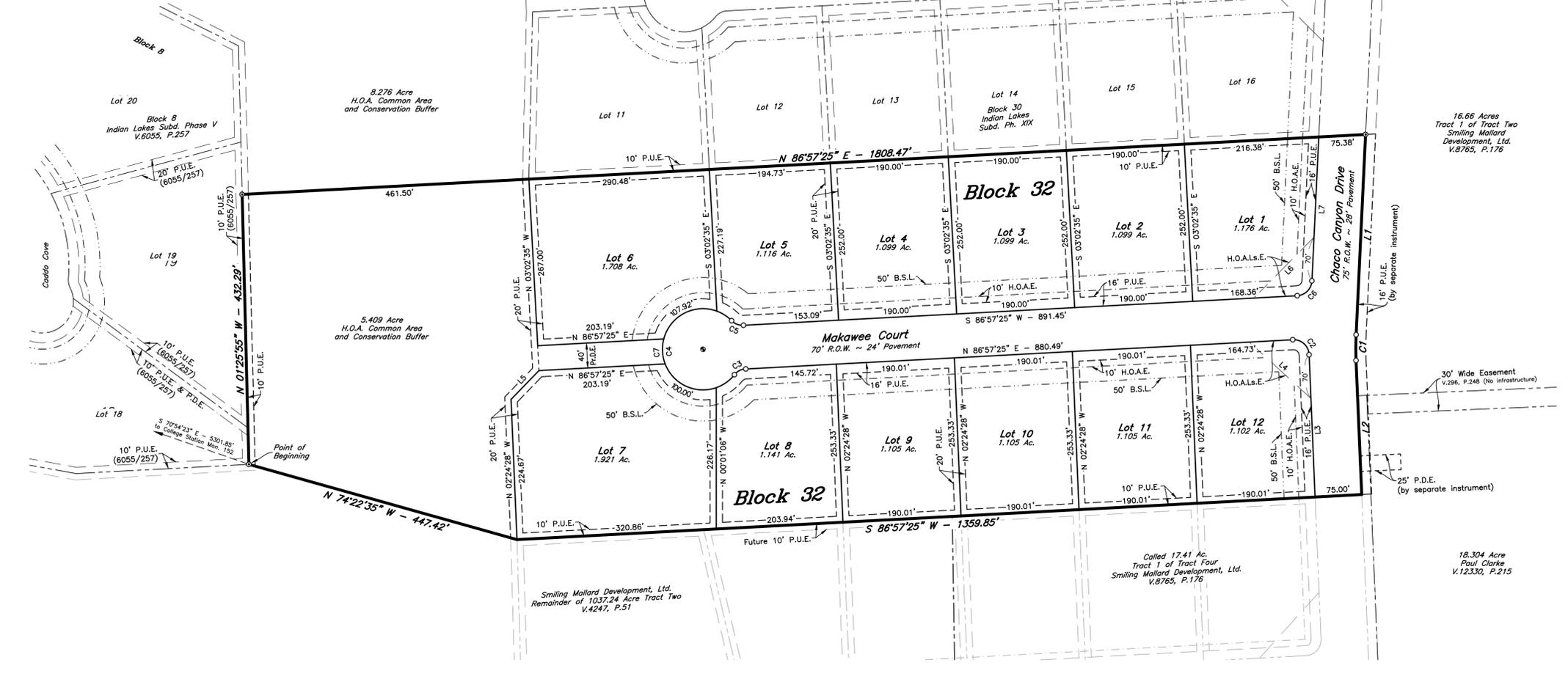
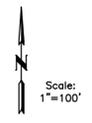
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Signature and title

1/13/15

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Date



Vicinity Map

- GENERAL NOTES:**
- The record bearings and actual measured distances to the found 1/2" iron rods along the adjoining phases of Indian Lakes Subdivision were used as the basis of the bearing system shown on this final plat.
  - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0350E, Map Revised May 16, 2012, this property is not located in the Special Flood Hazard Area.
  - Building Line Setbacks:  
Front = 50'  
Side = 15'  
Rear = 25'
  - All Common Areas and Conservation Buffers are owned and maintained by the Homeowners' Association. See the covenants, conditions, and restrictions for additional information.
  - Unless otherwise indicated, all distances shown along curves are arc distances.
  - Notes from the Brazos County Health Department:  
a.) All lots served by an OSSF must comply with county and state regulations. No OSSF may be installed on any lot without the issuance of an "authorization to construct" issued by the Brazos County Health Department under the provisions of the Private Sewage Facility Regulations adopted by the Commissioners Court of Brazos County, pursuant to the provisions of section 21.084 of the Texas Water Code. No OSSF drain field is to encroach on the 100-foot sanitary zone of private water wells or 150 feet of public water wells.  
b.) All lots will be required to have a site/soil evaluation on file with the Brazos County Health Department before on-site sewage facility may be constructed.  
c.) On-site sewage facility disposal areas shall not encroach the 100 foot or the 150 foot sanitary zone of a private or public well, respectively.
  - Wellborn Special Utility District will provide water service for the subdivision.
  - There is a minimum 50' wide Drainage Buffer (25' on each side of the centerline of all drainage ways). See the covenants, conditions, and restrictions for additional information.
  - There is a 16' Public Utility Easement and a 10' Homeowner's Association Easement along the right-of-way frontage of all lots.
  - H.O.A. Easements along all streets run parallel to and adjacent to the public utility easements shown hereon. H.O.A. Easement activities and/or infrastructure is referenced in the covenants, conditions, and restrictions of the subdivision.
  - All proposed lots must be no more than 500 feet from a fire hydrant based on the lay of hose along the street.
  - This property is located within the College Station Independent School District.
  - No construction or fencing shall impede, obstruct, or block the flow of water in any Private Drainage Easement. All Private Drainage Easements shall be maintained by the Home Owner's Association.
  - Lots 1 and 12, Block 32 shall have driveway access to Makawee Court only.
  - Unless otherwise indicated 1/2" Iron Rods are set at all corners.  
⊙ - 1/2" Iron Rod Found  
⊙ - 1/2" Iron Rod Set  
⊙ - 3/4" Iron Pipe Set  
⊙ - 3/4" Iron Pipe Found  
⊙ - PK Nail Control Monuments set in Ⓢ of asphalt pavement for reference.
  - Abbreviation:  
B.S.L. - Building Setback Line  
H.O.A.C.A. - Homeowners Association Common Area  
H.O.A.E. - Homeowners Association Easement  
H.O.A.Ls.E. - Homeowners Association Landscape Easement  
P.D.E. - Public Drainage Easement  
Pr.D.E. - Private Drainage Easement  
P.O.B. - Point of Beginning  
P.U.E. - Public Utility Easement

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Paul Clarke, Manager Smiling Mallard Management, LLC, the general partner of Smiling Mallard Development, LTD., owner and developer of the land shown on this plat, and designated herein as INDIAN LAKES SUBDIVISION, PHASE XXI of Brazos County, 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.

**A 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\_\_.

Signed this the \_\_\_ day of \_\_\_, 20\_\_.

County Judge  
 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

**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 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

Smiling Mallard Development, LTD.  
 By: Smiling Mallard Development Management, LLC.  
 Its: General Partner  
 By: Paul Clarke  
 Its: Manager  
 STATE OF TEXAS  
 COUNTY OF BRAZOS

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

Given under my hand and seal on this \_\_\_ day of \_\_\_, 20\_\_.

Notary Public, Brazos County, Texas

**CERTIFICATE OF 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

**FIELD NOTES**

Being all that certain tract or parcel of land lying and being situated in the J. M. BARRERA SURVEY, Abstract No. 69, Brazos County, Texas and being part of the 1037.24 acre Tract Two described in the deed from Thousand Oaks Development Company Joint Venture to Smiling Mallard Development, Ltd. recorded in Volume 4247, Page 51, of the Official Records of Brazos County, Texas (O.R.B.C.), part of the 16.66 acre Tract 1 of Tract Two described in the deed from Partners in Habitat Preservation, LLC to Smiling Mallard Development Ltd. recorded in Volume 8765, Page 176 (O.R.B.C.) and part of the 17.41 acre Tract 1 of Tract Four described in the deed from Partners in Habitat Preservation, LLC to Smiling Mallard Development, Ltd. recorded in Volume 8765, Page 176 (O.R.B.C.), and being more particularly described as follows:

BEGINNING: at a found 1/2-inch iron rod marking the southeast corner of Lot 19, Block 8, INDIAN LAKES SUBDIVISION, PHASE V as recorded in Volume 6055, Page 257 (O.R.B.C.);

THENCE: N 01' 25' 55" W along the east line of said INDIAN LAKES SUBDIVISION, PHASE V (6055/257) for a distance of 432.29 feet to a 1/2-inch iron rod set for corner;

THENCE: crossing through the said 1037.24 acre tract (4247/51), the said 16.66 acre tract (8765/176) and the said 17.41 acre tract (8765/176) for the following six (6) calls:

- N 86° 57' 25" E for a distance of 1808.47 feet to a 1/2-inch iron rod set for corner,
- S 02° 42' 58" W for a distance of 321.04 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left,
- 41.14 feet along the arc of said curve having a central angle of 05° 07' 26", a radius of 460.00 feet, a tangent of 20.58 feet and a long chord bearing S 00° 09' 15" W at a distance of 41.12 feet to a 3/4-inch iron pipe set for the Point of Tangency,
- S 02° 24' 28" E for a distance of 214.86 feet to a 1/2-inch iron rod set for corner,
- S 86° 57' 25" W for a distance of 1359.85 feet to a 1/2-inch iron rod set for corner, and
- N 74° 22' 35" W for a distance of 447.42 feet to the POINT OF BEGINNING and containing 22.963 acres of land, more or less.

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 2'42'58" W	321.04'
L2	S 2'24'28" E	214.86'
L3	S 2'24'28" E	228.06'
L4	S 47'43'32" E	134.00'
L5	N 44'14'20" E	64.38'
L6	S 44'50'11" W	137.38'
L7	S 2'42'58" W	230.67'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	5'07'26"	460.00'	41.14'	20.58'	S 0'09'15" W	41.12'
C2	90'38'08"	25.00'	39.55'	25.28'	N 47'43'32" W	35.55'
C3	48'11'23"	25.00'	21.03'	11.18'	S 62'51'43" W	20.41'
C4	276'22'46"	65.00'	313.54'	-58.14'	S 3'02'35" E	86.67'
C5	48'11'23"	25.00'	21.03'	11.18'	S 68'56'54" E	20.41'
C6	84'14'26"	25.00'	36.76'	22.61'	N 44'50'11" E	33.53'
C7	35'50'26"	65.00'	40.66'	21.02'	S 3'02'35" E	40.00'

**FINAL PLAT**

**INDIAN LAKES SUBDIVISION, PHASE XXI**

LOTS 1-12, BLOCKS 32

**22.963 ACRES**

J.M. BARRERA SURVEY, A-69

BRAZOS COUNTY, TEXAS

JANUARY, 2015

SCALE: 1" = 100'

Owner: Smiling Mallard Development, Ltd.  
 3608 East 29th Street  
 Bryan, Texas 77802  
 (979) 846-4384

Surveyor: McClure & Browne Engineering/Surveying, Inc.  
 1008 Woodcreek Dr., Suite 103  
 College Station, Texas 77845  
 (979) 693-3838



## Legislation Details (With Text)

---

File #: 15-0413      Version: 1      Name: Indian Lakes Subdivision Phase 19- Final Plat  
Type: Final Plat      Status: Agenda Ready  
File created: 7/24/2015      In control: Planning and Zoning Commission Regular  
On agenda: 8/6/2015      Final action:  
Title: Presentation, possible action, and discussion regarding a Final Plat for Indian Lakes Subdivision Phase 19 consisting of 16 residential lots and one common area on approximately 34.483 acres located at 3900 Mesa Verde Drive, generally located west of State Highway 6 and south of Deer Park Drive in the College Station Extraterritorial Jurisdiction. Case # FP2015-900012 (M. Bombek)

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Final Plat for Indian Lakes Subdivision Phase 19 consisting of 16 residential lots and one common area on approximately 34.483 acres located at 3900 Mesa Verde Drive, generally located west of State Highway 6 and south of Deer Park Drive in the College Station Extraterritorial Jurisdiction. Case # FP2015-900012 (M. Bombek)



CITY OF COLLEGE STATION

**Final Plat  
For  
Indian Lakes Subdivision Phase 19  
FP2015-900012**

**SCALE:** 16 residential lots and one common area on 34.483 acres.

**LOCATION:** 3900 Mesa Verde Drive, generally located west of State Highway 6 and south of Deer Park Drive in the College Station Extraterritorial Jurisdiction.

**ZONING:** N/A (ETJ)

**APPLICANT:** Travis Martinek

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

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



FINAL PLAT

Case: 15-12

INDIAN LAKES PH 19

DEVELOPMENT REVIEW



**DEVELOPMENT HISTORY**

**Annexation:** N/A (ETJ)  
**Zoning:** N/A (ETJ)  
**Preliminary Plan:** The Preliminary Plan for this phase was approved on September 18, 2014  
**Site development:** Vacant

**COMMENTS**

**Parkland Dedication:** This development was approved as a Master Plan in the ETJ prior to parkland dedication requirements being applicable in the ETJ. Therefore, no parkland dedication is required.

**Greenways:** N/A

**Pedestrian Connectivity:** This site is located in the ETJ. No sidewalks are required.

**Bicycle Connectivity:** This site is located in the ETJ. No facilities for bicycle connectivity are required.

**Impact Fees:** N/A

**REVIEW CRITERIA**

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

**STAFF RECOMMENDATION**

Staff recommends approval of the Final Plat.

**SUPPORTING MATERIALS**

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	15.12
DATE SUBMITTED:	1.14.15
TIME:	9:15
STAFF:	SS

## 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).
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- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
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Date of Optional Preapplication or Stormwater Management Conference N/A

NAME OF PROJECT Indian Lakes - Phase 19

ADDRESS Near intersection of Mesa Verde Drive and Kachina Cove 3900 Mesa Verde Dr.

SPECIFIED LOCATION OF PROPOSED PLAT:

Near intersection of Mesa Verde Drive and Kachina Cove

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

Name Travis Martinek E-mail travis@clarkewyndham.com

Street Address 3608 East 29th Street, Suite 100

City Bryan State Texas Zip Code 77802

Phone Number (979) 846-4384 Fax Number (979) 846-1461

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

Name Smiling Mallard Development, Ltd. E-mail travis@clarkewyndham.com  
Street Address 3608 East 29th Street, Suite 100  
City Bryan State Texas Zip Code 77802  
Phone Number (979) 846-4384 Fax Number (979) 846-1461

ARCHITECT OR ENGINEER'S INFORMATION:

Name McClure & Browne Engineering/Surveying, Inc. E-mail Jeffr@mcclurebrowne.com  
Street Address 1008 Woodcreek Drive, Suite 103  
City College Station State Texas 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 N/A and Page No. N/A  
Total Acreage 34.480 Total No. of Lots 16 R-O-W Acreage 6.228  
Existing Use Vacant Proposed Use Single-Family Residential  
Number of Lots By Zoning District N/A / N/A N/A / N/A N/A / N/A  
Average Acreage Of Each Residential Lot By Zoning District:  
N/A / N/A N/A / N/A N/A / N/A N/A / N/A  
Floodplain Acreage 0.000

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: Indian Lakes Subdivision  
City Project Number (if known): Unknown  
Date / Timeframe when submitted: 2000

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

N/A

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

N/A

Regarding the waiver request, explain how:

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

N/A

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

N/A

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

N/A

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

N/A

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

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

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

Detailed explanation of condition identified above:

N/A

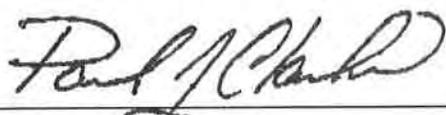
NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation N/A

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

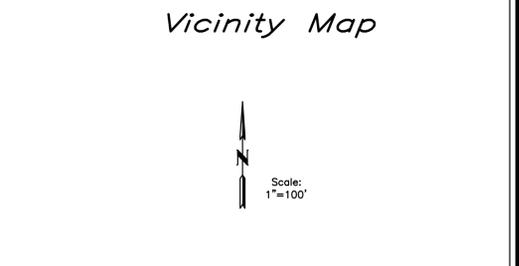
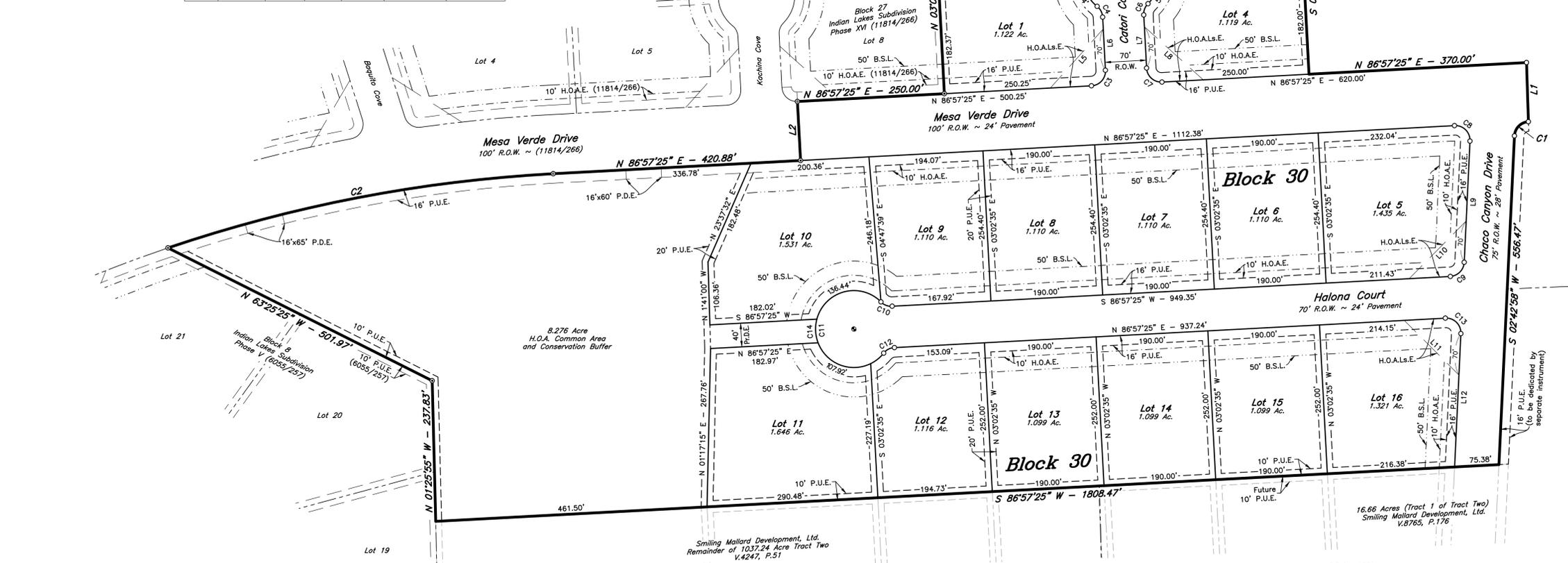
*The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from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

  
 \_\_\_\_\_  
 Signature and title

1/13/15  
 \_\_\_\_\_  
 Date

LINE	BEARING	DISTANCE
L1	S 1°45'47" E	100.02'
L2	N 3°02'35" W	100.00'
L3	N 3°02'35" W	33.24'
L4	N 3°02'35" W	30.00'
L5	S 41°57'25" W	134.35'
L6	N 3°02'35" W	89.92'
L7	S 3°02'35" E	89.92'
L8	S 48°02'35" E	134.35'
L9	S 2°42'58" W	205.44'
L10	S 44°45'58" W	137.56'
L11	S 45°09'49" E	130.98'
L12	N 2°42'58" E	225.63'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	84°14'26"	25.14'	36.96'	22.73'	S 44°32'57" W	33.72'
C2	15°37'40"	2450.00'	668.25'	336.21'	S 79°08'35" W	666.18'
C3	90°00'00"	25.00'	39.27'	25.00'	N 41°57'25" E	35.36'
C4	48°11'23"	25.00'	21.03'	11.18'	N 27°08'17" W	20.41'
C5	276°22'46"	65.00'	313.54'	-58.14'	S 86°57'25" W	86.67'
C6	48°11'23"	25.00'	21.03'	11.18'	S 21°03'06" W	20.41'
C7	90°00'00"	25.00'	39.27'	25.00'	S 48°02'35" E	35.36'
C8	95°45'34"	25.00'	41.78'	27.65'	N 45°09'49" W	37.09'
C9	84°14'26"	25.14'	36.96'	22.73'	N 44°32'57" E	33.72'
C10	48°11'23"	25.00'	21.03'	11.18'	S 68°56'54" E	20.41'
C11	276°22'46"	65.00'	313.54'	-58.14'	S 3°02'35" E	86.67'
C12	48°11'23"	25.00'	21.03'	11.18'	S 62°51'43" W	20.41'
C13	95°45'34"	25.00'	41.78'	27.65'	N 45°09'49" W	37.09'
C14	35°50'26"	65.00'	40.66'	21.02'	S 3°02'35" E	40.00'



- GENERAL NOTES:**
- The record bearings and actual measured distances to the found 1/2" iron rods along the adjoining phases of Indian Lakes Subdivision were used as the basis of the bearing system shown on this final plat.
  - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0350E, Map Revised May 16, 2012, this property is not located in the Special Flood Hazard Area.
  - Building Line Setbacks:  
Front = 50'  
Side = 15'  
Rear = 25'
  - All Common Areas and Conservation Buffers are owned and maintained by the Homeowners' Association. See the covenants, conditions, and restrictions for additional information.
  - Unless otherwise indicated, all distances shown along curves are arc distances.
  - Notes from the Brazos County Health Department:  
a.) All lots served by an OSSF must comply with county and state regulations. No OSSF may be installed on any lot without the issuance of an "authorization to construct" issued by the Brazos County Health Department under the provisions of the Private Sewage Facility Regulations adopted by the Commissioners Court of Brazos County, Texas, pursuant to the provisions of section 21.084 of the Texas Water Code. No OSSF drain field is to encroach on the 100-foot sanitary zone of private water wells or 150 feet of public water wells.  
b.) All lots will be required to have a site/soil evaluation on file with the Brazos County Health Department before on-site sewage facility may be constructed.  
c.) On-site sewage facility disposal areas shall not encroach the 100 foot or the 150 foot sanitary zone of a private or public well, respectively.
  - Wellborn Special Utility District will provide water service for the subdivision.
  - There is a minimum 50' wide Drainage Buffer (25' on each side of the centerline of all drainage ways). See the covenants, conditions, and restrictions for additional information.
  - There is a 16' Public Utility Easement and a 10' Homeowner's Association Easement along the right-of-way frontage of all lots.
  - H.O.A. Easements along all streets run parallel to and adjacent to the public utility easements shown hereon. H.O.A. Easement activities and/or infrastructure is referenced in the covenants, conditions, and restrictions of the subdivision.
  - All proposed lots must be no more than 500 feet from a fire hydrant based on the lay of the land along the street.
  - This property is located within the College Station Independent School District.
  - No construction or fencing shall impede, restrict, or block the flow of water in any Private Drainage Easement. All Private Drainage Easements shall be maintained by the Home Owner's Association.
  - Lots 1 and 4, Block 30 shall have driveway access to Catoni Cove only. Lots 5 thru 10 and 16, Block 30 shall have driveway access to Halona Court only.
  - Unless otherwise indicated 1/2" iron rods are set at all corners.  
⊙ - 1/2" Iron Rod Found  
⊙ - 1/2" Iron Rod Set  
○ - 3/4" Iron Pipe Set  
⊙ - 3/4" Iron Pipe Found  
⊙ - PK Nail Control Monuments set in Ⓢ of asphalt pavement for reference.
  - Abbreviations:  
B.S.L. - Building Setback Line  
H.O.A.C.A. - Homeowners Association Common Area  
H.O.A.E. - Homeowners Association Easement  
H.O.A.L.S.E. - Homeowners Association Landscape Easement  
P.D.E. - Private Drainage Easement  
P.R.E. - Private Drainage Easement  
P.U.E. - Public Utility Easement  
Vw.Pr.D.E. - Variable Width Private Drainage Easement

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Paul Clarke, Manager Smiling Mallard Management, LLC, the general partner of Smiling Mallard Development, LTD., owner and developer of the land shown on this plat, and designated herein as INDIAN LAKES SUBDIVISION, PHASE XIX, of Brazos County, 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.

Smiling Mallard Development, LTD.  
By: Smiling Mallard Development Management, LLC.  
Its: General Partner  
By: Paul Clarke  
Its: Manager

**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\_\_.

Signed this the \_\_\_ day of \_\_\_, 20\_\_.

County Judge  
Brazos County, Texas

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Karan 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

**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 PLANNING AND ZONING COMMISSION**

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

Chairman

**CERTIFICATE OF SURVEYOR 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

**FIELD NOTES**

Being all that certain tract or parcel of land lying and being situated in the J. M. BARRERA SURVEY, Abstract No. 69, Brazos County, Texas and being part of the 1037.24 acre Tract Two described in the deed from Thousand Oaks Development Company Joint Venture to Smiling Mallard Development Ltd., recorded in Volume 4247, Page 51, of the Official Records of Brazos County, Texas (O.R.B.C.), part of the 16.725 acre Tract Three described in the deed from Partners in Habitat Preservation, LLC to Smiling Mallard Development Ltd., recorded in Volume 8765, Page 176 (O.R.B.C.) and part of the 16.66 acre Tract 1 of Tract Two described in the deed from Partners in Habitat Preservation, LLC to Smiling Mallard Development Ltd., recorded in Volume 8765, Page 176 (O.R.B.C.), and being more particularly described as follows:

**BEGINNING:** at a found 1/2-inch iron rod marking the northeast corner of Lot 7, Block 27, INDIAN LAKES SUBDIVISION, PHASE XVI recorded in Volume 11814, Page 266 (O.R.B.C.), said iron rod also being in the north line of the said 1037.24 acre Tract Two and the south line of DEER PARK SUBDIVISION recorded in Volume 221, Page 295 of the Brazos County Deed Records (B.C.D.R.) and being at or near the common line of the said J. M. BARRERA SURVEY, A-69 and the S.D. SMITH SURVEY, Abstract No. 210;

**THENCE:** N 86° 57' 25" E along the common line of the said 1037.24 acre tract and DEER PARK SUBDIVISION for a distance of 254.36 feet to a found 1/2-inch iron rod marking the northeast corner of the said 1037.24 acre tract and the northwest corner of the said 16.725 acre tract;

**THENCE:** N 86° 58' 44" E along the common line of the said 16.725 acre tract and DEER PARK SUBDIVISION for a distance of 365.89 feet to a 1/2-inch iron rod set for corner;

**THENCE:** crossing through the said 1037.24 acre tract (4247/51), the said 16.725 acre tract (8765/176) and the said 16.66 acre tract (8765/176) for the following six (6) calls:

- 1) S 03° 02' 35" E for a distance of 399.86 feet to a 1/2-inch iron rod set for corner,
- 2) N 86° 57' 25" E for a distance of 370.00 feet to a 3/4-inch iron pipe set for corner,
- 3) S 01° 45' 47" E for a distance of 100.02 feet to a 3/4-inch iron pipe set for corner,
- 4) 14° 26', a radius of 25.14 feet, a tangent of 22.73 feet and a long chord bearing S 44° 32' 57" W at a distance of 33.72 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- 5) S 02° 42' 58" W for a distance of 556.47 feet to a 1/2-inch iron rod set for corner, and
- 6) S 86° 57' 25" W for a distance of 1808.47 feet to a 1/2-inch iron rod set for corner in the east line of Lot 19, Block 8, INDIAN LAKES SUBDIVISION, PHASE V as recorded in Volume 6055, Page 257 (O.R.B.C.);

**THENCE:** along the easterly lines of said INDIAN LAKES SUBDIVISION, PHASE V (6055/257) for the following two (2) calls:

- 1) N 01° 25' 55" W for a distance of 237.83 feet to a found 1/2-inch iron rod for corner, and
- 2) N 63° 25' 25" W for a distance of 501.97 feet to a found 1/2-inch iron rod marking the north corner of Lot 21, Block 8 of said PHASE V; said iron rod also being in the south right-of-way line of Mesa Verde Drive [based on a 100-foot width as recorded on the final plat of INDIAN LAKES SUBDIVISION, PHASE XVI (11814/266)];

**THENCE:** along the southerly and easterly lines of said INDIAN LAKES SUBDIVISION, PHASE XVI (11814/266) for the following five (5) calls:

- 1) 668.25 feet in a clockwise direction along the arc of a curve having a central angle of 15° 37' 40", a radius of 2450.00 feet, a tangent of 336.21 feet and a long chord bearing N 79° 08' 35" E at a distance of 666.18 feet to a found 3/4-inch iron pipe for the Point of Tangency;
- 2) N 86° 57' 25" E for a distance of 420.88 feet to a 1/2-inch iron rod set for corner,
- 3) N 03° 02' 35" W for a distance of 100.00 feet to a 1/2-inch iron rod set for corner,
- 4) N 86° 57' 25" E for a distance of 250.00 feet to a 1/2-inch iron rod set for corner, and
- 5) N 03° 02' 35" W for a distance of 400.00 feet to the POINT OF BEGINNING and containing 34.483 acres of land, more or less.

**FINAL PLAT**

**INDIAN LAKES SUBDIVISION, PHASE XIX**

LOTS 1-16, BLOCKS 30  
34.483 ACRES  
J.M. BARRERA SURVEY, A-69  
BRAZOS COUNTY, TEXAS  
JANUARY, 2015  
SCALE: 1" = 100'

Owner:  
Smiling Mallard Development, Ltd.  
1008 Woodcreek Dr., Suite 103  
Bryan, Texas 77802  
(979) 846-4384

Surveyor:  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838



## Legislation Details (With Text)

File #: 15-0416      Version: 1      Name: 14015 Renee Lane- Rezoning  
Type: Rezoning      Status: Agenda Ready  
File created: 7/27/2015      In control: Planning and Zoning Commission Regular  
On agenda: 8/6/2015      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 R Rural to GS General Suburban for approximately 1.57 acres being the east ½ of Lot 10, Bald Prairie Subdivision, according to the plat recorded in volume 321, page 571 of the deed records of Brazos County, Texas, and being the same tract of land as described by a deed to Jeffery Joe Morgan Recorded in volume 3956, Page 223 of the Official Public Records of College Station, Brazos County, Texas. Generally located at 14015 Renee Lane, more generally located north of Barron Road and between Renee Lane and Victoria Avenue. Case # REZ2015-000007 (M. Bombek) (Note: Final action on this item is scheduled for the August 27, 2015 City Council meeting - subject to change)

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to GS General Suburban for approximately 1.57 acres being the east ½ of Lot 10, Bald Prairie Subdivision, according to the plat recorded in volume 321, page 571 of the deed records of Brazos County, Texas, and being the same tract of land as described by a deed to Jeffery Joe Morgan Recorded in volume 3956, Page 223 of the Official Public Records of College Station, Brazos County, Texas. Generally located at 14015 Renee Lane, more generally located north of Barron Road and between Renee Lane and Victoria Avenue. Case # REZ2015-000007 (M. Bombek) (Note: Final action on this item is scheduled for the August 27, 2015 City Council meeting - subject to change)



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

**REZONING REQUEST  
FOR  
14015 Renee Lane  
REZ2015-000007**

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

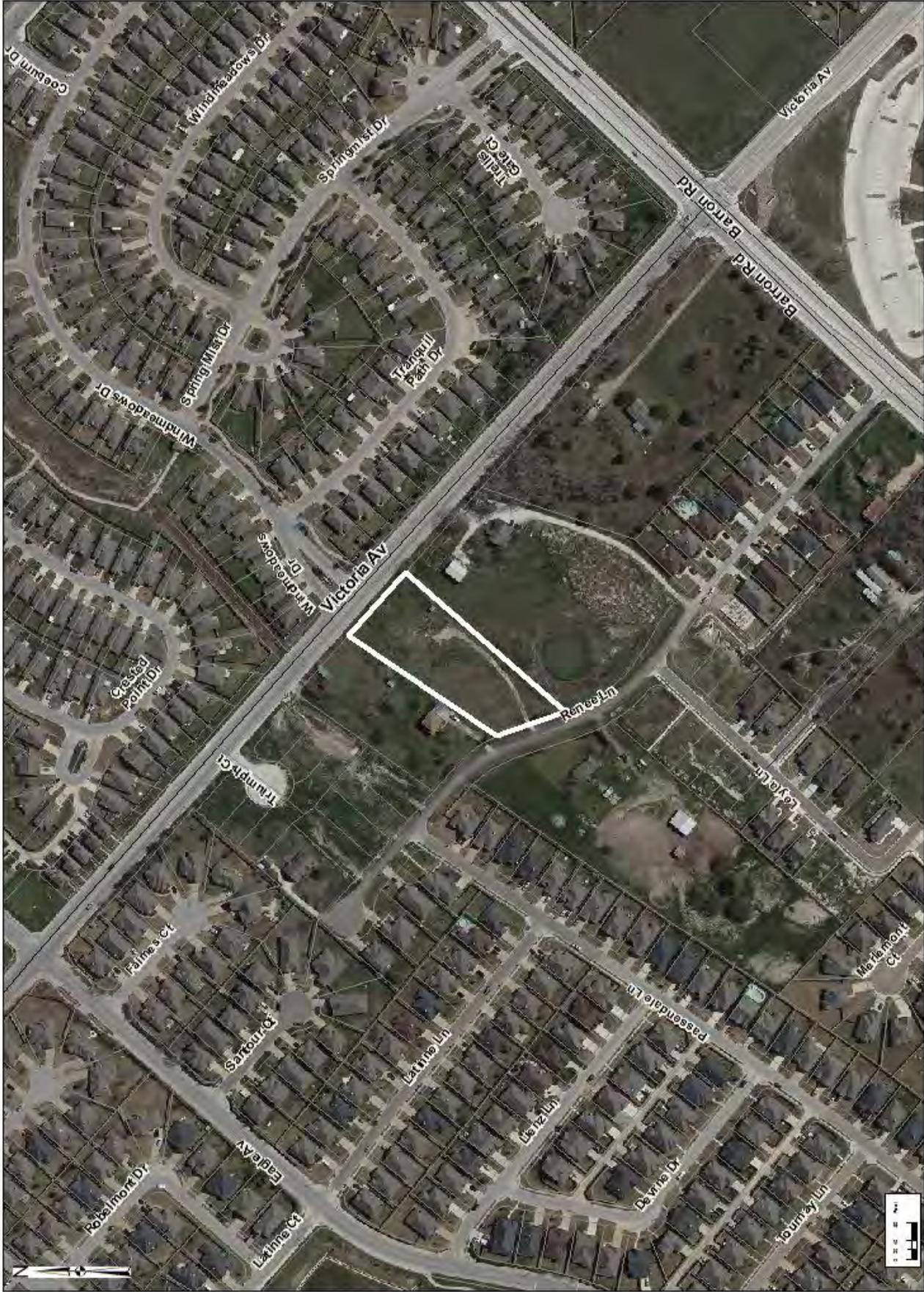
**SCALE:** 1.57 acres

**LOCATION:** Generally located north of Barron Road and between Renee Lane and Victoria Avenue, being the east ½ of Lot 10, Bald Prairie Subdivision, according to the plat recorded in volume 321, page 571 of the deed records of Brazos County, Texas, and being the same tract of land as described by a deed to Jeffery Joe Morgan Recorded in volume 3956, Page 223 of the Official Public Records of College Station, Brazos County, Texas.

**APPLICANT:** Michelle Kyllonen

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

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



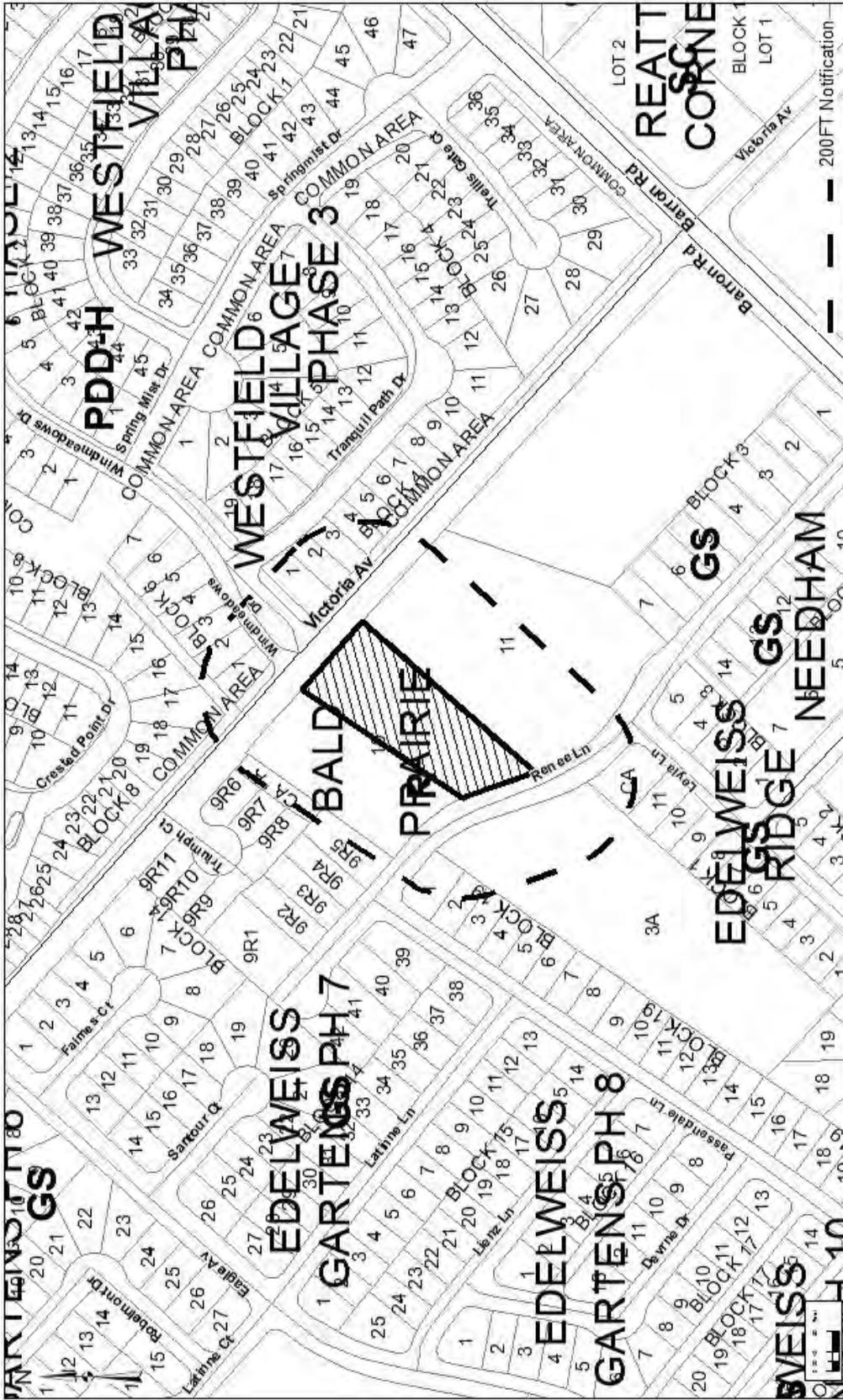
REZONING

Case:  
REZ2015-000007

14015 RENEE LN

DEVELOPMENT REVIEW





Zoning Districts

R	Rural	R-4	Multi-Family	BPI	Business Park Industrial	FDD	Planned Development District
E	Estate	R-6	High Density Multi-Family	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	COV	Corridor Overlay
T	Townhouse	CI	Commercial-Industrial	R & D	Research and Development	RDD	Redevelopment District
		BP	Business Park	P-MUD	Planned Mixed-Use Development	KO	Krenek Tap Overlay

 <p style="font-weight: bold; margin: 0;">DEVELOPMENT REVIEW</p>	<p>14015 RENEEL LN</p> <p style="font-weight: bold; margin: 0;">REZONING</p>
<p>Case: REZ2015-000007</p>	

**NOTIFICATIONS**

Advertised Commission Hearing Date: August 6, 2015  
Advertised Council Hearing Date: August 27, 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:

Westfield Village Homeowners Association Inc.  
Victoria Court Homeowners Association  
Edelweiss Ridge Homeowners Association

Property owner notices mailed: 18  
Contacts in support: None at the time of the report.  
Contacts in opposition: None at the time of the report.  
Inquiry contacts: None at the time of the report.

**ADJACENT LAND USES**

Direction	Comprehensive Plan	Zoning	Land Use
North	General Suburban	R Rural	Single-family home
South	General Suburban	R Rural	Single-family home
East (Across Victoria Avenue)	General Suburban	PDD Planned Development District	Westfield Village Subdivision
West (Across Renee Lane)	General Suburban	R Rural	Single-family home

**DEVELOPMENT HISTORY**

**Annexation:** June 1995  
**Zoning:** A-O Agricultural Open upon annexation, renamed R Rural in 2013  
**Final Plat:** Bald Prairie Subdivision, 1973  
**Site development:** Vacant

**REVIEW CRITERIA**

- 1. Consistency with the Comprehensive Plan:** The subject area is designated as General Suburban on the Comprehensive Plan Future Land Use and Character Map. This allows for an intense level of development activities consisting of high-density single-family residential lots with a minimum of 5,000 square feet in area. The proposed rezoning is consistent with this designation.
- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The current zoning of R Rural is compatible with the immediately adjacent properties. The proposed rezoning of GS General Suburban will allow for single-family residential development that is consistent with the development pattern across Victoria Avenue and of the larger surrounding area.

3. **Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The current zoning designation of R Rural allows for large lot single-family and agricultural uses and is not compatible with the future land use designation for this area that is significantly more intense. A rezoning to GS General Suburban would be compatible with area development and meets the property owner's intent to develop single-family housing.
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 zoning does allow for single-family residential use but at a very low density of approximately one dwelling unit for every three acres. This property is located along Victoria Avenue, a two-lane major collector, and a rezoning is appropriate to allow for a higher density single-family residential development.
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 could remain R Rural, but allowing GS General Suburban would make it more marketable and similar with the surrounding neighborhoods.
6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** The subject property is located in the College Station Utility District's water service area. There is an existing 8-inch water line along Renee Lane at the edge of the subject property. Development of the subdivision will be required to meet the City's fire flow requirements. There are two 8-inch sanitary sewer lines adjacent to the property which will need to be extended according to BCS Unified Design Guidelines. The subject tract is located in the Lick Creek drainage basin. Future development of the tract will be required to meet the requirements of City Storm Water Design Guidelines. The property is also located along Victoria Avenue, an existing two-lane major collector.

#### **STAFF RECOMMENDATION**

Staff recommends approval of the rezoning request.

#### **SUPPORTING MATERIALS**

1. Application
2. Rezoning map



FOR OFFICE USE ONLY  
CASE NO.: Rez 2015-000007  
DATE SUBMITTED: 4/19/15  
TIME: 9:08  
STAFF: JS

## ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

### MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication Conference May 6, 2015  
NAME OF PROJECT Kyllonen Home lots  
ADDRESS 14015 Renee Lane, College Station, TX 77845  
LEGAL DESCRIPTION (Lot, Block, Subdivision) 1.57 Acre tract East 1/2 of lot 10  
GENERAL LOCATION OF PROPERTY, IF NOT PLATTED: Bald Prairie, subdivision

TOTAL ACREAGE 1.57 Acre

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):  
Name Michelle Kyllonen E-mail timco4@suddenlink.net  
Street Address 2021 Yaupon Lane  
City College Station State Texas Zip Code 77845  
Phone Number 979 229-3500 Fax Number 979 690-3528 call first

PROPERTY OWNER'S INFORMATION:  
Name Michelle Kyllonen E-mail timco4@suddenlink.net  
Street Address 2021 Yaupon Lane  
City College Station State Texas Zip Code 77845  
Phone Number 979 229-3500 Fax Number 979 690-3528 call first

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

Name Timothy Kyllonen E-mail timco4@suddenlink.net  
Street Address 2021 Yaupon Lane  
City College Station State Texas Zip Code 77845  
Phone Number 979 229-3500 Fax Number 979-690-3528 <sup>Call</sup> first

This property was conveyed to owner by deed dated \_\_\_\_\_ and recorded in Volume 321, Page 571 of the Brazos County Official Records.

Existing Zoning A O Proposed Zoning G S

Present Use of Property non

Proposed Use of Property Single family

#### 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 goes with everything all around the land.

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, it is with the Comprehensive Plan.

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

fits right in.

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

It goes with the other surrounding Properties.

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

Single family Homes

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

lots for Single family Homes

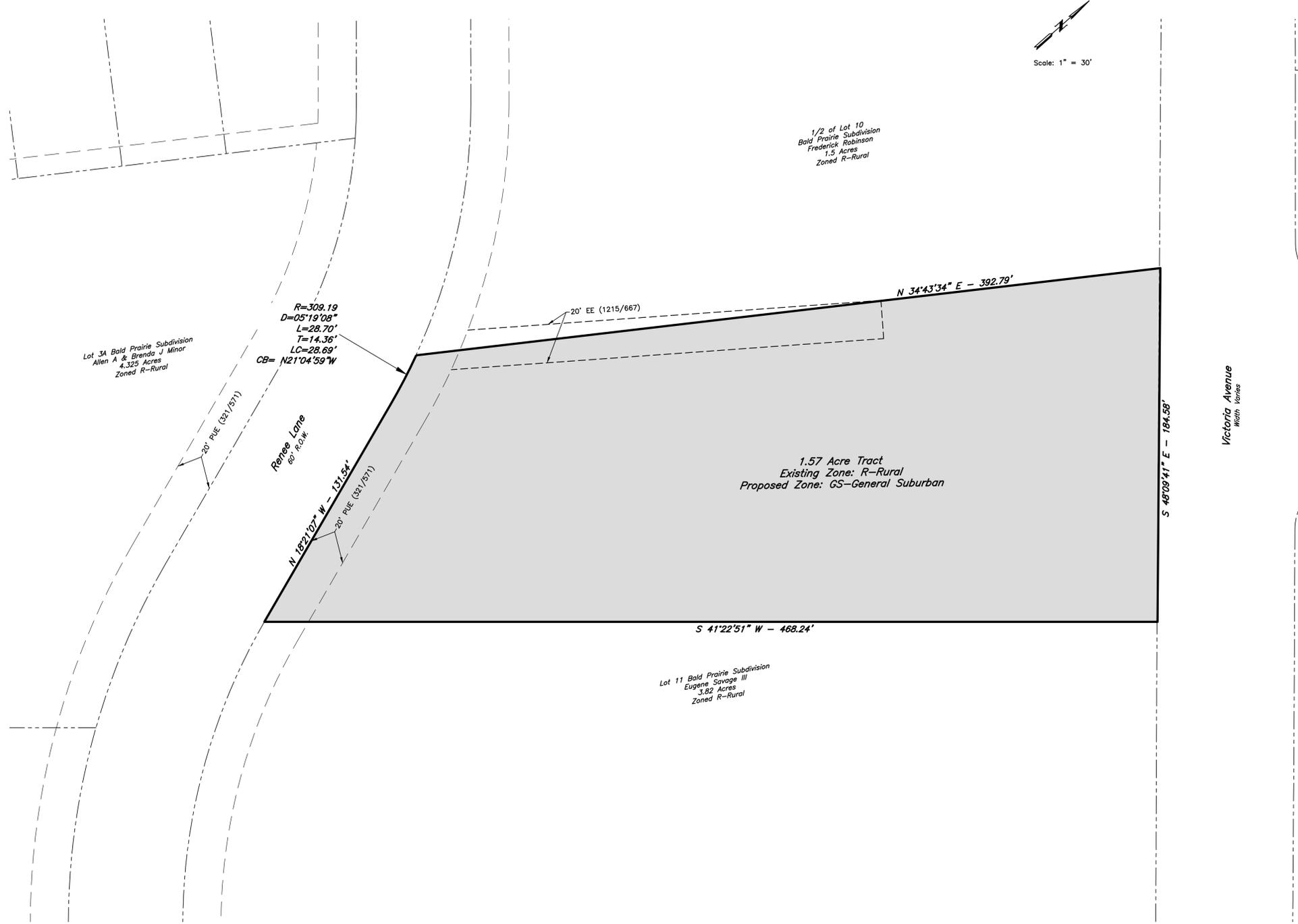
7. List any other reasons to support this zone change.

Single family Homes

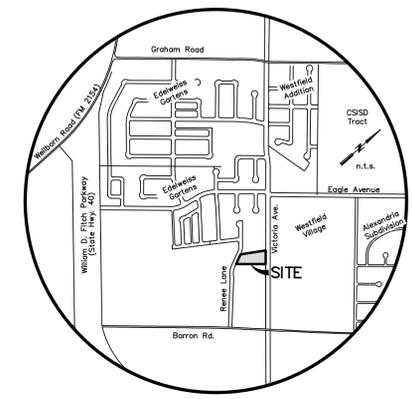
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from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

Michelle Kyllonen owner  
Signature and title

June 18, 2015  
Date



Scale: 1" = 30'



VICINITY MAP

GENERAL SURVEYOR NOTES:  
 1. ORIGIN OF BEARING SYSTEM: Bearing System shown hereon is based on grid north as established by GPS observation.  
 2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0325E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.

- Legend**
- Chain Link Fence
  - x— Wire Fence
  - dc— Overhead Electrical Line
  - T— Underground Telephone Line (Approx. Location)
  - 1/2" Iron Rod Set
  - ⊙ 1/2" Iron Rod Found
  - ⊕ Utility Sign
  - ⊕ Power Pole (P.P.)
  - ⊕ Guy Anchor (G.A.)
  - ⊕ Water Meter (W.M.)
  - ⊕ Light Pole (L.P.)
  - ⊕ Telephone Pedestal
  - TV Telephone Vault
  - RCP Reinforced Concrete Pipe
  - PUE Public Utility Easement
  - EE Electric Easement

**REZONING MAP**

**1.57 ACRE TRACT**

BEING ALL OF THE EAST HALF OF  
 LOT 10 BALD PRAIRIE SUBDIVISION  
 VOLUME 321, PAGE 571

BRAZOS COUNTY, TEXAS  
 JUNE 2015  
 SCALE: 1" = 30'

Proposed Borrower:  
 Timothy and Michelle Kyllonen  
 2021 Yaupon  
 College Station, Tx 77845  
 979-229-3500

Surveyor:  
 McClure & Browne Engineering/Surveying, Inc.  
 1008 Woodcreek Dr., Suite 103  
 College Station, Texas 77845  
 (979) 693-3838

**MB**



## Legislation Details (With Text)

File #: 15-0419      Version: 1      Name: MRC Senior Housing Project Rezoning  
 Type: Rezoning      Status: Agenda Ready  
 File created: 7/27/2015      In control: Planning and Zoning Commission Regular  
 On agenda: 8/6/2015      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 GC General Commercial to PDD Planned Development District for approximately 12 acres being situated in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, and being part of Lot 3 - 15.81 acres, Barron Park Subdivision, according to the plat recorded in Volume 939, Page 209, of the Official Records of Brazos County, Texas, said Lot 3 being described in the following three deeds: to DWS Development, Inc., in Volume 3082, Page 297, and Volume 4735, Page 142, both of the Official Records of Brazos County, Texas, and to Mel Formby in Volume 4802, Page 89, of the Official Records of Brazos County, Texas, located on the northern boundary of Christ United Methodist Church along State Highway 6 South. Case #REZ2015-000008 (J. Bullock) (Note: Final action on this item is scheduled for the August 27, 2015 City Council meeting - subject to change)

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from GC General Commercial to PDD Planned Development District for approximately 12 acres being situated in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, and being part of Lot 3 - 15.81 acres, Barron Park Subdivision, according to the plat recorded in Volume 939, Page 209, of the Official Records of Brazos County, Texas, said Lot 3 being described in the following three deeds: to DWS Development, Inc., in Volume 3082, Page 297, and Volume 4735, Page 142, both of the Official Records of Brazos County, Texas, and to Mel Formby in Volume 4802, Page 89, of the Official Records of Brazos County, Texas, located on the northern boundary of Christ United Methodist Church along State Highway 6 South. Case #REZ2015-000008 (J. Bullock) (Note: Final action on this item is scheduled for the August 27, 2015 City Council meeting - subject to change)



**REZONING REQUEST  
FOR  
MRC Senior Housing Project  
REZ2015-000008**

**REQUEST:** GC General Commercial to PDD Planned Development District

**SCALE:** Approximately 12 acres

**LOCATION:** Located on the northern boundary of Christ United Methodist Church along the east side of State Highway 6 South. Being situated in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, and being part of Lot 3 – 15.81 acres, Barron Park Subdivision, according to the plat recorded in Volume 939, Page 209, of the Official Records of Brazos County, Texas, said Lot 3 being described in the following three deeds: to DWS Development, Inc., in Volume 3082, Page 297, and Volume 4735, Page 142, both of the Official Records of Brazos County, Texas, and to Mel Formby in Volume 4802, Page 89, of the Official Records of Brazos County, Texas.

**APPLICANT:** Veronica Morgan, Mitchell & Morgan, LLP

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

**RECOMMENDATION:** Staff recommends approval of the PDD Planned Development District zoning request and associated Concept Plan.



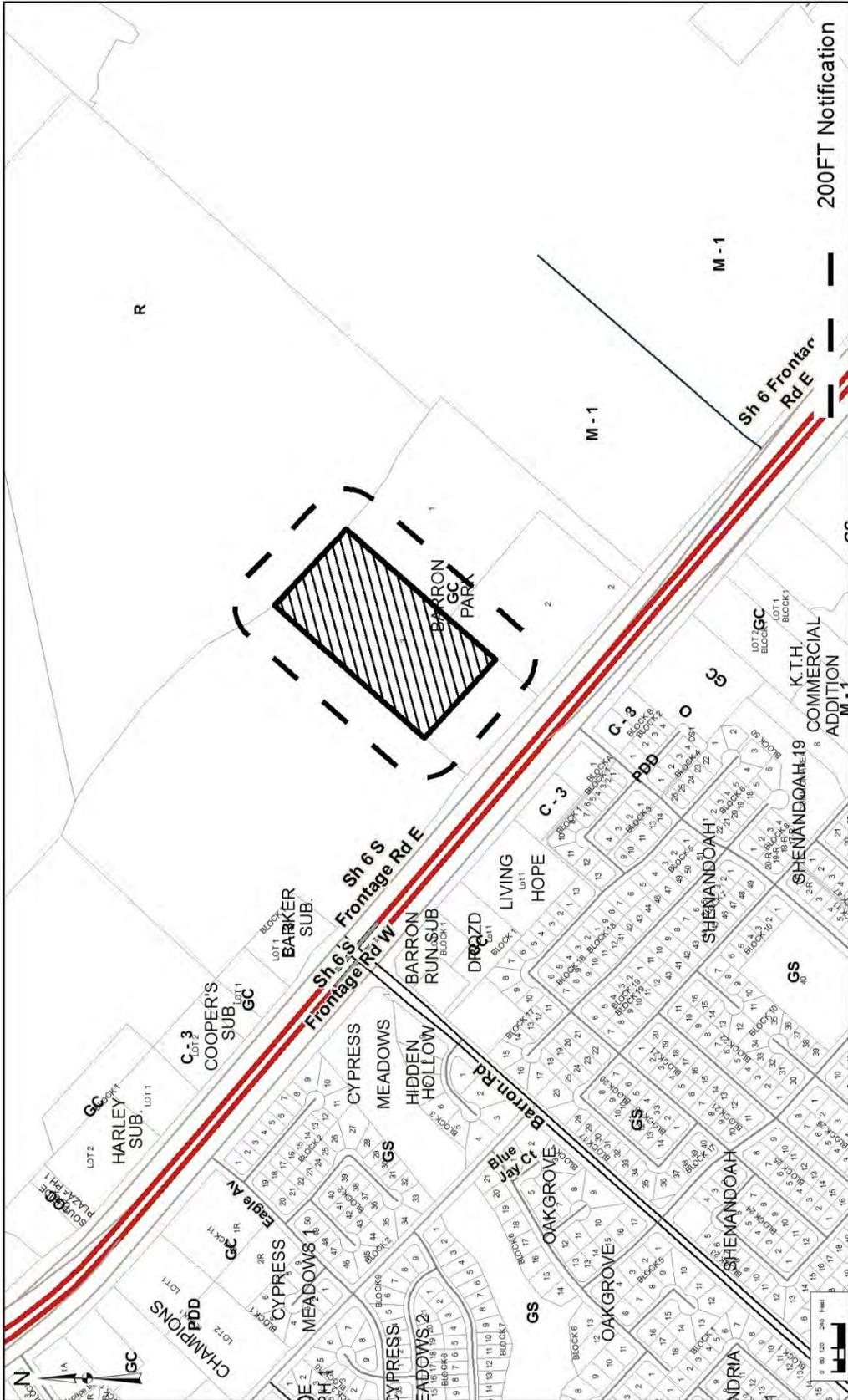
REZONING

Case: REZ2015-000008

MRC SENIOR HOUSING PROJECT

DEVELOPMENT REVIEW





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



**DEVELOPMENT REVIEW**

**MRC SENIOR HOUSING PROJECT**

**REZONING**

Case: REZ2015-000008

**NOTIFICATIONS**

Advertised Commission Hearing Date: August 6, 2015  
 Advertised Council Hearing Date: August 27, 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: Two  
 Contacts in support: None  
 Contacts in opposition: None  
 Inquiry contacts: None

**ADJACENT LAND USES**

Direction	Comprehensive Plan	Zoning	Land Use
North	Natural Areas- Protected Natural Areas - Reserved	GC General Commercial	Vacant, owned by City of College Station
South	General Commercial	GC General Commercial	Christ United Methodist Church
East	Natural Areas – Reserved Urban	R Rural	College Station Substation
West (Across State Highway 6 South)	Suburban Commercial	C-3 Light Commercial	Medical Clinic, Offices

**DEVELOPMENT HISTORY**

**Annexation:** October 1983  
**Zoning:** A-O Agricultural Open upon annexation (1983)  
 C-1 General Commercial (1983)  
 Renamed GC General Commercial (2013)  
**Final Plat:** December 1986  
**Site development:** Undeveloped

**REVIEW CRITERIA**

**1. Consistency with the Comprehensive Plan:** The subject property is designated as General Commercial and Natural Areas Reserved on the Comprehensive Plan Future Land Use and Character Map.

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.

Land Use – Natural Areas Reserved: intended for areas that represent a constraint to development and that should be preserved for their natural function or for open space qualities. These areas include floodplains and riparian buffers, as well as recreation facilities.

The proposed PDD Planned Development District zoning uses a base zoning district of MF Multi-Family to allow for a development that will provide senior independent living and assisted living to elderly/aging residents of College Station.

The subject property is also located within the Medical District Master Plan which aims to support the City's goal of designating a special district that will establish identity, promote continuity, and invite significant new investment to fulfill the demand for medical and health care related uses in the emerging medical district and in the City of College Station. The plan designates the subject property as Commercial which calls for more professional office space and services. Uses include Retail, Personal Service, Medical Related, and Hotels.

The Comprehensive Plan Thoroughfare Plan shows future Lakeway Drive aligned with the rear of this property. Across Lakeway Drive the plan calls for Mixed Urban Residential. This designation calls for a neighborhood that contains a variety of residential types and sizes. Uses include Townhome, Live-Work, Apartment, Independent Living, and Assisted Living. To the north of the site the Medical District Plan calls for Parks, Open Space, and Natural Greenways. Without frontage to State Highway 6, the subject property has the opportunity to provide residential options in the Medical District.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** Christ United Methodist Church is located to the south of this property and is zoned GC General Commercial. To the east is the College Station Substation zoned R Rural. To the north is vacant land zoned R Rural and owned by the City of College Station. The subject property is currently zoned GC General Commercial. The proposed PDD for senior independent and assisted living along with associated medical uses compatible with the character and development of the surrounding area.
- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The proposed PDD uses a base zoning district of MF Multi-Family. Without frontage to State Highway 6 and with proximity to Christ United Methodist Church, future hike and bike trails, and medical facilities, residential uses may be suitable for this property. MF Multi-family also allows for the opportunity for non-residential uses when incorporated into residential structures.
- 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 GC General Commercial. The property may be suitable for this zoning district, but until the construction of Lakeway Drive and further development with the Medical District area, commercial is likely more suitable for the front 3.5 acres along State Highway 6 South.
- 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:** According

to the applicant, senior housing/assisted living developments are highly desirable in the College Station marketplace. With proximity to the hospital, future hike and bike trails, and the Medical District, senior housing/assisted living may be marketable.

- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water Service will be provided by City of College Station via existing 18-inch water main along State Highway 6 South. There is an 8-inch sanitary sewer line available along State Highway 6 South that ultimately ties into the lift station between Barron Road and Eagle Ave. There is currently limited capacity in the lift station, and the proposed number of dwelling units appear to exceed the current capacity. Lift station improvements by the developer will be required to serve the proposed dwelling units. The lot is in the Lick Creek drainage basin. Detention is required with this development. When replatting, the lot will be required to break block length by connecting a public street or public way from State Highway 6 South to the future Lakeway Drive. Drainage and other public infrastructure required with the site shall be designed and constructed in accordance with the B/CS Unified Design Guidelines. Existing infrastructure, except for sanitary sewer, appears to currently have capacity to adequately serve the proposed use.

## 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 units for senior independent living, assisted living, memory care, and skilled nursing in different phases. All structures will be a maximum of

4-stories tall and may have architectural elements above 4-stories that could be as tall as 70 feet above ground level (e.g., cupolas). If a trail system is provided around the pond common area it will be privately owned and maintained. Certain structures will incorporate covered parking for residents at grade/first floor level. A Public Way will be provided along the shared property line with Christ United Methodist Church from State Highway 6 to the future Lakeway Drive.

**Modifications Requested:** MF Multi-Family is proposed as the base zoning district with the following modifications. All other standards not expressly requested and approved will meet MF Multi-Family standards:

- **Density:** The applicant requests to reduce the minimum density requirement from 12 dwelling units per acre to 9 dwelling units per acre.
- **Parking:** The applicant requests to reduce the number of parking spaces for multi-family units from 1.5 per bedroom for 1 and 2 bedroom units to 1 parking space per bedroom. Additional Parking will be provided for other uses on-site at the ratios required as per the Unified Development Ordinance.

**Community Benefits:** The applicant offers the following as community benefits:

- The unique product of this development is to meet the needs of the growing retiree population and provide a residential option with on-site care facilities.
- The development will provide a direct access to the new hike and bike trails for its residents and other consumers to utilize.
- A location convenient to hospitals and medical facilities which lessens the burden on the City's transportation system.
- The proximity of the project to Christ United Methodist Church is advantageous as it provides access to the church to allow participation in the Church's programming within walking distance.

### **STAFF RECOMMENDATION**

Staff recommends approval of the PDD Planned Development District zoning request and associated Concept Plan.

### **SUPPORTING MATERIALS**

1. Application
2. Rezoning Map
3. Concept Plan



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

## ZONING MAP AMENDMENT (REZONING) APPLICATION PLANNED DISTRICTS

**(Check one)**  (\$1,165) Planned Development District (PDD)

(\$1,165) Planned Mixed-Used Development (P-MUD)

(\$315) Modification to Existing PDD or P-MUD Amendment - Planning & Zoning Commission and City Council Review

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

**MINIMUM SUBMITTAL REQUIREMENTS:**

\$315 - 1,165 Rezoning Application Fee.

Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.

Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request. *(will submit with site plan)*

One (1) copy of a fully dimensioned Rezoning Map on 24"x36" paper showing:

- a. Land affected;
- b. Legal description of area of proposed change;
- c. Present zoning;
- d. Zoning classification of all abutting land; and
- e. All public and private rights-of-way and easements bounding and intersecting subject land.

Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).

A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to [PDSDigitalSubmittal@cstx.gov](mailto:PDSDigitalSubmittal@cstx.gov)).

Six (6) copies of the Concept Plan on 24"x36" paper in accordance with Section 3.4.D of the UDO.

One (1) copy of the Concept Plan on 8.5"x11" paper in accordance with Section 3.4.D of the UDO.

The attached Concept Plan checklist with all items checked off or a brief explanation as to why they are not checked off.

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

Date of Optional Preapplication Conference December 17, 2014

NAME OF PROJECT College Station Senior Housing Project

ADDRESS State Highway 6

LEGAL DESCRIPTION (Lot, Block, Subdivision) Barron Park, Lot 3

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

*Generally the back 12.3 acres out of the 15.81 acres better known as Lot 3 of the Barron Park Subdivision*

TOTAL ACREAGE 12.3 acres

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

Name Mitchell & Morgan, LLP C/O Veronica Morgan E-mail v@mitchellandmorgan.com  
Street Address 3204 Earl Rudder Freeway South  
City College Station State Texas Zip Code 77802  
Phone Number 979-260-6963 Fax Number 979-260-3564

PROPERTY OWNER'S INFORMATION:

Name DWS Development, Inc C/O David Scarmardo E-mail david@dwsdevelopment.com  
Street Address P.O. Box 4508  
City Bryan State Texas Zip Code 77805  
Phone Number 979-412-1386 Fax Number \_\_\_\_\_

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

Name Aldersgate Trust C/O Ron Jennette E-mail rjennette@mrcaff.org  
Street Address 1440 Lake Front Circle, Suite 110  
City The Woodlands State Texas Zip Code 77380  
Phone Number 281-210-0135 Fax Number 281-292-6360

This property was conveyed to owner by deed dated 08/20/2002 and recorded in Volume 4802, Page 089 of the Brazos County Official Records.

Existing Zoning General Commercial (GC) Proposed Zoning Planned Development District (PDD)

Present Use of Property Vacant - Undeveloped

Proposed Use of Property Senior Housing, Assisted Living, Memory Care and potentially skilled nursing.

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

Senior Housing, Assisted Living, Memory Care and potentially skilled nursing.

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: Not Applicable

Approximate percentage of non-residential land uses: Not Applicable

**REZONING SUPPORTING INFORMATION**

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

With each passing year, College Station has more and more elderly citizens and baby boomers that are getting older in age that desire to downsize their living. There is a serious lack of facilities to accommodate these citizens in College Station. The majority of these residents move to similar facilities in Bryan. We are proposing to build a unique product that is significantly less dense than allowed in the MF Zoning District. This project is designed for active seniors as well as seniors in need of memory care and/or living assistance. This request is for a PDD Zoning District based upon the MF Zoning District with a few meritorious modifications.

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, it is partially in compliance with the Comprehensive Plan. The approved Comprehensive Plan shows this area as a General Commercial Use which allows extended care facility/convalescent/nursing home as a permitted use by right. However, our product is a hybrid that has not yet been contemplated in the UDO. We are also placing active seniors on the property in a facility similar to that of multi-family. In the senior care facility industry, this product allows aging-in-place.*

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

*The surrounding properties consist of Christ United Methodist Church to the east, undeveloped commercial land to the south along the SH6 Frontage road, undevelopable parkland to the west and vacant rural land next to an electrical substation to the north. This zoning change will allow for a unique residential product that will be compatible with all of the surrounding properties.*

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

*The senior housing / assisted living use is suitable for this property. We are asking for a PDD zoning so that we can build senior housing / assisted living facilities with a density less than the minimum 12 dwelling units per acre required for the MF - Multi-Family zoning district.*

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

*The current zoning district is GC - General Commercial. The property may be suitable for this zoning district, however, we believe that commercial is more realistic and viable for the front 3.5 acres of the entire 15.81 acre tract that has direct access to the State Highway 6 frontage road. We are asking for a PDD zoning so that we can build senior housing / assisted living facilities with a density less than the minimum 12 dwelling units per acre that is required for the MF - Multi-Family zoning district on the back 12.31 acres of the tract.*

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

*Senior Housing / Assisted Living facilities are highly desirable in the College Station market place.*

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

*The unique placement of this property, which is largely surrounded by undevelopable or low intensity uses and close in proximity to several medical facilities lends itself to an ideal location for this low density senior housing product.*

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

*The purpose of the development is to provide a senior housing / assisted living option to the elderly/aging residents of College Station.*

### CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

*The building height will not exceed the current standards provided in the MF-Multi-Family Zoning District.*

2. Provide a general statement regarding the proposed drainage.

*As much as possible, the flows from the site and existing flows from Christ United Methodist Church to the south shall be collected and conveyed to the proposed retention pond. Some areas along the north side of the site shall be released undetained along the northern property line in a fashion similar, but at a lesser rate, to the existing condition. Flows from the proposed retention pond shall be conveyed to the existing channel at the northern property line. An environmental study has been performed which identify some jurisdictional areas. We will comply with all USACE requirements with regard to these jurisdictional areas. Flows from the commercial sites along State Highway 6 shall be conveyed in a pipe in an easement along the northern property line to the existing channel. Detention for the commercial sites shall be provide on the commercial sites.*

3. List the general bulk or dimensional variations sought.

*Please see the attached Bulk Variance Letter.*

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

*Please see the attached Bulk Variance Letter.*

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

*The proposed concept plan as an active senior and assisted living facility in proximity to the medical district will provide an environment of sustained stability to existing development and the surrounding properties. The development will be sensitive to the existing and future land uses, transportation activities, and the natural environment.*

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

*The proposed use conforms with the intent of the landuse designation as it is a use that will cater to the larger community or region. The proposed use is in compliance with the Comprehensive Plan's goals to maintain business corridors with designated commercial development, as well as being sensitive to the surrounding natural features of the Spring Creek district.*

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

*The proposed use of the property as an active senior and assisted living facility is compatible with the abutting properties as it is both a low intensity commercial use and low density multi-family residential use. As a residential use, this development will provide direct access for its residents to utilize the adjacent hike and bike trails and medical facilities in the area. The proposed development will be an asset to the surrounding properties and community.*

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

*The dwelling units will front on a public way and have a common parking area throughout the development. Driveways will be limited to two onto the future public way and one onto the future extension of Lakeway Drive.*

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

*The development will be paying parkland dedication fees.*

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.

*As we are requesting to provide a significantly decreased density than that which is required to be built with the MF - Multi-Family zoning, the project will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity.*

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.

*As we are requesting to provide a significantly decreased density than that which is required to be built with the MF - Multi-Family zoning, we will not be adversely affecting the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity.*

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.*

Signature and title

Date



Jessica Bullock  
Staff Planner  
City of College Station  
P.O. Box 9960  
College Station, TX 77842

July 27, 2015

**Re: MRC SENIOR HOUSING PROJECT AT STATE HIGHWAY 6 NEXT TO CHRIST UNITED METHODIST CHURCH (REZ-PDD)**

Dear Jessica,

As discussed we are requesting the following bulk variances.

**Listed below are the bulk variances that we are seeking for the MRC Senior Housing Project:**

Understanding that we must choose a base zoning district for the residential development upon which we base all variance requests, we have chosen MF – Multi-Family as our base district.

**Residential Area Bulk Variance Requests:**

1. The rezoning be conditional based on the sale of the property to Aldersgate Trust.
2. Allow for a reduced minimum density than what is required in MF – Multi-Family.

This district requires a minimum density of 12 du/ac. The proposed density of the finished development will include approximately 144 - 168 dwelling units or 11.7 - 13.6 du/ac. Development standards require that each phase of a phased development be able to support themselves and provide all minimum development requirements and meet development standards independently. However, the proposed phasing of this development will not allow both phases to support this minimum density. We are asking for a variance to approximately 9 du/ac.

**3. Parking**

Minimum parking requirements for MF – Multi-Family require 1.5 parking spaces per bedroom in one and two bedroom dwelling units. The product we are proposing will be leased as a unit to one family rather than by the bedroom to several unrelated residents. These units will consist of eight 1-bedroom units and 64 2-bedroom units, totaling 136 bedrooms. Based on the nature of this development and the population for which it will serve, we are asking for a variance from 1.5 to 1.0 parking spaces per bedroom. It is unlikely that the families that occupy these units will require more than one parking space, and since the 2-bedroom units consist of a large majority of the development, we believe that adequate parking will be provided for the residents and their visitors.

Additional parking will be provided for other uses on-site at the required ratio as per the UDO.

As stated in the UDO, the purpose of the Planned Development district is to promote and encourage innovative development that is sensitive to surrounding land uses and to the natural environment. A PDD may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts. Finally, the PD District allows development to vary from certain development standards so long as there are community benefits which outweigh the requested modifications. We believe that this project offers a unique product and its community benefits certainly outweigh modifications being requested. These community benefits are as follows:

1. The unique product of this development to meet the needs of the growing retiree population and provide a residential option with on-site care facilities.
2. The development will provide a direct access to the new hike and bike trails for its residents and other consumers to utilize.
3. A location convenient to hospitals and medical facilities which lessens the burden on the City's transportation system.
4. The proximity of the project to Christ United Methodist Church is advantageous as it provides access to the church to allow participation in the church's programming and is within walking distance.

Thank you very much. If you have any questions please do not hesitate to call.

Sincerely,



Veronica J.B. Morgan, PE, CFM  
Managing Partner

Cc: File

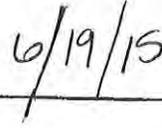
**Ownership Supplemental Sheet**

Mel Formby  
P.O. Box 4508  
Bryan, TX 77805  
Email:  
Phone:

Signature

A handwritten signature in black ink, appearing to read 'Mel Formby', written over a horizontal line.

Date

A handwritten date '6/19/15' written in black ink over a horizontal line.



Kerry Pillow &lt;kerry@mitchellandmorgan.com&gt;

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**FW: trustees**

1 message

Matthew Currie &lt;mcurrie@mrcaff.org&gt;

Thu, May 14, 2015 at 4:18 PM

To: Veronica Morgan <v@mitchellandmorgan.com>, Kerry Pillow <kerry@mitchellandmorgan.com>, "Brian Schiff (bschiff7@gmail.com)" <bschiff7@gmail.com>, Ron Jennette <rjennette@mrcaff.org>

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From: Gail Barzilla [mailto:[GailBarzilla@christ-umc.org](mailto:GailBarzilla@christ-umc.org)]  
Sent: Friday, April 10, 2015 3:11 PM  
To: Matthew Currie  
Subject: trustees

Matthew,

I am pleased to let you know the Christ UMC Board of Trustees has approved the following motion:

Christ UMC Board of Trustees has agreed to grant up to 40 feet of right of way to MRC provided any parking lost is restored at MRC expense.

In addition they included the following -

The trustees want to request that any signs or lights that are removed due to construction would be relocated at the expense of the MRC.

The trustees also understand a deceleration lane will be installed at the west corner of Christ UMC property.

Please let me know if you have any questions or need further information.

I am happy to help!

Gail

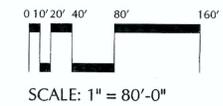


# METHODIST RETIREMENT COMMUNITIES

1440 Lake Front Circle suite 110  
The Woodlands, TX 77380  
Tel: (281) 210-0135

## CONCEPT PLAN

JUNE 17, 2015



Applicant: Mitchell & Morgan, LLP  
3204 Earl Rudder Freeway South  
College Station, Texas 77845  
979-260-6963

Property Address: State Highway 6  
Total Site Area: 12.31 Acres

-  SENIOR LIVING HEALTH CARE, COMMONS & LIVING UNITS
-  PARKING, DRIVE AISLE & PRIVATE DRIVE AREAS



**rlps** architects

250 Valleybrook Drive  
Lancaster, Pennsylvania 17601  
Tel: (717) 560-9501  
RLPS Project No. 2014121



- Notes:
- 1) All structures will be a maximum of 4-stories tall and may have architectural elements above 4-stories that could be as tall as 70-feet above ground level (i.e. cupolas, etc.)
  - 2) If a trail system is provided around the pond common area it will be privately owned and maintained.
  - 3) Certain structures will incorporate covered parking for residents at the grade / first floor level.
  - 4) The green space / common area / floodplain / detention area shall be privately maintained.
  - 5) A portion of this property is located within a Zone AE Special Flood Hazard Area. Where portions of the floodplain are filled, a No Adverse Impact drainage analysis and certification must be provided certifying that the fill will not cause flooding to upstream / downstream properties.
  - 6) As much as possible, the flows from the site and existing flows from Christ United Methodist Church to the south shall be collected and conveyed to the proposed retention pond. Some areas along the north side of the site shall be released, un-detained along the northern property line in a fashion similar, but at a lesser rate, to the existing condition. Flows from the proposed retention pond shall be conveyed to the existing channel at the northern property line. An environmental study has been performed which identifies some jurisdictional areas. We will comply with all USACE requirements with regard to these jurisdictional areas. Flows from the commercial sites along State Highway 6 shall be conveyed in a pipe in an easement along the northern property line to the existing channel. Detention for the commercial sites shall be provided on the commercial sites.



## Legislation Details (With Text)

File #: 15-0421      Version: 1      Name: Embassy Suites PDD  
 Type: Rezoning      Status: Agenda Ready  
 File created: 7/27/2015      In control: Planning and Zoning Commission Regular  
 On agenda: 8/6/2015      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 for approximately 2.429 acres from O Office and GC General Commercial to PDD Planned Development District for a hotel development, being located in the Richard Carter Survey, Abstract No. 8, College Station, Brazos County, Texas. Said tract being all of Lot 1, Black Eyed Pea Addition, according to the plat recorded in Volume 1233, Page 531 of the Official Records of Brazos County, Texas, and all of Lots 3-11 and a portion of Lot 2, Block "A", College Heights, according to the plat recorded in Volume 124, Page 259 of the Deed Records of Brazos County, Texas; being located at 201 University Drive East, 403, 405, 409 Jane Street, and 400, 402, 406 A&B, 408 Eisenhower Street, and being more generally located north of University Drive East between Jane Street and Eisenhower Street. Case #REZ2015-000010 (J.Prochazka) (Note: Final action on this item is scheduled for the August 27, 2015 City Council meeting - subject to change.)

Sponsors:

Indexes:

Code sections:

- Attachments: [Staff Report](#)  
[Application](#)  
[Modifications Request Letter](#)  
[Rezoning Map](#)  
[Concept Plan](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries for approximately 2.429 acres from O Office and GC General Commercial to PDD Planned Development District for a hotel development, being located in the Richard Carter Survey, Abstract No. 8, College Station, Brazos County, Texas. Said tract being all of Lot 1, Black Eyed Pea Addition, according to the plat recorded in Volume 1233, Page 531 of the Official Records of Brazos County, Texas, and all of Lots 3-11 and a portion of Lot 2, Block "A", College Heights, according to the plat recorded in Volume 124, Page 259 of the Deed Records of Brazos County, Texas; being located at 201 University Drive East, 403, 405, 409 Jane Street, and 400, 402, 406 A&B, 408 Eisenhower Street, and being more generally located north of University Drive East between Jane Street and Eisenhower Street. Case #REZ2015-000010 (J.Prochazka) (Note: Final action on this item is scheduled for the August 27, 2015 City Council meeting - subject to change.)



**REZONING REQUEST**  
**for**  
**Embassy Suites**  
**REZ2015-000010**

**REQUEST:** O Office and GC General Commercial to PDD Planned Development District for a hotel development

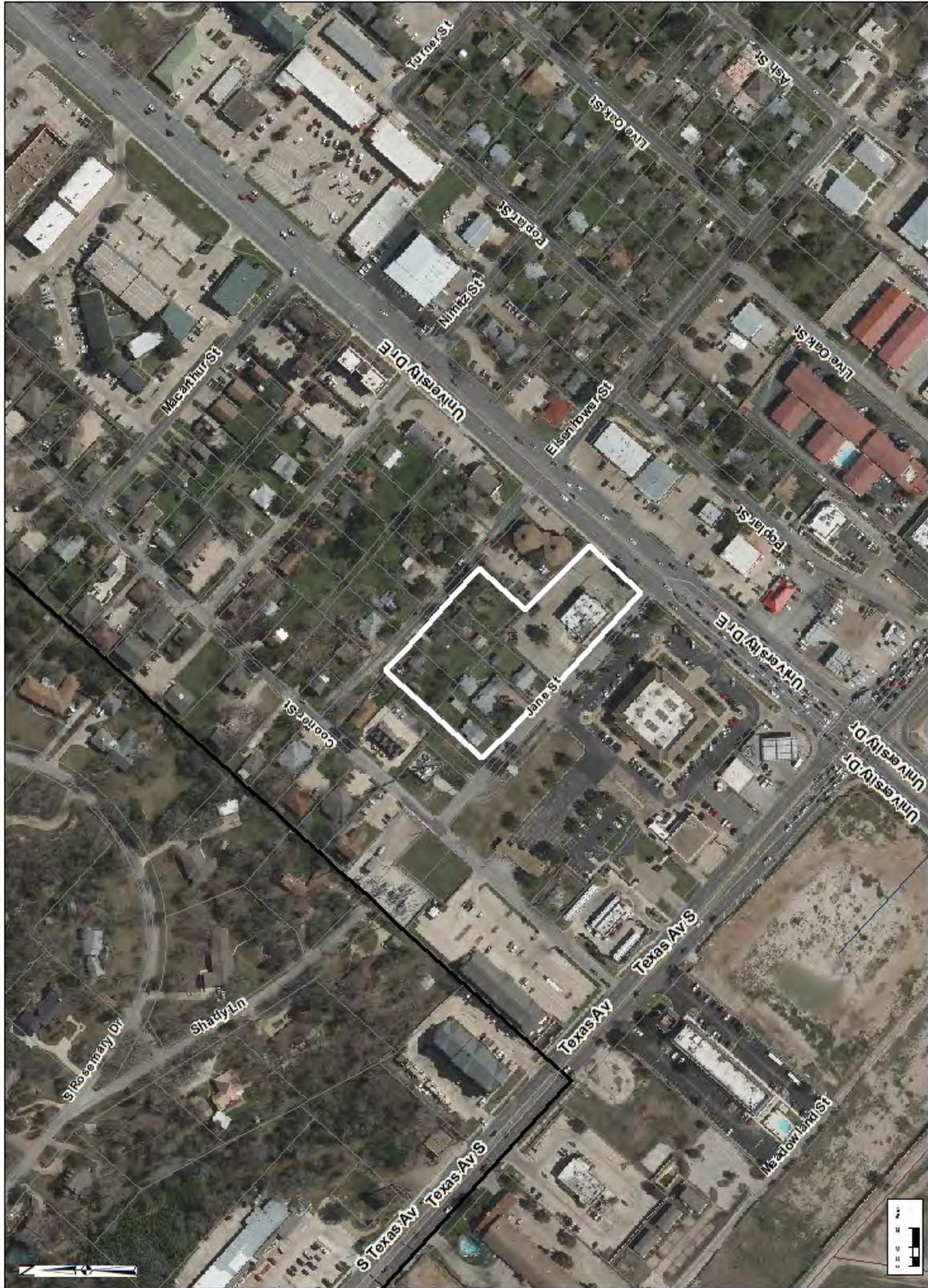
**SCALE:** 2.429 acres

**LOCATION:** 201 University Drive East, 403, 405, 409 Jane Street, and 400, 402, 406 A&B, 408 Eisenhower Street, and being more generally located north of University Drive East between Jane Street and Eisenhower Street, being located in the Richard Carter Survey, Abstract No. 8, College Station, Brazos County, Texas. Said tract being all of Lot 1, Black Eyed Pea Addition, according to the plat recorded in Volume 1233, Page 531 of the Official Records of Brazos County, Texas, and all of Lots 3-11 and a portion of Lot 2, Block "A", College Heights, according to the plat recorded in Volume 124, Page 259 of the Deed Records of Brazos County, Texas.

**APPLICANT:** Mitchell & Morgan, LLP

**PROJECT MANAGER:** Jennifer Prochazka, AICP, Principal Planner  
jprochazka@cstx.gov

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

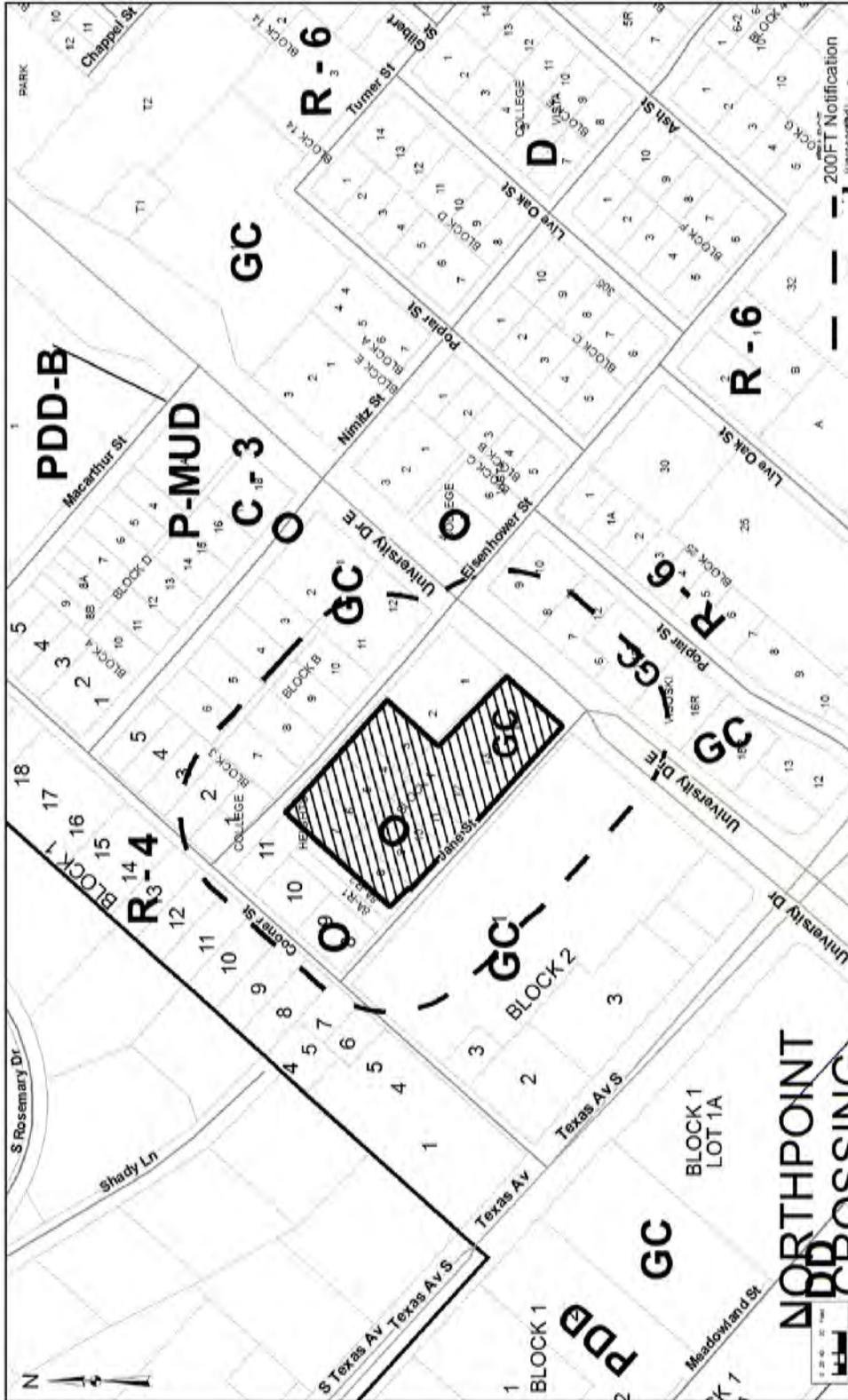


REZONING  
Case: REZ2015-000010

EMBASSY SUITES

DEVELOPMENT REVIEW





**Zoning Districts**

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

<b>DEVELOPMENT REVIEW</b>	<b>EMBASSY SUITES</b>
Case: REZ2015-000010	
<b>REZONING</b>	

**NOTIFICATIONS**

Advertised Commission Hearing Date: August 6, 2015  
Advertised Council Hearing Date: August 27, 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: 37  
Contacts in support: None at the time of staff report.  
Contacts in opposition: None at the time of staff report.  
Inquiry contacts: One at the time of staff report.

**ADJACENT LAND USES**

Direction	Comprehensive Plan	Zoning	Land Use
<b>North</b>	Urban and Redevelopment	R-4 Multi-Family	Apartment buildings
<b>South</b> (Across University Drive East)	Urban and Redevelopment	GC General Commercial	Retail and restaurant
<b>East</b> (Across Eisenhower Street)	Urban and Redevelopment	D Duplex and GC General Commercial	Single-family homes and retail
<b>West</b> (Across Jane Street)	Urban and Redevelopment	GC General Commercial	Office, retail and restaurant

**DEVELOPMENT HISTORY**

**Annexation:** 1939  
**Zoning:** Properties zoned Apartment District on or after Annexation  
1973 - University Drive frontage zoned C-1 General Commercial  
1978- Remainder of property zoned A-P Administrative/Professional  
1989 – Portion of the A-P zoned C-1 General Commercial  
2012- A-P renamed O Office  
2012- C-1 renamed GC General Commercial

**Final Plat:** A portion of the property is platted as Black Eyed Pea Lot 1 (1991). The remainder of the property is platted as a part of the College Heights Subdivision (1938).

**Site development:** Property is developed with existing restaurant with frontage on University Drive East. The remainder of the property is developed as seven single-family homes.

**PROPOSAL**

The applicant has requested a PDD Planned Development District rezoning based on the MU Mixed Use zoning district for the development of a multi-story hotel with a parking garage. The MU district allows hotel uses to meet both the residential and non-residential requirements. The

properties are currently developed as single-family homes and a restaurant, but proposed to be consolidated for redevelopment.

### **REZONING REVIEW CRITERIA**

- 1. Consistency with the Comprehensive Plan:** The subject area is designated on the Comprehensive Plan Future Land Use and Character Map as Urban and Redevelopment. The Comprehensive Plan states that this designation is for areas that should have the most intense level of development consisting of vertical mixed use and other aspects of urban character. The proposed zoning permits mixed-use along University Drive East, allowing the property to be redeveloped consistent with the Comprehensive Plan.
- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The property immediately to the north is developed with apartment buildings and a cell tower. Properties to the east are developed as single-family homes, generally not compatible with a hotel with a structured parking garage. These homes, however, are designated for redevelopment to urban densities in the future. To the west, across Jane Street, and to the south, across University Drive East, properties are developed as office, retail and restaurant and are compatible with the proposed hotel development.
- 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 property is in close proximity to Texas A&M University, with frontage to University Drive East and access to two local streets. With the appropriate upgrades to existing utility infrastructure at the time of private development of the property (as discussed below), the subject property is suitable for the proposed hotel use and other uses permitted by the MU Mixed Use base zoning district.
- 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 majority of the property is currently zoned for O Office, but developed as single-family homes. The properties are suitable for office development. The portion of the property with frontage to University Drive East is currently zoned GC General Commercial and developed as a restaurant. The property is suitable for the restaurant use and other uses permitted in the GC 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:** The subject property is marketable with its current zoning of O Office and GC General Commercial, however, the requested rezoning allows for the consolidation and redevelopment of properties into a mixed-use development.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water distribution and sanitary sewer infrastructure is limited immediately adjacent to the property. The waterlines in the area are currently undersized for the proposed use and will have to be upgraded by the developer with this project. The developer will provide the necessary waterline improvements to serve the development. The newly constructed Cooner Street sewerline has sufficient capacity for this development, however sewerline upgrades from the subject property to the Cooner Street line may be required by the developer at the time of site development.

The subject property is located in the Burton Creek Drainage Basin and development of the subject property is required to meet the minimum standards of the City's Storm Water Design Guidelines. The subject property is not encroached by a Special Flood Hazard Area per FEMA FIRM Panel 215F.

The subject property has frontage on University Drive East, a 6-lane Major Arterial on the City's Thoroughfare Plan. The property has access to Jane Street and Eisenhower Street, both local streets.

## **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 Concept Plan includes the consolidation and redevelopment of properties for a hotel and structured parking. The buildings are multi-story and placed close to the street to create an urban character. A small surface parking lot is proposed at the corner of University Drive East and Jane Street and an access drive connecting Jane Street to Eisenhower Street at the rear of the property. The proposed Concept Plan includes new sidewalk along all rights-of-way, which will provide opportunities for safe pedestrian activity. As redevelopment occurs in the area, more sidewalks will be built and create a network of pedestrian facilities.

Building Height – The hotel building will be approximately 95 feet tall and the two-level parking garage will be approximately 25 feet tall, at the highest point.

Drainage – The applicant states that the site sits at a hilltop and drainage from the site flows in four directions: to the northeast along University Drive East, to the southwest along University Drive East, to the west along Jane Street, and to the west along Eisenhower Street. The site will be graded to match or reduce the flows along University Drive East by reducing the drainage area, and the flows along Jane Street and Eisenhower Street will be matched or reduced by underground stormwater detention. There is no storm drain in any of the outfall locations, so all stormwater shall be released into the curb lines.

### **Requested Modifications**

The applicant has requested the following modifications from the requirements of the Unified Development Ordinance (UDO).

1. **Maximum Front Setback Requirement-** The applicant has requested to vary from **UDO Section 12-5.2 “Residential Dimensional Standards,”** specifically the maximum front setback requirement. The MU district requires a maximum front setback of 15 feet. The front setback may be increased to 85 feet to accommodate parking between the street and the building. Parking has been provided in front of the building, however, the driveway from Jane Street to the parking lot is required to be placed at least 130 feet from University Drive East to provide safer driveway spacing. This driveway and parking area also provides required fire truck access to ensure proper building fire protection coverage.
2. **Required Cross-Access Between Commercial Sites** – The applicant has requested to vary from **UDO Section 12-7.4.B.2 “Cross-Access Easements.”** Developing and redeveloping properties are required to provide cross-access to adjoining properties. Two potential locations were identified for an easement: across the front of the properties and through the parking lot along University Drive East, or across the properties along Eisenhower Street. The applicant states that as the hotel guest drop-off area there are safety concerns for the guests if through-traffic were allowed through the lot. The applicant also states that the alternative location along Eisenhower Street interferes with the amount of buildable area and placement of the garage. As an alternative, the Concept Plan includes a pedestrian cross access sidewalk along the front of the properties as well as cross access between Jane Street and Eisenhower Street at the rear of the property.

These properties sit on a small block of land where cross-access would not serve the same purpose for vehicular circulation as it would on a larger piece of property, such as a large shopping center with several pad sites. The cross-access at the back of the property will provide an alternative for crossing between Jane Street and Eisenhower Street without interfering with University Drive traffic. Cross-access easements also allow consumers the ability to access adjacent properties without leaving the larger property. The applicant states that it is unlikely that the consumers using the neighboring property would need to access the hotel; however, the guests who would like to access the adjacent property may utilize the sidewalk along the front of the properties as a safe pedestrian alternative.

3. **Non-Residential Architectural Standards for the Parking Garage-** The applicant has requested to vary from **UDO Section 12-7.10 “Non-Residential Architectural Standards”** (NRA) for the parking garage. A two-level garage is proposed. As a non-residential structure, it is required to meet the NRA standards, including requirements for building materials, façade and roofline articulation, architectural relief, and building

colors. The applicant states that the required architectural relief elements for both the horizontal façade and roofline present construction challenges as garages are typically built using precast concrete walls. As an alternative, the applicant is offering to use a green screen as a form of horizontal architectural relief at the same percentage standard (no more than 66 percent of the façade is permitted to be on the same plane). Additionally, the applicant is requesting a waiver to roofline articulation and allowable building material requirement as the use of concrete on facades facing a right-of-way will consist of more than 10 percent. The garage will meet building color standards.

### **Requested Zoning Condition**

The applicant has requested approval of the PDD Planned Development District with the condition that the zoning be made effective upon the sale of the subject properties to MH Hospitality.

### **Community Benefits**

The applicant identified the following community benefits to offset proposed meritorious modifications:

- The project includes the consolidation and rebuilding of several properties that have been identified as prime for redevelopment. These properties are adjacent to a major intersection in College Station and in proximity to other mixed-use developments, creating a desired urban feel to the area.
- The redevelopment will require upgrading substandard infrastructure, including new water and sewer lines and improving rights-of-way with curbing and sidewalks. These public improvements, while required, will be expedited with this project.
- The improvements to the property and infrastructure have the potential to be a catalyst for future redevelopments to surrounding properties and continue the urban renewal in the area.

### **STAFF RECOMMENDATION**

Staff recommend approval of the rezoning request.

### **SUPPORTING MATERIALS**

1. Application
2. Modifications Request Letter
3. Rezoning Map
4. Concept Plan



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

## ZONING MAP AMENDMENT (REZONING) APPLICATION PLANNED DISTRICTS

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

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

### MINIMUM SUBMITTAL REQUIREMENTS:

- \$315 - 1,165 Rezoning Application Fee.
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
- One (1) copy of a fully dimensioned Rezoning Map on 24"x36" paper showing:
  - a. Land affected;
  - b. Legal description of area of proposed change;
  - c. Present zoning;
  - d. Zoning classification of all abutting land; and
  - e. All public and private rights-of-way and easements bounding and intersecting subject land.
- Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
- A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to [pdsdigitalsubmittal@cstx.gov](mailto:pdsdigitalsubmittal@cstx.gov)).
- One (1) copy 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 June 18, 2015

NAME OF PROJECT Embassy Suites

ADDRESS 403, 405, 409 Jane Street and 400, 402, 406 A&B, 408 Eisenhower Street, 201 University Drive East

LEGAL DESCRIPTION (Lot, Block, Subdivision) See below

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

*Lots 3-11 and part of Lot 2, Block 'A', College Heights Subdivision and Lot 1, Black Eyed Pea Addition*

TOTAL ACREAGE 2.429 acres

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

Name Mitchell & Morgan, LLP c/o Crissy Hartl E-mail crissy@mitchellandmorgan.com  
Street Address 3204 Earl Rudder Freeway  
City College Station State TX Zip Code 77845  
Phone Number 979-260-6963 Fax Number \_\_\_\_\_

PROPERTY OWNER'S INFORMATION:

Name Richard Lemons and Gilbert Lemons E-mail Ricklemons92@gmail.com  
Street Address 301 Sophia Lane  
City College Station State TX Zip Code 77845  
Phone Number 979-255-1950 Fax Number \_\_\_\_\_

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

Name Ted Ent - MH Hospitality E-mail tent@machaik.com  
Street Address 11757 Katy Freeway  
City Houston State TX Zip Code 77079  
Phone Number 512-650-6029 Fax Number 281-596-6444

This property was conveyed to owner by deed dated 3/17/2005 and recorded in Volume 6573, Page 212 of the Brazos County Official Records.

Existing Zoning O Office, GC General Commercial Proposed Zoning PDD - Planned Development District

Present Use of Property Single-family and duplex residences, former restaurant

Proposed Use of Property Hotel

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

*The proposed development is for a hotel.*

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: Not applicable

Approximate percentage of non-residential land uses: Not applicable

**REZONING SUPPORTING INFORMATION**

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

*This area of College Station has been the target of desired redevelopment, where consolidating properties and creating an urban feel are encouraged. This proposed development would achieve that goal.*

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

*The proposed zoning of a PDD based on the MU Mixed Use district, is compatible with the Comprehensive Plan for this area, as it is designated as Urban Mixed Use. The comprehensive plan states that this "designation is generally for areas that should have the most intense development activities." The proposed base zoning district allows for this type of development.*

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

*The zoning districts and uses of the surrounding properties include GC General Commercial (First American Bank), O Office (including two office buildings and non-conforming residential uses), D Duplex (duplexes), MF Multi-Family (four-plexes). The zoning request is for PDD with MU Mixed Use as a base zoning. The proposed change will be compatible with the existing mix of commercial and residential uses, as a hotel satisfies both the residential and commercial component in the MU district.*

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

*Given the proximity to the major intersection of Texas Avenue and University Drive, the proximity to Texas A&M University, and other nearby mixed use developments, this area of College Station is ideal for urban style developments, such as those permitted by the MU district.*

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

*The uses permitted by the existing GC General Commercial and O Office zoning district are suitable for the property and many are also permitted in the MU Mixed Use district. This change is being requested due to the larger redevelopment by consolidating several properties into an urban style development.*

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

*The location of this property is appropriate for office developments, many of which are also permitted in the MU Mixed Use district.*

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

*Despite being very close to a major intersection and Texas A&M University, this older area of College Station has several challenges that have made redevelopment difficult. Those challenges include substandard utility and roadway infrastructure and non-conforming residential uses. This redevelopment will consolidate several properties and could potentially be a catalyst for future redevelopments in the area.*

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

*The purpose of the development is to consolidate properties and redevelop them into a hotel.*

### CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

*The hotel building will be approximately 95' and the two-level garage is expected to be around 25', at the highest point.*

2. Provide a general statement regarding the proposed drainage.

*The site sits at a hilltop and drainage from the site flows in four directions: to the Northeast along University, to the Southwest along University, to the west along Jane, and to the west along Eisenhower. The site will be graded to match or reduce the flows along University by reducing the drainage area, and the flows along Jane and Eisenhower will be matched or reduced by underground detention. There is no storm drain in any of the outfall locations, so all stormwater shall be released into the curb lines.*

3. List the general bulk or dimensional variations sought.

*See attached Bulk Variance letter.*

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

*See attached Bulk Variance letter.*

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

*The concept plan presents an urban style development along a high-traffic and commercial corridor. This development will add to the existing character of the surrounding area by redeveloping these underperforming sites into a more sustainable use of the property.*

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

*This property is identified in Redevelopment Area II in the Comprehensive Plan, which is described as having underperforming land uses close to two major corridors, making it ideal for redevelopment. This proposed development will be making use of the MU Mixed Use district as an incentive for redevelopment.*

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

*The existing and permitted uses on abutting sites include a bank, multi-family housing, offices, and other commercial uses. The proposed hotel as a mixed-use development is compatible with these developments and will not adversely affect their uses.*

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.

*This development will require improving and upgrading substandard streets and utilities in order to handle this facility. These improvements will serve not only the development, but the public as well.*

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.

*This redevelopment will include several necessary improvements to public infrastructure and will not be detrimental to the public health, safety, or welfare or materially injurious to the surrounding properties.*

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.

*The proposed concept plan will include new sidewalks along all rights of way, which will provide much needed opportunities for safe pedestrian activity. As redevelopment occurs in the area, more sidewalks will be built and create a network of pedestrian facilities. The proposed development will also meet driveway standards for safe vehicular circulation, especially to the traffic coming off of University Drive.*

Please note that a "complete site plan" must be submitted to Planning & Development Services for a formal review after he "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.*



*6/28/15*

*Gilbert R. Lemons*

*28 JUN 2015*

Signature and title

Date

*Property Owners*

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

*This redevelopment will include several necessary improvements to public infrastructure and will not be detrimental to the public health, safety, or welfare or materially injurious to the surrounding properties.*

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.

*The proposed concept plan will include new sidewalks along all rights of way, which will provide much needed opportunities for safe pedestrian activity. As redevelopment occurs in the area, more sidewalks will be built and create a network of pedestrian facilities. The proposed development will also meet driveway standards for safe vehicular circulation, especially to the traffic coming off of University Drive.*

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.

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*Peterson Equities LLC*  
  
Signature and title *Managing Member*

*June 29, 2015*  
Date

PROPERTY OWNER'S INFORMATION:

Name: Peterson Equities, LLC – Jeff Peterson

Street Address: 1912 Taft Avenue

City: Loveland

State: CO

Phone Number: 970-669-7000

Email: [petersonentities@gmail.com](mailto:petersonentities@gmail.com)

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

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



Jennifer Prochazka, AICP  
City of College Station  
Planning and Development Services  
P.O. Box 9960  
College Station, TX 77842

July 6, 2015

**Re: EMBASSY SUITES REDEVELOPMENT AT UNIVERSITY DRIVE AND JANE STREET/EISENHOWER STREET (REZ-PDD)**

Dear Jennifer,

As discussed, we are requesting the following bulk variances.

**Listed below are the bulk variances that we are seeking for the Embassy Suites rezoning:**

Understanding that we must choose a base zoning district for the residential development upon which we base all variance requests, we have chosen MU – Mixed Use as our base district.

1. The rezoning be conditional based on the sale of the property to MH Hospitality.
2. Allow for a variation to the maximum front setback requirement.

This district requires a maximum front setback of 15'. The front setback may be increased to 85' to accommodate a parking lot between the street and the building. Parking has been provided in front of the building, however, the driveway from Jane Street to the parking lot was required to be placed at least 130' from University Drive due to staff recommendation for driveway spacing standards. This driveway and parking area also provides required fire truck access to ensure proper building protection coverage.

3. A waiver to the required cross access easement between properties.

Developing and redeveloping properties are required to provide cross access to adjoining properties. Two potential locations were identified for an easement: across the front of the properties and through the parking lot along University, or across the properties along Eisenhower Street. The parking lot will be utilized as the hotel's guest drop off area and raises safety concerns for the guests if through-traffic were allowed through the lot. The alternative location along Eisenhower interferes with the amount of buildable area and placement of the garage. As an alternative, we have provided a pedestrian cross access sidewalk along the front of the properties, as well as cross access between Jane Street and Eisenhower Street at the back of the property.

These properties sit on a small block of land where cross access would not serve the same purpose for vehicular circulation as it would on a larger piece of property, such as a large shopping center with several padsites. The cross access at the back of the property will provide an alternative for crossing between Jane and Eisenhower without interfering with University Drive traffic. Cross access easements also allow consumers the ability to access adjacent properties without leaving the larger property. It is unlikely that the consumers using the neighboring property

would need to access the hotel; however, the guests who would like to access the adjacent property may utilize the sidewalk along the front of the properties as a safe pedestrian alternative.

4. A waiver to the Non-Residential Architectural standards for the garage

A two-level garage will be provided to accommodate parking for the hotel guests and staff. As a non-residential structure, it is required to meet the non-residential architectural standards, as spelled out in the UDO. Those standards include requirements for building materials, façade and roofline articulation, architectural relief and building colors. Required architectural relief elements for both the horizontal façade and roofline present construction challenges as garages are typically built using precast concrete walls. As an alternative, we are offering the use of green screens as a form of horizontal architectural relief at the same percentage standard. Additionally, we are asking for a waiver to roofline articulation and allowable building material requirements as the use of concrete on facades facing a right-of-way will consist of more than 10 percent. The garage will meet building color standards.

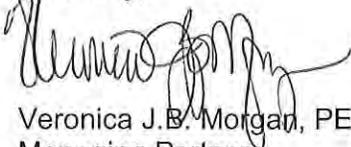
Garages in the Northgate districts are exempt from these standards, and we are asking for this garage to be held to the same standard as those built in the Northgate design districts.

As stated in the UDO, the purpose of the Planned Development district is to promote and encourage innovative development that is sensitive to surrounding land uses and to the natural environment. A PDD may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts. Finally, the PD District allows development to vary from certain development standards so long as there are community benefits which outweigh the requested modifications. We believe that this project offers a desired redevelopment opportunity and its community benefits certainly outweigh modifications being requested. These community benefits are as follows:

1. This project includes the consolidation and rebuilding of several properties that have been identified as prime for redevelopment. These properties are adjacent to a major intersection in College Station and in proximity to other mixed-use developments, creating a desired urban feel to the area.
2. The redevelopment will require upgrading substandard infrastructure, including new water and sewer lines and improving rights-of-way with curbing and sidewalks. These public improvements, while required, will be expedited with this project.
3. The improvements to the property and infrastructure have the potential to be a catalyst for future redevelopments to surrounding properties and continue the urban renewal in the area.

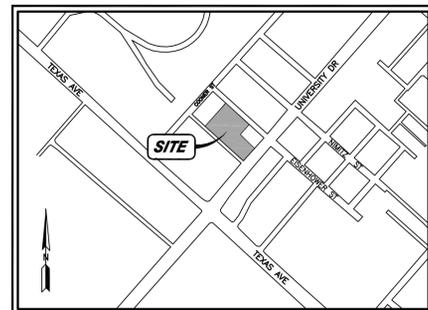
Thank you very much. If you have any questions please do not hesitate to call.

Sincerely,



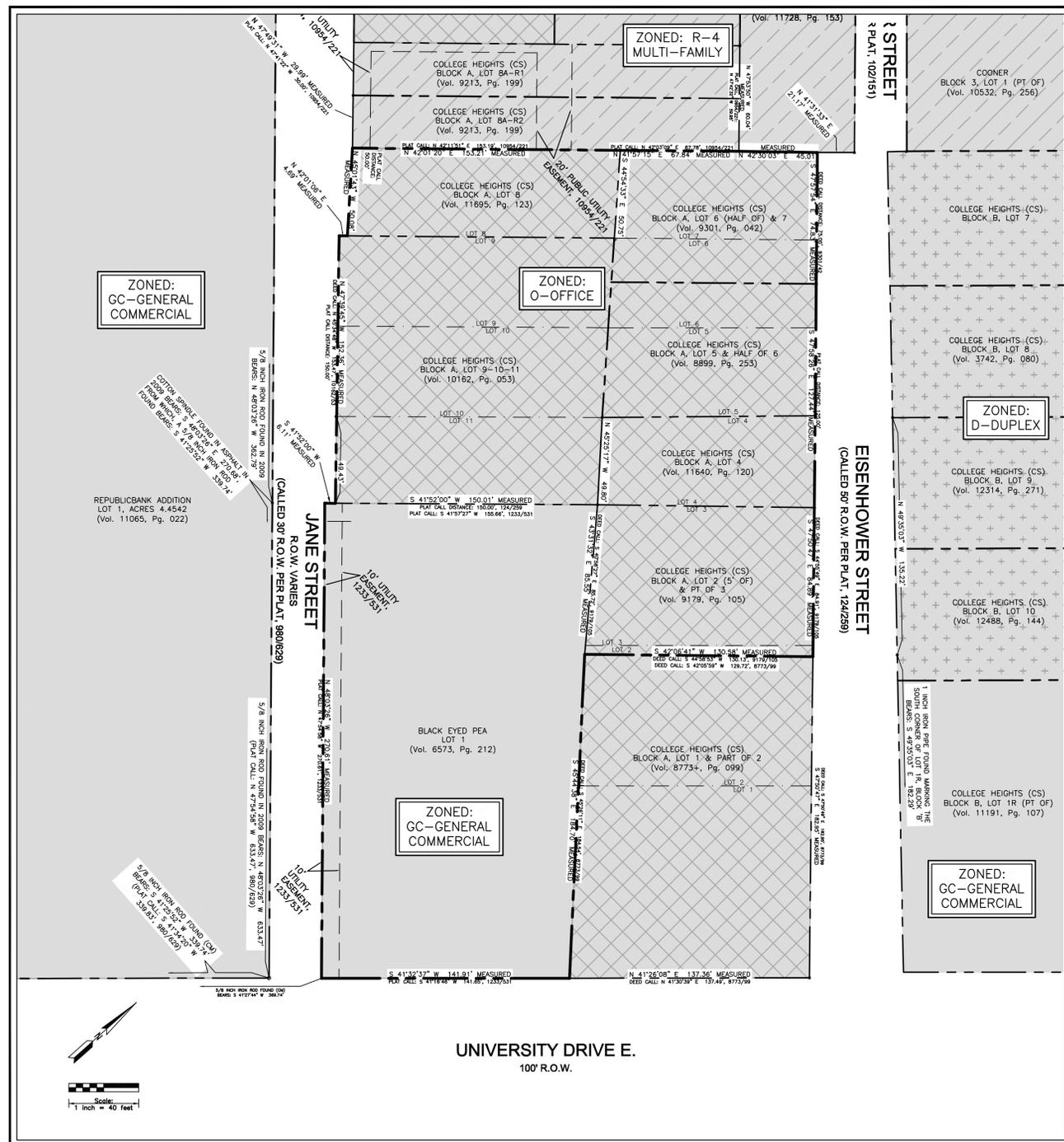
Veronica J.B. Morgan, PE, CFM  
Managing Partner

Cc: File

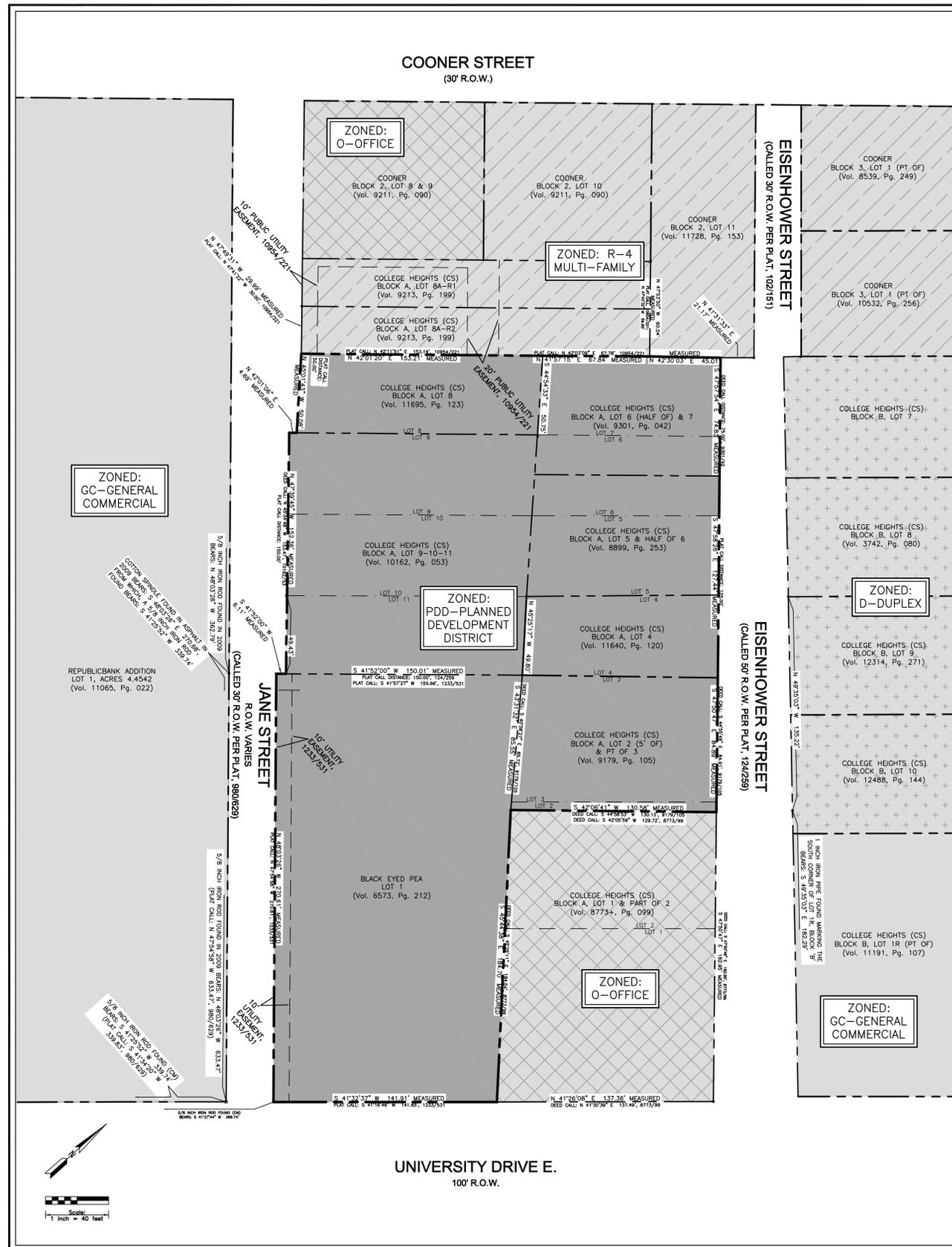


VICINITY MAP  
(NTS)

LEGEND	
	PDD - PLANNED DEVELOPMENT DISTRICT
	GC - GENERAL COMMERCIAL
	O - OFFICE
	R-4 - MULTI-FAMILY
	D - DUPLEX
	PROPERTY LINE
	LOT LINE
	EASEMENT



# EXISTING ZONING



# PROPOSED ZONING



T.979.260.6963  
F.979.260.3564

TX. FIRM # F-1443

3204 EARL RUDDER FWY. S.  
COLLEGE STATION, TX 77845

PLAN & DESIGN SPECIALISTS IN  
CIVIL ENGINEERING • HYDRAULICS  
HYDROLOGY • UTILITIES • STREETS  
SITE PLANS • SUBDIVISIONS

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assumed by M&M.

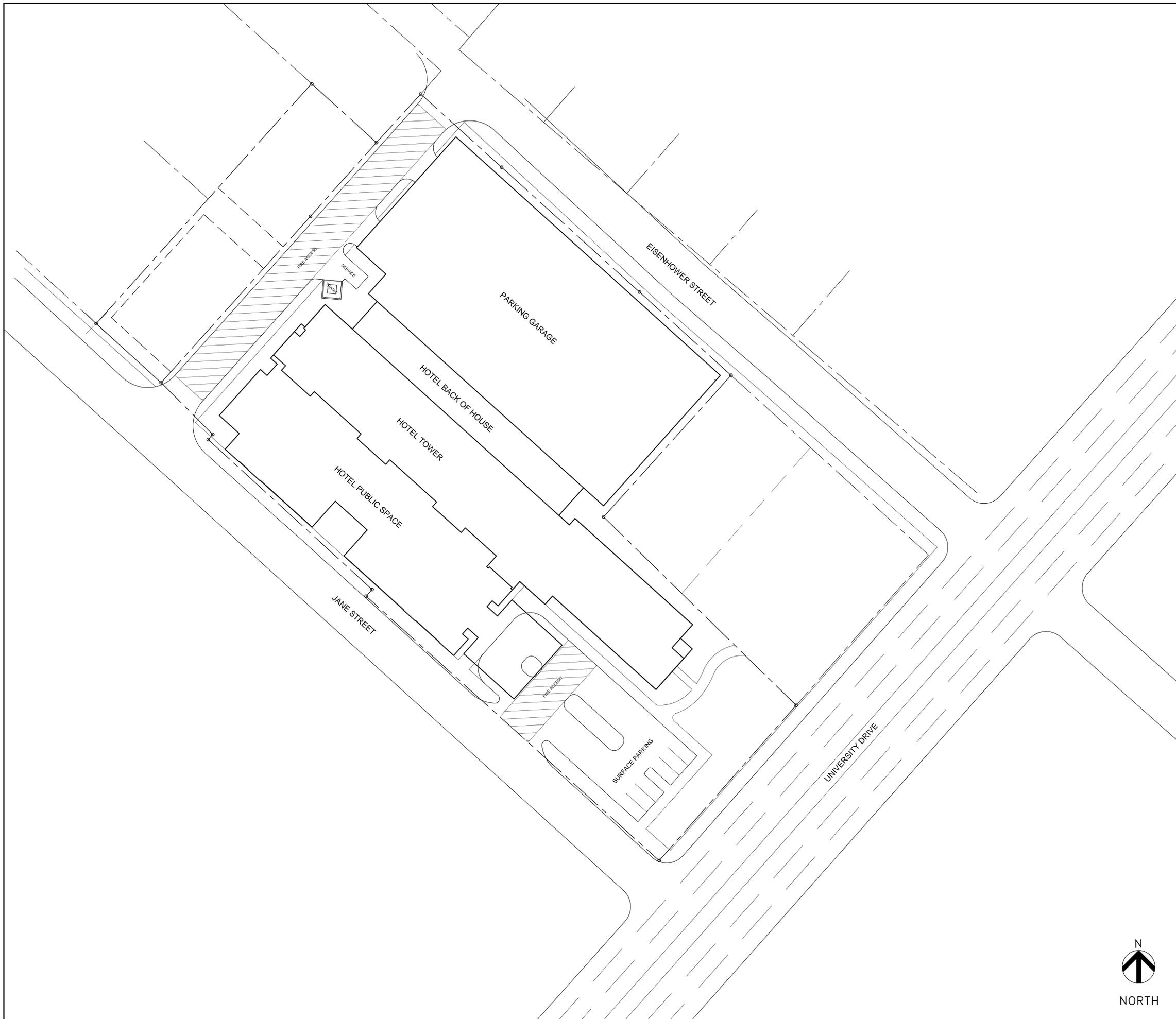
JUNE 2015  
Drawn By: D.M.J.U  
Checked By: V.B.M

Prepared For:  
TED ENT  
MH HOSPITALITY  
11757 KATY FRWY  
HOUSTON, TX 77079

Revisions

Re-Zoning Map  
EMBASSY SUITES REZONING

EX



ARCHITECTURE  
PLANNING  
INTERIORS

3221 WEST ALABAMA  
HOUSTON, TEXAS 77098  
713/522-1054  
713/522-4496 FAX

EMBASSY SUITES  
403, 405, 409 JANE ST; 400, 402, 406 A&B, 408  
EISENHOWER STREET; 201 UNIVERSITY DRIVE EAST  
COLLEGE STATION, TX  
LOTS 3-11 AND PART OF LOT 2, BLOCK 'A',  
COLLEGE HEIGHTS SUBDIVISION AND LOT 1, BLACK  
EYED PEA ADDITION

APPLICANT:  
MITCHELL & MORGAN, LLP c/o CRISSY HARTL  
3204 EARL RUDDER FREEWAY  
COLLEGE STATION, TX 77845  
979-260-6963

PROPERTY OWNER:  
RICHARD LEMONS AND GILBERT LEMONS  
301 SOPHIA LANE  
COLLEGE STATION, TX 77845  
979-255-1950

PROPERTY OWNER:  
PETERSON EQUITIES, LLC - JEFF PETERSON  
1912 TAFT AVENUE  
LOVELAND, CO  
970-669-7000

DEVELOPER:  
TED ENT - MH HOSPITALITY  
11757 KATY FREEWAY  
HOUSTON, TX 77079

SITE AREA: 2.429 ACRES (105,823 S.F.)

DATE OF SUBMITTAL: JULY 6, 2015

-NO FLOOD PLAIN ON SITE

NOTE: THE DEVELOPMENT WILL NOT INCLUDE  
PARKS, GREENWAYS, CONSERVATION AREAS,  
SCHOOLS, TRAILS OR BUFFER AREAS.

ALL SITE LIGHTING WILL COMPLY WITH CITY OF  
COLLEGE STATION ORDINANCES

**EMBASSY SUITES**  
College Station, Texas

DATE  
7/6/15 REZONING SUBMITTAL

PROJECT NUMBER:  
**1509**  
SHEET NUMBER:



**1 SITE PLAN**  
SCALE: 1" = 30'-0"  
SCALE: 1" = 30'-0"



## Legislation Details (With Text)

File #: 15-0408      Version: 1      Name: UDO Amendment - Single-Family Parking

Type: Unified Development Ordinance      Status: Agenda Ready

File created: 7/21/2015      In control: Planning and Zoning Commission Regular

On agenda: 8/6/2015      Final action:

Title: Public hearing, presentation, possible action, and discussion regarding an amendment to Chapter 12, "Unified Development Ordinance," Article 8 "Subdivision Design and Improvements," Section 12-8.3 "General Requirements and Minimum Standards of Design for Subdivisions within the City Limits," Section W "Single-Family Residential Parking Requirements for Platting," and Chapter 12, "Unified Development Ordinance," Article 11 "Definitions" Section 11.2 "Defined Terms" of the Code of Ordinances of the City of College Station, Texas, regarding Single-Family Residential Parking Requirements for Platting. Case #ORDA2015-000002 (J. Prochazka) (Note: Final action on this item is scheduled for the August 27, 2015 City Council meeting - subject to change.)

Sponsors: Jennifer Prochazka

Indexes:

Code sections:

Attachments: [Staff Memo](#)  
[Proposed Ordinance](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an amendment to Chapter 12, "Unified Development Ordinance," Article 8 "Subdivision Design and Improvements," Section 12-8.3 "General Requirements and Minimum Standards of Design for Subdivisions within the City Limits," Section W "Single-Family Residential Parking Requirements for Platting," and Chapter 12, "Unified Development Ordinance," Article 11 "Definitions" Section 11.2 "Defined Terms" of the Code of Ordinances of the City of College Station, Texas, regarding Single-Family Residential Parking Requirements for Platting. Case #ORDA2015-000002 (J. Prochazka) (Note: Final action on this item is scheduled for the August 27, 2015 City Council meeting - subject to change.)



## MEMORANDUM

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**DATE:** August 6, 2015

**TO:** Members of the Planning & Zoning Commission

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

**SUBJECT:** UDO Amendment –Single-Family Residential Parking Requirements for Platting. ORDA2015-000002

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**Item:** Public hearing, presentation, possible action, and discussion regarding an amendment to Chapter 12, “Unified Development Ordinance,” Article 8 “Subdivision Design and Improvements,” Section 12-8.3 “General Requirements and Minimum Standards of Design for Subdivisions within the City Limits,” Section W “Single-Family Residential Parking Requirements for Platting,” and Chapter 12, “Unified Development Ordinance,” Article 11 “Definitions” Section 11.2 “Defined Terms” of the Code of Ordinances of the City of College Station, Texas, regarding Single-Family Residential Parking Requirements for Platting.

**Background:** In 2012, the City Council’s Strategic Plan identified neighborhood parking issues as a problem affecting the City’s neighborhood integrity. In response, the Joint Neighborhood Parking Task Force consisting of members of the College Station City Council and Planning and Zoning Commission was formed through City Council Resolution. The Task Force created solutions to address neighborhood parking within three contexts: established neighborhoods with existing problems, established neighborhoods with emerging problems, and future neighborhoods with potential problems. City ordinances were adopted based on the report generated by the Task Force.

**Item Summary:** “Single-Family Residential Parking Requirements for Platting” is the section of the Subdivision Regulations that requires new single-family developments to mitigate potential neighborhood parking problems and maintain certainty of emergency vehicle access through subdivision design. The ordinance was adopted in 2013 in response to a report generated by the Joint Neighborhood Parking Task Force in 2012. Through application of these requirements over the past several years, staff has identified amendments to make the requirements easier to understand and apply. The proposed amendments to Section 12-8.3.W. of the Unified Development Ordinance are intended provide additional options and increased flexibility for single-family developments. Proposed changes include:

- Ordinance sections have been re-arranged for ease of use;

- An additional option that permits standard 27-foot wide streets with parking on one side (and no additional visitor parking) has been added;
- Now allows visitor parking spaces to back on to local streets when two or fewer spaces are provided in a pod;
- No longer allows on-street parking on narrow streets;
- The traffic calming section has been modified and a definition of “bulb-out” has been added;
- Right-of-way requirements for wider streets are now defined; and
- Alley-fed parking standards have been clarified / better defined.

Staff met with the Joint Neighborhood Parking Task Force in June to discuss the proposed changes, and a two week public review period was offered in July to receive feedback on the amendment. Staff received several comments and/or questions related to the ordinance amendment and made revisions as necessary.

**Attachments:**

- 1) Proposed Ordinance Language

## **Article 8. Subdivision Design and Improvements**

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

#### **W. Single-Family Residential Parking Requirements for Platting.**

##### **1. Purpose.**

The purpose of this Section is to establish requirements for new single-family and townhouse parking to aid in reducing neighborhood parking problems and maintain certainty of access for emergency vehicles on local streets.

##### **2. General Requirements.**

This Section applies to all new single-family and townhouse subdivisions.

- a. Each phase of a multi-phase project shall comply with this Section.
- b. Subdivisions may utilize multiple Residential Parking Options so long as each phase meets requirements and all options are listed on the plat.
- c. Replats, Amending Plats, Vacating Plats, and Development Plats are exempt from this section unless new streets are proposed with the subdivision.
- d. All "No Parking" areas shall be depicted on the Preliminary Plan.
- e. All "No Parking" signs shall be placed along the street to ensure adequate emergency access. The developer shall provide and install, at no cost to the City, all "No Parking" signs and associated poles and hardware to the City's specifications.
- f. Parking only may be removed on one or both sides of a street upon the City Council approving an ordinance removing parking from the street.
- g. Where on-street or alley parking is utilized in a townhouse subdivision, driveways shall be designed to allow a minimum of one (1) on-street or alley parking space per four (4) dwelling units. Driveway layouts shall be provided with the final plat.

##### **3. Residential Parking Options.**

In order to provide adequate access for emergency vehicles, new single-family and townhouse subdivisions shall provide one option from the following:

###### **a. Wide Streets**

- 1) Pavement width shall be a minimum of thirty-two (32) feet, up to a maximum of thirty-eight (38) feet.
- 2) In addition to the right-of-way specified for the Residential Street Section in the B/CS Unified Design Guidelines, additional right-of-width shall be dedicated equivalent to the increase in pavement width over twenty-seven (27) feet.
- 3) In order to minimize adverse traffic impacts on residential neighborhoods, bulb-outs shall be provided at intersections of local streets. Bulb-outs shall not be required where a local street intersects a street classified as a collector or greater.
- 4) As determined by the Development Engineer, engineering judgment shall override the requirement for bulb-outs set forth in this section if warranted by specific traffic conditions.

###### **b. Narrow Streets**

- 1) Pavement width shall be a minimum of twenty-two (22) feet, up to a maximum of twenty-four (24) feet.
- 2) No parking is allowed on Narrow Streets, so as to ensure emergency vehicle access. Narrow Streets must meet fire service standards as described in the City of College Station Site Design Standards.
- 3) To provide adequate parking in residential neighborhoods, subdivisions choosing to incorporate narrow streets shall incorporate additional parking spaces through either the provisions of visitor alley-fed parking areas or visitor parking areas. (See additional requirements for visitor alley-fed off-street parking and visitor parking areas below).

**c. Standard Streets**

- 1) Standard Streets shall be designed in accordance with the Residential Street Section in the B/CS Unified Design Guidelines.
- 2) Parking shall be removed from one or both sides of Standard Streets.
- 3) To provide adequate parking in residential neighborhoods, subdivisions choosing to remove parking from both sides of a Standard Street shall incorporate additional parking spaces through the provisions of Visitor Alley-Fed Off-Street parking or Visitor Parking Areas. Visitor Alley-Fed Off-Street Parking and Visitor Parking Areas have additional requirements, as specified below.

**d. Wide Lot Frontages**

- 1) All lot widths shall be a minimum of seventy (70) feet, as measured at the front setback.

**e. Visitor Alley-Fed Off-Street Parking**

- 1) Visitor Alley-Fed Off-Street Parking spaces shall be provided at a rate of one (1) parking space per four (4) dwelling units. Visitor Alley-Fed Off-Street Parking is in addition to minimum off-street parking requirements. The Off-Street Parking Standards Section of this UDO lists additional requirements.
- 2) Off-street parking spaces shall be located in an access easement or private common area.

**f. Visitor Parking Areas**

- 1) Visitor parking shall:
  - a) be provided at a rate of one (1) parking space per four (4) dwelling units,
  - b) meet requirements of Off-Street Parking Standards and Access Management and Circulation sections, except requirements of Alternative Parking Plans, and except as specifically exempted below;
  - c) be developed at the same time as public infrastructure,
  - d) be located no farther than five hundred (500) feet from the lot it is meant to serve. This distance shall be measured by a walkable route,
  - e) be located in a common area and maintained by a Homeowners Association,
  - f) be designed to prohibit backing maneuvers onto public streets, with the exception that two or fewer parking spaces constructed to single-family driveway and parking standards are permitted backing maneuvers when accessing a local street.
  - g) not be counted towards common open space requirements for Cluster Developments.

- 2) Visitor parking areas adjacent to a right-of-way shall be screened from the right-of-way. Screening is required along one hundred (100) percent of the street frontage (such as ten (10) shrubs for every thirty (30) linear feet of frontage), with the exception of areas within the visibility triangle. Screening may be accomplished using plantings, berms, structural elements, or combinations thereof, and must be a minimum of three (3) feet above the parking lot pavement elevation. Walls and planting strips shall be located at least two (2) feet from any parking area. Where the street and the adjacent site are at different elevations, the Administrator may alter the height of the screening to ensure adequate screening. Fifty (50) percent of all shrubs used for screening shall be evergreen. Two or fewer parking spaces constructed to single-family driveway and parking standards are not required to be screened from the adjacent right-of-way.
  - 3) Visitor parking areas may be constructed of permeable surfaces as allowed in the Off-Street Parking Standards.
4. Private parking constructed for the use of subdivision amenities, such as a community pool, may be counted toward Visitor Parking, if it meets all other requirements listed above and does not use permeable materials for private parking area surfaces.