



# College Station, TX

City Hall  
1101 Texas Ave  
College Station, TX 77840

## Meeting Agenda - Final

### Planning and Zoning Commission Workshop

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

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**Thursday, January 7, 2016**

**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. Discussion of new development applications submitted to the City.  
New Development Link: [www.cstx.gov/newdev](http://www.cstx.gov/newdev)
4. [15-0745](#) Discussion of Minor and Amending Plats approved by Staff.  
\*Final Plat ~ Minor Plat ~ Richards Addition Block 2, Lots 9A & 9B  
~ Case # FP2015-000028 (M. Thomas)
5. [15-0784](#) Presentation, possible action, and discussion regarding the status of items within the 2015 P&Z Plan of Work.  
  
**Sponsors:** Hitchcock  
**Attachments:** [2015 Plan of Work](#)
6. [15-0779](#) Presentation, possible action, and discussion regarding a Semi-Annual Report on Impact Fees 92-01, 97-01, 97-02B, 99-01, and 03-02.  
  
**Sponsors:** Cotter  
**Attachments:** [Impact Fee Semi-Annual Report](#)  
[Impact Fee Service Areas Map](#)  
[Current Land Use Maps per Impact Fee Area](#)
7. [15-0776](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:  
\*Thursday, January 14, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison - Kee)  
\*Thursday, January 21, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
8. [15-0746](#) Presentation, possible action, and discussion regarding an update on the following items:  
\*A Rezoning for approximately 5 acres located at 410 William D. Fitch Parkway from PDD Planned Development District to PDD Planned Development District. The Planning & Zoning Commission

heard this item on December 3, 2015 and voted (4-1) to recommend approval. The City Council heard this item on December 10, 2015 and voted (7-0) to approve the request.

\*A Rezoning for approximately 1 acre located at 1804 Ponderosa Drive from CI Commercial Industrial to GC General Commercial. The Planning & Zoning Commission heard this item on November 19, 2015 and voted (4-0) to recommend approval. The City Council heard this item on December 10, 2015 and voted (7-0) to approve the request.

\*A Comprehensive Plan Amendment to Chapter 6 - Transportation and the Thoroughfare Plan. The Planning & Zoning Commission heard this item on November 5, 2015 and voted (4-0) to recommend approval. The City Council heard this item on December 10, 2015 and voted (6-1) to approve the request including the Luther Street West extension.

\*A Comprehensive Plan Amendment amending the text in Chapter 2 "Community Character," Chapter 3 "Neighborhood Integrity," Chapter 4 "Economic Development," Chapter 5 "Parks, Greenways and the Arts," and Chapter 7 "Municipal Services and Facilities". Planning & Zoning heard this item on November 19, 2015 and voted (4-0) to recommend approval. City Council Heard this item on December 10, 2015 and voted (7-0) to approve the request.

\*A Comprehensive Plan Amendment amending the Comprehensive Plan Future Land Use and Character Map. Planning & Zoning heard this item on November 19, 2015 and voted (4-0) to recommend approval of areas A, B and C and voted (4-0) to recommend denial of area E. The City Council heard this item on December 10, 2015 and voted (7-0) to approve the request for area A, (4-3) to approve the request for area B, (5-2) to approve the request for area C as recommended by the P&Z Commission, and (7-0) to deny the request for area E.

\* An Ordinance Amendment for multi-family parkland dedication. The Planning & Zoning Commission heard this item on November 19, 2015 and voted (4-0) to recommend approval. The City Council heard this item on December 10, 2015 and voted (7-0) to approve the request.

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

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

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



## Legislation Details (With Text)

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**File #:** 15-0745      **Version:** 1      **Name:** Minor / Amending Plats  
**Type:** Updates      **Status:** Agenda Ready  
**File created:** 12/7/2015      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 1/7/2016      **Final action:**  
**Title:** Discussion of Minor and Amending Plats approved by Staff.  
\*Final Plat ~ Minor Plat ~ Richards Addition Block 2, Lots 9A & 9B ~ Case # FP2015-000028 (M. Thomas)

**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 ~ Richards Addition Block 2, Lots 9A & 9B ~ Case # FP2015-000028 (M. Thomas)



## Legislation Details (With Text)

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**File #:** 15-0784      **Version:** 1      **Name:** 2015 P&Z Plan of Work Update  
**Type:** Updates      **Status:** Agenda Ready  
**File created:** 12/30/2015      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 1/7/2016      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding the status of items within the 2015 P&Z Plan of Work.  
**Sponsors:** Molly Hitchcock  
**Indexes:**  
**Code sections:**  
**Attachments:** [2015 Plan of Work](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the status of items within the 2015 P&Z Plan of Work.

## 2015 Planning & Zoning Commission Plan of Work

### Comprehensive Plan Implementation

<b>Implementation of Adopted Plans</b>	
<p>Summary:</p> <p>Implementation of adopted master plans and <a href="#">neighborhood, district, and corridor plans</a>, namely: <a href="#">Central College Station</a>, <a href="#">Eastgate</a>, <a href="#">Southside Area</a>, <a href="#">Wellborn Community</a>, and <a href="#">South Knoll Area</a> neighborhood plans, and <a href="#">Bicycle, Pedestrian &amp; Greenways</a>, <a href="#">Parks and Recreation</a>, Water, Waste Water, <a href="#">Medical District</a>, and <a href="#">Economic Development</a> master plans.</p>	<p>Project Dates:</p> <p>3/26/15: Council awarded contract to Freese &amp; Nichols to update the Wastewater Master Plan.</p> <p>3/26/15: Council approved all-way stop at Lincoln Avenue and Tarrow Street (Eastgate Plan).</p> <p>5/28/15: Council awarded construction contract for Eisenhower Street extension between Lincoln Avenue and Ash Street (Eastgate Plan).</p> <p>June 2015: Sidewalk constructed along Normand Drive between Rock Prairie and Pondersoa (Central College Station Plan).</p> <p>June 2015: Bike lanes on Holleman Drive restriped (Southside and South Knoll Area Plans).</p> <p>July 2015: Sidewalk gap filled on Tarrow Street by Fire Station 6 (Eastgate Plan).</p> <p>7/9/15: Council approved all-way stop at Walton Drive and Francis Drive (Eastgate Plan).</p> <p>7/9/15: Council approved Infrastructure and Economic Development Agreement for much of Rock Prairie MMD #2 area (Medical District Master Plan).</p> <p>August 2015: Design complete for a sidewalk on Wellborn Road from Southwest Parkway to Luther Street (Southside Area Plan).</p> <p>8/27/15: Council approved McCulloch Neighborhood Conservation Overlay (Southside Area Plan).</p> <p>9/16/15: Public meeting regarding the design of sidewalk on Guadalupe Drive (South Knoll Area Plan).</p> <p>9/21/15: Council awarded construction contract for intersection improvements at George Bush Drive at Dexter Drive, George Bush Drive at Timber Street, Holleman Drive at Eleanor Street, and Holleman Drive at Welsh Avenue (Southside Area Plan).</p> <p>September 2015: Park improvements in South Knoll area under contract to add benches, bike racks, and picnic units (South Knoll Area Plan).</p>

	<p>September 2015: Design complete for a sidewalk on Dominik Drive from Stallings Drive to Munson Avenue (Eastgate Plan).</p> <p>10/8/15: Council approved an Economic Development Agreement for College Station Science Park (Economic Development Master Plan).</p> <p>10/22/15: Council awarded construction contract for sidewalk on Dominik Drive between Stallings Drive and Munson Avenue. (Eastgate Plan).</p> <p><b>12/10/15: Council awarded construction contract for sidewalk on Guadalupe Drive (South Knoll Plan).</b></p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

<b><u>Five-Year Comprehensive Plan Report</u> Implementation</b>	
<p>Summary:</p> <p>Implementation of general items and tasks identified in the <a href="#">Five-Year Comprehensive Plan Report</a>.</p>	<p>Project Dates:</p> <p>11/19/15: P&amp;Z recommended approval of the identified text amendments to the Comprehensive Plan</p> <p><b>12/10/15: Council adopted the identified text amendments to the Comprehensive Plan.</b></p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

<b><u>Annexation Task Force</u></b>	
<p>Summary:</p> <p>Implement the <a href="#">Five-Year Comprehensive Plan Report</a> by creating a task force of elected officials, appointed officials, and staff to update timing and priorities of future annexations including the potential development of a three-year annexation plan.</p>	<p>Project Dates:</p> <p>5/28/15: Council adopted resolution to create Joint Annexation Task Force.</p> <p>6/4/15: P&amp;Z appointed 3 members to Task Force.</p> <p>6/23/15: Initial Task Force meeting held.</p> <p>7/10/15: Task Force meeting.</p> <p>8/14/15: Task Force meeting.</p> <p>8/28/15: Task Force meeting.</p> <p>9/11/15: Task Force meeting.</p> <p>10/9/15: Task Force meeting.</p> <p>10/30/15: Task Force meeting.</p> <p>11/20/15: Task Force meeting.</p> <p>12/14/15: Task Force meeting.</p> <p><b>1/11/16: Task Force meeting.</b></p>
Staff Assigned: L. Simms	Anticipated Initiation: May 2015

<b>Future Land Use and Character Map Assessments</b>	
<p>Summary: Implement the <a href="#">Five-Year Comprehensive Plan Report</a> by evaluating the appropriateness of the existing Future Land Use and Character designations for five areas and recommend amendments as necessary. Priority will be given to Area A (Wellborn Road near Barron Road) and Area B (Greens Prairie Road at Greens Prairie Trail).</p>	<p>Project Dates: 11/19/15: Public hearing and P&amp;Z recommendation on assessments and proposed land use changes. <b>12/10/15: Council adopted proposed land use changes for Areas A, B, and C.</b></p>
Staff Assigned: J. Prochazka	<b>Item Completed: December 2015</b>

<b>Harvey Mitchell District Plan</b>	
<p>Summary: Implement the <a href="#">Five-Year Comprehensive Plan Report</a> by initiating the Harvey Mitchell District Plan as identified in the <a href="#">Comprehensive Plan</a>.</p>	<p>Project Dates:</p>
<b>Staff Assigned: P&amp;DS Staff</b>	Anticipated Initiation: Fall 2015

<b>Land Use Inventory/Housing Needs</b>	
<p>Summary: Implement the <a href="#">Five-Year Comprehensive Plan Report</a> by maintaining up-to-date percentages of available and utilized land and evaluating whether all of the City's future housing needs are being met.</p>	<p>Project Dates: 1/21/16: Land use inventory presentation at P&amp;Z Workshop.</p>
Staff Assigned: M. Bombek	Anticipated Initiation: Summer 2015

<b>Non-Residential Architectural Standards</b>	
<p>Summary: Implement the <a href="#">Five-Year Comprehensive Plan Report</a> by revising the existing non-residential architectural requirements to reflect current practices and allow more flexibility in design.</p>	<p>Project Dates: April 2015: Public comment period of draft ordinance. 5/4/15: BPG Advisory Board recommended approval with minor changes. 5/7/15: P&amp;Z recommended approval of proposed ordinance. 5/28/15: Council adopted proposed ordinance. 12/3/15: P&amp;Z Workshop discussion on requirements for commercial-industrial uses.</p>
Staff Assigned: J. Schubert	Item Completed: May 2015

<b><u>Thoroughfare Plan</u></b>	
<p>Summary:</p> <p>Implement the <a href="#">Five-Year Comprehensive Plan Report</a> by updating the Thoroughfare Plan based on new traffic counts and capacity data and evaluate if changes are needed to the existing street section standards.</p>	<p>Project Dates:</p> <p>9/10/14: Entered into contract with Kimley-Horn and Associates, Inc to update Thoroughfare Plan.</p> <p>11/5/15: P&amp;Z recommended approval of ordinance amending Comprehensive Plan Chapter 6 Transportation and the Thoroughfare Plan with removal of Luther Street West extension.</p> <p><b>12/10/15: Council adopted ordinance amendment with inclusion of future Luther Street West extension.</b></p>
Staff Assigned: D. Singh	<b>Item Completed: December 2015</b>

<b>Walton Drive Commercial Overlay</b>	
<p>Summary:</p> <p>Implement the <a href="#">Eastgate Neighborhood Plan</a> by creating a zoning overlay to address parking and other non-conformities for the commercial area at Walton Drive and Texas Avenue.</p>	<p>Project Dates:</p>
<b>Staff Assigned: P&amp;DS Staff</b>	Anticipated Completion: Fall 2015

<b>Wellborn Zoning Districts</b>	
<p>Summary:</p> <p>Implement the <a href="#">Wellborn Community Plan</a> by creating new or modified zoning districts as described in the Plan.</p>	<p>Project Dates:</p> <p>11/10/15: Stakeholder meeting regarding zoning concepts at Greens Prairie Elementary.</p>
Staff Assigned: J. Bullock	Anticipated Initiation: Summer 2015

## Research, Education, and Other Items

<b><u>Bicycle, Pedestrian, and Greenways Master Plan Update</u></b>	
<p>Summary:</p> <p>Receive update on implementation of the plan and its framework for addressing bicycle and pedestrian needs on City-wide and neighborhood scales.</p>	<p>Project Dates:</p> <p>10/1/15: Presentation at P&amp;Z Workshop.</p>
Staff Assigned: V. Garza	Item Completed: October 2015

<b>Easterwood Airport Master Plan</b>	
<p>Summary:</p> <p>Receive a report on the Easterwood Airport Master Plan and consider potential implications of any future plans for expansion.</p>	<p>Project Dates:</p> <p>11/13/15: Presentation at Joint P&amp;Z Commission meeting with City of Bryan.</p>
Staff Assigned: M. Hitchcock	Item Completed: November 2015

<b><u>Economic Development Master Plan Update</u></b>	
<p>Summary:</p> <p>Receive an update regarding the components of the Economic Development Master Plan and its implementation.</p>	<p>Project Dates:</p> <p>4/16/15: Update provided at P&amp;Z Workshop.</p>
Staff Assigned: N. Ruiz	Item Completed: April 2015

<b>Parkland Dedication Basis</b>	
<p>Summary:</p> <p>Discuss possibilities of revising parkland dedication requirements to be based on a per bedroom basis instead of per dwelling unit.</p>	<p>Project Dates:</p> <p>7/16/15: Discussion at P&amp;Z Workshop.</p> <p>9/3/15: Discussion at P&amp;Z Workshop.</p> <p>10/15/15: Joint Workshop discussion with Parks &amp; Recreation Advisory Board.</p> <p>10/28/15: Stakeholder meeting to present concept of multi-family parkland on a per bedroom basis.</p> <p>11/10/15: Proposed amendment presented to Parks &amp; Recreation Advisory Board.</p> <p>11/19/15: P&amp;Z recommended approval of proposed ordinance amendment.</p> <p><b>12/10/15: Council adopted proposed ordinance amendment.</b></p>
Staff Assigned: J. Prochazka/Legal Staff	<b>Item Completed: December 2015</b>

<b>Parkland Dedication Funds</b>	
<p>Summary:</p> <p>Receive an update regarding the tracking and timing of expenditures in the various park zones.</p>	<p>Project Dates:</p> <p>November 2015: Summary memo of park zone account balances sent to P&amp;Z.</p>
Staff Assigned: Parks & Recreation Staff	Item Completed: November 2015

<b>Planning &amp; Development Services Organizational Review</b>	
<p>Summary:</p> <p>Review progress of implementation of the report that included policy discussions, ordinance revisions, and process and service improvements.</p>	<p>Project Dates:</p> <p>7/2/15: Update provided at P&amp;Z Workshop.</p>
Staff Assigned: L. Simms	Item Completed: June 2015

<b>Review of Adopted Plans</b>	
<p>Summary:</p> <p>After action review of adopted planning areas, specifically Northgate, <a href="#">BioCorridor</a>, and <a href="#">Medical Districts</a>.</p>	<p>Project Dates:</p> <p>12/16/15: Overview of Medical District Master Plan at P&amp;Z Workshop.</p>
Staff Assigned: P&DS/Economic Development Staff	Anticipated Initiation: Fall 2015

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



## Legislation Details (With Text)

**File #:** 15-0779      **Version:** 1      **Name:** Impact Fee Semi-Annual Report  
**Type:** Impact Fees      **Status:** Agenda Ready  
**File created:** 12/29/2015      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 1/7/2016      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding a Semi-Annual Report on Impact Fees 92-01, 97-01, 97-02B, 99-01, and 03-02.  
**Sponsors:** Carol Cotter  
**Indexes:**  
**Code sections:**  
**Attachments:** [Impact Fee Semi-Annual Report](#)  
[Impact Fee Service Areas Map](#)  
[Current Land Use Maps per Impact Fee Area](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Semi-Annual Report on Impact Fees 92-01, 97-01, 97-02B, 99-01, and 03-02.



CITY OF COLLEGE STATION

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

**MEMORANDUM**

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**DATE:** January 7, 2016  
**TO:** Planning and Zoning Commission  
**FROM:** Carol Cotter, P.E., Asst. City Engineer  
**SUBJECT:** Semi-Annual Report – Impact Fees 92-01, 97-01, 97-02B, 99-01, 03-02

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Local Government Code requires Semi-Annual Reporting in order to monitor the progress of impact fees and to determine when an update to the fee study is necessary. Additionally, the last Update was completed in November 2013. There have been no major changes in the impact fee programs since that update. Staff recommends that the Advisory Committee forward this report to City Council.

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

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

Currently the City of College Station has five impact fees in existence of which all associated construction is complete. As noted, all five of the impact fees underwent a 5-Year Update in 2013 in accordance with State Law. The following is a current status report for each of the five impact fees. (To facilitate review, data from previous 6 months are presented in bold font.):

92-01 Sanitary Sewer ( Graham Road ) ( 508 ac. ) \$339.63/LUE

This fee was initially implemented in 1992 at \$152.18 /LUE and was revised in 1996 to \$289.77/LUE after approval of updated Land use Assumptions and Capital Improvements Plan (CIP), revised again to the \$232.04/LUE in 2000, revised again to \$316.07 in 2008, and to the current amount in November 2013. The CIP consisted of three phases originally estimated at \$543,000 which have all been completed at a combined cost of \$473,518.72. Fees collected over the last reporting period are **\$0.00** for total amount of **\$324,292.38** (per Account #92509000 4560). The remaining amount eligible for collection is about **\$42,682**. The total amount to be recovered through impact fees is anticipated at **77%** of original construction cost.

97-01 Sanitary Sewer ( Spring Creek – Pebble Hills) ( 2000 ac.) \$144.01/LUE

This fee was implemented in December 1997 at \$349.55/LUE, was revised to \$98.39 in 2008, and was revised to the current amount in November of 2013. The CIP consisted of Phase I (east of Hwy 6) and Phase II (west of Hwy 6). Phase I estimated to cost \$1,000,000 was completed in 1999 at a cost of \$631,214.59. Phase II was estimated to cost \$1,350,000 and was completed at a cost of \$813,752.00. The total actual cost was \$1,444,966.59. Fees collected over the last reporting period are **\$19,755.78** for total amount of **\$655,105.77** (per Acct #92519000 4560). The remaining amount eligible for collection is about **\$771,036**. The total amount to be recovered through impact fees is anticipated at **98%** of original construction cost.

97-02B Sanitary Sewer ( Alum Creek – Nantucket) ( 608 ac. ) \$44.71/LUE

This fee was implemented in December 1997 at \$243.38/LUE, was revised to \$59.42 in 2008, and was revised to the current amount in November of 2013. The CIP consisted of running a 15-inch sanitary sewer line from the south end of the College Station Business Park westerly along Alum Creek to the east ROW of Highway 6. The project was estimated to cost \$390,000 and was completed in 1999 at a cost of \$214,270.87. Fees collected over the last reporting period are **\$447.10** for total amount of **\$25,590.49** (per Acct #92529000 4560). The remaining amount eligible for collection is about **\$100,354**. The total amount to be recovered through impact fees is anticipated at **57%** of original construction cost.

99-01 Water ( Harley )( 158 ac. ) \$996.03/LUE

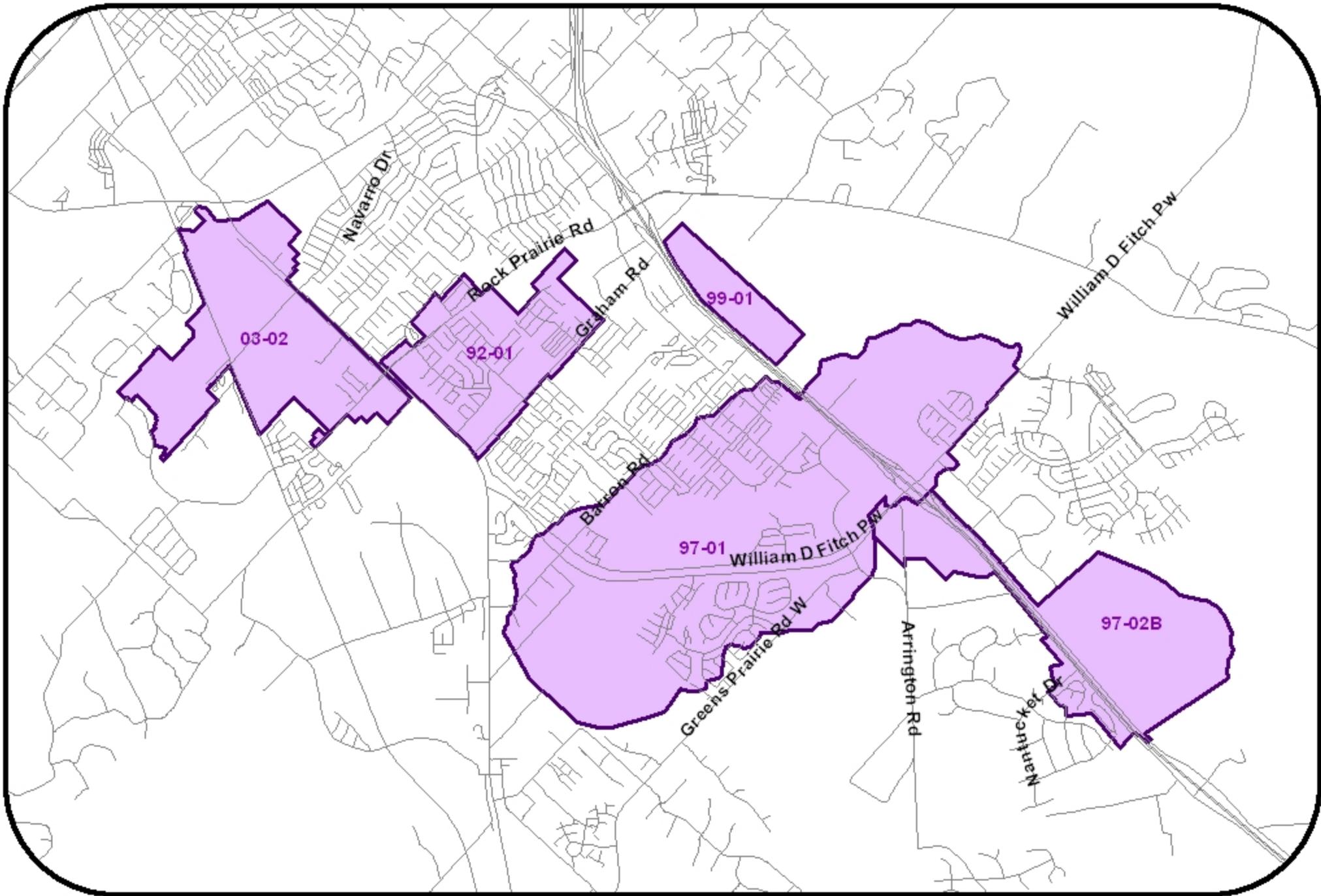
This fee was implemented in April 1999 at \$550.00/LUE, was revised to \$769.91 in 2008, and was revised to the current amount in November of 2013. The CIP consisted of running an 18-inch water line south along the east ROW of Highway 6 approximately 4,800 feet. The line was estimated to cost \$312,000 (the impact fee is based on an 8" line @ \$165,000). A 2,400-foot section of the 18-inch line was constructed in 1999 from the south end at a total cost of \$342,977.73. Fees collected over the last reporting period are **\$7,470.23** for total amount of **\$72,211.11** (per Acct #92409000 4560). The remaining amount eligible for collection is about **\$272,374**. The total amount to be recovered through impact fees is anticipated at **99%** of original construction cost.

03-02 Sanitary Sewer ( Steeplechase ) ( 715 ac. ) \$144.87/LUE

This fee was initially implemented in June 2003 at \$300.00/LUE, was revised to \$357.74 in 2009, and was revised to the current amount in November of 2013. This CIP was constructed in two phases of sanitary sewer line construction in compliance with the proposed construction in the original report establishing the fee. Phase one crossed Wellborn Road and terminated at Old Wellborn Road consisting of 2,347 linear feet of 18-inch sewer line with a construction cost of \$296,642. Phase two was completed in 2006 and continued the line along Old Wellborn Road and terminated across RPR West. Phase two consisted of 6,281 linear feet of 12-inch line and 2,062 linear feet of 18-inch line for a construction cost of \$529,088 and a land cost of \$87,133. The design cost for the combined phases was \$148,023. The total actual cost was \$1,091,886 which was less than the original report estimated at \$1,596,137. Fees collected over the last reporting period are **\$10,720.38** for total amount of **\$211,579.70** (per Acct #253-0000-287.51-13). The remaining amount eligible for collection is about **\$861,890**. The total amount to be recovered through impact fees is anticipated at **94%** of original construction cost.

<b>Impact Fee Area</b>	<b>Effective Buildout LUE</b>	<b>Current Impact Fee Rate</b>	<b>Amount Collected</b>	<b>Remaining Capital Investment to Recoup</b>
92-01 Graham	1710	\$ 339.63	\$324,292	\$ 42,682
97-01 Spring Creek	8565	\$ 144.01	\$655,106	\$771,036
97-02B Alum	2656	\$ 44.71	\$100,353	\$100,354
99-01 Harley	396	\$ 996.03	\$272,374	\$272,374
03-02 Steeplechase	7051	\$ 144.87	\$211,580	\$861,890
		<b>Total</b>	<b>\$1,563,705</b>	<b>\$2,048,336</b>

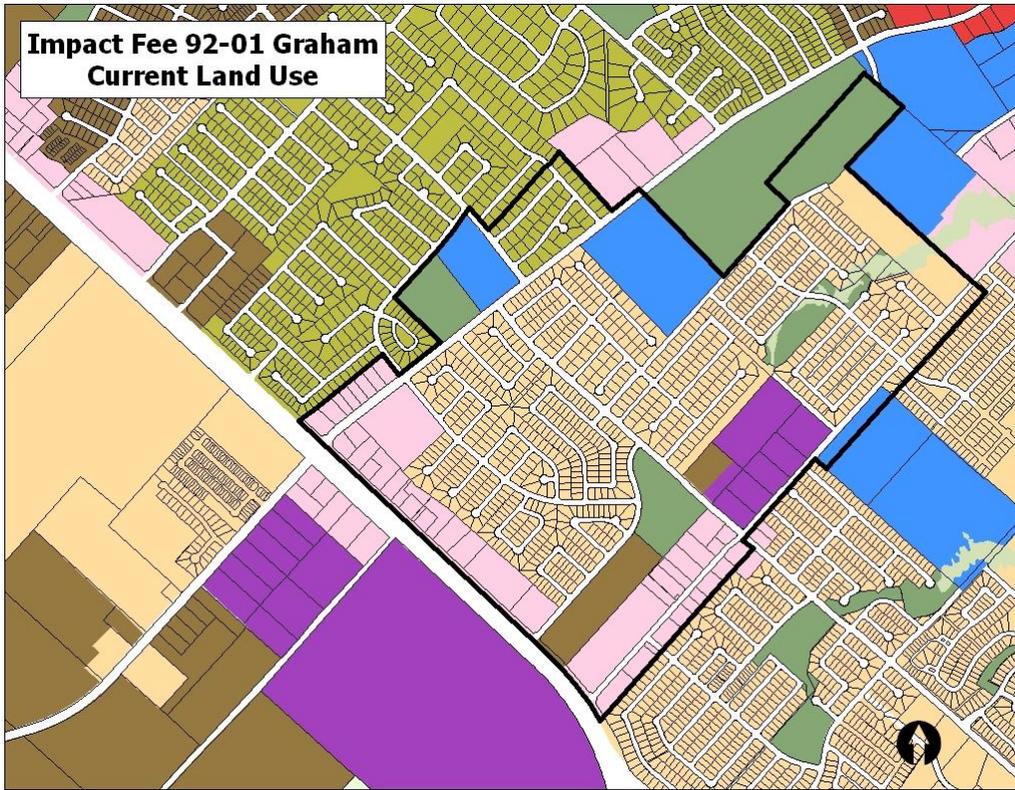
Attachments:    Impact Fee Service Areas Map  
                           Current Land Use Map per Impact Fee Area



1 inch equals 4,000 feet



Impact Fee Areas - January 2013

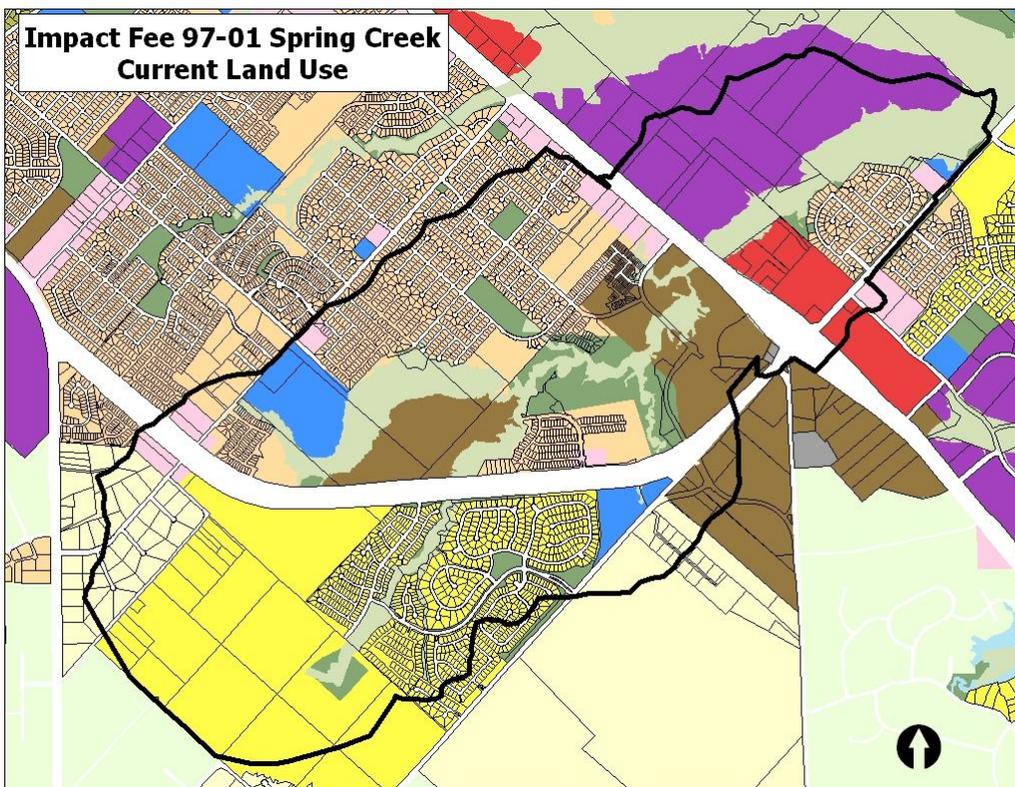


**Legend**

**Land Use Plan**

FLU-2

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

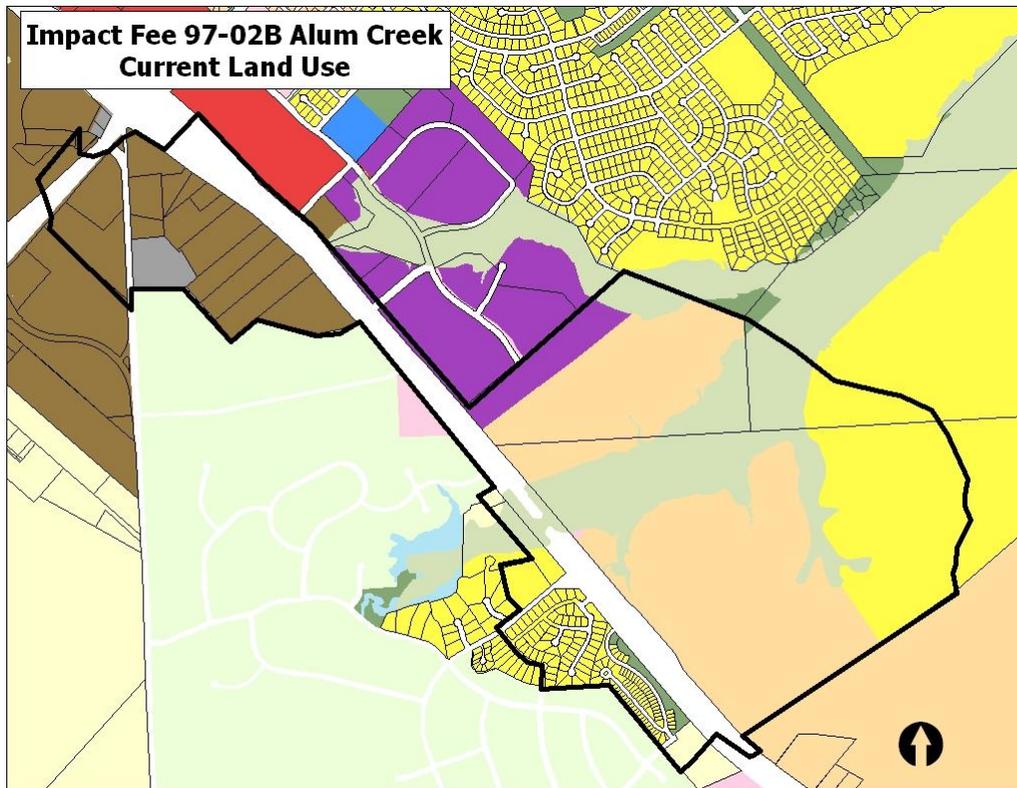


**Legend**

**Land Use Plan**

FLU-2

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

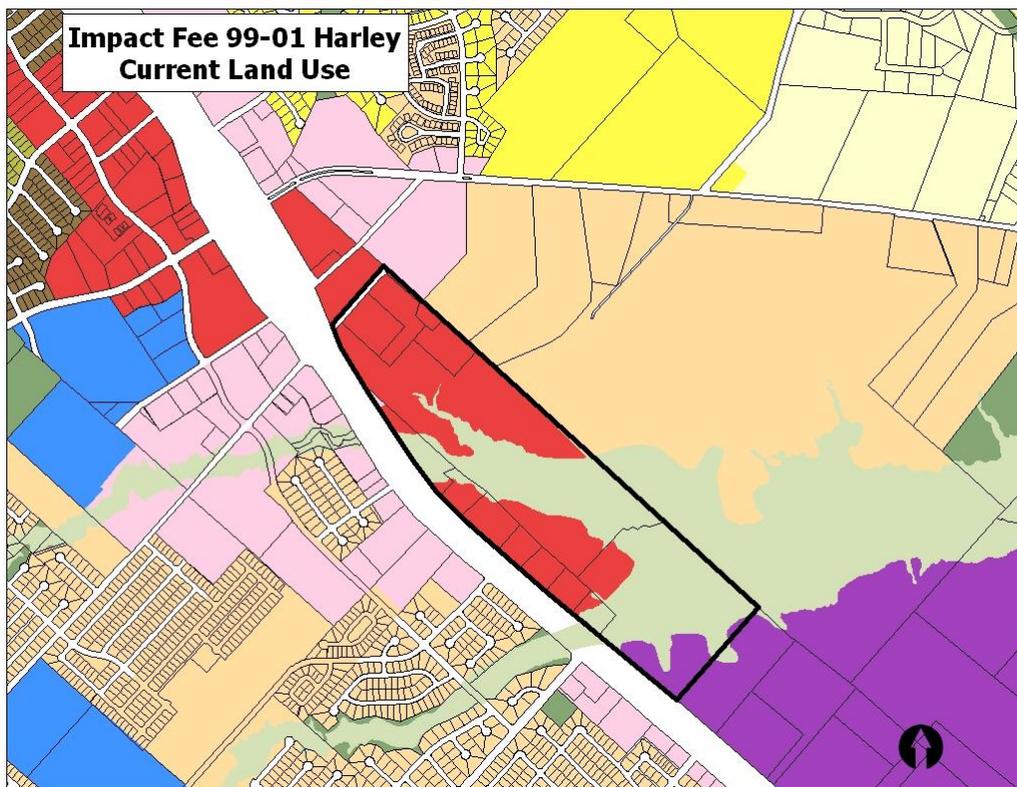


### Legend

#### Land Use Plan

FLU-2

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



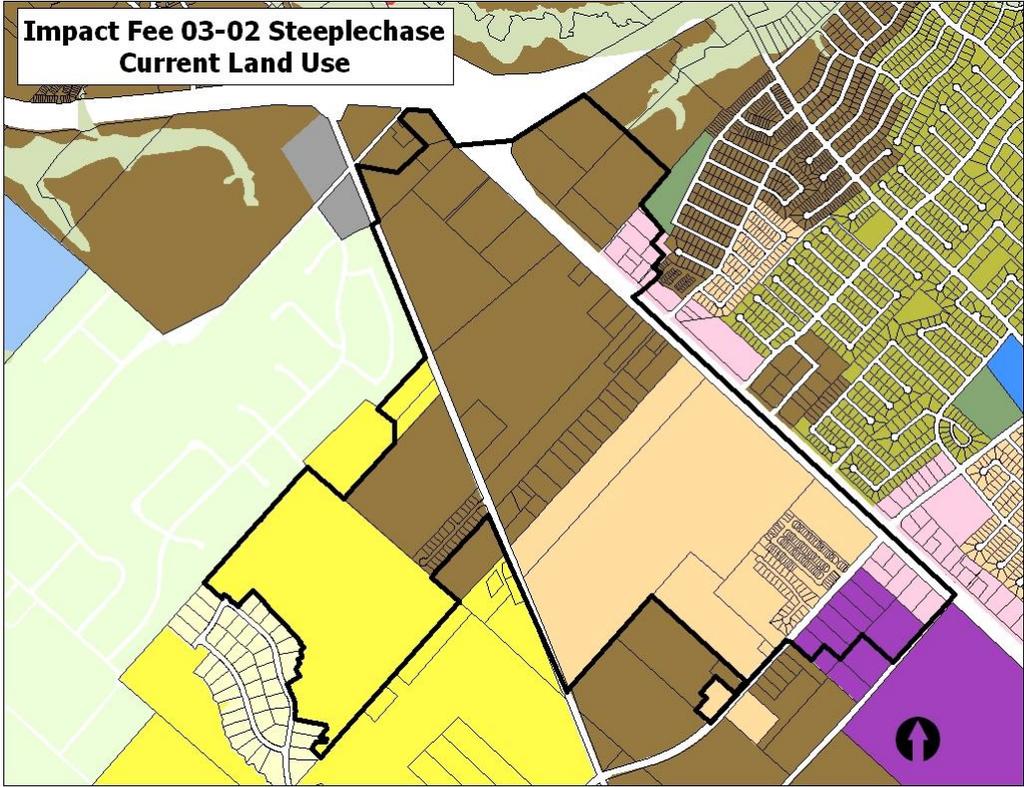
### Legend

#### Land Use Plan

FLU-2

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

**Impact Fee 03-02 Steeplechase  
Current Land Use**



**Legend**

**Land Use Plan**

**FLU-2**

- 111 - Neighborhood Conservation
- 910 - 100 - Rural
- 130 - Estate
- 109 - Restricted Suburban
- 110 - General Suburban
- 120 - 250 - Urban
- 275 - Urban Mixed Use
- 210 - General Commercial
- 200 - Suburban Commercial
- 310 - Business Park
- 410 - Institutional/Public
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- 710 - 720 - Natural Areas - Protected
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- 456 - Redevelopment Areas
- 999 - Water



## Legislation Details (With Text)

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**File #:** 15-0776      **Version:** 1      **Name:** Upcoming Meetings  
**Type:** Updates      **Status:** Agenda Ready  
**File created:** 12/29/2015      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 1/7/2016      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:  
\*Thursday, January 14, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison - Kee)  
\*Thursday, January 21, 2016 ~ 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, January 14, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison - Kee)  
\*Thursday, January 21, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.



Legislation Details (With Text)

**File #:** 15-0746      **Version:** 1      **Name:** Updates on Items Heard  
**Type:** Updates      **Status:** Agenda Ready  
**File created:** 12/8/2015      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 1/7/2016      **Final action:**

**Title:** Presentation, possible action, and discussion regarding an update on the following items:  
 \*A Rezoning for approximately 5 acres located at 410 William D. Fitch Parkway from PDD Planned Development District to PDD Planned Development District. The Planning & Zoning Commission heard this item on December 3, 2015 and voted (4-1) to recommend approval. The City Council heard this item on December 10, 2015 and voted (7-0) to approve the request.  
 \*A Rezoning for approximately 1 acre located at 1804 Ponderosa Drive from CI Commercial Industrial to GC General Commercial. The Planning & Zoning Commission heard this item on November 19, 2015 and voted (4-0) to recommend approval. The City Council heard this item on December 10, 2015 and voted (7-0) to approve the request.  
 \*A Comprehensive Plan Amendment to Chapter 6 - Transportation and the Thoroughfare Plan. The Planning & Zoning Commission heard this item on November 5, 2015 and voted (4-0) to recommend approval. The City Council heard this item on December 10, 2015 and voted (6-1) to approve the request including the Luther Street West extension.  
 \*A Comprehensive Plan Amendment amending the text in Chapter 2 "Community Character," Chapter 3 "Neighborhood Integrity," Chapter 4 "Economic Development," Chapter 5 "Parks, Greenways and the Arts," and Chapter 7 "Municipal Services and Facilities". Planning & Zoning heard this item on November 19, 2015 and voted (4-0) to recommend approval. City Council Heard this item on December 10, 2015 and voted (7-0) to approve the request.  
 \*A Comprehensive Plan Amendment amending the Comprehensive Plan Future Land Use and Character Map. Planning & Zoning heard this item on November 19, 2015 and voted (4-0) to recommend approval of areas A, B and C and voted (4-0) to recommend denial of area E. The City Council heard this item on December 10, 2015 and voted (7-0) to approve the request for area A, (4-3) to approve the request for area B, (5-2) to approve the request for area C as recommended by the P&Z Commission, and (7-0) to deny the request for area E.  
 \* An Ordinance Amendment for multi-family parkland dedication. The Planning & Zoning Commission heard this item on November 19, 2015 and voted (4-0) to recommend approval. The City Council heard this item on December 10, 2015 and voted (7-0) to approve the request.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding an update on the following items:  
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 \*A Rezoning for approximately 1 acre located at 1804 Ponderosa Drive from CI Commercial Industrial to GC General Commercial. The Planning & Zoning Commission heard this item on November 19, 2015 and voted (4-0) to recommend approval. The City Council heard this item on

December 10, 2015 and voted (7-0) to approve the request.

\*A Comprehensive Plan Amendment to Chapter 6 - Transportation and the Thoroughfare Plan. The Planning & Zoning Commission heard this item on November 5, 2015 and voted (4-0) to recommend approval. The City Council heard this item on December 10, 2015 and voted (6-1) to approve the request including the Luther Street West extension.

\*A Comprehensive Plan Amendment amending the text in Chapter 2 "Community Character," Chapter 3 "Neighborhood Integrity," Chapter 4 "Economic Development," Chapter 5 "Parks, Greenways and the Arts," and Chapter 7 "Municipal Services and Facilities". Planning & Zoning heard this item on November 19, 2015 and voted (4-0) to recommend approval. City Council Heard this item on December 10, 2015 and voted (7-0) to approve the request.

\*A Comprehensive Plan Amendment amending the Comprehensive Plan Future Land Use and Character Map. Planning & Zoning heard this item on November 19, 2015 and voted (4-0) to recommend approval of areas A, B and C and voted (4-0) to recommend denial of area E. The City Council heard this item on December 10, 2015 and voted (7-0) to approve the request for area A, (4-3) to approve the request for area B, (5-2) to approve the request for area C as recommended by the P&Z Commission, and (7-0) to deny the request for area E.

\* An Ordinance Amendment for multi-family parkland dedication. The Planning & Zoning Commission heard this item on November 19, 2015 and voted (4-0) to recommend approval. The City Council heard this item on December 10, 2015 and voted (7-0) to approve the request.



# College Station, TX

City Hall  
1101 Texas Ave  
College Station, TX 77840

## Meeting Agenda - Final

### Planning and Zoning Commission Regular

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

---

**Thursday, January 7, 2016**

**7:00 PM**

**City Hall Council Chambers**

---

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

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

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

#### 4. Consent Agenda

- 4.1** [15-0777](#) Consideration, possible action, and discussion on Absence Requests from meetings.  
\*Casey Oldham ~ January 7, 2016

**Attachments:** [Casey Oldham ~ January 7, 2016](#)

- 4.2** [15-0778](#) Consideration, possible action, and discussion to approve meeting minutes.  
\*December 17, 2015 ~ Workshop  
\*December 17, 2015 ~ Regular

**Attachments:** [December 17 2015 Workshop](#)  
[December 17 2015 Regular](#)

- 4.3** [15-0759](#) Presentation, possible action, and discussion regarding a Final Plat

for JHW Commercial Addition consisting of three commercial lots on approximately 1.464 acres located at 150 Graham Road, generally located south of Graham Road between FM 2154 and Brandenburg Lane. Case #FPCO2015-000014

**Sponsors:** Walker

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

- 4.4 [15-0767](#) Presentation, possible action, and discussion regarding a Final Plat for Castlegate II Subdivision Section 207 consisting of 42 single family lots and one common area on approximately 11.855 acres generally located west of Greens Prairie Road West and north of Etonbury Avenue. Case #FP2015-000026

**Sponsors:** Thomas

**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. [15-0769](#) Public hearing, presentation, possible action, and discussion regarding a Final Plat for the Barracks II Phase 100 Block 1, Lots 1A-R & 1B, including a replat of the Barracks II Phase 100 Block 1, Lot 1A, consisting of two commercial lots on approximately 4.774 acres generally located north of the intersection of Holleman Drive South and Deacson Drive West. Case #FPCO2015-000015

**Sponsors:** Walker

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

7. [15-0771](#) 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 PDD Planned Development District for approximately 5.65 acres being situated in the John H. Jones League, Abstract # 26, Brazos County, Texas, and being the same tract called 5.65 acres

described in deeds to Gloria S. Mamaliga recorded in Volume 1166, Page 275, and Volume 1166, Page 278, Official Records, Brazos County, Texas, and also being the same tract of land conveyed to Switzer L. Deason by deed recorded in Volume 8538, Page 107, Official Records, Brazos County, Texas, generally located at 5014 Raymond Stotzer Parkway, more generally located along State Highway 47 Frontage Road between Burgess Lane and Health Science Center Parkway. Case # REZ2015-000027 (Note: Final action on this item is scheduled for the January 28, 2016 City Council meeting - subject to change)

**Sponsors:** Bombek

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

8. [15-0783](#) Public hearing, presentation, possible action, and discussion regarding an amendment to Chapter 4, "Business Regulations," Section 4-4.G Chapter 10, "Traffic Code," Section 10-4, "Administrative Adjudication of Parking Violations," Subsection E "Parking Regulations for Certain Described Areas," and Chapter 12, "Unified Development Ordinance," Section 7.3.E "Requirements Apply to All Parking Areas," of the Code of Ordinances of the City of College Station, Texas, regarding parking for special events.

**Sponsors:** Schmitz

**Attachments:** [Memo](#)  
[Ch 10 Amendment \(MAP\).docx](#)  
[Chapter 4-4 Amendment \(MAP\).docx](#)  
[Ch 12 Amendment \(MAP\).docx](#)

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)

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**File #:** 15-0777      **Version:** 1      **Name:** Absence Requests  
**Type:** Absence Request      **Status:** Agenda Ready  
**File created:** 12/29/2015      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 1/7/2016      **Final action:**  
**Title:** Consideration, possible action, and discussion on Absence Requests from meetings.  
\*Casey Oldham ~ January 7, 2016

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Casey Oldham ~ January 7, 2016](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion on Absence Requests from meetings.  
\*Casey Oldham ~ January 7, 2016



CITY OF COLLEGE STATION  
*Planning & Development Services*

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

Name Casey Oldham

Request Submitted on December 29, 2015

I will not be in attendance at the meeting on January 7, 2016  
for the reason specified: (Date)

I will not be available. I will be on vacation

Signature Casey Oldham



## Legislation Details (With Text)

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**File #:** 15-0778      **Version:** 1      **Name:** Minutes  
**Type:** Minutes      **Status:** Agenda Ready  
**File created:** 12/29/2015      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 1/7/2016      **Final action:**

**Title:** Consideration, possible action, and discussion to approve meeting minutes.  
\*December 17, 2015 ~ Workshop  
\*December 17, 2015 ~ Regular

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [December 17 2015 Workshop](#)  
[December 17 2015 Regular](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion to approve meeting minutes.

\*December 17, 2015 ~ Workshop

\*December 17, 2015 ~ Regular

**MINUTES  
PLANNING & ZONING COMMISSION  
Workshop Meeting  
December 17, 2015, 6:30 p.m.  
CITY HALL COUNCIL CHAMBERS  
College Station, Texas**

---

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

**COMMISSIONERS ABSENT:** Casey Oldham, Barry Moore

**CITY COUNCIL MEMBERS PRESENT:** Karl Mooney

**CITY STAFF PRESENT:** Lance Simms, Molly Hitchcock, Jennifer Prochazka, Jason Schubert, Carol Cotter, Erika Bridges, Laura Walker, Mary Ann Powell, John Christenson, and Kristen Hejny

1. Call the meeting to order.

Chairperson Kee called the meeting to order at 6:30 p.m.

2. Discussion of consent and regular agenda items.

There was no discussion.

3. 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.

4. Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work.

Principal Planner Schubert gave an update regarding the 2015 P&Z Plan of Work.

There was general discussion amongst the Commission.

5. Presentation, possible action, and discussion regarding an overview of the adopted Medical District Master Plan.

Principal Planner Prochazka presented the Medical District Master Plan to the Commission.

There was general discussion amongst the Commission.

Commissioner Rektorik asked if the initial time frame has been pushed back.

Principal Planner Prochazka responded that the time frame has been pushed back, but is now on time.

Commissioner Rektorik asked if the infrastructure work is based on current College Station Infrastructure.

Principal Planner Prochazka responded that the plans are designed to fit in with current College Station standards.

Commissioner Ross asked if there are any known medical needs currently not being met for College Station.

Principal Planner Prochazka responded that Behavioral Health was the only need not available, but has since been constructed.

Commissioner Warner asked if/how senior housing developments with age restrictions are being governed.

Principal Planner Prochazka responded that age restrictions would not be governed by the City, but would be the responsibility of the developer/Home Owner's Association (HOA).

6. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
  - \* Thursday, January 7, 2016 ~ P&Z Meeting~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
  - \* Thursday, January 14, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:00 p.m. and Regular 7:00 p.m.

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

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

There was no discussion.

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 was adjourned at 7:10 p.m.

**Approved:**

\_\_\_\_\_  
Jane Kee, Chairperson  
Planning & Zoning Commission

**Attest:**

\_\_\_\_\_  
Kristen Hejny, Admin. Support Specialist  
Planning & Development Services

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**Regular Meeting**  
**December 17, 2015, 7:00 p.m.**  
**CITY HALL COUNCIL CHAMBERS**  
**College Station, Texas**

---

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

**COMMISSIONERS ABSENT:** Casey Oldham, Barry Moore

**CITY COUNCIL MEMBERS PRESENT:** Karl Mooney

**CITY STAFF PRESENT:** Lance Simms, Molly Hitchcock, Jennifer Prochazka, Jason Schubert, Carol Cotter, Erika Bridges, Laura Walker, Mary Ann Powell, John Christenson, and Kristen Hejny

1. Call Meeting to Order

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

2. **Pledge of Allegiance**

3. **Hear Citizens**

No citizens spoke.

4. **Consent Agenda**

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

\*Casey Oldham ~ December 17, 2015

\*Barry Moore ~ December 17, 2015

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

\* December 3, 2015 ~ Workshop

\* December 3, 2015 ~ Regular

- 4.3 Presentation, possible action, and discussion regarding a Final Plat for Tower Point Phase 9A consisting of two commercial lots on approximately 6.30 acres generally located north of the intersection of Arrington Road and a private drive that is located north of the intersection of Arrington Road and William D. Fitch Parkway. Case #FPCO2015-000004

**Commissioner Ross motioned to approve Consent Agenda Items 4.1 – 4.3. 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.

No items were removed from the Consent Agenda.

- 6. 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-4 Multi-Family to MF Multi-Family for approximately 1.116 acres being Lots 13-16, Block 1 of the Cooner Addition, generally located at 301, 303, 305 & 307 Cooner Street, more generally located north of Cooner Street between Eisenhower Street and Nimitz Street. Case #REZ2015-000031(Note: Final action on this item is scheduled for the January 14, 2016 City Council meeting – subject to change)

Staff Planner Walker presented this item to the Commission and recommended approval.

Commissioner Ross asked for the maximum number of units that would be allowed in this development.

Staff Planner Walker responded that a maximum number of 30 units would be allowed.

Applicant Scott Hancock, 8452 Lauren Drive, College Station, Texas was available to answer questions from the Commission.

Commissioner Ross asked for the development plans for this property.

Mr. Hancock responded that phase one would include a 30 unit development.

**Commissioner Rektarik motioned to recommend approval of the Rezoning. Commissioner Warner seconded the motion, motion passed (4-0).**

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

There was no discussion.

- 8. Adjourn

The meeting adjourned at 7:22 p.m.

**Approved:**

**Attest:**

\_\_\_\_\_  
Jane Kee, Chairman  
Planning & Zoning Commission

\_\_\_\_\_  
Kristen Hejny, Admin. Support Specialist  
Planning & Development Services



## Legislation Details (With Text)

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**File #:** 15-0759      **Version:** 1      **Name:** JHW Commercial Addition Final Plat  
**Type:** Final Plat      **Status:** Agenda Ready  
**File created:** 12/18/2015      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 1/7/2016      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding a Final Plat for JHW Commercial Addition consisting of three commercial lots on approximately 1.464 acres located at 150 Graham Road, generally located south of Graham Road between FM 2154 and Brandenburg Lane. Case #FPCO2015-000014  
**Sponsors:** Laura Walker  
**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 JHW Commercial Addition consisting of three commercial lots on approximately 1.464 acres located at 150 Graham Road, generally located south of Graham Road between FM 2154 and Brandenburg Lane. Case #FPCO2015-000014



**FINAL PLAT  
for  
JHW Commercial Addition  
FPCO2015-000014**

**SCALE:** 3 lots on approximately 1.464 acres

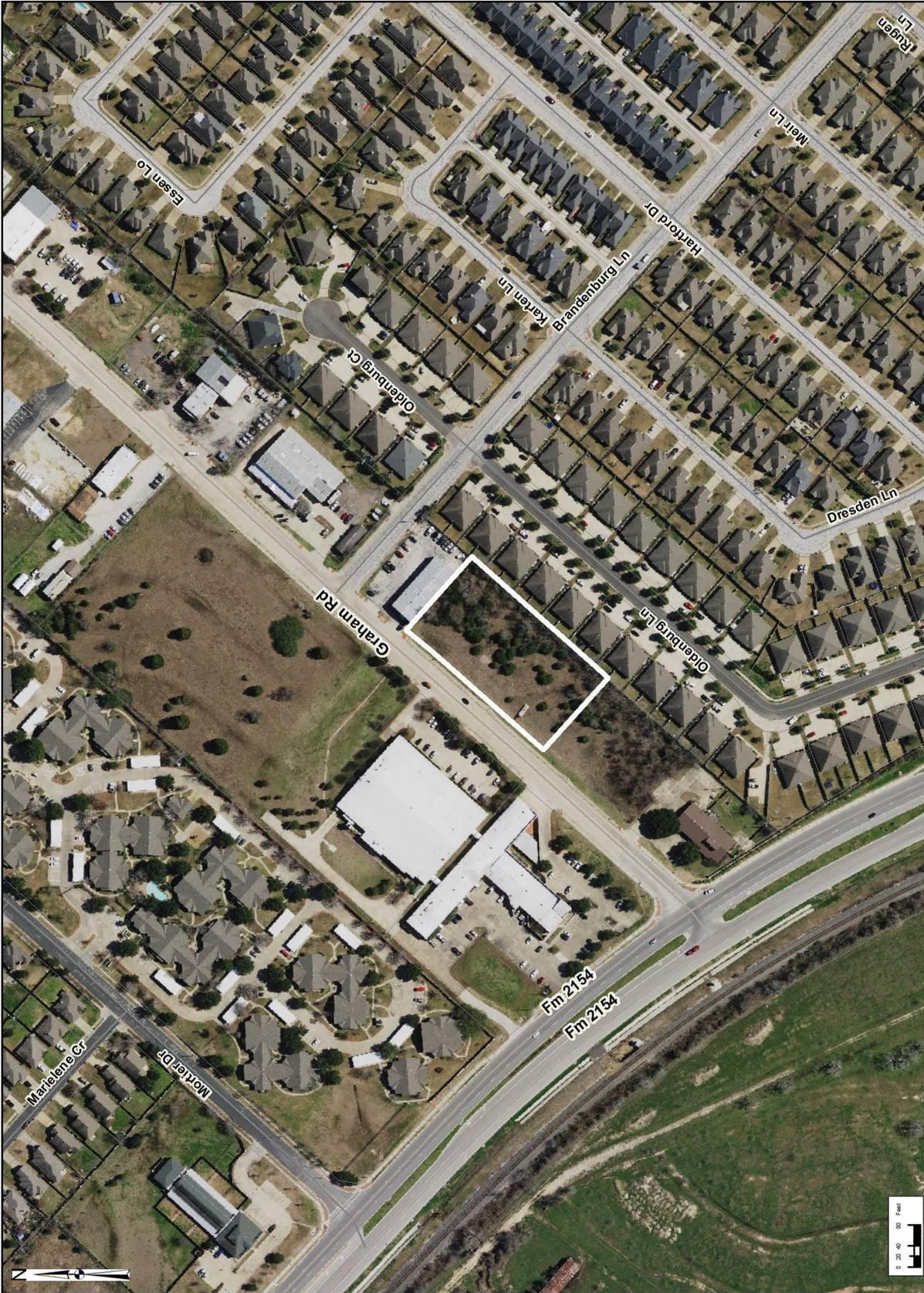
**LOCATION:** 150 Graham Road, generally located south of Graham Road between FM 2154 and Brandenburg Lane.

**ZONING:** M-1 Light Industrial and M-2 Heavy Industrial

**APPLICANT:** James Woods

**PROJECT MANAGER:** Laura Walker, Staff Planner  
lwalker@cstx.gov

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



Case: FPCO2015-000014

JHW COMMERCIAL ADDITION

DEVELOPMENT REVIEW



FINAL PLAT

## DEVELOPMENT HISTORY

<b>Annexation:</b>	1992
<b>Zoning:</b>	A-O Agriculture Open upon annexation, rezoned M-2 Heavy Industrial and M-1 Light Industrial in 1993.
<b>Preliminary Plan:</b>	October 2015
<b>Site development:</b>	The subject property is currently undeveloped.

## COMMENTS

<b>Greenways:</b>	None proposed or required for this development.
<b>Pedestrian Connectivity:</b>	Sidewalks are existing along Graham Road at this location.
<b>Bicycle Connectivity:</b>	There is an existing bike lane along Graham Road.
<b>Streets:</b>	Access to the development will be provided off of Graham Road. An additional five feet of right-of-way is being dedicated along Graham Road.
<b>Parkland Dedication Fees:</b>	N/A
<b>Impact Fees:</b>	The subject tract is located within the Graham Road Sanitary Sewer Impact Fee Area, \$339.63 per Living Unit Equivalent (LUE).

## REVIEW CRITERIA

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

## STAFF RECOMMENDATION

Staff recommends approval of the Final Plat.

## SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



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

## 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.
- Copy of plat. (A signed mylar original must be submitted after approval.)
- Grading, drainage, and erosion control plan with supporting drainage report.
- Public infrastructure plan 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.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

**NOTE:** A paid tax certificates from City of College Station, Brazos County and College Station I.S.D. will be due at the time of the mylar submittal prior to filing the plat.

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

NAME OF PROJECT Graham Road

ADDRESS 150 Graham Road

SPECIFIED LOCATION OF PROPOSED PLAT:  
\_\_\_\_\_

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

Name Jim Woods E-mail jimwoods@jhwinc.com

Street Address PO Box 10220

City College Station State TX Zip Code 77840

Phone Number 979-693-1617 Fax Number 979-846-9133

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

Name JHW Family LP E-mail jimwoods@jhwinc.com  
Street Address PO Box 10220  
City College Station State TX Zip Code 77842  
Phone Number 979-693-1617 Fax Number 979-846-9133

ARCHITECT OR ENGINEER'S INFORMATION:

Name Kerr Surveying E-mail \_\_\_\_\_  
Street Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

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

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

Total Acreage 1.464 Total No. of Lots 3 R-O-W Acreage \_\_\_\_\_

Existing Use Empty Proposed Use Commercial

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

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

Floodplain Acreage N/A

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

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

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

Yes

No

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

Project Name: Graham Rd

City Project Number (if known): PP2015-000010

Date / Timeframe when submitted: October 2015

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 \_\_\_\_\_

**Total Linear Footage of Proposed Public:**

\_\_\_\_\_ Streets

\_\_\_\_\_ Sidewalks

\_\_\_\_\_ Sanitary Sewer Lines

\_\_\_\_\_ Water Lines

\_\_\_\_\_ Channels

\_\_\_\_\_ Storm Sewers

\_\_\_\_\_ Bike Lanes / Paths

**Parkland Dedication due prior to filing the Final Plat:**

ACREAGE:

\_\_\_\_\_ No. of acres to be dedicated + \$ \_\_\_\_\_ development fee

\_\_\_\_\_ No. of acres in floodplain

\_\_\_\_\_ No. of acres in detention

\_\_\_\_\_ No. of acres in greenways

**OR**

FEE IN LIEU OF LAND:

\_\_\_\_\_ No. of SF Dwelling Units X \$ \_\_\_\_\_ = \$ \_\_\_\_\_

\_\_\_\_\_ (date) Approved by Parks & Recreation Advisory Board

**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.*

*James Ferrell*

*Nov. 2, 2015*

Signature and title

*OWNER*

Date

# CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

## Owner Certification:

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

JAMES H. WOODS

NOV. 2, 2015

Property Owner(s)

James H. Woods

Date

## Engineer Certification:

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

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

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

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

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

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

Initial

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

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

B. I, \_\_\_\_\_, certify to the following:

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

**Additional certification for Floodway Encroachments:**

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

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

**Residential Structures:**

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

\_\_\_\_\_  
Engineer / Surveyor

\_\_\_\_\_  
Date

**Commercial Structures:**

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

\_\_\_\_\_  
Engineer / Surveyor

\_\_\_\_\_  
Date

**OR**

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

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

\_\_\_\_\_  
Engineer / Surveyor

\_\_\_\_\_  
Date

Conditions or comments as part of approval: \_\_\_\_\_

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

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

Existing

Proposed

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

Existing Proposed

Alleys.

Easements.

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

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

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

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

Sewer Design Report.

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

Water Design Report and/or Fire Flow Report.

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

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

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

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

Drainage Report with a Technical Design Summary.

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

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

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

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

**NOTE:**

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

Print Form

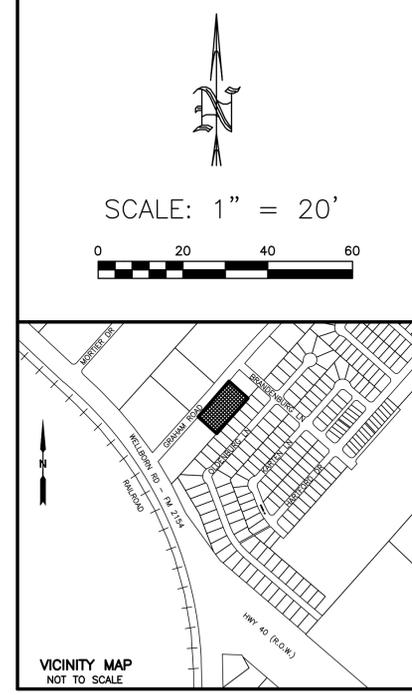
*No CONSTRUCTION AT THIS TIME*

METES AND BOUNDS DESCRIPTION  
OF A  
1.464 ACRE TRACT  
ROBERT STEVENSON LEAGUE, A-54  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	113.58'	2312.00'	2'48'53"	N 40°26'48" E	113.57'
C2	96.67'	2337.00'	2'22'12"	N 40°15'11" E	96.66'
C3	113.71'	2367.00'	2'45'09"	S 40°28'40" W	113.70'

R-2025.51'  
Arc-11.86'  
D-0°20'08"  
T-5.93'  
B-N 39°14'23" E  
Chord-11.86'

- GENERAL NOTES**
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION/
  2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0310 F, DATED APRIL 2, 2014.
  3. 1/2 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
  4. LOT 3 SHALL HAVE NO DIRECT ACCESS TO GRAHAM ROAD.
  5. ALL LOTS SHALL ACCESS VIA THE 40' PRIVATE ACCESS EASEMENT LOCATED BETWEEN LOTS 1 AND 2.
  6. RECIPROCAL ACCESS FOR INGRESS/EGRESS IS GRANTED OVER ALL LOTS THROUGH THE 30' PRIVATE ACCESS EASEMENT.
  7. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF COLLEGE STATION U.D.O. FOR CURRENT ZONING REGULATIONS.
  8. SUBJECT PROPERTY LIES WITHIN THE GRAHAM IMPACT FEE AREA.
  9. NOTE: DEVELOPMENT OF LOT 1 MAY REQUIRE MORE FIRE PROTECTION DUE TO THE LOCATION OF THE EXISTING BUILDING ON THE ADJOINING PROPERTY.
  10. THE PRIVATE ACCESS EASEMENT WILL BE MAINTAINED BY EACH LOT OWNER UNDER THE TERMS OF ANY ADDITIONAL ACCESS AGREEMENTS AT THE TIME OF DEVELOPMENT.
  11. DETENTION AND/OR SURFACE DRAINAGE WILL BE ADDRESSED DURING SITE REVIEW. EACH LOT WILL BE REQUIRED TO HAVE A DETENTION POND.



METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ROBERT STEVENSON LEAGUE, ABSTRACT NO. 54, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 1.63 ACRE TRACT AS DESCRIBED BY A DEED TO JHW FAMILY LIMITED PARTNERSHIP RECORDED IN VOLUME 12399, PAGE 197 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF GRAHAM ROAD (VARIABLE WIDTH R.O.W.) MARKING THE WEST CORNER OF SAID 1.63 ACRE TRACT AND THE NORTH CORNER OF A CALLED 1.96 ACRE TRACT AS DESCRIBED BY A DEED TO B. DON RUSSELL RECORDED IN VOLUME 4075, PAGE 26 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE SOUTHEAST LINE OF GRAHAM ROAD FOR THE FOLLOWING CALLS:

N 41° 51' 15" E FOR A DISTANCE OF 232.45 FEET TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 2223.38 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 37' 17" FOR AN ARC DISTANCE OF 101.72 FEET (CHORD BEARS: N 40° 22' 57" E - 101.71 FEET) TO THE END OF SAID CURVE; AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 2025.51 FEET, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: S 86° 36' 27" W FOR A DISTANCE OF 0.14 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 20' 08" FOR AN ARC DISTANCE OF 11.86 FEET (CHORD BEARS: N 39° 14' 23" E - 11.86 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF A CALLED 0.499 ACRE TRACT AS DESCRIBED BY A DEED TO CME TESTING AND ENGINEERING, INC. RECORDED IN VOLUME 8913, PAGE 259 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 48° 16' 58" E ALONG THE COMMON LINE OF SAID 1.63 ACRE TRACT AND SAID 0.499 ACRE TRACT FOR A DISTANCE OF 186.75 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF EDELWEISS GARTENS, PHASE FOUR, ACCORDING TO THE PLAT RECORDED IN VOLUME 5199, PAGE 287 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE SOUTH CORNER OF SAID 0.499 ACRE TRACT AND THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 41° 46' 43" W ALONG THE COMMON LINE OF SAID 1.63 ACRE TRACT AND EDELWEISS GARTENS, PHASE FOUR, FOR A DISTANCE OF 346.54 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF THE AFOREMENTIONED 1.96 ACRE TRACT AND THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 48° 06' 32" W ALONG THE COMMON LINE OF SAID 1.63 ACRE TRACT AND SAID 1.96 ACRE TRACT FOR A DISTANCE OF 184.05 FEET TO THE POINT OF BEGINNING CONTAINING 1.464 ACRES OF LAND, AS SURVEYED ON THE GROUND JULY, 2015. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502

R-2223.38'  
Arc-101.72'  
D-2°37'17"  
T-50.87'  
B-N 40°22'57" E  
Chord-101.71'

RIGHT-OF-WAY  
DEDICATION  
0.040 AC.  
1751.8 SQ. FT.

GRAHAM ROAD  
R.O.W. VARIES  
47' CONCRETE PAVEMENT

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I (We) \_\_\_\_\_ owner and developer of the land shown on this plat, and designated herein as Lot 1-3, Block 1, JHW COMMERCIAL ADDITION to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Owner(s) \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BRAZOS

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

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

Notary Public, Brazos County, Texas

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

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

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

County Clerk  
Brazos County, Texas

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

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

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

**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

COLLEGE STATION GPS MON #117 BEARS:  
S 87°36'34" W 5396.48'

N/F  
B. DON RUSSELL  
1.96 ACRE TRACT  
4075/26  
UNPLATED

**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.

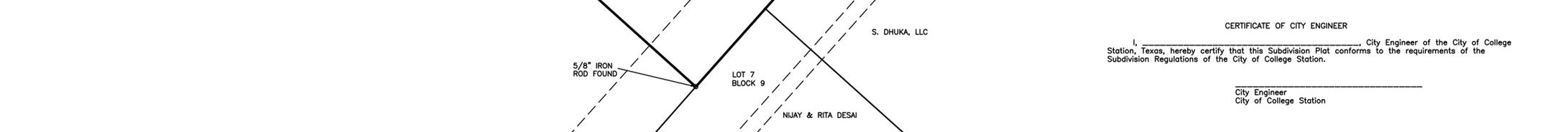
City Engineer  
City of College Station

**FINAL PLAT**  
OF  
LOTS 1-3, BLOCK 1  
**JHW COMMERCIAL ADDITION**  
1.464 AC, R. STEVENSON LEAGUE, A-54  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET  
SURVEY DATE: JULY 2015  
PLAT DATE: 10-20-15  
REVISED: 12-14-15  
JOB NUMBER: 15-471  
CAD NAME: 15-471  
CR5 FILE: 15-471

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

PREPARED FOR: JAMES WOODS  
PO BOX 10220  
COLLEGE STATION, TEXAS 77842  
PHONE (979) 693-1617





## Legislation Details (With Text)

**File #:** 15-0767      **Version:** 1      **Name:** Castlegate II Section 207 Final Plat  
**Type:** Final Plat      **Status:** Agenda Ready  
**File created:** 12/21/2015      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 1/7/2016      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding a Final Plat for Castlegate II Subdivision Section 207 consisting of 42 single family lots and one common area on approximately 11.855 acres generally located west of Greens Prairie Road West and north of Etonbury Avenue. Case #FP2015-000026  
**Sponsors:** Madison Thomas  
**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 Castlegate II Subdivision Section 207 consisting of 42 single family lots and one common area on approximately 11.855 acres generally located west of Greens Prairie Road West and north of Etonbury Avenue. Case #FP2015-000026



CITY OF COLLEGE STATION

**FINAL PLAT**  
**for**  
**Castlegate II Subdivision Section 207**  
**FP2015-000026**

**SCALE:** 42 Single-family lots and one common area on 11.855 acres

**LOCATION:** Generally located west of Greens Prairie Road West, and north of Etonbury Avenue.

**ZONING:** GS General Suburban

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

**PROJECT MANAGER:** Madison Thomas, Staff Planner  
mthomas@cstx.gov

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



FINAL PLAT

Case:  
FP2015-000026

CASTLEGATE II SEC 207

DEVELOPMENT REVIEW



**DEVELOPMENT HISTORY**

**Annexation:** 1995

**Zoning:** A-O Agricultural Open upon annexation  
A-O Agricultural Open to R-1 Single Family (2007); R-1 Single-Family Residential renamed GS General Suburban (2013)

**Preliminary Plan:** Initially approved in 2010 with revised versions approved by the Commission in 2012 and most recently on October 15, 2015

**Site Development:** Undeveloped

**COMMENTS**

**Parkland Dedication:** Previous parkland dedication for neighborhood parks covers all required dedication. Past park improvements have covered all but 3 lots for neighborhood park development fees amounting to \$362 per lot. Fee in lieu of Community Parks of \$625 per lot will be required.

**Greenways:** N/A

**Pedestrian Connectivity:** Sidewalks will be on one side of Egremont Place and Uphor Drive.

**Bicycle Connectivity:** N/A

**Impact Fees:** Half of the tract is located within the Spring Creek Sanitary Sewer Impact Fee Area, \$144.01 per Living Unit Equivalent (LUE).

**REVIEW CRITERIA**

**Compliance with Subdivision Regulations:** The proposed Final Plat is in compliance with the approved Preliminary Plan and the Subdivision Requirements contained in 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.:	_____
DATE SUBMITTED:	_____
TIME:	_____
STAFF:	_____

## FINAL PLAT APPLICATION

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

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

**MINIMUM SUBMITTAL REQUIREMENTS:**

- \$700-\$932 Final Plat Application Fee (see above).
- ~~N/A~~  \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$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.
- Copy of plat. (A signed mylar original must be submitted after approval.)
- Grading, drainage, and erosion control plan with supporting drainage report.
- Public infrastructure plan and supporting documents (if applicable).
- ~~N/A~~  Copy of original deed restrictions/covenants for replats (if applicable).
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

**NOTE:** A paid tax certificates from City of College Station, Brazos County and College Station I.S.D. will be due at the time of the mylar submittal prior to filing the plat.

Date of Optional Preapplication or Stormwater Management Conference N/A

NAME OF PROJECT Castlegate II Subdivision - Section 207

ADDRESS Intersection of Uphor Drive and Egremont Place

**SPECIFIED LOCATION OF PROPOSED PLAT:**

Northeast of Castlegate II Subdivision, Section 206

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

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

Street Address 4490 Castlegate Drive

City College Station      State TX      Zip Code 77845

Phone Number 979.690.7250      Fax Number 979.690.1041

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

Name 3-D Development, LLC E-mail dustyphillips52@yahoo.com  
Street Address 4490 Castlegate Drive  
City College Station State Tx Zip Code 77845  
Phone Number 979.690.7250 Fax Number 979.690.1041

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering, LLC - Joe Schultz E-mail joe@schultzengineeringllc.com  
Street Address 2730 Longmire Drive, Suite A  
City College Station State Tx Zip Code 77845  
Phone Number 979.764.3900 Fax Number 979.764.3910

Do any deed restrictions or covenants exist for this property?  Yes  No  
Is there a temporary blanket easement on this property? If so, please provide the Volume 10392 and Page No. 276  
Total Acreage 11.855 Total No. of Lots 42 R-O-W Acreage 2.20  
Existing Use Agricultural - Vacant Proposed Use Single Family Residential  
Number of Lots By Zoning District 42 / R-1 / / /  
Average Acreage Of Each Residential Lot By Zoning District:  
0.230 / R-1 / / / /  
Floodplain Acreage N/A

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

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

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

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

Project Name: Castlegate II Preliminary Plat

City Project Number (if known): 12-00500004

Date / Timeframe when submitted: January 2012

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

None

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

None

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

Requested Oversize Participation \_\_\_\_\_

<p style="text-align: center;"><b>Total Linear Footage of Proposed Public:</b></p> <p><u>1896</u> Streets</p> <p><u>1996</u> Sidewalks</p> <p><u>1562</u> Sanitary Sewer Lines</p> <p><u>2176</u> Water Lines</p> <p><u>-</u> Channels</p> <p><u>1707</u> Storm Sewers</p> <p><u>-</u> Bike Lanes / Paths</p>	<p><b>Parkland Dedication due prior to filing the Final Plat:</b></p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p><b>OR</b></p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks &amp; Recreation Advisory Board</p>
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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.*

Walter D. [Signature] Manager  
Signature and title

10-8-15  
Date

## CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

### Owner Certification:

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

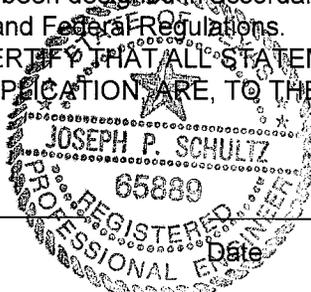
\_\_\_\_\_ *Walter H. King*  
Property Owner(s)

\_\_\_\_\_ *10-8-15*  
Date

### Engineer Certification:

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

\_\_\_\_\_ *Joseph P. Schultz*  
Engineer



\_\_\_\_\_ *10-8-15*  
Date

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

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

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

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

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

Initial

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

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

B. I, \_\_\_\_\_, certify to the following:

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

**Additional certification for Floodway Encroachments:**

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

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

**Residential Structures:**

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

\_\_\_\_\_  
Engineer / Surveyor

\_\_\_\_\_  
Date

**Commercial Structures:**

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

\_\_\_\_\_  
Engineer / Surveyor

\_\_\_\_\_  
Date

**OR**

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

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

\_\_\_\_\_  
Engineer / Surveyor

\_\_\_\_\_  
Date

Conditions or comments as part of approval: \_\_\_\_\_

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

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

Existing

Proposed

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

Existing

Proposed

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

- Construction documents for all public infrastructure drawn on 24" x 36" sheets and properly sealed by a Licensed Texas Professional Engineer that include the following:
  - Street, alley and sidewalk plans, profiles and sections. One sheet must show the overall street, alley and/or sidewalk layout of the subdivision. (may be combined with other utilities).
  - Sewer Design Report.
  - Sanitary sewer plan and profile showing depth and grades. One sheet must show the overall sewer layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)
  - Water Design Report and/or Fire Flow Report.
  - Water line plan showing fire hydrants, valves, etc. with plan and profile lines showing depth and grades. One sheet must show the overall water layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)
  - Storm drainage system plan with contours, street profile, inlets, storm sewer and drainage channels, with profiles and sections. Drainage and runoff areas, and runoff based on 5, 10, 25, 50 and 100 year rain intensity. Detailed drainage structure design, channel lining design & detention if used. One sheet must show the overall drainage layout of the subdivision.
    - Detailed cost estimates for all public infrastructure listed above sealed by Texas P.E.
    - Letter of completion for public infrastructure or guarantee / surety in accordance with UDO Section 8.6.
    - Drainage Report with a Technical Design Summary.
    - Erosion Control Plan (must be included in construction plans).

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

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

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

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

Print Form



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Wallace Phillips IV, Manager of 3-D Development, owner and developer of the land shown on this plat, and designated herein as the Castlegate II Subdivision, Section 207, to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Wallace Phillips IV, Manager

LINE #	LENGTH	DIRECTION
L1	50.00'	N48° 03' 31" W
L2	89.67'	N41° 56' 29" E
L3	79.41'	S41° 56' 29" W
L4	80.00'	S41° 56' 29" W
L5	80.00'	N41° 56' 29" E

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	46.54'	536.50'	004°58'12"	23.28'	46.52'	N50°32'37"W
C2	39.27'	25.00'	090°00'00"	25.00'	35.36'	N03°03'31"W
C3	39.27'	25.00'	090°00'00"	25.00'	35.36'	S86°56'29"W
C4	21.03'	25.00'	048°11'23"	11.18'	20.41'	S17°50'47"W
C5	158.31'	50.00'	181°24'34"	4064.97'	99.99'	S84°27'23"W
C6	21.03'	25.00'	048°11'23"	11.18'	20.41'	N28°56'02"W
C7	19.52'	225.00'	004°58'12"	9.76'	19.51'	N50°32'37"W
C8	39.27'	25.00'	090°00'00"	25.00'	35.36'	S86°56'29"W
C9	39.27'	25.00'	090°00'00"	25.00'	35.36'	N03°03'31"W
C10	39.27'	25.00'	090°00'00"	25.00'	35.36'	N86°56'29"E
C11	39.27'	25.00'	090°00'00"	25.00'	35.36'	S03°03'31"E
C12	15.18'	175.00'	004°58'12"	7.59'	15.18'	S50°32'37"E
C13	37.10'	25.00'	085°01'48"	22.92'	33.79'	N84°27'23"E

STATE OF TEXAS  
COUNTY OF BRAZOS

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

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

Notary Public, Brazos County, Texas

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

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

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

County Clerk  
Brazos County, Texas

**APPROVAL OF PLANNING AND ZONING COMMISSION**

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

Chairman

**CERTIFICATE OF CITY ENGINEER**

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

City Engineer

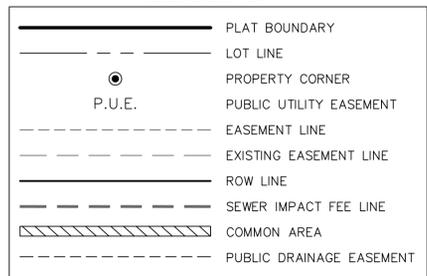
**CERTIFICATE OF THE SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

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

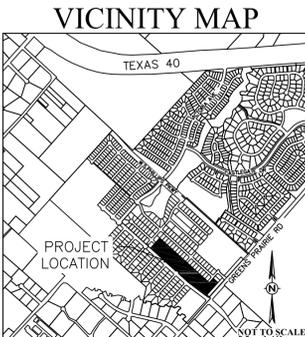
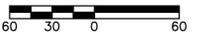
R.P.L.S. No. 4502

**LEGEND**



**GENERAL NOTES:**

- THE BEARING SYSTEM SHOWN HEREON IS REFERRED TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT PROJECTION, CENTRAL ZONE, AND AS MONUMENTED ON THE GROUND.
- ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
- ALL LOTS ARE ZONED GS - GENERAL SUBURBAN.
- NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE 12-06-1841P LETTER OF MAP REVISION, DATED MAY 18, 2012.
- COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
- 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
- EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2 INCHES IN CALIPER OR ONE 4 INCH CALIPER TREE PER ORDINANCE 3222.
- DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
- A PORTION OF LOTS 2-9, BLOCK 12 & LOTS 13-21, BLOCK 9 ARE IN THE SPRING CREEK IMPACT FEE AREA. FEE PAYMENT IS DUE WHEN ACQUIRING BUILDING PERMIT.
- DRIVEWAY ACCESS FROM RESIDENTIAL LOTS SHALL NOT BE PERMITTED ONTO ETONBURY AVENUE.
- COMPACTION OF FILL OR AN ENGINEERED SLAB IS REQUIRED FOR LOTS THAT HAVE GREATER THAN 2 FEET OF FILL. THIS EFFECTS THE FOLLOWING LOTS:  
LOTS 8-16, BLOCK 11



**FINAL PLAT  
CASTLEGATE II SUBDIVISION  
SECTION 207**

**11.855 ACRES**  
ROBERT STEVENSON LEAGUE, A-54  
COLLEGE STATION, BRAZOS COUNTY, TEXAS  
42 LOTS  
BLOCK 8, LOTS 9-16  
BLOCK 9, LOTS 13-22  
BLOCK 11, LOTS 3-16  
BLOCK 12, LOTS 2-11  
COMMON AREA #8

**OWNER/DEVELOPER:**

3-D Development  
4490 Castlegate Drive  
College Station, TX 77845  
(979) 600-7290

**SURVEYOR:**

Brad Kerr, RPLS No. 4502  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
(979) 268-3195

SCALE 1" = 60'  
DECEMBER 2015

**ENGINEER:**

Schultz Engineering, LLC

TBPE No. 12327  
2730 LONGMIRE, SUITE A  
College Station, Texas 77845  
(979) 764-9900



## Legislation Details (With Text)

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**File #:** 15-0769      **Version:** 1      **Name:** Barracks II Ph 100 Blk 1 Lots 1A-R and 1B Final Plat

**Type:** Replat      **Status:** Agenda Ready

**File created:** 12/22/2015      **In control:** Planning and Zoning Commission Regular

**On agenda:** 1/7/2016      **Final action:**

**Title:** Public hearing, presentation, possible action, and discussion regarding a Final Plat for the Barracks II Phase 100 Block 1, Lots 1A-R & 1B, including a replat of the Barracks II Phase 100 Block 1, Lot 1A, consisting of two commercial lots on approximately 4.774 acres generally located north of the intersection of Holleman Drive South and Deacon Drive West. Case #FPCO2015-000015

**Sponsors:** Laura Walker

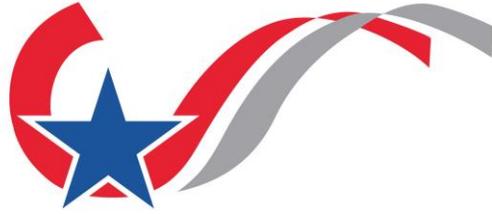
**Indexes:**

**Code sections:**

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

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding a Final Plat for the Barracks II Phase 100 Block 1, Lots 1A-R & 1B, including a replat of the Barracks II Phase 100 Block 1, Lot 1A, consisting of two commercial lots on approximately 4.774 acres generally located north of the intersection of Holleman Drive South and Deacon Drive West. Case #FPCO2015-000015



CITY OF COLLEGE STATION

**FINAL PLAT**  
**for**  
**The Barracks II Phase 100 Block 1, Lots 1A-R & 1B,**  
**including a Replat of the Barracks II Phase 100 Block 1, Lot 1A**  
**FPCO2015-000015**

**SCALE:** Two commercial lots on 4.774 acres

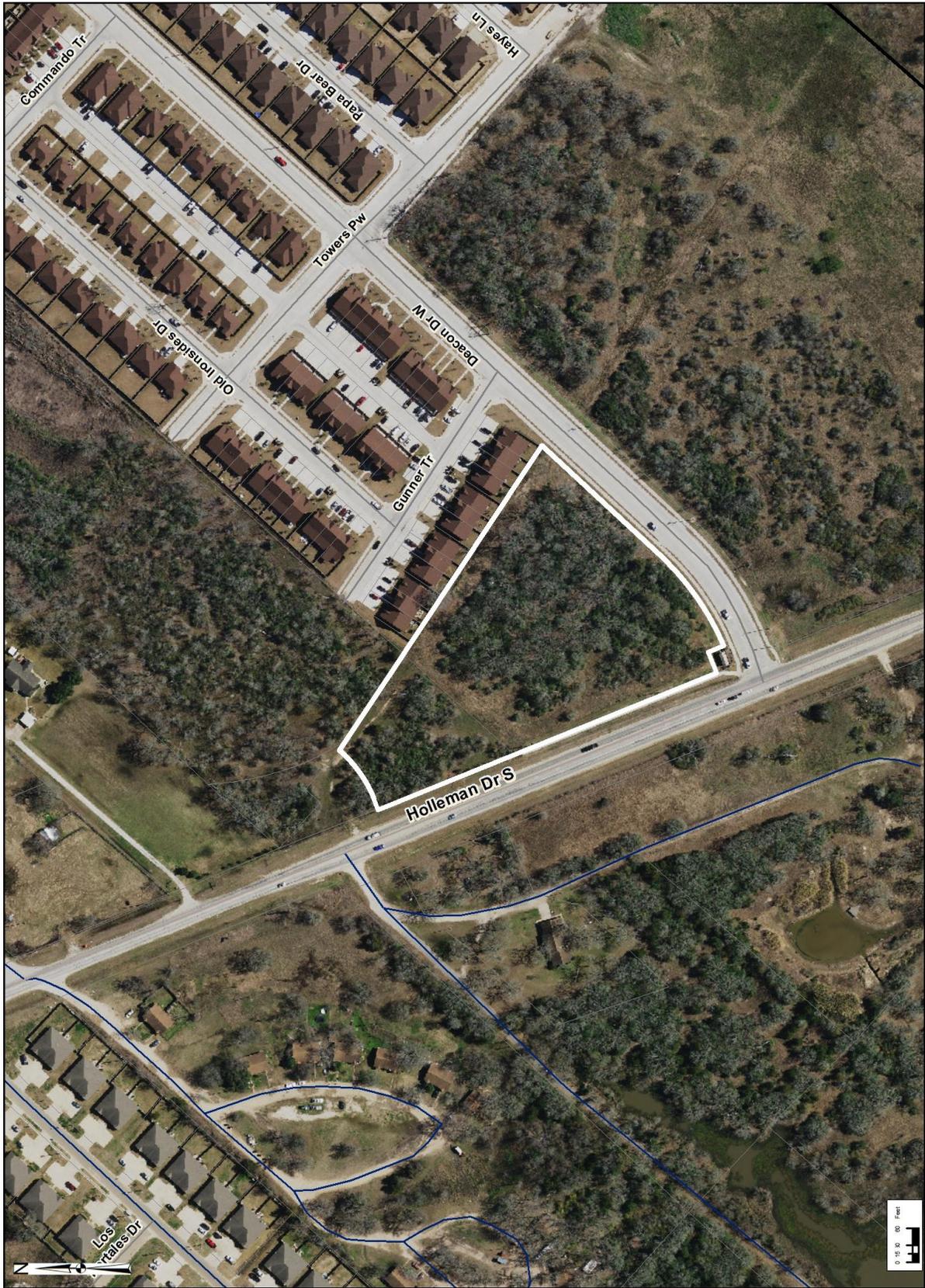
**LOCATION:** 750 Deacon Drive W, generally located north of the intersection of Holleman Drive S and Deacon Drive W.

**ZONING:** PDD Planned Development District

**APPLICANT:** Heath Phillips, Heath Phillips Investments, LLC

**PROJECT MANAGER:** Laura Walker, Staff Planner  
lwalker@cstx.gov

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



Case: FPCO2015-000015

BARRACKS II PH 100  
LOTS 1A-R & 1B BLOCK 1

DEVELOPMENT REVIEW



## DEVELOPMENT HISTORY

**Annexation:** 2002

**Zoning:** A-O Agricultural Open upon annexation  
A-O Agricultural Open to PDD Planned Development District (2011); PDD Planned Development District to PDD Planned Development District to revise layout and add additional use (2012); PDD Planned Development District to PDD Planned Development District to add a 29-acre tract development and revise some of the commercial uses (2014)

**Preliminary Plat:** 2011, revised in October 2012 and again in February 2014

**Site Development:** The final plat for Phase 100 was approved in March 2012 and amended in July 2012

## COMMENTS

**Parkland Dedication:** N/A

**Greenways:** N/A

**Pedestrian Connectivity:** Sidewalks are provided along Deacon Drive and partially along Holleman Drive South. The remaining portion of sidewalk along Holleman Drive South will be constructed by the applicant.

**Bicycle Connectivity:** Bikes lanes are provided along Deacon Drive West (Major Collector) and proposed along Holleman Drive South (Major Collector) according to the Comprehensive Plan.

**Impact Fees:** The subject tract is located within the Steeplechase Sanitary Sewer Impact Fee Area and will be required to pay \$144.87/LUE (Living Unit Equivalent) at time of building permit.

## REVIEW CRITERIA

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

## STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

## SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



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

## FINAL PLAT APPLICATION

<b>(Check one)</b>				
<input type="checkbox"/> Minor (\$700)	<input type="checkbox"/> Amending (\$700)	<input type="checkbox"/> Final (\$932)	<input type="checkbox"/> Vacating (\$932)	<input checked="" type="checkbox"/> Replat (\$932)
Is this plat in the ETJ? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Is this plat Commercial <input checked="" type="checkbox"/> or Residential <input type="checkbox"/>		
<b>MINIMUM SUBMITTAL REQUIREMENTS:</b>				
<input checked="" type="checkbox"/> \$700-\$932 Final Plat Application Fee (see above).				
<input checked="" type="checkbox"/> <del>N/A</del> \$233 Waiver Request to Subdivision Regulations Fee (if applicable).				
<input checked="" type="checkbox"/> \$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).				
<input checked="" type="checkbox"/> 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.				
<input checked="" type="checkbox"/> Copy of plat. (A signed mylar original must be submitted after approval.)				
<input checked="" type="checkbox"/> Grading, drainage, and erosion control plan with supporting drainage report.				
<input checked="" type="checkbox"/> Public infrastructure plan and supporting documents (if applicable).				
<input checked="" type="checkbox"/> Copy of original deed restrictions/covenants for replats (if applicable).				
<input checked="" type="checkbox"/> 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.				
<input checked="" type="checkbox"/> The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.				
<b>NOTE:</b> A paid tax certificates from City of College Station, Brazos County and College Station I.S.D. will be due at the time of the mylar submittal prior to filing the plat.				

Date of Optional Preapplication or Stormwater Management Conference N/A

NAME OF PROJECT The Barracks II Subdivision, Phase 100 Replat

ADDRESS 604801-1001-0010 Corner of Deacon Drive West and Holleman Drive South

**SPECIFIED LOCATION OF PROPOSED PLAT:**

North Corner of Deacon Drive West and Holleman Drive South

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

Name Heath Phillips E-mail heath@barrackstownhomes  
 Street Address P.O. Box 262  
 City Wellborn State Texas Zip Code 77881  
 Phone Number 979.229.5906 Fax Number 979.703.7903

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

Name Heath Phillips Investments, LLC E-mail heath@barrackstownhomes.com  
Street Address 516 Deacon Drive West  
City College Station State Texas Zip Code 77845  
Phone Number 979.229.5906 Fax Number 979.703.7903

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering, LLC - Deven Doyen E-mail eng@schultzengineeringllc.com  
Street Address 2730 Longmire Drive Suite A  
City College Station State Texas Zip Code 77845  
Phone Number 979.764.3900 Fax Number 979.764.3910

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

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

Total Acreage 4.774 Total No. of Lots 2 R-O-W Acreage 0

Existing Use Vacant Proposed Use Commercial

Number of Lots By Zoning District 2 / PDD \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

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

Floodplain Acreage None

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

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

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

Yes  
 No

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

Project Name: The Barracks II (PP)  
City Project Number (if known): 15-00900071  
Date / Timeframe when submitted: May 2015

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

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

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

Requested Oversize Participation N/A

<b>Total Linear Footage of Proposed Public:</b>	
<u>0</u>	Streets
<u>312</u>	Sidewalks
<u>226</u>	Sanitary Sewer Lines
<u>0</u>	Water Lines
<u>0</u>	Channels
<u>0</u>	Storm Sewers
<u>0</u>	Bike Lanes / Paths

<b>Parkland Dedication due prior to filing the Final Plat:</b>	
<b>ACREAGE:</b>	
_____ No. of acres to be dedicated + \$ _____	development fee
_____	No. of acres in floodplain
_____	No. of acres in detention
_____	No. of acres in greenways
<b>OR</b>	
<b>FEE IN LIEU OF LAND:</b>	
_____ No. of SF Dwelling Units X \$ _____	= \$ _____
_____ (date)	Approved by Parks & Recreation Advisory Board

**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.*



President

Signature and title

11/13/2015

Date

## CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

### Owner Certification:

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



11/13/2015

\_\_\_\_\_  
Property Owner(s)

\_\_\_\_\_  
Date

### Engineer Certification:

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

\_\_\_\_\_  
Engineer



11/13/2015  
\_\_\_\_\_  
Date

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

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

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

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

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

Initial

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

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

B. I, \_\_\_\_\_, certify to the following:

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

**Additional certification for Floodway Encroachments:**

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

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

**Residential Structures:**

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

\_\_\_\_\_  
Engineer / Surveyor

\_\_\_\_\_  
Date

**Commercial Structures:**

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

\_\_\_\_\_  
Engineer / Surveyor

\_\_\_\_\_  
Date

**OR**

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

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

\_\_\_\_\_  
Engineer / Surveyor

\_\_\_\_\_  
Date

Conditions or comments as part of approval: \_\_\_\_\_

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

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

Existing

Proposed

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

Existing

Proposed

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

- Construction documents for all public infrastructure drawn on 24" x 36" sheets and properly sealed by a Licensed Texas Professional Engineer that include the following:
  - Street, alley and sidewalk plans, profiles and sections. One sheet must show the overall street, alley and/or sidewalk layout of the subdivision. (may be combined with other utilities).
  - ~~N/A~~ Sewer Design Report.
    - Sanitary sewer plan and profile showing depth and grades. One sheet must show the overall sewer layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)
  - ~~N/A~~ Water Design Report and/or Fire Flow Report.
  - ~~N/A~~ Water line plan showing fire hydrants, valves, etc. with plan and profile lines showing depth and grades. One sheet must show the overall water layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)
  - ~~N/A~~ Storm drainage system plan with contours, street profile, inlets, storm sewer and drainage channels, with profiles and sections. Drainage and runoff areas, and runoff based on 5, 10, 25, 50 and 100 year rain intensity. Detailed drainage structure design, channel lining design & detention if used. One sheet must show the overall drainage layout of the subdivision.
    - Detailed cost estimates for all public infrastructure listed above sealed by Texas P.E.
    - Letter of completion for public infrastructure or guarantee / surety in accordance with UDO Section 8.6.
    - Drainage Report with a Technical Design Summary.
    - Erosion Control Plan (must be included in construction plans).

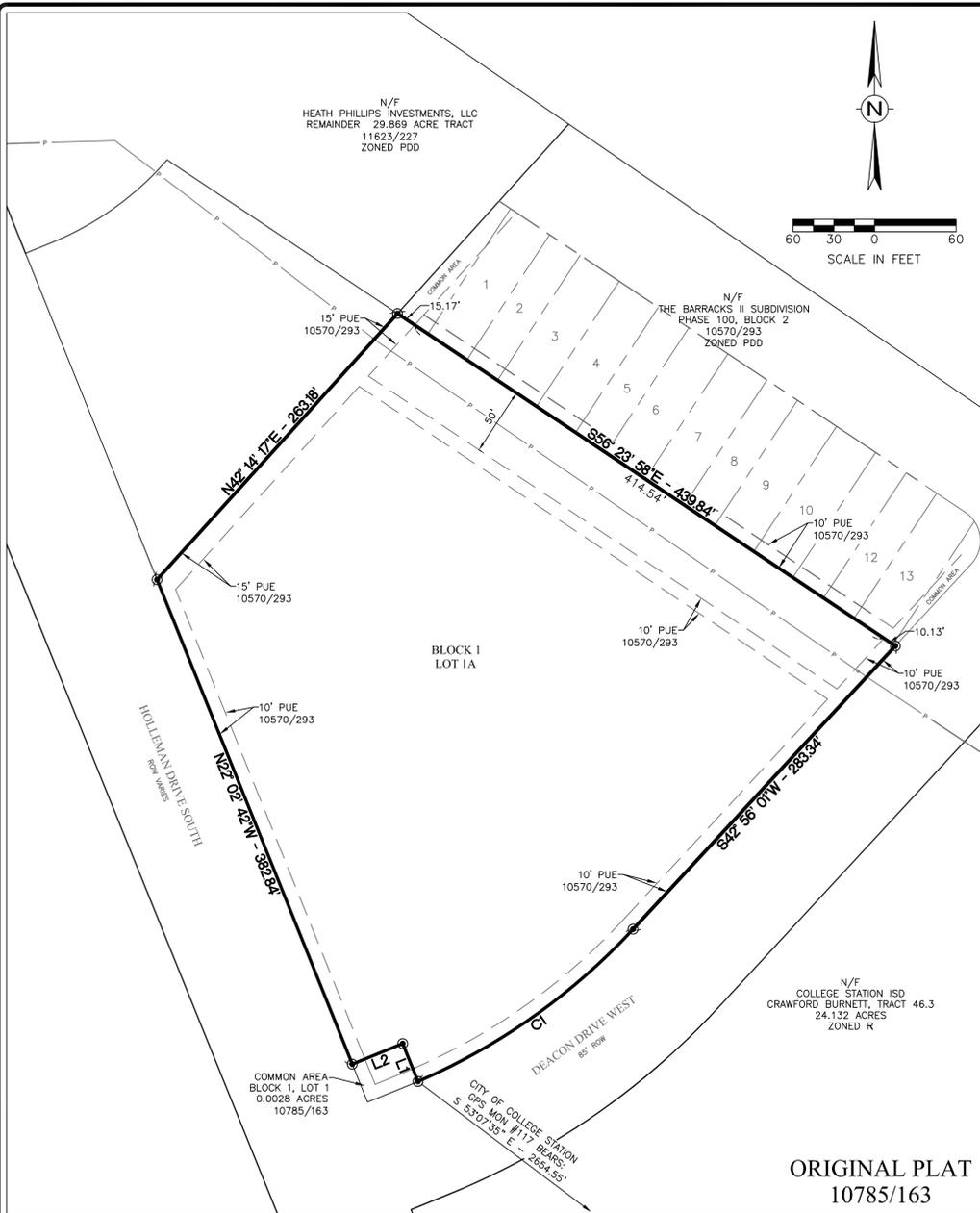
~~N/A~~ All off-site easements necessary for infrastructure construction must be shown on the final plat with a volume and page listed to indicate where the separate instrument easements were filed. Separate instrument easements must be provided in recordable form to the City prior to being scheduled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

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

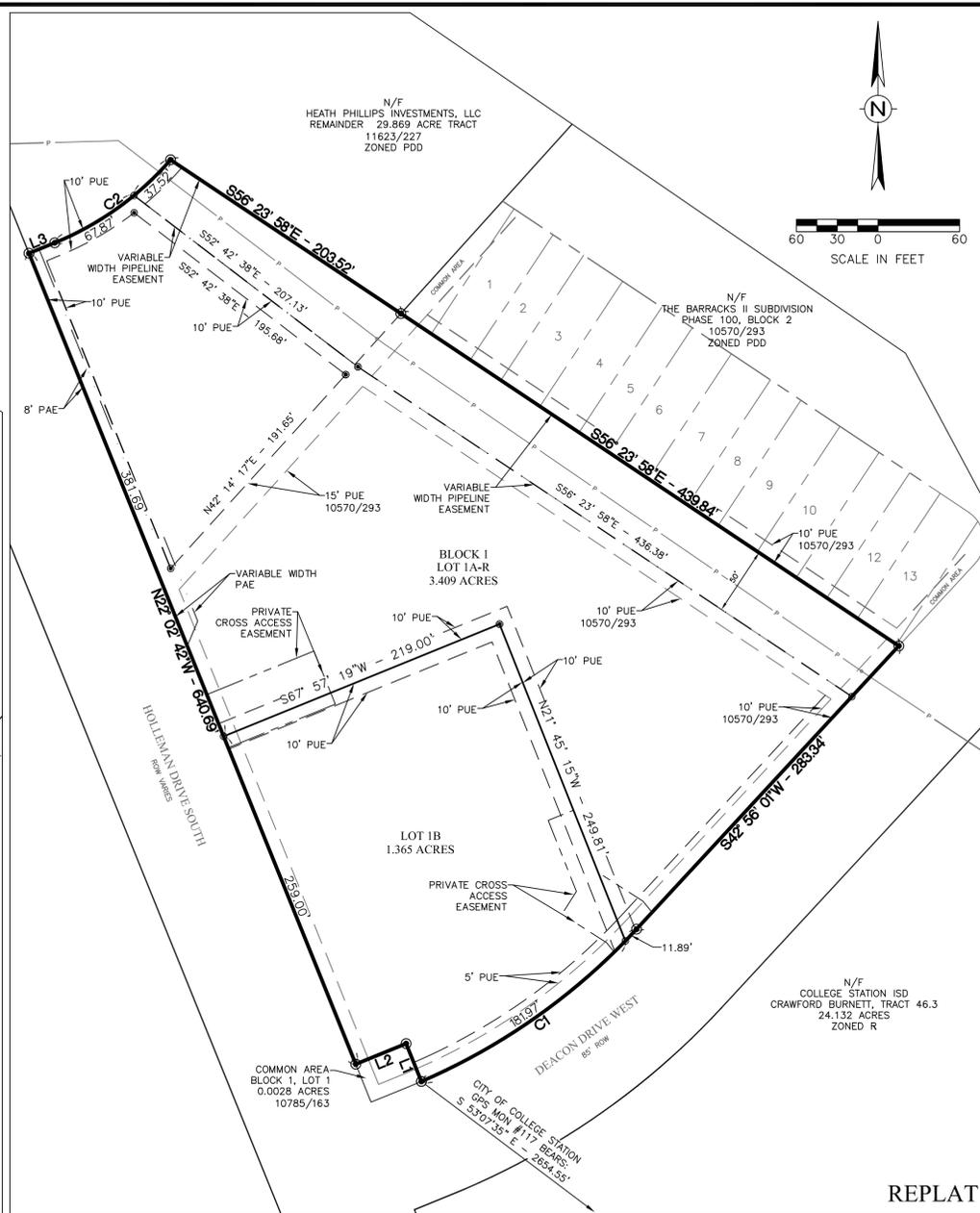
**NOTE:**

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

Print Form



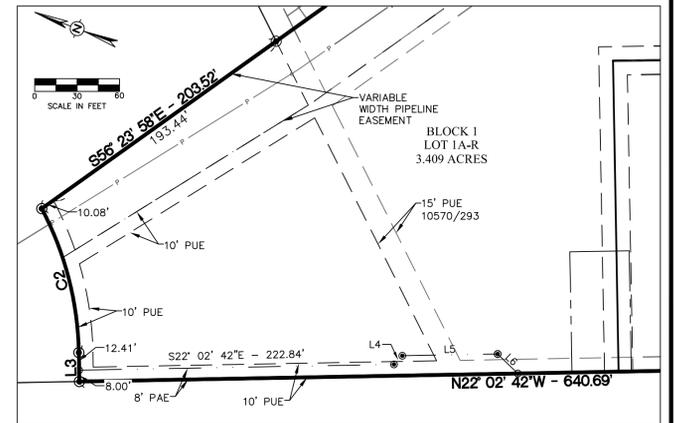
ORIGINAL PLAT  
10785/163



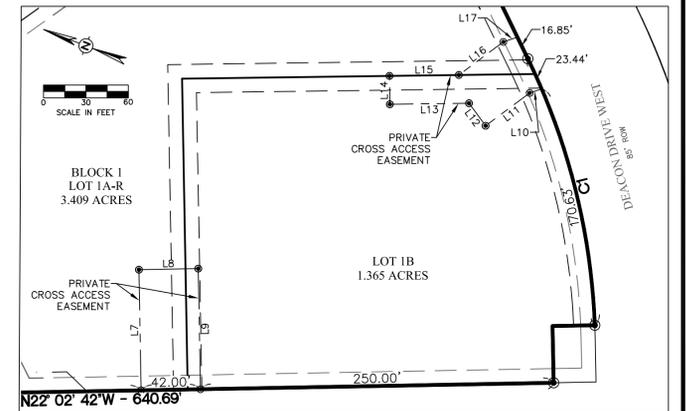
REPLAT

LINE #	LENGTH	DIRECTION
L1	29.91'	N22° 02' 42"W
L2	40.00'	S67° 52' 33"W
L3	20.41'	N67° 57' 18"E
L4	8.48'	S67° 02' 41"E
L5	67.44'	S22° 02' 41"E
L6	19.82'	S22° 52' 53"W
L7	85.00'	S67° 57' 19"W
L8	42.00'	S22° 02' 41"E
L9	85.00'	S67° 57' 19"W
L10	8.95'	S39° 23' 12"E
L11	38.83'	S57° 29' 47"E
L12	19.72'	S32° 30' 13"W
L13	56.02'	S21° 45' 15"E
L14	20.00'	S68° 14' 45"W
L15	49.09'	N21° 45' 15"W
L16	39.14'	N57° 29' 47"W
L17	10.51'	N39° 23' 12"W

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	195.03'	468.50'	02°3'51"04"	98.95'	193.62'	S54°50'14"W
C2	105.70'	225.00'	02°6'54"59"	53.84'	104.73'	N54°29'49"E



EASEMENT DETAIL 2



EASEMENT DETAIL 1

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

Chairman

CERTIFICATE OF CITY ENGINEER

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

City Engineer

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Heath Phillips, Manager of Heath Phillips Investments, LLC, owner and developer of the land shown on this plat, and designated herein as the Barracks II Subdivision, Phase 100, to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Heath Phillips, Manager  
Heath Phillips Investments, LLC.

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Owner Name, 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 SURVEYOR

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

R.P.L.S. No. 4502

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, \_\_\_\_\_ County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ in the Deed Records of Brazos County, Texas, in Volume \_\_\_\_\_ Page \_\_\_\_\_.

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

County Clerk  
Brazos County, Texas

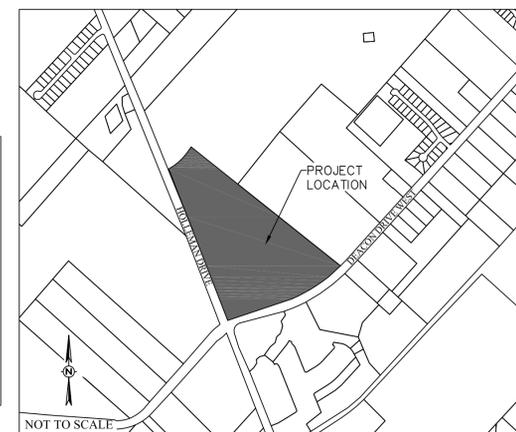
NOTES:

- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
- NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0305F, EFFECTIVE DATE: APRIL 2, 2014.
- 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
- DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
- ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT DISTRICT (PDD).
- ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
- THIS AREA IS IN THE STEEPLE CHASE SANITARY SEWER IMPACT FEE AREA. IMPACT FEES SHALL BE PAID IN CONJUNCTION WITH THE ISSUANCE OF BUILDING PERMITS.
- PRIVATE CROSS ACCESS EASEMENTS SHALL BE MAINTAINED BY INDIVIDUAL LOT OWNERS OR PROPERTY OWNERS ASSOCIATION.
- LOTS 1A-R AND 1B WILL HAVE ONSITE DETENTION OR REGIONAL DETENTION THROUGH PRIVATE DRAINAGE EASEMENTS.

LEGEND

	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
	PROPOSED PIPELINE EASEMENT
	PROPOSED PRIVATE CROSS ACCESS EASEMENT
	PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)
	EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
	EXISTING PUBLIC DRAINAGE EASEMENT (P.D.E.)
	EXISTING PRIVATE DRAINAGE EASEMENT
	EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
	PROPERTY CORNER

VICINITY MAP



FINAL PLAT

OF  
BARRACKS II SUBDIVISION  
PHASE 100  
LOTS 1A-R AND 1B, BLOCK 1  
A TOTAL OF 4.774 ACRES  
INCLUDING A  
REPLAT

OF  
BARRACKS II SUBDIVISION  
PHASE 100  
LOT 1A, BLOCK 1  
VOLUME 10785 PAGE 163  
AND

UNPLATTED 0.954 ACRE TRACT  
CRAWFORD BURNETT LEAGUE, A-7  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:  
Heath Phillips Investments, LLC  
P.O. Box 262  
Wellborn, TX 77881

SURVEYOR:  
Brad Kerr, R.P.L.S. No. 4502  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
(979) 268-3195

ENGINEER:

TBPE NO. 12327  
2730 LONGMIRE, SUITE A  
College Station, Texas 77845  
...  
(979) 764-3900



## Legislation Details (With Text)

**File #:** 15-0771      **Version:** 1      **Name:** 5014 Raymond Stotzer Parkway-Rezoning  
**Type:** Rezoning      **Status:** Agenda Ready  
**File created:** 12/23/2015      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 1/7/2016      **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 PDD Planned Development District for approximately 5.65 acres being situated in the John H. Jones League, Abstract # 26, Brazos County, Texas, and being the same tract called 5.65 acres described in deeds to Gloria S. Mamaliga recorded in Volume 1166, Page 275, and Volume 1166, Page 278, Official Records, Brazos County, Texas, and also being the same tract of land conveyed to Switzer L. Deason by deed recorded in Volume 8538, Page 107, Official Records, Brazos County, Texas, generally located at 5014 Raymond Stotzer Parkway, more generally located along State Highway 47 Frontage Road between Burgess Lane and Health Science Center Parkway. Case # REZ2015-000027 (Note: Final action on this item is scheduled for the January 28, 2016 City Council meeting - subject to change)

**Sponsors:** Mark Bombek

**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 R Rural to PDD Planned Development District for approximately 5.65 acres being situated in the John H. Jones League, Abstract # 26, Brazos County, Texas, and being the same tract called 5.65 acres described in deeds to Gloria S. Mamaliga recorded in Volume 1166, Page 275, and Volume 1166, Page 278, Official Records, Brazos County, Texas, and also being the same tract of land conveyed to Switzer L. Deason by deed recorded in Volume 8538, Page 107, Official Records, Brazos County, Texas, generally located at 5014 Raymond Stotzer Parkway, more generally located along State Highway 47 Frontage Road between Burgess Lane and Health Science Center Parkway. Case # REZ2015-000027 (Note: Final action on this item is scheduled for the January 28, 2016 City Council meeting - subject to change)



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

**REZONING REQUEST**  
**for**  
**5014 Raymond Stotzer Parkway**  
**REZ2015-00027**

**REQUEST:** R Rural to PDD Planned Development District

**SCALE:** 5.591 acres

**LOCATION:** 5014 Raymond Stotzer Parkway, more generally located along State Highway 47 Frontage Road between Burgess Lane and Health Science Center Parkway.

**APPLICANT:** Jim Jett

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

**PROJECT OVERVIEW:** The applicant is requesting a zoning change from R Rural to Planned Development District with a base zoning district of BP Business Park. The applicant has requested the proposed amendment to also allow uses such as educational facilities, college and university, hotels, restaurant, and retail sales and service. This an initial step toward developing a mixed use office complex.

**RECOMMENDATION:** Staff recommends approval of the rezoning to PDD Planned Development District, and the associated concept plan with the condition to limit the size of the permitted retail sales uses on the property to 15,000 square feet.



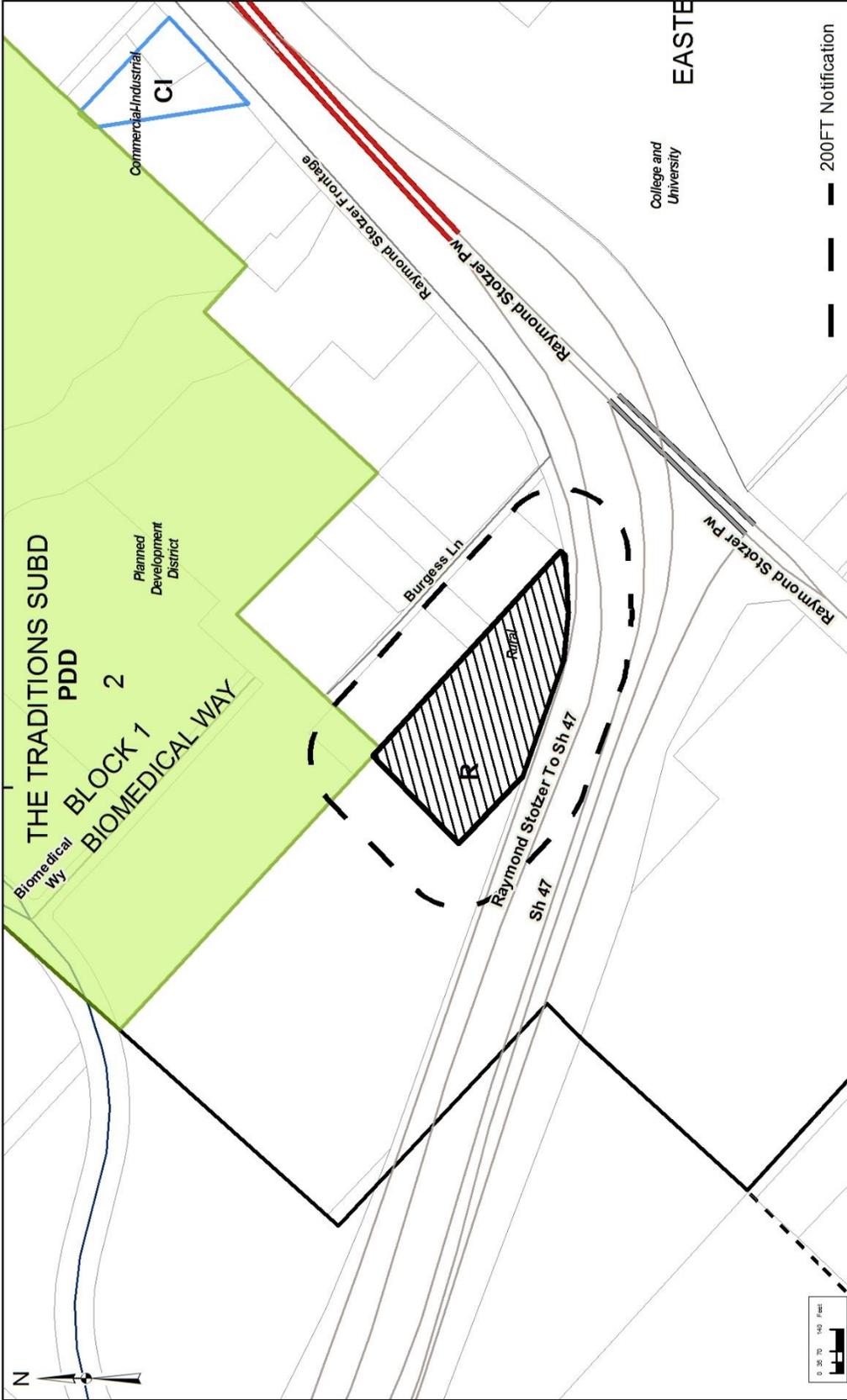
REZONING

Case: REZ2015-000027

RAYMOND STOTZER PKWY

DEVELOPMENT REVIEW





**Zoning Districts**

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



**DEVELOPMENT REVIEW**

**RAYMOND STOTZER PKWY**

**REZONING**

Case: REZ2015-000027

## NOTIFICATIONS

Advertised Commission Hearing Date: January 7, 2016  
Advertised Council Hearing Date: January 28, 2016

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: 8  
Contacts in support: None at the time of this report  
Contacts in opposition: None at the time of this report  
Inquiry contacts: None at the time of this report

## ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Business Park	R Rural	Vacant
South (Across Raymond Stotzer)	Business Park	R Rural	Vacant
East	Business Park	R Rural	Mobile Home and storage buildings
West (Across SH 47)	Business Park	R Rural	Vacant

## DEVELOPMENT HISTORY

**Annexation:** June 1995  
**Zoning:** A-O Agricultural Open upon annexation renamed R Rural in 2013  
**Final Plat:** N/A  
**Site development:** Vacant

## REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject lot is designated Business Park on the Comprehensive Plan Future Land Use and Character Map and is also located in Presidential Corridor Gateway District. With easy access to Easterwood Airport and being in close proximity to the recently built Health Science Center as part of the Texas A&M University System, this Gateway District should be accommodating business including research and development, office, and light industrial. These uses should build on the assets existing in the area while protecting and enhancing this primary gateway into the City. The proposed development is consistent with the allowable land uses for Presidential Corridor Gateway District and also with surrounding future land use designations.
- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The existing R Rural zoning allows for large lot

residential and/or agricultural uses, which is not compatible or supportive of more intense development that is anticipated for the area. Given the property's close proximity to the BioCorridor Planned Development District, this area is expected to contain uses that support the investment plan that has been set in this District. An R Rural designation does not support the planned growth.

- 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 land uses permitted through this PDD are those allowed in BP Business Park with the addition of education facilities, college and university, educational facility- indoor instruction, hotels, restaurant, day care (commercial), Nightclub, Bar or Tavern, permitted with a Conditional Use Permit, and retail sales and service. The additional uses are uses that would be seen more in a General Commercial zoning district as they are services that would serve the larger region. While the BP Business Park designation is intended for more industrial, research and development or office development activity, the additional uses are appropriate as they support the uses planned in the BioCorridor PDD and the property's frontage along State High 47 and Raymond Stotzer Parkway. Staff is recommending a size restriction be placed on retail sales uses of a maximum of 15,000 square feet each as the direction given and planned for this area directly outside of the BioCorridor PDD includes some allowance for small scale retail/sales to support the district and the immediate area while restricting the opportunity for more regionally serving 'big box' retailers. The intent of the area surrounding the BioCorridor District is to help preserve and support the district by providing similar and supplementary uses that focus on research and development, manufacturing, office uses, and other additional uses that would serve those that live and work in the area. The applicant feels the request to add the additional uses are necessary to provide an atmosphere capable of creating the mixed use development desired for the BioCorridor 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 property is currently zoned R Rural. The current zoning district is suitable for the property given the similar zonings and uses of nearby property. However, this is one of the first rezoning's requested in the area outside of the BioCorridor PDD. While R Rural is suitable with the current land uses the area is expected to see continued change moving forward.
- 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 can currently be marketed under the existing R Rural zoning district. However, the applicant has stated that the use is not appropriate or feasible for this property knowing the current development happening on nearby property and the anticipated change in development pattern for the area.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** There is an existing 18-inch water main to the northeast of the property, which will need to be extended to and through the property to provide water service. The sanitary service for this property will be provided by the City of Bryan. Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Existing infrastructure appears to be adequate for the proposed use at this time. Access to the site will be available via State Highway 47 Frontage Road. Considering the proposed uses a Traffic Impact Analysis (TIA) may be required with the site development of this property.

## 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 uses permitted through BP Business Park with the addition of education facilities, college and university, educational facility- indoor instruction, hotels, restaurant, and retail sales and service as permitted uses. The development will follow all requirements of BP Business Park zoning district with buildings ranging in height from 20 feet to 72 feet following the Easterwood Airport height restrictions.

### Permitted Uses:

- Education Facilities
- College and University
- Education Facilities- indoor instruction
- Hotels
- Restaurant
- Day care- commercial
- Nightclub, bar, or tavern- with conditional use permit
- Retail, Sales, and Service- limited to 15,000 square feet
- Uses permitted under BP Business Park zoning

### **Base Zoning and Meritorious Modifications**

At the time of site plan, the project will need to meet all applicable site development standards and platting requirements of the Unified Development Ordinance for the BP Business Park zoning, except where meritorious modifications are granted with the PDD zoning. The applicant is requesting the following meritorious modification:

Allowing education facilities, college and university, educational facility- indoor instruction, hotels, day care-commercial, nightclub, bar or tavern permitted with a conditional use permit, restaurant, and retail sales and service as permitted uses.

### **Community Benefits**

The applicant has listed the following as community benefits proposed by the development that will offset the modifications requested under the PDD Planned Development District:

The additional land uses are necessary to provide all the land uses necessary to create the mixed use development desired for the BioCorridor District.

### **STAFF RECOMMENDATION**

Staff recommends approval of the rezoning to PDD Planned Development District, and the associated concept plan with the condition to limit the size of the permitted retail sales uses on the property to 15,000 square feet.

### **SUPPORTING MATERIALS**

1. Application
2. Rezoning Map
3. Concept Plan



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

## ZONING MAP AMENDMENT (REZONING) APPLICATION PLANNED DISTRICTS

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

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

### MINIMUM SUBMITTAL REQUIREMENTS:

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

NAME OF PROJECT M-MC-J Partnership Tract

ADDRESS SH 47

LEGAL DESCRIPTION (Lot, Block, Subdivision) John H Jones League, A-26

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

*SH 47 Frontage Road between Burgess Lane and Health Science Center Parkway*

TOTAL ACREAGE 5.591

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

Name Jim Jett E-mail jjett66@gmail.com  
Street Address 6616 Imperial Loop Suite 10  
City College Station State TX Zip Code 77845  
Phone Number 979-571-4341 Fax Number \_\_\_\_\_

PROPERTY OWNER'S INFORMATION:

Name M-MC-J Partnership E-mail \_\_\_\_\_  
Street Address 6616 Imperial Loop Suite 10  
City College Station State TX Zip Code 77845  
Phone Number 979-571-4341 Fax Number \_\_\_\_\_

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

Name Joe Schultz E-mail eng@Schultzengineeringllc.com  
Street Address 2730 Longmire Dr  
City College Station State TX Zip Code 77845  
Phone Number 979-764-3900 Fax Number \_\_\_\_\_

This property was conveyed to owner by deed dated 6/20/2013 and recorded in Volume 11423, Page 248 of the Brazos County Official Records.

Existing Zoning R-Rural Proposed Zoning PDD-Planned Development District

Present Use of Property Vacant

Proposed Use of Property Business Park, Office, Retail

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

*All uses allowed for BP Zoning plus educational facility, college and university, educational facility, indoor instruction, hotels, restaurants, and retail sales and service.*

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: N/A

Approximate percentage of non-residential land uses: N/A

**REZONING SUPPORTING INFORMATION**

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

*The development of the adjacent BioCorridor area has commenced and there will be a demand for development to support and compliment the manufacturing uses within the BioCorridor.*

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 zone change is in accordance with the Comprehensive Plan which has this property as Business Park.*

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?

*Some of the nearby property was either developed prior to annexation and is still zoned R- Rural or zoned R and has never been developed or is zoned PPD - BioCorridor District. This change will be compatible with the desired land uses planned for the BioCorridor district.*

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

*The property has utility service available and access to the frontage road of SH 47 for vehicular access. The uses proposed will compliment the proposed uses for the BioCorridor.*

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

*Rural zoning typically is for large lot single family residential use which is not desirable for property adjacent to the BioCorridor.*

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

*There is no marketability for the Rural zoning district as single family lot residential is not appropriate or feasible for this property.*

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

*Development of the land near the BioCorridor to compliment the BioCorridor uses will be necessary.*

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

*The development will provide similar uses as the BioCorridor District with some additional land uses to support the BioCorridor District.*

**CONCEPT PLAN SUPPORTING INFORMATION**

1. What is the range of future building heights?

*The anticipated building heights will range from 20' to 72'.*

*The approximate height clearance elevation for this area is 400'. The existing ground elevation is approximately 328.*

2. Provide a general statement regarding the proposed drainage.

*The drainage from the site will be conveyed to stormwater detention facilities and then discharged in the TXDOT right of way. The drainage systems will be in accordance with the UDO.*

3. List the general bulk or dimensional variations sought.

*The general variations sought are for the addition of land uses to the base zoning district of Business Park. These uses are as follows: educational facility - college and university, educational facility - indoor instruction, daycare - commercial, night clubs, bar, or tavern - permitted only under a Conditional Use Permit, hotels, restaurants, and retail sales and service.*

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

*The additional land uses are necessary to provide all the land uses necessary to create the mixed use development desired for the BioCorridor District.*

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

*The character of the surrounding area will be changing as the BioCorridor district develops and this plan will be in harmony with the future development of this area.*

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

*The Comprehensive Plan is for this land to be Business Park which is the basis for this rezoning with the addition of land uses which will compliment the BioCorridor and also conform with the policies, goals and the objectives of the Comprehensive Plan.*

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 development will have land uses similar to the proposed uses in the BioCorridor and for the adjacent areas and will increase the value of the adjacent land.*

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

*No dwelling units are proposed.*

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

*No parks or schools are part of this development. The only public facilities will be utilities and possibly a street.*

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.

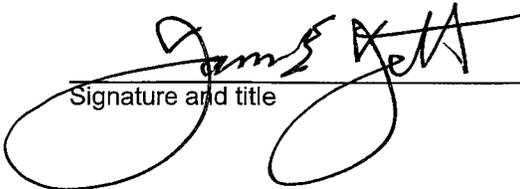
*The land will be developed in accordance with the UDO to ensure it is not detrimental to the public health, safety, welfare, and the proportional improvements in the vicinity.*

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.

*The plan will provide vehicular, bicycle, and pedestrian facilities and circulation that don't exist at this time thereby it will not adversely affect the safety and convention of vehicular, bicycle or pedestrian circulation.*

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

10-19-15  
\_\_\_\_\_  
Date

**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
  - Open spaces/conservation areas
  - Greenways
  - Streets and access
  - Parks
  - Schools
  - Trails
  - Buffer areas (or a statement indicating buffering proposed)
  - Other special features
- Approximate accessways, pedestrian and bikeways.
- Common and open space areas.



BRYAN COMMERCE &  
DEVELOPMENT INC  
20.8125 ACRES  
TRACT 63.3  
4023/071,091  
ZONED PDD

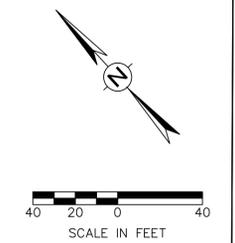
CITY OF BRYAN  
0.55 ACRES  
TRACT 63.4  
11256/087  
ZONED PDD

SEWER  
LIFT  
STATION

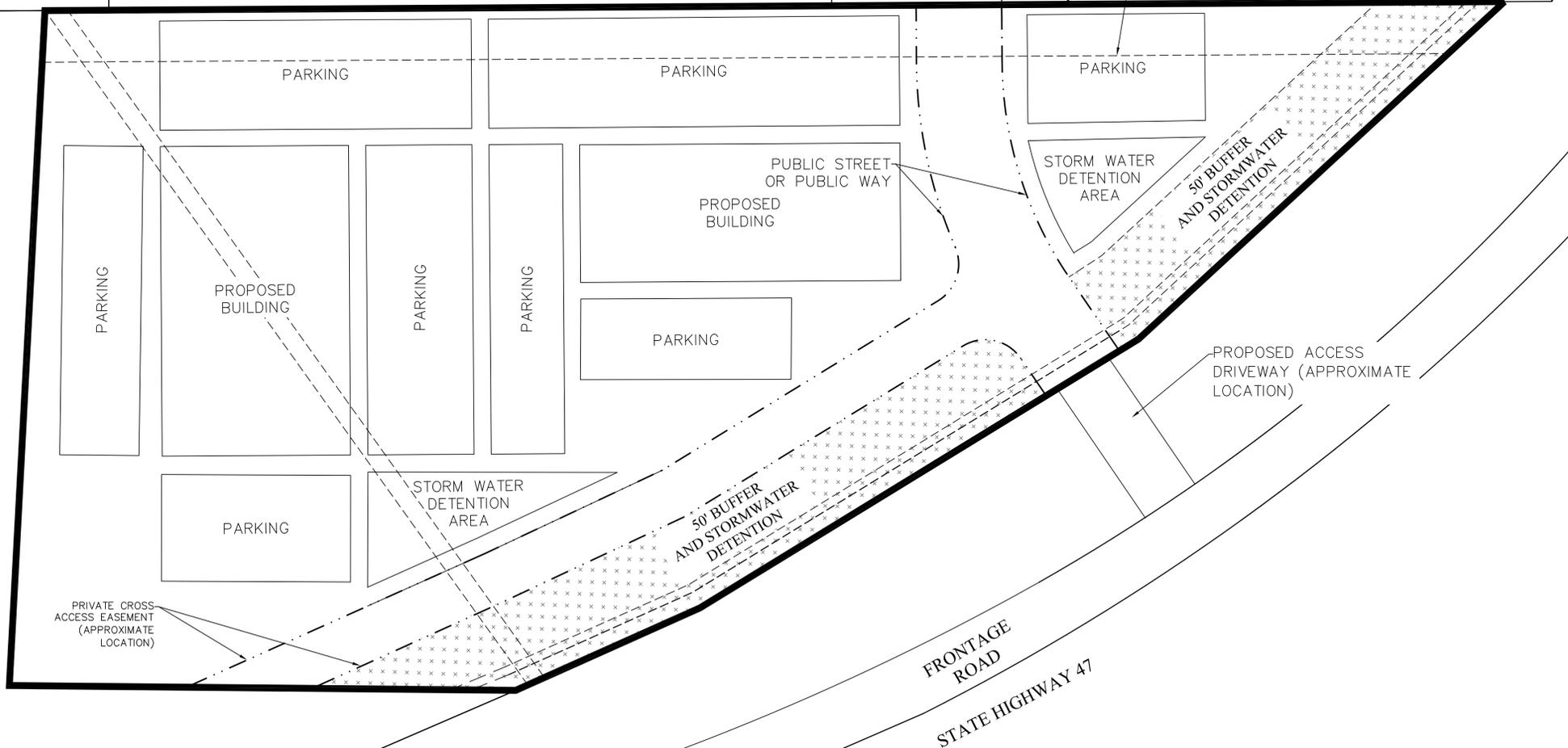
WP 47 DEVELOPMENT LTD  
5.0 ACRES  
TRACT 70  
4561/039  
ZONED R

WP 47  
DEVELOPMENT  
LTD  
0.47 ACRES  
TRACT 72.1  
6437/284  
ZONED R

CROUCH E ARLEN  
1.49 ACRES  
TRACT 72  
365/249  
ZONED R



CAMWEST TRADITIONS LP  
20.5424 ACRES  
TRACT 77.2  
8555/167  
ZONED R



CONCEPT PLAN NOTES:

1. THE BASE ZONING DISTRICT FOR THIS PROPERTY WILL BE BP BUSINESS PARK. THE LAND USES FOR THIS PROPERTY ARE THOSE ALLOWED IN BP ZONING WITH THE ADDITION OF THE FOLLOWING:

PUBLIC, CIVIC AND INSTITUTIONAL

- EDUCATIONAL FACILITY, COLLEGE AND UNIVERSITY
- EDUCATIONAL FACILITY, INDOOR INSTRUCTION

COMMERCIAL, OFFICE AND RETAIL

- DAY CARE, COMMERCIAL
- HOTELS
- NIGHT CLUB, BAR OR TAVERN - THESE USES PERMITTED ONLY UNDER A CONDITIONAL USE PERMIT
- RESTAURANTS
- RETAIL SALES AND SERVICE

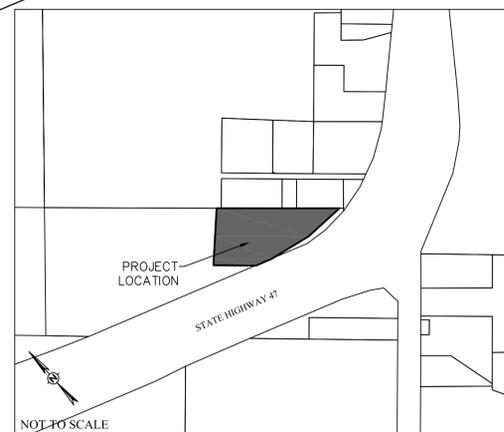
2. THE 50' BUFFER MAY BE USED FOR LANDSCAPING, STORM WATER, DETENTION, PATHS OR TRAILS, AND PATIOS OR PLAZAS WITH AN OUTDOOR SEATING AREA. DRIVEWAYS AND UTILITY LINES AND FACILITIES ARE ALSO ALLOWED.

3. THE EXISTING PIPELINE AND ITS EASEMENT WILL BE ABANDONED OR RELOCATED ALONG THE PROPERTY LINES.

4. A TRAFFIC INPUT ANALYSIS, TIA, MAY BE REQUIRED IF THE ASSUMED LAND USE OF 2.0 ACRES OF COMMERCIAL USE IS EXCEEDED.

5. SH 47 FRONTAGE ROAD ACCESS POINT CONTINGENT ON TXDOT APPROVAL.

VICINITY MAP



CONCEPT PLAN  
M-MC-J PROPERTY

5.591 ACRES

JOHN H. JONES LEAGUE, A-26  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1"=50'  
NOVEMBER 2015

OWNER/DEVELOPER:

M-MC-J PROPERTIES  
6166 Imperial Loop Suite 10  
College Station, TX 77845  
(979) 571-4341

ENGINEER:



TBPE NO. 12327  
2730 LONGMIRE, SUITE A  
College Station, Texas 77845

(979) 764-3900



## Legislation Details (With Text)

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**File #:** 15-0783      **Version:** 3      **Name:** Special Event Parking  
**Type:** Ordinance      **Status:** Agenda Ready  
**File created:** 12/30/2015      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 1/7/2016      **Final action:**

**Title:** Public hearing, presentation, possible action, and discussion regarding an amendment to Chapter 4, "Business Regulations," Section 4-4.G Chapter 10, "Traffic Code," Section 10-4, "Administrative Adjudication of Parking Violations," Subsection E "Parking Regulations for Certain Described Areas," and Chapter 12, "Unified Development Ordinance," Section 7.3.E "Requirements Apply to All Parking Areas," of the Code of Ordinances of the City of College Station, Texas, regarding parking for special events.

**Sponsors:** David Schmitz

**Indexes:**

**Code sections:** Sec. 10-4. - Administrative adjudication of parking violations., Sec. 12-7.3. - Off-Street Parking Standards.

**Attachments:** [Memo](#)  
[Ch 10 Amendment \(MAP\).pdf](#)  
[Chapter 4-4 Amendment \(MAP\).pdf](#)  
[Ch 12 Amendment \(MAP\).pdf](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an amendment to Chapter 4, "Business Regulations," Section 4-4.G Chapter 10, "Traffic Code," Section 10-4, "Administrative Adjudication of Parking Violations," Subsection E "Parking Regulations for Certain Described Areas," and Chapter 12, "Unified Development Ordinance," Section 7.3.E "Requirements Apply to All Parking Areas," of the Code of Ordinances of the City of College Station, Texas, regarding parking for special events.



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## MEMORANDUM

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January 7, 2015

TO: Members of the Planning & Zoning Commission

FROM: Aubrey Nettles

SUBJECT: Special Event Parking – Unified Development Ordinance Amendment

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Public hearing, presentation, possible action, and discussion regarding an amendment to Chapter 4, "Business Regulations," Section 4-4.G Chapter 10, "Traffic Code," Section 10-4, "Administrative Adjudication of Parking Violations," Subsection E "Parking Regulations for Certain Described Areas," and Chapter 12, "Unified Development Ordinance," Section 7.3.E "Requirements Apply to All Parking Areas," of the Code of Ordinances of the City of College Station, Texas, regarding parking for special events.

Relationship to Strategic Goals: (Select all that apply)

- Good Governance

Recommendation(s): Staff recommends approval of the amendments

Summary: In certain cases, special event parking on grass areas becomes necessary in order to reduce congestion and ensure public safety. This potential ordinance change has been discussed informally for previous events, particularly for the 2014-2015 Games of Texas, where a high volume of vehicles parked in the areas surrounding College Station High School. Due to both the Games of Texas event returning in 2018-2019, as well as the potential for alternative parking solutions to become necessary, this ordinance change is being suggested. The amendments would allow groups to request an exception to the parking ordinance and allow special event parking on grass areas. Any group requesting this exception would be required to be permitted through the City's Special Event process and have their exception approved by the City Manager or his designee.

Budget & Financial Summary: N/A

Attachments:

1. Chapter 10 Amendment
2. Chapter 4-4 Amendment
3. Chapter 12 Amendment

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 10, "TRAFFIC CODE", SECTION 10-4 "ADMINISTRATIVE ADJUDICATION OF PARKING VIOLATIONS", SUBSECTION (D) "PARKING REGULATIONS FOR CERTAIN DESCRIBED AREAS", PARAGRAPH (2) OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, PERTAINING TO TEMPORARY PARKING FOR CITY EVENTS AND SPECIAL EVENTS; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 10, "Traffic Code", Section 10-4 "Administrative Adjudication of Parking Violations", Subsection E, "Parking regulations for certain described areas," of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

PART 2: That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way effect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.

PART 3: That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed liable for a civil offense and/or guilty of a Class C misdemeanor, and, upon a finding of liability thereof, shall be punished by a civil penalty of not less than One Dollar (\$1.00) nor more than Two Thousand Dollars (\$2,000.00), or upon conviction thereof, shall be punished by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Five Hundred Dollars (\$500.00). Said Ordinance becomes effective ten (10) days after date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

APPROVED:

\_\_\_\_\_  
MAYOR

ATTEST:

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

APPROVED:

ORDINANCE NO. \_\_\_\_\_

Page 2

\_\_\_\_\_  
City Attorney

**EXHIBIT “A”**

That Chapter 10, “Traffic Code”, Section 10-4 “Administrative Adjudication of Parking Violations”, Subsection ( E) “Parking regulations for certain described areas,” Paragraph (2), is hereby amended in its entirety as follows:

(2) The City Manager or his designee may temporarily allow parking where parking is currently prohibited by City ordinance as part of a City event or Special Event as defined elsewhere in this Code, or anytime when determined necessary for the safety of the general public.

When temporary on-street parking is allowed as set forth above, the existing No Parking Here to Corner or No Parking Anytime signs shall be removed or otherwise altered to provide such notice to citizens. Signs shall not be removed or otherwise altered for more than a consecutive seventy-two-hour period.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 4, "BUSINESS REGULATIONS", SECTION H. "APPROVAL OF APPLICATION," OF THE CODE OF ORDINANCES, CITY OF COLLEGE STATION, TEXAS, BY ADDING PARAGRAPH (9) OF SUBSECTION (G) OF SECTION 4-4 AS SET OUT BELOW RELATING TO APPROVAL OF SPECIAL EVENT PARKING; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

- PART 1: That Chapter 4, "BUSINESS REGULATIONS," Section 4-4. G. of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibits "A", attached hereto and made a part of this ordinance for all purposes.
- PART 2: That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way effect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.
- PART 3: That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Five Hundred Dollars (\$500.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

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

APPROVED:

\_\_\_\_\_  
City Attorney

ORDINANCE NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**EXHIBIT "A"**

That Chapter 4, "BUSINESS REGULATIONS", Section 4-4, "Carnivals, circuses, menageries, sideshows, concessions, and special events", Subsection G, "Conditions of permit" of the Code of Ordinances, City of College Station, Texas, is hereby amended by adding Paragraph (9) as follows:

- (9) Compliance with any and all other applicable rules and regulations, including food vendor permits, temporary parking approval, park permit, etc.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE," SECTION 7.3.E., "REQUIREMENTS APPLY TO ALL PARKING AREAS," OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY AMENDING THE APPLICABILITY OF REQUIREMENTS FOR TEMPORARY PARKING AS SET OUT BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Unified Development Ordinance," Section 7.3.E., "Requirements Apply to All Parking Areas," of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

PART 2: That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way effect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.

PART 3: That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

APPROVED:

\_\_\_\_\_  
MAYOR

ATTEST:

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

APPROVED:

\_\_\_\_\_  
City Attorney

**EXHIBIT "A"**

That Chapter 12, "Unified Development Ordinance," Section 7.3 "Off-Street Parking Standards, Subsection 7.3.E., "Requirements Apply to All Parking Areas," of the Code of Ordinances of the City of College Station, Texas, is hereby amended to read as follows:

E. Requirements Apply to All Parking Areas.

Every parcel of land hereafter used as a public parking area, including commercial parking lots, visitor parking areas for single-family and townhouse uses, and parcels used for open-air sales lots, shall be developed and maintained in accordance with the requirements in this Section and as described in the City of College Station Site Design Standards. The requirements in this Section do not apply to overflow parking for churches, nor to temporary overflow parking for City events and temporary parking for special events.