



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, March 3, 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. [16-0123](#) Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Minor ~ Holleman Place Lots 1R-1 & 1R-2 ~ Case #FPCO2015-000016 (Bullock)
*Final Plat ~ Minor ~ Lemon Tree Addition Block 3, Lots 14A & 14B ~ Case #FP2015-000024 (Thomas)
5. [16-0113](#) Presentation, possible action, and discussion regard the status of items in the 2015 P&Z Plan of Work (see attached).
Sponsors: Bombek
Attachments: [2015 Plan of Work](#)
6. [16-0128](#) Presentation, possible action, and discussion regarding an update on the results of the recent Annexation Task Force meetings.
Sponsors: Simms
Attachments: [Memo](#)
7. [16-0124](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, March 10, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison - Ross)
*Thursday, March 17, 2016 ~ P&Z Meeting CANCELED
*Thursday, March 31, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison - Warner)
8. [16-0125](#) Presentation, possible action, and discussion regarding an update on the following item:
*A rezoning for approximately 7 acres located at 3600 Rock Prairie Road from O Office to PDD Planned Development District. 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 25, 2016 and voted (5-0) to approve the request.

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

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

11. Adjourn.

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

APPROVED

City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on February 26, 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 #: 16-0123 **Version:** 1 **Name:** Minor/Amending Plats
Type: Updates **Status:** Agenda Ready
File created: 2/23/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 3/3/2016 **Final action:**
Title: Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Minor ~ Holleman Place Lots 1R-1 & 1R-2 ~ Case #FPCO2015-000016 (Bullock)
*Final Plat ~ Minor ~ Lemon Tree Addition Block 3, Lots 14A & 14B ~ Case #FP2015-000024 (Thomas)

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Minor ~ Holleman Place Lots 1R-1 & 1R-2 ~ Case #FPCO2015-000016 (Bullock)
*Final Plat ~ Minor ~ Lemon Tree Addition Block 3, Lots 14A & 14B ~ Case #FP2015-000024 (Thomas)



Legislation Details (With Text)

File #: 16-0113 Version: 1 Name: 2015 P&Z Plan of Work- Update
Type: Updates Status: Agenda Ready
File created: 2/19/2016 In control: Planning and Zoning Commission Workshop
On agenda: 3/3/2016 Final action:
Title: Presentation, possible action, and discussion regard the status of items in the 2015 P&Z Plan of Work (see attached).
Sponsors: Mark Bombek
Indexes:
Code sections:
Attachments: [2015 Plan of Work](#)

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

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> <p>02/18/16: Zoning district fact sheets were posted on the city's website for public review and comment.</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
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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. 9/3/15: Discussion at P&Z Workshop. 10/15/15: Joint Workshop discussion with Parks & Recreation Advisory Board. 10/28/15: Stakeholder meeting to present concept of multi-family parkland on a per bedroom basis. 11/10/15: Proposed amendment presented to Parks & Recreation Advisory Board. 11/19/15: P&Z recommended approval of proposed ordinance amendment. 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
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University Research Commercialization	
<p>Summary: Receive information regarding the vision and implementation of the commercialization of research-related output, including examples of successful efforts elsewhere.</p>	Project Dates:
Staff Assigned: City Staff	Anticipated Completion: Winter 2015



Legislation Details (With Text)

File #: 16-0128 Version: 1 Name: ATF Update
Type: Updates Status: Agenda Ready
File created: 2/23/2016 In control: Planning and Zoning Commission Workshop
On agenda: 3/3/2016 Final action:
Title: Presentation, possible action, and discussion regarding an update on the results of the recent Annexation Task Force meetings.
Sponsors: Lance Simms
Indexes:
Code sections:
Attachments: [Memo](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding an update on the results of the recent Annexation Task Force meetings.



CITY OF COLLEGE STATION

Planning & Development Services

1101 Texas Avenue, PO Box 9960

College Station, Texas 77842

Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lance Simms, Director of Planning & Development Services

DATE: 24 February 2016

SUBJECT: Annexation Task Force Update

Item

Presentation, possible action, and discussion regarding an update on the results of the recent Annexation Task Force meetings.

Background

Last year, the City Council formed an Annexation Task Force (consisting of three City Councilmembers and three Planning & Zoning Commissioners) to update the timing, priorities, and phasing of future annexations. As part of their work, the Task Force will be recommending changes to Chapter Eight and **Map 8.1 of the City's Comprehensive Plan**.

The purpose of this workshop item is to provide the Commission with an update on the Annexation Task Force accomplishments to date.



Legislation Details (With Text)

File #: 16-0124 Version: 1 Name: Upcoming Meetings
 Type: Updates Status: Agenda Ready
 File created: 2/23/2016 In control: Planning and Zoning Commission Workshop
 On agenda: 3/3/2016 Final action:
 Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
 *Thursday, March 10, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and
 Regular 7:00 p.m. (Liaison - Ross)
 *Thursday, March 17, 2016 ~ P&Z Meeting CANCELED
 *Thursday, March 31, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and
 Regular 7:00 p.m. (Liaison - Warner)

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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 *Thursday, March 17, 2016 ~ P&Z Meeting CANCELED
 *Thursday, March 31, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and
 Regular 7:00 p.m. (Liaison - Warner)



Legislation Details (With Text)

File #: 16-0125 Version: 1 Name: Updates on Items Heard
Type: Updates Status: Agenda Ready
File created: 2/23/2016 In control: Planning and Zoning Commission Workshop
On agenda: 3/3/2016 Final action:
Title: Presentation, possible action, and discussion regarding an update on the following item:
*A rezoning for approximately 7 acres located at 3600 Rock Prairie Road from O Office to PDD
Planned Development District. 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 25, 2016
and voted (5-0) to approve the request.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding an update on the following item:
*A rezoning for approximately 7 acres located at 3600 Rock Prairie Road from O Office to PDD
Planned Development District. The Planning & Zoning Commission heard this item on February 4,
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and voted (5-0) to approve the request.



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

Planning and Zoning Commission Regular

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

Thursday, March 3, 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** [16-0129](#) Consideration, possible action, and discussion on Absence Requests from meetings.
*Jim Ross ~ March 3, 2016

Attachments: [Jim Ross](#)

- 4.2** [16-0126](#) Consideration, possible action, and discussion to approve meeting minutes.
*February 18, 2016 ~ Workshop
*February 18, 2016 ~ Regular

Attachments: [February 18 2016 Workshop](#)
[February 18 2016 Regular](#)

- 4.3** [16-0114](#) Presentation, possible action, and discussion regarding a Final Plat

for Fairview Subdivision consisting of 4 residential lots on approximately 1 acre located at 1014 Fairview Avenue, generally located on the northwest corner of Holleman Drive and Fairview Avenue. Case #15-00900030

Sponsors: Bullock

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

4.4 [16-0112](#) Presentation, possible action, and discussion regarding a Preliminary Plan for Securcare Self Storage consisting of 2 commercial lots on approximately 5.788 acres located at 4074 State Highway 6 South, generally located south of Bridle Gate Drive and east of Longmire Drive along State Highway 6 South. Case #PP2015-900083

Sponsors: Bombek

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

4.5 [16-0122](#) Presentation, possible action, and discussion regarding a Preliminary Plan for University Heights Subdivision Phase 4 consisting of 18 lots on approximately 8.95 acres located at 3150 Holleman Drive South, generally located southeast of Universtiy Heights Phases 1, 2, &3. Case #PP2015-000016

Sponsors: Bombek

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

4.6 [16-0127](#) Presentation, possible action, and discussion regarding a Preliminary Plan for Rock Prairie Oaks consisting of 6 lots on approximately 25 acres located at 3600 Rock Prairie Road, generally located at the intersection of Rock Prairie Road and Medical Avenue, to the east of Scott and White Hospital. Case #PP2016-000001

Sponsors: Bullock

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

- 4.7 [16-0109](#) Presentation, possible action, and discussion regarding a Final Plat for Traditions Phase 24 consisting of 1 industrial lot and 1 common area on approximately 5 acres located at 8751 HSC Parkway, generally located south of the intersection of the HSC Parkway and BioMedical Way. Case #FPCO2015-000017

Sponsors: Walker

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

- 4.8 [16-0110](#) Presentation, possible action, and discussion regarding a Final Plat for the Barracks II Phase 400 consisting of 1 commercial lot and 26 townhouse lots on approximately 4.911 acres located at 100 Deacon Drive West, generally located between Holleman Drive South and Old Wellborn Road. Case #FPMU2015-000003

Sponsors: Walker

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

Regular Agenda

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

6. [16-0108](#) Public hearing, presentation, possible action, and discussion regarding a Final Plat for Haney Highway 6 Lots 1R1 and 1R2, Block A, being a replat of Haney Highway 6 Lot 1, Block A, consisting of 2 commercial lots on approximately 1.202 acres located 3129 Texas Avenue South, generally located generally located north of the intersection of Texas Avenue South and the Earl Rudder Freeway Frontage Road West. Case #FPCO2015-000007

Sponsors: Walker

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

7. [16-0116](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to PDD

Planned Development District for approximately 2 acres being A&M Super Storage at Wellborn, Block 1, Lot 1, College Station, Brazos County, Texas, located at 4000 Greens Prairie Road West, generally located near the intersection of Wellborn Road and Greens Prairie Road West. Case #REZ2015-000024 (Note: Final action on this item is scheduled for the March 31, 2016 City Council meeting - subject to change)

Sponsors:

Bullock

Attachments:

[Staff Report](#)

[Application](#)

[Rezoning Map](#)

[Concept Plan](#)

8. [16-0115](#)

Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from GS General Suburban to GC General Commercial for approximately 0.5565 being Block 1, part of Lot 3, all of Lot 4, 5 & alley and Lot 6 and part of Lot 7 in the College Park Addition, College Station, Texas, as recorded in Vol. 38, Page 602, of the Brazos County Deed Records and being the same tract recorded in Vol. 3702, Page 339, of the Brazos County Official Records of Brazos County, Texas, generally located at 100 & 200 Fairview Avenue, more generally located south of George Bush Dr. and west of Fairview Avenue. Case #REZ2016-000003 (Note: Final action on this item is scheduled for the March 31, 2016 City Council meeting - subject to change)

Sponsors:

Thomas

Attachments:

[Staff Report](#)

[Application](#)

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 26, 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 #: 16-0129 Version: 1 Name: Absence Request
Type: Absence Request Status: Agenda Ready
File created: 2/24/2016 In control: Planning and Zoning Commission Regular
On agenda: 3/3/2016 Final action:
Title: Consideration, possible action, and discussion on Absence Requests from meetings.
*Jim Ross ~ March 3, 2016

Sponsors:

Indexes:

Code sections:

Attachments: [Jim Ross](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion on Absence Requests from meetings.
*Jim Ross ~ March 3, 2016



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Jim Ross

Request Submitted on February 24, 2016

I will not be in attendance at the meeting on March 3, 2016
for the reason specified: (Date)

Kristen,

I will not be able to attend due to a previous engagement. Thank you,

Jim

Signature Jim Ross



Legislation Details (With Text)

File #: 16-0126 Version: 1 Name: Minutes
Type: Minutes Status: Agenda Ready
File created: 2/23/2016 In control: Planning and Zoning Commission Regular
On agenda: 3/3/2016 Final action:
Title: Consideration, possible action, and discussion to approve meeting minutes.
*February 18, 2016 ~ Workshop
*February 18, 2016 ~ Regular

Sponsors:

Indexes:

Code sections:

Attachments: [February 18 2016 Workshop](#)
[February 18 2016 Regular](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion to approve meeting minutes.
*February 18, 2016 ~ Workshop
*February 18, 2016 ~ Regular

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
February 18, 2016 6:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

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

COMMISSIONERS ABSENT: Jodi Warner

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Alan Gibbs, Carol Cotter, Donald Harmon, Danielle Singh, Emily Fisher, Mark Bombek, Jessica Bullock, Madison Thomas, Kevin Ferrer, Shane Sullivan, Adam Falco, Lauren Basey, and Kristen Hejny

1. Call the meeting to order.

Chairperson Kee called the meeting to order at 6:00 p.m.

2. Discussion of consent and regular agenda items.

There was general discussion regarding regular agenda item #7

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

There was no discussion.

4. Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Minor Plat ~ Herman F. Krenk Phase 2 Lot 5B-RA ~ Case #FP2015-000030 (Bullock)
*Final Plat ~ Minor Plat ~ Spring Creek Townhomes Phase 3 ~ Case #FP2015-000035 (Thomas)

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

There was no discussion.

Commissioner Oldham arrived at 6:16 p.m.

6. Presentation, possible action, and discussion regarding an update on the Capital Improvement Plan.

Assistant Director of Public Works/Capital Projects Fisher presented this item to the Commission.

There was general discussion.

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

Director of Public Works Harmon presented this item to the Commission.

There was general discussion.

Commissioner Ross motioned to recommend approval of changing the street pavement standards from asphalt to concrete. Commissioner Rektorik seconded the motion passed (3-1-1) with Commissioner Oldham voting against the motion and Chairperson Kee abstaining.

8. 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.
 - * Thursday, March 3, 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.

9. 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.
 - *A Rezoning for Approximately 11 acres located at 1700 Graham Road from R Rural 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 (6-0-1) to deny the request.
 - *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, Bio Corridor Board, Joint Annexation Task Force.

There was no discussion.

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.

There was no discussion.

12. Adjourn.

The meeting was adjourned at 7:06 p.m.

Approved:

Attest:

Jane Kee, Chairperson
Planning & Zoning Commission

Kristen Hejny, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
February 18, 2016, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

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

COMMISSIONERS ABSENT: Jodi Warner

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Alan Gibbs, Carol Cotter, Donald Harmon, Danielle Singh, Emily Fisher, Mark Bombek, Jessica Bullock, Madison Thomas, Kevin Ferrer, Shane Sullivan, Adam Falco, Lauren Basey, and Kristen Hejny

1. Call Meeting to Order

Chairperson Kee called the meeting to order at 7:15 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.

*Jodi Warner ~ February 18, 2016

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

*February 4, 2016 ~ Workshop

*February 4, 2016 ~ Regular

- 4.3 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

- 4.4 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

- 4.5 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

Commissioner Ross motioned to approve Consent Agenda Items 4.1 – 4.5. Commissioner Moore seconded the motion, motion passed (5-0).

Regular Agenda

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

No items were removed from the Consent Agenda.

6. Public hearing, presentation, possible action, and discussion regarding a 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

Staff Planner Thomas presented the Final Plat and discretionary item to the Commission and recommended approval.

Commissioner Rektorik asked about the access to the property.

Staff Planner Thomas responded that private access easement will be provided by the developer.

Chairperson Kee opened the public hearing.

Tim Krivdo, 114 Park Place, College Station, Texas, spoke in opposition of the replat, stating concerns for parking and storm water.

Jean Pfluger, 612 Maryem Street, College Station, Texas, spoke in opposition of the replat, stating concerns for drainage and runoff issues.

Chairperson Kee closed the public hearing.

There was general discussion amongst the Commission.

Commissioner Rektorik motioned to approve discretionary item to allow the applicant to pay into the sidewalk fund citing, (c) 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. Commissioner Oldham seconded the motion, motion passed (5-0).

Commissioner Oldham motioned to approve the Final Plat as presented by staff. Commissioner Rektorik seconded the motion, motion passed (5-0).

Commissioner Moore stated that he would be abstaining from discussion and voting on Regular Agenda Items #7 and #8 and excused himself from the meeting.

7. 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

Staff Planner Bombek present the Comprehensive Plan Amendment to the Commission and recommended approval.

Commissioner Rektorik asked for a clarification to which properties the water and sewer agreement apply.

Staff Planner Bombek stated that the Inter Local Agreement (ILA) with Texas A&M extends to a few surrounding properties.

Commissioner Ross asked if Staff took into account the surrounding BioMedical Corridor and Easterwood Airport.

Assistant Director Hitchcock stated that this land use does fit into its surroundings.

Applicant, Crissy Hartl, 3201 Earl Rudder Freeway South, College Station, presented to the Commission and was available to answer any questions.

Commissioner Ross asked if this development is restricted by height because of its proximity to the airport.

Director of Planning & Development Simms stated that, yes the height would be restricted.

City Engineer Gibbs stated that this development will be reviewed by the FAA and Easterwood Airport before constructed.

Commissioner Oldham asked for the total acreage of the remainder of the property.

Applicant, Clint Cooper of Caldwell Companies, 1700 Research Parkway #110, College Station, stated that the acreage is five acres and some is undevelopable detention.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

Commissioner Ross asked if the Economic Development Department had any input on this item.

Director Simms stated that the Economic Development Department had not been directly involved or given a recommendation on this project, however the Economic Development subcommittee provided input. The Economic Development subcommittee gave direction that land use proposals in the area should be considered on a case by case basis and that they were not opposed to the concept of multi-family on this property.

Applicant, Veronica Morgan, 3201 Earl Rudder Freeway South, College Station, stated that the Director of Economic Development forwarded this item to the Economic Development Subcommittee.

Commissioner Rektorik motioned to recommend approval of the Comprehensive Plan Amendment. Commissioner Oldham seconded the motion, motion passed (4-0-1) with Commissioner Moore abstaining.

8. 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 17.778 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)

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

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

Commissioner Oldham motioned to recommend approval of the Rezoning as recommended by staff. Commissioner Rektorik seconded the motion, motion passed (4-0-1) with Commissioner Moore abstaining.

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 Rektorik asked if another review of the BioMedical Corridor and Economic Development Subcommittee could be presented to the Commission.

10. Adjourn

The meeting adjourned at 8:04 p.m.

Approved:

Attest:

Jane Kee, Chairman
Planning & Zoning Commission

Kristen Hejny, Admin. Support Specialist
Planning & Development Services



Legislation Details (With Text)

File #: 16-0114 Version: 1 Name: Fairview Subdivision Final Plat
Type: Final Plat Status: Agenda Ready
File created: 2/19/2016 In control: Planning and Zoning Commission Regular
On agenda: 3/3/2016 Final action:
Title: Presentation, possible action, and discussion regarding a Final Plat for Fairview Subdivision consisting of 4 residential lots on approximately 1 acre located at 1014 Fairview Avenue, generally located on the northwest corner of Holleman Drive and Fairview Avenue. Case #15-00900030
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 Fairview Subdivision consisting of 4 residential lots on approximately 1 acre located at 1014 Fairview Avenue, generally located on the northwest corner of Holleman Drive and Fairview Avenue. Case #15-00900030



CITY OF COLLEGE STATION

**Final Plat
for
Fairview Subdivision
Lots 1-4, Block 1
15-00900030**

SCALE: 4 lots on approximately 1 acre

LOCATION: 1014 Fairview Ave

ZONING: GS General Suburban

APPLICANT: JC Wall

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

RECOMMENDATION: Staff recommends approval of the Final Plat.

DEVELOPMENT HISTORY

Annexation: July 1950
Zoning: R-3 Townhome to R-1 Single Family Residential (1976)
Renamed GS General Suburban (2013)
Preliminary Plan: April 2015
Site development: Vacant

COMMENTS

Parkland Dedication Fees: Parkland dedication for three additional lots created in the amount of \$3,783 will be due upon filing of the final plat.

Greenways: N/A

Pedestrian Connectivity: There is an existing 4-foot sidewalk adjacent to the property along Fairview Avenue. A 6-foot sidewalk will be provided by the development along Holleman Drive with the final plat.

Bicycle Connectivity: Bike lanes currently exist along Holleman Drive.

Impact Fees: NA

REVIEW CRITERIA

Compliance with Subdivision Regulations: The proposed Final Plat is in compliance with approved Preliminary Plan and the Subdivision Regulations contained in the Unified Development Ordinance. Variances to the Unified Development Ordinance Section 12-8.3.G.1 "Blocks" and Section 12-8.3.H.1.h "Lots" were granted by the Planning and Zoning Commission with the Preliminary plan on April 16, 2015.

STAFF RECOMMENDATION

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



Revised Application

FOR OFFICE USE ONLY	
CASE NO.:	<u>15-30</u>
DATE SUBMITTED:	<u>4/27/15</u>
TIME:	_____
STAFF:	<u>JB</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 NOT APPLICABLE

NAME OF PROJECT 1014 FAIRVIEW RE-PLAT

ADDRESS 1014 FAIRVIEW AVENUE

SPECIFIED LOCATION OF PROPOSED PLAT:

CORNER OF FAIRVIEW AVENUE AND HOLLEMAN DRIVE

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

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

Street Address 5839 Foster Road

City Bryan State Texas Zip Code 77807

Phone Number 979-775-0609 Fax Number 979-821-2053

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

Name JC Wall; New American Dream Ltd E-mail jcwall@wallred.net
Street Address PO Box 390
City Moody State Texas Zip Code 76557
Phone Number 979-775-0609 Fax Number n/a

ARCHITECT OR ENGINEER'S INFORMATION:

Name Joe Gattis PE ; Gattis Engineering E-mail joe@gattisengineering.com
Street Address 2010 Moses Creek Ct.
City College Station State Texas Zip Code 77845
Phone Number 979-575-5022 Fax Number n/a

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

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

Total Acreage 0.8696 ac Total No. of Lots 4 R-O-W Acreage 0.1044 ac

Existing Use vacant lot Proposed Use single family residential

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

Average Acreage Of Each Residential Lot By Zoning District:

0.2174 / GS _____ / _____ _____ / _____ _____ / _____

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: _____

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:

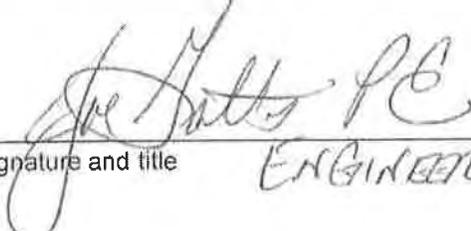
NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation N/A

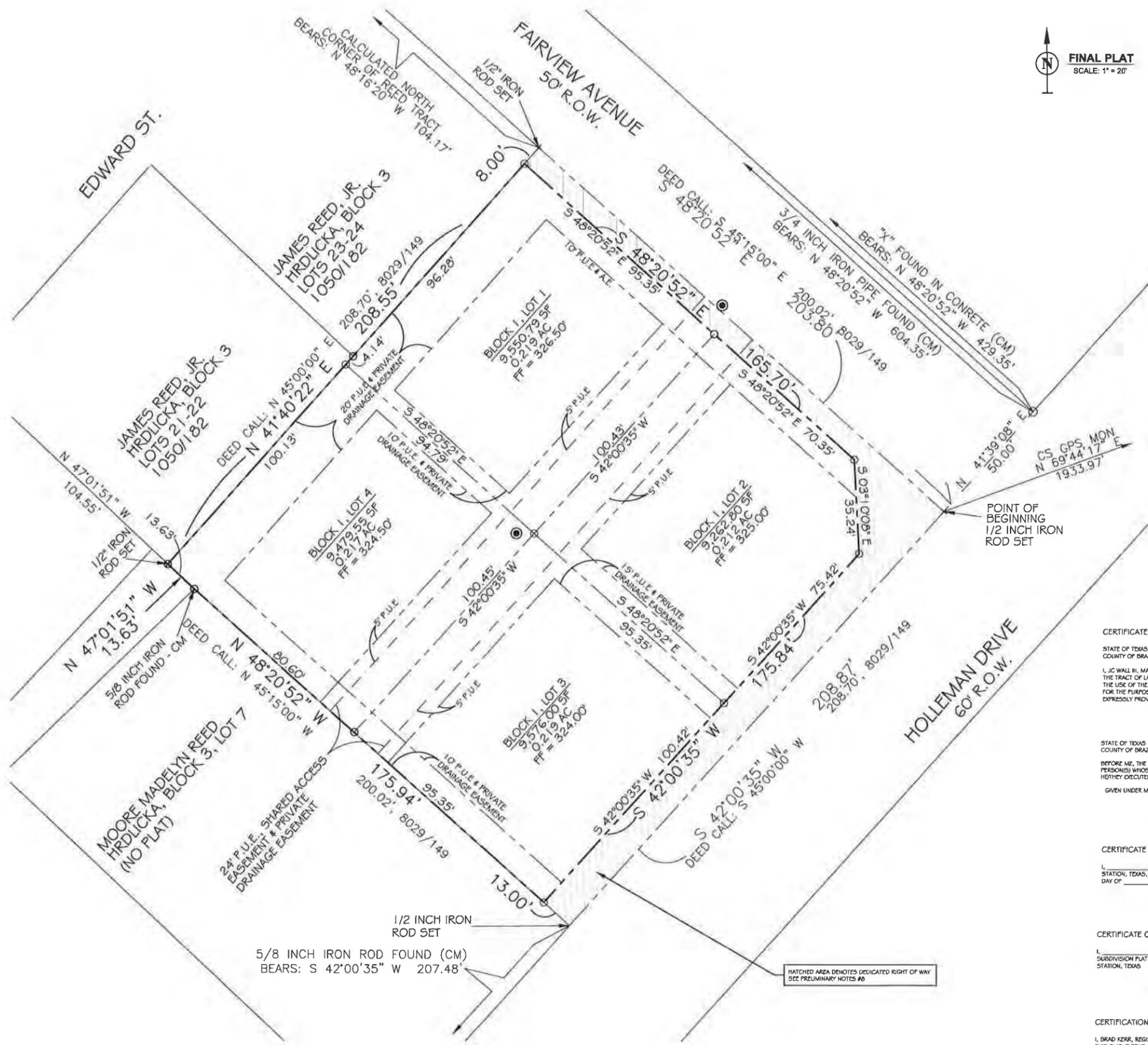
<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p>_____ Streets</p> <p><u>216</u> Sidewalks</p> <p><u>140</u> Sanitary Sewer Lines</p> <p><u>120</u> Water Lines</p> <p>_____ Channels</p> <p>_____ Storm Sewers</p> <p>_____ Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p><u>4</u> No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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


Signature and title ENGINEER

01/27/2015
Date



FINAL PLAT
SCALE: 1" = 20'

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

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE CRAWFORD BURNETT LEAGUE, ABSTRACT NO 7, COLLEGE STATION, BRAZOS COUNTY, TEXAS SAID TRACT BEING THE SAME TRACT OF LAND AS DESCRIBED BY A DEED TO NEW AMERICAN DREAM, LTD RECORDED IN VOLUME 0029, PAGE 149 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS

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

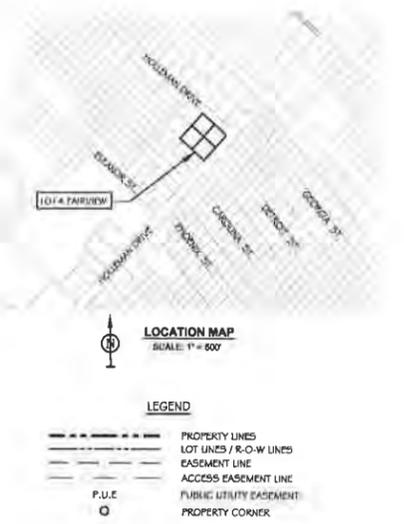
BEGINNING AT A 1/2 INCH IRON ROD SET AT THE INTERSECTION OF THE NORTHWEST LINE OF HOLLEMAN DRIVE (60' R.O.W.) AND THE SOUTHWEST LINE OF FAIRVIEW AVENUE (50' R.O.W.) MARKING THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT FOR REFERENCE, A POINT ON THE SOUTHWEST LINE OF HOLLEMAN DRIVE BEARS: S 47° 59' 27" E FOR A DISTANCE OF 60.00 FEET, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS: N 42° 00' 35" E FOR A DISTANCE OF 26.00 FEET AND A 5/8 INCH IRON ROD FOUND BEARS: S 42° 00' 35" W FOR A DISTANCE OF 1280.37 FEET ALSO FOR REFERENCE, A POINT OF THE NORTHEAST LINE OF FAIRVIEW AVENUE BEARS: N 41° 39' 09" E FOR A DISTANCE OF 50.00 FEET, FROM WHICH AN "X" IN CONCRETE BEARS: N 48° 20' 52" W FOR A DISTANCE OF 429.35 FEET AND A 3/4 INCH IRON PIPE FOUND BEARS: N 48° 20' 52" W FOR A DISTANCE OF 604.35 FEET;

THENCE: S 42° 00' 35" W ALONG THE NORTHWEST LINE OF HOLLEMAN DRIVE FOR A DISTANCE OF 208.87 FEET (DEED CALL: S 45° 15' 00" E - 200.02 FEET, 8029/149) TO A 1/2 INCH IRON ROD SET MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT FOR REFERENCE, A 5/8 INCH IRON ROD FOUND BEARS: N 47° 01' 51" W FOR A DISTANCE OF 104.55 FEET;

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

THENCE: N 41° 40' 22" E ALONG THE SOUTHWEST LINE OF SAID REED TRACT FOR A DISTANCE OF 208.70 FEET (DEED CALL: N 45° 00' 00" E - 208.55 FEET, 8029/149) TO A 1/2 INCH IRON ROD SET ON THE SOUTHWEST LINE OF FAIRVIEW AVENUE MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 48° 20' 52" E ALONG THE SOUTHWEST LINE OF FAIRVIEW AVENUE FOR A DISTANCE OF 203.60 FEET (DEED CALL: S 45° 15' 00" E - 200.02 FEET, 8029/149) TO THE POINT OF BEGINNING CONTAINING 0.974 OF AN ACRE OF LAND 142436 SQ. FT., MORE OR LESS, AS SURVEYED ON THE GROUND FEBRUARY, 2013. SEE PLAT PREPARED FEBRUARY, 2013, FOR MORE DESCRIPTIVE INFORMATION BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION



- FINAL PLAT NOTES:**
- THE LAND IS CURRENTLY ZONED GS - GENERAL SUBURBAN
 - THE PROJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; MAP NUMBER 49041G0305, EFFECTIVE DATE MAY 16, 2012
 - THE BUILDING SETBACK REQUIREMENTS FOR THIS TRACT ARE ESTABLISHED BY THE CITY OF COLLEGE STATION ZONING ORDINANCE
 - ORIGIN OF SURVEY: CONTROL MONUMENT (CM) - FOUND AND USED TO ESTABLISH PROPERTY CORNERS AND PROPERTY LINES SHOWN HEREIN. ALL PROPERTY LINE DIMENSIONS ARE PLAT CALL AND MEASURED BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION
 - PRIVATE ACCESS EASEMENT: THIS 24' x 200.87' PRIVATE SHARED ACCESS EASEMENT IS TO BE DEDICATED WITH THIS PLAT. THIS EASEMENT ESTABLISHES SHARED ACCESS AND MAINTENANCE RESPONSIBILITIES BETWEEN ADJOINING LOTS 1, 2, 3 & 4
 - 5/8" IRON RODS ARE SET AT BACK PROPERTY CORNERS "X" IN CONCRETE HAS BEEN PLACED AT FRONT PROPERTY CORNERS
 - EACH LOT IS REQUIRED TO PROVIDE A MINIMUM OF TWO (2) TREES OF AT LEAST TWO INCHES (2") IN CALIPER OR ONE TREE OF 4" CALIPER PER ORDINANCE # 3222.
 - RIGHT OF WAY DEDICATION / EASEMENT:
 - A 11' HOLLEMAN DRIVE R.O.W DEDICATION (0.062 AC)
 - B 6' FAIRVIEW AVE R.O.W DEDICATION (0.035 AC)
 - C 25' CHAMFER ROW DEDICATION (0.007 AC)
 - D 10' PUBLIC UTILITY AND ACCESS EASEMENT ALONG FAIRVIEW AVE
 - E 34' P.U.E. ALONG CENTER OF PROPERTY.
 - F 24' SHARED ACCESS EASEMENT AT CENTER OF PROPERTY.
 - THE METES AND BOUNDS DESCRIPTION SHOWN HEREIN WERE PROVIDED BY KERR SURVEYING, FEBRUARY 2013
 - THE CONTOURS AND ELEVATIONS SHOWN HEREIN WERE TAKEN FROM CITY CONTOUR DATA DATED 2012
 - SINGLE-FAMILY PARKING ORDINANCE IS MET USING THE WIDE LOT FRONTAGE OPTION
 - PRIVATE DRAINAGE EASEMENTS: ALL PRIVATE DRAINAGE EASEMENTS SHOWN HEREIN SHALL BE PRIVATELY OWNED, MAINTAINED AND REQUIRED TO BE UNOBSTRUCTED

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, JC WALL III, MANAGING PARTNER, NEW AMERICAN DREAM LTD

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JC WALL III, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAMES IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/HEY/ THEY/ THEY/ EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED

GIVEN UNDER MY HAND AND SEAL ON THIS ____ DAY OF _____, 20__

NOTARY PUBLIC, STATE OF TEXAS

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, _____, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF COLLEGE STATION, TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY APPROVED BY THE COMMISSION ON THE DAY OF _____, 20__

CHAIRMAN OF THE PLANNING AND ZONING COMMISSION

CERTIFICATE OF THE CITY ENGINEER

I, _____, CITY ENGINEER OF THE CITY OF COLLEGE STATION, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF COLLEGE STATION, TEXAS

CITY ENGINEER, COLLEGE STATION, TEXAS

CERTIFICATION OF SURVEYOR

I, BRAD KERR, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4502, OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND

REGISTERED SURVEYOR, R.P.L.S. No. 4502

CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, COUNTY CLERK, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 20__, IN THE DEED/OPPORTUNAL RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME ____ PAGE ____

WITNESS MY HAND AND OFFICIAL SEAL, AT MY OFFICE IN BRYAN, TEXAS

COUNTY CLERK, BRAZOS COUNTY, TEXAS

FINAL PLAT
OF
FAIRVIEW SUBDIVISION
1 BLOCK CONSISTING OF
LOTS 1,2,3, & 4 ON 0.8696 ACRES
R-O-W DEDICATION = 0.1044 ACRES
FORMERLY
0.9740 ACRE UNPLATTED TRACT
CRAWFORD BURNETT LEAGUE, A-7
ZONED GS - GENERAL SUBURBAN
COLLEGE STATION, BRAZOS COUNTY, TEXAS
MAY 21, 2015

DEVELOPER
JC WALL III
BK HOMES
6839 FOSTER ROAD
BRYAN, TEXAS 77807

SURVEYOR
KERR SURVEYING, LLC
906 CHURCH AVE
COLLEGE STATION, TEXAS 77840
(877) 288-0160

GATTISEENGINEERING
ENGINEERS & CONSULTANTS
FIRM #F-7698 • 2010 Master Civil En. • (College Station, TX 77845 • (979) 375-5022
INFO@GATTISEENGINEERING.COM

FP2015-9006 3D
05/21/15
2:30
AJ



Legislation Details (With Text)

File #: 16-0112 Version: 1 Name: Securcare Self Storage- Preliminary Plan
Type: Preliminary Plan Status: Agenda Ready
File created: 2/19/2016 In control: Planning and Zoning Commission Regular
On agenda: 3/3/2016 Final action:
Title: Presentation, possible action, and discussion regarding a Preliminary Plan for Securcare Self Storage consisting of 2 commercial lots on approximately 5.788 acres located at 4074 State Highway 6 South, generally located south of Bridle Gate Drive and east of Longmire Drive along State Highway 6 South. Case #PP2015-900083
Sponsors: Mark Bombek
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Preliminary Plan](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Preliminary Plan for Securcare Self Storage consisting of 2 commercial lots on approximately 5.788 acres located at 4074 State Highway 6 South, generally located south of Bridle Gate Drive and east of Longmire Drive along State Highway 6 South. Case #PP2015-900083



CITY OF COLLEGE STATION

**PRELIMINARY PLAN
for
Securcare Self Storage
PP2015-900083**

SCALE: 2 commercial lots on approximately 5.788 acres

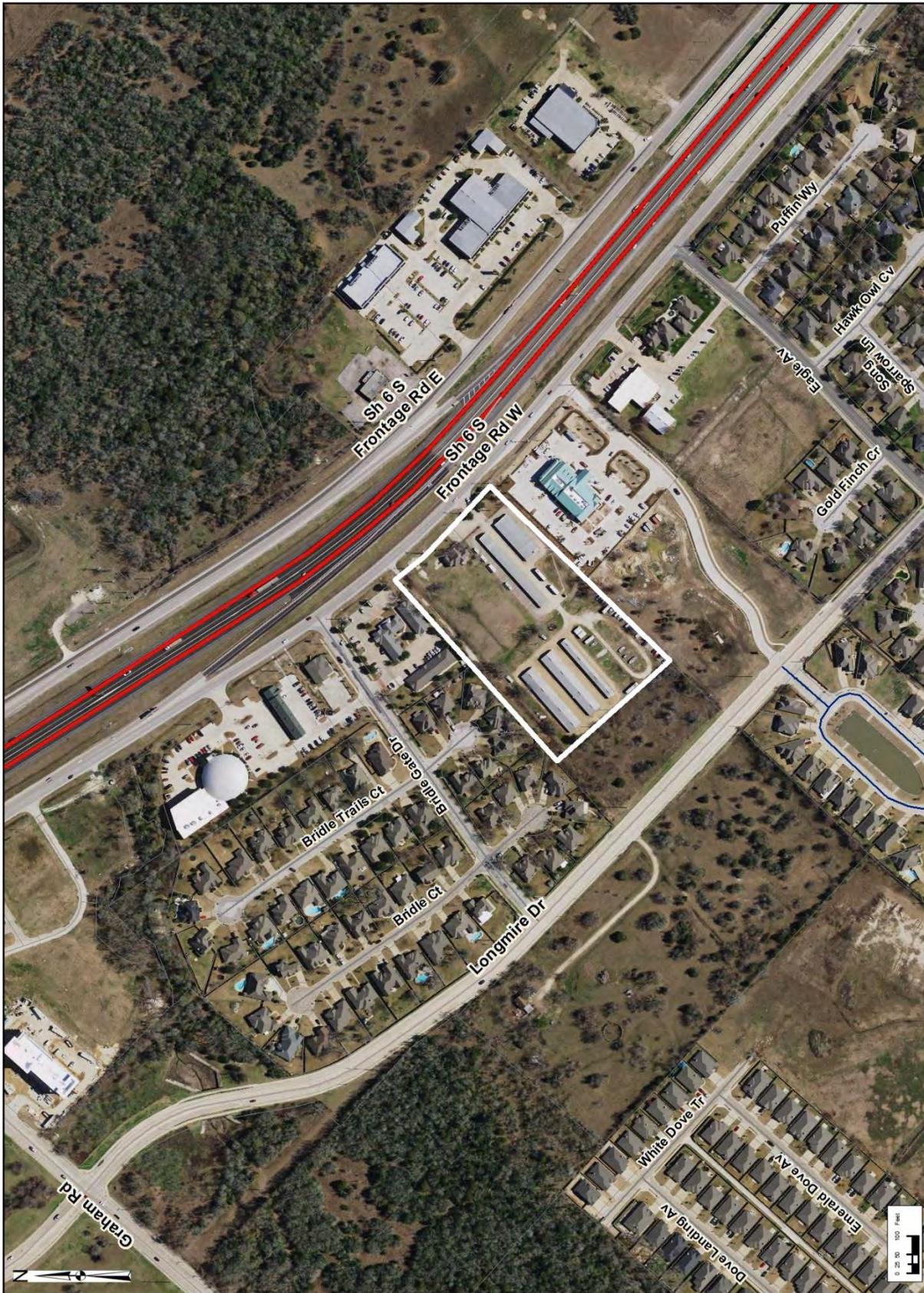
LOCATION: 4074 State Highway 6 South, generally located south of Bridle Gate Drive and east of Longmire Drive along State Highway 6 South.

ZONING: GC General Commercial

APPLICANT: David Schultz

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

RECOMMENDATION: Staff recommends approval of the Preliminary Plan.



PRELIMINARY PLAN

Case: PP2015-900083

SECURCARE SELF STORAGE

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation: 1983
Zoning: A-O Agricultural Open upon annexation, portion rezoned to C-1 Commercial (1994) portion rezoned to C-1 Commercial (2009), Renamed GC General Commercial (2013)
Site development: The subject property is currently developed as a self-storage facility.

COMMENTS

Water: The subject tract is being served by the City of College Station for water. There is currently a 24-inch water main along State Highway 6 South that is providing water service to the site.

Sewer: The subject tract is being served by the City of College Station for sanitary sewer. There is currently an 8-inch force main running along State Highway 6 South that will serve lot 1. Lot 2 will be tie into an 8" gravity sewer line at the southwest corner of the property.

Off-site Easements: N/A

Drainage: The subject site will require detention facilities with this development. The proposed development will be required to comply with the B/CS Unified Design Guidelines.

Flood Plain: No portion of the tract lies within the floodplain according to FEMA from panel 48041C0310 F effective April 2, 2014.

Greenways: None proposed or required for this development.

Pedestrian Connectivity: None are proposed or required for this development.

Bicycle Connectivity: None are proposed or required for this development.

Streets: Access to the lots will be provided off of State Highway 6 South, a Freeway/ Expressway on the Thoroughfare Plan.

Oversize Request: N/A

Parkland Dedication Fees: None are required for this development.

Impact Fees: N/A

REVIEW CRITERIA

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

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plan.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan



CITY OF COLLEGE STATION
Home of Texas A&M University

FOR OFFICE USE ONLY	
CASE NO.:	<u>15-83</u>
DATE SUBMITTED:	<u>03/11/15</u>
TIME:	<u>11:00</u>
STAFF:	<u>AJ</u>

PRELIMINARY PLAN APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

- \$932 Preliminary Plan Application Fee.
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Six (6) folded copies of plan. A revised mylar original must be submitted after approval.
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Impact study (if oversized participation is requested).
- The attached Preliminary Plan checklist with all items checked off or a brief explanation as to why they are not.

Date of Optional Preapplication Conference _____

NAME OF PROJECT SecurCare Self Storage

ADDRESS 4074 Texas 6 Frontage Road, College Station, Tx 77845

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

Along southbound Highway 6 frontage road between Bridle Gate Drive and Eagle Avenue.

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

Name David Schultz E-mail davidschultz6@gmail.com

Street Address 9226 Teddy Lane

City Lone Tree State CO Zip Code 80124

Phone Number 303.807.2399 Fax Number _____

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

Name Arlen Nordhagen E-mail ANordhagen@securcare.net

Street Address 5200 DTC Parkway, Suite 200

City GREENWOOD VILLAGE State CO Zip Code 80111

Phone Number 720-630-2623 Fax Number 720-630-2626

ARCHITECT OR ENGINEER'S INFORMATION:

Name McClure & Browne Engineering E-mail jeffr@mcclurebrowne.com

Street Address 1008 Woodcreek

City College Station State Tx Zip Code 77845

Phone Number 979-693-3838 Fax Number _____

Total Acreage 5.788 Total No. of Lots 2 R-O-W Acreage 0

Number of Lots By Zoning District 2 / GC / /

Average Acreage Of Each Residential Lot By Zoning District:

/ / / /

Floodplain Acreage 0

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

Are you proposing to dedicate park land by acreage or fee in lieu of land? No

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

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

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

Yes

No

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

Project Name: _____

City Project Number (if known): _____

Date / Timeframe when submitted: _____

Requested 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;



Legislation Details (With Text)

File #: 16-0122 Version: 1 Name: University Heights Phase 4- Preliminary Plan
Type: Preliminary Plan Status: Agenda Ready
File created: 2/23/2016 In control: Planning and Zoning Commission Regular
On agenda: 3/3/2016 Final action:
Title: Presentation, possible action, and discussion regarding a Preliminary Plan for University Heights Subdivision Phase 4 consisting of 18 lots on approximately 8.95 acres located at 3150 Holleman Drive South, generally located southeast of Universtiy Heights Phases 1, 2, &3. Case #PP2015-000016
Sponsors: Mark Bombek
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Preliminary Plan](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Preliminary Plan for University Heights Subdivision Phase 4 consisting of 18 lots on approximately 8.95 acres located at 3150 Holleman Drive South, generally located southeast of Universtiy Heights Phases 1, 2, &3. Case #PP2015-000016



CITY OF COLLEGE STATION

**PRELIMINARY PLAN
for
University Heights Phase 4
PP2015-000016**

SCALE: 18 lot on approximately 8.959 acres

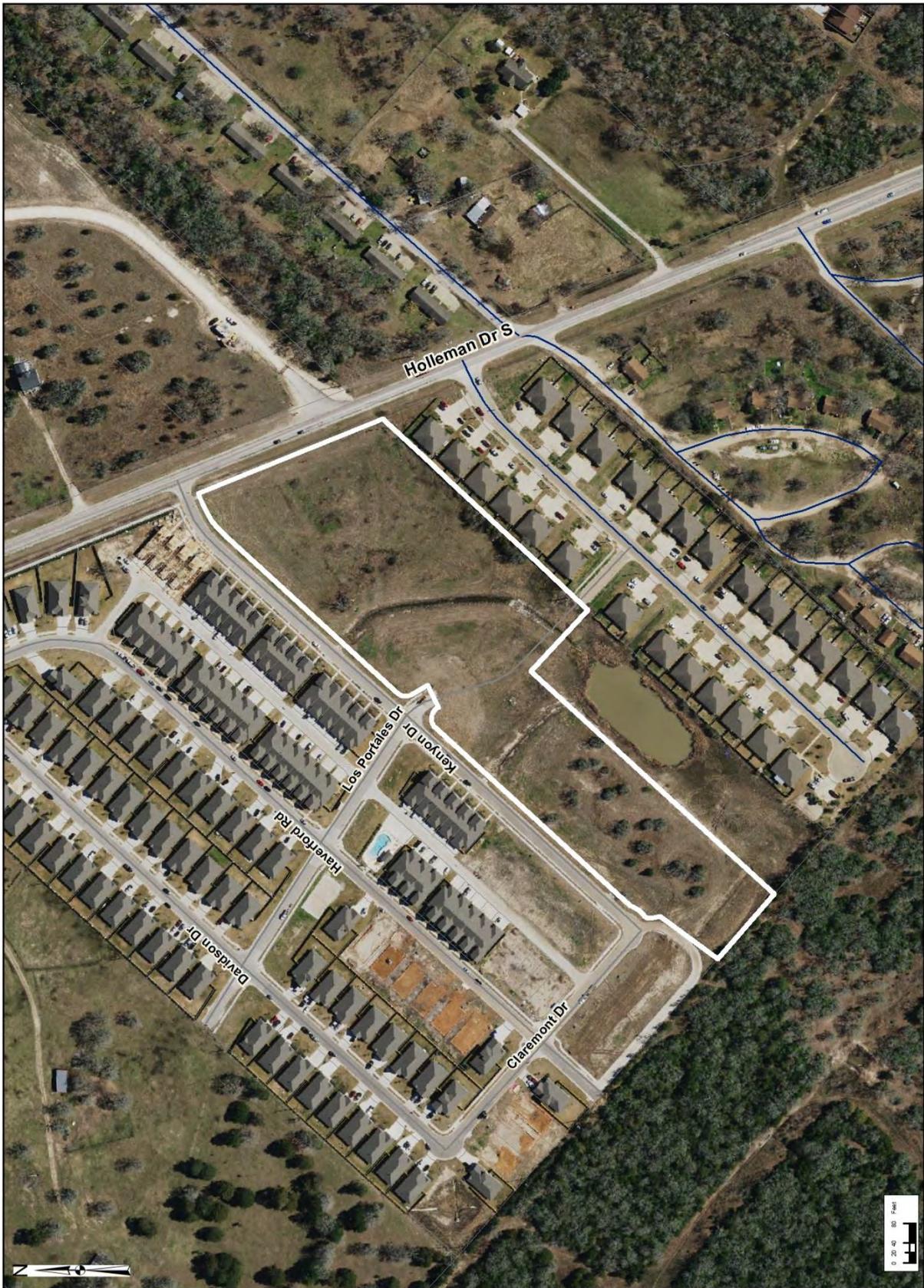
LOCATION: 3150 Holleman Drive South, generally located southeast of University Heights Phases 1, 2,&3

ZONING: R-4 Multi-Family

APPLICANT: Paul Schultz

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

RECOMMENDATION: Staff recommends approval of the Preliminary Plan.



PRELIMINARY PLAN

Case: PP2015-000016

UNIVERSITY HEIGHTS PH 4

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation: 2008
Zoning: A-O Agricultural Open upon annexation, partially rezoned R-4 Multi-Family (2008), partially rezoned R-4 Multi-Family (2012)
Site development: Vacant

COMMENTS

Water: The subject tract will be served by Wellborn Special Utility District for water.

Sewer: The subject tract will be served by College Station Utilities for sanitary sewer. There is currently a 10- inch sewer main running along the future extension of Los Portales Drive, which will be extended with this development.

Off-site Easements: None required

Drainage: On-site storm water detention facilities are proposed with this development. The proposed development will be required to comply with the B/CS Unified Design Guidelines.

Flood Plain: No portion of the townhouse lots lie within the floodplain according to FEMA FIRM Map No. 48041C0305F, Effective July 31, 2012.

Greenways: None proposed or required for this development.

Pedestrian Connectivity: Sidewalks will be extended along Los Portales Drive providing pedestrian connection from Phase 3 to Phase 1 of the University Heights Subdivision.

Bicycle Connectivity: There is a proposed bike lane along Holleman Drive South, which is not being installed nor is it required to be installed with this development.

Streets: Access to the development will be provided off of Kenyon Drive and Los Portales Drive, both local residential streets. Kenyon Drive connects in to Holleman Drive South, a future 4-lane Minor Arterial on the Comprehensive Plan Thoroughfare Plan Map. The portion of Holleman Drive South from North Dowling Road to Rock Prairie Road West is currently going through design for the expansion of the roadway to expand up to a 4- Lane Minor Arterial as part of a Capital Improvement Project with the City of College Station.

Oversize Request: N/A

Parkland Dedication Fees: None required. This development began while in the ETJ prior to the requirement of parkland dedication.

Impact Fees:

The subject tract is located within the Steeplechase Sanitary Sewer Impact Fee Area, and will be required \$144.87/LUE upon construction.

REVIEW CRITERIA

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

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plan.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan



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

PRELIMINARY PLAN APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

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

Date of Optional Preapplication Conference n/a

NAME OF PROJECT University Heights Subdivision

ADDRESS Holleman Drive South

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

South-East of University Heights Phases 1, 2 & 3

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

Name Paul Schultz E-mail pschultz@regents-austin.com

Street Address 5704 Travis Green Ln.

City Austin State TX Zip Code 78745

Phone Number 512-413-8748 Fax Number 512-287-4935

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

Name MJBS Holleman, LTD., a Texas limited partnership E-mail pschultz@regents-austin.com

Street Address 5704 Travis Green Ln.

City Austin State TX Zip Code 78745

Phone Number 512-413-8748 Fax Number 512-287-4935

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering, LLC - Joe Schultz E-mail joeschultz84@verizon.net

Street Address 2730 Longmire Drive, Suite A

City College Station State TX Zip Code 77845

Phone Number (979) 764-3900 Fax Number (979) 764-3910

Total Acreage 8.959 Total No. of Lots 18 R-O-W Acreage 0.787

Number of Lots By Zoning District R-4 / 18 / / /

Average Acreage Of Each Residential Lot By Zoning District:

R-4 / 0.454 / / /

Floodplain Acreage n/a

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

Are you proposing to dedicate park land by acreage or fee in lieu of land? n/a

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

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

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

- Yes
- No

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

Project Name: University Heights Subdivision (PP)

City Project Number (if known): 11 - 00500064

Date / Timeframe when submitted: 03/30/11

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

Regarding the waiver request, explain how:

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

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

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

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

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

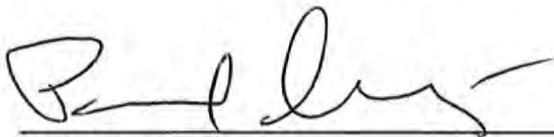
1. An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
2. The presence of unique or unusual topographic, vegetative, or other natural conditions exist so that strict adherence to the sidewalk requirements of the UDO is not physically feasible or is not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

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

Detailed explanation of condition identified above:

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

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

MJB Holdings, Ltd

12/16/15

Date

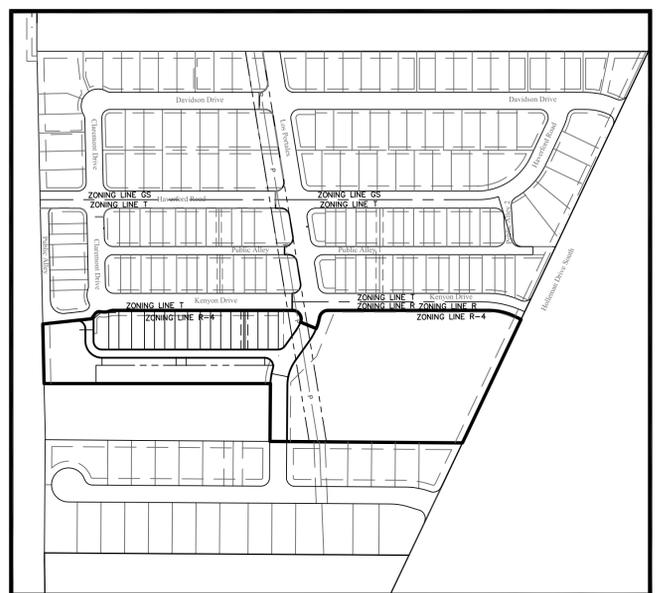
PRELIMINARY PLAN MINIMUM REQUIREMENTS
(ALL CITY ORDINANCES MUST BE MET)
INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- Drawn on 24" x 36" sheet to scale of 100' per inch or larger. Include the words "PRELIMINARY PLAN - NOT FOR RECORD" in letters 1/2" high. If more than 1 sheet, an index sheet showing entire subdivision at a scale of 500 feet per inch or larger.
- Vicinity map which includes enough of surrounding area to show general location of subject property in relationship to College Station and its City Limits. No scale required but include north arrow.
- Title Block with the following information:
 - Name and address of subdivider, recorded owner, engineer and surveyor.
 - Proposed name of subdivision (subdivision name & street names will be approved through Brazos County 911).
 - Date of preparation (including the date the plat was submitted and the dates of any revisions on the plat).
 - Engineer's scale in feet.
 - Total area intended to be developed.
- North Arrow.
- Location of current city limit lines and current zoning district boundary. The appropriate zoning district(s) must be in place for the proposed land uses before the application for a subdivision.
- Subdivision boundary indicated by heavy lines. Boundary must include all of parent tract.
- Descriptions by metes and bounds of the subdivision which shall close within accepted land survey standards. (Labeled on boundary lines, not separate metes and bounds description.)
- Primary control points or descriptions and ties to such control point, to which, later, all dimensions, angles, bearings, block numbers, and similar data shall be referred. The plat shall be located with respect to a corner of the survey or tract, or an original corner of the original survey of which it is a part.
- Name of contiguous subdivisions and names of owners of contiguous parcels of unsplit land, and an indication whether or not contiguous properties are platted.
- Location of the 100 Year Floodplain and Floodway, if applicable, according to the most recent available data.
- Topographic information, including contours at two foot (2 ft.) intervals, wooded areas, and flowline elevation of streams.
- Proposed land uses (in compliance with existing zoning district).
- The location and description with accurate dimensions, bearings or deflection angles and radii, area, center angle, degree of curvature, tangent distance and length of all curves for all of the following: (Show existing items that are intersecting or contiguous with the boundary of or forming a boundary with the subdivision, as well as, those within the subdivision).

Existing Proposed

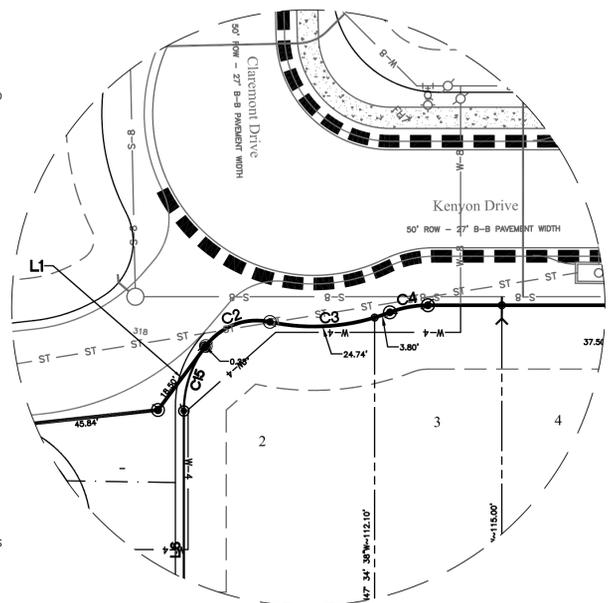
- | | | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Streets. Continuous or end in a cul-de-sac, stubbed out streets must end into a temp. turn around unless they are shorter than 100 feet. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Public and private R.O.W. locations and widths. (All existing and proposed R.O.W.'s sufficient to meet Thoroughfare Plan.) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Street offsets and/or intersection angles meet ordinance. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Alleys. |
| <input type="checkbox"/> | <input type="checkbox"/> | Well site locations. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Pipelines. If carrying flammable gas or fuel, also show size of line, design pressure and product transported through the line. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Utility services (water & sanitary sewer). All existing and proposed utilities of sufficient size/depth to meet the utility master plan and any future growth areas. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Easements. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Drainage structures and improvements including underground storm sewer and all overland systems (flow line of existing watercourses) and showing where these will discharge. Proposed channel cross sections, if any. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | A number or letter to identify each lot or site and each block (numbered sequentially). |
| <input type="checkbox"/> | <input type="checkbox"/> | Parkland dedication/greenbelt area/park linkages. All proposed dedications must be reviewed by the Parks and Recreation Advisory Board and documentation of their recommendation provided prior to being scheduled for P&Z Commission consideration. |
| <input type="checkbox"/> | <input type="checkbox"/> | Greenways dedication. |
| <input type="checkbox"/> | <input type="checkbox"/> | Public areas. |
| <input type="checkbox"/> | <input type="checkbox"/> | Other public improvements, including but not limited to parks, schools and other public facilities. |
| <input checked="" type="checkbox"/> | | Proposed phasing. Each phase must be able to stand alone to meet ordinance requirements and infrastructure costs shown to be distributed evenly throughout the subdivision. Phases must be final platted in sequential order as shown or defined on the preliminary plan. |
| <input checked="" type="checkbox"/> | | Are there impact fees associated with this development? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |

NOT PLATTED
JOHN KEMP AND WIFE,
LINDA L. KEMP CALLED
20.300 ACRES TRACT
2561/86
ZONED R



ZONING DIAGRAM

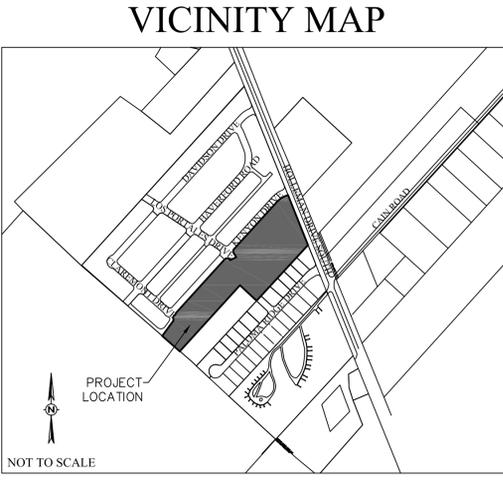
- NOTES:
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 2. THE TOPOGRAPHY SHOWN IS FROM FIELD SURVEY DATA.
 3. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0305F, EFFECTIVE DATE: JULY 31, 2012.
 4. ZONING FOR THIS TRACT IS MULTIFAMILY (R-4).
 5. ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
 6. LOTS 2-17, BLOCK 11 SHALL HAVE DRIVEWAY ACCESS ONLY FROM THE PUBLIC ALLEY.
 7. THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WELLBORN SPECIAL UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
 8. A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
 9. ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU.
 10. ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
 11. THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION, LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPEDE THE FLOW OF THE PRIVATE DRAINAGE EASEMENT.
 12. DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA). HOA DOCUMENTS WILL BE PROVIDED WITH THE FINAL PLAT IN ACCORDANCE WITH UDO SECTION 12-8.3.U OWNERS ASSOCIATIONS FOR COMMON AREAS AND FACILITIES.
 13. IN LOCATIONS WITH CROSS LOT DRAINAGE OF STORMWATER RUNOFF, A DRAINAGE WAY SHALL BE PROVIDED THAT THE FLOW IS NOT IMPEDED BY FENCES, STRUCTURES OR OTHER FACILITIES.
 14. THIS AREA IS IN THE STEEPLECHASE SANITARY SEWER IMPACT FEE AREA. IMPACT FEES SHALL BE PAID IN CONJUNCTION WITH THE ISSUANCE OF BUILDING PERMITS.
 15. BLANKET EASEMENT EXECUTED BY F.N. GERMAN TO CITY OF BRYAN, DATED JANUARY 12, 1950, RECORDED IN VOLUME 141, PAGE 475, DEED RECORDS OF BRAZOS COUNTY, TEXAS.
 16. EASEMENT EXECUTED BY DAVID S. BORSAK TO WELLBORN SPECIAL UTILITY DISTRICT, DATED FEBRUARY 12, 1999, RECORDED IN VOLUME 3645, PAGE 296, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
 17. TEMPORARY BLANKET UTILITY EASEMENT EXECUTED BY MJS HOLLEMAN, LTD. TO CITY OF COLLEGE STATION, TEXAS, DATED OCTOBER 26, 2011, RECORDED IN VOLUME 10420, PAGE 246, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
 18. THE SINGLE FAMILY PARKING REQUIREMENTS OPTION SELECTED FOR PHASE 4 IS "VISITOR ALLEY FED OFF STREET PARKING." ALSO, PARKING HAS BEEN REMOVED FROM ONE SIDE OF THE STREETS IN THIS SUBDIVISION.



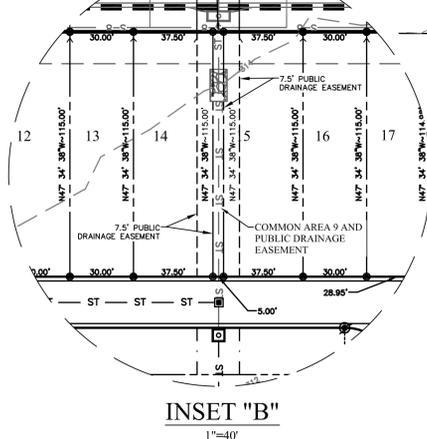
INSET "A"
1"=20'

THIS REVISED PRELIMINARY PLAN IS TO COMBINE PHASES 4 & 5 AND TO ADD 16 TOWNHOME LOTS TO CITY OF COLLEGE STATION, TEXAS, DATED OCTOBER 26, 2011, RECORDED IN VOLUME 10420, PAGE 246, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

**PRELIMINARY PLAN
NOT FOR RECORD**

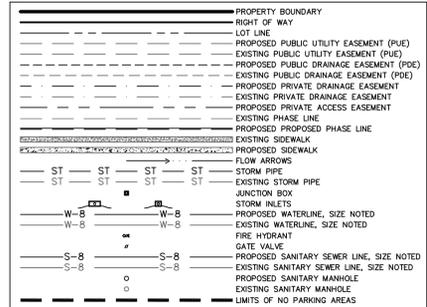


VICINITY MAP
NOT TO SCALE



INSET "B"
1"=40'

LEGEND



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	18.79'	N10° 39' 24.66"W
L2	50.00'	N64° 35' 45.07"E
L3	22.12'	N67° 55' 35.20"E
L4	71.55'	N11° 53' 43.08"W
L5	54.68'	S11° 53' 43.08"E
L6	65.18'	N47° 34' 37.66"W
L7	35.64'	S47° 34' 37.66"E
L8	53.73'	N47° 34' 37.66"W

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	4.20'	175.00'	001°22'35"	2.10'	4.20'	N49°28'11"W
C2	17.03'	15.00'	068°02'35"	9.56'	16.13'	N21°51'53"E
C3	28.80'	50.00'	033°00'10"	14.81'	28.40'	N37°53'05"E
C4	9.18'	25.00'	021°02'22"	4.64'	9.13'	N31°54'11"E
C5	48.94'	25.00'	112°10'23"	37.18'	41.49'	S81°29'26"E
C6	34.50'	175.00'	011°17'45"	17.31'	34.45'	N103°08'08"W
C7	34.52'	25.00'	079°07'23"	20.65'	31.85'	N02°51'41"E
C8	77.90'	175.00'	025°30'13"	39.60'	77.25'	N55°10'29"E
C9	41.26'	175.00'	013°30'32"	20.73'	41.16'	N18°38'59"W
C10	76.86'	125.00'	035°13'46"	39.69'	75.65'	S29°30'36"E
C11	48.61'	175.00'	015°54'59"	24.46'	48.46'	S39°09'59"E
C12	29.47'	125.00'	013°30'32"	14.80'	29.40'	N18°38'59"W
C13	23.70'	25.00'	054°19'05"	12.83'	22.82'	S19°15'50"W
C14	39.27'	25.00'	090°00'00"	25.00'	35.36'	S87°25'22"W
C15	16.11'	25.00'	036°55'13"	8.35'	15.83'	N29°07'01"W
C16	41.95'	25.00'	096°08'28"	27.83'	37.20'	N84°21'08"E
C17	76.97'	49.00'	090°00'00"	49.00'	69.30'	N87°25'22"E
C18	46.41'	25.00'	106°22'08"	33.40'	40.03'	N84°23'34"W

REVISED

PRELIMINARY PLAN

UNIVERSITY HEIGHTS

8.955 ACRES - 18 LOTS

CRAWFORD BURNETT SURVEY, A-7

COLLEGE STATION, BRAZOS COUNTY, TEXAS

PHASE 4: 3.394 ACRES - 17 LOTS (0.639 ACRES COMMON AREAS 7, 8 & 9)
BLOCK 11 LOTS 1-17
5.61 ACRES - 1 LOT, BLOCK 12 LOT 1

SCALE: AS SHOWN
FEBRUARY 2016

OWNER/DEVELOPER: MBS Holleman, LTD., a Texas Limited Partnership
5704 Travis Green Ln.
Austin, TX 78745
(512) 413-8748

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

ENGINEER: **Schultz Engineering, LLC**
TBPE No. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77845
(979) 764-3900



Legislation Details (With Text)

File #: 16-0127 Version: 1 Name: Rock Prairie Oaks Preliminary Plan
Type: Preliminary Plan Status: Agenda Ready
File created: 2/23/2016 In control: Planning and Zoning Commission Regular
On agenda: 3/3/2016 Final action:
Title: Presentation, possible action, and discussion regarding a Preliminary Plan for Rock Prairie Oaks consisting of 6 lots on approximately 25 acres located at 3600 Rock Prairie Road, generally located at the intersection of Rock Prairie Road and Medical Avenue, to the east of Scott and White Hospital. Case #PP2016-000001
Sponsors: Jessica Bullock
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Preliminary Plan](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Preliminary Plan for Rock Prairie Oaks consisting of 6 lots on approximately 25 acres located at 3600 Rock Prairie Road, generally located at the intersection of Rock Prairie Road and Medical Avenue, to the east of Scott and White Hospital. Case #PP2016-000001



**PRELIMINARY PLAN
for
Rock Prairie Oaks
PP2016-000001**

SCALE: 6 lots on approximately 25 acres

LOCATION: 3600 Rock Prairie Road

ZONING: O Office

APPLICANT: Henry Mayo

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

RECOMMENDATION: Staff recommends approval of the Preliminary Plan



PRELIMINARY PLAN

Case: PP2016-000001

ROCK PRAIRIE OAKS

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	June 1995
Zoning:	A-O Agricultural Open upon annexation (1995) A-P Administrative Professional (Unknown – between 1995 and 2002) Renamed O Office (2012)
Site development:	Single-Family Residential

COMMENTS

Water:	There are existing 8-inch waterlines projected along the south side of Double Mountain Road and Cathedral Pines Drive, a 12-inch waterline along the north side of Lakeway Drive, and an 18-inch waterline on the south side of Rock Prairie Road. The entire tract is within College Station's CCN, however, the existing homes have been served by Wellborn SUD domestic service lines. With future site development, City waterlines will be extended and looped to serve all lots and projected to adjacent undeveloped tracts. Water service and fire flow will be required for each lot with final platting in accordance with the BCS Unified Design Guidelines.
Sewer:	There are existing 8-inch sanitary sewer mains projected to the subject tract along Double Mountain Road, Cathedral Pines Drive, and Lakeway Drive. The downstream lift station will need to be improved to provide additional capacity with further site development.
Off-site Easements:	Offsite drainage easements may be needed to convey site drainage to the primary channel.
Drainage:	Detention is required in this area, where drainage generally discharges to the east within the Lick Creek Drainage Basin.
Flood Plain:	There is no FEMA designated floodplain on the property.
Greenways:	N/A
Pedestrian Connectivity:	5-foot sidewalks currently exist along Medical Avenue. 5-foot sidewalks will be continued along Cathedral Pine Drive. 6-foot sidewalks are proposed along Rock Prairie Road, Double Mountain Road, and Lakeway Drive.
Bicycle Connectivity:	Bike lanes are proposed along Rock Prairie Road, and Double Mountain Road on the Thoroughfare Plan. Lanes along Lakeway Drive are currently funded. Bike lanes along Medical Avenue currently exist.

Streets: The subject lots will have access via Rock Prairie Road a future 4-lane major arterial, Medical Avenue an existing 2-lane major collector, Double Mountain Road a future 2-lane minor collector, Cathedral Pines a future local street, and Lakeway Drive a future 2-lane major collector. With this Preliminary Plan, Double Mountain Road and Cathedral Pines will be continued through the tract and right-of-way dedication will be provided for Lakeway Drive.

Oversize Request: None at this time

Parkland Dedication Fees: N/A

Impact Fees: NA

REVIEW CRITERIA

- 1. Compliance with Comprehensive Plan and Unified Development Ordinance:** The proposed Preliminary Plan is in compliance with the Comprehensive Plan and Unified Development Ordinance.
- 2. Compliance with Subdivision Regulations:** The proposed Preliminary Plan is in compliance with the Subdivision Regulations contained in the UDO.

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plan.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan



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

PRELIMINARY PLAN APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

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

Date of Optional Preapplication Conference July 8, 2015

NAME OF PROJECT Rock Prairie Oaks

ADDRESS 3600 Rock Prairie Road (East)

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

Brian H. Perry 25.46 acre tract, adjacent to the east side of the Scott & White Healthcare Subdivision

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

Name Henry Mayo (project surveyor) E-mail hmayo@baselinesurveyors.net

Street Address P.O. Box 11979

City College Station State Texas Zip Code 77842-1979

Phone Number 979-693-2777 (979-777-1426 cell/text) Fax Number _____

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

Name Brian H. Perry E-mail brianltg@yahoo.com

Street Address 17975 Bella Lago Court

City College Station State Texas Zip Code 77845

Phone Number 979-229-9832 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Joe Gattis (contracted engineer for Phase 1) E-mail joe@gattisengineering.com

Street Address 2010 Moses Creek Court

City College Station State Texas Zip Code 77845

Phone Number 979-575-5022 Fax Number _____

Total Acreage 25.46 Total No. of Lots 6 R-O-W Acreage 2.21

Number of Lots By Zoning District 6 / Office _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

_____ / _____ _____ / _____ _____ / _____ _____ / _____

Floodplain Acreage zero

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

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

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

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

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

Yes

No

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

Project Name: _____

City Project Number (if known): _____

Date / Timeframe when submitted: _____

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

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

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

February 23, 2016

Date

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

- Drawn on 24" x 36" sheet to scale of 100' per inch or larger. Include the words "PRELIMINARY PLAN - NOT FOR RECORD" in letters 1/2" high. If more than 1 sheet, an index sheet showing entire subdivision at a scale of 500 feet per inch or larger.
- Vicinity map which includes enough of surrounding area to show general location of subject property in relationship to College Station and its City Limits. No scale required but include north arrow.
- Title Block with the following information:
 - Name and address of subdivider, recorded owner, engineer and surveyor.
 - Proposed name of subdivision (subdivision name & street names will be approved through Brazos County 911).
 - Date of preparation (including the date the plat was submitted and the dates of any revisions on the plat).
 - Engineer's scale in feet.
 - Total area intended to be developed.
- North Arrow.
- Location of current city limit lines and current zoning district boundary. The appropriate zoning district(s) must be in place for the proposed land uses before the application for a subdivision.
- Subdivision boundary indicated by heavy lines. Boundary must include all of parent tract.
- Descriptions by metes and bounds of the subdivision which shall close within accepted land survey standards. (Labeled on boundary lines, not separate metes and bounds description.)
- Primary control points or descriptions and ties to such control point, to which, later, all dimensions, angles, bearings, block numbers, and similar data shall be referred. The plat shall be located with respect to a corner of the survey or tract, or an original corner of the original survey of which it is a part.
- Name of contiguous subdivisions and names of owners of contiguous parcels of unsubdivided land, and an indication whether or not contiguous properties are platted.
- Location of the 100 Year Floodplain and Floodway, if applicable, according to the most recent available data.
- Topographic information, including contours at two foot (2 ft.) intervals, wooded areas, and flowline elevation of streams.
- Proposed land uses (in compliance with existing zoning district).
- The location and description with accurate dimensions, bearings or deflection angles and radii, area, center angle, degree of curvature, tangent distance and length of all curves for all of the following: (Show existing items that are intersecting or contiguous with the boundary of or forming a boundary with the subdivision, as well as, those within the subdivision).

Existing Proposed

- | | | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Streets. Continuous or end in a cul-de-sac, stubbed out streets must end into a temp. turn around unless they are shorter than 100 feet. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Public and private R.O.W. locations and widths. (All existing and proposed R.O.W.'s sufficient to meet Thoroughfare Plan.) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Street offsets and/or intersection angles meet ordinance. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Alleys. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Well site locations. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Pipelines. If carrying flammable gas or fuel, also show size of line, design pressure and product transported through the line. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Utility services (water & sanitary sewer). All existing and proposed utilities of sufficient size/depth to meet the utility master plan and any future growth areas. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Easements. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Drainage structures and improvements including underground storm sewer and all overland systems (flow line of existing watercourses) and showing where these will discharge. Proposed channel cross sections, if any. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | A number or letter to identify each lot or site and each block (numbered sequentially). |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Parkland dedication/greenbelt area/park linkages. All proposed dedications must be reviewed by the Parks and Recreation Advisory Board and documentation of their recommendation provided prior to being scheduled for P&Z Commission consideration. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Greenways dedication. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Public areas. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Other public improvements, including but not limited to parks, schools and other public facilities. |
| <input checked="" type="checkbox"/> | | Proposed phasing. Each phase must be able to stand alone to meet ordinance requirements and infrastructure costs shown to be distributed evenly throughout the subdivision. Phases must be final platted in sequential order as shown or defined on the preliminary plan. |
| <input checked="" type="checkbox"/> | | Are there impact fees associated with this development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |



Legislation Details (With Text)

File #: 16-0109 Version: 1 Name: Traditions Phase 24

Type: Final Plat Status: Agenda Ready

File created: 2/18/2016 In control: Planning and Zoning Commission Regular

On agenda: 3/3/2016 Final action:

Title: Presentation, possible action, and discussion regarding a Final Plat for Traditions Phase 24 consisting of 1 industrial lot and 1 common area on approximately 5 acres located at 8751 HSC Parkway, generally located south of the intersection of the HSC Parkway and BioMedical Way. Case #FPCO2015-000017

Sponsors: Laura Walker

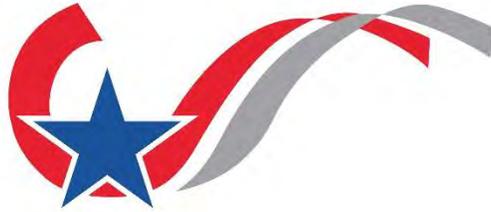
Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Final Plat for Traditions Phase 24 consisting of 1 industrial lot and 1 common area on approximately 5 acres located at 8751 HSC Parkway, generally located south of the intersection of the HSC Parkway and BioMedical Way. Case #FPCO2015-000017



CITY OF COLLEGE STATION

**FINAL PLAT
for
Traditions Phase 24
FPCO2015-000017**

SCALE: 1 commercial lot and 1 common area (public way) on 4.669 acres

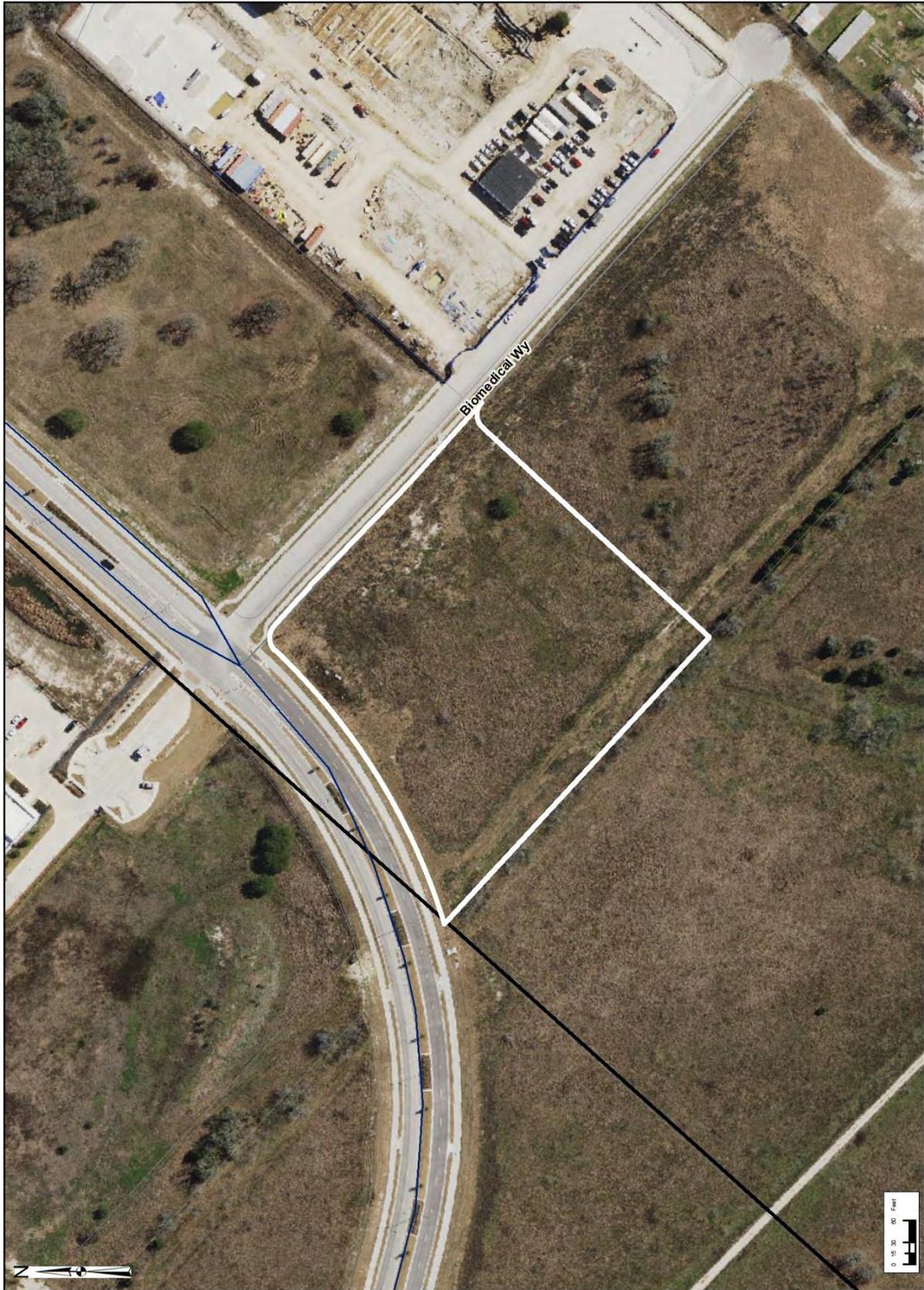
LOCATION: 8751 HSC Parkway, generally located south of the intersection of the HSC Parkway and BioMedical Way

ZONING: PDD Planned Development District (BioCorridor Planned Development District Ordinance)

APPLICANT: Casey Sandlin, Bryan Traditions, LP

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

RECOMMENDATION: Staff recommends approval of the Final Plat.



Case: FPCO2015-000017	TRADITIONS PH 24	DEVELOPMENT REVIEW
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FINAL PLAT

DEVELOPMENT HISTORY

Annexation: 1955
Zoning: A-O Agricultural Open upon annexation
2012 – A-O Agricultural Open rezoned to PDD Planned Development District (BioCorridor Planned Development District Ordinance)
Preliminary Plat: 2013
Site Development: Currently vacant

COMMENTS

Parkland Dedication: N/A
Greenways: N/A
Pedestrian Connectivity: Sidewalks are provided on both sides of all streets within the development.
Impact Fees: N/A

REVIEW CRITERIA

Compliance with Subdivision Regulations: The proposed Final Plat is in compliance with the Subdivision Requirements contained in the BioCorridor Planned Development District Ordinance. The proposed Final Plat is in compliance with the approved Preliminary Plan with one exception – a minor amendment was made to the street along the southern portion of the property as it was changed from a Public Right-of-Way to a Public Way.

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



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

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT Traditions Phase 24

ADDRESS 8751 HSC Parkway

SPECIFIED LOCATION OF PROPOSED PLAT:

Corner of HSC Parkway and BioMedical Way

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

Name Bryan Traditions, LP - Casey Sandlin E-mail csandlin@traditionsrealestate.com

Street Address 2100 Traditions Blvd

City Bryan State Texas Zip Code 77807

Phone Number 979.704.6395 Fax Number _____

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

Name Bryan Commerce & Development, Inc. E-mail lguindi@bryantx.gov
Street Address P.O. Box 1000
City Bryan State Texas Zip Code 77805
Phone Number 979.209.5130 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

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

Do any deed restrictions or covenants exist for this property? Yes No
Is there a temporary blanket easement on this property? If so, please provide the Volume _____ and Page No. _____
Total Acreage 4.669 Acres Total No. of Lots 1 R-O-W Acreage _____
Existing Use Vacant Proposed Use Office/Manufacturing
Number of Lots By Zoning District 1 / PD-BC _____ / _____ / _____
Average Acreage Of Each Residential Lot By Zoning District:
_____ / _____ _____ / _____ _____ / _____ _____ / _____
Floodplain Acreage N/A

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

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

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

Yes
 No

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

Project Name: Traditions Phase 23, 24 & 25 Preliminary Plan

City Project Number (if known): 12-00500276

Date / Timeframe when submitted: 02/1/2013

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

N/A

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

N/A

Regarding the waiver request, explain how:

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

N/A

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

N/A

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

N/A

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

N/A

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

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

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

Detailed explanation of condition identified above:

N/A

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

Requested Oversize Participation N/A

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

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



 Signature and title

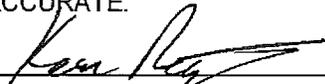
12/18/15

 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)

12/18/15

Date

Engineer Certification:

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

Engineer

12/24/15

Date



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

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

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

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

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

Engineer

Date

Initial

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

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

B. I, _____, certify to the following:

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

Engineer

Date

Additional certification for Floodway Encroachments:

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

Engineer

Date

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

Residential Structures:

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

Engineer / Surveyor

Date

Commercial Structures:

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

Engineer / Surveyor

Date

OR

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

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

Engineer / Surveyor

Date

Conditions or comments as part of approval: _____

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

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

Existing

Proposed

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

Existing

Proposed

~~N/A~~

~~N/A~~

Alleys.

Easements.

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

~~N/A~~

~~N/A~~

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:

~~N/A~~

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

~~N/A~~

Sewer Design Report.

~~N/A~~

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

~~N/A~~

Water Design Report and/or Fire Flow Report.

~~N/A~~

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

~~N/A~~

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

~~N/A~~

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

~~N/A~~

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

~~N/A~~

Drainage Report with a Technical Design Summary.

~~N/A~~

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

~~N/A~~

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

Are there impact fees associated with this development? Yes No

Impact fees must be paid prior to building permit.

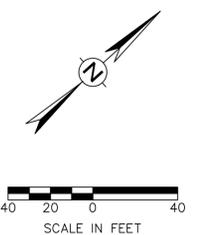
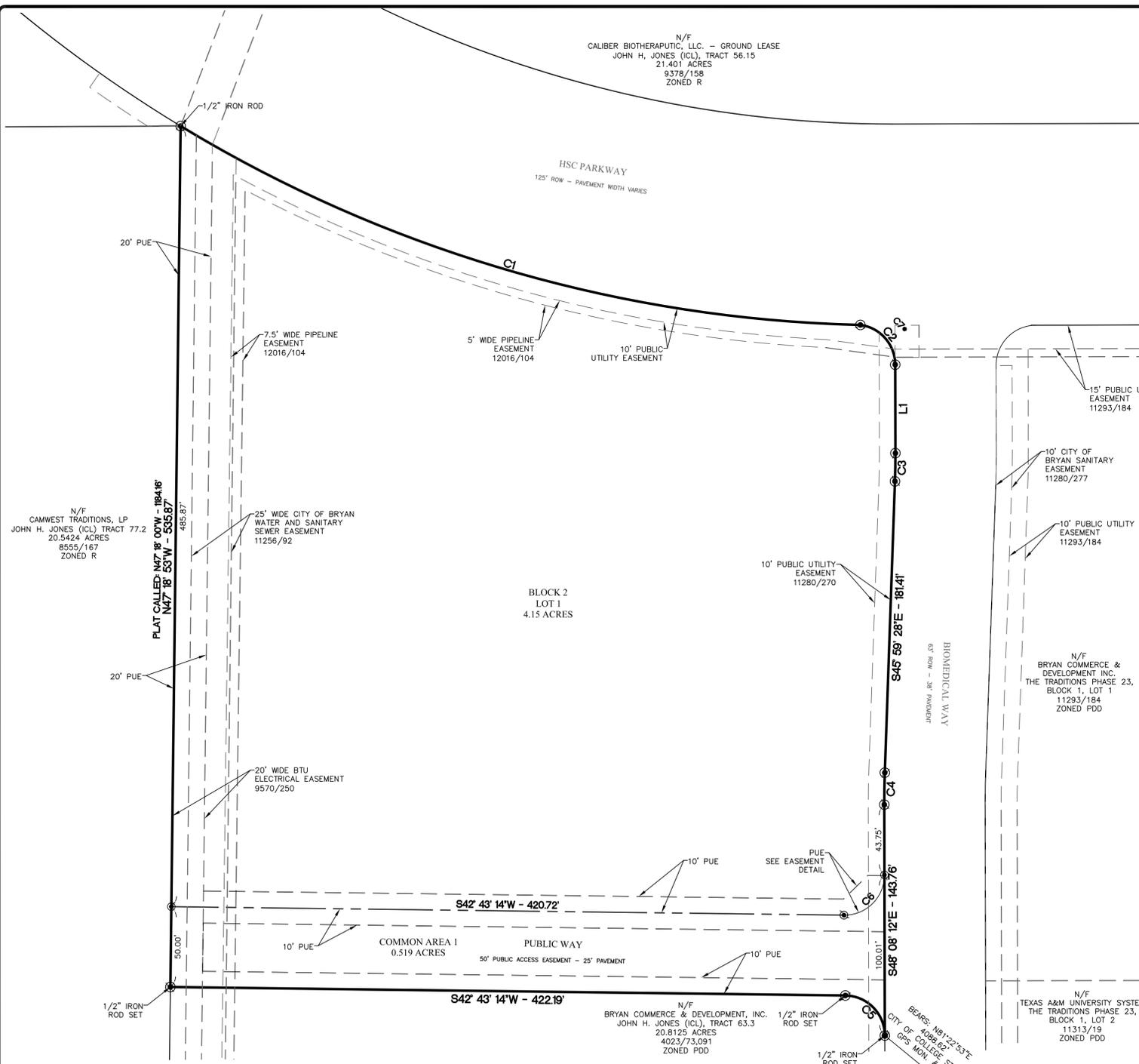
Will any construction occur in TxDOT rights-of-way? Yes No

If yes, TxDOT permit must be submitted along with the construction documents.

NOTE:

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

Print Form



- NOTES:**
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0285E, EFFECTIVE DATE: MAY 16, 2012.
 - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 - ZONING FOR THIS TRACT IS BIO CORRIDOR PLANNED DEVELOPMENT DISTRICT (BC-PD).
 - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE BIOCORRIDOR PLANNED DEVELOPMENT DISTRICT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
 - ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
 - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE POA, PROPERTY OWNER'S ASSOCIATION, FENCES, GRADING AND LANDSCAPING CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENT.
 - DETENTION PONDS, PUBLIC WAYS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION (POA).
 - ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF COLLEGE STATION.
 - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF COLLEGE STATION. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
 - THE PUBLIC WAY WILL BE CONSTRUCTED WITH THE DEVELOPMENT OF LOT 1, BLOCK 2 TO PROVIDE ACCESS TO THE ADJACENT PROPERTY.
 - A TEMPORARY HAMMERHEAD TURNAROUND WILL BE CONSTRUCTED WITH THE DEVELOPMENT OF LOT 1, BLOCK 2. THE TEMPORARY TURNAROUND WILL REMAIN UNTIL THE PUBLIC WAY IS EXTENDED THROUGH THE ADJACENT PROPERTY.

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	447.83'	862.50'	029°44'58"	229.09'	442.82'	N58°13'58"E
C2	35.96'	25.00'	082°25'17"	21.89'	32.94'	S89°20'51"E
C3	17.54'	468.50'	002°08'44"	8.77'	17.54'	S47°03'50"E
C4	19.90'	531.50'	002°08'44"	9.95'	19.90'	S47°03'50"E
C5	38.90'	25.00'	089°08'34"	24.63'	35.09'	S87°17'31"W
C6	39.64'	25.00'	090°51'26"	25.38'	35.62'	S02°42'29"E
C7*	38.56'	25.00'	088°22'25"	24.30'	34.85'	N87°41'03"E

* PLAT CALLED CURVE DATA

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	55.07'	S48° 08' 12.23"E
L2	10.50'	N42° 43' 14.00"E
L3	21.01'	N2° 16' 46.00"W

METES AND BOUNDS DESCRIPTION OF A 4.669 ACRE TRACT OF A J.H. JONES SURVEY, A-26 COLLEGE STATION, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE J. H. JONES SURVEY, ABSTRACT NO. 26, COLLEGE STATION, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 324.83 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT, INC. RECORDED IN VOLUME 4023, PAGE 91 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/2 INCH IRON ROD SET ON THE SOUTHEAST LINE OF HSC PARKWAY (125' R.O.W. MARKING THE NORTH CORNER OF A CALLED 20.5424 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO CAMWEST TRADITIONS LP RECORDED IN VOLUME 8555, PAGE 167 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD SET MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 862.50 FEET, FOR REFERENCE, A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 20.5424 ACRE TRACT BEARS: S 41° 43' 57" W FOR A DISTANCE OF 889.53 FEET (DEED CALL: S 41° 44' 35" W - 889.53 FEET, 8555/167) AND A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF HSC PARKWAY BEARS: S 88° 38' 21" W FOR A DISTANCE OF 461.90 FEET.

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29° 44' 58" FOR AN ARC DISTANCE OF 447.83 FEET (CHORD BEARS: N 58° 13' 58" E - 442.82 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE AND THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET.

THENCE ALONG THE SOUTHWEST LINE OF BIOMEDICAL WAY (63' R.O.W. PER PLAT OF THE TRADITIONS SUBDIVISION, PHASE 23, 11293/184) FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82° 25' 17" FOR AN ARC DISTANCE OF 35.96 FEET (CHORD BEARS: S 89° 20' 51" E - 32.94 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE;

S 48° 08' 12" E FOR A DISTANCE OF 55.07 FEET (PLAT CALL AND MEASURED, 11293/184) TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 468.50 FEET.

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 08' 44" FOR AN ARC DISTANCE OF 17.54 FEET (CHORD BEARS: S 47° 03' 50" E - 17.54 FEET) (PLAT CALL AND MEASURED, 11293/184) TO A 1/2 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE;

S 45° 59' 28" E FOR A DISTANCE OF 181.41 FEET (PLAT CALL AND MEASURED, 11293/184) TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 531.50 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 08' 44" FOR AN ARC DISTANCE OF 19.90 FEET (CHORD BEARS: S 47° 03' 50" E - 19.90 FEET) (PLAT CALL AND MEASURED, 11293/184) TO A 1/2 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE;

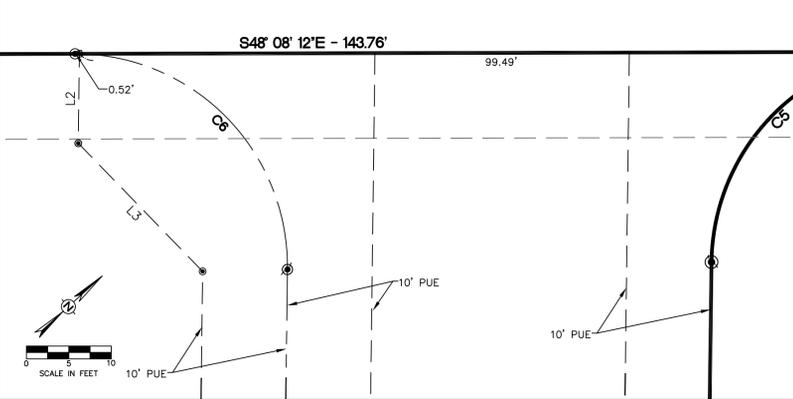
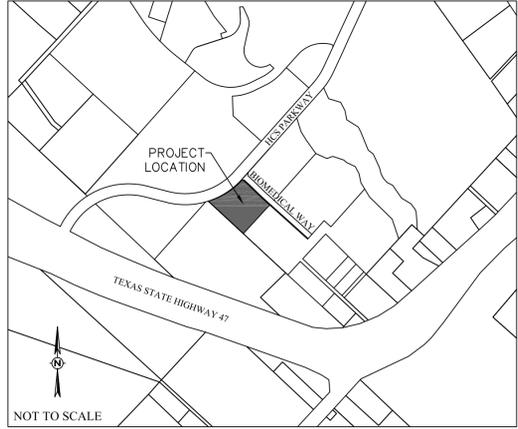
S 48° 08' 12" E FOR A DISTANCE OF 143.76 FEET (PLAT CALL AND MEASURED BEARING, 11293/184) TO A 1/2 INCH IRON ROD SET MARKING THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT AND THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET, FOR REFERENCE, A 1/2 INCH IRON ROD SET MARKING THE SOUTH CORNER OF SAID BIOMEDICAL WAY RIGHT-OF-WAY BEARS: S 48° 08' 12" E FOR A DISTANCE OF 560.78 FEET, FROM WHICH, A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF BIOMEDICAL WAY BEARS: N 41° 51' 48" E FOR A DISTANCE OF 63.00 FEET (PLAT CALL AND MEASURED, 11293/184);

THENCE THROUGH SAID REMAINDER OF 324.83 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 08' 34" FOR AN ARC DISTANCE OF 38.90 FEET (CHORD BEARS: S 87° 17' 31" W - 35.09 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE;

THENCE S 42° 43' 14" W CONTINUING THROUGH SAID REMAINDER OF 324.83 ACRE TRACT FOR A DISTANCE OF 422.19 FEET TO A 1/2 INCH IRON ROD SET ON THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID CALLED 20.5424 ACRE TRACT, SAID IRON ROD SET MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE, A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID 20.5424 ACRE TRACT BEARS: S 47° 18' 53" E FOR A DISTANCE OF 648.16 FEET;

THENCE N 47° 18' 53" W ALONG SAID COMMON LINE FOR A DISTANCE OF 535.87 FEET (TOTAL DEED CALL: N 47° 18' 00" W - 1184.16 FEET, 8555/167) TO THE POINT OF BEGINNING CONTAINING 4.669 ACRES OF LAND, AS SURVEYED ON THE GROUND IN OCTOBER, 2015, BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

VICINITY MAP



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, W. Spencer Clements, Jr., Vice President of Bryan/Traditions, L.P., a Texas Limited Partnership, owner and developer of the 4.669 acre tract shown on this plat, and designated herein as the Traditions Subdivision Phase 24, Lot 1 and Common Area 1, Block 2, in Brazos County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Bryan/Traditions, L.P., By Traditions Acquisitions Partnership, L.P., its General Partner, By W. Spencer Clements, Jr., Vice President

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

Notary Public, Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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

_____, R.P.L.S. No. 4502

CERTIFICATE OF CITY ENGINEER

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

City Engineer
City of College Station

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

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

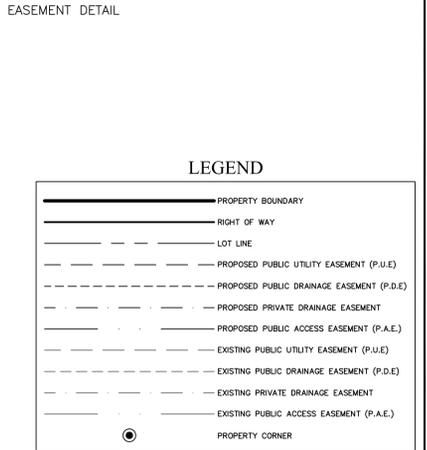
WITNESS my hand and official Seal, at my office in Bryan, Texas.

County Clerk
Brazos County, Texas

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

Chairman



FINAL PLAT
TRADITIONS - PHASE 24
LOT 1, BLOCK 2
COMMON AREA 1, BLOCK 2
4.669 ACRES
J.H. JONES SURVEY, A-26
COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER:
Bryan Commerce & Development, Inc.
P.O. Box 1000
Bryan, TX 77805

DEVELOPER:
Bryan Traditions, LP
Bryan, TX 77807

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

ENGINEER:
Schultz Engineering, LLC
TBPE NO. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77845
(979) 764-3900

SCALE 1" = 40'
FEBRUARY 2016

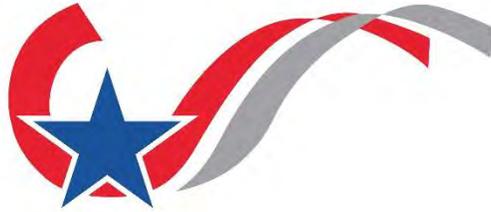


Legislation Details (With Text)

File #: 16-0110 Version: 1 Name: Barracks II Phase 400
Type: Final Plat Status: Agenda Ready
File created: 2/18/2016 In control: Planning and Zoning Commission Regular
On agenda: 3/3/2016 Final action:
Title: Presentation, possible action, and discussion regarding a Final Plat for the Barracks II Phase 400 consisting of 1 commercial lot and 26 townhouse lots on approximately 4.911 acres located at 100 Deacon Drive West, generally located between Holleman Drive South and Old Wellborn Road. Case #FPMU2015-000003
Sponsors: Laura Walker
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Final Plat](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Final Plat for the Barracks II Phase 400 consisting of 1 commercial lot and 26 townhouse lots on approximately 4.911 acres located at 100 Deacon Drive West, generally located between Holleman Drive South and Old Wellborn Road. Case #FPMU2015-000003



CITY OF COLLEGE STATION

FINAL PLAT
for
The Barracks II Phase 400
FPMU2015-000003

SCALE: 1 commercial lot and 26 residential lots on 4.911 acres

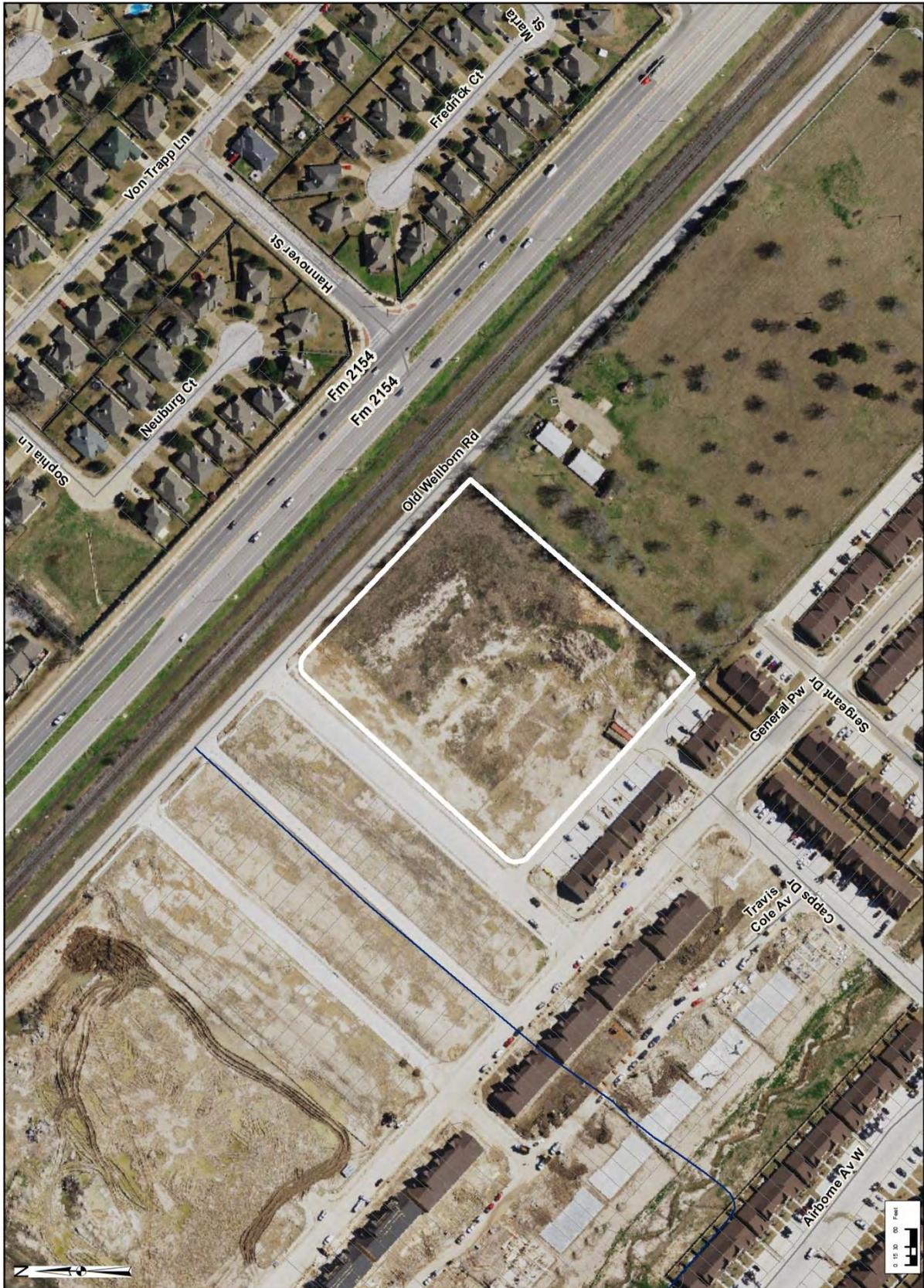
LOCATION: 100 Deacon Drive West, generally located between Holleman Drive South and Old Wellborn Road.

ZONING: PDD Planned Development District

APPLICANT: Heath Phillips, Heath Phillips Investments, LLC

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

RECOMMENDATION: Staff recommends approval of the Final Plat.



Case: FINAL PLAT - MIXED USE
FPMU2015-000003

THE BARRACKS II PH 400

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	November 2002
Zoning:	A-O Agricultural Open (upon annexation), rezoned PDD Planned Development District (April 2014) while a portion of the Preliminary Plan was originally zoned PDD Planned Development District in June 2011 with revised PDD ordinances approved in March 2012, August 2013, April 2014, and February 2015.
Preliminary Plat:	2011, revised in October 2012, February 2014, and again in May 2015
Site Development:	Currently vacant

COMMENTS

Parkland Dedication:	Previous phases have dedicated 7.31 acres of neighborhood parkland which exceeds the neighborhood park land dedication requirement for the subdivision. The applicant has opted to develop the Neighborhood Parks themselves, so there will be no development fees for Neighborhood Parks. A total of \$16,250 for Community Park Fees-in-Lieu (\$250 per dwelling unit) and Development fees (\$375 per dwelling unit) is due prior to filing the Final Plat.
Greenways:	N/A
Pedestrian Connectivity:	Sidewalks are provided on both sides of all streets within the development.
Impact Fees:	The subject tract is located within the Steeplechase Sanitary Sewer Impact Fee Area and will be required \$144.87/LUE with building permits.

REVIEW CRITERIA

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

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



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

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication or Stormwater Management Conference N/A

NAME OF PROJECT The Barracks II Subdivision, Phase 400

ADDRESS _____

SPECIFIED LOCATION OF PROPOSED PLAT:

Adjacent to Phase 102, South of Tang Cake Drive

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

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

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

Name Heath Phillips Investments, LLC E-mail heath_superiorstructures@yahoo.com
Street Address 516 Deacon Drive West
City College Station State TX Zip Code 77845
Phone Number 979-229-5906 Fax Number 979-703-7903

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering, LLC - Joe Schultz E-mail joeschultz84@verizon.net
Street Address 2730 Longmire Drive, Suite A
City College Station State TX Zip Code 77845
Phone Number 979.764.3900 Fax Number 979.764.3910

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

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

Total Acreage 4.911 Total No. of Lots 27 R-O-W Acreage 0.553

Existing Use Vacant Proposed Use Townhomes

Number of Lots By Zoning District 26 / PDD 1 / PDD _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

0.074 / PDD _____ / _____ _____ / _____

Floodplain Acreage None

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

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

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

Yes
 No

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

Project Name: The Barracks II (PP)

City Project Number (if known): 15-00900071

Date / Timeframe when submitted: May 2015

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

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

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

Requested Oversize Participation None

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>298</u> Streets</p> <p><u>898</u> Sidewalks</p> <p><u>380</u> Sanitary Sewer Lines</p> <p><u>405</u> Water Lines</p> <p><u>N/A</u> Channels</p> <p><u>412</u> Storm Sewers</p> <p><u>N/A</u> Bike Lanes / Paths</p>	<p>Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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

Signature and title

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 [redacted] (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.

[Signature]

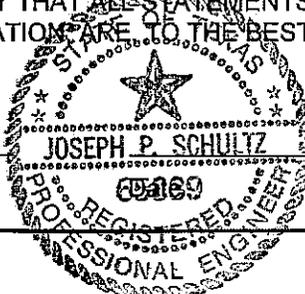
Property Owner(s)

8/26/15
Date

Engineer Certification:

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

[Signature]
Engineer



8-26-15

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

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

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

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

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

Engineer

Date

Initial

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

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

B. I, _____, certify to the following:

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

Engineer

Date

Additional certification for Floodway Encroachments:

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

Engineer

Date

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

Residential Structures:

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

Engineer / Surveyor

Date

Commercial Structures:

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

Engineer / Surveyor

Date

OR

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

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

Engineer / Surveyor

Date

Conditions or comments as part of approval: _____

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

- Drawn on 24" x 36" sheet to scale of 100' per inch.
- Vicinity map which includes enough of surrounding area to show general location of subject property in relationship to College Station and its City Limits. No scale required but include north arrow.
- Title Block with the following information:
 - Name and address of subdivider, recorded owner, planner, engineer and surveyor.
 - Proposed name of subdivision. (Subdivision name & street names will be approved through Brazos County 911.)
 - Date of preparation.
 - Engineer's scale in feet.
 - Total area intended to be developed.

- North Arrow.
- Subdivision boundary indicated by heavy lines.

If more than 1 sheet, an index sheet showing entire subdivision at a scale of 500 feet per inch or larger.

- All applicable certifications based on the type of final plat.
 - Ownership and Dedication
 - Surveyor and/or Engineer
 - City Engineer (and City Planner, if a minor plat)
 - Planning and Zoning Commission (delete if minor plat)
 - Brazos County Clerk

Brazos County Commissioners Court Approval (ETJ Plats only)

If submitting a replat where there are existing improvements, submit a survey of the subject property showing the improvements to ensure that no encroachments will be created.

If using private septic systems, add a general note on the plat that no private sewage facility may be installed on any lot in this subdivision without the issuance of a license by the Brazos County Health Unit under the provisions of the private facility regulations adopted by the Commissioner's Court of Brazos County, pursuant to the provisions of Section 21.084 of the Texas Water Code.

- Location of the 100-Year Floodplain and floodway, if applicable, according to the most recent available data.
- Lot corner markers and survey monuments (by symbol) and clearly tied to basic survey data.
- Matches the approved preliminary plan or qualifies as minor amendments (UDO Section 3.3.E.2).
- The location and description with accurate dimensions, bearings or deflection angles and radii, area, center angle, degree of curvature, tangent distance and length of all curves for all of the following: (Show existing items that are intersecting or contiguous with the boundary of or forming a boundary with the subdivision, as well as, those within the subdivision).

Existing

Proposed

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

Existing

Proposed

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

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

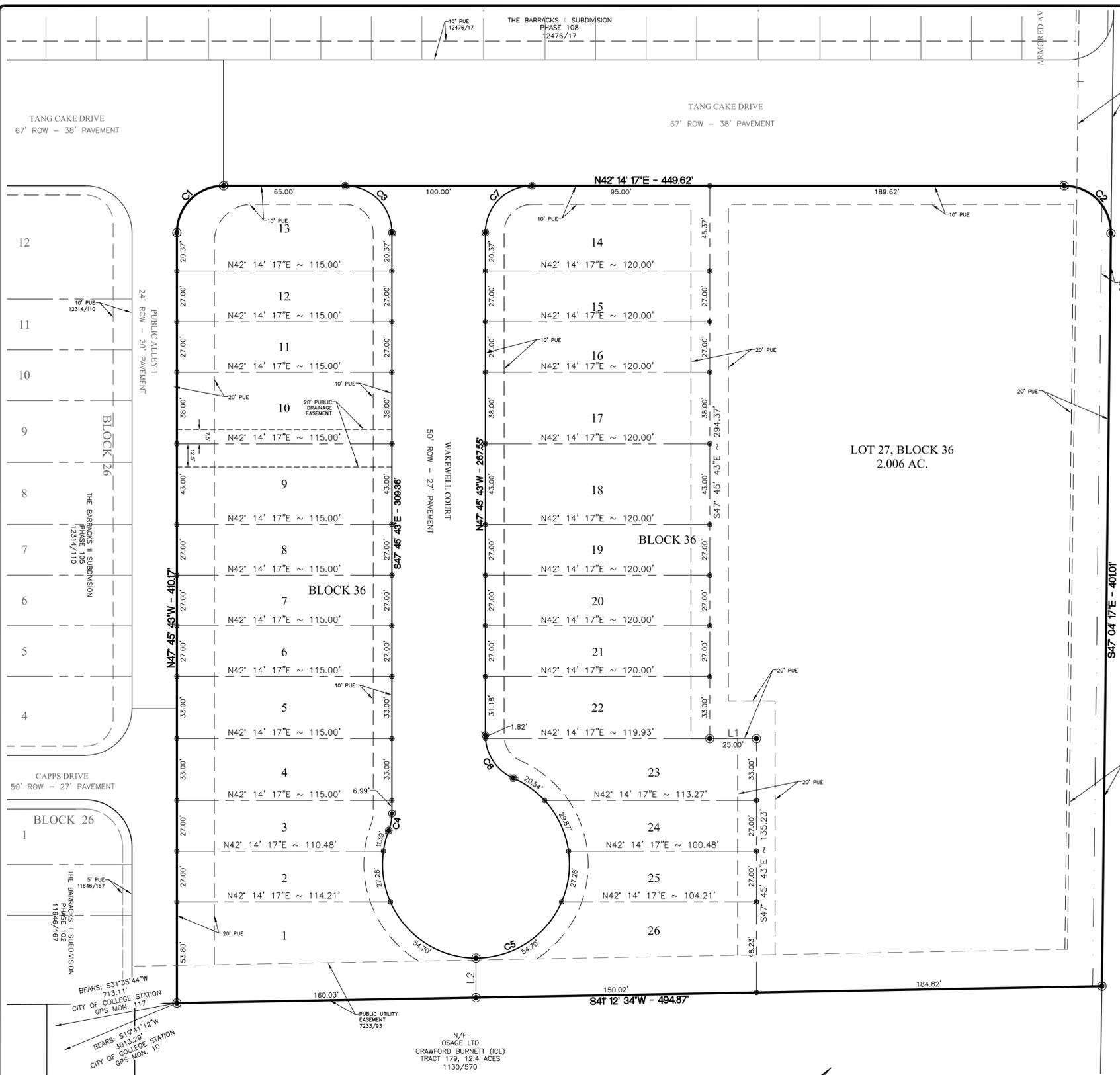
All off-site easements necessary for infrastructure construction must be shown on the final plat with a volume and page listed to indicate where the separate instrument easements were filed. Separate instrument easements must be provided in recordable form to the City prior to being scheduled for P&Z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

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

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

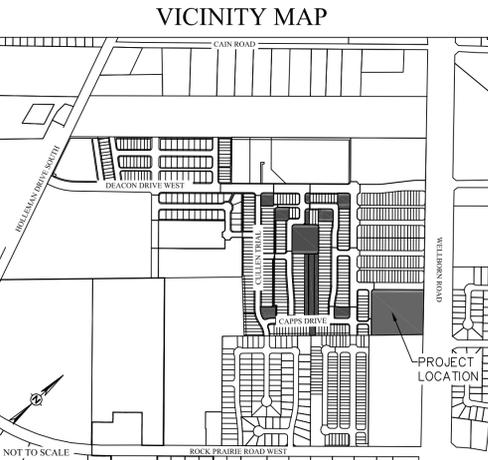
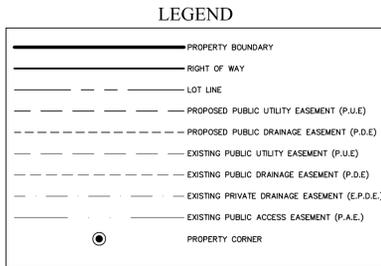
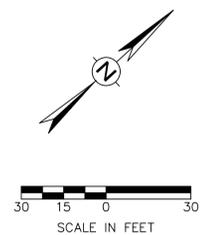
- NOTE:**
1. We will be requesting the corrected Final Plat to be submitted in digital form if available prior to filing the plat at the Courthouse.
 2. If the construction area is greater than 5 acres, EPA Notice of Intent (NOI) must be submitted prior to issuance of a development permit.

Print Form



Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	39.27'	25.00'	090°00'00"	25.00'	35.36'
C2	39.57'	25.00'	090°41'26"	25.30'	35.57'
C3	39.27'	25.00'	090°00'00"	25.00'	35.36'
C4	9.18'	25.00'	021°02'22"	4.64'	9.13'
C5	233.40'	50.00'	267°27'41"	52.27'	72.26'
C6	28.98'	25.00'	068°25'19"	16.37'	27.39'
C7	39.27'	25.00'	090°00'00"	25.00'	35.36'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	25.00'	N42° 14' 17.00"E
L2	21.00'	N47° 45' 43.00"W



CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, Heath Phillips, Heath Phillips Investments, LLC, owner and developer of the land shown on this plat, and designated herein as the Barracks II Subdivision, Phase 400, to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Heath Phillips, President
 Heath Phillips Investments, LLC

STATE OF TEXAS
 COUNTY OF BRAZOS

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

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

Notary Public, Brazos County, Texas

CERTIFICATE OF THE SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS

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

_____, R.P.L.S. No. 4502

CERTIFICATE OF THE COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF BRAZOS

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

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

_____,
 County Clerk,
 Brazos County, Texas

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

_____,
 Chairman

CERTIFICATE OF CITY ENGINEER

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

_____,
 City Engineer

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

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE CRAWFORD BURNETT LEAGUE, ABSTRACT NO. 7, COLLEGE STATION, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 108.88 ACRE TRACT AS DESCRIBED BY A DEED TO HEATH PHILLIPS INVESTMENTS, LLC, RECORDED IN VOLUME 962, PAGE 73 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 3/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF OLD WELLBORN ROAD MARKING THE EAST CORNER OF SAID REMAINDER OF 108.88 ACRE TRACT AND THE NORTH CORNER OF A CALLED 12.40 ACRE TRACT AS DESCRIBED BY A DEED TO OSAGE, LTD RECORDED IN VOLUME 1130, PAGE 570 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE S 41° 12' 34" W ALONG THE COMMON LINE OF SAID REMAINDER OF 108.88 ACRE TRACT AND SAID 12.40 ACRE TRACT FOR A DISTANCE OF 494.87 FEET TO THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 3/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 12.40 ACRE TRACT BEARS: S 41° 12' 34" W FOR A DISTANCE OF 22.50 FEET;

THENCE N 47° 45' 43" W ALONG THE COMMON LINE OF SAID REMAINDER OF 108.88 ACRE TRACT AND AN EXISTING 24' WIDE ALLEY AS DEPICTED ON THE PLAT OF THE BARRACKS II SUBDIVISION, PHASE 102, RECORDED IN VOLUME 11646, PAGE 167 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALONG THE EXTENSION OF SAID LINE, FOR A DISTANCE OF 410.17 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE THROUGH SAID REMAINDER OF 108.88 ACRE TRACT FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: N 02° 45' 43" W - 35.36 FEET) TO THE END OF SAID CURVE;

N 42° 14' 17" E FOR A DISTANCE OF 449.62 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 41' 26" FOR AN ARC DISTANCE OF 39.57 FEET (CHORD BEARS: N 87° 35' 00" E - 35.57 FEET) TO THE END OF SAID CURVE ON THE SOUTHWEST LINE OF OLD WELLBORN ROAD;

THENCE S 47° 04' 17" E ALONG THE SOUTHWEST LINE OF OLD WELLBORN ROAD FOR A DISTANCE OF 401.01 FEET TO THE POINT OF BEGINNING CONTAINING 4.911 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND, BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

- NOTES:**
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 4804100305F, EFFECTIVE DATE: APRIL 2, 2014
 - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 - ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT DISTRICT (PDD).
 - EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2" IN CALIPER OR 1 TREE OF 4" CALIPER PER ORDINANCE NO. 3222.
 - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION. FENCES, GRADING AND LANDSCAPING CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENT.
 - DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
 - STORM WATER DETENTION FACILITIES FOR THIS PHASE ARE LOCATED OFF SITE AND ARE TO BE MAINTAINED BY THE HOA.
 - THIS AREA IS IN THE STEEPLECHASE SANITARY SEWER IMPACT FEE AREA. IMPACT FEES SHALL BE PAID IN CONJUNCTION WITH THE ISSUANCE OF BUILDING PERMITS.
 - COMPACTION OF FILL OR AN ENGINEERED SLAB IS REQUIRED FOR LOTS THAT HAVE GREATER THAN 2 FEET OF FILL.
 - ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
 - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WELLBORN SPECIAL UTILITY DISTRICT.
 - A WAIVER TO UDO SECTION 12-8.3.W SINGLE-FAMILY RESIDENTIAL PARKING REQUIREMENTS FOR PLATTING WAS GRANTED BY THE PLANNING AND ZONING COMMISSION ON MAY 21, 2015, WITH THE CONDITION OF TWO ADDITIONAL PARKING SPACES BE PROVIDED ABOVE THE MINIMUM REQUIRED FOR EACH TOWNHOUSE LOT.
 - DRIVEWAY ACCESS FOR LOTS 1-13 WILL BE PROVIDED OFF OF PUBLIC ALLEY 1.

FINAL PLAT
THE BARRACKS II SUBDIVISION
PHASE 400
4.911 ACRES
LOTS 1-27, BLOCK 36
 CRAWFORD BURNETT LEAGUE, A-7
 COLLEGE STATION, BRAZOS COUNTY, TEXAS
 26 RESIDENTIAL LOTS &
 1 COMMERCIAL LOT

SCALE 1" = 30'
 OCTOBER 2015

OWNER/DEVELOPER: HEATH PHILLIPS INVESTMENTS, LLC
 P.O. BOX 262
 WELLBORN, TX 77881
 (979)229-5906

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

ENGINEER: Schultze Engineering, LLC
 TBPE NO. 12327
 2730 LONGMIRE, SUITE A
 College Station, Texas 77845
 (979) 764-3900



Legislation Details (With Text)

File #: 16-0108 Version: 1 Name: Haney Highway 6 Replat
 Type: Replat Status: Agenda Ready
 File created: 2/18/2016 In control: Planning and Zoning Commission Regular
 On agenda: 3/3/2016 Final action:
 Title: Public hearing, presentation, possible action, and discussion regarding a Final Plat for Haney Highway 6 Lots 1R1 and 1R2, Block A, being a replat of Haney Highway 6 Lot 1, Block A, consisting of 2 commercial lots on approximately 1.202 acres located 3129 Texas Avenue South, generally located generally located north of the intersection of Texas Avenue South and the Earl Rudder Freeway Frontage Road West. Case #FPCO2015-000007
 Sponsors: Laura Walker
 Indexes:
 Code sections:
 Attachments: [Staff Report](#)
 [Application](#)
 [Final Plat](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding a Final Plat for Haney Highway 6 Lots 1R1 and 1R2, Block A, being a replat of Haney Highway 6 Lot 1, Block A, consisting of 2 commercial lots on approximately 1.202 acres located 3129 Texas Avenue South, generally located generally located north of the intersection of Texas Avenue South and the Earl Rudder Freeway Frontage Road West. Case #FPCO2015-000007



CITY OF COLLEGE STATION

FINAL PLAT
for
Haney Highway 6 Lot 1R1 & 1R2, Block A
Being a Replat of
Haney Highway 6 Lot 1, Block A
FPCO2015-000007

SCALE: Two commercial lots on 1.202 acres

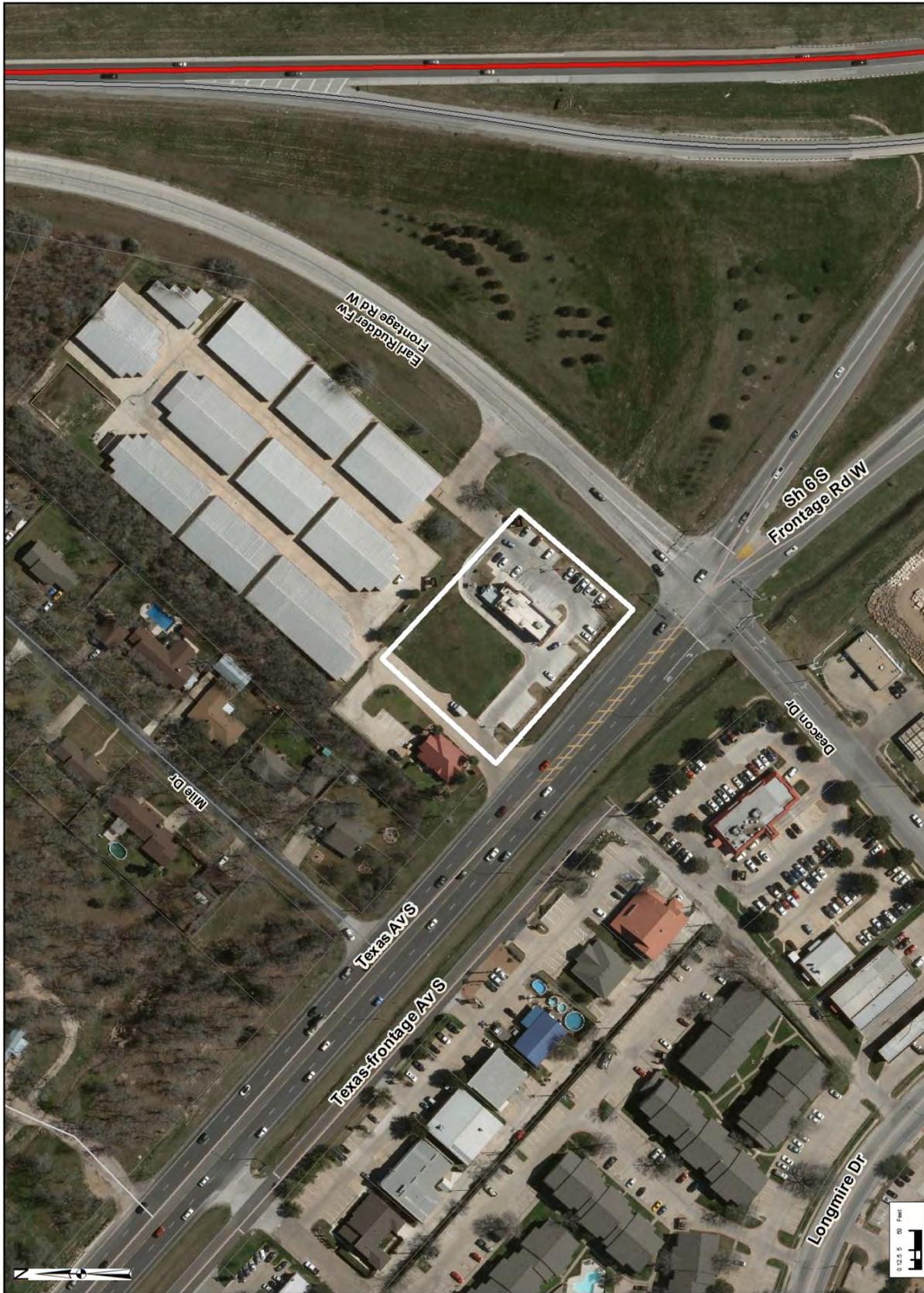
LOCATION: 3129 Texas Avenue South, generally located north of the intersection of Texas Avenue South and the Earl Rudder Freeway Frontage Road West.

ZONING: PDD Planned Development District

APPLICANT: Rabon Metcalf, RME Consulting Engineers

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

RECOMMENDATION: Staff recommends approval of the Final Plat.



FINAL PLAT - REPLAT

Case: FPCO2015-000007

HANEY HIGHWAY 6
LOTS 1R1 & 1R2, BLOCK A

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation: 1969

Zoning: Zoned A-O Agricultural Open upon annexation.

1977 – A-O Agricultural Open rezoned to R-1 Single Family Residential.

1979 – R-1 Single Family Residential rezoned to A-P Administrative-Professional.

1985 – A-P Administrative Professional rezoned to C-3 Planned Commercial.

1988 – C-3 Planned Commercial rezoned to C-3 Planned Commercial.

C-3 Planned Commercial renamed C-3 Light Commercial.

2006 – C-3 Light Commercial rezoned to PDD Planned Development District.

Final Plat: 1988

Site development: A restaurant with a drive-thru was constructed on the proposed Lot 1R2 in 2008.

COMMENTS

Parkland Dedication: N/A

Greenways: No greenway dedication is proposed or required.

Pedestrian Connectivity: No sidewalks are proposed or required.

Bicycle Connectivity: No bicycle lanes are proposed or required.

Impact Fees: N/A

REVIEW CRITERIA

1. **Compliance with Subdivision Regulations:** The proposed Final Plat is in compliance with the Subdivision Regulations within the Unified Development Ordinance (UDO).

STAFF RECOMMENDATION

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



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

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

ADDRESS 3129 South Texas Avenue

SPECIFIED LOCATION OF PROPOSED PLAT:

NE Corner of Texas Avenue South and West Frontage Road of Earl Rudder Freeway South

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 Mission Shary Partnership, LTD. E-mail johnwright@w3foods.com
Street Address 304 W. Nolana Avenue
City McAllen State TX Zip Code 78504
Phone Number (956) 631-6461 Fax Number (956) 631-2322

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 98 & 49 and Page No. 76&24

Total Acreage 1.202 Total No. of Lots 2 R-O-W Acreage 0.0

Existing Use Commercial Proposed Use Commercial

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

Average Acreage Of Each Residential Lot By Zoning District:

0.601 / _____ _____ / _____ _____ / _____

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: _____

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>_____ Streets</p> <p>_____ Sidewalks</p> <p><u>117</u> Sanitary Sewer Lines</p> <p><u>80</u> Water Lines</p> <p>_____ Channels</p> <p>_____ Storm Sewers</p> <p>_____ Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
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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.

Mark W Wright PRESIDENT
 Signature and title
 MARK W WRIGHT
 PRESIDENT
 MISSION SHAWY PARTNERSHIP, LTD

07/06/2015
 Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

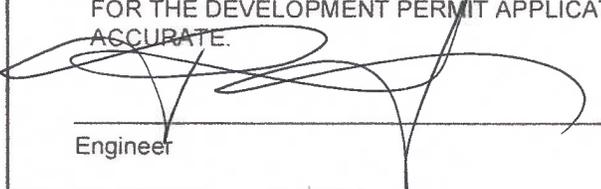
1. No work of any kind may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Occupancy is issued.
5. The permit will expire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


Property Owner(s) MARK W WRIGHT PRESIDENT
MISSION SHIPARY PARTNERSHIP, LTD.

07/06/2015
Date

Engineer Certification:

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


Engineer

7/7/15
Date

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

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

A. I, 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: _____

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

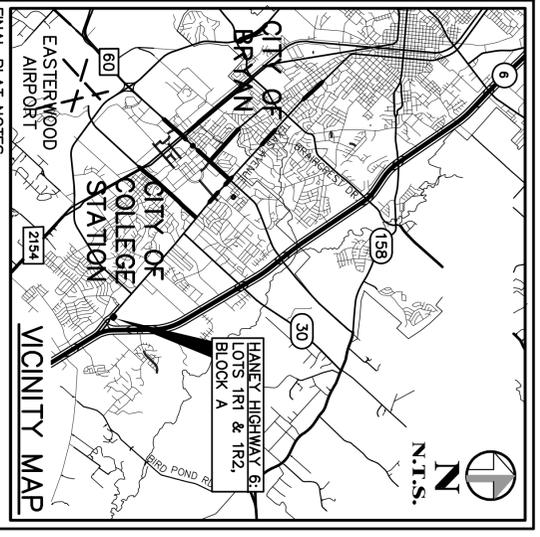
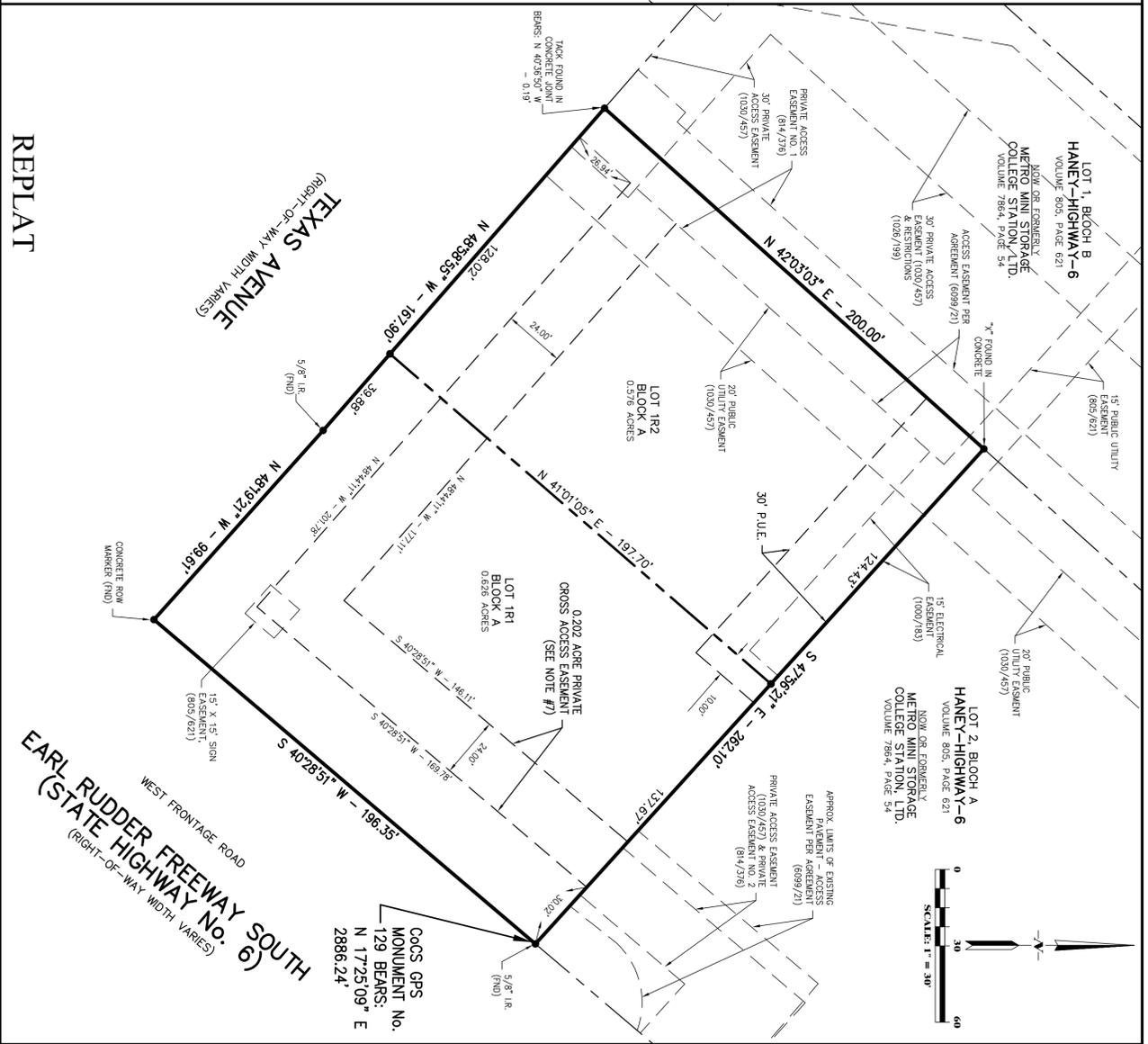
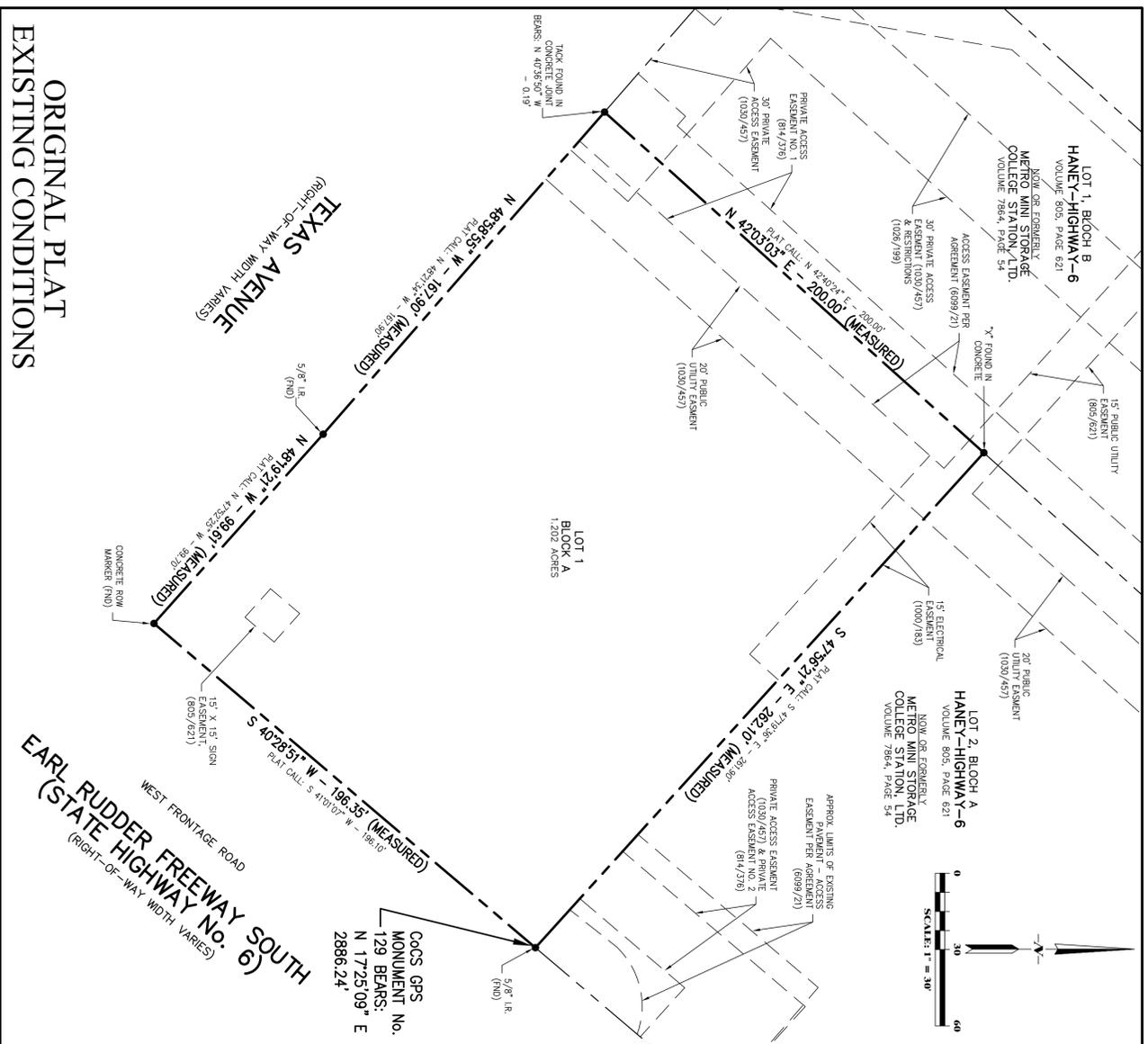
- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Alleys. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Easements. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | A number or letter to identify each lot or site and each block (numbered sequentially). |
| <input 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



FINAL PLAT NOTES:

1. THIS PROPERTY DOES NOT CONTAIN ANY MAPPED 100-YEAR FLOOD PLAIN AS GRAPHICALLY DEPICTED ON FEMA-A - FIRM COMMUNITY PANEL NO. 48041C 0310F, APRIL 2, 2014.
2. BASIS OF BEARING, BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION (NAD 83).
3. ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS UNLESS OTHERWISE NOTED.
4. THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
5. BLANKET EASEMENT TO CITY OF BRYAN, 96/78, DOES APPLY TO THIS TRACT.
6. BLANKET EASEMENT TO HUMBLE PIPE LINE COMPANY, 49/24, DOES APPLY TO THIS TRACT ALTHOUGH ACTUAL PRELIMINE DOES NOT CROSS THIS TRACT.
7. BUILDING SETBACKS ARE PER THE COCS UDO AND PLAT (805/621).
8. THE ZONING OF THIS PROPERTY, AT THE TIME OF THIS PLAT, IS PD0.
9. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE 0.202 ACRE PRIVATE CROSS ACCESS EASEMENT WILL BE THE SOLE RESPONSIBILITY OF LOTS 1R1 & 1R2.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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

BRAD KERR, P.L.S. No. 4502

SURVEYED BY: KERR SURVEYING, LLC
409 NORTH TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE: (979) 268-3195

FINAL PLAT
OF
HANEY HIGHWAY 6
LOT 1R1 & 1R2, BLOCK A

BEING A REPLAT OF
LOT 1, BLOCK A
(VOLUME 805, PAGE 621)

2 LOTS - TOTAL: 1.202 ACRES

MORGAN RECTOR LEAGUE, A-46
COLLEGE STATION, BRAZOS COUNTY, TEXAS
SURVEYED: APRIL 2015

LANDOWNER INFORMATION
MISSION SHARV PARTNERSHIP, LTD.
500 JOHN W. WALKER BLVD.
SUITE 100
MAULEN, TX 77854
OFF: (956) 631-6461
FAX: (956) 631-6232
E-MAIL: (956) 631-6232@msps.com
FILESPEC: 03728P1A1 SCALE: 1" = 30'

SUBMITTED DATE: 7/6/15
REVISIONS: 9/4/15

DRAWN BY: R.A.M. CHECKED BY: KERR
FIELD BOOK: N/A PAGES: N/A
E-MAIL: civil@rmeengineer.com
OFFICE: (979) 764-0704
FAX: (979) 764-0704

RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
215 - 0572

3800 S.H. NO. 6 SOUTH, SITE: 108G <77845>
POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842
E-MAIL: civil@rmeengineer.com
OFFICE: (979) 764-0704
FAX: (979) 764-0704

TEXAS FIRM REGISTRATION NO. F-46951



Legislation Details (With Text)

File #: 16-0116 Version: 1 Name: A&M Super Storage Rezoning
 Type: Rezoning Status: Agenda Ready
 File created: 2/19/2016 In control: Planning and Zoning Commission Regular
 On agenda: 3/3/2016 Final action:

Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to PDD Planned Development District for approximately 2 acres being A&M Super Storage at Wellborn, Block 1, Lot 1, College Station, Brazos County, Texas, located at 4000 Greens Prairie Road West, generally located near the intersection of Wellborn Road and Greens Prairie Road West. Case #REZ2015-000024 (Note: Final action on this item is scheduled for the March 31, 2016 City Council meeting - subject to change)

Sponsors: Jessica Bullock

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to PDD Planned Development District for approximately 2 acres being A&M Super Storage at Wellborn, Block 1, Lot 1, College Station, Brazos County, Texas, located at 4000 Greens Prairie Road West, generally located near the intersection of Wellborn Road and Greens Prairie Road West. Case #REZ2015-000024 (Note: Final action on this item is scheduled for the March 31, 2016 City Council meeting - subject to change)



**REZONING REQUEST
FOR
A&M Super Storage
REZ2015-000024**

REQUEST: R Rural to PDD Planned Development District

SCALE: Approximately 2 acres

LOCATION: 4000 Greens Prairie Road West, generally located near the intersection of Wellborn Road and Greens Prairie Road West.

APPLICANT: Glenn Jones, J4 Engineering

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

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



REZONING	Case: REZ2015-000024
A&M SUPER STORAGE	
DEVELOPMENT REVIEW	

NOTIFICATIONS

Advertised Commission Hearing Date: March 3, 2016
 Advertised Council Hearing Date: March 31, 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:

Creek Meadows
 Turnberry Place

Property owner notices mailed: 12
 Contacts in support: None
 Contacts in opposition: None
 Inquiry contacts: Five

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
Northeast	Wellborn Suburban	PDD Planned Development District	Vacant
Southeast	Wellborn Commercial	R Rural	Office
South (Across Greens Prairie Road West)	Wellborn Preserve-Open	R Rural	Single-family
West	Wellborn Business Park	R Rural	Commercial

DEVELOPMENT HISTORY

Annexation: April 2011
Zoning: A-O Agricultural Open upon annexation (2011)
 Renamed R Rural (2013)
Final Plat: February 2011
Site development: A&M Super Storage

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject property is located within the Wellborn Community Plan area, with a Future Land Use and Character designation of Wellborn Commercial. This land use is intended for concentrations of commercial activities that focus primarily on the nearby residents versus the larger community. Such uses should be limited in size and not accommodate for drive-thru services. Specific design elements as described in the Wellborn Community Plan, should be incorporated into development to limit the visual impact on the community and enhance the defined character.

The subject property is currently developed as A&M Super Storage and development of the site began prior to annexation. The rezoning request to help make the existing site conforming is consistent with the Wellborn Community Plan.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The surrounding area is currently zoned R Rural and PDD Planned Development District. When this area was annexed in 2011, it received the A-O zoning designation which was later renamed to R Rural. This designation made existing commercial uses non-conforming. These uses were built prior to annexation and are able to continue in their current capacity. Uses in the area include commercial, office, utility facilities, public facilities, and single-family.

The Creek Meadows development is adjacent to the subject property. The development received Master Plan approval prior to annexation and continues to develop according to its recent PDD amendments.

The proposed rezoning is compatible with other uses and character of the neighborhood.

- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The proposed PDD uses a base zoning district of SC Suburban Commercial. The use of storage/self-storage started when the property was in the Extraterritorial Jurisdiction (ETJ). Therefore, the existing buildings and site do not fully meet current City regulations. The PDD aims to make the current use and some development characteristics conforming such as setbacks, single-family height protection, signage, covered/uncovered storage, and paving standards. The property is suitable for the uses of office and storage/self-storage proposed in the PDD.
- 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:** When property in the Wellborn Community was annexed in 2011, the area received the A-O zoning designation which allows for single-family residential development and agricultural activities. This zoning district is standard for all annexation that occurs in College Station and was not specifically intended to accommodate for the existing land uses within the Wellborn Community. Under this zoning district, existing commercial uses were made non-conforming, but are able to continue operating under a grandfathered status.

Changes to the Unified Development Ordinance were made to allow non-conforming uses in the Wellborn Community the ability to make minor building expansions without rezoning. However, the building additions the applicant proposes requires further site development than what is permitted under the R Rural zoning district. The property is not suitable for uses permitted under R Rural as it is currently developed as a storage/self-storage facility.

- 5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The subject property is currently zoned R Rural and is developed as a storage/self-storage facility. The property is has limited marketability under the current zoning district with a non-conforming developed use.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water service will be provided by Wellborn Special Utility District via an existing 16-inch main along Greens Prairie Road West. There is also an existing 6-inch sanitary sewer main projection available to serve this property. There is currently capacity in the existing sanitary sewer system to support some additional development.

Detention is required in this area, where drainage generally discharges to the southeast within the Peach Creek Drainage Basin. Drainage issues associated with recent unpermitted development on the subject property will need to be analyzed and mitigated with the forthcoming site plan. A drainage agreement has been entered into between the subject property and Creek Meadows to coordinate the drainage system.

Access to the site is currently being provided along Greens Prairie Road West, a 2-lane major collector.

Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Existing infrastructure, with the exception of the referenced drainage, appears to be adequate for the proposed use.

REVIEW OF CONCEPT PLAN

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

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

General: The proposed Concept Plan allows the existing use to expand. The applicant provides the following background information for the proposed zoning request.

“The purpose of the Planned Development District is to promote and encourage innovative commercial development that is sensitive to surrounding land uses within the Wellborn Community. This District intends to maintain Wellborn’s desire to be a community of rural character positioned for contextually appropriate growth that embodies and sustains the uniqueness and history of the

area. Wellborn’s commercial land use is generally for concentrations of commercial activities that focus primarily on the nearby residents versus the larger community.

This District will cover A&M Super Storage at Wellborn which is an existing commercial development that wishes to maintain their rural, rustic nature while preparing for future growth and expansion. After annexation by the City of College Station, this non-conforming land-use needs to be rezoned to an appropriate district, legitimizing the existing land use, and allowing certain meritorious acceptations for existing developed conditions”.

Modifications Requested: SC Suburban Commercial is proposed as the base zoning district with the following modifications. All other standards not expressly requested and approved will meet SC Suburban Commercial Standards:

Section 12-5.4 Non-Residential Dimensional Standards - The changes to this section are as follows:

Min. Lot Area	None
Min. Lot Width	None
Min. Lot Depth	None
Min. Front Setback	20’
Min. Side Setback	10’
Min. Rear Setback	10’
Max. Height	35’

Section 12-6.3 & 6.4 Types of Uses & Specific Use Standards - The changes to these sections are as follows:

- Permitted Uses
 1. Office
 2. Storage, Self-Service, to include:
 - a. Covered RV, Boat, Vehicle, Equipment, etc. parking
 - b. Indoor and Outdoor accessed self-storage units
 - c. Uncovered Storage

Section 12-7.2 H.2 Single Family Height Protection - The changes to this section are as follows:

- Single-Family height protection will apply only to the proposed building on the north side of the site.

Section 12-7.3 Off-Street Parking Standards - The changes to this section are as follows:

- Four (4) off-street parking spaces shall be required. No additional off-street parking and associated requirements will be required for this District.
- All fire lanes and sanitation routes within the District will be paved (either asphalt or concrete wearable surfaces) for their full width and length.
- All other existing pavements will be allowed to remain, as is, with no requirements for asphalt or concrete wearable surfaces.
- Curb and gutters are not required within this District.
- Only one driveway (curb cut) will be allowed for this District and shall not exceed forty (40) feet in width, as measured at the property line.

Section 12-7.5 Signage - The changes to this section are as follows:

- Summary of Permitted Signs:
The following signs are permitted within this District:

Attached Signs	X
Commercial Banners	X
Development Signs	X
Directional Traffic Control Signs	X
Freestanding Signs	X
Hanging Signs	X
Non-Commercial Signs	X
Real Estate, Finance, and Construction Signs	X

- Sign Standards:
The following table summarizes the sign standards for the District:

Sign Type	Maximum Area (s.f.)**	Maximum Height (ft.)	Setback From ROW (ft.)	Number Allowed
Attached Signs	100	Not to exceed one (1) Foot from top of wall, marquee, or parapet to which it is attached	20	Any number allowed if within the total allowed square footage of attached signs
Freestanding Signs	100	35	20	1
Roof Signs	100	10 feet above structural roof		1 (in place of a freestanding sign)

- Freestanding Commercial Signs
 1. The District will allow one (1) Freestanding Commercial Sign. All Freestanding Commercial Signs shall meet the following standards:
 - a) Allowable Area - For the purposes of this Section, area shall be considered the area in square feet of a single-face sign, or one (1) side of a double-face sign, or half the sides of a multi-face sign.
 - b) Allowable Height
 - 1) No Freestanding Commercial Sign shall exceed thirty-five (35) feet in height;
 - 2) For the purposes of this Section, height of a sign shall be measured from the elevation of the curb or pavement edge.

Section 12-7.7 Buffer Requirements - The changes to this section are as follows:

- Applicability:
A buffer shall only be required where shown on the concept plan.
- Relationship to Other Landscaping Standards:

Landscaping provided to meet the buffer landscaping standards of this Section may be counted towards meeting a project's landscape point requirements, should any additional points be required. The area of a site dedicated to a perimeter buffer shall be included in calculating a site's minimum landscaping point requirements.

- Minimum Buffer Standards

1. Plantings

- a) A fence or wall is required and the following plantings shall be installed in the buffer area, unless expressly provided for otherwise in this PDD:
 - 1) A minimum of one (1) 1.25-inch caliper non-canopy tree per fifteen (15) linear feet of landscaping buffer. Substitution of a minimum of one (1) five-gallon shrub at a minimum of three (3) feet in height per three (3) linear feet of landscaping buffer for the non-canopy tree requirement, is allowed; and
 - 2) A minimum of one (1) two-inch caliper canopy tree per twenty-five (25) linear feet of landscape buffer.
- b) All buffer landscaping areas not dedicated to trees or shrubs shall be landscaped with grass, ground cover, or other appropriate landscape treatment in accordance with this section.
- c) Fifty (50) percent of all required shrubs within the buffer yard shall be evergreen.
- d) Plant materials shall show a variety of texture, color, shape, and other characteristics. Recommended buffer materials can be found in the City of College Station Plant List or in those listed as appropriate for Zone 8 on the USDA Hardiness Zone Map.
- e) The arrangement of trees and shrubs in the buffer area shall be done in a manner that provides a visual separation between abutting land uses. Shrubs shall be massed in rows or groups to achieve the maximum screening effect.
- f) Irrigation is required for all new plantings as noted in this section.
- g) Existing vegetation may count toward the planting requirement if:
 - 1) The vegetation is in good health and the landscaping plan verifies that it will meet the plantings criteria listed above (non-point trees may count towards a natural buffer); and
 - 2) The vegetation is protected in accordance with this section.

- Fences and Walls

1. Fences may be solid wood or solid wood accented by masonry, stone, EFIS (Exterior Finish Insulation System), or concrete columns. Walls may be masonry, stone, EFIS, concrete, or a combination of these materials, and shall be finished on both sides (framing not visible). Walls and masonry columns for fences must meet the footing standards prescribed by the Building Code for such structures.
2. Fences and walls shall be six (6) feet in height.
3. Fences and walls shall be placed within one (1) foot of the common boundary line when physically possible. In the event that there is a physical constraint that will not allow the construction of a fence on the common boundary line (including, but not limited to, the existence of a creek, access easement, or existing vegetation), the City Administrator may authorize an alternative fence location.

Section 12-7.10 Non-Residential Architectural Standards

This section shall not apply to the district.

Section 12-7.13 Traffic Impact Analysis

This section shall not apply to the district

Community Benefits: The applicant offers the following a community benefit:

- This is an existing site so the PDD is designed to preserve Wellborn's desire to maintain their rural character and current mix of residential and commercial developments, in accordance with the Wellborn Community Plan.

STAFF RECOMMENDATION

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

SUPPORTING MATERIALS

1. Application
2. Rezoning Map
3. Concept Plan



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

ZONING MAP AMENDMENT (REZONING) APPLICATION PLANNED DISTRICTS

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

- \$315 - 1,165 Rezoning Application Fee.
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
- One (1) copy of a fully dimensioned Rezoning Map on 24"x36" paper showing:
 - a. Land affected;
 - b. Legal description of area of proposed change;
 - c. Present zoning;
 - d. Zoning classification of all abutting land; and
 - e. All public and private rights-of-way and easements bounding and intersecting subject land.
- Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
- A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to pdsdigitalsubmittal@cstx.gov).
- One (1) copy of the Concept Plan on 24"x36" paper in accordance with Section 3.4.D of the UDO.
- One (1) copy of the Concept Plan on 8.5"x11" paper in accordance with Section 3.4.D of the UDO.
- The attached Concept Plan checklist with all items checked off or a brief explanation as to why they are not checked off.

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

Date of Optional Preapplication Conference 5-20-15

NAME OF PROJECT A & M Super Storage @ Wellborn

ADDRESS 4000 Greens Prairie Rd West, Wellborn, TX

LEGAL DESCRIPTION (Lot, Block, Subdivision) A&M Super Storage @ Wellborn, Block 1, Lot 1

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

NA.

TOTAL ACREAGE 2.243

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

Name J4 Engineering c/o Glenn Jones E-mail gjones@j4engineering.com
Street Address PO Box 5192
City Bryan State TX Zip Code 77805
Phone Number 979-739-0567 Fax Number --

PROPERTY OWNER'S INFORMATION:

Name Hubbard E. Kennady Family Ltd. Partnership E-mail ehkthr1@msn.com
Street Address 17333 STATE HIGHWAY 6 S
City College Station State TX Zip Code 77845
Phone Number (979)690-5000 Fax Number --

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

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

This property was conveyed to owner by deed dated 2-19-08 and recorded in Volume 8451, Page 074 of the Brazos County Official Records.

Existing Zoning R - Rural Proposed Zoning A&M Super Storage @ Wellborn PDD

Present Use of Property Self storage center

Proposed Use of Property Self storage center

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

Self storage center

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

If P-MUD:

Approximate percentage of residential land uses: NA.

Approximate percentage of non-residential land uses: NA.

REZONING SUPPORTING INFORMATION

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

This is an existing site that is being zoned for the first time.

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

The proposed PDD is in accordance with City's Comprehensive Plan and the Wellborn Community 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 is an existing site and business established prior to the annexation of Wellborn. This PDD is to establish the properties first zoning, legitimizing the existing use, and establishing meritorious exceptions.

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

This PDD preserves Wellborn's desire to maintain their rural character and current mix of residential and commercial developments.

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

This is an existing site.

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

This is an existing site.

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

This is an existing site.

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

This is an existing site.

CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

Signal-Story Buildings to match existing, ranging in height from 12-30 feet.

2. Provide a general statement regarding the proposed drainage.

All drainage is controlled and maintained by the collection and detention system of Creek Meadows Subdivision.

3. List the general bulk or dimensional variations sought.

See attached.

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

This is an existing site so the PDD is designed to preserve Wellborn's desire to maintain their rural character and current mix of residential and commercial developments, in accordance with the Wellborn Community Report and Plan.

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

This PDD preserves Wellborn's desire to maintain their rural character and current mix of residential and commercial developments.

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

This PDD preserves Wellborn's desire to maintain their rural character and current mix of residential and commercial developments.

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

This is an existing site.

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

No dwelling units are proposed.

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

This is an existing site.

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

This is an existing site.

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

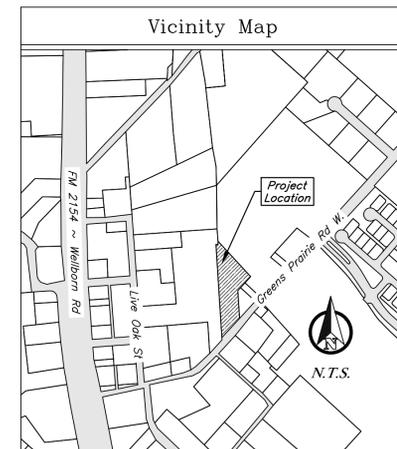
This is an existing site.

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

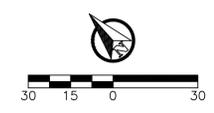
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from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

Signature and title

Date



- Notes:
1. Bearing systems shown hereon is based on grid north as established from GPS observation.
 2. Existing contours shown here are from field data.



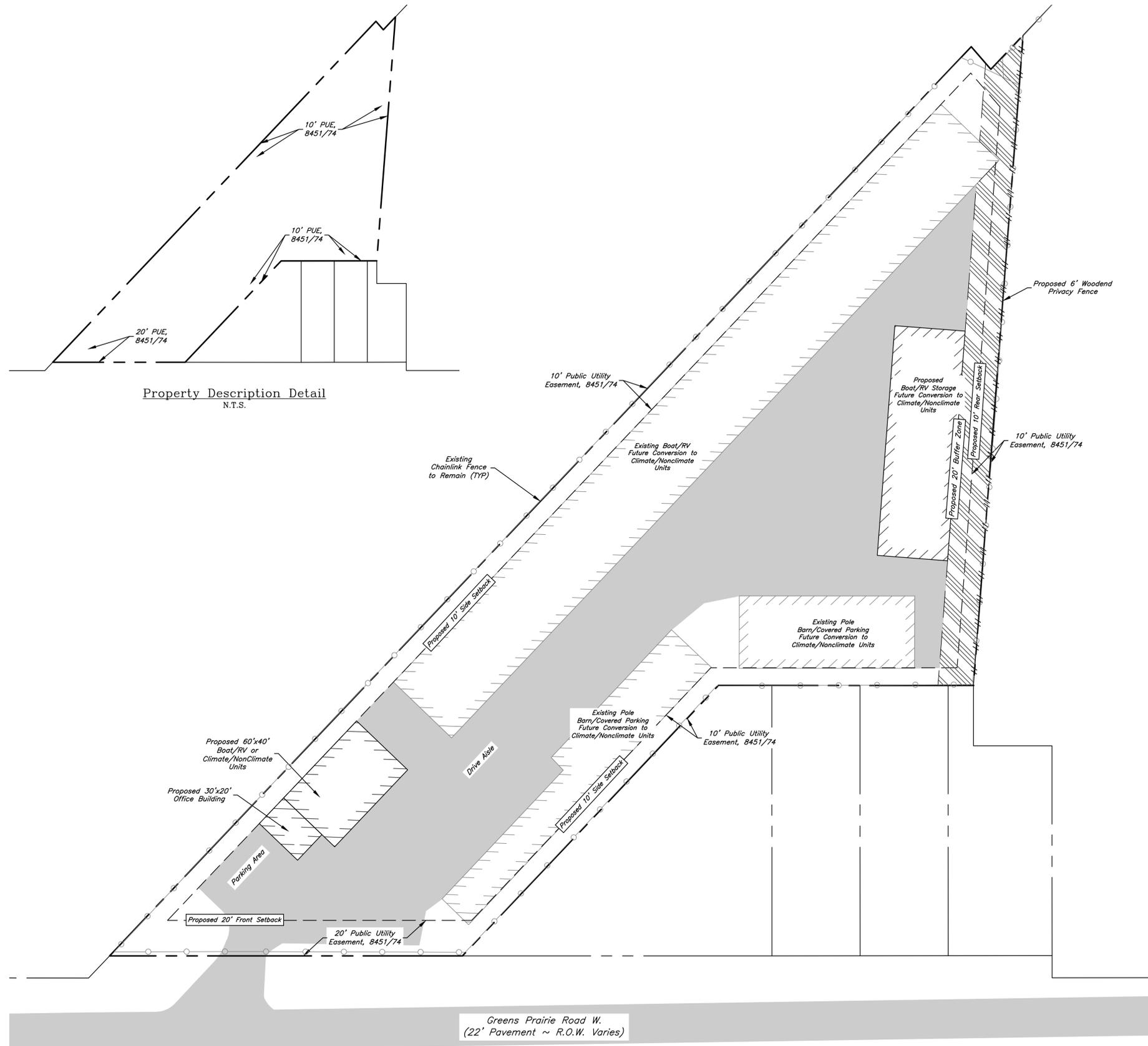
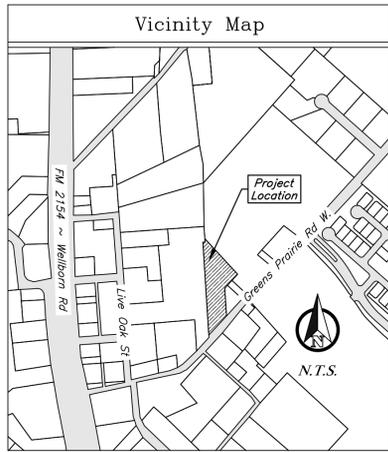
Rezone

**A&M Super Storage
at Wellborn**

Block 1, Lot 1 ~ 2.243 AC
A&M Super Storage at Wellborn
College Station, Brazos County, Texas

December 2015

<p><i>Owner:</i> Hubbard E. Kennedy Family Limited Partnership 17333 State Hwy 6 S. College Station, TX 77845</p>	<p><i>Engineer:</i> J4 Engineering PO Box 5192 Bryan, TX 77805 979-739-0567 TBPE F-9951</p>
<p><i>Surveyor:</i> Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 979-268-3195</p>	



Concept Plan

General Notes:

**Preliminary Plans Only
Not for Construction**

This document is released for the purpose of interim review under the authority of Glenn Jones, P.E. 97600 on Jan 25, 2016. It is not to be used for construction, bidding, or permitting purposes.

Released for Review

No.	Revision/Issue	Date

Firm Name and Address:



PO Box 5192 - Bryan, Texas - 77805
979-739-0567 www.J4Engineering.com
Firm# 9951

Project Name and Address:

**A&M Super Storage
at Wellborn**

4000 Greens Prairie Road West
Lot 1, Block 1 A&M Super Storage at
Wellborn ~ 2.243 AC
College Station, Brazos County, Texas

Date: Jan 2016	Sheet: Exhibit A
Scale: As Noted	



Legislation Details (With Text)

File #: 16-0115 Version: 1 Name: 100 & 200 Fairview Ave. - Rezoning
 Type: Rezoning Status: Agenda Ready
 File created: 2/19/2016 In control: Planning and Zoning Commission Regular
 On agenda: 3/3/2016 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 GS General Suburban to GC General Commercial for approximately 0.5565 being Block 1, part of Lot 3, all of Lot 4, 5 & alley and Lot 6 and part of Lot 7 in the College Park Addition, College Station, Texas, as recorded in Vol. 38, Page 602, of the Brazos County Deed Records and being the same tract recorded in Vol. 3702, Page 339, of the Brazos County Official Records of Brazos County, Texas, generally located at 100 & 200 Fairview Avenue, more generally located south of George Bush Dr. and west of Fairview Avenue. Case #REZ2016-000003(Note: Final action on this item is scheduled for the March 31,2016 City Council meeting - subject to change)

Sponsors: Madison Thomas

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from GS General Suburban to GC General Commercial for approximately 0.5565 being Block 1, part of Lot 3, all of Lot 4, 5 & alley and Lot 6 and part of Lot 7 in the College Park Addition, College Station, Texas, as recorded in Vol. 38, Page 602, of the Brazos County Deed Records and being the same tract recorded in Vol. 3702, Page 339, of the Brazos County Official Records of Brazos County, Texas, generally located at 100 & 200 Fairview Avenue, more generally located south of George Bush Dr. and west of Fairview Avenue. Case #REZ2016-000003(Note: Final action on this item is scheduled for the March 31,2016 City Council meeting - subject to change)



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

REZONING REQUEST
for
100 & 200 Fairview Ave.
REZ2016-000003

REQUEST: GS General Suburban to GC General Commercial

SCALE: 0.5565 acres

LOCATION: 100 & 200 Fairview Avenue, generally located south of George Bush Dr. and west of Fairview Avenue. Being College Park Addition, being Block 1, part of Lot 3, all of Lot 4, 5 & alley and Lot 6 and part of Lot 7, according to the plat recorded in Volume 38, Page 602 of the Brazos County Deed Records and being the same tract recorded in Vol. 3702, Page 339, of the Brazos County Official Records.

APPLICANT: Crissy Hartl, Mitchell & Morgan

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

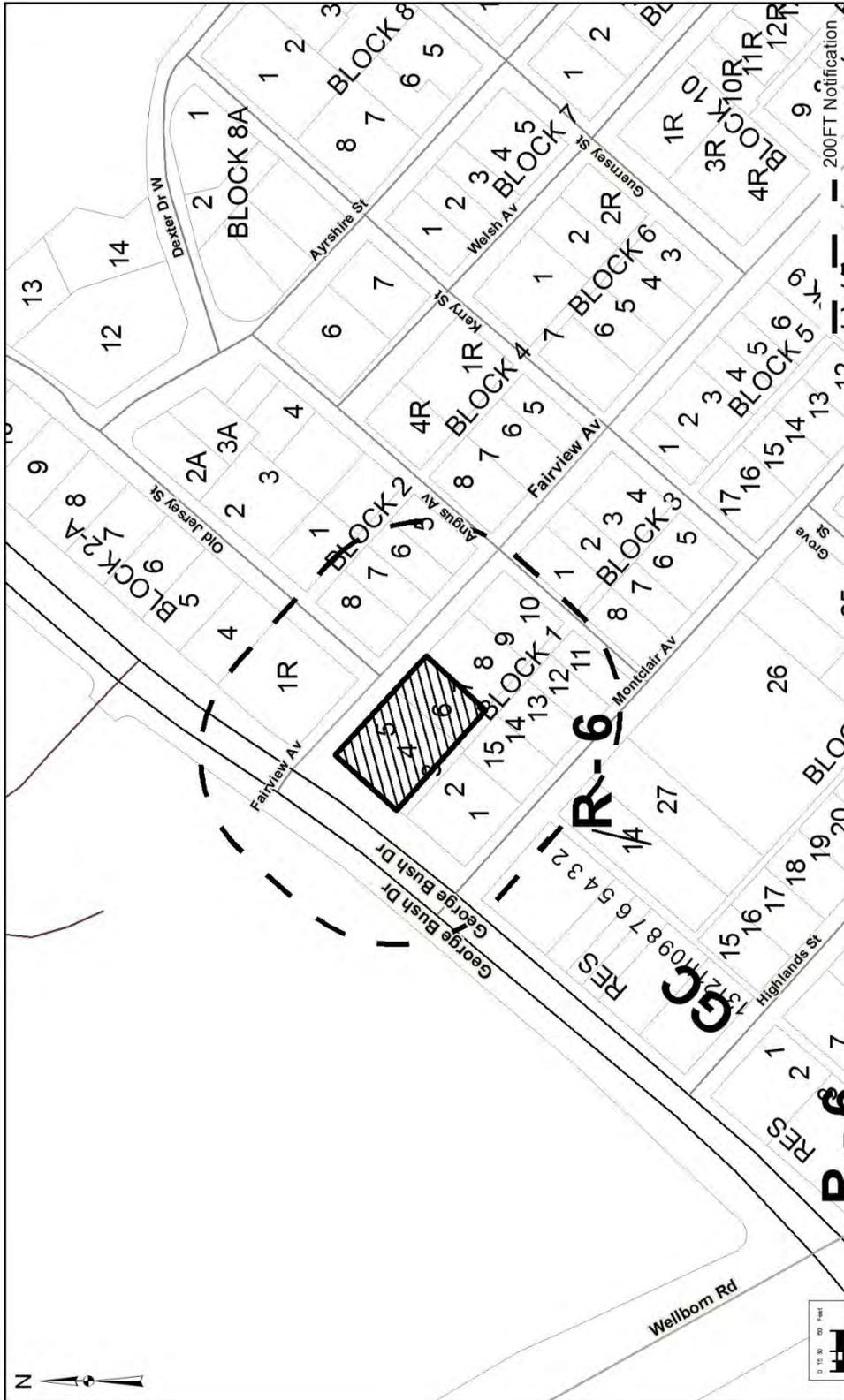


REZONING
Case: REZ2016-000003

100 & 200 FAIRVIEW

DEVELOPMENT REVIEW





Zoning Districts

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

	DEVELOPMENT REVIEW	100 & 200 FAIRVIEW	Case: REZ2016-000003	REZONING
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NOTIFICATIONS

Advertised Commission Hearing Date: March 3, 2016
Advertised Council Hearing Date: March 31, 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:

Oakwood HOA, Pershing Place HOA and Lincoln Center HOA

Property owner notices mailed: 19
Contacts in support: None at the time of staff report.
Contacts in opposition: Four at the time of staff report, Concerns included; increased traffic, uses allowed, close proximity to single-family homes.
Inquiry contacts: Five at the time of staff report.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North (Across George Bush)	Texas A&M University	Texas A&M University	Texas A&M University
South	Neighborhood Conservation	GS General Suburban	Single-family homes
East (Across Fairview Ave.)	Neighborhood Conservation	GS General Suburban	Single-family homes
West (Across Alley)	Urban/ Redevelopment and Neighborhood Conservation	GC General Commercial and GS General Suburban	Commercial Use and Single-family home

DEVELOPMENT HISTORY

Annexation: 1938
Zoning: Approximately 1941 zoned Residential Area #1, eventually renamed GS General Suburban
Final Plat: College Park Subdivision Final Plat (1923)
Site development: Properties are developed with a single family home.

PROPOSAL

The applicant has requested a GC General Commercial rezoning. The GC zoning district includes lands planned for general commercial purposes, including retail sales and service uses that function to serve the entire community and its visitors. The applicant proposes commercial development that would span the two properties.

REZONING REVIEW CRITERIA

1. Consistency with the Comprehensive Plan: The subject area is currently shown as Urban, Redevelopment and Neighborhood Conservation on the Comprehensive Plan Future Land Use and Character Map. The Southside Area Neighborhood Plan describes Urban areas as having a very intense level of development activities. Redevelopment areas, as it has been determined to be part of an area that includes underperforming commercial activities and poor quality residences that, due to planned road construction in this area and proximity to the University, are posed for redevelopment. These areas should focus on bringing vertical mixed-use and other aspects of urban character to this portion of the city. The Neighborhood Conservation land use designation is generally for areas that are built-out and are not likely to be the focus of extensive infill development or redevelopment. They are sometimes non-conforming and appropriate for zoning classifications that provide additional character protection and address non-conforming issues.

The Redevelopment designation discusses properties in this area as being subdivided into small-lots, making assembling land for redevelopment difficult. The Comprehensive Plan is meant to be conceptual, and not parcel based. Rezoning this area to General Commercial would be consistent with the Comprehensive Plan.

2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood: The subject area is zoned GS General Suburban. It is adjacent to a GC General Commercial zoned property (currently a gas station), Fairview Avenue (a 2-lane major collector), George Bush Drive (a 4-lane major arterial that will be expanded in the near future) properties zoned GS General Suburban, and an alley. A GC General Commercial zoning is compatible with the surrounding property uses.

3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment: The subject property is suitable for development as GC General Commercial. This subject area's location is ideal for commercial activity, being across from Texas A&M University, adjacent to two thoroughfares and another commercial property and alley.

4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment: The subject property is currently zoned GS General Suburban with single-family homes. With the impending expansion of George Bush, a commercial use and alley to the west of the property and a 2-lane major collector to the east of the property, a GS General Suburban zoning designation is not suitable for this property. Based on its Comprehensive Plan designation, and close proximity to two thoroughfares, it would be better suited as a commercial property.

5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment: The subject area has limited potential as a single family home, as it has a commercial use and alley to its west side, a 2-lane major collector to its east and a 4-lane major arterial to the north that is about to undergo expansion. The subject area would best function as a commercial use based on its location and surrounding uses. A single-family home on this subject area would not be appealing or marketable, given the roads and commercial uses surrounding it.

6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use: Water service is available to serve this property via an existing 16-inch line. There is also an adjacent 8-inch sanitary sewer line that may serve this property. Drainage is mainly to the East within the Bee Creek Drainage

Basin. Access to the site will be from Fairview Avenue. Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Existing infrastructure appears to be adequate for the proposed use at this time.

STAFF RECOMMENDATION

Staff recommend approval of the rezoning request.

SUPPORTING MATERIALS

1. Application
2. Rezoning Map (to be provided at meeting)



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

ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:	
<input checked="" type="checkbox"/>	\$1,165 Rezoning Application Fee.
<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"/>	Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
<input checked="" type="checkbox"/>	One (1) copy of a fully dimensioned map on 24" x 36" paper showing: <ul style="list-style-type: none"> 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.
<input checked="" type="checkbox"/>	Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
<input checked="" type="checkbox"/>	A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to pdsdigitalsubmittal@cstx.gov)
NOTE: If a petition for rezoning is denied by the City Council, another application for rezoning shall not be filed within a period of 180 days from the date of denial, except with permission of the Planning & Zoning Commission.	

Date of Optional Preapplication Conference September 2, 2015

NAME OF PROJECT Nimitz Properties Rezoning

ADDRESS 100 & 200 Fairview Avenue

LEGAL DESCRIPTION (Lot, Block, Subdivision) Block 1, 35' of Lot 3 & 4-5 & alley, Lot 6 & 26' of 7, College Park Sub.

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

TOTAL ACREAGE 0.5565 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 Nimitz Properties, LLC E-mail michael@beckendorfinvestments.com

Street Address 300 Holleman Drive East, Suite 1100

City College Station State TX Zip Code 77840

Phone Number 979.776.6079 Fax Number _____

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

Name Chuck Ellison E-mail chuck@ellisonlaw.com
Street Address 302 Holleman Drive East, Suite 76
City College Station State TX Zip Code 77840
Phone Number 979.696.9889 Fax Number 979.693.8819

This property was conveyed to owner by deed dated 10/16/2015 and recorded in Volume 12999, Page 188 of the Brazos County Official Records.

Existing Zoning GS General Suburban Proposed Zoning GC General Commercial

Present Use of Property Residences

Proposed Use of Property Commercial retail

REZONING SUPPORTING INFORMATION

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

With the planning and implementation of the grade separation at George Bush Drive and Wellborn Road, many properties near this intersection will be experiencing redevelopment and improvement of underperforming properties. The City has prepared for such redevelopment in its Comprehensive Plan, thus this request is an implementation of the plan.

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

The Land Use and Community Character portion of the Comprehensive Plan have designated these properties as Urban and Neighborhood Conservation, and have also been identified as a Redevelopment area. The Urban designation, applied to the property on George Bush Drive, allows for general commercial uses in redevelopment areas. While the Neighborhood Conservation designation has been applied to the 200 Fairview Avenue property, this tract of land lies at the edge of the conservation area and therefore could be utilized to support the redevelopment of the neighboring property.

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?

These properties abut a conforming commercial use, and are surrounded by conforming single-family residential and non-conforming multi-family, all utilized as rental housing for both students and game-day patrons. The requested zoning is compatible with the character of the neighborhood and will require buffering and height limitations where required, as per single-family protection ordinances.

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

These properties are located along and close to George Bush Drive, a 4-lane major arterial, adjacent to an existing fuel station and directly across from Texas A&M University. Given the intensity of the environment, these properties are suitable for commercial use.

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

General Suburban zoning is not suitable for the property along George Bush Drive and given its proximity to the major thoroughfare, the 200 Fairview property is not suitable for single-family residences because of the traffic along George Bush Drive. Allowing commercial zoning on these properties provides a transition to the single-family residences further into the neighborhood, and a buffer from the adverse impacts of the major arterial and proximity to Texas A&M University.

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

The properties are currently zoned GS General Suburban, which permits high-density single-family residential lots. Residential lots are not as marketable along George Bush Drive, a 4-lane major arterial on the Thoroughfare Plan. While the 200 Fairview property could be more marketable for a residential use, its proximity to George Bush Drive and the future grade separation at Wellborn Road make it attractive for a more intense use.

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

Many properties along George Bush will experience redevelopment as the grade separation is constructed at George Bush Drive at Wellborn Road. The redevelopment of these properties will bring new commercial activity to an area of the city that has not experienced new development in many years. Many of the existing commercial businesses along George Bush Drive will be potentially displaced by the grade separation and the property subject to this request will be the first one accessible by traffic using George Bush Drive after the grade separation.

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