



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.

Thursday, January 21, 2016

6:00 PM

City Hall Council Chambers

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
4. [16-0024](#) Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Minor Plat ~ Herman F. Krenek Ph 2 Lt 5B-RA ~ Case #FP2015-000030
5. [16-0035](#) Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work (see attached). (M. Bombek)

Attachments: [2015 Plan of Work.pdf](#)
6. [16-0010](#) Presentation, possible action, and discussion regarding the City's land use inventory including an assessment of residential growth capacity.

Sponsors: Simms
Attachments: [Memo](#)
7. [16-0025](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, January 28, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison - Moore)
*Thursday, February 4, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
8. [16-0026](#) Presentation, possible action, and discussion regarding an update on the following items:
*A Rezoning on approximately 2 acres located between Wellborn Road and Royder Road near Greens Prairie Road West from R Rural to SC Suburban Commercial. The Planning & Zoning Commission heard this item on December 3, 2015 and voted (5-0) to recommend approval. The City Council heard this item on January 14, 2016 and voted (7-0) to approve the request.

*A Rezoning on approximately one acre located at 301, 303, 305 & 307 Cooner Street from R-4 Multi-Family to MF Multi-Family. The Planning & Zoning Commission heard this item on December 17, 2015 and voted (4-0) to recommend approval. The City Council heard this item on January 14, 2016 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 _____, 2016 at 5:00 p.m.

City Secretary

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



Legislation Details (With Text)

File #: 16-0024 **Version:** 1 **Name:** Minor / Amending Plats
Type: Updates **Status:** Agenda Ready
File created: 1/12/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 1/21/2016 **Final action:**

Title: Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Minor Plat ~ Herman F. Krenek Ph 2 Lt 5B-RA ~ Case #FP2015-000030

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 ~ Herman F. Krenek Ph 2 Lt 5B-RA ~ Case #FP2015-000030



Legislation Details (With Text)

File #: 16-0035 Version: 1 Name:

Type: Updates Status: Agenda Ready

File created: 1/14/2016 In control: Planning and Zoning Commission Workshop

On agenda: 1/21/2016 Final action:

Title: Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work (see attached). (M. Bombek)

Sponsors:

Indexes:

Code sections:

Attachments: [2015 Plan of Work.pdf](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work (see attached). (M. Bombek)

2015 Planning & Zoning Commission Plan of Work

Comprehensive Plan Implementation

Implementation of Adopted Plans	
<p>Summary:</p> <p>Implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Central College Station, Eastgate, Southside Area, Wellborn Community, and South Knoll Area neighborhood plans, and Bicycle, Pedestrian & Greenways, Parks and Recreation, Water, Waste Water, Medical District, and Economic Development master plans.</p>	<p>Project Dates:</p> <p>3/26/15: Council awarded contract to Freese & Nichols to update the Wastewater Master Plan.</p> <p>3/26/15: Council approved all-way stop at Lincoln 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>12/10/15: Council awarded construction contract for sidewalk on Guadalupe Drive (South Knoll Plan).</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

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

<u>Annexation</u> Task Force	
<p>Summary:</p> <p>Implement the Five-Year Comprehensive Plan Report by creating a task force of elected officials, appointed officials, and staff to update timing and priorities of future annexations including the potential development of a three-year annexation plan.</p>	<p>Project Dates:</p> <p>5/28/15: Council adopted resolution to create Joint Annexation Task Force.</p> <p>6/4/15: P&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>1/11/16: Task Force meeting.</p>
Staff Assigned: L. Simms	Anticipated Initiation: May 2015

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

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

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

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

<u>Thoroughfare Plan</u>	
<p>Summary:</p> <p>Implement the Five-Year Comprehensive Plan Report by updating the Thoroughfare Plan based on new traffic counts and capacity data and evaluate if changes are needed to the existing street section standards.</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&Z recommended approval of ordinance amending Comprehensive Plan Chapter 6 Transportation and the Thoroughfare Plan with removal of Luther Street West extension.</p> <p>12/10/15: Council adopted ordinance amendment with inclusion of future Luther Street West extension.</p>
Staff Assigned: D. Singh	Item Completed: December 2015

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

Wellborn Zoning Districts	
<p>Summary:</p> <p>Implement the Wellborn Community Plan 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

<u>Bicycle, Pedestrian, and Greenways Master Plan Update</u>	
<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&Z Workshop.</p>
Staff Assigned: V. Garza	Item Completed: October 2015

Easterwood Airport Master Plan	
<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&Z Commission meeting with City of Bryan.</p>
Staff Assigned: M. Hitchcock	Item Completed: November 2015

Economic Development Master Plan Update	
<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&Z Workshop.</p>
Staff Assigned: N. Ruiz	Item Completed: April 2015

Parkland Dedication Basis	
<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&Z Workshop.</p> <p>9/3/15: Discussion at P&Z Workshop.</p> <p>10/15/15: Joint Workshop discussion with Parks & 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 & Recreation Advisory Board.</p> <p>11/19/15: P&Z recommended approval of proposed ordinance amendment.</p> <p>12/10/15: Council adopted proposed ordinance amendment.</p>
Staff Assigned: J. Prochazka/Legal Staff	Item Completed: December 2015

Parkland Dedication Funds	
<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&Z.</p>
Staff Assigned: Parks & Recreation Staff	Item Completed: November 2015

Planning & Development Services Organizational Review	
<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&Z Workshop.</p>
Staff Assigned: L. Simms	Item Completed: June 2015

Review of Adopted Plans	
<p>Summary:</p> <p>After action review of adopted planning areas, specifically Northgate, BioCorridor, and Medical Districts.</p>	<p>Project Dates:</p> <p>12/17/15: Overview of Medical District Master Plan at P&Z Workshop.</p>
Staff Assigned: P&DS/Economic Development Staff	Anticipated Initiation: Fall 2015

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



Legislation Details (With Text)

File #: 16-0010 Version: 1 Name: P&Z Plan of Work - Land Use Inventory
Type: Presentation Status: Agenda Ready
File created: 1/10/2016 In control: Planning and Zoning Commission Workshop
On agenda: 1/21/2016 Final action:
Title: Presentation, possible action, and discussion regarding the City's land use inventory including an assessment of residential growth capacity.
Sponsors: Lance Simms
Indexes:
Code sections:
Attachments: [Memo](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the City's land use inventory including an assessment of residential growth capacity.



CITY OF COLLEGE STATION

Planning & Development Services

1101 Texas Avenue, PO Box 9960

College Station, Texas 77842

Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lance Simms, Director of Planning & Development Services

DATE: 21 January 2016

SUBJECT: P&Z Plan of Work – Land Use Inventory

Workshop Item

Presentation, possible action, and discussion regarding the City's land use inventory including an assessment of residential growth capacity.

Background

As called for in the Planning & Zoning Commission's Plan of Work, Staff will present information on the City's current land use inventory and the results of a recent evaluation of our residential growth capacity considering projects underway and land planned for future residential development.



Legislation Details (With Text)

File #: 16-0025 Version: 2 Name: Upcoming Meetings
Type: Updates Status: Agenda Ready
File created: 1/12/2016 In control: Planning and Zoning Commission Workshop
On agenda: 1/21/2016 Final action:
Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, January 28, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and
Regular 7:00 p.m. (Liaison - Moore)
*Thursday, February 4, 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 28, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and
Regular 7:00 p.m. (Liaison - Moore)
*Thursday, February 4, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular
7:00 p.m.



Legislation Details (With Text)

File #: 16-0026 Version: 1 Name: Updates on Items Heard
Type: Updates Status: Agenda Ready
File created: 1/12/2016 In control: Planning and Zoning Commission Workshop
On agenda: 1/21/2016 Final action:
Title: Presentation, possible action, and discussion regarding an update on the following items:
*A Rezoning on approximately 2 acres located between Wellborn Road and Royder Road near Greens Prairie Road West from R Rural to SC Suburban Commercial. The Planning & Zoning Commission heard this item on December 3, 2015 and voted (5-0) to recommend approval. The City Council heard this item on January 14, 2016 and voted (7-0) to approve the request.
*A Rezoning on approximately one acre located at 301, 303, 305 & 307 Cooner Street from R-4 Multi-Family to MF Multi-Family. The Planning & Zoning Commission heard this item on December 17, 2015 and voted (4-0) to recommend approval. The City Council heard this item on January 14, 2016 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 on approximately one acre located at 301, 303, 305 & 307 Cooner Street from R-4 Multi-Family to MF Multi-Family. The Planning & Zoning Commission heard this item on December 17, 2015 and voted (4-0) to recommend approval. The City Council heard this item on January 14, 2016 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 21, 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** [16-0027](#) Consideration, possible, action, and discussion to approve meeting minutes.

*January 7, 2016 ~ Workshop

*January 7, 2016 ~ Regular

Attachments:

[January 7 2016 Workshop](#)

[January 7 2016 Regular](#)

- 4.2** [16-0003](#) Presentation, possible action, and discussion regarding a Final Plat for 12 at Rock Prairie Subdivision Ph. 2 consisting of 90 single-family lots and one common area on approximately 11.942 acres located at 3270 Rock Prairie Road West, generally located north of Rock Prairie Road West and west of Wellborn Road. Case #FP2015-000008

Sponsors: Thomas

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

- 4.3 [16-0009](#) Presentation, possible action, and discussion regarding a Final Plat for Pebble Creek Phase 7D consisting of 84 residential lots on approximately 55.025 acres located at 5116 Whistling Straits Drive, generally located east of Pebble Creek Parkway and adjacent to Pebble Creek Phase 7C. Case #14-00900160

Sponsors: Walker

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. [15-0698](#) Presentation, possible action, and discussion regarding a waiver request to Unified Development Ordinance Section 12-8.3.H1.d 'Lots' and a presentation, possible action, and discussion regarding a Preliminary Plan for Cordova Ridge Subdivision consisting of 22 single-family lots and one common area on approximately 4.322 acres located at 14020 Renee Lane, generally located west of Renee Lane, north of Edelweiss Ridge and south of Edelweiss Gartens. Case #PP2015-000012

Sponsors: Thomas

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

7. [16-0004](#) Public hearing, presentation, possible action, and discussion regarding a Final Plat for the Cottages of College Station Phase 2, Lot 1R & 3, Block 1, being a replat of the Cottages of College Station Phase 2, Lot 1, Block 1, consisting of 1 multi-family lot and 1 commercial lot on approximately 32.49 acres located at 2200 Cottage Lane, generally located south of Holleman Drive South and Harvey Mitchell Parkway South. Case #FP2015-000009

Sponsors: Walker

Attachments: [Staff Report](#)

[Application](#)

[Final Plat \(Page 1\)](#)

[Final Plat \(Page 2\)](#)

8. [16-0021](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from PDD Planned Development District to PDD Planned Development District for approximately 19.74 acres being out of the Robert Stevenosn Survey, A-54 Brazos County, Texas, also being part of the 20.4821 acres tract of land owned by Greens Prairie Investors LTD, as recorded in Volume 7366, Page 294 of the Official Records of Brazos County, generally located at 529 William D Fitch Parkway, more generally located at the northeast corner of William D Fitch Parkway and Victoria Avenue. Case #REZ2015-000030 (Note: Final action on this item is scheduled for the February 11th City Council meeting - subject to change)

Sponsors: Bombek

Attachments: [Staff Report](#)

[Concept Plan](#)

[Zoning Map](#)

9. [16-0023](#) Public hearing, presentation, possible action and discussion regarding a Conditional Use Permit for the removal of a gate at the entrance of a church property, more specifically for the A&M Church of Christ located at 2475 Earl Rudder Freeway South. Case # CUP2015-000003 (Note: this item is tentatively scheduled for the February 11th City Council meeting-subject to change)

Sponsors: Bombek

Attachments: [Staff Report](#)

[Application](#)

10. [16-0022](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Suburban Commercial and Natural Areas Reserved to Urban for approximately 11 acres located at 1700 Graham Road, more generally located near the southwest corner of Graham Road and Longmire Drive. Case #CPA2015-000010 (Note: Final action on this item is scheduled for the February 11, 2016 City Council meeting - subject to change.)

Sponsors: Bullock

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

11. [16-0017](#) 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 11 acres being situated in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, and being part of the 25.6 acre tract described in the deed from R. B. Tolson to Myrtle L. Tolson (conveying an undivided ½ interest) recorded in Volume 3115, Page 35, of the Official Records of Brazos County, Texas, generally located at 1700 Graham Road, and more generally located near the southwest corner of Graham Road and Longmire Drive. Case #REZ2015-000032 (Note: Final action on this item is scheduled for the February 11, 2016 City Council meeting - subject to change)

Sponsors: Bullock

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

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

13. Adjourn

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

APPROVED

City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on _____, 2016 at 5:00 p.m.

City Secretary

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



Legislation Details (With Text)

File #: 16-0027 Version: 1 Name: Minutes
Type: Minutes Status: Agenda Ready
File created: 1/12/2016 In control: Planning and Zoning Commission Regular
On agenda: 1/21/2016 Final action:
Title: Consideration, possible, action, and discussion to approve meeting minutes.
*January 7, 2016 ~ Workshop
*January 7, 2016 ~ Regular

Sponsors:

Indexes:

Code sections:

Attachments: [January 7 2016 Workshop](#)
[January 7 2016 Regular](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible, action, and discussion to approve meeting minutes.
*January 7, 2016 ~ Workshop
*January 7, 2016 ~ Regular

**MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
January, 7, 2016 6:30 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas**

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

COMMISSIONERS ABSENT: Casey Oldham

CITY COUNCIL MEMBERS PRESENT: Karl Mooney

CITY STAFF PRESENT: Lance Simms, Alan Gibbs, David Schmitz, Jonathan Wood, Mark Bombek, Madison Thomas, Laura Walker, Kevin Ferrer, Adam Falco, Lauren Basey, 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 general discussion regarding workshop agenda item #6 and regular agenda items #6, #7 and #8.

3. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev

There was no discussion.

4. 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)

There was no discussion.

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

Planning & Development Services Director Simms gave an update regarding the 2015 P&Z Plan of Work.

There was general discussion amongst the Commission.

6. 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 Engineer Gibbs presented a review of updates to Impact Fees.

The Commission accepted the report and requested that it be forwarded to the City Council for approval.

7. 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.
 - * Thursday, January 21, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

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

8. Presentation, possible action, and discussion regarding an update on the following item:
 - *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 (4-0) 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.

There was no discussion.

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.

There was no discussion.

11. Adjourn.

The meeting was adjourned at 6:55 p.m.

Approved:

Jane Kee, Chairperson
Planning & Zoning Commission

Attest:

Kristen Hejny, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
January 7, 2016, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

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

COMMISSIONERS ABSENT: Casey Oldham

CITY COUNCIL MEMBERS PRESENT: Karl Mooney

CITY STAFF PRESENT: Lance Simms, Alan Gibbs, David Schmitz, Jonathan Wood, Mark Bombek, Madison Thomas, Laura Walker, Kevin Ferrer, Adam Falco, Lauren Basey, and Kristen Hejny

1. Call Meeting to Order

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

2. **Pledge of Allegiance**

3. **Hear Citizens**

No citizens spoke.

4. **Consent Agenda**

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

*Casey Oldham~ January 7, 2016

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

* December 17, 2015 ~ Workshop

* December 17, 2015 ~ Regular

4.3 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

4.4 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

Commissioner Ross motioned to approve Consent Agenda Items 4.1 – 4.4. Commissioner Rektorik seconded the motion, motion passed (5-0).

Regular Agenda

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

No items were removed from the Consent Agenda.

6. 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

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

There was general discussion amongst the Commission

Chairperson Kee opened the public hearing.

No one spoke

Chairperson Kee closed the public hearing.

Commissioner Rektorik motioned to approve the Final Plat. Commissioner Warner seconded the motion, motion passed (4-0-1) with Commissioner Moore abstaining.

7. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from 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)

Staff Planner Bombek presented the Rezoning to the Commission and recommended approval with the condition to limit the size of the permitted retail sales use on the property to 15,000 square feet.

Commissioner Moore asked where the 15,000 square foot limitation on retail sales comes from.

Staff Planner Bombek responded that this number is based upon the Suburban Commercial use for retail space.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

Chairperson Kee asked if the applicant could provide any additional information pertaining to the specific use or type of use planned for this property.

Applicant Jim Jett, 5004 Congressional Court, College Station, Texas, responded that something such as an office supply warehouse or office park would be an ideal use for the property.

Commissioner Rektorik motioned to recommend approval of the Rezoning with the condition to remove the 15,000 square foot limitation. Commissioner Moore seconded the motion, motion failed (2-3) with Commissioners Kee, Warner and Ross voting against the motion.

There was general discussion amongst the Commission.

Commissioner Ross motioned to recommend approval of the Rezoning as presented by staff. Commissioner Warner seconded the motion, motion passed (5-0).

8. 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. Case #ORDA2015-000007

Parks & Recreation Manager Wood presented the ordinance to the Commission and recommended approval.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

Commissioner Rektorik motioned to recommend approval of the Ordinance. Commissioner Warner seconded the motion, motion passed (5-0).

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

There was no discussion.

10. Adjourn

The meeting adjourned at 7:36 p.m.

Approved:

Jane Kee, Chairman
Planning & Zoning Commission

Attest:

Kristen Hejny, Admin. Support Specialist
Planning & Development Services

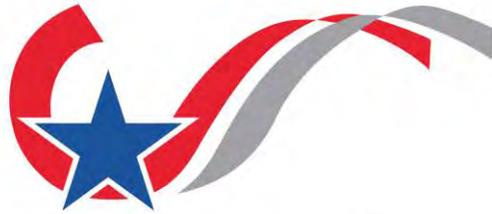


Legislation Details (With Text)

File #: 16-0003 Version: 1 Name: 12 at Rock Prairie Ph 2 - Final Plat
Type: Final Plat Status: Agenda Ready
File created: 1/5/2016 In control: Planning and Zoning Commission Regular
On agenda: 1/21/2016 Final action:
Title: Presentation, possible action, and discussion regarding a Final Plat for 12 at Rock Prairie Subdivision Ph. 2 consisting of 90 single-family lots and one common area on approximately 11.942 acres located at 3270 Rock Prairie Road West, generally located north of Rock Prairie Road West and west of Wellborn Road. Case #FP2015-000008
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 12 at Rock Prairie Subdivision Ph. 2 consisting of 90 single-family lots and one common area on approximately 11.942 acres located at 3270 Rock Prairie Road West, generally located north of Rock Prairie Road West and west of Wellborn Road. Case #FP2015-000008



CITY OF COLLEGE STATION

FINAL PLAT
for
12 at Rock Prairie Phase 2
FP2015-000008

SCALE: 90 Single-family lots and one common area on 11.942 acres

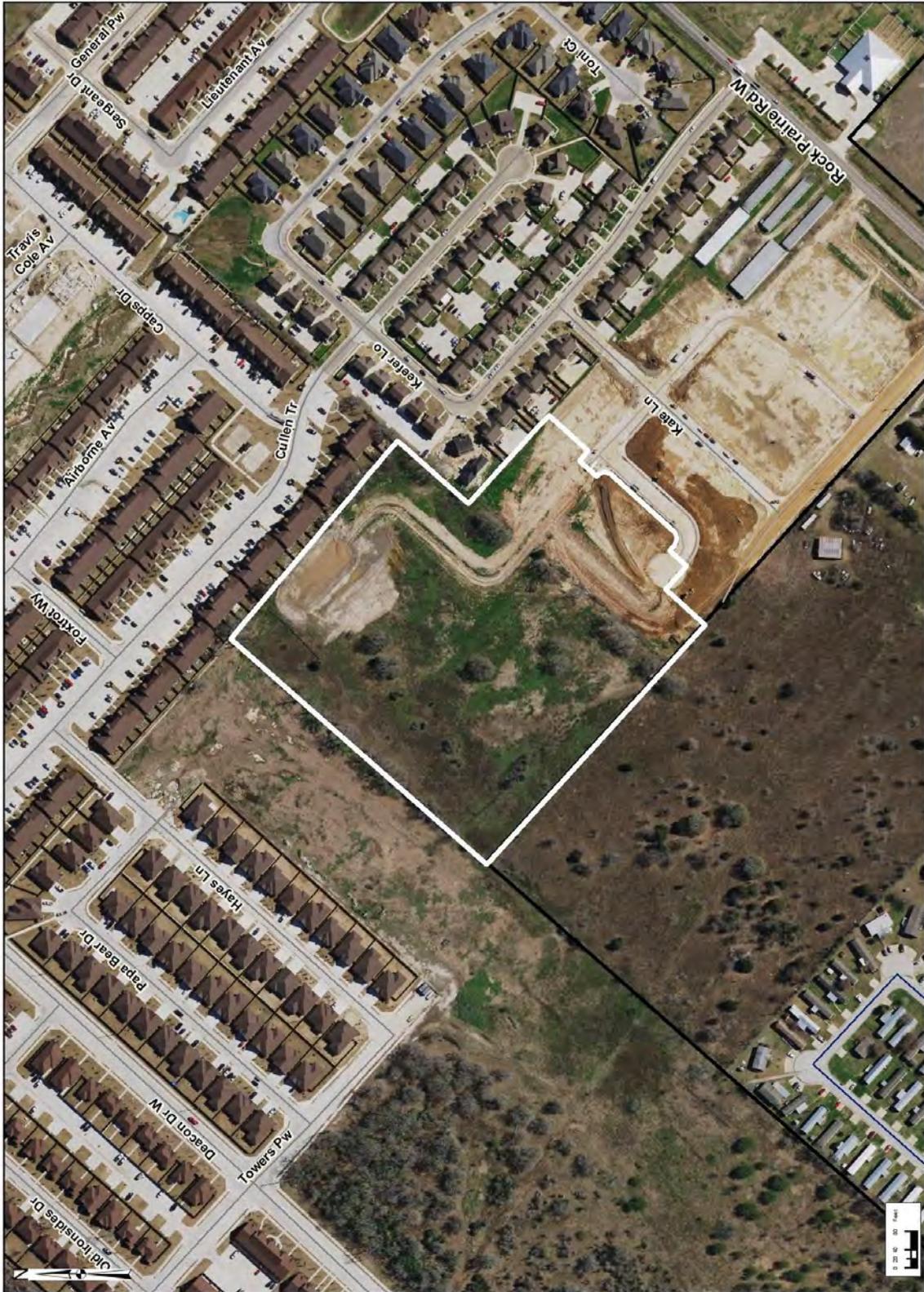
LOCATION: 3270 Rock Prairie Road West, generally located north of Rock Prairie Road West, and west of Wellborn Road.

ZONING: T Townhouse and GS General Suburban

APPLICANT: David Scarmardo, DWS Development

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

RECOMMENDATION: Staff recommends approval of the Final Plat.



FINAL PLAT

Case: FP2015-000008

12 AT ROCK PRAIRIE PH 2

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	2008
Zoning:	A-O Agricultural Open upon annexation A-O Agricultural Open to GS General Suburban and T Townhouse (2014)
Preliminary Plan:	Approved in April of 2015
Site Development:	Undeveloped

COMMENTS

Parkland Dedication:	Neighborhood parkland dedication fees in the amount of \$274 per lot for the fee in lieu of land dedication and \$362 per lot for the development fee will be due at time of final plat. Fee in lieu of community parkland dedication of \$250 per lot will be required as well as a development fee of \$375 per lot.
Greenways:	N/A
Pedestrian Connectivity:	Six foot sidewalks are required on both sides of Towers Parkway, and five foot sidewalks are required on both sides of all streets within this phase including, but not limited to Summerway Drive, Sageway Court, Papa Bear Drive and Ryan's Landing.
Bicycle Connectivity:	N/A
Impact Fees:	The subject tract is located within the Steeplechase Sanitary Sewer Impact Fee Area, \$144.87 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).
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Six (6) folded copies of plat. (A signed mylar original must be submitted after approval.)
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- Copy of original deed restrictions/covenants for replats (if applicable).
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc. - WILL BE SUBMITTED WITH MYLAR
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

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

Date of Optional Preapplication or Stormwater Management Conference May 26, 2015

NAME OF PROJECT 12 at Rock Prairie Phase 2

ADDRESS 3270 Rock Prairie Road West

SPECIFIED LOCATION OF PROPOSED PLAT:

North side of Rock Prairie Road 0.5 miles west of Wellborn Road

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

Name David Scarmardo E-mail david@dwsdevelopment.com

Street Address 1289 North Harvey Mitchell Parkway

City Bryan State Texas Zip Code 77803

Phone Number 979-779-7209 Fax Number 979-775-5258

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

Name DWS Development - David Scamardo E-mail david@dwsdevelopment.com
Street Address 1289 North Harvey Mitchell Parkway
City Bryan State Texas Zip Code 77803
Phone Number 979-779-7209 Fax Number 979-775-5258

ARCHITECT OR ENGINEER'S INFORMATION:

Name Joe Schultz, P.E. - Schultz Engineering LLC E-mail joeschultz84@verizon.net
Street Address 3730 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 11.942 Total No. of Lots 90 R-O-W Acreage 2.751

Existing Use Horses Proposed Use Residential

Number of Lots By Zoning District 83 / TH 7 / GS _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:
0.0728 / TH 0.122 / GS _____ / _____

Floodplain Acreage N/A

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

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

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

Yes

No

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

Project Name: 12 AT ROCK PRAIRIE PH 2 & 3 PRELIMINARY PLAN

City Project Number (if known): 15-00900062

Date / Timeframe when submitted: APRIL 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:

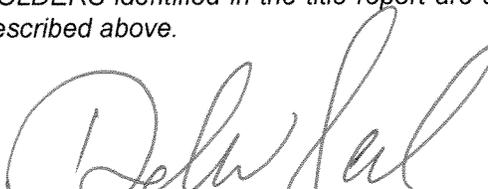
NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation _____

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>2295</u> Streets</p> <p><u>4230</u> Sidewalks</p> <p><u>2095</u> Sanitary Sewer Lines</p> <p><u>2085</u> Water Lines</p> <p>_____ Channels</p> <p><u>2250</u> Storm Sewers</p> <p>_____ Bike Lanes / Paths</p>	<p>Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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



Signature and title

5/28/15

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

Property Owner(s)

Date

Engineer Certification:

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

Engineer

Date

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.

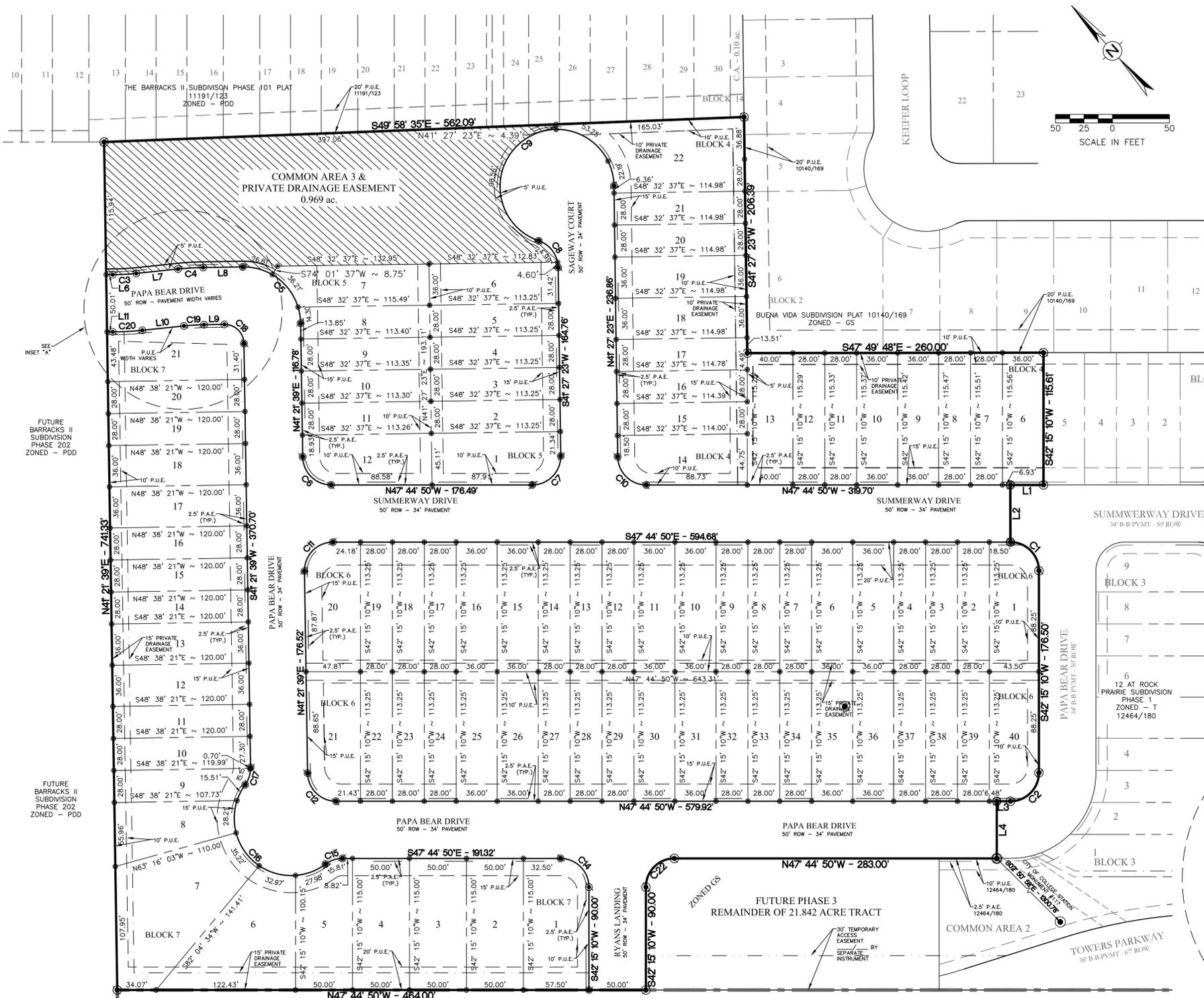


Will any construction occur in TxDOT rights-of-way? Yes No
If yes, TxDOT permit must be submitted along with the construction documents.

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, David Scarmardo, DWS Development INC, owner and developer of the land shown on this plat, and designated herein as the 12 At Rock Prairie, Phase 2, 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 shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

David Scarmardo, Owner
 DWS Development INC

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared David Scarmardo, 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 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 COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS

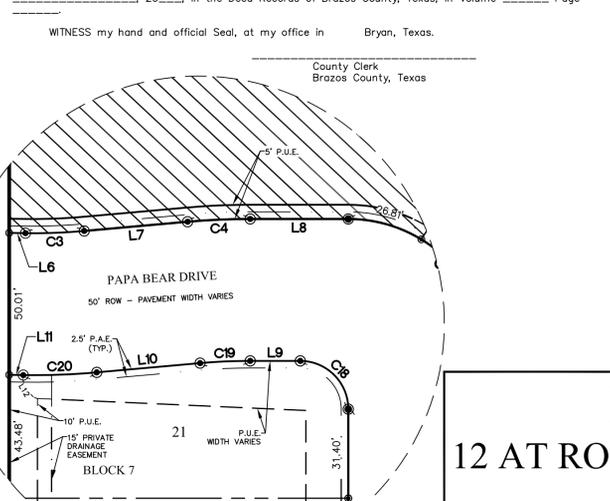
I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ____ day of _____, 20____, in the Deed Records of Brazos County, Texas, in Volume ____ Page ____.

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

County Clerk
 Brazos County, Texas

INSET "A"

SCALE: 1" = 30'



METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE CRAWFORD BURNETT LEAGUE, ABSTRACT NO. 7, COLLEGE STATION, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF A CALLED 12.73 ACRE TRACT AS DESCRIBED BY A DEED TO DWS DEVELOPMENT, INC. RECORDED IN VOLUME 12198, PAGE 194 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

COMMENCING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF ROCK PRAIRIE ROAD MARKING THE SOUTH CORNER OF A CALLED 9.269 ACRE TRACT AS DESCRIBED BY A DEED TO DWS DEVELOPMENT, INC. RECORDED IN VOLUME 12198, PAGE 169 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE EAST CORNER OF A CALLED 23.00 ACRE TRACT AS DESCRIBED BY A DEED TO HENRY P. MAYO AND WIFE, SANDRA K. MAYO RECORDED IN VOLUME 1253, PAGE 878 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE: N 47° 44' 50" W ALONG THE COMMON LINE OF SAID 9.269 ACRE TRACT AND SAID 23.00 ACRE TRACT FOR A DISTANCE OF 119.41 FEET TO A POINT ON THE COMMON LINE OF SAID 12.73 ACRE TRACT AND SAID 23.00 ACRE TRACT MARKING THE **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT.

THENCE: N 47° 44' 50" W CONTINUING ALONG THE COMMON LINE OF SAID 12.73 ACRE TRACT AND SAID 23.00 ACRE TRACT, AT 463.48 FEET PASS A 1/2 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 464.00 FEET TO THE SOUTHWEST LINE OF THE REMAINDER OF A CALLED 108.88 ACRE TRACT AS DESCRIBED BY A DEED TO HEATH PHILLIPS INVESTMENTS, LLC RECORDED IN VOLUME 9627, PAGE 73 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID REMAINDER OF 108.88 ACRE TRACT BEARS: N 00° 39' 03" W FOR A DISTANCE OF 60.12 FEET.

THENCE: N 41° 21' 39" E ALONG THE COMMON LINE OF SAID 12.73 ACRE TRACT AND SAID REMAINDER OF 108.88 ACRE TRACT FOR A DISTANCE OF 741.33 FEET TO THE SOUTHWEST LINE OF THE BARRACKS II SUBDIVISION, PHASE 101, ACCORDING TO THE PLAT RECORDED IN VOLUME 11191, PAGE 123 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE: S 40° 58' 35" E ALONG THE COMMON LINE OF SAID 12.73 ACRE TRACT AND SAID PHASE 101 FOR A DISTANCE OF 562.09 FEET TO THE NORTHWEST LINE OF BUENA VISTA SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 10140, PAGE 169 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID REMAINDER OF 108.88 ACRE TRACT BEARS: N 00° 39' 03" W FOR A DISTANCE OF 0.26 FEET.

THENCE: S 41° 27' 23" W ALONG THE COMMON LINE OF SAID 12.73 ACRE TRACT AND BUENA VISTA SUBDIVISION FOR A DISTANCE OF 206.39 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE MOST WESTERLY CORNER OF BUENA VISTA SUBDIVISION.

THENCE: S 47° 49' 48" E CONTINUING ALONG THE COMMON LINE OF SAID 12.73 ACRE TRACT AND BUENA VISTA SUBDIVISION FOR A DISTANCE OF 260.00 FEET;

THENCE: ALONG THE COMMON LINE OF SAID 12.73 ACRE TRACT AND THE AFORMENTIONED 9.269 ACRE TRACT FOR THE FOLLOWING CALLS:

S 42° 15' 10" W FOR A DISTANCE OF 115.61 FEET;

N 47° 44' 50" W FOR A DISTANCE OF 29.07 FEET;

S 42° 10' 12" W FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: S 02° 44' 50" E - 35.36 FEET) TO THE END OF SAID CURVE;

S 42° 15' 10" W FOR A DISTANCE OF 176.50 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: S 87° 15' 10" W - 35.36 FEET) TO THE END OF SAID CURVE;

N 47° 44' 50" W FOR A DISTANCE OF 12.02 FEET;

S 42° 13' 46" W FOR A DISTANCE OF 50.00 FEET;

N 47° 44' 50" W FOR A DISTANCE OF 283.00 FEET TO A POINT WITHIN SAID 12.73 ACRE TRACT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: THROUGH SAID 12.73 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: S 87° 15' 10" W - 35.36 FEET) TO THE END OF SAID CURVE;

THENCE: S 42° 15' 10" W CONTINUING THROUGH SAID 12.73 ACRE TRACT FOR A DISTANCE OF 60.00 FEET TO THE **POINT OF BEGINNING** CONTAINING 11.942 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND, BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

FINAL PLAT

12 AT ROCK PRAIRIE SUBDIVISION

PHASE 2

11.942 ACRES

CRAWFORD BURNETT LEAGUE, A-7
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

- BLOCK 4, LOTS 6-22
- BLOCK 5, LOTS 1-12
- BLOCK 6, LOTS 1-40
- BLOCK 7, LOTS 1-21

90 LOTS

SCALE 1" = 50'

MAY 2015

OWNER/DEVELOPER:
 DWS DEVELOPMENT INC
 P.O. BOX 4508
 BRYAN, TX 77805-4508

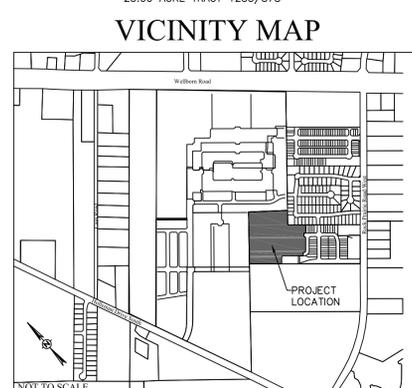
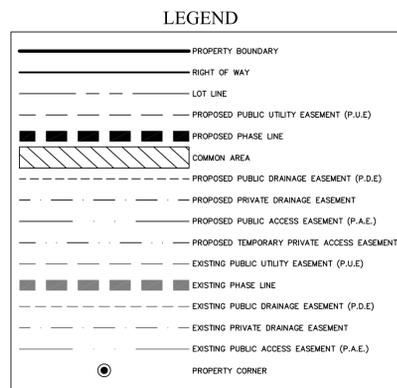
SURVEYOR:
 Brad Kerr, R.P.L.S. No. 4502
 Kerr Surveying, LLC
 409 N. Texas Ave.
 Bryan, TX 77803
 (979) 268-3195

ENGINEER:

 TPBE No. 12327
 2730 LONGMERE, SUITE A
 College Station, Texas 77845
 (979) 764-3900

NOTES:

- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
- THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0305-F, EFFECTIVE APRIL 2, 2014.
- THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WELBORN SPECIAL UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
- ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU.
- 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.
- DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
- THE ZONING OF THIS TRACT IS T (TOWNHOUSE) & GS (GENERAL SUBURBAN).
- 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
- DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
- THIS AREA IS IN THE STEEPLECHASE-WELBORN SANITARY SEWER IMPACT FEE AREA. IMPACT FEES SHALL BE PAID IN CONJUNCTION WITH THE ISSUANCE OF BUILDING PERMITS.
- DRIVEWAY ACCESS FROM RESIDENTIAL LOTS SHALL NOT BE PERMITTED ONTO TOWERS PARKWAY.
- TOWERS PARKWAY SHALL HAVE BIKE LANES.
- EACH SINGLE-FAMILY AND TOWNHOME LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2 INCHES IN CALIPER OR ONE 4 INCH CALIPER TREE PER ORDINANCE 3222.
- PRIVATE DRAINAGE EASEMENTS TO BE MAINTAINED BY INDIVIDUAL LOT OWNERS. FENCES, GRADING, AND LANDSCAPE CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENT.
- DRIVEWAY ACCESS FROM LOT 1 BLOCK 7 SHALL NOT BE PERMITTED ONTO RYANS LANDING.
- COMPACTION OF FILL OR AN ENGINEERED SLAB IS REQUIRED FOR LOTS THAT HAVE GREATER THAN 2 FEET OF FILL. THIS EFFECTS ALL OF THE LOTS EXCEPT FOR THE FOLLOWING:
 BLOCK 7 LOTS 1-7



Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	39.27	25.00	090°00'00"	25.00	35.36	S02°44'50"E
C2	39.27	25.00	090°00'00"	25.00	35.36	S87°15'10"W
C3	20.82	200.00	005°57'48"	10.42	20.81	N50°44'37"W
C4	22.19	250.00	005°05'08"	11.10	22.18	N51°10'56"W
C5	78.54	50.00	090°00'00"	50.00	70.71	N03°38'21"W
C6	38.88	25.00	089°06'28"	24.61	35.08	N03°11'36"W
C7	39.62	25.00	090°47'47"	25.35	35.60	S89°51'16"W
C8	30.77	25.00	070°31'44"	17.68	28.87	S06°11'31"W
C9	218.63	50.00	250°31'44"	70.71	81.65	N83°48'29"W
C10	38.92	25.00	089°12'13"	24.65	35.11	N03°08'44"W
C11	39.66	25.00	090°53'31"	25.39	35.63	N86°42'24"E
C12	38.88	25.00	089°06'28"	24.61	35.08	N03°11'36"W
C13	39.27	25.00	090°00'00"	25.00	35.36	S02°44'50"E
C14	16.09	25.00	036°52'11"	6.33	15.81	S66°10'56"E
C15	142.11	50.00	162°50'52"	331.55	98.88	S03°11'36"E
C16	16.09	25.00	036°52'12"	6.33	15.81	S69°47'45"W
C17	26.70	17.00	090°00'00"	17.00	24.04	S03°38'21"E
C18	17.75	200.00	005°05'08"	8.88	17.75	S51°10'56"E
C19	26.02	250.00	005°57'48"	13.02	26.01	S50°44'37"E
C20	39.27	25.00	090°00'00"	25.00	35.36	S87°15'10"W

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	29.07	N47°44'50"W
L2	50.00	S42°10'12"W
L3	12.02	N47°44'50"W
L4	50.00	S42°13'46"W
L5	5.77	N47°45'43"W
L6	36.71	N47°45'43"W
L7	36.71	N47°45'43"W
L8	34.71	N48°38'21"E
L9	17.71	S48°38'21"E
L10	36.71	S53°43'57"E
L11	5.00	S47°45'43"E
L12	9.64	S107°04'44"W

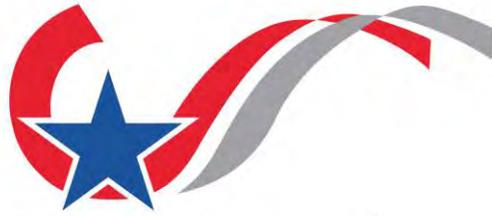


Legislation Details (With Text)

File #: 16-0009 Version: 1 Name: Final Plat for Pebble Creek Phase 7D
Type: Final Plat Status: Agenda Ready
File created: 1/8/2016 In control: Planning and Zoning Commission Regular
On agenda: 1/21/2016 Final action:
Title: Presentation, possible action, and discussion regarding a Final Plat for Pebble Creek Phase 7D consisting of 84 residential lots on approximately 55.025 acres located at 5116 Whistling Straits Drive, generally located east of Pebble Creek Parkway and adjacent to Pebble Creek Phase 7C. Case #14-00900160
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 Pebble Creek Phase 7D consisting of 84 residential lots on approximately 55.025 acres located at 5116 Whistling Straits Drive, generally located east of Pebble Creek Parkway and adjacent to Pebble Creek Phase 7C. Case #14-00900160



CITY OF COLLEGE STATION

**FINAL PLAT
for
Pebble Creek Phase 7D
14-00900160**

SCALE: 84 residential lots on 55.025 acres

LOCATION: 5116 Whistling Straits Drive, generally located east of Pebble Creek Parkway and adjacent to Pebble Creek Phase 7C

ZONING: GS General Suburban

APPLICANT: Davis Young, Pebble Creek Development

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

RECOMMENDATION: Staff recommends approval of the Final Plat.

DEVELOPMENT HISTORY

Annexation: October 1983 and December 1994
Zoning: A-O Agricultural Open (upon annexation) R-1 Single-Family Residential (2004)
Site development: vacant
Preliminary Plan: The Preliminary Plan was approved in September 2013.

COMMENTS

Water: The subject property will be served by City of College Station. There are existing 8 inch water mains located adjacent to the site. Public waterlines will be required to be extended through the site in accordance with the B/CS Unified Design Guidelines with platting.

Sewer: The subject property will be served by City of College Station. There is an existing 16 inch sanitary sewer line adjacent to the site which will provide service to the site. Public sanitary sewer lines will be required to be extended through the site in accordance with the B/CS Unified Design Guidelines with platting.

Off-site Easements: No off-site easements are being proposed at this time.

Drainage: The site is located within the Alum Creek watershed. The property is bordered to the north by Alum Creek Tributary 3 and to the south by Alum Creek. Development of the subject tract will be required to meet the City's Storm Water Design Guidelines.

Flood Plain: A portion of this property is located in FEMA designated floodplain per panel 48041C0350E.

Greenways: No greenway dedication is required or proposed.

Pedestrian Connectivity: A 10-foot multi-use path is being proposed adjacent to Pebble Creek Parkway. The multi-use path will be located within dedicated city parkland. In addition, sidewalks will be constructed along both sides of all proposed local streets.

Bicycle Connectivity: See comment for pedestrian connectivity.

Streets: Phase 7D will have access to the future extension of Pebble Creek Parkway, a major collector. In addition, there will be access to Royal Adelaide Drive, a local street, which will be extended from Phase 7C and connects to St. Andrews Drive.

Oversize Request: A 12 inch water main will be required to be extended through the property as shown in the City's Master Utility Plan.

Parkland Dedication Fees: Parkland dedication fees have already been dedicated with previous development of the Pebble Creek Subdivision.

Impact Fees: N/A

REVIEW CRITERIA

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

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>14.100</u>
DATE SUBMITTED:	<u>6.19.14</u>
TIME:	<u>2:35</u>
STAFF:	<u>PK</u>

FINAL PLAT APPLICATION

(Check one)	<input type="checkbox"/> Minor (\$700)	<input type="checkbox"/> Amending (\$700)	<input checked="" type="checkbox"/> Final (\$932)	<input type="checkbox"/> Vacating (\$932)	<input type="checkbox"/> Replat (\$932)
Is this plat in the ETJ?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Is this plat Commercial	<input type="checkbox"/>	or Residential <input checked="" type="checkbox"/>
MINIMUM SUBMITTAL REQUIREMENTS:					
<input checked="" type="checkbox"/>	\$700-\$932 Final Plat Application Fee (see above).				
<input type="checkbox"/>	\$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"/>	Six (6) folded copies of plat. (A signed mylar original must be submitted after approval.)				
<input checked="" type="checkbox"/>	Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.				
<input checked="" type="checkbox"/>	Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).				
<input 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"/>	Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.				
<input checked="" type="checkbox"/>	The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.				
NOTE: A mylar of the approved preliminary plan must be on file before a final plat application will be considered complete. If the mylar is submitted with the final plat application, it shall be considered a submittal for the preliminary plan project and processed and reviewed as such. Until the mylar has been confirmed by staff to be correct, the final plat application will be considered incomplete.					

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT Pebble Creek Phase 7D

ADDRESS _____

SPECIFIED LOCATION OF PROPOSED PLAT:

Adjacent to Pebble Creek Parkway and Pebble Creek Phase 7C

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

Name Pebble Creek Land Company (Davis Young) E-mail davis.y@pebblecreektx.com

Street Address 5102 Stonewater Loop

City College Station State Tx Zip Code 77845

Phone Number 979-690-0992 Fax Number _____

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

Name Same as Applicant E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name McClure & Browne Engineering (Jeff Robertson) E-mail jeffr@mcclurebrowne.com

Street Address 1008 Woodcreek

City College Station State Tx Zip Code 77845

Phone Number 693-3838 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 55.03 Total No. of Lots 84 R-O-W Acreage 14.6

Existing Use Open Proposed Use Single Family Residential

Number of Lots By Zoning District 84 / GS _____ / _____

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

Floodplain Acreage 3.8

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: Preliminary Plan for Phase 7C and 7D Pebble Creek Subdivision

City Project Number (if known): _____

Date / Timeframe when submitted: _____

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:

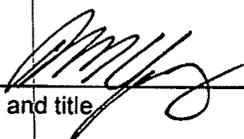
NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation _____

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>5350</u> Streets</p> <p><u>9400</u> Sidewalks</p> <p><u>5350</u> Sanitary Sewer Lines</p> <p><u>5580</u> Water Lines</p> <p><u>0</u> Channels</p> <p><u>3040</u> Storm Sewers</p> <p><u>0</u> Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
---	--

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

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

Signature and title _____


Date 6/13/14

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

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

Property Owner(s)

Date

Engineer Certification:

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

Engineer

Date

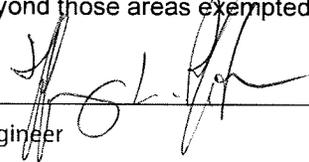
The following CERTIFICATIONS apply to development in Special Flood Hazard Areas.

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

A. I, Jeffrey L. Robertson 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

6-18-14
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. |

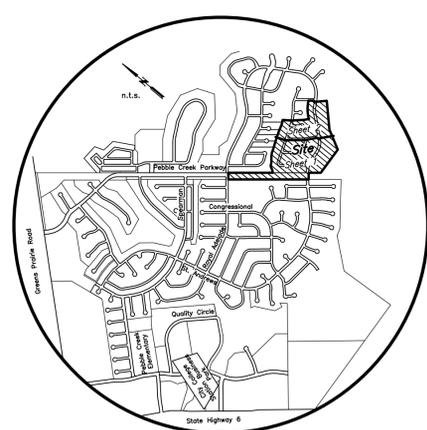
- | Existing | Proposed | |
|-------------------------------------|---|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Alleys. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Easements. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | A number or letter to identify each lot or site and each block (numbered sequentially). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. |
|
 | | |
| <input checked="" type="checkbox"/> | 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: | |
| <input checked="" type="checkbox"/> | 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). | |
| <input checked="" type="checkbox"/> | Sewer Design Report. | |
| <input checked="" type="checkbox"/> | 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.) | |
| <input checked="" type="checkbox"/> | Water Design Report and/or Fire Flow Report. | |
| <input checked="" type="checkbox"/> | 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.) | |
| <input checked="" type="checkbox"/> | 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. | |
| <input checked="" type="checkbox"/> | Detailed cost estimates for all public infrastructure listed above sealed by Texas P.E. | |
| <input type="checkbox"/> | Letter of completion for public infrastructure or guarantee / surety in accordance with UDO Section 8.6. | |
| <input checked="" type="checkbox"/> | Drainage Report with a Technical Design Summary. | |
| <input checked="" type="checkbox"/> | Erosion Control Plan (must be included in construction plans). | |
| <input checked="" type="checkbox"/> | 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. | |
| <input checked="" type="checkbox"/> | Are there impact fees associated with this development? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Impact fees must be paid prior to building permit. |
| <input checked="" type="checkbox"/> | Will any construction occur in TxDOT rights-of-way? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, TxDOT permit must be submitted along with the construction documents. |

NOTE:

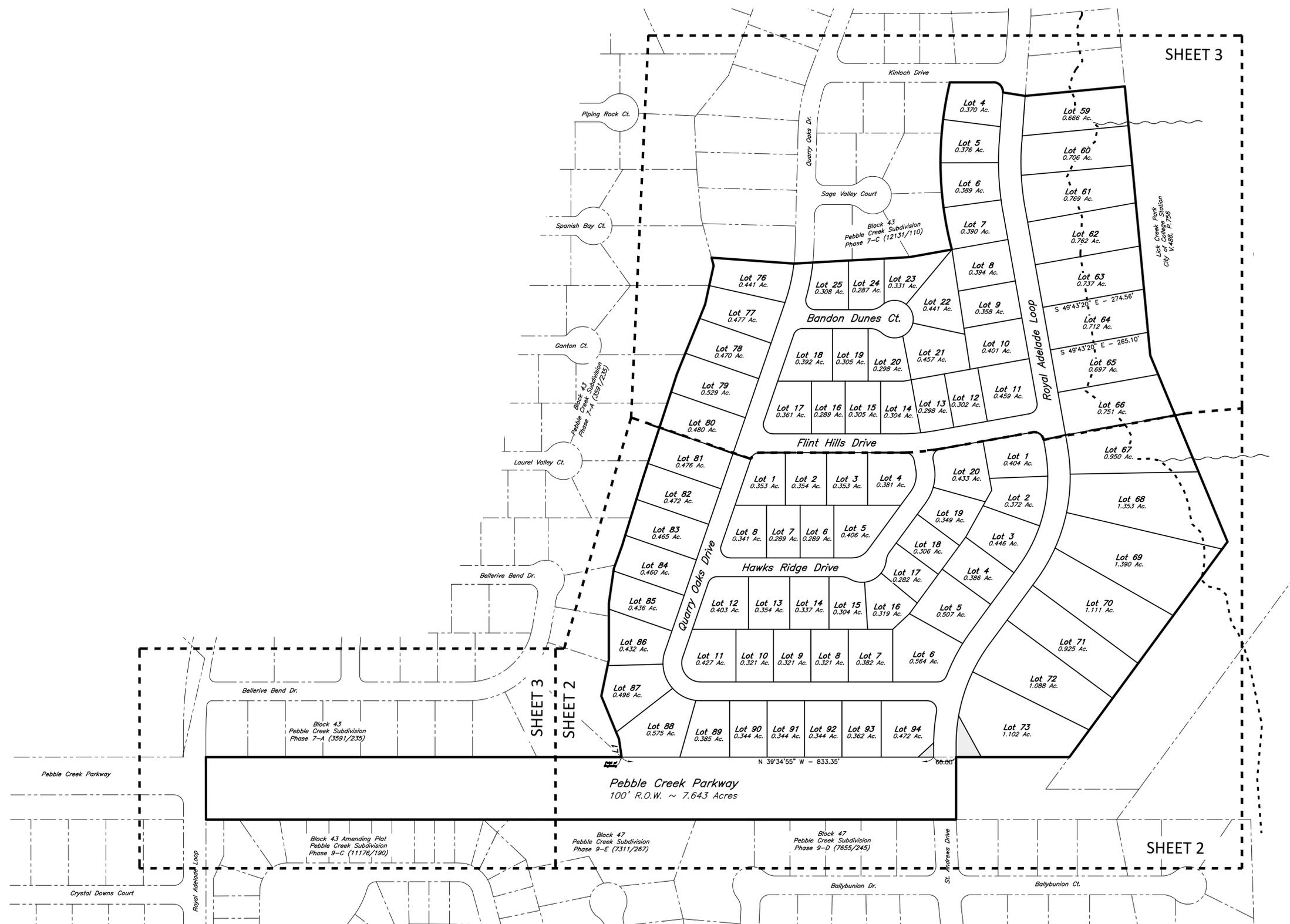
1. We will be requesting the corrected Final Plat to be submitted in digital form if available prior to filing the plat at the Courthouse.
2. If the construction area is greater than 5 acres, EPA Notice of Intent (NOI) must be submitted prior to issuance of a development permit.

Print Form

Scale: 1"=200'



VICINITY MAP



SHEET 3

SHEET 3
SHEET 2

SHEET 2

FINAL PLAT

PEBBLE CREEK

PHASE 7-D

55.025 ACRES

84 LOTS

LOTS 59-73, BLOCK 39, LOTS 76-94, BLOCK 43
LOTS 4-25, BLOCK 62, LOTS 1-8, BLOCK 63
AND LOTS 1-20, BLOCK 64

S.W. ROBERTSON SURVEY, A-202
COLLEGE STATION, BRAZOS COUNTY, TEXAS

JUNE, 2014
SCALE: 1" = 60'

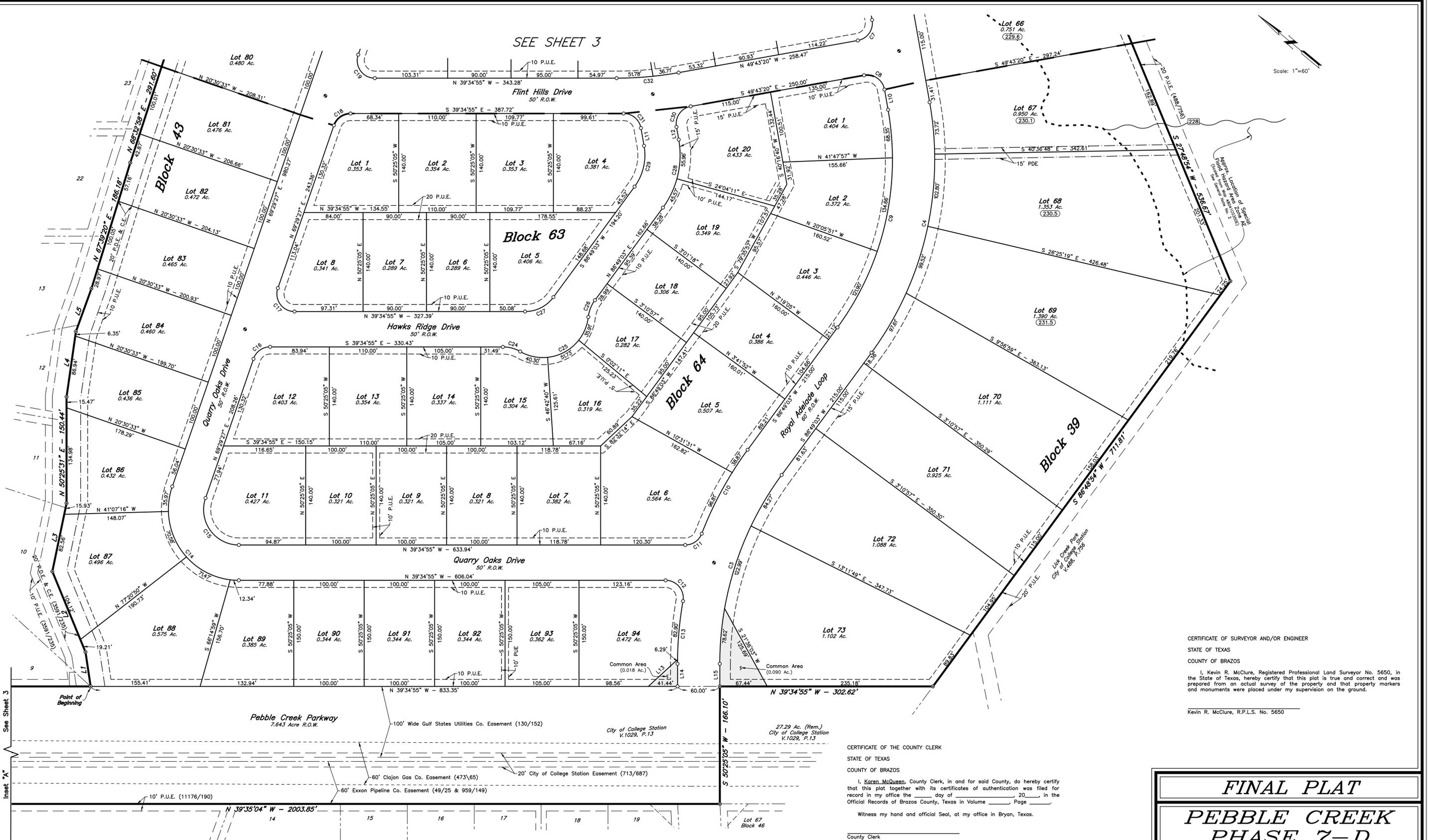
Owner: Pebble Creek Land Company
5102 Stonewater Loop
College Station, TX 77845
(979) 690-0992

Surveyor: Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

1
OF 3 SHEETS

SEE SHEET 3

Scale: 1"=60'



CERTIFICATE OF SURVEYOR AND/OR ENGINEER
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.
 Kevin R. McClure, R.P.L.S. No. 5650

CERTIFICATE OF THE COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Karen McQueen, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____, in the Official Records of Brazos County, Texas in Volume _____, Page _____.
 Witness my hand and official Seal, at my office in Bryan, Texas.

County Clerk
 Brazos County, Texas

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

City Engineer
 City of College Station

CERTIFICATE OF PLANNING AND ZONING COMMISSION
 I, _____, Chairman of the Planning and Zoning Commission of the City of College Station, hereby certify that the attached plat was duly approved by the Commission on the _____ day of _____, 20____.

Chairman

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
 Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 We, Pebble Creek Land Company, owners and developers of the land shown on this plat, and designated herein as the PEBBLE CREEK PHASE 7-D Subdivision 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

FINAL PLAT
PEBBLE CREEK
PHASE 7-D
 55.025 ACRES
 84 LOTS
 LOTS 59-73, BLOCK 39, LOTS 76-94, BLOCK 43
 LOTS 4-25, BLOCK 62, LOTS 1-8, BLOCK 63
 AND LOTS 1-20, BLOCK 64
 S.W. ROBERTSON SURVEY, A-202
 COLLEGE STATION, BRAZOS COUNTY, TEXAS
 JUNE, 2014
 SCALE: 1" = 60'

Owner:
 Pebble Creek Land Company
 1008 Woodcreek Dr., Suite 103
 College Station, TX 77845
 (979) 690-0992

Surveyor:
 Texas Firm Registration No. 10103300
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838

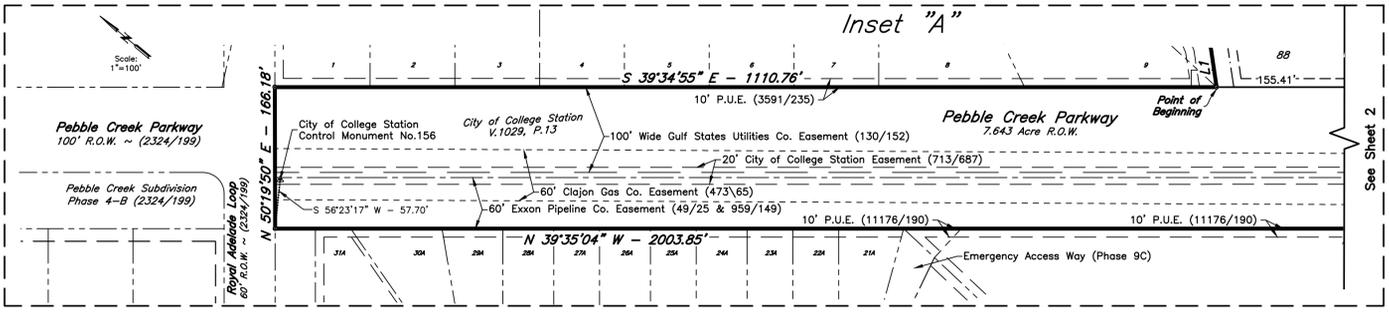
2
 OF 3 SHEETS

MB

LINE	BEARING	DISTANCE
L1	N 41°51'36" E	49.10'
L2	N 27°57'44" E	123.33'
L3	N 62°14'00" E	98.48'
L4	N 58°38'40" E	93.29'
L5	N 70°17'00" E	64.82'
L6	N 62°49'37" E	105.22'
L7	N 35°32'18" E	21.93'
L8	S 49°43'20" E	114.84'
L9	S 30°37'24" E	60.20'
L10	S 40°16'40" W	28.96'
L11	S 40°16'40" W	25.45'
L12	N 40°16'40" E	18.21'
L13	S 82°13'42" E	56.39'
L14	N 50°25'05" E	31.91'
L15	N 50°25'05" E	198.01'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	28°27'10"	905.00'	449.42'	229.44'	N 49°44'10" E	444.81'
C2	9°41'26"	25.00'	41.12'	26.92'	S 7°32'17" W	36.64'
C3	36°23'58"	450.00'	285.88'	147.95'	S 68°37'04" W	281.10'
C4	46°32'22"	460.00'	373.64'	197.82'	N 63°32'52" E	363.46'
C5	14°22'50"	690.00'	173.18'	87.05'	S 47°28'05" W	172.73'
C6	14°22'50"	750.00'	188.24'	94.62'	S 47°28'05" W	187.75'
C7	90°00'00"	25.00'	39.27'	25.00'	S 85°16'40" W	35.36'
C8	90°00'00"	25.00'	39.27'	25.00'	N 4°43'20" W	35.36'
C9	46°32'22"	400.00'	324.91'	172.02'	N 63°32'52" E	316.05'
C10	15°14'34"	510.00'	135.68'	68.24'	S 79°11'46" W	135.28'
C11	68°50'36"	25.00'	30.04'	17.13'	S 74°00'13" E	28.26'
C12	100°01'15"	25.00'	43.64'	29.80'	N 10°25'42" E	38.31'
C13	10°01'15"	510.00'	89.20'	44.71'	S 55°25'42" W	89.08'
C14	109°04'22"	100.00'	190.37'	140.38'	S 14°57'16" W	162.90'
C15	109°04'22"	50.00'	95.18'	70.19'	S 14°57'16" W	81.45'
C16	70°55'38"	25.00'	30.95'	17.81'	N 75°02'44" W	29.01'
C17	109°04'22"	25.00'	47.59'	35.10'	S 14°57'16" W	40.72'
C18	70°55'38"	25.00'	30.95'	17.81'	N 75°02'44" W	29.01'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C19	109°04'22"	25.00'	47.59'	35.10'	S 14°57'16" W	40.72'
C20	70°55'38"	25.00'	30.95'	17.81'	N 75°02'44" W	29.01'
C21	105°53'57"	25.00'	46.21'	33.12'	S 13°22'03" W	39.91'
C22	10°26'54"	525.00'	95.74'	48.00'	N 61°24'26" E	95.60'
C23	12°52'47"	475.00'	106.73'	53.61'	N 63°26'57" E	106.51'
C24	29°35'31"	500.00'	258.22'	13.21'	N 24°47'10" W	25.54'
C25	112°47'03"	65.00'	127.95'	97.80'	S 66°22'56" E	108.27'
C26	29°35'31"	50.00'	25.82'	13.21'	S 72°01'17" W	25.54'
C27	53°36'02"	50.00'	46.78'	25.26'	S 66°22'56" E	45.09'
C28	46°32'22"	125.00'	101.53'	53.76'	N 63°32'52" E	98.77'
C29	46°32'22"	75.00'	60.92'	32.25'	N 63°32'52" E	59.26'
C30	90°00'00"	25.00'	39.27'	25.00'	S 85°16'40" W	35.36'
C31	79°51'36"	25.00'	34.85'	20.93'	N 0°20'52" E	32.09'
C32	10°08'24"	500.00'	88.49'	44.36'	S 44°39'08" E	88.37'
C33	41°24'35"	50.00'	36.14'	18.90'	N 85°52'38" W	35.36'
C34	262°49'09"	50.00'	229.35'	-56.69'	N 50°25'05" E	75.00'
C35	41°24'35"	50.00'	36.14'	18.90'	S 60°17'13" E	35.36'



FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the S.W. ROBERTSON SURVEY, Abstract No. 202 in College Station, Brazos County, Texas and being part of the 76,927 acre Tract 2-B described in the deed from Pebble Creek Development Company to Pebble Creek Land Company recorded in Volume 11447, Page 250 of the Official Records of Brazos County, Texas (O.R.B.C.) and part of the called 27.29 acre tract described in the deed from W. D. Fitch and Young Brothers, Inc., Contractors to the City of College Station recorded in Volume 1029, Page 13 (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the common south corner of Lots 9 and 10, Block 43, PEBBLE CREEK PHASE 7-A Subdivision as recorded in Volume 3591, Page 235 (O.R.B.C.), said iron rod also being in the northeast line of the called 27.29 acre City of College Station tract;

THENCE: along the southeasterly lines of said PEBBLE CREEK PHASE 7-A Subdivision for the following eleven (11) calls:

- 1) N 41° 51' 36" E for a distance of 49.10 feet to a found 1/2-inch iron rod for corner,
- 2) N 27° 57' 44" E for a distance of 123.33 feet to a found 1/2-inch iron rod for corner,
- 3) N 62° 14' 00" E for a distance of 98.48 feet to a found 1/2-inch iron rod for corner,
- 4) N 58° 38' 40" E for a distance of 93.29 feet to a found 1/2-inch iron rod for corner,
- 5) N 70° 17' 00" E for a distance of 64.82 feet to a found 1/2-inch iron rod for corner,
- 6) N 62° 49' 37" E for a distance of 105.22 feet to a found 1/2-inch iron rod for corner,
- 7) N 67° 39' 20" E for a distance of 186.18 feet to a found 1/2-inch iron rod for corner,
- 8) N 68° 32' 58" E for a distance of 291.60 feet to a found 1/2-inch iron rod for corner,
- 9) N 72° 32' 39" E for a distance of 201.84 feet to a found 1/2-inch iron rod for corner,
- 10) N 62° 49' 37" E for a distance of 105.22 feet to a found 1/2-inch iron rod for corner, and
- 11) N 35° 32' 18" E for a distance of 219.93 feet to a found 1/2-inch iron rod marking the west corner of Lot 75, Block 43, PEBBLE CREEK PHASE 7-C Subdivision as recorded in Volume 12131, Page 110 (O.R.B.C.);

THENCE: along the northeasterly lines of said PEBBLE CREEK PHASE 7-C Subdivision, some being through the interior of the said 76,927 acre Pebble Creek Land Company tract for the following eight (8) calls:

- 1) S 35° 31' 31" E for a distance of 220.78 feet to a found 1/2-inch iron rod for corner,
- 2) S 42° 45' 01" E for a distance of 309.43 feet to a found 1/2-inch iron rod for corner,
- 3) S 49° 43' 20" E for a distance of 114.84 feet to a found 1/2-inch iron rod for corner,
- 4) 449.42 feet in a clockwise direction along the arc of a curve having a central angle of 28° 27' 10", a radius of 905.00 feet, a tangent of 229.44 feet and a long chord bearing N 49° 44' 10" E at a distance of 444.81 feet to a found 1/2-inch iron rod for corner,
- 5) S 39° 34' 55" E for a distance of 116.56 feet to a found 3/4-inch iron pipe marking the Point of Curvature of a curve to the right, 41.12 feet along the arc of said curve having a central angle 94° 14' 26", a radius of 25.00 feet, a tangent of 26.92 feet and a long chord bearing S 07° 32' 17" W at a distance of 36.64 feet to a found 3/4-inch iron pipe for corner,
- 6) S 30° 37' 24" E for a distance of 60.20 feet to a found 1/2-inch iron rod for corner, and
- 7) S 45° 00' 57" E for a distance of 267.20 feet to a found 1/2-inch iron rod marking the south corner of Lot 58, Block 39 of said PEBBLE CREEK PHASE 7-C, said iron rod also being in the east line of the said 76,927 acre tract and the west line of the called 1265.70 acre City of College Station Lick Creek Park tract recorded in Volume 488, Page 756 of the Brazos County Deed Records (B.C.D.R.);

THENCE: along the common line of the said 76,927 acre tract and the said west line of the City of College Station Lick Creek Park tract for the following three (3) calls:

- 1) S 44° 58' 54" W for a distance of 718.91 feet to a found 1/2-inch iron rod for corner,
- 2) S 27° 48' 54" W for a distance of 536.67 feet to a found 1/2-inch iron rod for corner, and
- 3) S 86° 48' 54" W for a distance of 711.81 feet to a found 1/2-inch iron rod marking the southwest corner of the said 76,927 acre Pebble Creek Land Company tract and the upper southeast corner of the before-said 27.29 acre City of College Station tract (1029/13);

THENCE: N 39° 34' 55" W along the common line of the said 76,927 acre and 27.29 acre tracts for a distance of 302.62 feet to a 1/2-inch iron rod set for corner;

THENCE: S 50° 25' 05" W through the said 27.29 acre City of College Station tract for a distance of 166.10 feet to a found 1/2-inch iron rod marking the north corner of Lot 67, Block 46, PEBBLE CREEK PHASE 9-D Subdivision as recorded in Volume 7655, Page 245 (O.R.B.C.), the northeast corner of St. Andrews Drive (based on a 60-foot width) and being in the southwest line of the said 27.29 acre tract;

THENCE: N 39° 35' 04" W along the before-mentioned southwest line, said line being common with the northeast line of PEBBLE CREEK PHASE 9-D Subdivision, the northeast line of PEBBLE CREEK PHASE 9-E Subdivision as recorded in Volume 7311, Page 267 (O.R.B.C.) and the northeast line of PEBBLE CREEK PHASE 9-C Subdivision according to the Amending Plat recorded in Volume 11176, Page 190 (O.R.B.C.) for a distance of 2003.85 feet to a found 1/2-inch iron rod marking the north corner of said PEBBLE CREEK PHASE 9-C Subdivision, said iron rod also being in the southeast line of PEBBLE CREEK PHASE 4-B Subdivision as recorded in Volume 2324, Page 199 (O.R.B.C.);

THENCE: N 50° 19' 50" E along the said southeast line of PEBBLE CREEK PHASE 4-B for a distance of 166.18 feet to a found 1/2-inch iron rod marking the east corner of Lot 1, Block 43 of said PEBBLE CREEK PHASE 7-A Subdivision, said iron rod also being in the before-mentioned northeast line of the 27.29 acre City of College Station tract (1029/13);

THENCE: S 39° 34' 55" E along the southwest line of said PHASE 7-A and the northeast line of the said 27.29 acre tract for a distance of 1110.76 feet to the POINT OF BEGINNING, and containing 55.025 acres of land, more or less, according to a survey made on the ground under the supervision of Kevin R. McClure, Registered Professional Land Surveyor, State of Texas, No. 5630, in January, 2015.

GENERAL NOTES

1. ORIGIN OF BEARING SYSTEM: Bearings are Texas State Plane, Central Zone, NAD83 datum, based on the 1994 City of College Station GPS Control Monument No. 256 and No. 156 (S 38°16'03" E).
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0350E, Map Revised May 16, 2012, a portion of this property is located in the Special Flood Hazard Area Zone AE.
3. Indicates base floor elevations determined in accordance with the requirements of the City of College Station Stormwater Management Ordinance.
4. Indicates minimum habitable finish floor elevations (N.G.V.D.) commensurate with the requirements of the City of College Station Stormwater Management Ordinance.
5. Project Benchmark: City of College Station 1994 GPS Control Monument No. 256 based on Texas State Plane, Central Zone, NAD-83 datum. Elev: 274.91 (NAVD 1988)
6. The building setback requirements are established by the City of College Station Unified Development Ordinance.
7. All distances shown along curves are arc lengths.
8. Monumentation: Unless otherwise indicated, all lot corners are marked with 1/2" Iron Rods.
 - Indicates 3/4" Iron Pipe set
 - Indicates 1/2" Iron Rod found
 - ⊕ PK Nail Control Monuments set in Asphalt Pvmnt., at ⊕ Intersections and the ⊕ radius of culdesacs.
9. Abbreviation:
 - C.A. - Common Area
 - C.E. - Conservation Easement
 - H.O.A. - Homeowner's Association
 - P.U.E. - Public Utility Easement
 - P.D.E. - Public Drainage Easement
 - V.W.P.D.E. - Variable Width Public Drainage Easement
10. No construction or fencing shall impede, obstruct, or block the flow of water in any easement or natural drainage course including floodplain areas. No privacy fences are allowed within the floodplain.
11. No modification of floodway is allowed including fill, landscaping or fencing.
12. All underground utilities within floodway areas must be installed by bore.
13. Common Area to be owned and maintained by the Homeowners' Association.
14. Current Zoning: GS-General Suburban
15. Average Lot Size: 0.5 Ac.
16. ROW Dedication: 6.97 Ac.
17. Pebble Creek Parkway ROW: 7.64 Ac.
18. The Parkland Dedication for 3,630 dwelling units was made on Feb. 8, 1988 in accordance with the Special Warranty Deed of Parkland to the City of College Station recorded in Volume 1029, Page 13.
19. Any lots with greater than 2" of fill will be required to provide proof of compaction to 95% of ASTM D698 or the structures shall be designed with an engineered slab.

FINAL PLAT

PEBBLE CREEK PHASE 7-D

55.025 ACRES

84 LOTS

LOTS 59-73, BLOCK 39, LOTS 76-94, BLOCK 43

LOTS 4-25, BLOCK 62, LOTS 1-8, BLOCK 63

AND LOTS 1-20, BLOCK 64

S.W. ROBERTSON SURVEY, A-202

COLLEGE STATION, BRAZOS COUNTY, TEXAS

JUNE, 2014

SCALE: 1" = 60'

3

OF 3 SHEETS

Owner: Pebble Creek Land Company

1008 Woodcreek Dr., Suite 103
College Station, TX 77845
(979) 690-0992

Surveyor: Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

SEE SHEET 2



Legislation Details (With Text)

File #: 15-0698 Version: 2 Name: Cordova Ridge Subdivision - Preliminary Plan
Type: Preliminary Plan Status: Agenda Ready
File created: 11/19/2015 In control: Planning and Zoning Commission Regular
On agenda: 1/21/2016 Final action:
Title: Presentation, possible action, and discussion regarding a waiver request to Unified Development Ordinance Section 12-8.3.H1.d 'Lots' and a presentation, possible action, and discussion regarding a Preliminary Plan for Cordova Ridge Subdivision consisting of 22 single-family lots and one common area on approximately 4.322 acres located at 14020 Renee Lane, generally located west of Renee Lane, north of Edelweiss Ridge and south of Edelweiss Gartens. Case #PP2015-000012
Sponsors: Madison Thomas
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Preliminary Plan](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a waiver request to Unified Development Ordinance Section 12-8.3.H1.d 'Lots' and a presentation, possible action, and discussion regarding a Preliminary Plan for Cordova Ridge Subdivision consisting of 22 single-family lots and one common area on approximately 4.322 acres located at 14020 Renee Lane, generally located west of Renee Lane, north of Edelweiss Ridge and south of Edelweiss Gartens. Case #PP2015-000012



CITY OF COLLEGE STATION

**PRELIMINARY PLAN
for
Cordova Ridge
Subdivision
PP2015-000012**

SCALE: 22 single-family lots and one common area on approximately 4.322 acres

LOCATION: Generally located west of Renee Lane, north of Edelweiss Ridge and south of Edelweiss Gartens

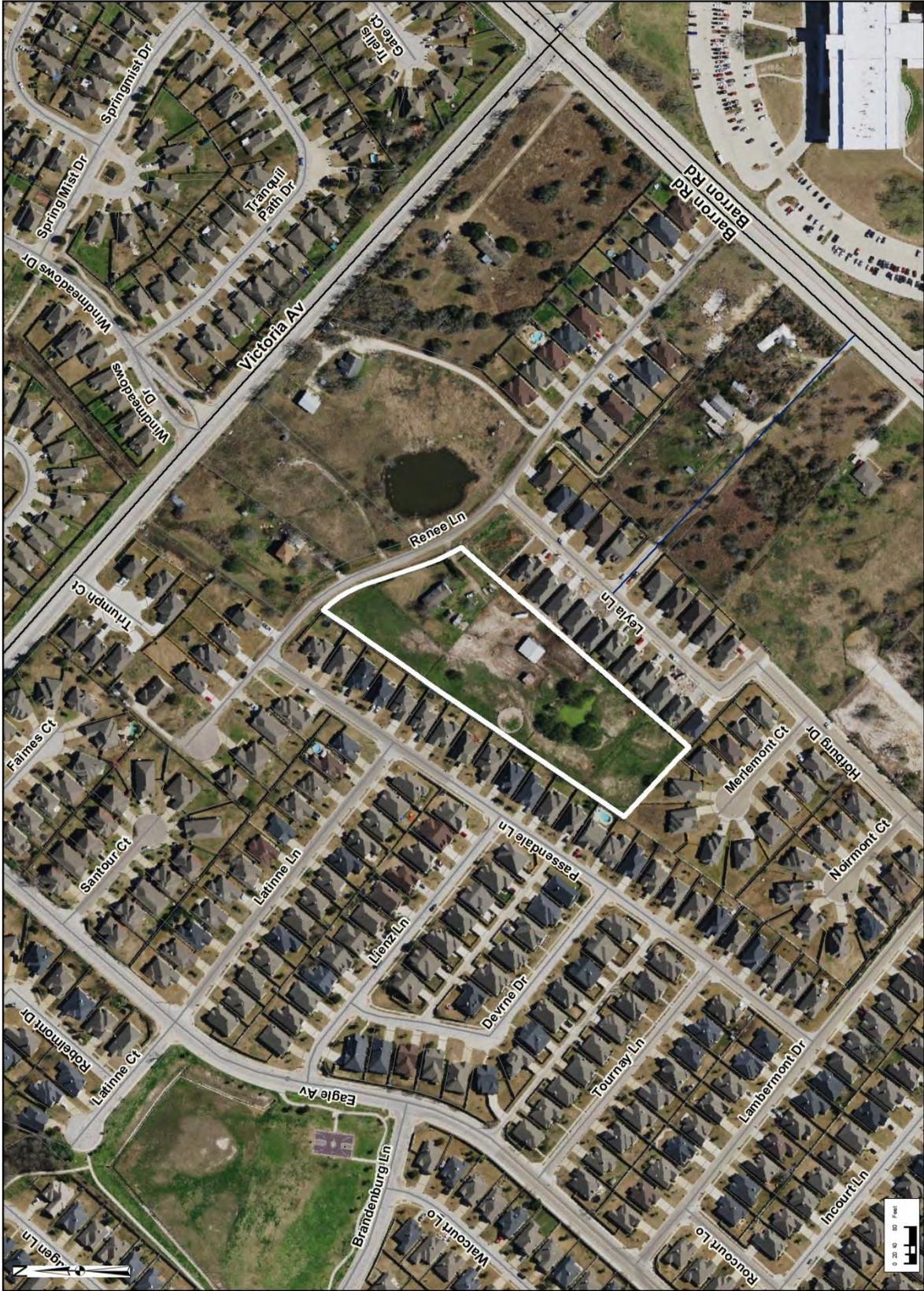
ZONING: GS General Suburban

APPLICANT: Alton Ofczarzak, TDG Management LP

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

PROJECT OVERVIEW: The proposed Preliminary Plan reconfigures one unplatted property into 22 single-family lots.

RECOMMENDATION: Staff recommends approval of the waiver request to UDO Section 12-8.3.H.1.d 'Lots'. If the waiver is approved by the Commission, staff recommends approval of the Preliminary Plan. If any of the waivers are denied, the Preliminary Plan should also be denied.



PRELIMINARY PLAN
Case: PP2015-000012

CORDOVA RIDGE SUBDIVISION

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation: 1995
Zoning: A-O Agricultural Open upon annexation
A-O Agricultural Open to GS General Suburban (2015)
Site development: Single-family home

COMMENTS

Water: Water service will be provided by College Station Utilities. There is an existing 8-inch Water line along Renee Lane. Public waterlines and fire flow requirements will be required to comply with the B/CS Unified Design Guidelines with Final Plat.

Sewer: The subject tract will be served by College Station Utilities for sanitary sewer. There's an existing 8-inch Sanitary Sewer line along Renee Lane. The proposed development will be required to comply with the B/CS Unified Design Guidelines with Final Plat.

Off-site Easements: None required at this time.

Drainage: The subject tract is located in the Lick Creek drainage basin. The proposed development will be required to comply with the B/CS Unified Design Guidelines.

Flood Plain: There is no FEMA regulated floodplain located on the property according to firm panel 48041C0325E, effective date 5/16/2012.

Greenways: N/A

Pedestrian Connectivity: N/A

Bicycle Connectivity: N/A

Streets: The proposed subdivision will have access via Renee Lane, a local/residential street.

Oversize Request: N/A

Parkland Dedication: Neighborhood parkland dedication fees in the amount of \$274 per lot for the fee in lieu of land dedication and \$362 per lot for the development fee will be due at time of final plat. Fee in lieu of community parkland dedication of \$250 per lot will be required as well as a development fee of \$375 per lot.

Impact Fees: N/A

REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:**

The subject property is classified as General Suburban on the Comprehensive Plan Future Land Use and Character Map. The subject property is proposed to be developed as residential, following the Unified Development Ordinance (UDO) requirements for GS General Suburban zoning. The Preliminary Plan is in compliance with the applicable section of the UDO with the exceptions noted below.

2. **Compliance with Subdivision Regulations:** The proposed Preliminary Plan is in compliance with the applicable Subdivision Regulations contained in the UDO except for the following waiver requests as described below.

- **UDO Section 12-8.3.H.1.d 'Lots'** – The requirement under this section is stated as 'side lot lines shall be substantially right angle to straight right-of-way or radial to the curved right-of-way'. The lot line drawn between lot 7 and lot 8 is angled.

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

- 1) **That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this chapter will deprive the applicant of the reasonable use of his land;** The configuration of the tract results in a wider entrance off of Renee Lane. It tapers down approximate 130 feet to the end of the property. The applicant state that the shape of the land creates makes it difficult to fit a cul-de-sac with lots surrounding it on either side. The waiver would allow for the lot line to be drawn at an angle to meet the zoning lot depth requirements.
- 2) **That the waivers are necessary for the preservation and enjoyment of a substantial property right of the applicant;** The property is surrounded by subdivided and developed properties within the same zoning standards. The applicant is providing a subdivision that fits within the context of the surrounding area and the requested lot line will create lots larger than the minimum required. Any required changes would reduce the number of lots that can be provided on the property.
- 3) **The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this chapter;** and The granting of this waiver to allow the lot line between Lot 7 and Lot 8 to not be substantially right angle is not predicted to be detrimental to the public health and safety. The angle of the lot line creates larger lot sizes then required for the GS General Suburban Zoning.
- 4) **That the granting of the waivers will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.** The rest of the property meets the UDO subdivision requirements and the surrounding area and surrounding properties have been previously subdivided.

STAFF RECOMMENDATION

Staff recommends approval of the waiver request to UDO Section 12-8.3.H.1.d 'Lots'. If the waiver is approved by the Commission, staff recommends approval of the Preliminary Plan. If any of the waiver is denied, the Preliminary Plan should also be denied.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan



PP2015-000012

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

PRELIMINARY PLAN APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

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

Date of Optional Preapplication Conference 3-4-15

NAME OF PROJECT CORDOVA RIDGE SUBDIVISION

ADDRESS 14020 RENEE LANE

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

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

ALTON OFCZARZAK, MANAGING MEMBER,
 Name TDG MANAGEMENT LP E-mail alton@oakchb.com
 Street Address 4060 SH6 SOUTH
 City COLLEGE STATION State TEXAS Zip Code 77845
 Phone Number 979-690-1504 Fax Number _____

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

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

ARCHITECT OR ENGINEER'S INFORMATION:

Name MICHAEL G. HESTER, P.E. E-mail mhester@hester-engr.com
 Street Address 7607 EASTMARK DRIVE SUITE 253-B
 City COLLEGE STATION State TEXAS Zip Code 77840
 Phone Number 979-693-1100 Fax Number _____

Total Acreage 4.3 Total No. of Lots 22 R-O-W Acreage 0.74 AC

Number of Lots By Zoning District 22 / GS / / /

Average Acreage Of Each Residential Lot By Zoning District:

0.11 / GS / / /

Floodplain Acreage NA

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

Are you proposing to dedicate park land by acreage or fee in lieu of land? FEE

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

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

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

- Yes
- No

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

Project Name: _____

City Project Number (if known): _____

Date / Timeframe when submitted: _____

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

A VARIANCE TO THE 90 DEGREE LOT LINE REQUIREMENT IS REQUESTED

Regarding the waiver request, explain how:

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

THE REQUEST IS DUE TO THE CONFIGURATION OF THE 4.2 ACRE TRACT

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

YES, IF THE VARIENCE IS WAIVED THERE WILL BE VERY LITTLE WASTED SPACE INO THE CUL-DE-SAC LOTS & ALL OF THE LOTS WILL BE CLOSE TO THE SAME SIZE. IF THE WAIVER IS NOT GRANTED THE CUL DE SAC LOTS WILL BE QUITE LARGE, ODD SHAPED AND POSSIBLY NOT MAINTAINED AS WELL AS THE OTHER LOTS.

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

THE DEVELOPMENT WILL COMPLY WITH AND BE REVIEWED BY THE CoCS ENGINEERING DIVISION TO ASSURE ALL THEIR STANDARDS ARE MET. ALSO THE EXISTING OPEN DITCH BETWEEN THE PAVEMENT AND RIGHT OF WAY ALONG RENEE LANE WILL BE IMPROVED BY GRADING RESULTING IN SAFER SIDE SLOPES.

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.

THIS AREA IS DESIGNATED SINGLE FAMILY RESIDENTIAL AND THIS DEVELOPMENT WILL FILL IN A VOID AND MATCH THE SURROUNDING AREA.

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;

PRELIMINARY PLAN MINIMUM REQUIREMENTS
(ALL CITY ORDINANCES MUST BE MET)
INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- Drawn on 24" x 36" sheet to scale of 100' per inch or larger. Include the words "PRELIMINARY PLAN - NOT FOR RECORD" in letters 1/2" high. If more than 1 sheet, an index sheet showing entire subdivision at a scale of 500 feet per inch or larger.
- 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, engineer and surveyor.
 - Proposed name of subdivision (subdivision name & street names will be approved through Brazos County 911).
 - Date of preparation (including the date the plat was submitted and the dates of any revisions on the plat).
 - Engineer's scale in feet.
 - Total area intended to be developed.
- North Arrow.
- Location of current city limit lines and current zoning district boundary. The appropriate zoning district(s) must be in place for the proposed land uses before the application for a subdivision.
- Subdivision boundary indicated by heavy lines. Boundary must include all of parent tract.
- Descriptions by metes and bounds of the subdivision which shall close within accepted land survey standards. (Labeled on boundary lines, not separate metes and bounds description.)
- Primary control points or descriptions and ties to such control point, to which, later, all dimensions, angles, bearings, block numbers, and similar data shall be referred. The plat shall be located with respect to a corner of the survey or tract, or an original corner of the original survey of which it is a part.
- Name of contiguous subdivisions and names of owners of contiguous parcels of unsubdivided land, and an indication whether or not contiguous properties are platted.
- Location of the 100 Year Floodplain and Floodway, if applicable, according to the most recent available data.
- Topographic information, including contours at two foot (2 ft.) intervals, wooded areas, and flowline elevation of streams.
- Proposed land uses (in compliance with existing zoning district).
- 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

- Existing Proposed 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.
- Existing Proposed Public and private R.O.W. locations and widths. (All existing and proposed R.O.W.'s sufficient to meet Thoroughfare Plan.)
- Existing Proposed Street offsets and/or intersection angles meet ordinance.
- Existing Proposed Alleys.
- Existing Proposed Well site locations.
- Existing Proposed Pipelines. If carrying flammable gas or fuel, also show size of line, design pressure and product transported through the line.
- Existing Proposed Utility services (water & sanitary sewer). All existing and proposed utilities of sufficient size/depth to meet the utility master plan and any future growth areas.
- Existing Proposed Easements.
- Existing Proposed Drainage structures and improvements including underground storm sewer and all overland systems (flow line of existing watercourses) and showing where these will discharge. Proposed channel cross sections, if any.
- Existing Proposed A number or letter to identify each lot or site and each block (numbered sequentially).
- Existing Proposed 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.
- Existing Proposed Greenways dedication.
- Existing Proposed Public areas.
- Existing Proposed Other public improvements, including but not limited to parks, schools and other public facilities.
- Proposed phasing. Each phase must be able to stand alone to meet ordinance requirements and infrastructure costs shown to be distributed evenly throughout the subdivision. Phases must be final platted in sequential order as shown or defined on the preliminary plan.
- Are there impact fees associated with this development? Yes No



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

PRELIMINARY PLAN APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

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

Date of Optional Preapplication Conference 3-4-15

NAME OF PROJECT CORDOVA RIDGE SUBDIVISION

ADDRESS 14020 RENEE LANE

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

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

Name ALTON OFCZARZAK, MANAGING MEMBER, TDG MANAGEMENT LP E-mail alton@oakchb.com

Street Address 4060 SH6 SOUTH

City COLLEGE STATION State TEXAS Zip Code 77845

Phone Number 979-690-1504 Fax Number _____

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

Name MARK SOSSAMAN, CITIZENS BANK E-mail msossaman@citizensbanktx.com

Street Address 3705 COLLEGE PARK DRIVE

City THE WOODLANDS State TEXAS Zip Code 77834

Phone Number 281-964-4477 OR 936-271-2800 Fax Number 936-271-2850

ARCHITECT OR ENGINEER'S INFORMATION:

Name MICHAEL G. HESTER, P.E. E-mail mhester@hester-engr.com

Street Address 7607 EASTMARK DRIVE SUITE 253-B

City COLLEGE STATION State TEXAS Zip Code 77840

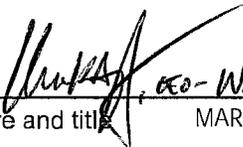
Phone Number 979-693-1100 Fax Number _____

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

Detailed explanation of condition identified above:

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

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



Signature and title *CEO - Woodlark Banking Center*
MARK SOSSAMAN, CITIZENS BANK

10-7-2015

Date



Legislation Details (With Text)

File #: 16-0004 Version: 1 Name: Replat of the Cottages of College Station Phase 2
 Type: Replat Status: Agenda Ready
 File created: 1/7/2016 In control: Planning and Zoning Commission Regular
 On agenda: 1/21/2016 Final action:

Title: Public hearing, presentation, possible action, and discussion regarding a Final Plat for the Cottages of College Station Phase 2, Lot 1R & 3, Block 1, being a replat of the Cottages of College Station Phase 2, Lot 1, Block 1, consisting of 1 multi-family lot and 1 commercial lot on approximately 32.49 acres located at 2200 Cottage Lane, generally located south of Holleman Drive South and Harvey Mitchell Parkway South. Case #FP2015-000009

Sponsors: Laura Walker

Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)
[Final Plat \(Page 1\)](#)
[Final Plat \(Page 2\)](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding a Final Plat for the Cottages of College Station Phase 2, Lot 1R & 3, Block 1, being a replat of the Cottages of College Station Phase 2, Lot 1, Block 1, consisting of 1 multi-family lot and 1 commercial lot on approximately 32.49 acres located at 2200 Cottage Lane, generally located south of Holleman Drive South and Harvey Mitchell Parkway South. Case #FP2015-000009



CITY OF COLLEGE STATION

**FINAL PLAT (REPLAT)
for
The Cottages of College Station Phase 2
FPCO2015-00009**

SCALE: 1 multi-family lot and 1 commercial lot on 32.49 acres

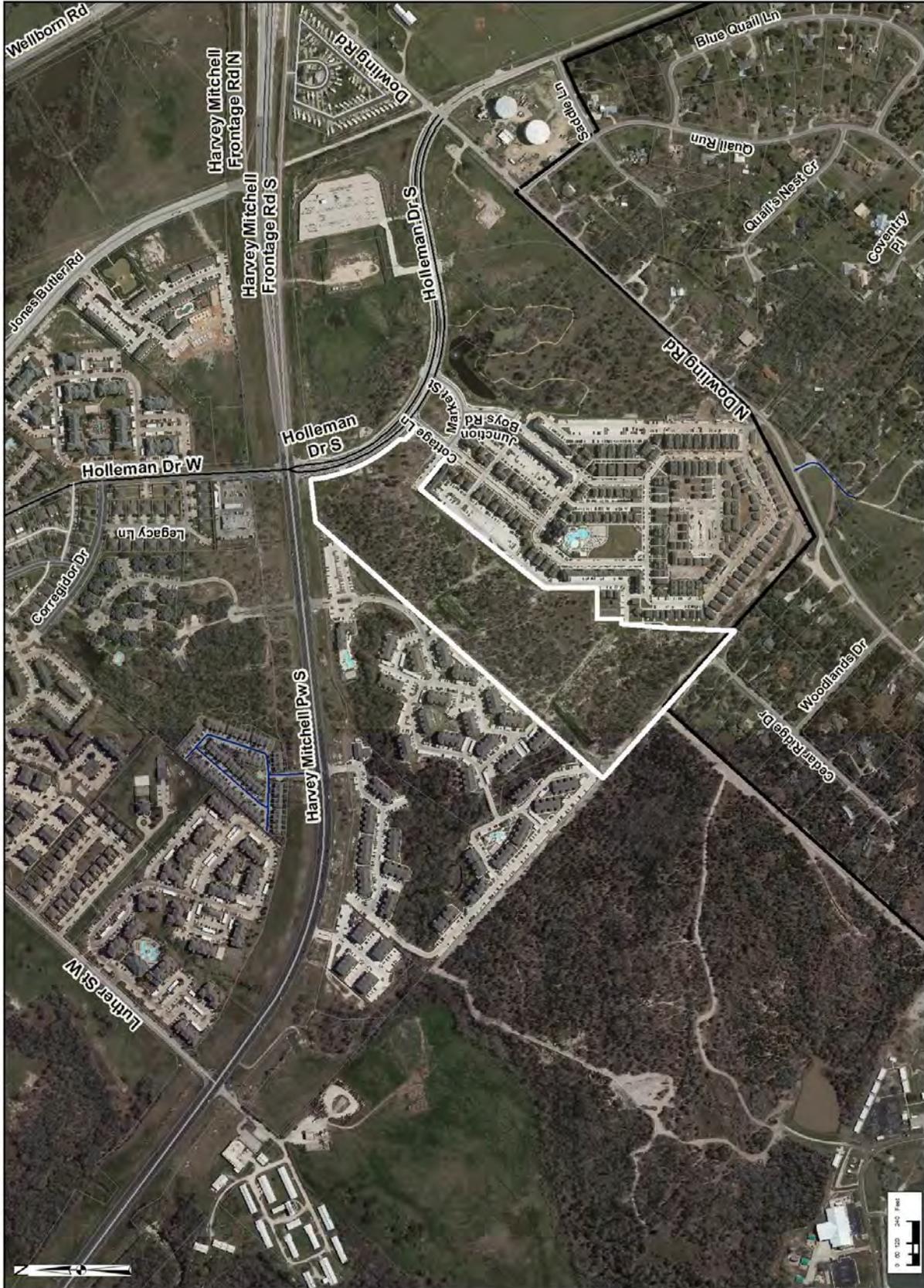
LOCATION: 2200 Cottage Lane, generally located south of Holleman Drive South and Harvey Mitchell Parkway South

ZONING: PDD Planned Development District

APPLICANT: Veronica Morgan, P.E., Mitchell & Morgan, LLP

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

RECOMMENDATION: Staff recommends approval of the Replat.



Case: FPCO2015-000009

COTTAGES OF COLLEGE STATION PH 2

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	2002
Zoning:	A-O Agricultural Open upon annexation PDD Planned Development District (2008) Revised PDD Planned Development District (2014)
Final Plat:	The Cottages of College Station Phase 2 Final Plat was approved on March 5, 2015.
Site Development:	Vacant

COMMENTS

Parkland Dedication:	As the project began in 2007, neighborhood parkland fee in lieu of \$198 per multi-family unit and development fee of \$533 per multi-family unit, totaling \$731 per multi-family unit will be due. Parkland dedication fees will be due prior to the issuance of building permits.
Greenways:	N/A
Pedestrian Connectivity:	Sidewalks are currently in place on Holleman Drive South and Cottage Lane.
Bicycle Connectivity:	A multi-use path along the east side of Holleman Drive South currently exists.
Impact Fees:	N/A

REVIEW CRITERIA

Compliance with Subdivision Regulations: The lot is being replatted to include a commercial lot between Harvey Mitchell Parkway and the floodplain on the north portion of the tract. The proposed Replat is in compliance with the Subdivision requirements contained in the Unified Development Ordinance.

STAFF RECOMMENDATIONS

Staff recommends approval of the Replat.

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

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

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT CRED Retail Lot

ADDRESS 2200 Cottage Lane

SPECIFIED LOCATION OF PROPOSED PLAT:

Located at the southwest corner of the intersection of Holleman Drive and Harvey Mitchell Parkway South.

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

Name Mitchell & Morgan, LLP C/O Veronica Morgan E-mail v@mitchellandmorgan.com

Street Address 3204 Earl Rudder Freeway South

City College Station State Texas Zip Code 77845

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

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

Name Crystal Real Estate Development, LLC E-mail wtsao@crystaldeveloper.com
Street Address 15151 Surveyor Road, Suite A
City Addison State Texas Zip Code 75001
Phone Number 972-982-2074 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name N/A E-mail N/A
Street Address N/A
City N/A State N/A Zip Code N/A
Phone Number N/A Fax Number N/A

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 City is processing and Page No. _____

Total Acreage 32.49 Acres Total No. of Lots 2 R-O-W Acreage 0

Existing Use Vacant & Multi-Family Proposed Use Retail & Multi-Family

Number of Lots By Zoning District 2 / PDD 1 1

Average Acreage Of Each Residential Lot By Zoning District:

16.245 / PDD 1 1

Floodplain Acreage .79 acres

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 Cottages of College Station

City Project Number (if known): 08-00500007

Date / Timeframe when submitted: P&Z Approval - February 21, 2008

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

Not applicable.

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

Not applicable.

Regarding the waiver request, explain how:

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

1. ~~N/A~~ An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
2. ~~N/A~~ 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. ~~N/A~~ 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. ~~N/A~~ Existing streets constructed to rural section that are not identified on the Thoroughfare Plan with an estate / rural context;
5. ~~N/A~~ When a sidewalk is required along a street where a multi-use path is shown on the Bicycle, Pedestrian, and Greenways Master Plan;

- 6. N/A 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. N/A The proposed development contains frontage on a Freeway / Expressway as designated by Map 6.6, Thoroughfare Plan - Functional Classification, in the City's Comprehensive Plan.

Detailed explanation of condition identified above:

Not applicable.

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

Requested Oversize Participation Not applicable.

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>0</u> Streets</p> <p><u>0</u> Sidewalks</p> <p><u>0</u> Sanitary Sewer Lines</p> <p><u>0</u> Water Lines</p> <p><u>0</u> Channels</p> <p><u>0</u> Storm Sewers</p> <p><u>0</u> Bike Lanes / Paths</p>	<p>Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p><u>N/A</u> No. of acres to be dedicated + \$ <u>N/A</u> development fee</p> <p><u>N/A</u> No. of acres in floodplain</p> <p><u>N/A</u> No. of acres in detention</p> <p><u>N/A</u> No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p><u>N/A</u> No. of SF Dwelling Units X \$ <u>N/A</u> = \$ <u>N/A</u></p> <p><u>N/A</u> (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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

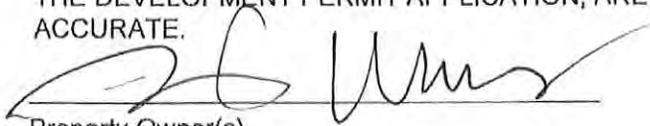

 Signature and title

7/6/2015
 Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

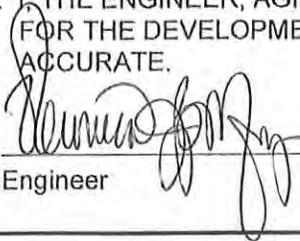
1. No work of any kind may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Occupancy is issued.
5. The permit will expire 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.


Property Owner(s)

7/6/2015
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



7/7/2015
Date

Form # F-1443

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, Veronica J.B. Morgan certify, as demonstrated in the attached drainage study, that the alterations or development covered by this permit, shall not:

This plot does not have a drainage study nor does it contemplate any drainage infrastructure

- (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.

Veronica J.B. Morgan

Engineer



Date 7/7/15

Initial

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

Form # F-1443

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

B. I, N/A, 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, N/A, 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, N/A, 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, N/A, 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, N/A, 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).

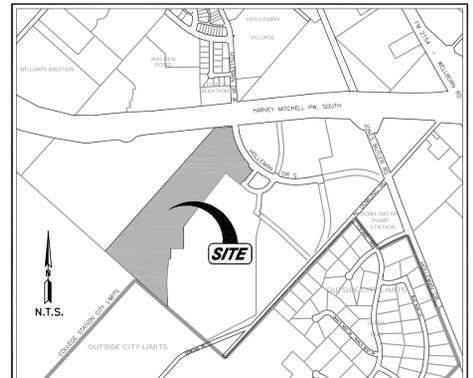
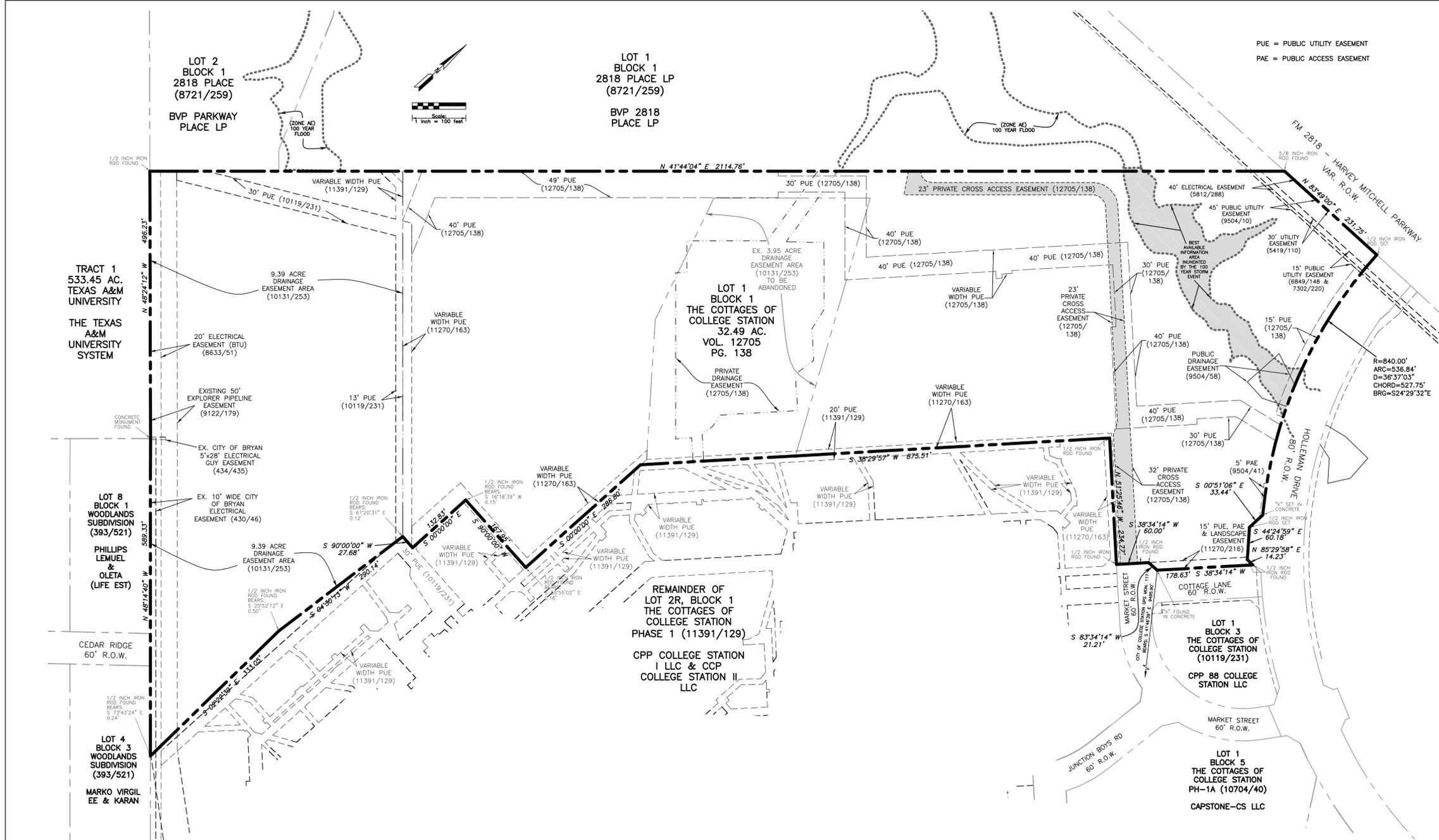
All off-site easements necessary for infrastructure construction must be shown on the final plat with a volume and page listed to indicate where the separate instrument easements were filed. Separate instrument easements must be provided in recordable form to the City prior to being scheduled for P&Z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



PUE = PUBLIC UTILITY EASEMENT
 PAE = PUBLIC ACCESS EASEMENT



LOT 2
 BLOCK 1
 2818 PLACE
 (8721/259)

LOT 1
 BLOCK 1
 2818 PLACE LP
 (8721/259)

BVP PARKWAY
 PLACE LP

BVP 2818
 PLACE LP

TRACT 1
 533.45 AC.
 TEXAS A&M
 UNIVERSITY
 THE TEXAS
 A&M
 UNIVERSITY
 SYSTEM

LOT 1
 BLOCK 1
 THE COTTAGES OF
 COLLEGE STATION
 32.49 AC.
 VOL. 12705
 PG. 138

LOT 8
 BLOCK 1
 WOODLANDS
 SUBDIVISION
 (393/521)
 PHILLIPS
 LEMUEL
 &
 OLETA
 (LIFE EST)

REMAINDER OF
 LOT 2R, BLOCK 1
 THE COTTAGES OF
 COLLEGE STATION
 PHASE 1 (11391/129)
 CPP COLLEGE STATION
 I LLC & CCP
 COLLEGE STATION II
 LLC

LOT 4
 BLOCK 3
 WOODLANDS
 SUBDIVISION
 (393/521)
 MARKO VIRGIL
 EE & KARAN

LOT 1
 BLOCK 3
 THE COTTAGES OF
 COLLEGE STATION
 (10119/231)
 CPP 88 COLLEGE
 STATION LLC

LOT 1
 BLOCK 5
 THE COTTAGES OF
 COLLEGE STATION
 PH-1A (10704/40)
 CAPSTONE-CS LLC

Sheet 1 of 2

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. A PORTION OF SUBJECT PROPERTY DOES LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0305 F, DATED APRIL 02, 2014.
3. SUBJECT PROPERTY IS CURRENTLY ZONED "PDD" (PLANNED DEVELOPMENT DISTRICT).
4. 1/2 INCH ROD SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
5. THE PRIVATE CROSS ACCESS EASEMENT SHOWN HEREON WILL BE MAINTAINED BY LOT 1R, BLOCK 1 OF THE COTTAGES OF COLLEGE STATION PHASE 2

ORIGINAL

FINAL PLAT

OF
THE COTTAGES OF COLLEGE STATION
PHASE 2 (32.49 acres)
LOT 1R & 3, BLOCK 1

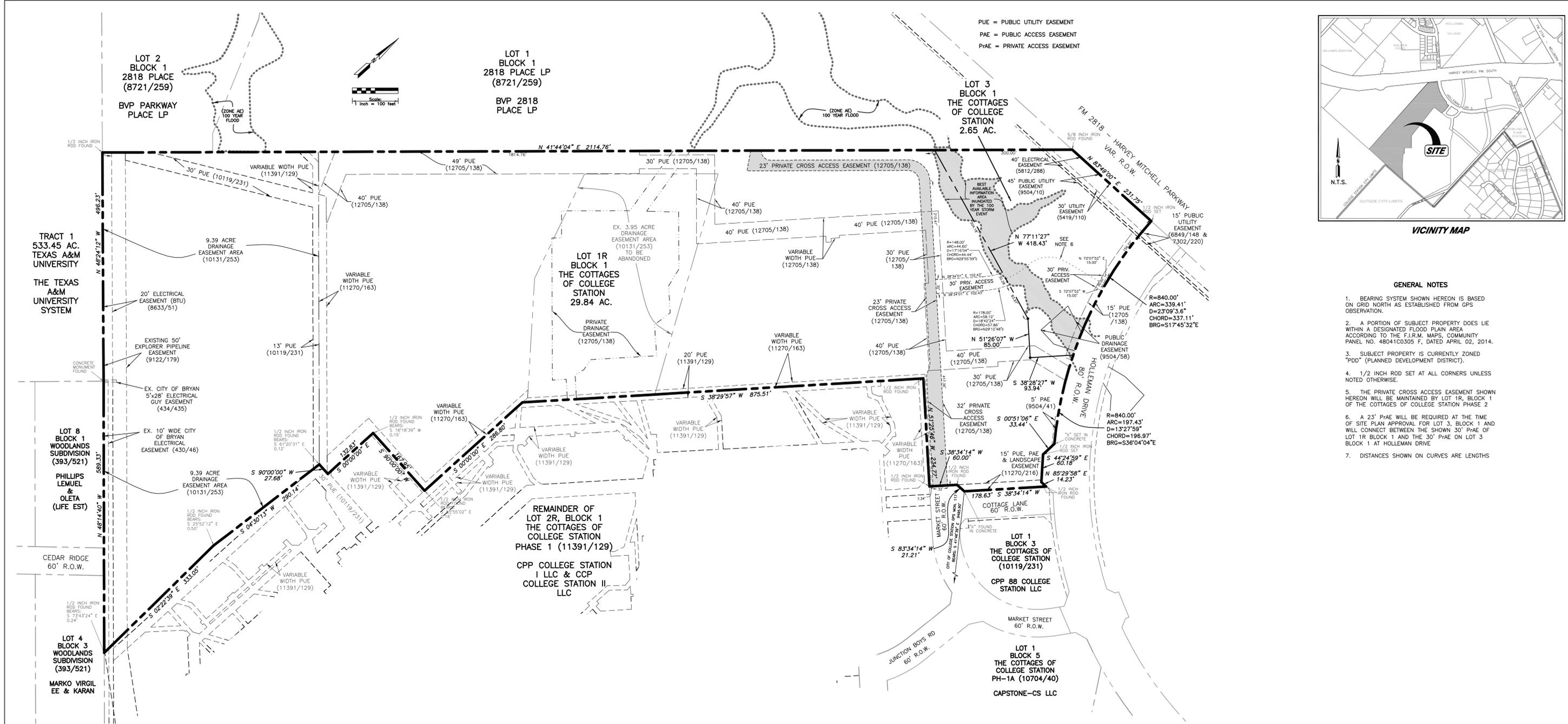
BEING A REPLAT OF THE COTTAGES COLLEGE STATION PHASE 2 LOT 1, BLOCK 1

32.49 Acres
 COLLEGE STATION
 Brazos County, Texas

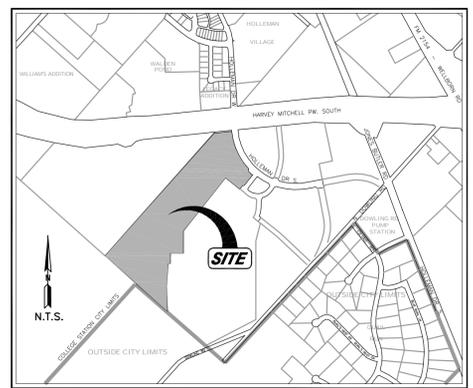
SCALE 1"=100'

FINAL PLAT PREPARED AND SUBMITTED OCTOBER 2015

OWNERS: CRYSTAL REAL ESTATE DEVELOPMENT, LLC 15151 SURVEYOR BLVD. STE A ADDISON, TEXAS 75001	ENGINEER: MITCHELL & MORGAN, L.L.P. 3204 EARL RUDDER FWY. SOUTH COLLEGE STATION, TX 77845 PHONE (979) 260-6963	SURVEYOR: BRAD KERR, RPLS KERR SURVEYING, LLC 409 N. TEXAS AVENUE BRYAN, TX 77803 (979) 268-3195
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PUE = PUBLIC UTILITY EASEMENT
 PAE = PUBLIC ACCESS EASEMENT
 PRAE = PRIVATE ACCESS EASEMENT



VICINITY MAP

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. A PORTION OF SUBJECT PROPERTY DOES LIE WITHIN A DESIGNATED FLOOD PLAN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0305 F, DATED APRIL 02, 2014.
3. SUBJECT PROPERTY IS CURRENTLY ZONED "PDD" (PLANNED DEVELOPMENT DISTRICT).
4. 1/2 INCH ROD SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
5. THE PRIVATE CROSS ACCESS EASEMENT SHOWN HEREON WILL BE MAINTAINED BY LOT 1R, BLOCK 1 OF THE COTTAGES OF COLLEGE STATION PHASE 2
6. A 23' PRAE WILL BE REQUIRED AT THE TIME OF SITE PLAN APPROVAL FOR LOT 3, BLOCK 1 AND WILL CONNECT BETWEEN THE SHOWN 30' PAE OF LOT 1R BLOCK 1 AND THE 30' PRAE ON LOT 3 BLOCK 1 AT HOLEMAN DRIVE
7. DISTANCES SHOWN ON CURVES ARE LENGTHS

REPLAT

Sheet 2 of 2

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF DALLAS
 _____, owner and developer of the land shown on this plot, and designated herein as Lot 1R & 3, Block 1 of The Cottages of College Station Phase 2 Subdivision to the City of College Station, Texas, and whose name(s) is/are 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.

Crystal Real Estate Development, LLC

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

Given under my hand and seal on this _____ day of _____, 2015.

Notary Public, Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

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

City Engineer
 City of College Station

CERTIFICATE OF SURVEYOR

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 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, Texas, hereby certify that the attached plat was duly approved by the Commission on the day of _____, 2015.

Chairman

ATTEST:

City Secretary

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 _____, 2015, in the Official Public 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

FINAL PLAT

OF

THE COTTAGES OF COLLEGE STATION

PHASE 2 (32.49 acres)

LOT 1R & 3, BLOCK 1

BEING A REPLAT OF THE COTTAGES COLLEGE STATION PHASE 2 LOT 1, BLOCK 1

32.49 Acres
 COLLEGE STATION
 Brazos County, Texas

SCALE 1"=100'

OWNERS:
 CRYSTAL REAL ESTATE DEVELOPMENT, LLC
 15151 SURVEYOR BLVD. STE A
 ADDISON, TEXAS 75001

ENGINEER:
 MITCHELL & MORGAN, L.L.P.
 3204 EARL RUDDER FWY. SOUTH
 COLLEGE STATION, TX 77845
 PHONE (979) 260-6963

SURVEYOR:
 BRAD KERR, RPLS
 KERR SURVEYING, LLC
 409 N. TEXAS AVENUE
 BRYAN, TX 77803
 (979) 268-3195

FINAL PLAT PREPARED AND SUBMITTED OCTOBER 2015



Legislation Details (With Text)

File #: 16-0021 Version: 1 Name: 529 William D Fitch Parkway- Rezoning
 Type: Rezoning Status: Agenda Ready
 File created: 1/12/2016 In control: Planning and Zoning Commission Regular
 On agenda: 1/21/2016 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 PDD Planned Development District to PDD Planned Development District for approximately 19.74 acres being out of the Robert Stevenosn Survey, A-54 Brazos County, Texas, also being part of the 20.4821 acres tract of land owned by Greens Prairie Investors LTD, as recorded in Volume 7366, Page 294 of the Official Records of Brazos County, generally located at 529 William D Fitch Parkway, more generally located at the northeast corner of William D Fitch Parkway and Victoria Avenue. Case #REZ2015-000030 (Note: Final action on this item is scheduled for the February 11th City Council meeting - subject to change)

Sponsors: Mark Bombek

Indexes:

Code sections:

Attachments: [Staff Report](#)
[Concept Plan](#)
[Zoning Map](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from PDD Planned Development District to PDD Planned Development District for approximately 19.74 acres being out of the Robert Stevenosn Survey, A-54 Brazos County, Texas, also being part of the 20.4821 acres tract of land owned by Greens Prairie Investors LTD, as recorded in Volume 7366, Page 294 of the Official Records of Brazos County, generally located at 529 William D Fitch Parkway, more generally located at the northeast corner of William D Fitch Parkway and Victoria Avenue. Case #REZ2015-000030 (Note: Final action on this item is scheduled for the February 11th City Council meeting - subject to change)



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

REZONING REQUEST
for
Phillips Square
10-00500173

REQUEST: PDD Planned Development District to PDD Planned Development District to modify uses and amend the Concept Plan.

SCALE: 19.749 acres

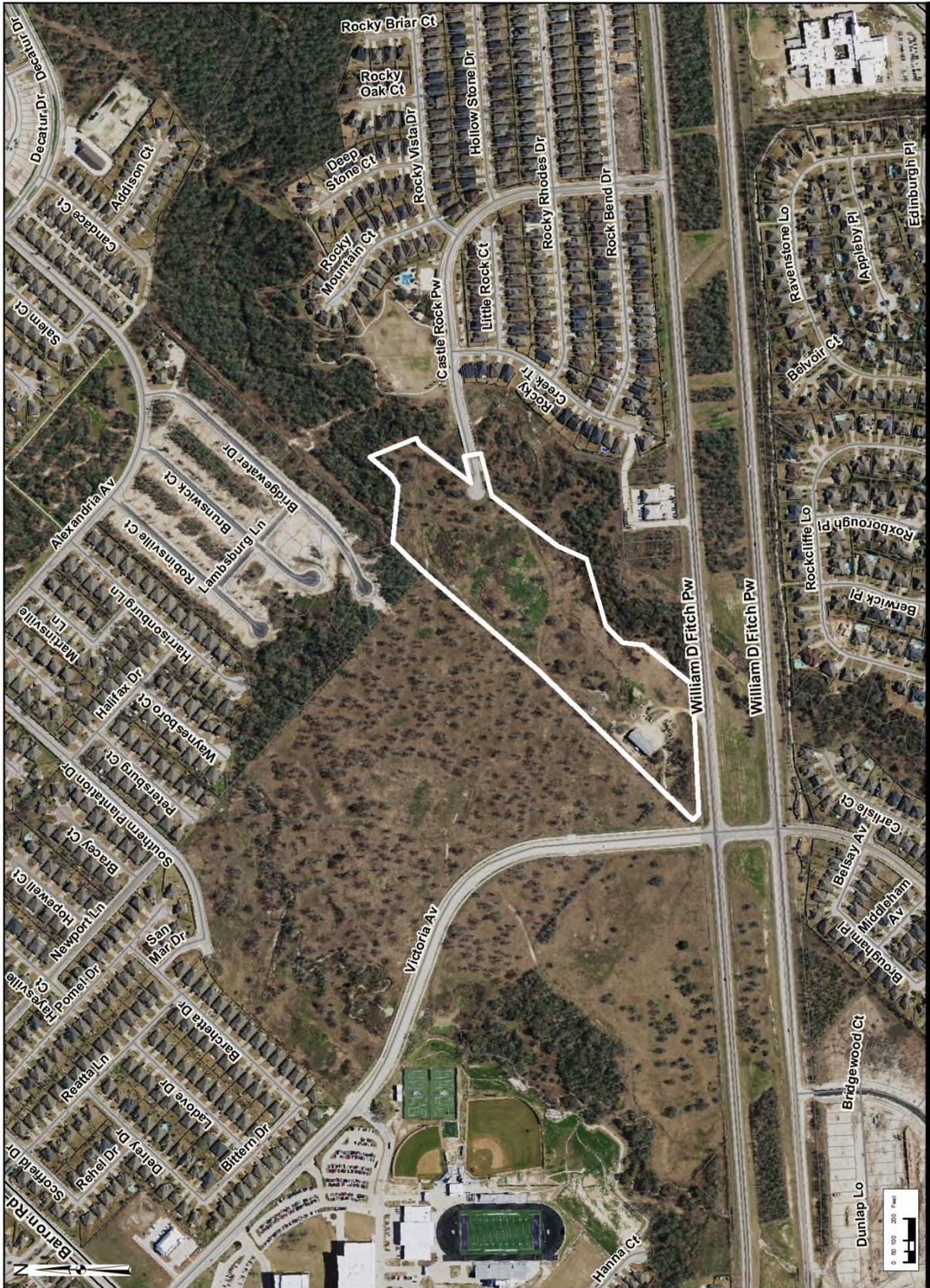
LOCATION: 529 William D. Fitch Parkway, on the north side of William D. Fitch Parkway west of the Castle Rock Subdivision and wetlands mitigation area.

APPLICANTS: Wallace Phillips, Greens Prairie Investors, Ltd.

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

PROJECT OVERVIEW: The original Planned Development District was approved in 2010 with General Commercial, Office, and Multi-family uses as the underlying zoning districts. The applicant is requesting to remove the Office use and revise the associated concept plan to reduce the amount of commercial activity and increase the Multi-Family portion of the development.

RECOMMENDATION: Staff recommends approval of the amendment to the Planned Development District and the associated Concept Plan.

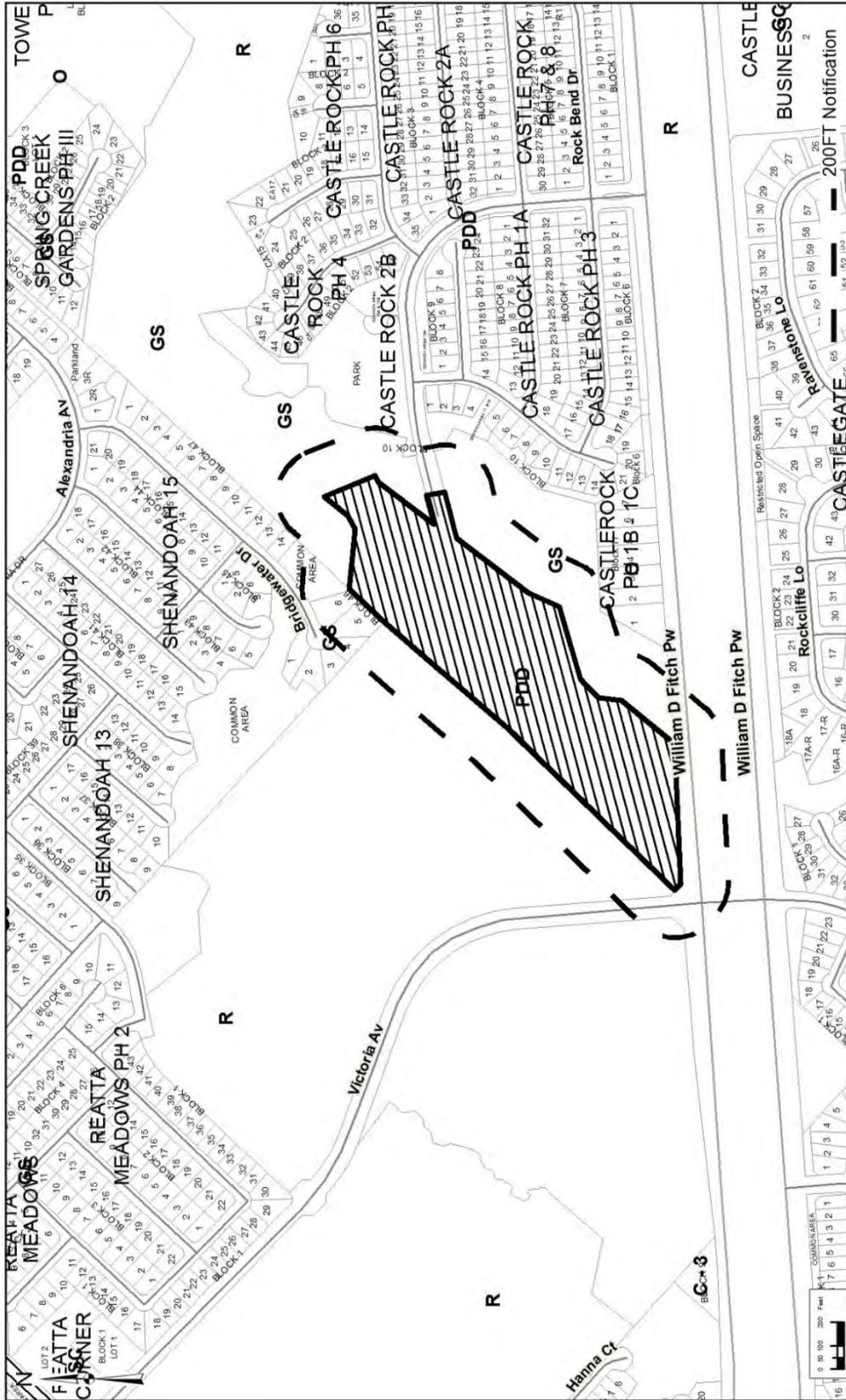


REZONING

Case: REZ2015-000030

PHILLIPS SQUARE REZONING

DEVELOPMENT REVIEW



Zoning Districts

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

DEVELOPMENT REVIEW

REZONING

PHILLIPS SQUARE REZONING

Case: REZ2015-000030

NOTIFICATIONS

Advertised Commission Hearing Date: January 21, 2016
Advertised Council Hearing Dates: February 11, 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:

Castle Rock HOA

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

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Urban and Natural Areas Reserved	R Rural and GS General Suburban	Vacant
South	Thoroughfare – Freeway	R Rural	William D. Fitch Parkway (SH 40)
East	Natural Areas Reserved	GS General Suburban	Deed Restricted Wetlands Mitigation
West	Urban	R Rural	Vacant

DEVELOPMENT HISTORY

Annexation: 1995
Zoning: A-O Agricultural Open (upon annexation); R-1 Single-Family Residential (2002); PDD Planned Development District (2010)
Final Plat: Not platted
Site development: The subject property was included in a Master Plan of the Crowley Tract in 1999. A landscaping building was constructed on the tract in 2001.

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The Comprehensive Plan Future Land Use and Character Map designates the subject property as Urban and Natural Areas Reserved. The property is also considered to be within Growth Area II. The Urban designation is for a very intense level of development activity tending to consist of townhouses, duplexes, and apartments. Within growth areas, an Urban designation may also permit commercial, office,

business park, and vertical mixed uses. The Comprehensive Plan states that Natural Areas Reserved is for areas that represent a constraint to development that should be preserved for their natural function or open space qualities including areas of floodplain, riparian buffers, and for recreation facilities.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** Much of the property in the immediate vicinity is zoned as R Rural or for single-family residential developments. The proposed PDD includes more intense land uses, which the Comprehensive Plan anticipates with the Urban designation. The Natural Areas Reserved with the adjacent deed restricted wetlands mitigation area both protects a sensitive natural resource and provides a natural buffer between the proposed uses and nearby single-family developments.
- 3. Suitability of the property affected by the amendment for uses permitted by the districts that would be made applicable by the proposed amendment:** As a result of the approval of previous Comprehensive Plan Amendments the property is illustrated with an Urban designation along with the existing Natural Areas Reserved. The requested PDD includes uses that the Comprehensive Plan anticipates as being suitable for this area over the 20-year Plan horizon, with the exception of portions of the Natural Areas Reserved area of the tract. Floodplain areas in the City already entitled for development by existing zoning can proceed by complying with applicable FEMA and City regulations.
- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The subject property is currently zoned as PDD Planned Development District with permitted Commercial, Office, and Multi-Family uses. The current zoning district is suitable for the property given the anticipated land uses and the development pattern of nearby property.
- 5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property can currently be marketed under the current PDD zoning with permitted Commercial, Office, and Multi-Family uses. However, the applicant has noted that the new request to change the ratio of Commercial and Multi-Family compared to the original request along with the removal of the Office use will help increase the marketability and development of the property.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** There are existing 8-inch and 24-inch waterlines along Castle Rock Parkway and William D. Fitch Parkway (State Highway 40), respectively. Sanitary sewer service may be provided via an existing 21-inch sanitary sewer line which crosses the tract. Drainage is generally to the northeast within the Spring Creek drainage basin. All utilities shall be designed in accordance with the BCS Unified Design Guidelines at the time of platting and site development.

SUMMARY OF EXISTING PDD AND CONCEPT PLAN (The change with this request is shown in bold)

The Concept Plan provides an illustration of the general layout of the proposed building and parking areas as well as other site related features. **The request revises the amount of commercial uses reducing it to increase the number of proposed multi-family units.** 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:

The applicant has provided the following information related to the purpose and intent of the proposed zoning district:

“The proposed development will provide a mix of uses necessary to support the demands for such uses resulting from the single-family residential developments in the vicinity of this development. Also, the multi-family component will provide an alternative to the single-family residential options available in this area. The development is anticipated to have a mix of uses with adequate pedestrian and vehicular accessibility and connectivity.”

The applicant proposes to utilize GC General Commercial, and MF Multi-Family as the base, underlying zoning districts, as applicable. The range of future building heights is proposed to be from 15 feet to 55 feet.

At the time of site plan and plat, the project will need to meet all applicable standards required by the Unified Development Ordinance. The applicant and Staff have negotiated through various standards to seek to attain an urban-style appropriate for this portion of the City, while seeking to retain flexibility for both parties. Through the PDD, the additional standards already described above are intended to achieve this objective along with the applicant’s request for the following meritorious modifications:

- **Streets and Alleys, Table V, BCS Design Guidelines**

The applicant is requesting that the right-of-way width for the “Commercial Street” shown on the Concept Plan be 71 feet. Generally an 85-foot right-of-way is required for a collector in an urban context. Design requirements will be in accordance with the UDO and BCS Unified Design Guidelines. The applicant states that reducing the width of the “Commercial Street” right-of-way will provide for an “urban” design look to that portion of the development. Staff recommends that a bike lane that prohibits parking be included on the “Commercial Street” to support the reduction of right-of-way width.

- **Section 5.2 “Residential Dimensional Standards” and Section 5.4 “Non-Residential Dimensional Standards”**

The applicant is requesting reduction of building setbacks along the “Commercial Street” to 10 feet for all uses. All parking and landscaping requirements are proposed to be in accordance with the UDO. The applicant states that a reduction of building setbacks adjacent to the street will provide for an “urban” design look to that portion of the development.

- **Section 7.1.H.2 “Single Family Protection” of the Unified Development Ordinance**
 The applicant is requesting that, although the adjacent City-owned property is zoned R-1 Single-Family Residential, it not be considered as a single-family use for the purpose of limiting height or increasing the setback for multi-family or non-residential buildings adjacent to the City-owned property. The applicant states that the City owned property cannot be developed so there is no need for setbacks based on the height of the buildings.
- **Section 7.6 “Buffer Requirements” of the Unified Development Ordinance**
 The applicant is requesting that there be no buffers required where development is adjacent to the City-owned property. All other buffers are proposed to be in compliance with the UDO. The applicant states that a buffer fence or wall and landscaping would block the view from the development into the riparian area and negate the benefits of the greenbelt area.
- **Section 8.2.A.10 “Blocks” of the Unified Development Ordinance**
 The applicant is requesting to vary from the 800-foot maximum block length requirement. No public streets are proposed to connect to Castle Rock Parkway within this development. The block length along the southern right-of-way of Castle Rock Parkway is 850 feet within this development and 1,310 feet to the first intersecting street in the Castle Rock Subdivision. The block length along the northern right-of-way of Castle Rock Parkway is 760 feet within this development and 1,540 feet to the first intersecting street in the Castle Rock Subdivision. The applicant has proposed a “Private Driveway and Cross Access Easement” through the property that will meet minor collector standards for access and driveway spacing and lane width. This private drive reduces the block length by approximately 200 feet on the north side of Castle Rock Parkway and approximately 300 feet on the south side of Castle Rock Parkway.
- **Section 8.2.A.13 “Sidewalks” of the Unified Development Ordinance**
 The applicant is requesting that in the section of street where the multi-use path parallels the “Commercial Street,” an additional sidewalk not be required along that side of the street. The applicant states that a sidewalk would be a duplication of the multi-use path.

The Unified Development Ordinance provides the following review criteria for 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:** The Concept Plan proposes a mix of multi-family, commercial uses, and open space. As designated on the Comprehensive Plan, the subject property is proposed as Urban and Natural Areas Reserved. An environment with a mix of uses potentially allows better opportunities for residents to shop, dine, and work where they live, thus reducing traffic on nearby streets and encouraging a more walkable environment. The property is bounded on two sides by a deed-restricted conservation area owned by the City, which cannot be developed. This allows the proposed uses to be buffered to/from the existing development in the area. The conservation area also provides a focal point for the development of the area. The proposed multi-use path and sidewalks will provide pedestrian and bicycle accessibility throughout the development and to the larger 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:** The proposed Concept Plan is in general conformity with the policies, goals, and objectives of the Comprehensive Plan. The Future Land Use and Character Map designates this area for Urban uses, including multi-family, office, and commercial, which is what is proposed. The Comprehensive Plan also designates a portion of the property for Natural Areas – Reserved. Generally, the policies in the Comprehensive Plan do not support development of FEMA designated floodplain. The property includes approximately 3.26 acres of floodplain designated by FEMA. The Concept Plan is proposing to designate approximately 1.1 acres (0.89 acres of FEMA floodplain) as a “no disturbance” area. This area was determined by using a 75-, 50-, or 25-foot setback from the stream conveyance area, as noted (and shown graphically) on the Concept Plan.
- 3. The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development:** The proposed development is bordered on two sides by a conservation easement owned by the City. The conservation area provides a natural buffer to the nearby single-family in the Castle Rock Subdivision. The Comprehensive Plan anticipates other Urban development in the area to the north and west, as well as preservation of the floodplain in those areas.
- 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:** The proposed development includes access to Castle Rock Parkway, William D. Fitch Parkway, a public commercial roadway, a private drive designed to function as a collector, and a future connection to Victoria Avenue. The multi-family units and commercial uses will access these roadways through a network of private drive aisles as depicted on the Concept Plan.
- 5. The development includes provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities:** The development proposes to construct the multi-use path located within and adjacent to the floodplain and/or roadway on the subject property. This will help facilitate bike and pedestrian transportation in the area.
- 6. The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity:** The subject property and surrounding area is designated for Urban uses and Natural Areas. Besides the requested meritorious modifications, the proposed development will meet all City requirements.
- 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:** As previously reviewed under the original PDD request the proposed phasing of the development is such that no more than 420 vehicle trips maybe generated by the proposed development before the connection to William D. Fitch or Victoria Avenue must be made. The changes proposed under the new request did not break the threshold that would trigger a new TIA review. The additional 420 trips on Castle Rock Parkway (in addition to the existing 827 trips from the homes in the Castle Rock subdivision) would retain the current Level of Service of “B.” The

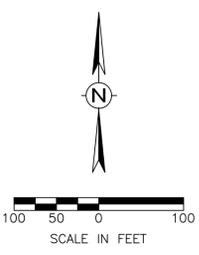
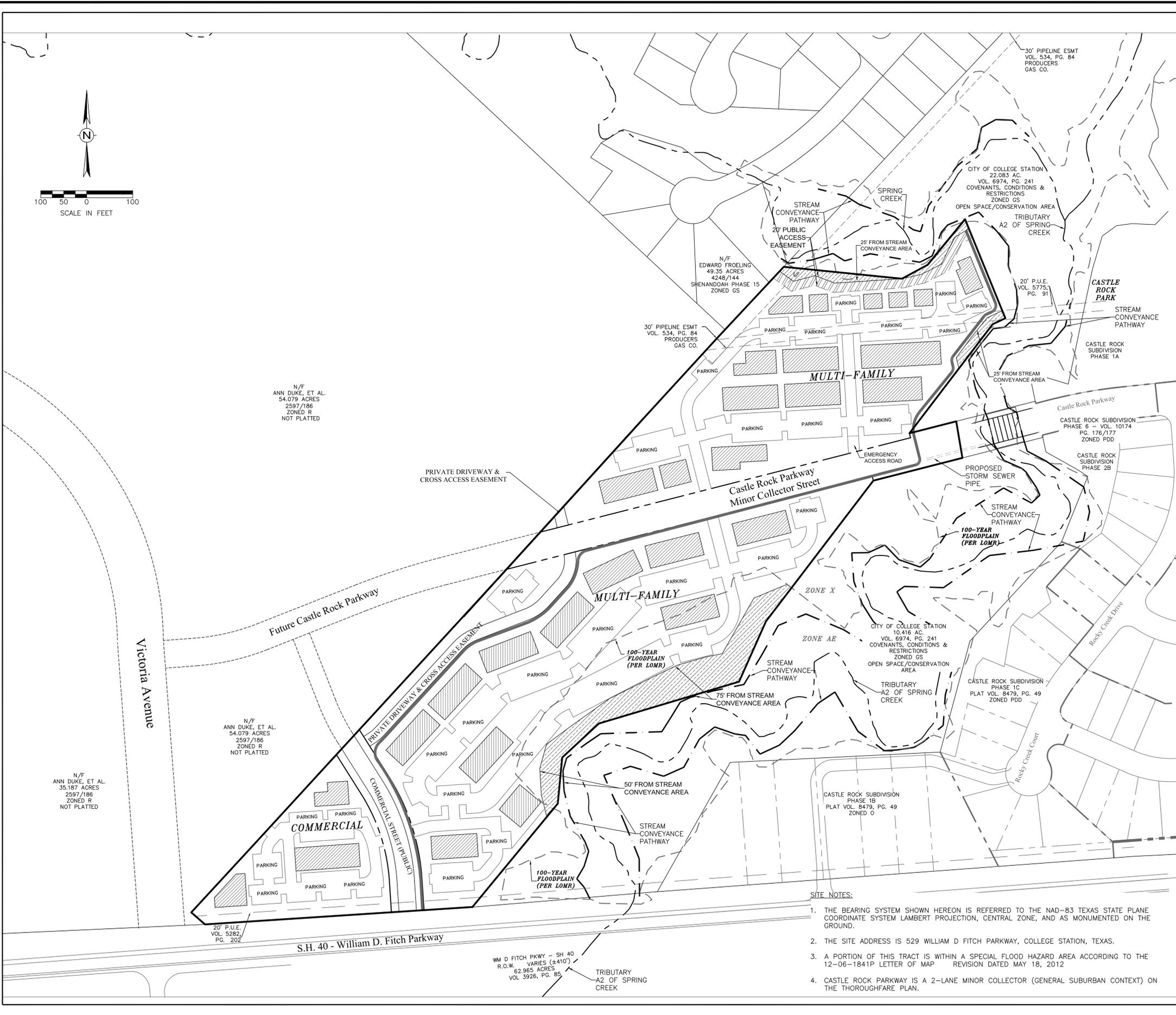
estimated trip generation of Castle Rock Subdivision (at full build out) along Castle Rock Parkway is 2,621 vehicle trips. With the additional maximum trips proposed by the PDD zoning (420 trips before alternate access must be provided) the vehicle trips per day on Castle Rock Parkway would be approximately 3,041, well below the maximum capacity of 5,000 trips. Though additional trips will be generated, the proposed development provides alternate vehicular, bicycle and pedestrian circulation routes as well as additional commercial opportunities that are not currently available in the immediate area.

STAFF RECOMMENDATION

Staff recommends approval of the amendment to the Planned Development District and the associated Concept Plan.

SUPPORTING MATERIALS

1. Application
2. Rezoning map
3. Concept Plan



CONCEPT PLAN NOTES:

1. THE LAND USES PROPOSED FOR THIS PROPERTY ARE AS LISTED AND SHOWN ON THIS PLAN.
 - COMMERCIAL** MEETING THE REQUIREMENTS OF GC, GENERAL COMMERCIAL ZONING CLASSIFICATION
 - MULTI-FAMILY** MULTI-FAMILY DENSITIES, SETBACKS AND OTHER REQUIREMENTS WILL BE IN ACCORDANCE WITH THE MF ZONING CLASSIFICATION.
2. THE RANGE OF BUILDING HEIGHTS IS ANTICIPATED TO BE FROM 15' TO 55'.
3. THE STORM WATER DRAINAGE FROM THIS SITE FLOWS INTO THE ADJACENT PROPERTY OWNED BY THE CITY OF COLLEGE STATION AND THEN INTO SPRING CREEK OR TRIBUTARY A2 OF SPRING CREEK. THE EXTENSION OF CASTLE ROCK PARKWAY TO THIS SITE INCLUDED THE CONSTRUCTION OF A STORM SEWER PIPE WHICH CAN BE USED TO COLLECT THE RUNOFF FROM THE DEVELOPED SITE AND CONVEY IT TO TRIBUTARY A2 AT THE BOX CULVERT STRUCTURE CONSTRUCTED FOR CASTLE ROCK PARKWAY. STORM WATER REQUIREMENTS WILL BE IN ACCORDANCE WITH THE UDO.
4. THE DETENTION POND FOR THIS SITE IS LOCATED ON SPRING CREEK UPSTREAM OF SH 6 IN THE TOWER POINT DEVELOPMENT.
5. THE GENERAL BULK OR DIMENSIONAL VARIATIONS (MERITORIOUS MODIFICATIONS) SOUGHT ARE AS FOLLOWS.
 - A. THE RIGHT-OF-WAY FOR THE COMMERCIAL STREET SHOWN ON THE CONCEPT PLAN WILL BE 71' IN WIDTH. DESIGN REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE UDO AND UNIFIED DESIGN GUIDELINES. BUILDING SETBACKS ALONG THE COMMERCIAL STREET MAY BE REDUCED TO 10'. ALL PARKING AND LANDSCAPING REQUIREMENTS, HOWEVER, MUST BE IN ACCORDANCE WITH THE UDO.
 - B. IN THE SECTION OF THE STREET WHERE THE MULTI-USE PATH PARALLELS THE COMMERCIAL STREET, A SIDEWALK WILL NOT BE REQUIRED ALONG THAT SIDE OF THE STREET.
 - C. BUFFER AREAS WILL BE IN ACCORDANCE WITH THE UDO EXCEPT THERE WILL BE NO BUFFERS REQUIRED WHERE DEVELOPMENT IS ADJACENT TO THE CITY OWNED PROPERTY.
 - D. THE CITY OWNED PROPERTY ADJACENT TO THIS TRACT WILL NOT BE DEVELOPED ALTHOUGH IT IS ZONED R-1. THE LAND SHALL NOT BE CONSIDERED AS SINGLE-FAMILY USE FOR THE PURPOSE OF LIMITING HEIGHT OR INCREASING THE SETBACK FOR MULTI-FAMILY OR NON-RESIDENTIAL BUILDINGS ADJACENT TO THE CITY OWNED PROPERTY.
 - E. A VARIANCE FROM THE REQUIREMENTS OF UDO SECTION 8.2.A.10 "BLOCKS" IS REQUESTED TO THE EIGHT HUNDRED FEET (800') MAXIMUM BLOCK LENGTH REQUIREMENT. NO PUBLIC STREETS ARE PROPOSED TO CONNECT TO CASTLE ROCK PARKWAY WITHIN THIS DEVELOPMENT. THE BLOCK LENGTH ALONG ON THE SOUTH RIGHT-OF-WAY OF CASTLE ROCK PARKWAY IS ±1,020 FEET WITHIN THIS DEVELOPMENT AND ±1,483 FEET TO THE FIRST INTERSECTING STREET IN THE CASTLE ROCK SUBDIVISION. THE BLOCK LENGTH ALONG THE NORTH RIGHT OF WAY OF CASTLE ROCK PARKWAY IS ±935 FEET WITHIN THIS DEVELOPMENT AND ±1,975 FEET TO THE FIRST INTERSECTING STREET IN THE CASTLE ROCK SUBDIVISION.
 - F. ITEMS NOT INCLUDED IN THE REQUESTED VARIATIONS WITH THIS PDD WILL MEET ALL REQUIREMENTS OF THE UDO.
6. PUBLIC ACCESS EASEMENTS OR RIGHT-OF-WAY WILL BE DEDICATED TO ALLOW FOR THE CONSTRUCTION OF THE MULTI-USE PATH SHOWN ON THIS PLAN, THE DESIGN AND CONSTRUCTION PLANS, THE DEDICATION OF LAND OR ACCESS EASEMENTS AND A FINANCIAL GUARANTEE FOR ITS CONSTRUCTION FOR THE MULTI-USE PATH WILL OCCUR WITH PHASE 1 OF THE DEVELOPMENT OF THIS PROPERTY. THE MULTI-USE PATH MAY BE CONSTRUCTED IN PHASES AS DEVELOPMENT OCCURS ON EACH PORTION OF THE TRACT OR ON THE ADJACENT TRACT.
7. THE PRIVATE DRIVEWAYS SHOWN TO PROVIDE CROSS ACCESS BETWEEN PORTIONS OF THE DEVELOPMENT SHALL MEET MINOR COLLECTOR STANDARDS FOR ACCESS/DRIVEWAY SPACING, WITH A MINIMUM 24-FOOT PAVEMENT WIDTH (OR 26-FOOT WIDTH IF BUILDINGS TALLER THAN 30-FOOT ARE PROPOSED), FIVE-FOOT SIDEWALKS AT LEAST 3- FEET FROM BACK OF CURB ON EACH SIDE WITH ADA RAMPS (10-FOOT WIDTH IF IT ALSO SERVES AS THE MULTI-USE PATH), PARALLEL PARKING ALLOWED IF WIDER CROSS-SECTION IS CONSTRUCTED, AND WILL MEET FIRE LANE STANDARDS. THE CENTERLINE RADIUS WILL MEET RESIDENTIAL STREET STANDARDS.
8. CROSS ACCESS WILL BE PROVIDED FOR TRAFFIC TO GO BETWEEN THE COMMERCIAL DEVELOPMENT AND THE DUKE TRACT BETWEEN WILLIAM D. FITCH AND THE COMMERCIAL STREET. THE LOCATION OF THIS CROSS ACCESS WILL BE DETERMINED AT PLATTING OR SITE PLAN SUBMITTAL.
9. 1.1 ACRES OF THIS PROPERTY, 0.89 ACRES OF WHICH IS IN THE SPECIAL FLOOD HAZARD AREA, WILL NOT BE DEVELOPED EXCEPT FOR THE PLANTING OF TREES IN THE AREA WHICH MAY BE COUNTED FOR LANDSCAPING POINT REQUIREMENTS FOR THE ADJACENT DEVELOPMENT. THE APPROXIMATE LOCATION OF THIS 1.1 ACRES IS SHOWN ON THIS PLAN. THE LIMITS OF THE 1.1 ACRES WAS DETERMINED BY USING A 75, 50 OR 25 FOOT SETBACK FROM THE STREAM CONVEYANCE AREA AS NOTED ON THE PLAN. NO DISTURBANCE IS PROPOSED FOR THIS AREA, THEREFORE THE AREA CANNOT BE USED FOR MITIGATION THAT MAY BE REQUIRED BY THE DEVELOPMENT FOR THE NO ADVERSE IMPACT ORDINANCE REQUIREMENTS.
10. PEDESTRIAN AND BICYCLE CIRCULATION WILL BE PROVIDED THROUGHOUT THE PROJECT AS REQUIRED BY THE UDO. THE PUBLIC COMMERCIAL STREET AND THE PRIVATE DRIVEWAY SHOWN TO PROVIDE CROSS ACCESS WILL HAVE A SIDEWALK OR MULTI-USE PATH ON EACH SIDE. EXACT LOCATION AND DETAILS OF THESE FACILITIES WILL BE DETERMINED AT PLATTING OR SITE PLAN SUBMITTAL. CASTLE ROCK PARKWAY WILL HAVE BIKE LANES AND SIDEWALKS ON EACH SIDE.
11. THE DEVELOPMENT WILL BE PHASED IN SUCH A MANNER TO LIMIT THE TRAFFIC ONTO CASTLE ROCK PARKWAY FROM THIS DEVELOPMENT THROUGH THE CASTLE ROCK SUBDIVISION. DEVELOPMENT THAT HAS ACCESS TO ONLY CASTLE ROCK PARKWAY AND NOT TO WILLIAM D. FITCH PARKWAY OR VICTORIA AVENUE WILL BE LIMITED SUCH THAT THE TOTAL PROJECTED TRAFFIC FROM THIS DEVELOPMENT IS LESS THAN 420 VPD. ADDITIONAL DEVELOPMENT COULD NOT OCCUR UNTIL ACCESS TO WILLIAM D. FITCH OR VICTORIA AVENUE IS PROVIDED.
12. PRIVATE DRIVEWAYS AND CROSS ACCESS EASEMENTS WILL BE MAINTAINED BY THE P.O.A. (PROPERTY OWNER ASSOCIATION).

LEGEND

- PROPERTY LINE AND ZONING CHANGE BOUNDARY
- - - FUTURE RIGHT-OF-WAY (APPROX.)
- - - PROPOSED RIGHT-OF-WAY (APPROX.)
- - - 100-YEAR FLOODPLAIN LINE PER LOMR
- - - LAND USE BOUNDARY
- - - STREAM CONVEYANCE PATHWAY
- - - STREAM CENTERLINE (APPROXIMATE)
- - - MULTI-USE PATH - 10' IN WIDTH
- ▨ APPROXIMATE BUILDING LOCATION
- ▨ NO DISTURBANCE AREA
- ▨ PUBLIC ACCESS EASEMENT

VICINITY MAP

NOT TO SCALE

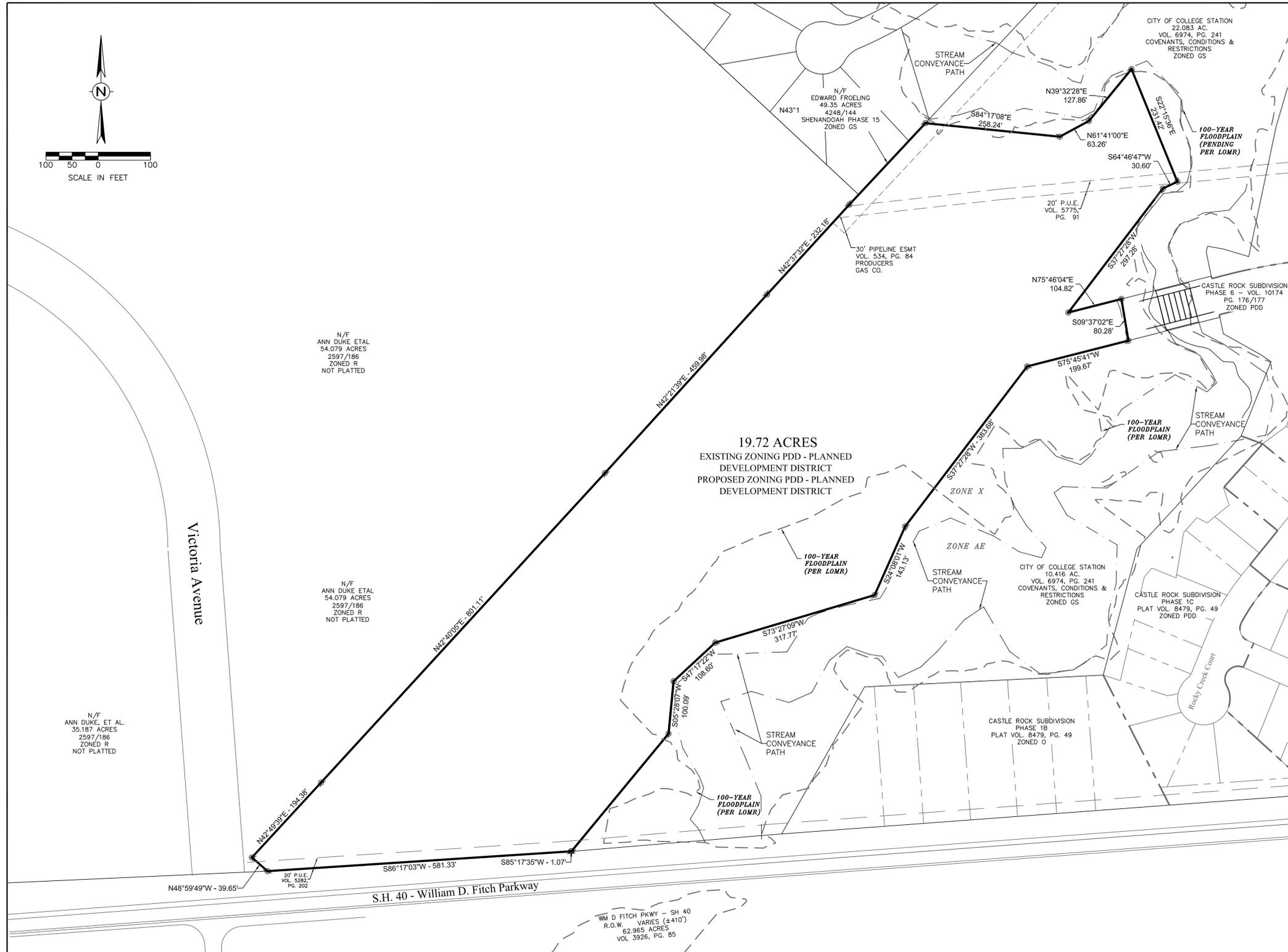
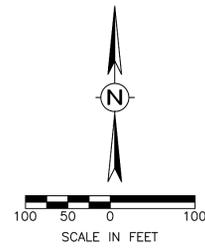
- SITE NOTES:**
1. THE BEARING SYSTEM SHOWN HEREON IS REFERRED TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT PROJECTION, CENTRAL ZONE, AND AS MONUMENTED ON THE GROUND.
 2. THE SITE ADDRESS IS 529 WILLIAM D FITCH PARKWAY, COLLEGE STATION, TEXAS.
 3. A PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE 12-06-1841P LETTER OF MAP REVISION DATED MAY 18, 2012
 4. CASTLE ROCK PARKWAY IS A 2-LANE MINOR COLLECTOR (GENERAL SUBURBAN CONTEXT) ON THE THOROUGHFARE PLAN.

CONCEPT PLAN
 19.72 ACRES
 PHILLIPS SQUARE
 ROBERT STEVENSON SURVEY, A-54
 COLLEGE STATION, BRAZOS COUNTY, TEXAS
 SCALE: 1"=100' DECEMBER 2015

OWNER:
 Greens Prairie Investors, Ltd.
 4490 Castlegate Parkway
 College Station, TX 77845
 (979)690-7250

SURVEYOR:
 Dante Carlomagno, RPLS No. 1562
 CARLOMAGNO Surveying, Inc.
 2714 Finleather Road
 Bryan, TX 77801
 (979) 775-2873

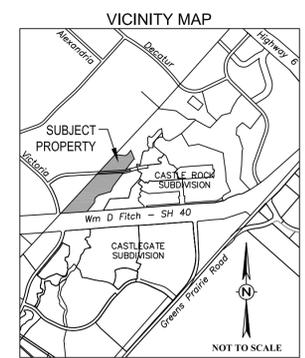
ENGINEER:
 SCHULTZ ENGINEERING, LLC.
 PO Box 11995
 College Station, TX 77842
 (979)764-3900



- NOTES:
1. 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.
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LEGEND

	PROPERTY LINE & ZONING CHANGE
	BOUNDARY
	FUTURE RIGHT-OF-WAY (APPROX.)
	PROPERTY CORNER
	100-YEAR FLOODPLAIN LINE PER FIRM
	100-YEAR FLOODPLAIN LINE PER LOMR
	LIMITS OF EXISTING A-O ZONING
	STREAM CONVEYANCE PATHWAY



ZONING MAP

19.72 ACRES
 EXISTING ZONING:
 PDD - PLANNED DEVELOPMENT DISTRICT
 PROPOSED ZONING:
 PDD - PLANNED DEVELOPMENT DISTRICT

ROBERT STEVENSON SURVEY, A-54
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1"=100' OCTOBER 2015

OWNER:
 Greens Prairie Investors, Ltd.
 4490 Castlegate Parkway
 College Station, TX 77845
 (979)690-7250

SURVEYOR:
 Dante Carlomagno, RPLS No. 1562
 CARLOMAGNO Surveying, Inc.
 2714 Finlayson Road
 Bryan, TX 77801
 (979) 775-2873

ENGINEER:
 SCHULTZ ENGINEERING, LLC.
 PO Box 11995
 College Station, TX 77842
 (979)764-3900



Legislation Details (With Text)

File #: 16-0023 Version: 1 Name: A&M Church of Christ- Conditional Use Permit
Type: Rezoning Status: Agenda Ready
File created: 1/12/2016 In control: Planning and Zoning Commission Regular
On agenda: 1/21/2016 Final action:
Title: Public hearing, presentation, possible action and discussion regarding a Conditional Use Permit for the removal of a gate at the entrance of a church property, more specifically for the A&M Church of Christ located at 2475 Earl Rudder Freeway South. Case # CUP2015-000003 (Note: this item is tentatively scheduled for the February 11th City Council meeting-subject to change)
Sponsors: Mark Bombek
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action and discussion regarding a Conditional Use Permit for the removal of a gate at the entrance of a church property, more specifically for the A&M Church of Christ located at 2475 Earl Rudder Freeway South. Case # CUP2015-000003 (Note: this item is tentatively scheduled for the February 11th City Council meeting-subject to change)



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

**CONDITIONAL USE PERMIT
FOR
A&M Church of Christ
CUP2015-000003**

REQUEST: Removal of a condition related to access to Appomattox Drive.

SCALE: 29.35- acre tract currently developed as church facilities for the A&M Church of Christ.

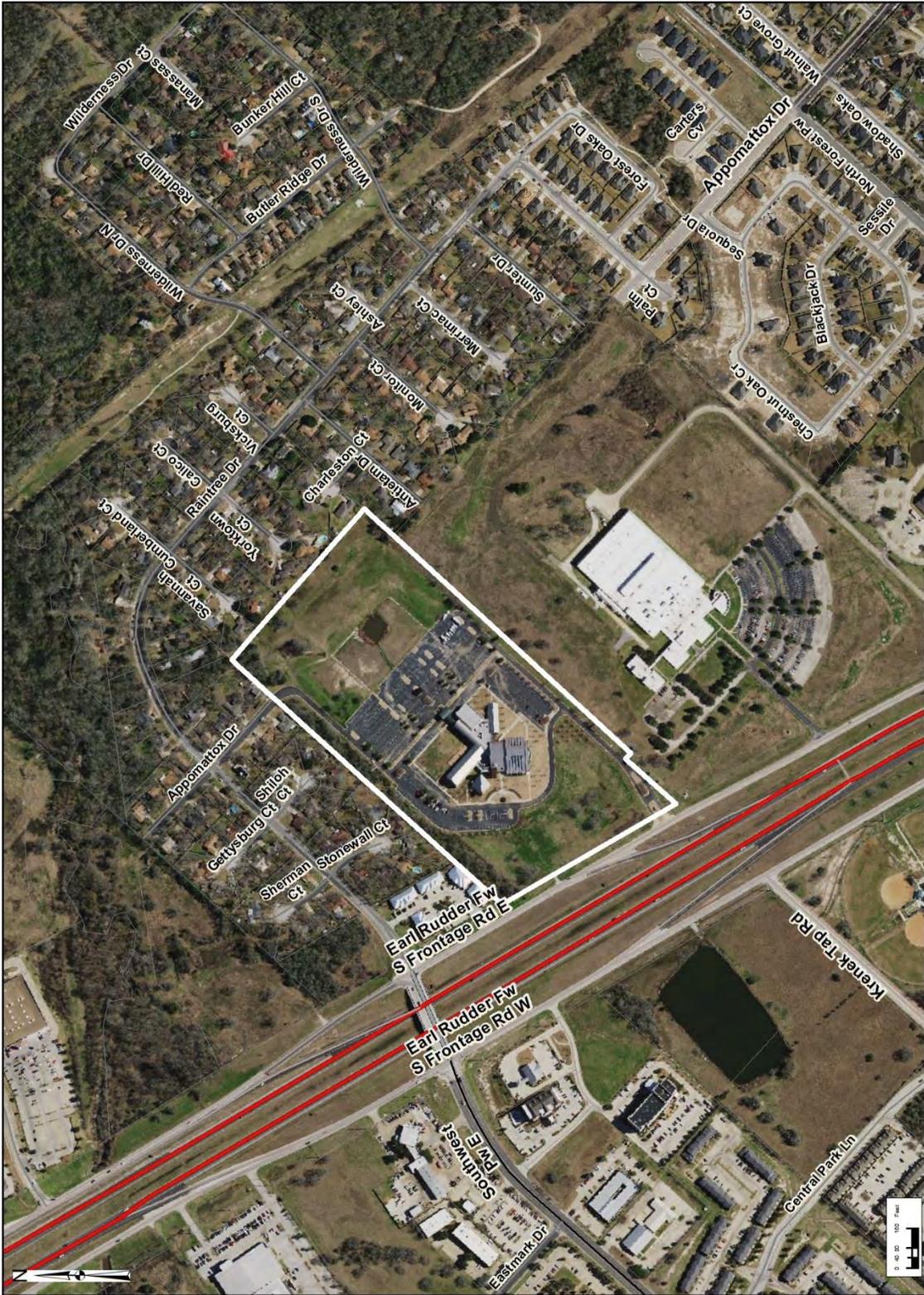
LOCATION: 2475 Earl Rudder Freeway South, more generally located at the southeast corner of Raintree and Earl Rudder Freeway South.

APPLICANT: Elliott Head, A&M Church of Christ

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

BACKGROUND: In June, 2001, the Planning and Zoning Commission approved a Conditional Use Permit (CUP) allowing the church to move forward with the construction of their church facilities. This approval was granted with access to Appomattox Drive. The Raintree Subdivision later appealed this decision to the City Council where they heard this request at their September 27, 2001 meeting. The City Council upheld the Planning & Zoning Commission's action granting the CUP with access to Appomattox, but added the condition that the access to Appomattox be gated to restrict access to and from the church property with the exception of between 6:00 AM and 10:00 PM on Sunday and 4:00 PM and 10:00 PM on Wednesday. With the access point open during the church's peak traffic generation, traffic patterns will not change significantly. Appomattox was originally built as a thirty-eight foot (38') wide collector street and is able to handle additional traffic. The Church is now requesting that full access to Appomattox be allowed.

RECOMMENDATION: Staff recommends approval of the Conditional Use Permit.



Case: CUP2015-000003	A&M CHURCH OF CHRIST GATE REMOVAL	DEVELOPMENT REVIEW
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NOTIFICATIONS

Advertised Commission Hearing Date: January 21, 2016
 Advertised Council Hearing Date: February 11, 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:

Raintree HOA

Property owner notices mailed: 43
 Contacts in support: None
 Contacts in opposition: None
 Inquiry contacts: Two

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Restricted Suburban	GS General Suburban	Raintree Subdivision
South	Business Park	M-1 Light Industrial	Light Industrial
East	Restricted Suburban	GS General Suburban	Raintree Subdivision
West (Across Earl Rudder Freeway)	Urban	GC General Commercial and CO Corridor Overlay	Vacant

DEVELOPMENT HISTORY

Annexation: The front portion of the tract was annexed in 1971; the back portion was annexed in 1977

Zoning: R-1 Single-Family Residential (upon annexation); renamed GS General Suburban in 2013

Final Plat: Unplatted

Site development: Church

REVIEW CRITERIA

- The proposed use shall meet the purpose and intent of the Unified Development Ordinance (UDO) and meet all minimum standards for this type of use per the UDO.**

There is not a formal site plan associated with this request as the site has already undergone site plan approval since the time of the original Conditional Use Permit. The applicant is not proposing any changes to the site plan.

- 2. The proposed use shall be consistent with the development policies and goals and objectives as embodied in the Comprehensive Plan for development in the City.**
The subject tract is shown on the Comprehensive Plan Future Land Use and Character Map as Suburban Commercial which allows for commercial activity that would cater to nearby residents as opposed to centers that would generate activity on a regional scale. The request of the Church use is in compliance with the Comprehensive Plan.
- 3. The proposed use shall not be detrimental to the health, welfare, or safety of the surrounding neighborhood or its occupants, not be substantially or permanently injurious to neighboring property.** Full access to Appomattox Drive will not be detrimental or injurious to the surrounding neighborhood or its occupants.
- 4. The proposed site plan and circulation plan shall be harmonious with the character of the surrounding area.** This request is to remove a gate that was required from the previous Conditional Use Permit. The applicant is not proposing changes to the site plan.
- 5. The proposed use shall not negatively impact existing uses in the area or in the City through impacts on public infrastructure such as roads, parking facilities, electrical, or water and sewer systems, or on public services such as police and fire protection, solid waste collection, or the ability of existing infrastructure and services to adequately provide services.** The removal of the gate will not negatively impact public infrastructure or services beyond its current impact given that the condition of the previous conditional use permit was that the gate remain closed at all times except at during their service times on Sundays 6:00 AM to 10:00PM and Wednesday 4:00 PM to 10:00 PM which are also the times that the church and nearby roads sees its highest traffic volume from the use. Being that this is the peak use of the church there would be no more traffic congestion created than what is already occurring on those days of the week.
- 6. The proposed use shall not negatively impact existing uses in the area or in the City.** Existing uses in the area include light industrial and single-family uses. The removal of this gate will not negatively impact what is existing.

STAFF RECOMMENDATION

Staff recommends approval of the Conditional Use Permit.

SUPPORTING MATERIALS

1. Application



FOR OFFICE USE ONLY	
CASE NO.:	
DATE SUBMITTED:	11/30/15
TIME:	4:41
STAFF:	[Signature]

CONDITIONAL USE PERMIT APPLICATION GENERAL

(Check all applicable) Removal of rear driveway gate

<input type="checkbox"/> Commercial day care in R-4, R-6, or R-7	<input type="checkbox"/> RV Park in A-O or C-1
<input type="checkbox"/> Drive-in/thru window in WPC	<input type="checkbox"/> Retail Sales and Service - Alcohol in WPC
<input type="checkbox"/> Multifamily in WPC	<input type="checkbox"/> Educational facility, outdoor instruction in A-OR
<input type="checkbox"/> Night Club in P-MUD or C-1	<input type="checkbox"/> Parking as a primary use in A-P
<input type="checkbox"/> Hotel in A-O or A-OR	<input type="checkbox"/> Commercial Amusements in C-3

MINIMUM SUBMITTAL REQUIREMENTS:

\$1,165 Conditional Use Permit Fee.

N/A \$932 Site Plan Application Fee (if applicable).

N/A \$350 Non-Residential Architectural Standards Building Review Application Fee (if applicable).

N/A \$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 site plan. **NOTE:** Proposed development in Wolf Pen Creek must be reviewed by the Design Review Board. When staff has completed their technical review of the proposal, it will be scheduled for consideration by the Design Review Board. Copy of all current design plans and color samples will be required for the Board.

N/A One (1) folded copy of the landscape plan (if applicable).

N/A One (1) copy of the following for Non-Residential Architectural Standards building review (if applicable):

- Building elevations to scale for all buildings.
- List of building materials for all facades and screening.
- Color samples or list of colors to be used from the approved color palette.

N/A Grading, drainage, and erosion control plans with supporting drainage report.

Public infrastructure plans and supporting documents (if applicable).

Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request (if applicable).

The attached Site Plan, Conceptual Site Plan, and Non-Residential Architectural Standards Building Review checklists with all items checked off or a brief explanation as to why they are not checked off (as applicable).

Date of Optional Preapplication or Stormwater Management Conference NA

NAME OF PROJECT AYM CHURCH OF CHRIST

ADDRESS 2475 EARL RUSSEER FWY S.

LEGAL DESCRIPTION (Lot, Block, Subdivision) 2475 EARL RUSSEER FWY S.

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

Name ELLIOTT HEAD E-mail elliott-pvl@gmail.com

Street Address 2475 EARL RUSSEER FWY S.

City COLLEGE STATION State TX Zip Code 77845

Phone Number 979.412.1777 (CELL) Fax Number N/A

PROPERTY OWNER'S INFORMATION:

Name AMM CHURCH OF CHRIST E-mail _____
Street Address 2475 EARL RUDDER FWY S
City COLLEGE STATION State TX Zip Code 77845
Phone Number 979.693.0400 Fax Number _____

N/A

ARCHITECT OR ENGINEER'S INFORMATION:

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

Present use of property CHURCH CAMPUS
Proposed use of property EXISTING
Current zoning of property N/A
Number of parking spaces required N/A Number of parking spaces provided N/A
Total Acreage N/A Floodplain Acreage N/A
Building square feet N/A

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

N/A

FOR MULTI-FAMILY IN WPC:

Number of one bedroom units _____
Total number of two bedroom units _____
Number of two bedroom units with bedrooms > 132 sq. ft. _____
Number of two bedroom units with bedrooms < 132 sq. ft. _____
Total number of three bedroom units _____
Total number of four bedroom units _____
Total number of housing units _____

N/A

PARKLAND DEDICATION (residential development will require parkland dedication at the time of building permit)

_____ dwelling units (DU) X \$ _____ per unit = \$ _____ Total
Number of acres in floodplain _____
Number of acres in detention _____
Number of acres in greenways _____
Date approved by the Parks & Recreation Advisory Board _____

APPLICATION WILL NOT BE CONSIDERED COMPLETE WITHOUT THE FOLLOWING INFORMATION ADDRESSED:

1. Provide a detailed explanation of the proposed use including hours of operation, anticipated traffic, total building capacity, number of employees, number of students, number of children, ages of children, etc., as applicable.

CURRENT HOURS: SUNDAY-SATURDAY 8AM-10PM
ANTICIPATED TRAFFIC: CURRENT EXISTING, SUNDAY & WEDNESDAY
WITH GATE OPENED 24/7 ADDITIONAL TRAFFIC 40 VEHICLES/DAY (AVE 4-6/HR)
SUNDAY ATTENDANCE: 1,100. MON-SAT NUMBER OF PEOPLE AVE 150/DAY

2. Explain how the proposed conditional use will meet the purpose and intent of the Unified Development Ordinance and how the use will meet all of the minimum standards established in the UDO for this type of use including parking, landscaping, and screening of offensive areas (trash, loading areas, transformers, utility connections, etc.).

N/A

3. Explain how the proposed use is consistent with Comprehensive Plan.

THERE WILL BE NO CHANGES WITH COMPREHENSIVE PLAN BEYOND THE ORIGINAL PURPOSE, INTENT, AND USE OF THE PROPERTY SINCE RAIN TREE SUBDIVISION IS NO LONGER A SINGLE ENTRY SUBDIVISION OPENING THE REAR DRIVE ALLOWS NORMAL TRAFFIC TO FLOW MORE SMOOTHLY.

4. Explain how the proposed use is compatible with the surrounding areas.

THE USE IS VERY COMPATIBLE AS IT CURRENTLY EXISTS. WHEN THE GATE IS LOCKED AND VISITORS ATTEMPT TO ENTER THE PROPERTY THROUGH THE REAR DRIVE (GOOGLE SEARCH SHOWS OUTSIDE TRAFFIC TO THE REAR DRIVE) THEY BECOME BOTTLENECKED AND MUST BACK OUT OF STREET.

5. Explain how the proposed site plan and circulation plan will be harmonious with the character of the surrounding area.

THE CIRCULATION PLAN WILL BE ENHANCED SINCE THE FRONT DRIVE IS CONNECTED TO THE IMPROVED NORTH BOUND SERVICE ROAD OF EARL RUDOLPH FREEWAY THE REAR DRIVE CAN BE UTILIZED BY VEHICLES WITH SMALL CHILDREN &/OR OLDER DRIVERS WHERE THE STREET SPEED IS SLOWER, THUS MINIMIZING POTENTIAL REAR END COLLISIONS

AT THE DRIVE. THE REAR DRIVE CAN ACCESS CONTROLLED TRAFFIC AT THE INTERSECTION

6. Explain how infrastructure impacts will be minimized, including traffic impacts.

THE TRAFFIC IMPACT WILL BE INSIGNIFICANT. CURRENTLY SUNDAY & WEDNESDAY INCLUDE PEAK TRAFFIC FLOW. THE PROPERTY HAS A TEN YEAR TRACK RECORD OF NO TRAFFIC INCIDENTS USING THE REAR DRIVE, WITH RAIN TREE NOW OPEN TO EMERALD FOREST THE TRAFFIC WILL BE SEAMLESS.

7. Explain the effects of the use will have on the environment.

THE ENVIRONMENTAL IMPACT WILL BE POSITIVE. SHOULD 50 VEHICLES PER DAY ACCESS THE PROPERTY VIA THE REAR DRIVE VS FOLLOWING THE SOUTH ACCESS ROAD TO EMERALD PKY AND DRIVING NORTHBOUND TO THE FRONT DRIVE WILL REDUCE EMISSIONS FROM 27,000 MILES OF UNNECESSARY DRIVE TRIP MILES.

N/A

IN ADDITION, FOR NIGHT CLUBS, BARS, OR TAVERNS:

8. Approximate the distance to the nearest residential area and indicate the housing type (single family, duplex, multi-family, etc.).

N/A

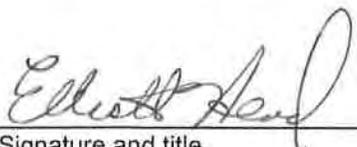
9. The College Station Codes limit noise levels to 65 d.b.a. from 7:00 A.M. to 10:00 P.M. and to 55 d.b.a. from 10:00 P.M. to 7:00 A.M.. Estimate the noise levels produced from the proposed use as heard from all property lines.

N/A

10. Approximate the distance to the nearest church, school, or hospital. These measurements must be taken from front door, along property lines, to front door.

N/A

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
ELLIOTT HEAD
GROUND MINISTRY LEADER

NOV 30, 2015

Date



Legislation Details (With Text)

File #: 16-0022 Version: 1 Name: 1700 Graham Road Comprehensive Plan Amendment

Type: Comprehensive Plan Status: Agenda Ready

File created: 1/12/2016 In control: Planning and Zoning Commission Regular

On agenda: 1/21/2016 Final action:

Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Suburban Commercial and Natural Areas Reserved to Urban for approximately 11 acres located at 1700 Graham Road, more generally located near the southwest corner of Graham Road and Longmire Drive. Case #CPA2015-000010 (Note: Final action on this item is scheduled for the February 11, 2016 City Council meeting - subject to change.)

Sponsors: Jessica Bullock

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Suburban Commercial and Natural Areas Reserved to Urban for approximately 11 acres located at 1700 Graham Road, more generally located near the southwest corner of Graham Road and Longmire Drive. Case #CPA2015-000010 (Note: Final action on this item is scheduled for the February 11, 2016 City Council meeting - subject to change.)



CITY OF COLLEGE STATION

**COMPREHENSIVE PLAN AMENDMENT
FOR
1700 Graham Road
CPA2015-000010**

REQUEST: Suburban Commercial and Natural Areas Reserved to Urban

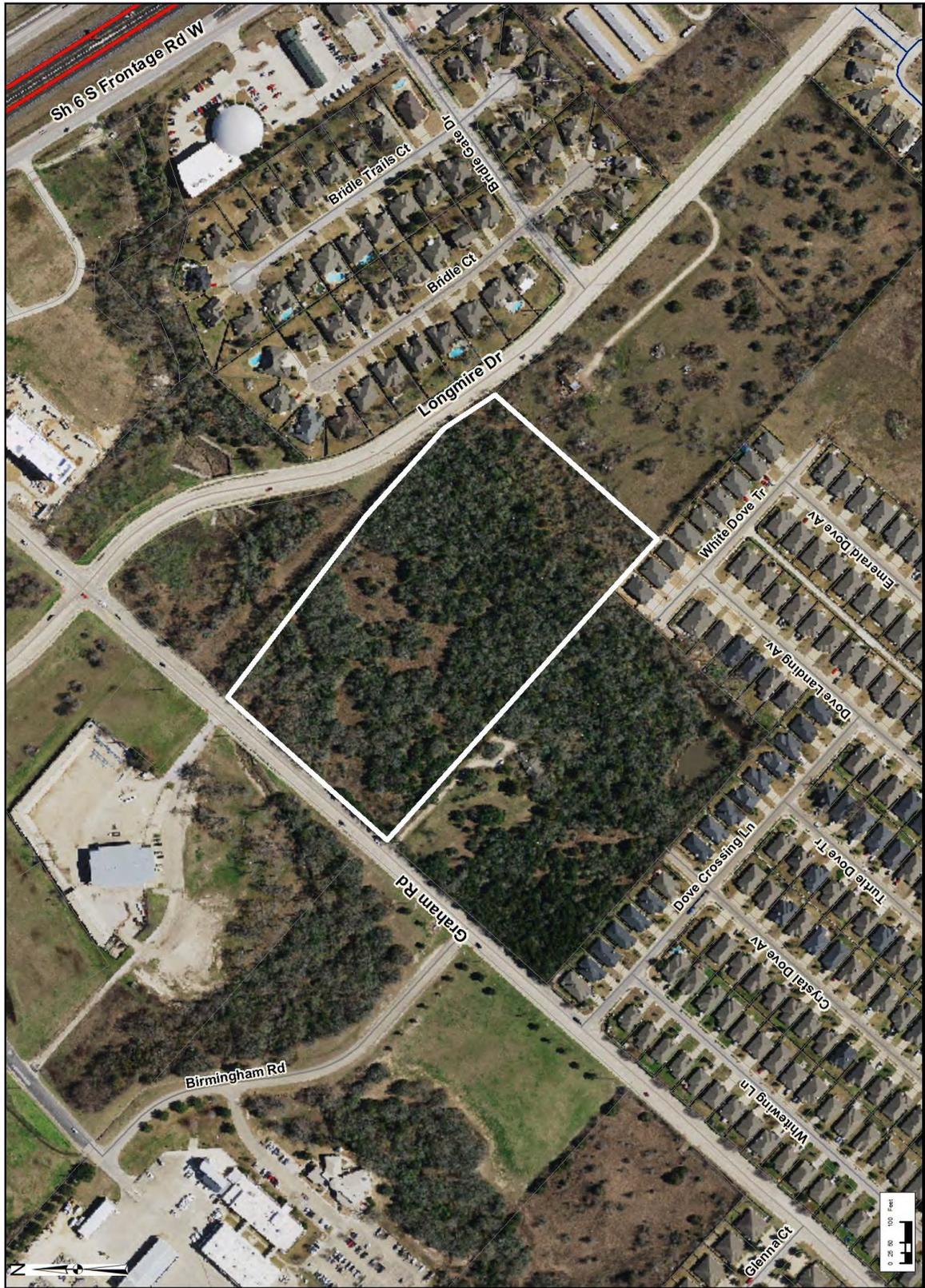
SCALE: Approximately 11 acres

LOCATION: 1700 Graham Road

APPLICANT: Crissy Hartl, Mitchell & Morgan, LLP

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

RECOMMENDATION: Staff recommends denial of the Future Land Use & Character Amendment to Urban.



Case: COMP PLAN AMENDMENT
CPA2015-000010

1700 GRAHAM RD

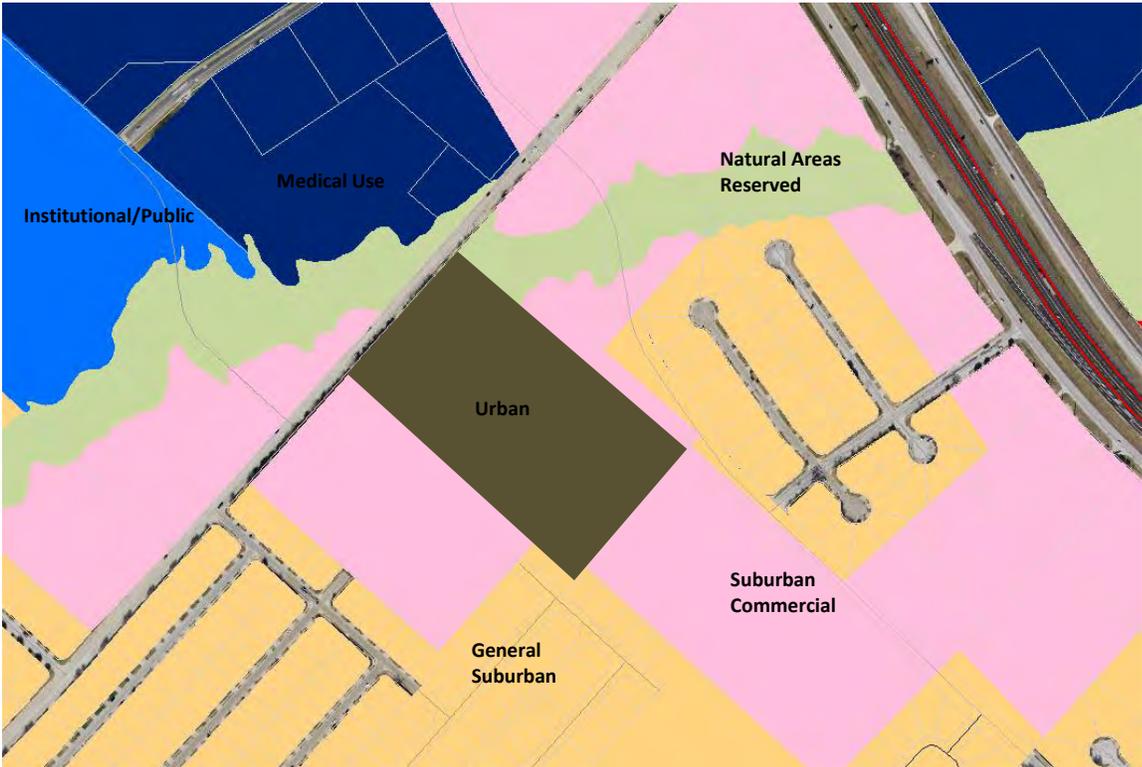
DEVELOPMENT REVIEW



Existing Future Land Use and Character Map



Proposed Future Land Use and Character Map



NOTIFICATIONS

Advertised Commission Hearing Date: January 21, 2016
 Advertised Council Hearing Date: February 11, 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:

- Dove Crossing
- Bridle Gate Estates
- Springbrook
- Lakeside Village

Property owner notices mailed: None
 Contacts in support: None
 Contacts in opposition: Three

General concerns include the impact of a multi-family development on the single-family character of the neighborhood, the effect on property values, and traffic impacts.

Inquiry contacts: None

This request is related to the pending application for a PDD rezoning. Notices of the rezoning were mailed to 22 property owners and two homeowners associations. At the time of the staff report, 16 additional contacts of opposition have been received for the associated rezoning.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North (Across Graham Road)	Natural Areas – Reserved Suburban Commercial	R Rural	Commercial Warehouse
South	General Suburban	O Office	Single-Family Residential
East	Suburban Commercial Natural Areas - Reserved	R Rural	Vacant
West	Pending City initiated amendment from Suburban Commercial to General Suburban	R Rural GS General Suburban	Single-Family Residential

DEVELOPMENT HISTORY

Annexation: December 1993
Zoning: A-O Agricultural Open upon annexation (1993)
 Renamed R Rural (2013)
Final Plat: Unplatted
Site development: Undeveloped

REVIEW CRITERIA

1. **Changed or changing conditions in the subject area or the City:** The subject property is designated as Suburban Commercial on the Comprehensive Plan Future Land Use and Character Map. The surrounding land uses include General Suburban, Suburban Commercial, Medical Use, and Natural Areas Reserved. The applicant has requested the proposed amendment to Urban as a step toward permitting a multi-family development.

In October 2012, the Medical District Master Plan was created. The project consultant proposed this area as Mixed Urban Residential for the Medical District. Property owners were contacted and stakeholder groups were asked for feedback on the land use proposals. Due to the feedback received, it was determined that Urban style housing should be located on the east side of State Highway 6 South. Part of the attraction for having housing on the east side included access to trails and availability of land to provide a unique district. Development of medical uses on the east side of State Highway 6 South is currently growing.

A number of residents involved in the development of the Medical District Plan have once again voiced their concerns. Staff has received communication from property owners who recall why they did not want an Urban designation along Graham Road and feel those conditions have not changed. Due to the recent adoption of the plan, and the opportunity for housing development on the east side of State Highway 6 South, an Urban Land Use Designation would not be appropriate in this location.

2. **Scope of the request:** The applicant requests to amend the Comprehensive Plan Future Land Use and Character Map designation for approximately 11 acres from Suburban Commercial and Natural Areas Reserved to Urban. This amendment will allow for very intense level of development activity consisting of townhomes, duplexes, and high-density apartments.
3. **Availability of adequate information:** Properties in this area are served by College Station Utilities with limited capacity for sanitary sewer in the downstream lift station. Wastewater demands and further downstream capacity analysis will be needed with further site development. The site's trip generation will also need to be analyzed again with the site plan application to verify that additional improvements to the transportation system are not warranted. Lastly, a drainage analysis has not been submitted for the area changing from Natural Areas-Reserved to Urban and will also need to be submitted with the site plan.
4. **Consistency with the goals and strategies set forth in the Plan:** The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment. This area was recently studied as an option for an Urban land use and ultimately determined it is not appropriate.

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

- Establish and protect distinct boundaries between various character areas:
The subject tract is adjacent to established single-family subdivisions. The closest existing multi-family development is approximately a mile away on the northern side of Graham Road. Area designated as Urban on the Future Land Use and Character Map allows for very intense levels of development activity consisting of townhomes, duplexes, and high-density multi-family projects. An amendment to Urban in this location does not match the character of the area.

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

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

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

Urban is intended for areas that should have a very intense level of development activity. These areas will tend to consist of townhomes, duplexes, and high-density apartments.

Graham Road and Longmire Drive are designated as 2-lane major collectors (General Suburban context) on the City's Thoroughfare Plan.

- 6. Compatibility with the surrounding area:** The applicant requests an amendment to Urban on approximately 11 acres of an approximate 17 acre tract. The remaining area of the tract, on the eastern boundary of this request, will remain Suburban Commercial and Natural Areas Reserved and is currently undeveloped. A portion of the subject area is bound by Longmire Drive. Land across Longmire Drive is designated General Suburban on the Future Land Use and Character Map and developed as a single-family subdivision.

Adjacent to the west is property designated as Suburban Commercial, but the property is currently developed with a single-family home on a large acreage tract.

To the north, across Graham Road, is an existing commercial warehouse business, zoned R Rural. This property is designated on the Future Land Use and Character Map as Natural Areas Reserved, Suburban Commercial, and Natural Areas Reserved.

To the south is a large acreage single-family residential tract, currently zoned O Office. This property is designated as Suburban Commercial on the Future Land Use and Character Map.

The larger area is currently developed with multiple single-family subdivisions, commercial, and medical uses. Adjacent properties are zoned R Rural with the exception of the Dove Crossing Subdivision, which is zoned General Suburban. An Urban designation in this area states that high-density residential development, including apartment complexes, is appropriate. This designation is not appropriate given the distance away from the University combined with the single-family residential character of the area.

- 7. Impacts on infrastructure including water, wastewater, drainage, and the transportation network:** Water service to the subject tract may be provided by an existing 8-inch line projected to the southern corner of the property from the adjacent tract to the west, and a 12-inch waterline along the northern side of Graham Road. Domestic and fire flow demands will necessitate future water main extensions at the time of site

development. These utilities will be required to be designed and constructed in accordance with the BCS Unified Design Guidelines.

The subject tract also has an 18-inch sanitary sewer line crossing the northern portion of the property. The proposed Urban Land Use will be creating more density, and there are currently capacity concerns regarding the downstream lift station. Further analysis will be required, but it is anticipated that this development will need to show the necessity for lift station improvements with further site development.

Stormwater from the site generally discharges to the east within the Lick Creek Drainage Basin. With site development, detention will be required. Also, further drainage analysis will be needed to identify the limits of the 100-year flood path and the impacts of reclaiming portions of the flood prone areas. Drainage improvements are required to be designed and constructed in accordance with the BCS Unified Stormwater Design Guidelines, and site development impacts on the drainage system will be evaluated further at that time.

Impacts to the transportation network for the proposed land use should not be significant. As part of the rezoning accompanying this Comprehensive Plan Amendment, a Traffic Impact Analysis letter was provided indicating that less than 150 trips are anticipated during the peak hour. The site's trip generation will be analyzed again with the site plan application to verify that additional improvements to the transportation system are not warranted.

8. **Impact on the City's ability to provide, fund, and maintain services:** An amendment to Urban will allow for increased density. At this time there are concerns regarding sanitary sewer capacity. Other City services will not be affected by this amendment.
9. **Impact on environmentally sensitive and natural areas:** The land use designation for a small portion of the property is proposed to be changed from Natural Areas-Reserved to Urban. The subject property is located in the Lick Creek drainage basin and contains non-FEMA regulated, flood prone areas. This change would recognize that a more intense development is permissible on an area of land that is currently undeveloped and intended to be preserved in its natural state. Further drainage analysis will be required with future site development, but it is unclear at this time what impacts this request will have on the drainage system.
10. **Contribution to the overall direction and character of the community as captured in the Plan's vision and goals:** The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment. The proposed amendment from Suburban Commercial to Urban on approximately 11 acres is not in line with the Comprehensive Plan and recent stakeholder input provided in the development of the Medical District Plan.

STAFF RECOMMENDATION

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

- a. Land Use Designation – This area was recently studied as an option for Urban land use during the planning process of the Medical District Plan. Due to feedback from nearby property owners, stakeholder meetings, and staff opinion, it was ultimately determined Urban was not an appropriate land use. Urban, which allows for high-density multi-family projects, will not be in line with recent efforts and feedback

received. The character of the area and distance from the University indicated Urban is not an appropriate land use in this location.

- b. Infrastructure - The proposed Urban Land Use will create more density, and there are currently capacity concerns regarding the downstream lift station. Further analysis will be required, but it is anticipated that this development will need to show the necessity for lift station improvements with further site development.

SUPPORTING MATERIALS

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



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

COMPREHENSIVE PLAN AMENDMENT APPLICATION

(Check all applicable)

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

Date of Optional Preapplication Conference August 12, 2015

NAME OF PROJECT Residences at College Station

ADDRESS 1700 Graham Road

LEGAL DESCRIPTION (Lot, Block, Subdivision) A005401, R Stevenson (ICL), Tract 31, 16.715 Acres

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

The southwest corner of Longmire Drive and Graham Road

TOTAL ACREAGE 10.7 acres

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

Name Mitchell & Morgan c/o Crissy Hartl E-mail crissy@mitchellandmorgan.com

Street Address 3204 Earl Rudder Freeway South

City College Station State TX Zip Code 77845

Phone Number 979.260.6963 Fax Number 979.260.3564

PROPERTY OWNER'S INFORMATION:

Name RB Tolson and Myrtle & M. Charles Gandy E-mail _____
Street Address 3299 FM 147
City Thornton State TX Zip Code 76687
Phone Number _____ Fax Number _____

ANSWER ALL OF THE FOLLOWING:

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

We are requesting the Land Use and Character Designation portion of the Comprehensive Plan be amended for the property at the southwest corner of Longmire Drive and Graham Road.

2. What is the amendment request?

We are requesting the Land Use and Character Designation for the property to be amended from Suburban Commercial and Natural Areas - Reserved to Urban.

3. Explain the reason for this amendment.

Our goal is to provide a high-end multi-family residential housing option for medical professionals employed in the College Station Medical District. Currently, there are no opportunities to provide multi-family housing within walking distance to the professional medical buildings on the west side of SH 6. We are requesting an amendment to allow this type of development and fulfill this need while protecting the natural features of the property.

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

The Medical District Master Plan states the need to provide a wide variety of housing options to those who have a specific interest in living close to the medical district. Medical professionals, being one of those groups. The master plan has identified areas on the east side of SH 6 for low density and urban residential needs; however, there is a lack of opportunity to provide urban style residences for the portion of the medical district located on the west side of SH 6.

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

There is an oversupply of commercial properties in the immediate area between Rock Prairie and Graham Road along Longmire Drive. A quick assessment of these properties reveals that there is approximately 27 acres of developed land planned for general or suburban commercial and 65 acres of undeveloped land planned for the same. We believe this land is better suited for providing a multi-family housing option for medical professionals, which will add more value to the medical district. The NAR portion of the property is in this request because the detention/dog park will be located in that area and must be a part of the same zoning district as the primary structures, but will still remain as open space.

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

This amendment accomplishes the goals of the Comprehensive Plan as set forth in the Medical District Plan. The Plan states that making housing opportunities for healthcare consumers and providers will "enhance the value proposition of the medical district and its potential for long-term success."

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

There is a lack of multi-family housing for young professionals in this area of the Medical District. The closest complexes are 2/3 of a mile away and are primarily student housing. Our goal is to provide an upscale multi-family housing option for young professionals who will serve the medical industry or other businesses in the area.

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.

in. Charles Gandy
Signature and title

11/6/2015
Date

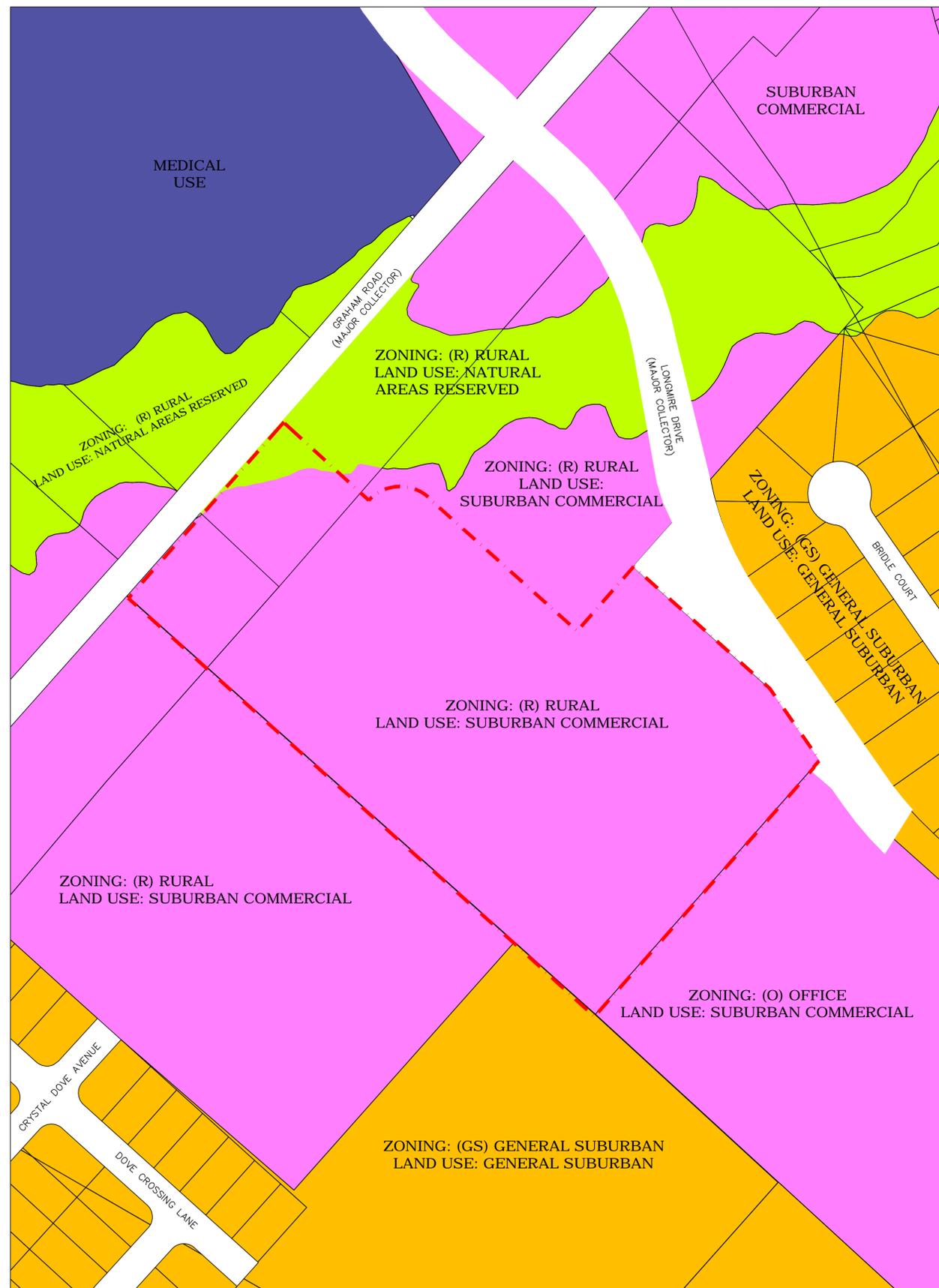
M. Lucille Johnson

11/6/2015

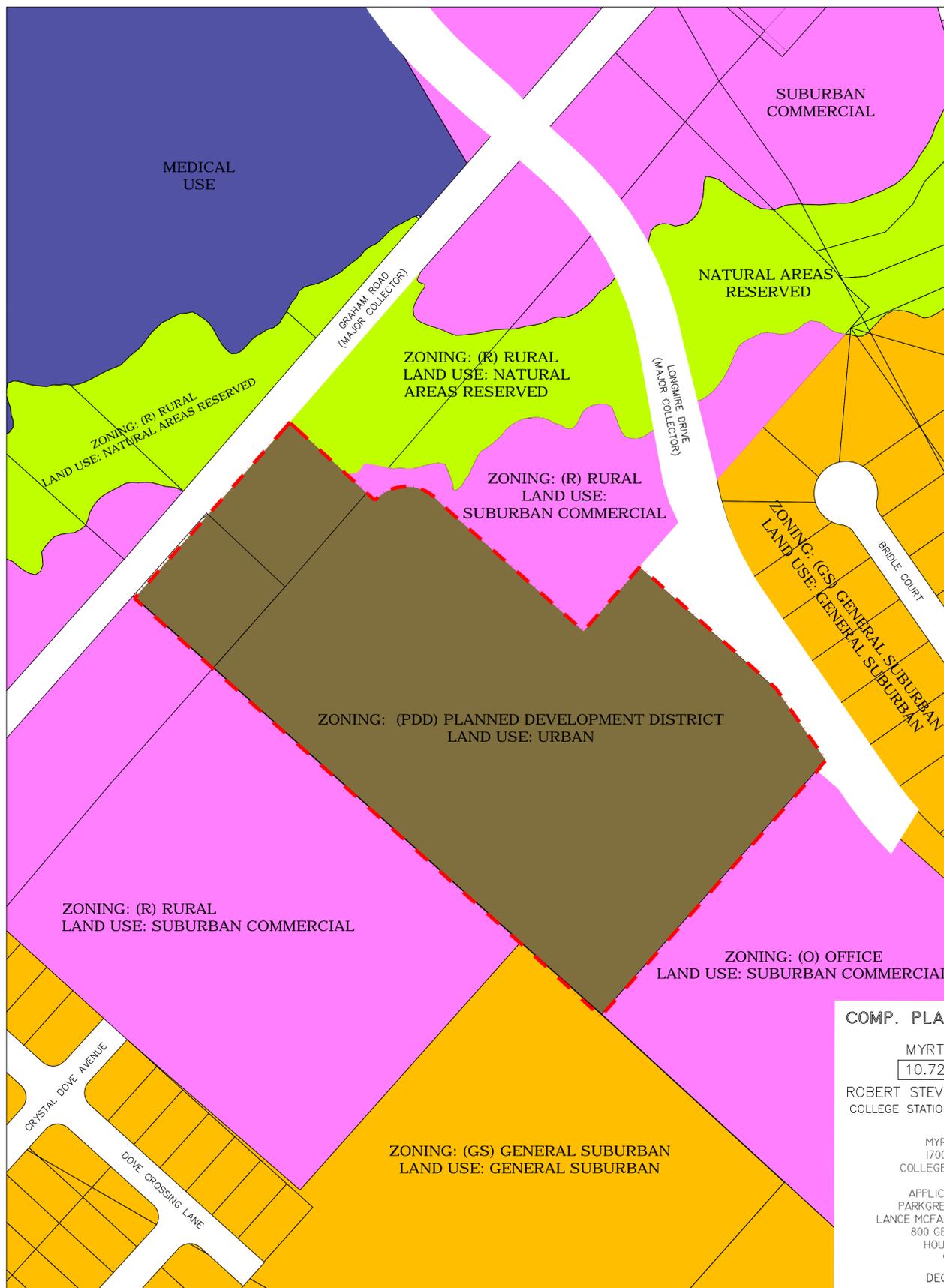
R.B. Tolson

11/6/2015

EXISTING FUTURE LAND USE & CHARACTER MAP



PROPOSED FUTURE LAND USE & CHARACTER MAP



COMP. PLAN AMENDMENT MAP
 FOR
 MYRTLE L. TOLSON
 10.72 ACRE TRACT
 ROBERT STEVENSON SURVEY, A-54
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNED BY:
 MYRTLE L. TOLSON
 1700 GRAHAM ROAD
 COLLEGE STATION, TX 77840

APPLICANT & DEVELOPER:
 PARKGREEN PROPERTIES, LLC
 LANCE MCFADDIN, MANAGING MEMBER
 800 GESSNER, SUITE 350
 HOUSTON, TX 77024
 936-671-9818

DECEMBER, 2015



Legislation Details (With Text)

File #: 16-0017 **Version:** 1 **Name:** Residences at College Station Rezoning
Type: Rezoning **Status:** Agenda Ready
File created: 1/11/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 1/21/2016 **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 11 acres being situated in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, and being part of the 25.6 acre tract described in the deed from R. B. Tolson to Myrtle L. Tolson (conveying an undivided 1/2 interest) recorded in Volume 3115, Page 35, of the Official Records of Brazos County, Texas, generally located at 1700 Graham Road, and more generally located near the southwest corner of Graham Road and Longmire Drive. Case #REZ2015-000032 (Note: Final action on this item is scheduled for the February 11, 2016 City Council meeting - subject to change)

Sponsors: Jessica Bullock

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 11 acres being situated in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, and being part of the 25.6 acre tract described in the deed from R. B. Tolson to Myrtle L. Tolson (conveying an undivided 1/2 interest) recorded in Volume 3115, Page 35, of the Official Records of Brazos County, Texas, generally located at 1700 Graham Road, and more generally located near the southwest corner of Graham Road and Longmire Drive. Case #REZ2015-000032 (Note: Final action on this item is scheduled for the February 11, 2016 City Council meeting - subject to change)



**REZONING REQUEST
FOR
Residences at College Station
REZ2015-000032**

REQUEST: R Rural to PDD Planned Development District

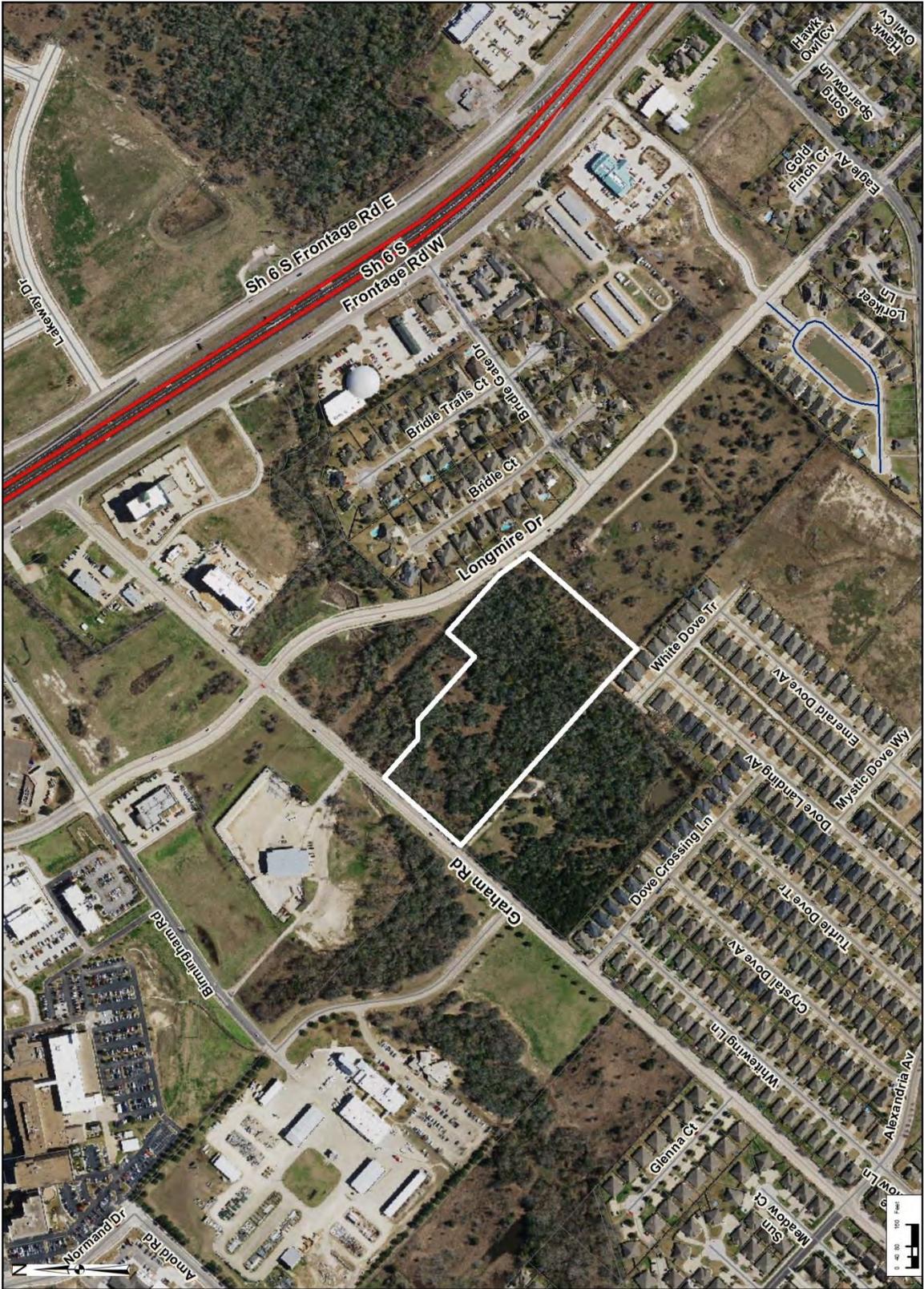
SCALE: Approximately 11 acres

LOCATION: 1700 Graham Road
Being situated in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, and being part of the 25.6 acre tract described in the deed from R. B. Tolson to Myrtle L. Tolson (conveying an undivided ½ interest) recorded in Volume 3115, Page 35, of the Official Records of Brazos County, Texas, more generally located near the southwest corner of Graham Road and Longmire Drive.

APPLICANT: Crissy Hartl, Mitchell & Morgan, LLP

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

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



	DEVELOPMENT REVIEW	RESIDENCES AT COLLEGE STATION	REZONING
Case: REZ2015-000032			

NOTIFICATIONS

Advertised Commission Hearing Date: January 21, 2016
 Advertised Council Hearing Date: February 11, 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:

Bridle Gate Estates
 Dove Crossing

Property owner notices mailed: 22

Contacts in support: None

Contacts in opposition: 16

General concerns include the impact of a multi-family development on the single-family character of the neighborhood, the effect on property values, and traffic impacts.

Inquiry contacts: None

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North (Across Graham Road)	Natural Areas – Reserved Suburban Commercial Medical Use	R Rural	Commercial Warehouse
South	General Suburban Suburban Commercial	O Office	Single-Family Residential
East (Portion of tract bordered by Longmire Drive)	Suburban Commercial Natural Areas - Reserved	R Rural	Vacant
West	Suburban Commercial General Suburban	R Rural GS General Suburban	Single-Family Residential

DEVELOPMENT HISTORY

Annexation: December 1993
Zoning: A-O Agricultural Open upon annexation (1993)
 Renamed R Rural (2013)
Final Plat: Unplatted
Site development: Undeveloped

REVIEW CRITERIA

1. Consistency with the Comprehensive Plan: The existing Future Land Use and Character designation on the property is Suburban Commercial and Natural Areas - Reserved, with a pending application to amend to Urban.

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

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

Land Use – Urban: intended for areas that should have a very intense level of development activity. These areas will tend to consist of townhomes, duplexes, and high-density apartments.

During the creation of the Medical District Plan, adopted in October 2012, this area was initially looked at as an option for Mixed Urban Residential. Property owners were contacted and stakeholder groups were asked for feedback on the land use proposals. Due to the feedback received, it was ultimately determined that Urban style housing should be located on the east side of State Highway 6 South. A number of residents involved in the development of the Medical District Plan have once again voiced their concerns. Staff has received communication from property owners who recall why they did not want an Urban designation along Graham Road and feel those conditions have not changed.

The proposed PDD Planned Development District zoning uses a base zoning district of MF Multi-Family with the intent to provide a housing option to young professionals employed in the Medical District. The research and feedback received in the recent creation of the plan indicates housing, especially those catered for young professionals working in the Medical District, should be located on the east side of the highway.

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

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The surrounding area is currently zoned GS General Suburban, GC General Commercial, and R Rural. Established subdivisions in the immediate area include Dove Crossing and Bridle Gate Estates. The closest multi-family developments are approximately a mile away, north of Graham Road.

The applicant states the project will be marketed to young professionals and offers some amenities attractive to this demographic group. The Concept Plan provides more insight into features of the site, which will be discussed later in the staff report. As a multi-family project there is opportunity for the project to have residents who are young professionals as well as students. Feedback gathered during the creation of the Medical District Plan stated multi-family is not compatible in this location. As a result the bounds of the adopted Medical District Plan no longer include this property, and urban style housing is designated on the east side of State Highway 6 South.

- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The proposed PDD uses a base zoning district of MF Multi-Family. The applicant states that there is an oversupply of land for commercial uses and lack of land designated for multi-family residential development. Research and feedback received during the creation of the Medical District Plan indicated this property is not suitable for multi-family use, including multi-family housing projects for young professionals of the Medical 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 subject property was designated as R Rural upon annexation in 1993. This district allows for large acreage and large-lot residential developments with a prevailing rural or agricultural character. Due to development in the surrounding area, R Rural is not the most suitable.
- 5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The subject property is currently zoned R Rural. Considering the density of existing residential development in the area, amount of land zoned for commercial use, and area shown on the Land Use Plan as Suburban Commercial, R Rural may not be the highest and best use.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** There is an existing 8-inch waterline projected to the southern corner of the property from the adjacent tract to the west, and a 12-inch waterline along the northern side of Graham Road. There is also an 18-inch sanitary sewer line crossing the northern portion of the property. There are currently capacity concerns regarding the downstream lift station, and it is anticipated that further analysis will show the necessity for lift station improvements with future site development. Detention is required in this area, where stormwater from the site generally discharges to the east within the Lick Creek Drainage Basin. With site development, further drainage analysis will need to identify the limits of the 100-year flood path and the impacts of reclaiming portions of the flood prone areas. Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines.

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 provides a gated multi-family development. The height of structures will range from 18-40 feet. Both attached and detached garages will be offered. The development will also provide a recreational area that will be accessible to the public.

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

- **Parking:** The applicant requests to reduce the required number of parking spaces for multi-family units from 1.5 per bedroom for 1 and 2 bedroom units, to 1.79 parking spaces per unit.

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

- The detention area will be a dual use open space to also be used as a recreation area. This will be privately maintained, but open to the public. The applicant states this will be a positive feature for the complex and surrounding residences due to lacking parkland in the area.
- Will increase the required buffer yard from 10 feet to 15 feet to the single-family residential area to the west and south.

STAFF RECOMMENDATION

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

While the project intends to market to young professionals, features of the site currently proposed can also be marketed to other demographics. Considering trends with multi-family housing in the City, allowing a multi-family complex in this location also indicates student housing projects are appropriate.

The modifications to make the project suitable for professionals raise concerns. Reducing the number of parking spaces required in a multi-family development may result in overflow parking off-site. While the community benefits proposed have the potential to benefit the community, the current framework does not mitigate the impact on the neighborhood. The development will be gated with a detention pond, doubling as a recreation area outside of the gate. There is concern with the accessibility of the area to the public and features of the site.

While there is some parking proposed near the recreation area, this may be used by residents or visitors to the site.

Due to compatibility with the surrounding area, feedback received in recent planning efforts, and the framework of this rezoning request, staff recommends denial of the rezoning request and associated concept plan.

SUPPORTING MATERIALS

1. Application
2. Rezoning Map
3. Concept Plan



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

ZONING MAP AMENDMENT (REZONING) APPLICATION PLANNED DISTRICTS

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

- \$315 - 1,165 Rezoning Application Fee.
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
- 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).
- 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 August 12, 2015

NAME OF PROJECT Residences at College Station

ADDRESS 1700 Graham Road

LEGAL DESCRIPTION (Lot, Block, Subdivision) A005401, R Stevenson (ICL), Tract 31, 16.715 Acres

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

The southwest corner of Longmire Drive and Graham Road

TOTAL ACREAGE 10.7 acres

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

Name Mitchell & Morgan c/o Crissy Hartl E-mail crissy@mitchellandmorgan.com
Street Address 3204 Earl Rudder Freeway S
City College Station State TX Zip Code 77845
Phone Number 979.260.6963 Fax Number 979.260.3564

PROPERTY OWNER'S INFORMATION:

Name RB Tolson and Myrtle & Mary Beth Nagle E-mail _____
Street Address 3299 FM 147
City Thornton State TX Zip Code 76687
Phone Number _____ Fax Number _____

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

Name Residences at CS, Ltd. c/o Lance McFaddin E-mail lmcfaddin@parkgreenliving.com
Street Address 800 Gessner, Suite 350
City Houston State TX Zip Code 77024
Phone Number 281-768-4527 Fax Number _____

This property was conveyed to owner by deed dated May 1, 1998 and recorded in Volume 3115, Page 035 of the Brazos County Official Records.

Existing Zoning R Rural Proposed Zoning PDD Planned Development

Present Use of Property Undeveloped

Proposed Use of Property Multi-Family Residences

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

To develop a multi-family residential complex for medical professionals.

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

If P-MUD:

Approximate percentage of residential land uses: _____

Approximate percentage of non-residential land uses: _____

REZONING SUPPORTING INFORMATION

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

The Medical District Master Plan states the need to provide a wide variety of housing options to those who have a specific interest in living close to the medical district. In particular interest are the medical professionals, being one of those groups. The master plan has identified areas on the east side of SH 6 for low density and urban residential needs; however, there is a lack of opportunity to provide urban style residences for the portion of the medical district located on the west side of SH 6.

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.

We have requested an amendment to the Land Use and Character Designation portion of the Comprehensive Plan. If approved, this rezoning request will be in compliance with the Comprehensive Plan.

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

The property abuts undeveloped R Rural properties to the west and south and a small portion of GS General Suburban at the southwest corner of the property. It is anticipated that these undeveloped properties will develop into suburban commercial uses, which will be compatible with this development.

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

Due to the oversupply of land planned for commercial uses in the immediate area and lack of land designated for multi-family residential development, this property is suitable to fulfill the need for a multi-family housing option for those employed in the Medical District.

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

The property received the A-O Agricultural Open, now R Rural, zoning as a placeholder zoning upon annexation in 1993. This property is not suitable for agricultural or large-lot residential developments as it does not have a "prevailing rural or agricultural character" as stated in the Unified Development Ordinance.

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

This property is zoned R Rural and is not marketable for rural and agricultural uses among residences and commercial developments.

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

There is a lack of multi-family housing for young professionals in this area of the Medical District. The closest complexes are 2/3 of a mile away and are primarily student housing. Our goal is to provide an upscale multi-family housing option for young professionals who will serve the medical industry or other businesses in the area.

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

The purpose of the development is to provide a multi-family housing option for medical professionals within walking distance to the Medical District on the west side of SH 6. We are requesting this rezoning to be conditional based on the sale of the property to Park Green Living.

CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

The buildings will range from 18' to 40'.

2. Provide a general statement regarding the proposed drainage.

See attached letter.

3. List the general bulk or dimensional variations sought.

Please see attached bulk variances letter.

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

Please see attached bulk variances letter.

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.

Though this part of College Station is mostly developed, it is lacking in this housing option. This proposed development for multi-family housing is designed for young professionals will add value to this area of College Station as well as contribute to the urban character of the surrounding area.

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

This amendment accomplishes the goals of the Comprehensive Plan as set forth in the Medical District Plan. The Plan states that making housing opportunities for healthcare consumers and providers will "enhance the value proposition of the medical district and its potential for long-term success."

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 property abuts mostly undeveloped property, and is adjacent to the Dove Crossing subdivision. This development will provide a sufficient buffer yard, where applicable, and will not adversely affect these properties. Other abutting undeveloped properties are classified as Suburban Commercial on the Land Use Plan and will be compatible such future developments.

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

The complex will take access from driveways from Graham Road and Longmire Drive.

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

The development will provide all necessary public improvements including sidewalks and utilities.

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

This development as detailed on the concept plan will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity. All single-family protection requirements will be provided.

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.

This development will not adversely impact road way capacity or generate a significant amount of traffic. The development will take access from driveways off of both Longmire Drive and Graham Road and will not impede the safety of bicycle or pedestrian circulation. Additionally, a sidewalk will be provided around the perimeter of the site to facilitate 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.

M. Charles Lambly

Signature and title

11/6/2015

Date

M. Lucie Tolson
R.B. Tolson

11/6/15



Jessica Bullock
City of College Station
Planning and Development Services
P.O. Box 9960
College Station, TX 77842

January 14, 2016

**Re: RESIDENCES AT COLLEGE STATION AT GRAHAM ROAD AND LONGMIRE DRIVE
(REZ-PDD)**

Dear Jessica,

As discussed in the pre-application conference, we are requesting the following bulk variances.

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

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

1. This multi-family development is being marketed for young professionals and is being designed in that way. The development will not include recreational amenities typically found in a student housing development, and will include facilities for the young professional demographic, such as only providing 1 and 2 bedroom units and garages. Due to this housing type and target demographic, we are requesting to provide parking at a reduced standard.

By today's standard, multi-family developments providing 1 and 2-bedroom units are required to provide 1.5 parking spaces per bedroom. This development will consist of 192 units including 102 1-bedroom units and 90 2-bedroom units. We are asking to provide 1.79 parking spaces per unit.

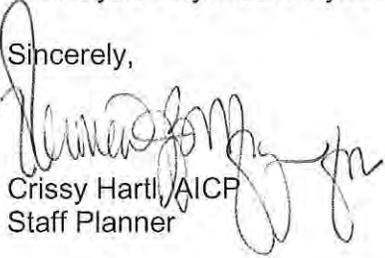
As stated above, this development is being marketed for the young professional demographic. In order to distinguish between this development and other typical student housing projects, we have elected to provide amenities that would be more attractive to young professionals. In addition to only offering 1 and 2-bedroom units, several units will be provided an attached garage. Detached garages will also be offered for several units, as well.

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

1. We have designed the site such that the detention area will be a dual use open space to also be used as a recreation area that will be privately owned but open to the public. We believe this amenity will be a positive feature for the complex and surrounding residences in an area where public parkland is lacking.
2. The Unified Development Ordinances requires multi-family developments provide a 10' planted buffer yard and a fence when abutting single-family residences. In an effort to offer more protection to the residents, we will plant at minimum a 15' buffer yard between the single family residential properties along the southern and western sides of our property.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Crissy Hartl". The signature is fluid and cursive, with a large initial "C" and "H".

Crissy Hartl, AICP
Staff Planner

cc: File

