



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, February 18, 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. [16-0089](#) Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Minor Plat ~ Herman F. Krenek Phase 2 Lot 5B-RA ~ Case #FP2015-000030 (Bullock)
*Final Plat ~ Minor Plat ~ Spring Creek Townhomes Phase 3 ~ Case #FP2015-000035 (Thomas)
5. [16-0082](#) 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](#)
6. [16-0081](#) Presentation, possible action, and discussion regarding an update on the Capital Improvement Plan.

Sponsors: Fisher
7. [16-0093](#) Presentation, possible action, and discussion regarding the City's street pavement standards

Sponsors: Harmon

Attachments: [Memo](#)
8. [16-0090](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, February 25, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison - Oldham)
*Thursday, March 3, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
9. [16-0091](#) Presentation, possible action, and discussion regarding an update on the following items:
*A Rezoning for approximately 20 acres located at 529 William D.

Fitch from PDD Planned Development District to PDD Planned Development District for Multi-Family. The Planning & Zoning Commission heard this item on January 21, 2016 and voted (5-0-1) to recommend approval. The City Council heard this item on February 11, 2016 and voted (5-1-1) to deny the request.

*A Comprehensive Plan Amendment for approximately 11 acres located at 1700 Graham Road. The Planning & Zoning Commission heard this item on January 21, 2016 and voted (5-0-1) to recommend approval. The City Council heard this item on February 11, 2016 and voted (6-1) to deny the request.

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*An Ordinance Amendment for Chapter 12 and Chapter 15 of the Unified Development Ordinance. The Planning & Zoning Commission heard this item on February 4, 2016 and voted (5-0) to recommend approval. The City Council heard this item on February 11, 2016 and voted (7-0) to approve the request.

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

11. 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.

12. 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 February 15, 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.

Penal Code § 30.07. Trespass by License Holder with an Openly Carried Handgun.

"Pursuant to Section 30.07, Penal Code (Trespass by License Holder with an Openly Carried Handgun) A Person Licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law), may not enter this Property with a Handgun that is Carried Openly."

Codigo Penal § 30.07. Traspasar Portando Armas de Mano al Aire Libre con Licencia.

"Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411, Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre."



Legislation Details (With Text)

File #: 16-0089 **Version:** 1 **Name:** Minor / Amending Plats
Type: Updates **Status:** Agenda Ready
File created: 2/9/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 2/18/2016 **Final action:**
Title: Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Minor Plat ~ Herman F. Krenek Phase 2 Lot 5B-RA ~ Case #FP2015-000030 (Bullock)
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Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Discussion of Minor and Amending Plats approved by Staff.
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Legislation Details (With Text)

File #: 16-0082 Version: 1 Name: 2015 P&Z Plan of Work
Type: Updates Status: Agenda Ready
File created: 2/5/2016 In control: Planning and Zoning Commission Workshop
On agenda: 2/18/2016 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](#)

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 Ponderosa (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> <p>2/17/16: Public meeting regarding the design of sidewalk on Langford Street (South Knoll Area 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> <p>2/26/16: Task Force meeting.</p>
Staff Assigned: L. Simms	Anticipated Initiation: May 2015

Future Land Use and Character Map Assessments	
<p>Summary: 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: 11/19/15: Public hearing and P&Z recommendation on assessments and proposed land use changes. 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: 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: 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: 1/21/16: Residential Land use inventory presentation at P&Z Workshop. 2/4/16: Non-residential land use inventory presentation at P&Z Workshop.</p>
Staff Assigned: M. Bombek	Anticipated Initiation: Summer 2015

Non-Residential Architectural Standards	
<p>Summary: Implement the Five-Year Comprehensive Plan Report by revising the existing non-residential architectural requirements to reflect current practices and allow more flexibility in design.</p>	<p>Project Dates: April 2015: Public comment period of draft ordinance. 5/4/15: BPG Advisory Board recommended approval with minor changes. 5/7/15: P&Z recommended approval of proposed ordinance. 5/28/15: Council adopted proposed ordinance. 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 #: 16-0081 Version: 1 Name: CIP Update
Type: Updates Status: Agenda Ready
File created: 2/5/2016 In control: Planning and Zoning Commission Workshop
On agenda: 2/18/2016 Final action:
Title: Presentation, possible action, and discussion regarding an update on the Capital Improvement Plan.
Sponsors: Emily Fisher
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding an update on the Capital Improvement Plan.



Legislation Details (With Text)

File #: 16-0093 Version: 1 Name: Pavement Standards
Type: Presentation Status: Agenda Ready
File created: 2/9/2016 In control: Planning and Zoning Commission Workshop
On agenda: 2/18/2016 Final action:
Title: Presentation, possible action, and discussion regarding the City's street pavement standards
Sponsors: Donald Harmon
Indexes:
Code sections:
Attachments: [Memo](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the City's street pavement standards



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: Donald Harmon, Public Works Director

DATE: 10 February 2016

SUBJECT: Pavement Standards

Item

Presentation, possible action, and discussion regarding the City's street pavement standards

Background

The City Council recently requested a workshop agenda item concerning the City's pavement standards. The City currently allows concrete or flexible pavement (asphalt) for streets. Staff was charged with evaluating the value of requiring concrete only as the City's standard.

This item is anticipated to be on the March 31, 2016 Council agenda. A preliminary presentation on this item was given to the Council Transportation and Mobility Committee on January 19, 2016. Staff is seeking additional input prior to presenting this item to City Council. Therefore, Staff is seeking a recommendation from the Planning & Zoning Commission to provide to the City Council.



Legislation Details (With Text)

File #: 16-0090 Version: 1 Name: Upcoming Meetings
Type: Updates Status: Agenda Ready
File created: 2/9/2016 In control: Planning and Zoning Commission Workshop
On agenda: 2/18/2016 Final action:
Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
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Sponsors:

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Legislation Details (With Text)

File #: 16-0091 Version: 1 Name: Updates on Items Heard

Type: Updates Status: Agenda Ready

File created: 2/9/2016 In control: Planning and Zoning Commission Workshop

On agenda: 2/18/2016 Final action:

Title: Presentation, possible action, and discussion regarding an update on the following items:
 *A Rezoning for approximately 20 acres located at 529 William D. Fitch from PDD Planned Development District to PDD Planned Development District for Multi-Family. The Planning & Zoning Commission heard this item on January 21, 2016 and voted (5-0-1) to recommend approval. The City Council heard this item on February 11, 2016 and voted (5-1-1) to deny the request.
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Sponsors:

Indexes:

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College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final - Amended

Planning and Zoning Commission Regular

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

Thursday, February 18, 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** [16-0057](#) Consideration, possible action, and discussion of Absence Requests from meetings.
*Jodi Warner ~ February 18, 2016

Attachments: [Jodi Warner](#)

- 4.2** [16-0092](#) Consideration, possible action, and discussion to approve meeting minutes.
*February 4, 2016 ~ Workshop
*February 4, 2016 ~ Regular

Attachments: [February 4 2016 Workshop](#)
[February 4 2016 Regular](#)

- 4.3** [16-0083](#) Presentation, possible action, and discussion regarding a Final Plat

for Creek Meadows Subdivision Section 7 Phase 1 consisting of common area and right-of-way dedication for approximately 12 acres located at 4103 Wild Creek Court, generally located near the southeast intersection of Royder Road and Greens Prairie Trail in the Creek Meadows Subdivision. Case #FP2015-900101

Sponsors:

Bullock

Attachments:

[Staff Report](#)

[Application](#)

[Final Plat](#)

4.4 [16-0084](#)

Presentation, possible action, and discussion regarding a Final Plat for Creek Meadows Subdivision Section 7 Phase 2 consisting of 48 residential lots on approximately 16 acres located at 4103 Wild Creek Court, generally located near the southeast intersection of Royder Road and Greens Prairie Trail in the Creek Meadows Subdivision. Case #FP2015-900102

Sponsors:

Bullock

Attachments:

[Staff Report](#)

[Application](#)

[Final Plat](#)

4.5 [16-0095](#)

Presentation, possible action, and discussion regarding a Final Plat for Summit Crossing Phase 2B consisting of 34 residential lots on approximately 4.773 acres located at 1447 Buena Vista , generally located north of Harvey Road and east of the Crescent Point Subdivision. Case #FP2014-900237

Sponsors:

Bombek

Attachments:

[Staff Report](#)

[Application](#)

[Final Plat](#)

Regular Agenda

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

6. [16-0080](#)

Presentation, possible action, and discussion regarding a discretionary item to the Unified Development Ordinance Section 12-8.3.K.5.b 'Fee in Lieu of Construction' and public hearing, presentation, possible action, and discussion regarding a Final Plat for West Park Addition Subdivision Block 4, Lots 17R, 18R, 19R and 20R being a replat of West Park Addition Subdivision Block 4, 20' of Lot 17, and Lots 18, 19 and 20 consisting of 4 single-family

lots on approximately 0.7588 acres located at 613 Wellborn Road generally located east of Wellborn Road and north of Park Place. Case #FP2015-000022

Sponsors: Thomas

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

7. [16-0098](#) Public Hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Business Park to Urban and General Commercial for approximately 17 acres located at 4098 Raymond Stotzer Parkway, more generally located at the hard corner of Turkey Creek Road and Raymond Stotzer Parkway frontage road.. Case #CPA2015-000006

Sponsors: Bombek

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

8. [16-0099](#) 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 MF Multi-Family and GC General Commercial for approximately 17.788 acres lying and being situated in the John H. Jones League Abstract No. 26 in College Station, Brazos County, Texas and being a part of the 17.788 acre tract described in the deed from William Charles Gilmore, Walter Edgar Gilmore, II, Peter Lee Gilmore and Edith Ann Gilmore to BCS Turkey Creek, L.P. recorded in Volume 11640, Page 259 of the Official Records, Brazos County, Texas, and more generally located at the intersection of Turkey Creek Road and Raymond Stotzer Frontage Road. Case #REZ2015-000001 (Note: Final action on this item is scheduled for the March 10th City Council meeting - subject to change)

Sponsors: Bombek

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

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

10. Adjourn

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

APPROVED

City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on February 15, 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.

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"Pursuant to Section 30.07, Penal Code (Trespass by License Holder with an Openly Carried Handgun) A Person Licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law), may not enter this Property with a Handgun that is Carried Openly."

Codigo Penal § 30.07. Traspasar Portando Armas de Mano al Aire Libre con Licencia.

"Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411, Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre."



Legislation Details (With Text)

File #: 16-0057 Version: 1 Name: Absence Request
Type: Absence Request Status: Agenda Ready
File created: 1/25/2016 In control: Planning and Zoning Commission Regular
On agenda: 2/18/2016 Final action:
Title: Consideration, possible action, and discussion of Absence Requests from meetings.
*Jodi Warner ~ February 18, 2016

Sponsors:

Indexes:

Code sections:

Attachments: [Jodi Warner](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion of Absence Requests from meetings.
*Jodi Warner ~ February 18, 2016



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Jodi Warner

Request Submitted on January 21, 2016

I will not be in attendance at the meeting on February 18, 2016
for the reason specified: (Date)

Will not be available for second meeting in February.

Signature Jodi Warner



Legislation Details (With Text)

File #: 16-0092 Version: 1 Name: Minutes
Type: Minutes Status: Agenda Ready
File created: 2/9/2016 In control: Planning and Zoning Commission Regular
On agenda: 2/18/2016 Final action:
Title: Consideration, possible action, and discussion to approve meeting minutes.
*February 4, 2016 ~ Workshop
*February 4, 2016 ~ Regular

Sponsors:

Indexes:

Code sections:

Attachments: [February 4 2016 Workshop](#)
[February 4 2016 Regular](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion to approve meeting minutes.
*February 4, 2016 ~ Workshop
*February 4, 2016 ~ Regular

**MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
February 4, 2016 6:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas**

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

COMMISSIONERS ABSENT: Jim Ross

CITY COUNCIL MEMBERS PRESENT: Julie Schultz

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Alan Gibbs, Carol Cotter, Danielle Singh, Mark Bombek, Jessica Bullock, Laura Walker, Kevin Ferrer, Shane Sullivan, Mary Ann Powell, Lauren Basey, and Kristen Hejny

1. Call the meeting to order.

Chairperson Kee called the meeting to order at 6:08 p.m.

2. Discussion of consent and regular agenda items.

There was general discussion regarding regular agenda items #6 & #7

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

There was no discussion.

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

There was no discussion.

5. Presentation, possible action, and discussion regarding the City's non-residential land use inventory.

Staff Planner Bombek presented this item to the Commission.

Commissioner Oldham arrived at 6:30 p.m.

There was general discussion.

6. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
 - * Thursday, February 11, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m.
 - * Thursday, February 18, 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.

7. Presentation, possible action, and discussion regarding an update on the following items:
 - *A Rezoning for approximately 6 acres located at 5014 Raymond Stotzer Parkway from R Rural to PDD Planned Development District. The Planning & Development Commission heard this item on January 7, 2016 and voted (5-0) to recommend approval. The City Council heard this item on January 28, 2016 and voted (6-0-1) to approve the request.
 - *An Ordinance amendment for Special Event Parking. The Planning & Zoning Commission heard this item on January 7, 2016 and voted (5-0) to recommend approval. The City Council heard this item on January 28, 2016 and voted (7-0) to approve the request.

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

There was no discussion.

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.

Commissioner Warner asked if the City's traffic calming tool box could be presented to the Commission at a future meeting.

10. Adjourn.

The meeting was adjourned at 6:45 p.m.

Approved:

Jane Kee, Chairperson
Planning & Zoning Commission

Attest:

Kristen Hejny, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
February 4, 2016, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

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

COMMISSIONERS ABSENT: Jim Ross

CITY COUNCIL MEMBERS PRESENT: Julie Schultz

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Alan Gibbs, Carol Cotter, Danielle Singh, Mark Bombek, Jessica Bullock, Laura Walker, Kevin Ferrer, Shane Sullivan, Mary Ann Powell, Lauren Basey, and Kristen Hejny

1. Call Meeting to Order

Chairperson Kee called the meeting to order at 6:57 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.

*Jim Ross ~ February 4, 2016

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

*January 21, 2016 ~ Workshop

*January 21, 2016 ~ Regular

4.3 Presentation, possible action, and discussion regarding a Final Plat for 12 at Rock Prairie Subdivision Phase 3, consisting of five single-family lots on approximately 0.677 acres located at 3270 Rock Prairie Road West generally located north of Rock Prairie Road West, and west of Wellborn Road. Case #FP2015-000037

4.4 Presentation, possible action, and discussion regarding a Final Plat for the Barracks II Phase 401 Subdivision consisting of 65 townhouse lots and 4 common areas on approximately 3.51 acres generally located north of the intersection of Deacon Drive West and General Parkway. Case #FP2015-000013

Commissioner Moore 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 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 O Office and GC General Commercial to MF Multi-Family and NAP Natural Areas Protected with the condition that no residential structures be constructed within the 135 ft. buffer from the heater-treater equipment on the abutting site containing oil and gas uses for approximately 17.66 acres being Lot 1, Block 5 of the Tower Point Phase 5 Subdivision, generally located at 1110 Arrington Road, more generally located south of the intersection of Arrington Road and Decatur Drive. Case #REZ2015-000025 (Note: Final Action on this item is scheduled for the February 25, 2016 City Council meeting – subject to change)

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

Applicant Crissy Hartl, 3204 Earl Rudder Freeway South, College Station, Texas, was available to present to the Commission and answer any questions.

Chairperson Kee Opened the public hearing.

Tom Hughes, 1405 Salem Court, College Station, Texas spoke in opposition of the rezoning citing concerns for neighborhood integrity.

Jason Walker, 4212 Alexandria Avenue, College Station, Texas spoke in opposition of the rezoning citing concerns for neighborhood integrity, lower property values and traffic increase.

Charlotte Stout, 4228 Alexandria Avenue, College Station, Texas spoke in opposition of the rezoning citing concerns for neighborhood integrity, lower property values and traffic increase.

Laura Winningham, 1512 Bluefield Court, College Station, Texas spoke in opposition of the rezoning citing concerns for traffic increase, lower property values and neighborhood integrity.

Tammi Warren, 4203 Candace Court, College Station, Texas spoke in opposition of the rezoning citing concerns for increased traffic.

Donald Button, 1401 Elkton Court, College Station, Texas spoke in opposition of the rezoning citing decreases in home values, increased traffic and flooding hazards.

Diane Richards, 1730 Heath Drive, College Station, Texas spoke in opposition of the rezoning citing concerns for increased traffic and lighting concerns from the building.

Wei Walker, 4212 Alexandria Avenue, College Station, Texas spoke in opposition of the rezoning citing concerns for increased traffic.

Meagan Brown, 4222 Candace Court, College Station, Texas spoke in opposition of the rezoning citing concerns for traffic increases and property values.

Richard Stout, 4228 Alexandria Ave, College Station, Texas spoke in opposition of the rezoning citing concerns for property values, and traffic increases.

Mark Warren, 4203 Candace Court, College Station, Texas spoke in opposition of the rezoning citing traffic increase concerns and flooding concerns.

Chris Lindsey, 1428 Fincastle Loop, College Station, Texas spoke in opposition of the rezoning citing concerns for safety.

Lianxi Ma, 1445 Fincastle Loop, College Station, Texas spoke in opposition of the rezoning citing concerns for traffic and safety.

Monique Reed, 1414 Southern Plantation Drive, College Station, Texas spoke in opposition of the rezoning citing concerns for flooding in the area.

Daniel Stanfield, 4318 Addison Court, College Station, Texas spoke in opposition of the rezoning citing concerns for neighborhood integrity.

Chairperson Kee closed the public hearing.

Commissioner Oldham stated that he would be abstaining from all discussion and voting on this item.

Commissioner Rektorik asked if the flooding issues have been studied.

City Engineer Gibbs addressed Commissioner Rektorik's question regarding the 100 year floodplain.

Commissioner Moore asked if this tract will have required detention on site or if the detention will be extended to the larger Tower Point detention.

Graduate Engineer Ferrer responded that this tract can detain in the larger Tower Point detention area.

Chairperson Kee asked for a thoroughfare classification clarification on both Decatur Drive and Alexandria Avenue.

Transportation Planning Coordinator Singh responded that Decatur Drive is classified as a two-lane major collector with an expected 10,000 trips per day estimate, while Alexandria Avenue is classified as a two-lane minor collector with an expected 5,000 trips per day estimate.

Applicant Mark Lindsey was available to answer questions from the Commission.

Commissioner Rektorik asked for a list of the different types of developments that could potentially occupy this tract as it is currently zoned.

Staff Planner Walker responded that businesses such as drive-thrus, bar/night clubs, fuel sales, hotels and restaurants are some of the businesses that could occupy the subject tract.

Chairperson Kee asked if any type of future traffic mitigation would be constructed in this area.

Transportation Planning Coordinator Singh responded that turn lanes may be required as a result of the Traffic Impact Analysis (TIA).

Commissioner Moore motioned to recommend approval of the Rezoning with the condition that no residential structures be constructed within the 135 ft. buffer from the heater-treater equipment. Commissioner Warner seconded the motion, motion passed (4-0-1) with Commissioner Oldham 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 O Office to PDD Planned Development District for approximately 7 acres being situated in the Thomas Caruthers League, abstract no. 9, in College Station, Brazos County, Texas, being the northern portion of that 25.79 acre tract conveyed to Brian Howard Perry by deed recorded in volume 10459, page 34 of the Official Public Records of Brazos County, Texas, generally located at 3600 Rock Prairie Road, more generally located at the intersection of Rock Prairie Road and Medical Avenue, to the east of Scott and White Hospital. Case #REZ2015-000033 (Note: Final action on this item is scheduled for the February 25, 2016 City Council meeting – subject to change)

Staff Planner Bullock presented the Rezoning to the Commission and recommended approval.

Applicant Larry Parker was available for questions from the Commission.

Commissioner Oldham asked Mr. Parker how many developments like this he has built.

Mr. Parker responded that he has been the developer on 15 projects and the contractor/developer on 15 additional projects.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

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

8. Public hearing, presentation, possible action and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-2.2, "Planning and Zoning Commission," Subsection B. "Membership and Terms," Paragraph 1 "Number, Appointment" of the Code of Ordinances of the City of College Station, Texas when serving as Capital Improvements Advisory Committee for Impact Fees; and containing other provisions to the subject matter; and (b)

and ordinance amending Chapter 15, "Impact Fees," Section 15-1 "General Provisions," Subsection D. Definitions, Item 1 of the Code of Ordinances of the City of College Station; amending the definition of Advisory Committee. (Note: Final action on this item is scheduled for the February 11, 2016 City Council Meeting – Subject to change)

City Engineer Gibbs presented this Ordinance Amendment 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 Amendment. Commissioner Moore 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 8:31 p.m.

Approved:

Attest:

Jane Kee, Chairman
Planning & Zoning Commission

Kristen Hejny, Admin. Support Specialist
Planning & Development Services



Legislation Details (With Text)

File #: 16-0083 Version: 1 Name: Creek Meadows Subdivision Section 7 Phase 1 Final Plat

Type: Final Plat Status: Agenda Ready

File created: 2/5/2016 In control: Planning and Zoning Commission Regular

On agenda: 2/18/2016 Final action:

Title: Presentation, possible action, and discussion regarding a Final Plat for Creek Meadows Subdivision Section 7 Phase 1 consisting of common area and right-of-way dedication for approximately 12 acres located at 4103 Wild Creek Court, generally located near the southeast intersection of Royder Road and Greens Prairie Trail in the Creek Meadows Subdivision. Case #FP2015-900101

Sponsors: Jessica Bullock

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 Creek Meadows Subdivision Section 7 Phase 1 consisting of common area and right-of-way dedication for approximately 12 acres located at 4103 Wild Creek Court, generally located near the southeast intersection of Royder Road and Greens Prairie Trail in the Creek Meadows Subdivision. Case #FP2015-900101



CITY OF COLLEGE STATION

**FINAL PLAT
for
Creek Meadows Section 7 Phase 1
FP2015-900101**

SCALE: Common Area and Right-of-Way dedication for approximately 12 acres

LOCATION: 4103 Wild Creek Court, generally located near the southeast intersection of Royder Road and Greens Prairie Trail in the Creek Meadows Subdivision.

ZONING: PDD Planned Development District

APPLICANT: Rabon Metcalf, RME Consulting Engineers

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

RECOMMENDATION: Staff recommends approval of the Final Plat.



FINAL PLAT

Case: 15-101

CREEK MEADOWS SEC 7 PH 1

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	March 2008
Zoning:	PDD Planned Development District
Preliminary Plan:	Master Plan approved in 2006. Subsequent Preliminary Plans have been revised in January 2008, September 2008, November 2008, January 2009, November 2014, and March 2015.
Site Development:	Vacant.

COMMENTS

Parkland Dedication:	This development was approved as a Master Plan in the ETJ prior to parkland dedication requirements being applicable in the ETJ. Therefore, no parkland dedication is proposed or required.
Greenways:	N/A
Pedestrian Connectivity:	This development was approved as a Master Plan in the ETJ. Therefore, no sidewalks are required; however, they have been provided throughout the Creek Meadows development.
Bicycle Connectivity:	This development was approved as a Master Plan in the ETJ. Therefore, no bicycle connectivity is proposed or required.
Impact Fees:	N/A

REVIEW CRITERIA

- 1. Compliance with Comprehensive Plan and Unified Development Ordinance:** The Comprehensive Plan designates this area as Restricted Suburban. This phase provides access from Greens Prairie Trail, a Minor Arterial on the Thoroughfare Plan, to future lots in Section 7 of the Creek Meadows Development.
- 2. Compliance with Subdivision Regulations:** The Final Plat complies with the applicable Subdivision Regulations contained in the Unified Development Ordinance.

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>15-101</u>
DATE SUBMITTED:	<u>4/6/15</u>
TIME:	<u>4:15</u>
STAFF:	<u>EST</u>

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT Creek Meadows - Section 7, Phase One

ADDRESS _____

SPECIFIED LOCATION OF PROPOSED PLAT:

Creek Meadows - Master Planned Subdivision

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

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

Street Address PO Box 9253

City College Station State TX Zip Code 77842

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

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

Name Creek Meadows Partners, LP (c/o Chris Rhodes) E-mail Chris@oldhamgoodwin.com
Street Address 2800 South Texas Avenue, Suite 401
City Bryan State TX Zip Code 77802
Phone Number (979) 268-2000 Fax Number (979) 268-7020

ARCHITECT OR ENGINEER'S INFORMATION:

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

Do any deed restrictions or covenants exist for this property? Yes No
Is there a temporary blanket easement on this property? If so, please provide the Volume _____ and Page No. _____

Total Acreage 12.340 Total No. of Lots 0 R-O-W Acreage 3.047
Existing Use Vacant Proposed Use Single-Family Residential
Number of Lots By Zoning District 0 / _____ / _____ / _____
Average Acreage Of Each Residential Lot By Zoning District:
0 / PDD _____ / _____ _____ / _____ _____ / _____

Floodplain Acreage 0.00

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: Creek Meadows - Master Planned Subdivision

City Project Number (if known): _____

Date / Timeframe when submitted: October 2006

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

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

Detailed explanation of condition identified above:

Not Applicable

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

Requested Oversize Participation Not Applicable

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>1981</u> Streets</p> <p><u>3962</u> Sidewalks</p> <p><u>1354</u> Sanitary Sewer Lines</p> <p><u>1447</u> Water Lines</p> <p><u> </u> Channels</p> <p><u>2075</u> Storm Sewers</p> <p><u> </u> Bike Lanes / Paths</p>	<p>Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p><u> </u> No. of acres to be dedicated + \$ <u> </u> development fee</p> <p><u> </u> No. of acres in floodplain</p> <p><u> </u> No. of acres in detention</p> <p><u> </u> No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p><u> </u> No. of SF Dwelling Units X \$ <u> </u> = \$ <u> </u></p> <p><u> </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 Manager

3/25/15
 Date



Legislation Details (With Text)

File #: 16-0084 Version: 1 Name: Creek Meadows Subdivision Section 7 Phase 2 Final Plat

Type: Final Plat Status: Agenda Ready

File created: 2/5/2016 In control: Planning and Zoning Commission Regular

On agenda: 2/18/2016 Final action:

Title: Presentation, possible action, and discussion regarding a Final Plat for Creek Meadows Subdivision Section 7 Phase 2 consisting of 48 residential lots on approximately 16 acres located at 4103 Wild Creek Court, generally located near the southeast intersection of Royder Road and Greens Prairie Trail in the Creek Meadows Subdivision. Case #FP2015-900102

Sponsors: Jessica Bullock

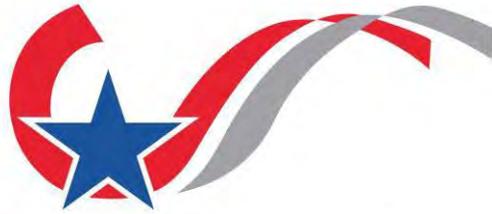
Indexes:

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 Creek Meadows Subdivision Section 7 Phase 2 consisting of 48 residential lots on approximately 16 acres located at 4103 Wild Creek Court, generally located near the southeast intersection of Royder Road and Greens Prairie Trail in the Creek Meadows Subdivision. Case #FP2015-900102



CITY OF COLLEGE STATION

**FINAL PLAT
for
Creek Meadows Section 7 Phase 2
FP2015-900102**

SCALE: 48 residential lots and common areas on approximately 16 acres

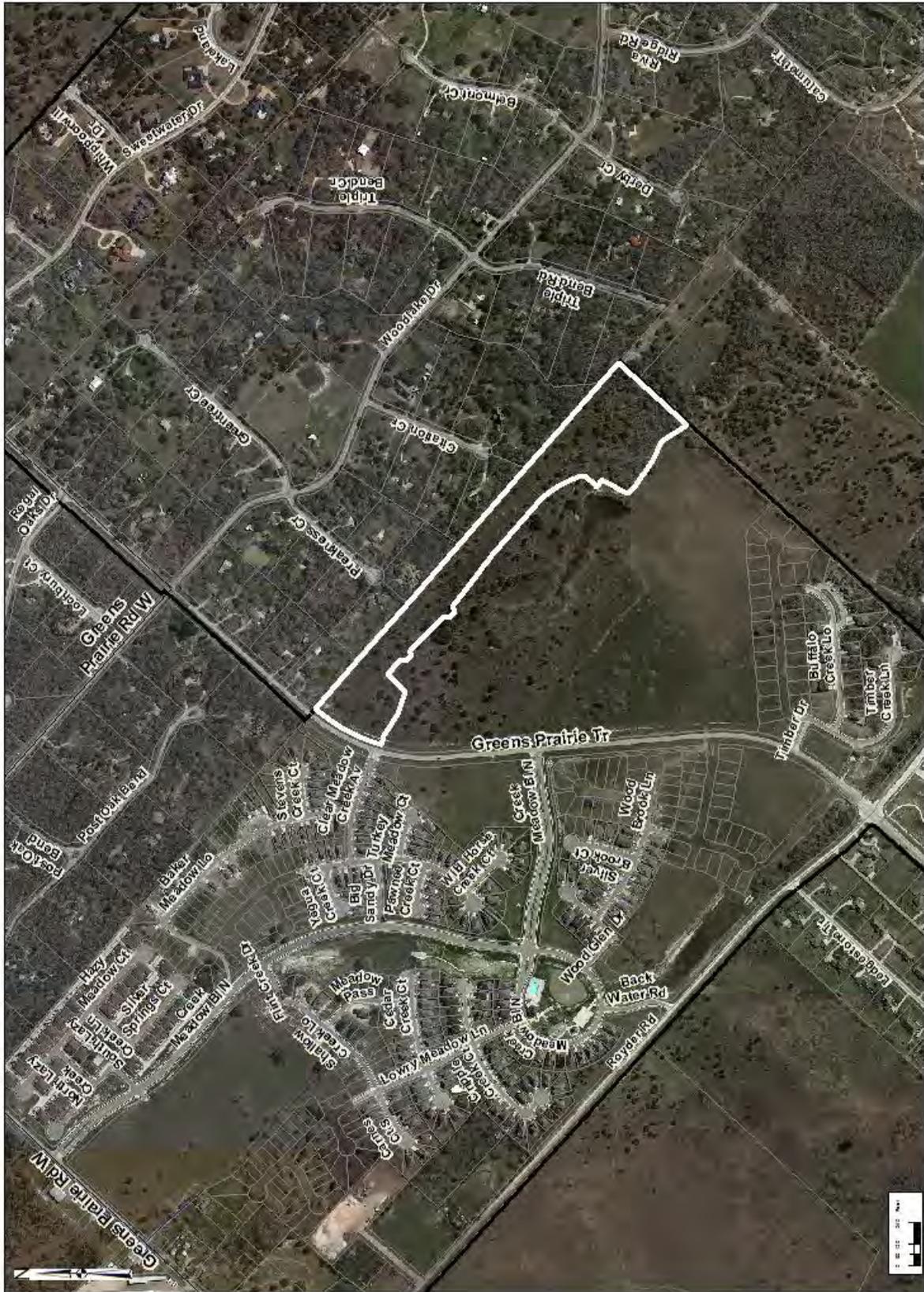
LOCATION: 4103 Wild Creek Court, generally located near the southeast intersection of Royder Road and Greens Prairie Trail in the Creek Meadows Subdivision.

ZONING: PDD Planned Development District

APPLICANT: Rabon Metcalf, RME Consulting Engineers

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

RECOMMENDATION: Staff recommends approval of the Final Plat.



FINAL PLAT

Case: 15-102

CREEK MEADOWS SEC 7 PH 2

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	March 2008
Zoning:	PDD Planned Development District
Preliminary Plan:	Master Plan approved in 2006. Subsequent Preliminary Plans have been revised in January 2008, September 2008, November 2008, January 2009, November 2014, and March 2015.
Site Development:	Vacant.

COMMENTS

Parkland Dedication:	This development was approved as a Master Plan in the ETJ prior to parkland dedication requirements being applicable in the ETJ. Therefore, no parkland dedication is proposed or required.
Greenways:	N/A
Pedestrian Connectivity:	This development was approved as a Master Plan in the ETJ. Therefore, no sidewalks are required; however, they have been provided throughout the Creek Meadows development.
Bicycle Connectivity:	This development was approved as a Master Plan in the ETJ. Therefore, no bicycle connectivity is proposed or required.
Impact Fees:	N/A

REVIEW CRITERIA

- 1. Compliance with Comprehensive Plan and Unified Development Ordinance:** The Comprehensive Plan designates this area as Restricted Suburban. The proposed lots will have access through streets that connect to Greens Prairie Trail, a Minor Arterial on the Thoroughfare Plan.
- 2. Compliance with Subdivision Regulations:** The Final Plat complies with the applicable Subdivision Regulations contained in the Unified Development Ordinance.

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	15-102
DATE SUBMITTED:	04/01/15
TIME:	4:30
STAFF:	[Signature]

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? Yes No Is this plat Commercial or Residential

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT Creek Meadows - Section 7, Phase Two

ADDRESS _____

SPECIFIED LOCATION OF PROPOSED PLAT:
Creek Meadows - Master Planned Subdivision

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):
Name RME Consulting Engineers (c/o Rabon Metcalf) E-mail rabon@rmengineer.com
Street Address PO Box 9253
City College Station State TX Zip Code 77842
Phone Number (979) 764-0704 Fax Number (979) 764-0704

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

Name Creek Meadows Partners, LP (c/o Chris Rhodes) E-mail Chris@oldhamgoodwin.com
Street Address 2800 South Texas Avenue, Suite 401
City Bryan State TX Zip Code 77802
Phone Number (979) 268-2000 Fax Number (979) 268-7020

ARCHITECT OR ENGINEER'S INFORMATION:

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

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

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

Total Acreage 16.074 Total No. of Lots 48 R-O-W Acreage 3.071

Existing Use Vacant Proposed Use Single-Family Residential

Number of Lots By Zoning District 48 / PDD _____ / _____

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

Floodplain Acreage 0.00

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: Creek Meadows - Master Planned Subdivision

City Project Number (if known): _____

Date / Timeframe when submitted: October 2006

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.

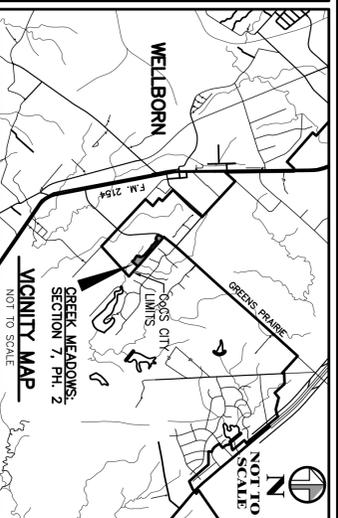
Not Applicable

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. 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;



COMMON AREA TABLE

AREA LABEL	AREA (SQ. FT.)	100% ENGINEERED BY EASEMENT
S	0.214	PLUE/PR/D/E
SS	2.451	PR/D/E
UU	0.237	P.U.E.
WU	0.155	P.U.E./PR/D/E
O	0.013	P.A.E.

SYMBOL & LINE LEGEND

- BUILDING SETBACK LINE
- PROPERTY LINE
- EASEMENT LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.A.E. PUBLIC ACCESS ESMT.
- PR.D/E. PRIVATE DRAINAGE ESMT.
- PR.A.E. PRIV. ACCESS ESMT.
- PR.D.E. PRIV. DRAINAGE ESMT.

LOT NUMBER

BLOCK NUMBER

COMMON AREA

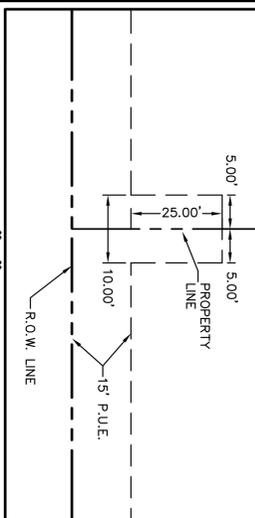
P.U.E. PUBLIC UTILITY EASEMENT

P.A.E. PUBLIC ACCESS ESMT.

PR.D/E. PRIVATE DRAINAGE ESMT.

PR.A.E. PRIV. ACCESS ESMT.

PR.D.E. PRIV. DRAINAGE ESMT.



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, BRAD KERR, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that the foregoing is a true and correct copy of the original survey of the above property and that property markers and monuments were placed under my supervision on the ground.

BRAD KERR, PRIS No. 4502

SURVEYED BY: KERR SURVEYING, LLC

409 NORTH TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

FINAL PLAT
OF
CREEK MEADOWS
SECTION 7, PHASE TWO

LOT 1-44, BLOCK ONE & LOT 1-4, BLOCK TWO
3,070 ACRE COMMON AREAS & 3,071 ACRE R.O.W. DEDICATION
TOTAL = 16,074 ACRES & 48 LOTS

JESSE BLEDSOE SURVEY, A-71
COLLEGE STATION, BRAZOS COUNTY, TEXAS

LANDOWNER INFORMATION:
CREEK MEADOWS PARTNERS, L.P.
c/o OLDHAM GOODMAN GROUP, LLC
2800 SOUTH TEXAS AVENUE
SUITE 401
BRYAN, TX 77802
EMAIL: Oldham@oldhamgoodman.com
PHONE: (979) 268-3195

PREPARED BY: BRAD KERR
DRAWN BY: R.A.M.
CHECKED BY: BRAD KERR
FIELD BOOK: N/A
PAGE: N/A

DATE: 3/27/15
SUBMITTED DATE: 3/27/15
REVISIONS: 5/29/15

PROJECT: RPE CONSULTING ENGINEERS
CLIENT: JESSE BLEDSOE SURVEY, A-71
PROJECT NO. 260 - 0552

SECTION 7 PHASE 2

BOUNDARY LINE DATA

LINE	BEARING	DISTANCE
L1	N 61°22'57.7" W	111.91'
L2	N 46°37'09.7" W	65.03'
L3	N 59°17'27.7" W	50.00'
L4	S 42°23'40.7" W	52.71'
L5	S 47°43'20.7" W	50.07'
L6	N 44°50'17.7" W	50.07'
L7	N 48°46'24.7" W	44.04'
L8	N 48°46'24.7" W	44.04'
L9	S 25°00'00.7" W	50.11'
L10	S 24°00'38.7" W	50.11'
L11	N 12°03'38.7" E	32.16'
L12	N 48°46'24.7" W	50.00'
L13	N 48°50'12.7" W	34.15'
L14	N 48°50'12.7" W	34.15'
L15	N 75°08'06.7" W	28.33'
L16	N 60°08'06.7" W	58.58'

INTERNAL CURVE DATA

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	910.00'	410.87'	25°52'32.2"	N 28°58'38.7" E	407.48'
C2	205.00'	79.54'	22°17'51.7"	N 42°53'58.7" E	79.04'
C3	155.00'	11.87'	42°31'18.7"	N 29°35'19.7" E	11.87'
C4	25.00'	33.79'	77°29'39.7"	N 15°17'50.7" E	31.28'
C5	25.00'	70.93'	25°38'51.7"	N 51°00'18.7" W	102.88'
C6	1426.00'	102.90'	4.10'	N 52°52'57.7" W	102.88'
C7	925.00'	4.10'	0°15'14.7"	N 52°52'57.7" W	4.10'
C8	25.00'	37.03'	84°51'21.7"	S 84°49'20.7" E	33.73'
C9	25.00'	38.88'	89°08'22.7"	N 2°39'51.7" W	35.08'
C10	925.00'	38.78'	0°16'13.7"	N 48°34'24.7" W	38.78'
C11	25.00'	91.01'	91°01'05.7"	N 11°17'58.7" W	35.67'
C12	25.00'	39.27'	89°20'42.7"	N 11°17'58.7" W	35.67'
C13	1425.00'	50.61'	15°57'57.7"	N 47°42'29.7" W	50.60'

SECTION 7 PHASE 2

BOUNDARY LINE DATA

LINE	BEARING	DISTANCE
L1	N 61°22'57.7" W	111.91'
L2	N 46°37'09.7" W	65.03'
L3	N 59°17'27.7" W	50.00'
L4	S 42°23'40.7" W	52.71'
L5	S 47°43'20.7" W	50.07'
L6	N 44°50'17.7" W	50.07'
L7	N 48°46'24.7" W	44.04'
L8	N 48°46'24.7" W	44.04'
L9	S 25°00'00.7" W	50.11'
L10	S 24°00'38.7" W	50.11'
L11	N 12°03'38.7" E	32.16'
L12	N 48°46'24.7" W	50.00'
L13	N 48°50'12.7" W	34.15'
L14	N 48°50'12.7" W	34.15'
L15	N 75°08'06.7" W	28.33'
L16	N 60°08'06.7" W	58.58'

INTERNAL CURVE DATA

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	235.00'	46.60'	11°21'42.5"	S 54°27'15.7" E	46.52'
C2	155.00'	115.47'	42°01'18.7"	S 46°36'15.7" E	115.44'
C3	815.00'	130.86'	6°34'08.7"	S 46°42'10.7" E	130.74'
C4	525.00'	224.35'	25°54'33.5"	S 30°13'06.7" E	232.41'
C5	25.00'	33.79'	77°28'39.7"	S 67°09'09.7" E	31.28'
C6	205.00'	186.41'	52°08'05.5"	S 74°49'20.7" E	180.08'
C7	50.00'	216.63'	24°29'53.5"	S 78°29'28.7" W	81.65'
C8	155.00'	269.02'	91°20'38.8"	S 81°30'17.7" W	238.50'
C9	100.00'	46.01'	28°21'43.5"	S 81°30'17.7" W	45.61'
C10	155.00'	269.02'	91°20'38.8"	S 81°30'17.7" W	238.50'
C11	100.00'	46.01'	28°21'43.5"	S 81°30'17.7" W	45.61'
C12	50.00'	13.09'	15°00'00.7"	N 67°38'09.7" W	13.05'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, CREEK MEADOWS PARTNERS, L.P., owner and developer of the land shown on this plat, and designated herein as the CREEK MEADOWS - SECTION 7, PHASE TWO 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 herein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

OWNER: _____
STATE OF TEXAS

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: _____ County, State of Texas

CERTIFICATE OF CITY ENGINEER

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

City of College Station

City Engineer _____

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

City of College Station

Chairman _____

FINAL PLAT NOTES:

- THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON FEMA - FIRM COMMUNITY PANEL NO. 48041C - GENERAL.
- THE UTILITY EASEMENTS LOCATED ADJACENT TO THE STREET RIGHT-OF-WAY ARE 15' WIDE AND BEAR PUBLIC UTILITY EASEMENTS ARE 20' WIDE CENTERED ON THE COMMON REAR PROPERTY LINE OR WHOLLY CONTAINED IN SINGLE ROW PROPERTIES.
- DIMENSIONS SHOWN INTERIOR TO THE LOT, ALONG CURVES, BEGINNING WITH "4-4" ARE ARC LENGTHS.
- THE INSTALLATION OF STREET LIGHTS WILL BE REQUIRED AND INSTALLED IN ACCORDANCE WITH SECTION 8.2A.20 OF THE COCS UNIFIED DEVELOPMENT ORDINANCE.
- PRIVATE DRAINAGE EASEMENT:
 - LOCATED ALONG THE REAR PROPERTY LINE OF LOTS 1-38, BLOCK ONE & LOTS 1-4, BLOCK TWO AND SIDE YARDS WHERE UNIFIED DEVELOPMENT ORDINANCE.
 - LOCATED ALONG THE REAR PROPERTY LINE OF LOTS 1-38, BLOCK ONE & LOTS 1-4, BLOCK TWO AND SIDE YARDS WHERE STORAGE BUILDINGS, ETC., WITHIN THE PRIVATE DRAINAGE EASEMENT IS PROHIBITED AND SHALL BE REMOVED BY THE HOA, IF REQUIRED, AT THE OWNER'S EXPENSE.
 - PROPERTY OWNERS WILL ALLOW THE HOA ACCESS TO, AND IF NECESSARY, MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT.
 - THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING A HEALTHY LAWN IN THE PRIVATE DRAINAGE EASEMENT.
 - IF REQUIRED FOR ADDITIONAL PUBLIC UTILITIES.
- MINIMUM FINISH FLOOR ELEVATION ARE DESIGNATED TO INSURE PROPER FLOOD PROTECTION FROM ADJACENT DRAINAGE SYSTEMS. ALSO THE BUILDER(S) OF THESE LOTS SHALL GRADE THE LOTS PER THE APPROVED GRADING PLAN SUPPLIED BY THE DEVELOPER.
- MINIMUM FINISH FLOOR ELEVATION ARE DESIGNATED TO REQUIRE ADEQUATE FLOOD PROTECTION (LOTS 34-44, BLOCK ONE), ALSO THE BUILDER(S) OF THESE LOTS SHALL GRADE THE LOTS PER THE APPROVED GRADING PLAN SUPPLIED BY THE DEVELOPER AND PROVIDE ENGINEERED FOUNDATIONS.
- COMMON AREAS ARE NON-BUILDABLE FOR RESIDENTIAL PURPOSES. ALL PLAT WORK (SIDEWALKS, FLOWERS, DRAINAGE HEADWALLS, ETC.) SHALL BE THE SOLE OWNERSHIP & MAINTENANCE RESPONSIBILITY OF THE GREEN MEADOWS HOA.
- HOMEOWNERS ASSOCIATION (HOA).
 - BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE PDD REZONING PER CITY ORDINANCE #6079. THEY ARE GENERALLY AS FOLLOWS:
 - SINGLE-FAMILY:
 - FRONT 20'
 - STREET SIDE 5'
 - REAR 20'
- ALL COMMON AREAS AND PRIVATE ACCESS EASEMENTS ARE OWNED AND MAINTAINED BY THE HOA. SOME COMMON AREAS ARE NON-BUILDABLE AREAS.
- H.O.A. EASEMENT ACTIVITIES AND/OR INFRASTRUCTURE WILL BE REFERENCED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE SUBDIVISION.
- MAINTENANCE OF THE WATER SYSTEM WILL BE WELLBORN S.U.D. MAINTENANCE OF THE PAVING, DRAINAGE, SIDEWALKS AND SANITARY SEWER SYSTEMS WILL BE THE CITY OF COLLEGE STATION ONCE THE SYSTEMS ARE ACCEPTED BY THE CITY OF COLLEGE STATION. MAINTENANCE OF THE PRIVATE DRAINAGE AND DEDICATION FACILITIES, COMMON AREAS (WHICH INCLUDE ROADWAY MEDIANS), FERTILIZATION, ADDRESS WAYS, AND PARK LANTARNS WILL BE THE GREEN MEADOWS HOA.

CERTIFICATE OF THE COUNTY CLERK

County Clerk, in and for said county, do hereby certify that this plat, together with its certificates of ownership, is on file in the Deed Records of Brazos County, Texas, in Volume _____ Page _____

WITNESS my hand and official seal of my office in COLLEGE STATION, Texas

County Clerk _____
Brazos County, Texas



Legislation Details (With Text)

File #: 16-0095 Version: 1 Name: Summit Crossing Phase 2B-Final Plat
Type: Final Plat Status: Agenda Ready
File created: 2/9/2016 In control: Planning and Zoning Commission Regular
On agenda: 2/18/2016 Final action:
Title: Presentation, possible action, and discussion regarding a Final Plat for Summit Crossing Phase 2B consisting of 34 residential lots on approximately 4.773 acres located at 1447 Buena Vista , generally located north of Harvey Road and east of the Crescent Point Subdivision. Case #FP2014-900237
Sponsors: Mark Bombek
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Final Plat](#)

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

Presentation, possible action, and discussion regarding a Final Plat for Summit Crossing Phase 2B consisting of 34 residential lots on approximately 4.773 acres located at 1447 Buena Vista , generally located north of Harvey Road and east of the Crescent Point Subdivision. Case #FP2014-900237



CITY OF COLLEGE STATION

**FINAL PLAT
for
Summit Crossing Ph 2B
FP2014-900237**

SCALE: 34 lots on 4.773 acres

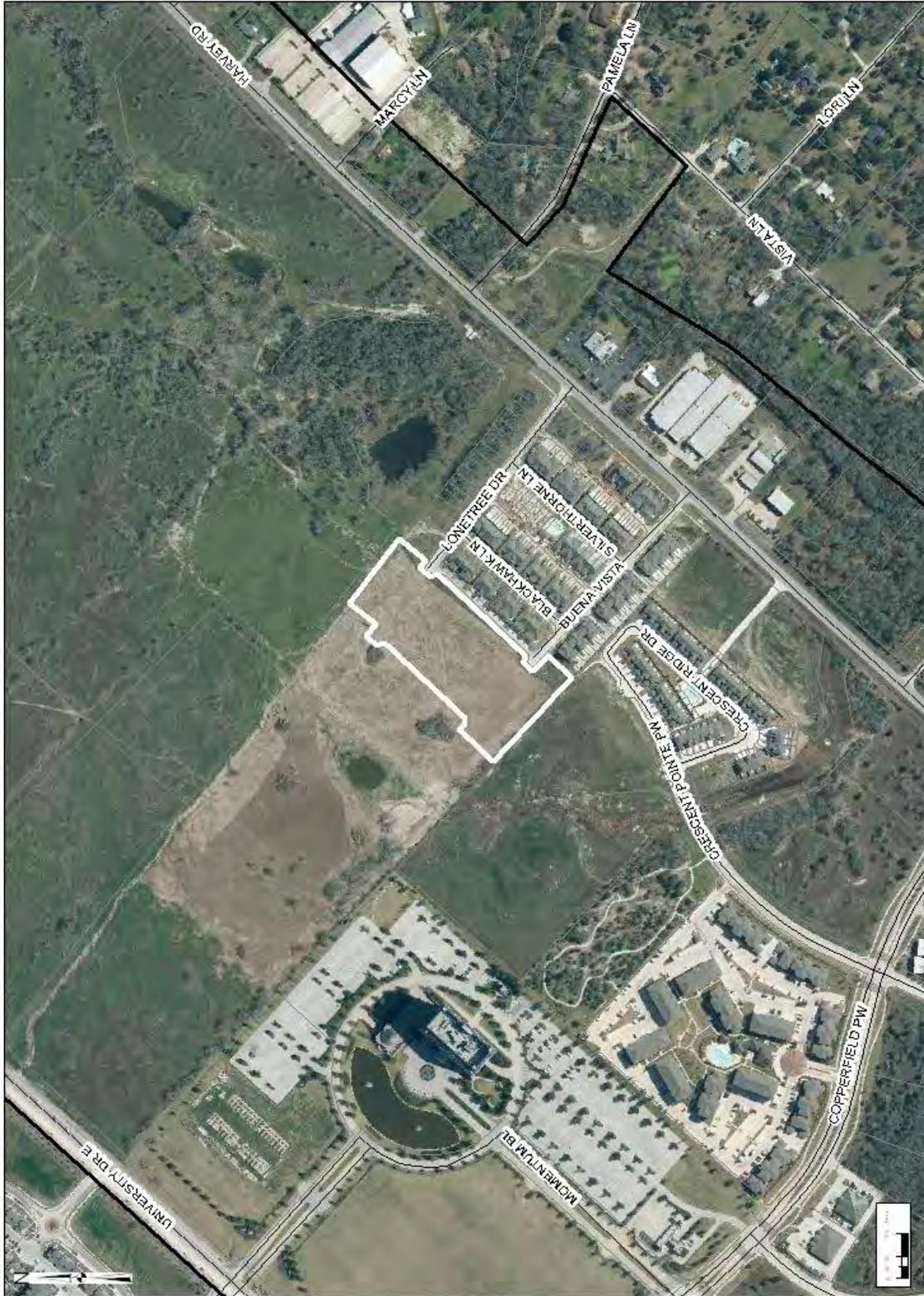
LOCATION: 1447 Buena Vista, generally north of Harvey Road and east of the Crescent Pointe Subdivision.

ZONING: PDD Planned Development District

APPLICANT: Rabon Metcalf, RME Consulting Engineers

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

RECOMMENDATION: Staff recommends approval of the Final Plat.



Case: 13-223

SUMMIT CROSSING PH 2A

DEVELOPMENT REVIEW

FINAL
PLAT



DEVELOPMENT HISTORY

Annexation: 1980
Zoning: A-O Agricultural Open to PDD Planned Development District (2003); revision to PDD Planned Development District (2007)
Preliminary Plan: November 2013; The Master Plan for the project was approved in 2007
Site development: Phase 1 of Summit Crossing is currently developed with Townhomes.

COMMENTS

Parkland Dedication: Park land dedication was previously dedicated with initial development (Summit Crossing Phase 1). Neighborhood parkland development fees of \$12,172 (34 lots x \$358) will be due prior to filing of the Final Plat, which is the fee amount in effect when the master plan was approved. No community park fees are required.

Greenways: No greenway dedication is required or proposed.

Pedestrian Connectivity: Sidewalks will be continued along one side of Buena Vista and Lone Tree Drive in accordance with the subdivision regulations in effect when the master plan was approved.

Bicycle Connectivity: There are no planned bicycle improvements proposed with the Final Plat and none called for as part of the Bicycle, Pedestrian, and Greenways Master Plan.

Impact Fees: None in this area currently.

REVIEW CRITERIA

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

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>14-237</u>
DATE SUBMITTED:	<u>09/08/14</u>
TIME:	<u>9:40</u>
STAFF:	<u>AJ</u>

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication or Stormwater Management Conference N/A

NAME OF PROJECT Summit Crossing, Phase 2B

ADDRESS _____

SPECIFIED LOCATION OF PROPOSED PLAT:

Located off of SH 30 (Harvey Road East) immediately east of the Crescent Pointe Subdivision

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

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

Street Address PO Box 9253

City College Station State TX Zip Code 77842

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

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

Name The Summit Crossing, LLC (c/o Jim Easterly) E-mail jimeasterly@gmail.com
Street Address 809 University Drive East, Suite 101B
City College Station State TX Zip Code 77840
Phone Number (979) 218-6775 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

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

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

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

Total Acreage 4.773 Total No. of Lots 34 R-O-W Acreage 1.052

Existing Use Vacant Proposed Use Townhomes

Number of Lots By Zoning District 34 / PDD _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

0.096 / PDD _____ / _____ / _____

Floodplain Acreage 0.0

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

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

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

Yes

No

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

Project Name: Summit Crossing - Master Plan

City Project Number (if known): _____

Date / Timeframe when submitted: _____

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

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

Detailed explanation of condition identified above:

Not Applicable

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

Requested Oversize Participation Not Applicable

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>938</u> Streets</p> <p><u>903</u> Sidewalks</p> <p><u>837</u> Sanitary Sewer Lines</p> <p><u>958</u> Water Lines</p> <p>_____ Channels</p> <p><u>148</u> Storm Sewers</p> <p>_____ Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
--	---

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

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

Jimmy Enteloh owner
Signature and title

8-3-14
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)

8-3-14

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

9/5/14

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, Not Applicable 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, Not Applicable, 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, Not Applicable, 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, *Not Applicable* _____, 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, *Not Applicable* _____, 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, *Not Applicable* _____, 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: _____

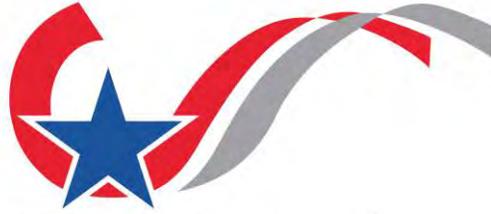


Legislation Details (With Text)

File #: 16-0080 Version: 1 Name: West Park Addition Subdivision - Final Plat- Replat
Type: Replat Status: Agenda Ready
File created: 2/5/2016 In control: Planning and Zoning Commission Regular
On agenda: 2/18/2016 Final action:
Title: Presentation, possible action, and discussion regarding a discretionary item to the Unified Development Ordinance Section 12-8.3.K.5.b 'Fee in Lieu of Construction' and public hearing, presentation, possible action, and discussion regarding a Final Plat for West Park Addition Subdivision Block 4, Lots 17R, 18R, 19R and 20R being a replat of West Park Addition Subdivision Block 4, 20' of Lot 17, and Lots 18, 19 and 20 consisting of 4 single-family lots on approximately 0.7588 acres located at 613 Wellborn Road generally located east of Wellborn Road and north of Park Place. Case #FP2015-000022
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 discretionary item to the Unified Development Ordinance Section 12-8.3.K.5.b 'Fee in Lieu of Construction' and public hearing, presentation, possible action, and discussion regarding a Final Plat for West Park Addition Subdivision Block 4, Lots 17R, 18R, 19R and 20R being a replat of West Park Addition Subdivision Block 4, 20' of Lot 17, and Lots 18, 19 and 20 consisting of 4 single-family lots on approximately 0.7588 acres located at 613 Wellborn Road generally located east of Wellborn Road and north of Park Place. Case #FP2015-000022



CITY OF COLLEGE STATION

FINAL PLAT
for
West Park Addition Subdivision
Block 4, Lots 17R, 18R, 19R and 20R
being a replat of
West Park Addition Subdivision
Block 4, 20' of Lot 17, and Lots 18, 19 and 20
FP2015-000022

- SCALE:** Four lots on 0.7588 acres
- LOCATION:** Located at 613 Wellborn Road, more generally located east of Wellborn Road, and north of Park Place.
- ZONING:** GS General Suburban
- APPLICANT:** Adam Wallace, ATM Surveying
- PROJECT MANAGER:** Madison Thomas, Staff Planner
mthomas@cstx.gov
- PROJECT OVERVIEW:** The proposed Final Plat replats three lots and 20' of a fourth lot into four lots.
- RECOMMENDATION:** Staff recommends approval of the discretionary item to the UDO Section 12. 8.3.K.5.b regarding payment into the sidewalk fund in lieu of construction of the sidewalks along Wellborn Road. Staff also recommends approval of the Final Plat.



Case: FP2015-000022

WEST PARK BL 4
LOTS 17R, 18R, 19R & 20R

DEVELOPMENT REVIEW



FINAL PLAT - REPLAT

DEVELOPMENT HISTORY

Annexation:

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

Preliminary Plan: Final Plat filed in 1946

Site Development: Residential

COMMENTS

Parkland Dedication: Neighborhood fees of \$636 and Community fees of \$625 will be required for the one lot added.

Greenways: N/A

Pedestrian Connectivity: Sidewalks are required along Wellborn Road. The applicant is requesting to pay a fee in lieu of construction to aid in future construction of the sidewalks in this area. The fee is \$5 a square foot at 182 feet for a 6-foot wide sidewalk, being approximately \$5,460. This is located in Sidewalk Zone 3.

Bicycle Connectivity: N/A

Impact Fees: N/A

REVIEW CRITERIA

Compliance with Subdivision Regulations: The proposed Final Plat is in compliance with the Subdivision Requirements contained in the Unified Development Ordinance, but requires the Commission's decision on one discretionary item:

UDO Section 12-8.3.K.5.b 'Fee in Lieu of Construction'- The purpose of this section is to allow a developer the option to pay a fee in lieu of construction the required sidewalk, if the Planning and Zoning Commission deems there is an existing condition that would prevent the construction at the time of development.

Based on the criteria to request a fee in lieu, the impending expansion of Wellborn/George Bush Grade Separation Project by TxDOT allows the application the option to pay into the fund. The project plans that are currently available show this lot being affected by the expansion along Wellborn Road.

STAFF RECOMMENDATIONS

Staff recommends approval of the discretionary item to the UDO Section 12.8.3.K.5.b regarding payment into the sidewalk fund in lieu of construction of the sidewalk along Wellborn Road. Staff also 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)	<input type="checkbox"/> Minor (\$700)	<input type="checkbox"/> Amending (\$700)	<input type="checkbox"/> Final (\$932)	<input type="checkbox"/> Vacating (\$932)	<input checked="" type="checkbox"/> Replat (\$932)
Is this plat in the ETJ? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Is this plat Commercial <input type="checkbox"/> or Residential <input checked="" type="checkbox"/>		
MINIMUM SUBMITTAL REQUIREMENTS:					
<input checked="" type="checkbox"/> \$700-\$932 Final Plat Application Fee (see above).					
<input checked="" type="checkbox"/> \$233 Waiver Request to Subdivision Regulations Fee (if applicable).					
<input 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"/> Fourteen (14) folded copies of plat. (A signed mylar original must be submitted after approval.)					
<input type="checkbox"/> Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.					
<input 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 613 Wellborn Road

ADDRESS 613 Wellborn Road, College Station, TX 77840

SPECIFIED LOCATION OF PROPOSED PLAT:

613 Wellborn Road, College Station, TX 77840

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

Name Adam Wallace E-mail adam@aTmSurveying.com

Street Address 1403 Lemon Tree

City College Station State TX Zip Code 77840

Phone Number 979-209-9291 Fax Number _____

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

Name Lawrence Guseman E-mail _____
Street Address 1113 Langford St.
City College Station State TX Zip Code 77840
Phone Number (979) 204-2087 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name ATM Surveying - Adam Wallace E-mail adam@atmsurveying.com
Street Address 1403 Lemon Tree
City College Station State TX Zip Code 77840
Phone Number 979-209-9291 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 98 and Page No. 322

Total Acreage 0.7588 Acres Total No. of Lots 4 R-O-W Acreage _____

Existing Use Residential Proposed Use Residential

Number of Lots By Zoning District GS / 4 _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

0.190 / R-1 _____ / _____ / _____ / _____

Floodplain Acreage n/a

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

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

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

Yes

No

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

Project Name: _____

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:

n/a

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

Requested Oversize Participation ^{n/a}

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

 owner
 Signature and title

 8-31-15
 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 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 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 type="checkbox"/> | Street offsets and/or intersection angles meet ordinance. |

Existing

Proposed

- | | | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Alleys. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Easements. |
| <input checked="" type="checkbox"/> | <input 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. |

- 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



Legislation Details (With Text)

File #: 16-0098 Version: 1 Name: 4098 Raymond Stotzer Parkway- Comp Plan Amendment

Type: Minutes Status: Agenda Ready

File created: 2/10/2016 In control: Planning and Zoning Commission Regular

On agenda: 2/18/2016 Final action:

Title: Public Hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Business Park to Urban and General Commercial for approximately 17 acres located at 4098 Raymond Stotzer Parkway, more generally located at the hard corner of Turkey Creek Road and Raymond Stotzer Parkway frontage road.. Case #CPA2015-000006

Sponsors: Mark Bombek

Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)
[Comprehensive Plan 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 Business Park to Urban and General Commercial for approximately 17 acres located at 4098 Raymond Stotzer Parkway, more generally located at the hard corner of Turkey Creek Road and Raymond Stotzer Parkway frontage road.. Case #CPA2015-000006



**COMPREHENSIVE PLAN AMENDMENT
FOR
4098 Raymond Stotzer Parkway
CPA2015-000006**

REQUEST: Business Park to General Commercial and Urban

SCALE: Approximately 17.788 acres

LOCATION: 4098 Raymond Stotzer Parkway, generally located at the hard corner of Turkey Creek Road and Raymond Stotzer Parkway frontage road.

APPLICANT: Crissy Hartl

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

RECOMMENDATION: Staff recommends approval of the Future Land Use and Character Map amendment.



Case: COMP PLAN AMENDMENT
CPA2015-000006

4098 RAYMOND STOTZER PKWY

DEVELOPMENT REVIEW



February 18, 2016

Existing Future Land Use & Character Map



Proposed Future Land Use & Character Map



NOTIFICATIONS

Advertised Commission Hearing Date: February 18, 2016
 Advertised Council Hearing Dates: March 10, 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:
 N/A

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

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Business Park	R Rural	Large-lot residential
South (Across Raymond Stotzer)	Texas A&M University	C-U College University	Easterwood Airport
East	Institutional/ Public	R Rural	Cemetery
West (Across Turkey Creek)	Suburban Commercial	R Rural	Large-lot residential

DEVELOPMENT HISTORY

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

PROPOSAL

The applicant has requested the proposed amendment to Urban and General Commercial as a step toward permitting a mixed use development at the hard corner of Turkey Creek Road and Raymond Stotzer Parkway Frontage Road. This development is intended to serve the nearby BioCorridor Planned Development District and to provide supplemental uses that add to the efforts made in that area. The subject property and properties to the north and west are primarily designated Business Park and Suburban Commercial on the Comprehensive Plan Future Land Use and Character Map.

REVIEW CRITERIA

- 1. Changed or changing conditions in the subject area or the City:** The City of College Station’s Comprehensive Plan was adopted in 2009. In 2010, through the coordination of the Research Valley Partnership, the Research Valley BioCorridor Concept Master Plan was developed, consisting of a conceptual area of approximately 3,500 acres, spanning the jurisdictions of the cities of College Station and Bryan and the Texas A&M University System. In 2012, approximately 200 acres west of Turkey Creek Road were zoned BioCorridor Planned Development District to encourage research and development, manufacturing, and warehousing for biomedical and other emerging technology industries in the area. The area surrounding this Planned Development District is anticipated to serve as

a secondary or supplementary region that would provide supportive land uses enhancing the development occurring within the BioCorridor District. The BioCorridor Concept Master Plan envisioned mixed uses in the subject area; thus prompting the request to amend the Future Land Use map to Urban and General Commercial.

Development pressure in this area has increased since the conception of the BioCorridor Master Plan, and the City of College Station has made significant agreements and infrastructure investments in the nearby area (e.g., roadway and electric improvements and changes in sewer certificated areas) to support the success of business development in the region. The provisions of wastewater services have not been in immediate plans for the area east of Turkey Creek Road, but in 2013, the City's Interlocal Agreement with Texas A&M University was amended to allow for wastewater treatment for this track.

2. **Scope of the request:** Currently, the Comprehensive Plan Future Land Use and Character Map designates the area east of Turkey Creek Road and west of Harvey Mitchell Parkway to be approximately 22 acres of Suburban Commercial (property already zoned for commercial uses along Harvey Mitchell), 34 acres to be Texas A&M University (property owned by Texas A&M), 58 acres of Public/Institutional (the City's cemetery), and the largest designation to be 70 acres of Business Park. The proposal is to convert approximately 18 acres from Business Park to 6 acres of General Commercial at the intersection of Turkey Creek Road and Raymond Stotzer Parkway, and 12 acres of Urban behind that, further down Turkey Creek Road. The proposed amendment would allow general commercial activities that would cater to both nearby residents and to the larger region at the intersection, and a very intense level of residential development activities being townhouse, duplexes, and high-density apartments.
3. **Availability of adequate information:** General Commercial and Urban designations allow for future development of non-residential uses that fit within the General Commercial parameters and high-density multi-family. Properties in this area are served water through the City of College Station. College Station has an ability to serve domestic water service to the proposed development, but additional infrastructure improvements will be needed with further site development to meet minimum fire flow requirements.

There are currently no existing sanitary sewer mains available to serve this property necessitating extensions of the nearest lines to provide service to the property with further site development.

The property has frontage on both Raymond Stotzer Parkway (at a grade separated Freeway/Expressway on the Thoroughfare Plan) and Turkey Creek Road (designated a two-lane major collector). The change in land use designation is not expected to generate significantly more trips than the current land use designation.

4. **Consistency with the goals and strategies set forth in the Plan:** The proposal is consistent with the goals and strategies of the Comprehensive 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. The subject property and surrounding area are identified in the Comprehensive Plan Concept Map as one of the City's distinct districts—the Presidential Corridor Gateway District—which seeks to preserve and build upon the existing assets in the area enhancing this important gateway into the city. Upon the time when a rezoning is

considered for the property, a General Commercial zoning district at the hard corner will dictate minimum non-residential architectural standards for virtually all development on that property proposed adjacent to Raymond Stotzer.

- 5. Consideration of the Future Land Use & Character and/or Thoroughfare Plans:** The existing Future Land Use and Character designation on the property is Business Park, which is defined as a land use designation “generally for areas that include office, research, or industrial uses planned and developed as a unified project. Generally, these areas need good access to arterial roadways.” While the land use designation is still valid and would support the growth of a research and development and manufacturing district, General Commercial and Urban land uses may also encourage growth, but do so through supporting commercial and residential for the area. General Commercial is described as:

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

Urban is described as:

generally for areas that should have a very intense level of development activities. These areas will tend to consist of townhomes, duplexes, and high-density apartments. General commercial and office uses, business parks, and vertical mixed-use may also be permitted within growth and redevelopment areas.

The Urban land use designation, when not in a Growth Area, is typically characterized by more dense residential developments in the form of duplexes, townhomes or apartments.

Much of the land located north of Raymond Stotzer Parkway between SH 47 and Harvey Mitchell Parkway is planned for Business Park use, however, with increased development activity occurring in the BioCorridor Planned Development District, some land use designations surrounding the PDD were expected to change to support the anticipated growth. Staff originally was working to carry forward a City-initiated Comprehensive Plan Amendment to the Future Land Use and Character Map to address possible land use scenarios, but it was determined that the integrity of the Comprehensive Plan in the area was better served by evaluating amendments on a case-by-case basis.

The property has frontage on both Raymond Stotzer Parkway (at a grade separated Freeway/Expressway on the Thoroughfare Plan) and Turkey Creek Road (designated a two-lane major collector). The change in land use designation is not expected to generate significantly more trips than the current land use designation.

- 6. Compatibility with the surrounding area:** The adjacent land uses are large lot single-family and unimproved rural tracts varying in size from 1 to 11 acres, the City’s cemetery, and rights-of-way. These existing developments are less dense than the Business Park designation prescribes. An Urban and General Commercial development will provide a different character than these existing properties currently provide.

Land located near the subject property and north of Raymond Stotzer Parkway is anticipated for future Business Park, and to a lesser degree, Suburban Commercial land

uses. The proposed amendment, while not consistent with the planned future development pattern in the area, is compatible as supporting land uses for the Business Park uses that are anticipated to develop.

- 7. Impacts on infrastructure including water, wastewater, drainage, and the transportation network:** Water service will be provided by the City of College Station. The tract is currently not adjacent to an existing water line. The tract will need to extend water infrastructure in accordance with the Water Master Plan to and through the property. While extending the water line in order to serve the property, the developer will need to acquire offsite Public Utility Easements. No matter if the property were under Business Park or General Commercial and Urban designations, these improvements would be necessary in conjunction with development.

The City of College Station has an interlocal agreement with Texas A&M University to provide treatment plant capacity to the subject tract. The tract has allocated sanitary sewer treatment plant capacity reserved with the interlocal agreement. The Developer's engineer has provided a sealed sewer demand letter that proposes to not exceed the allowable sanitary sewer treatment plant capacity specified in the interlocal agreement. The tract is currently not adjacent to an existing City of College Station sanitary sewer collection line. The tract will need to extend a sewer line from an existing City of College Station manhole in the Aggie Field of Honor Memorial Cemetery that ultimately sewers to a City of College Station owned/operated Valley Park lift station. The developer will need to acquire offsite easements and do downstream improvements to the City of College Station's collection system, lift station, forced main, and potentially Texas A&M University's collection system in order to serve the property. No matter if the property were under Business Park or General Commercial and Urban designations, these improvements would be necessary in conjunction with development.

The subject property is located in the Whites Creek Drainage basin. Whites Creek Tributary 8 crosses the subject tract. Detention will be required with future development. Drainage and other public infrastructure will be required as development occurs, no matter if the property were under Business Park or General Commercial and Urban designations.

- 8. Impact on the City's ability to provide, fund, and maintain services:** The subject property and surrounding area is within the Fire Department's desired 4.5-minute response time, a performance indicator that can have bearing on the City's ISO rating. There are existing lines stubbing out to the adjacent Aggie Field of Honor Cemetery that could be extended to provide adequate fire flows in this area.

There are currently no existing sanitary sewer mains available to serve this property necessitating extensions of the nearest lines to provide service to the property.

- 9. Impact on environmentally sensitive and natural areas:** This area is not recognized as environmentally sensitive, but development at a higher density would impact open space.
- 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 Business Park to Urban and General Commercial on just over 17 acres does not limit the general goals of the Comprehensive Plan. The amendment is

proposing a density and level of service compatible with the planned growth of the BioCorridor District.

STAFF RECOMMENDATION

Staff recommends approval of the Future Land Use and Character Map amendment request.

SUPPORTING MATERIALS

1. Application
2. Comprehensive Plan 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 March 11, 2015

NAME OF PROJECT Turkey Creek Development

ADDRESS 4098 Raymond Stotzer Parkway

LEGAL DESCRIPTION (Lot, Block, Subdivision) 17.788 acres JH Jones League, A-26 and A-148N

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

Northeast corner of the intersection of Turkey Creek Road and Raymond Stotzer Parkway

TOTAL ACREAGE 17.788 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 BCS Turkey Creek, LP c/o Clint Cooper E-mail ccooper@caldwellcos.com
Street Address 1700 Research Parkway #110
City College Station State TX Zip Code 77845
Phone Number 979.260.7000 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 to amend the Land Use and Character Designation portion of the Comprehensive Plan for 17.788 acres at the northeast corner of Turkey Creek Road and Raymond Stotzer Parkway.

2. What is the amendment request?

We are requesting that the Land Use and Character Designation be amended from Business Park to General Commercial and Urban.

3. Explain the reason for this amendment.

The existing Land Use and Character Designation for this property currently calls for Business Park. This proposal includes a mix of uses including multi-family, commercial and office uses. For this reason, we are requesting the Land Use Plan for this property be amended to the General Commercial and Urban designation.

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

This property is located in an area that has been identified by the City of College Station, City of Bryan, and Texas A&M University as a biomedical corridor. This area has been experiencing growth; however, development opportunities are being missed in College Station. We believe this development will be a catalyst for more development in this area and bring more opportunities for the gateway corridor.

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

The developments that have been built in the biomedical corridor within the City of Bryan include a variety of uses that have been very successful. These developments exhibit the elements of a "live, work, play" environment that have proven to be a desired setting. The existing Business Park designation for this area is limiting to providing this environment. Additionally, it does not allow for developments that would provide commercial support for Easterwood Airport.

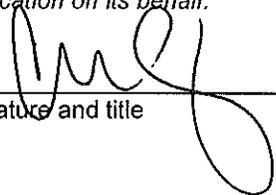
6. How does the requested amendment further the goals and objectives of the Comprehensive Plan?

The Comprehensive Plan has identified this area as a special corridor that should highlight the business opportunities that stem from the Texas A&M University Health Science Center. This amendment would allow future developments to contribute to research and development opportunities, as well as support them with other commercial enterprises and multi-family residences.

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

Please see attached Traffic Impact Analysis from Kimley-Horn.

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.

 VP

Signature and title

9.18.15

Date



Legislation Details (With Text)

File #: 16-0099 Version: 1 Name: 4098 Raymond Stotzer Parkway- Rezoning

Type: Rezoning Status: Agenda Ready

File created: 2/10/2016 In control: Planning and Zoning Commission Regular

On agenda: 2/18/2016 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 MF Multi-Family and GC General Commercial for approximately 17.788 acres lying and being situated in the John H. Jones League Abstract No. 26 in College Station, Brazos County, Texas and being a part of the 17.788 acre tract described in the deed from William Charles Gilmore, Walter Edgar Gilmore, II, Peter Lee Gilmore and Edith Ann Gilmore to BCS Turkey Creek, L.P. recorded in Volume 11640, Page 259 of the Official Records, Brazos County, Texas, and more generally located at the intersection of Turkey Creek Road and Raymond Stotzer Frontage Road. Case #REZ2015-000001 (Note: Final action on this item is scheduled for the March 10th City Council meeting - subject to change)

Sponsors: Mark Bombek

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to MF Multi-Family and GC General Commercial for approximately 17.788 acres lying and being situated in the John H. Jones League Abstract No. 26 in College Station, Brazos County, Texas and being a part of the 17.788 acre tract described in the deed from William Charles Gilmore, Walter Edgar Gilmore, II, Peter Lee Gilmore and Edith Ann Gilmore to BCS Turkey Creek, L.P. recorded in Volume 11640, Page 259 of the Official Records, Brazos County, Texas, and more generally located at the intersection of Turkey Creek Road and Raymond Stotzer Frontage Road. Case #REZ2015-000001 (Note: Final action on this item is scheduled for the March 10th City Council meeting - subject to change)



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

REZONING REQUEST
for
4098 Raymond Stotzer Parkway
REZ2015-000001

REQUEST: R Rural to MF Multi-Family and GC General Commercial

SCALE: 17.788 acres

LOCATION: 4098 Raymond Stotzer Parkway, generally located at the hard corner of Turkey Creek Road and Raymond Stotzer Parkway frontage road.

APPLICANT: Crissy Hartl

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

PROJECT OVERVIEW: The applicant is requesting a zoning change from R Rural to MF Multi-Family and GC General Commercial. This is an initial step toward developing a property with a mix of multi-family residential and commercial uses.

RECOMMENDATION: Staff recommends approval of the rezoning to MF Multi-Family and GC General Commercial. This request is in conjunction with a Comprehensive Plan Amendment request. Should the Comprehensive Plan Amendment to the Future Land Use and Character Map be denied, the rezoning request should be denied as it is no longer in compliance with the Comprehensive Plan.

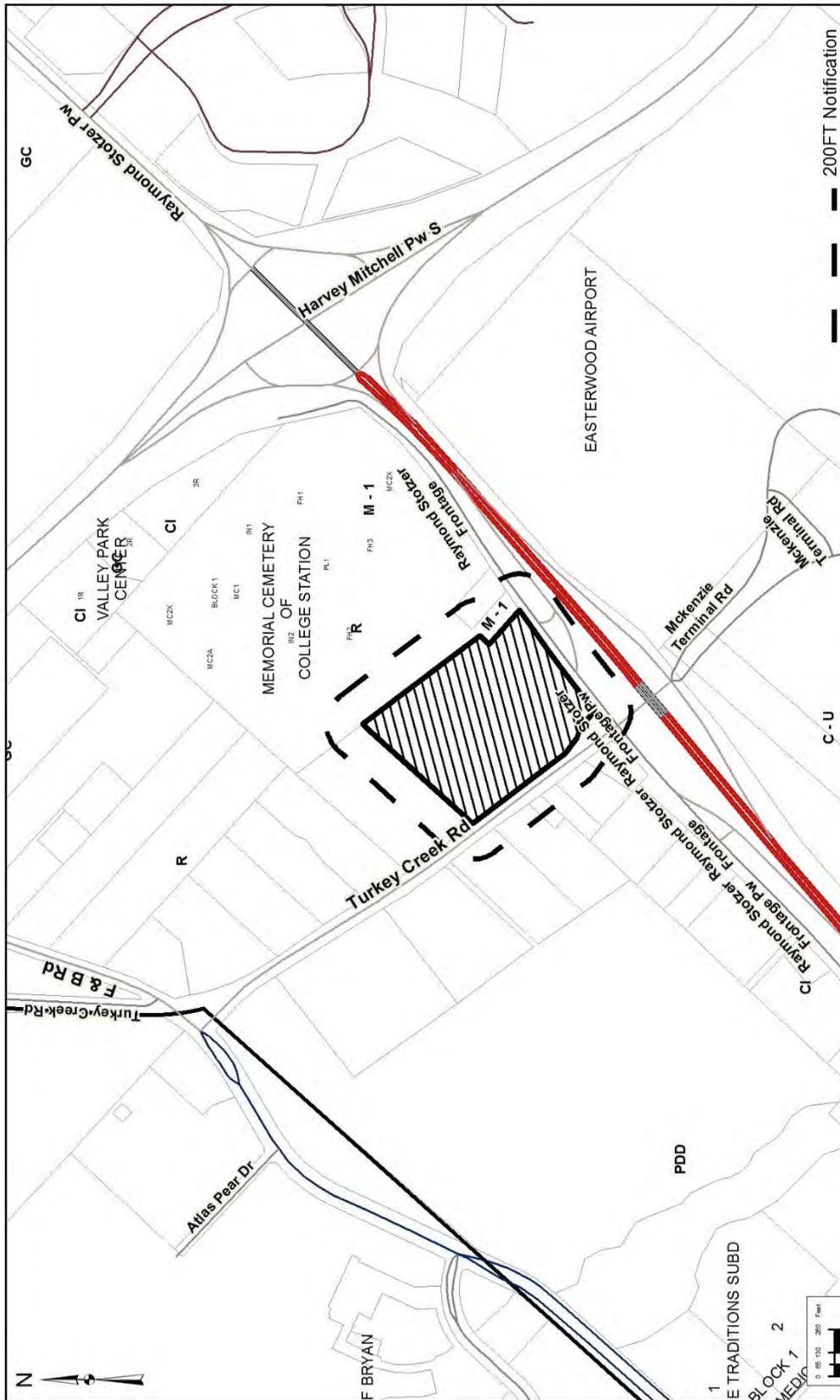


REZONING

Case: REZ2015-000001

4098 RAYMOND STOTZER PKWY

DEVELOPMENT REVIEW



Zoning Districts

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

	DEVELOPMENT REVIEW	4098 RAYMOND STOTZER PKWY	Case: REZ2015-000001	REZONING
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NOTIFICATIONS

Advertised Commission Hearing Date: February 18, 2016
Advertised Council Hearing Date: March 10, 2016

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

Property owner notices mailed: 9
Contacts in support: None at the time of this report
Contacts in opposition: None at the time of this report
Inquiry contacts: None at the time of this report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Business Park	R Rural	Vacant
South (Across Raymond Stotzer)	Texas A&M University	C-U College University	Easterwood Airport
East	Institutional/Public	R Rural	Cemetery
West (Across Turkey Creek)	Suburban Commercial	R Rural	Vacant

DEVELOPMENT HISTORY

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

REVIEW CRITERIA

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

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

- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The proposed land uses permitted through this request are those allowed in MF Multi-Family and GC General Commercial. The uses are appropriate as they support the uses planned in the BioCorridor PDD and the property's frontage along Raymond Stotzer Parkway. The intent of the area surrounding the BioCorridor District is to help preserve and support the district by providing similar and supplementary uses that focus on research and development, manufacturing, office uses, and other additional uses that would serve those that live and work in the area. The applicant feels the request meets the intentions of the district which is to provide an atmosphere capable of creating the mixed use development desired for the BioCorridor District.
- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property is currently zoned R Rural. The current zoning district is suitable for the property given the similar zonings and uses of nearby property. However, this is one of the first rezoning's requested in the area outside of the BioCorridor PDD. While R Rural is suitable with the current land uses the area is expected to see continued change moving forward.
- 5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property can currently be marketed under the existing R Rural zoning district. However, the applicant has stated that the use is not appropriate or feasible for this property knowing the current development happening on nearby property and the anticipated change in development pattern for the area.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water service will be provided by City of College Station. The tract is currently not adjacent to an existing water line. The tract will need to extend the water line from an existing 8-inch main along Frontage of Raymond Stotzer Parkway to and through their property. While extending the water line in order to serve the property, the developer will need to acquire off site Public Utility Easements.

City of College station has an Inter-local Agreement with Texas A&M University to provide sewer service to the subject tract. The tract has allocated sewer capacity reserved with the Inter-local Agreement. The Developer's engineer has provided a sealed sewer demand letter that proposes to not exceeding the allowable sewer capacity specified in the Inter-local Agreement. The tract is currently not adjacent to an existing sanitary sewer line. The tract will need to extend the sewer line from an existing Manhole in the Aggie Field of honor memorial cemetery that ultimately sewers to a lift station. Developer will need to acquire offsite easements and do downstream improvements in order to serve the property. These

improvements include, but are not limited to a private lift station, existing lift station and force main modifications, and upgrades to TAMU sewer systems.

The subject property is located in the Whites Creek Drainage basin. White Creek Tributary 8 crosses the subject tract. Detention will be required with the development.

Drainage and other public infrastructures required with the site shall be designed and constructed in accordance with the B/CS Unified Design Guidelines. There are currently no existing infrastructures to adequately serve the proposed use.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning to MF Multi-Family and GC General Commercial. This request is in conjunction with a Comprehensive Plan Amendment request. Should the Comprehensive Plan Amendment to the Future Land Use and Character Map be denied, the rezoning request should be denied as it is no longer in compliance with the Comprehensive 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 GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication Conference March 11, 2015

NAME OF PROJECT Turkey Creek Development

ADDRESS 4098 Raymond Stotzer Parkway

LEGAL DESCRIPTION (Lot, Block, Subdivision) 17.788 acres JH Jones League, A-26 and A-148N

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

Northeast corner of the intersection of Turkey Creek Road and Raymond Stotzer Parkway

TOTAL ACREAGE 17.788 acres

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

Name Mitchell & Morgan c/o Crissy Harl 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 BCS Turkey Creek, LP c/o Clint Cooper E-mail ccooper@caldwellcos.com

Street Address 1700 Research Parkway #110

City College Station State TX Zip Code 77845

Phone Number 979.260.7000 Fax Number _____

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

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

This property was conveyed to owner by deed dated 9/27/2013 and recorded in Volume 11646, Page 259 of the Brazos County Official Records.

Existing Zoning R Rural Proposed Zoning GC General Commercial, MF Multi-Family

Present Use of Property Undeveloped

Proposed Use of Property A mixed-use development to include offices, hotel, restaurants, and multi-family residences

REZONING SUPPORTING INFORMATION

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

This property is located in an area that has been identified by the City of College Station, City of Bryan, and Texas A&M University as a biomedical corridor. This area has been experiencing growth; however, development opportunities are being missed in College Station. We believe this development will be a catalyst for more development in this area and bring more opportunities for this gateway corridor.

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?

This zone change will not be compatible with the present zoning and conforming uses of nearby property as it is currently zoned R Rural, a holding zone until such property is developed according to the Comprehensive Plan. However, this development will abide by all single-family protection ordinances and will not have a negative impact on the character of the surrounding area.

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

The property is located along a gateway corridor into the City of College Station, in the vicinity of the Texas A&M University Health Science Center and other related developments, and across from a regional airport. The property is ideal for office and commercial uses as well as a good opportunity to provide a multi-family housing option to those who are employed by or associated with the growing biomedical industry.

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 1995. 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.

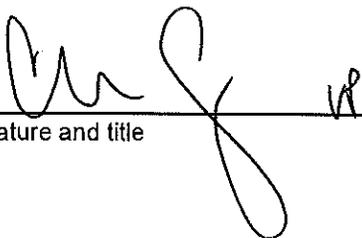
The property is currently zoned R Rural and is not marketable for the permitted uses at this location along a designated Freeway on the Thoroughfare Plan and across from a regional airport. The property is not marketable for rural and agricultural uses.

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

The developments that have been built in the biomedical corridor within the City of Bryan include a variety of uses that have been very successful. These developments exhibit the elements of a "live, work, play" environment that have proven to be a desired setting. This development is designed to accomplish this type of setting and possibly be a catalyst for future developments along this corridor.

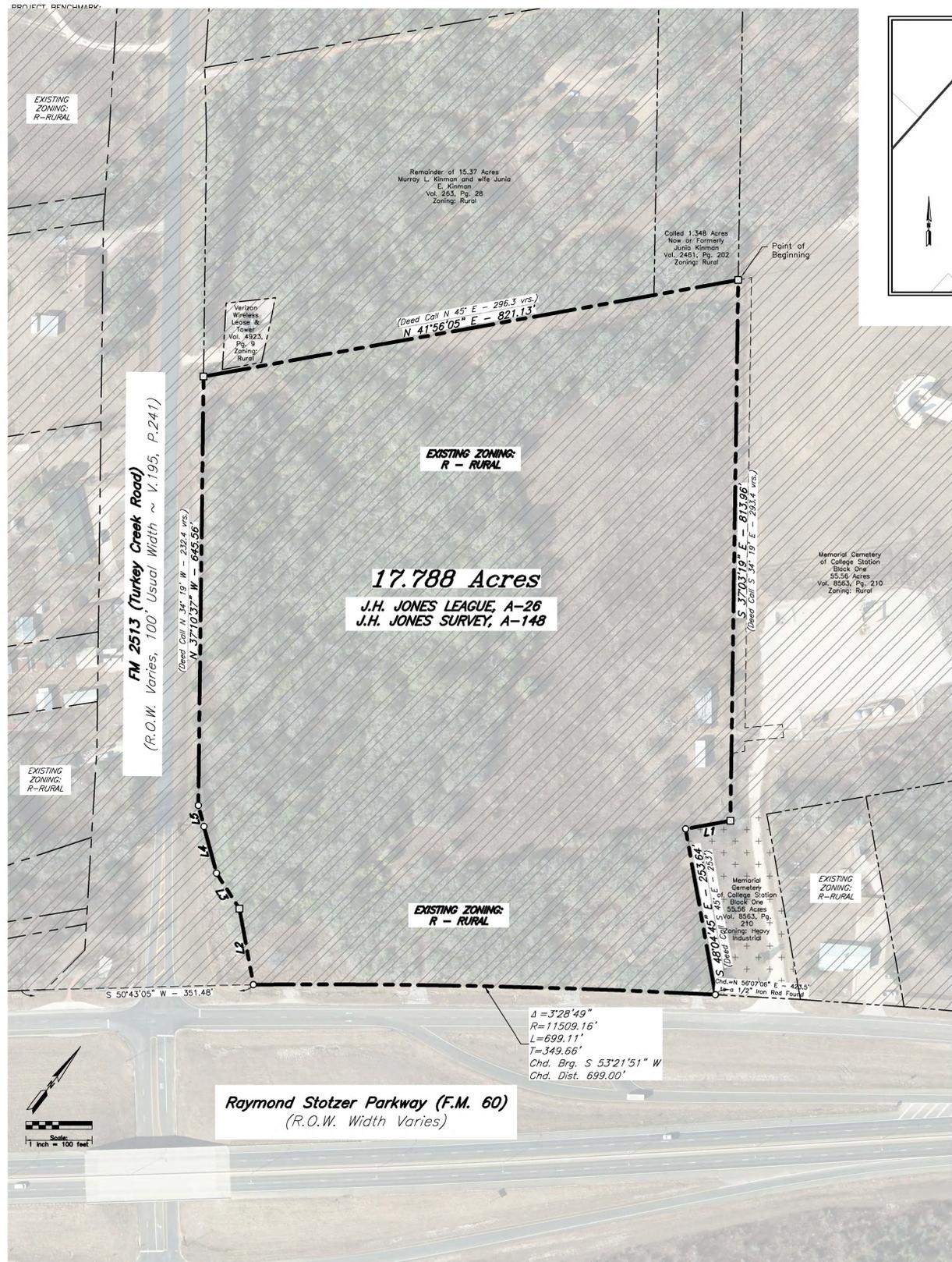
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from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

Signature and title

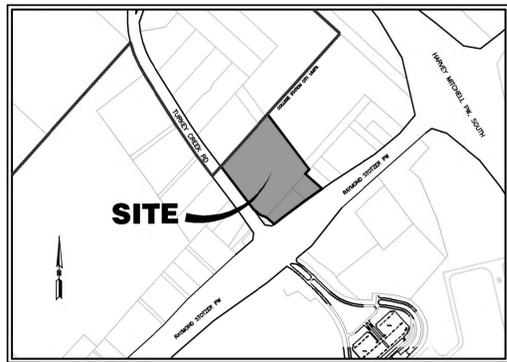


Date

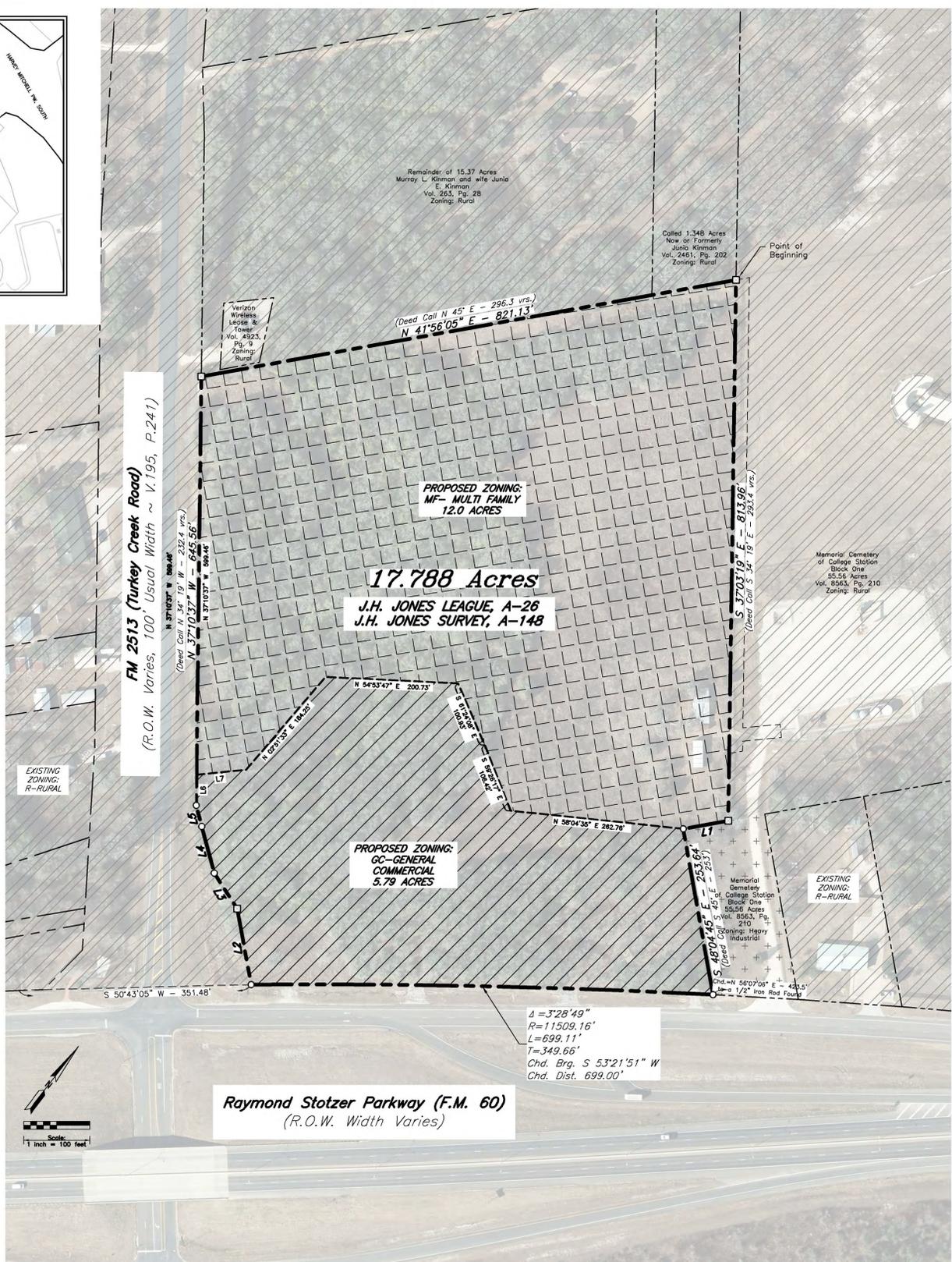
9-18-15



EXISTING ZONING



VICINITY MAP (N.T.S.)



PROPOSED ZONING

LEGEND

- R - RURAL
- M2 - HEAVY INDUSTRIAL
- MF - MULTI-FAMILY
- GC - GENERAL COMMERCIAL
- BOUNDARY LINE
- EASEMENT

LINE TABLE			
LINE	BEARING	DISTANCE	DEED CALL
L1	S 41°58'41" W	68.84'	S 45° W
L2	N 48°16'06" W	116.00'	N 45° W
L3	N 70°34'37" W	63.79'	N 67°43' W - 24.1 vrs.
L4	N 52°54'37" W	72.78'	N 50°03' W - 26.2 vrs.
L5	N 52°49'37" W	32.78'	N 49°58' W - 11.8 vrs.
L6	N 37°10'37" W	46.10'	
L7	N 46°21'31" E	74.98'	

GENERAL SURVEYOR NOTES:
 1. ORIGIN OF BEARING SYSTEM: Monuments found along the southwest line of MEMORIAL CEMETERY OF COLLEGE STATION recorded in Volume 8563, Page 210. The record bearing of S 37°03'19" E and is referenced to the Texas State Plane Coordinate System, Central Zone and was used as the BASIS OF BEARINGS shown on this survey.
 2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0305E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.

MITCHELL MORGAN
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 F. 979.260.3564
 TX. FIRM # F-1329
 3204 Earl Rudder Fwy S
 COLLEGE STATION, TX 77845
 PLAN & DESIGN SPECIALISTS IN
 CIVIL ENGINEERING • HYDRAULICS
 HYDROLOGY • UTILITIES • STREETS
 SITE PLANS • SUBDIVISIONS
 www.mitchellandmorgan.com
 For Bidding Purposes Only.
 These documents are not
 intended for construction
 or permit purposes.
 Prepared by:
 Veronica L. Morgan
 No. 77689
 SEPT 2015
 Designed By: VJBM
 Drawn By: KV
 Checked By: VJBM, JM
 Prepared For:
 BCS
 Turkey Creek, LP c/o
 Clint Cooper
 1700 Research Parkway #110
 College Station, Texas
 Revisions
 RE-ZONING MAP
 TURKEY CREEK CREEK DEVELOPMENT
 College Station, Texas
RZ