



# 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, June 16, 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](http://www.cstx.gov/newdev)
4. [16-0366](#) Discussion of Minor and Amending Plats approved by Staff.  
\*Final Plat ~ Minor Plat ~ Barracks II Phase 300 ~ Case #FPCO2016-000009
5. [16-0362](#) Presentation, possible action, and discussion regarding the consideration of the 2016 P&Z Plan of Work (see attached)  
  
**Sponsors:** Bombek  
**Attachments:** [2016 Plan of Work](#)
6. [16-0354](#) Presentation, possible action, and discussion regarding economic development efforts and land availability for commercial uses.  
  
**Sponsors:** Prochazka
7. [16-0373](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:  
\*Thursday, June 23, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison - Ross)  
\*Thursday, July 7, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
8. [16-0365](#) Presentation, possible, action and discussion regarding an update on the following items:  
\*A Rezoning for approximately nine acres located at 15723 FM 2154 from R Rural to PDD Planned Development District with SC Suburban Commercial and GC General Commercial. The Planning & Zoning Commission heard this item on May 19, 2016 and voted (6-0) to recommend approval. The City Council heard this item on June 9, 2016 and voted (7-0) to approve the request.  
\*A Comprehensive Plan Amendment for approximately nine acres located at 15723 FM 2154 from R Rural to PDD Planned

Development District with SC Suburban Commercial and GC General Commercial. The Planning & Zoning Commission heard this item on May 19, 2016 and voted (6-0) to recommend approval. The City Council heard this item on June 9, 2016 and voted (7-0) to approve the request.

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

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 June 10, 2016 at 5:00 p.m.

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

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are asked to contact the City Secretary's Office at (979) 764-3541, TDD at 1-800-735-2989, or email [adaassistance@cstx.gov](mailto:adaassistance@cstx.gov) at least two business days prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

**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 #:** 16-0366      **Version:** 1      **Name:** Minor / Amending Plats  
**Type:** Updates      **Status:** Agenda Ready  
**File created:** 6/7/2016      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 6/16/2016      **Final action:**

**Title:** Discussion of Minor and Amending Plats approved by Staff.  
\*Final Plat ~ Minor Plat ~ Barracks II Phase 300 ~ Case #FPCO2016-000009

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

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

Discussion of Minor and Amending Plats approved by Staff.  
\*Final Plat ~ Minor Plat ~ Barracks II Phase 300 ~ Case #FPCO2016-000009



## Legislation Details (With Text)

---

File #: 16-0362      Version: 1      Name: 2016 P&Z Plan of Work  
Type: Updates      Status: Agenda Ready  
File created: 6/7/2016      In control: Planning and Zoning Commission Workshop  
On agenda:      Final action:  
Title: Presentation, possible action, and discussson regarding the consideration of the 2016 P&Z Plan of Work (see attached)  
Sponsors: Mark Bombek  
Indexes:  
Code sections:  
Attachments: [2016 Plan of Work](#)

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

Presentation, possible action, and discussson regarding the consideration of the 2016 P&Z Plan of Work (see attached)

## 2016 Planning & Zoning Commission Plan of Work

### Comprehensive Plan Items

<b>Implementation of Adopted Plans</b>	
<p><i>Summary:</i> Implementation of adopted master plans and <a href="#">neighborhood, district, and corridor plans</a>, namely: <a href="#">Central College Station</a>, <a href="#">Eastgate</a>, <a href="#">Southside Area</a>, <a href="#">Wellborn Community</a>, and <a href="#">South Knoll Area</a> neighborhood plans, and <a href="#">Bicycle, Pedestrian &amp; Greenways</a>, <a href="#">Parks and Recreation</a>, Water, Waste Water, <a href="#">Medical District</a>, and <a href="#">Economic Development</a> master plans.</p>	<p><i>Project Dates:</i></p>
Staff Assigned: P&DS Staff	Anticipated Completion:
<b>Review of Adopted Plans</b>	
<p><i>Summary:</i> After action review of adopted planning areas, specifically Northgate, <a href="#">BioCorridor</a>, and <a href="#">Medical Districts</a>. This may also include a tour of one of the planning areas mentioned above.</p>	<p><i>Project Dates:</i></p>
Staff Assigned: P&DS	Anticipation Initiation:
<b>Update on Wastewater Master Plan</b>	
<p><i>Summary:</i> This plan is intended to provide a holistic look at the City's wastewater system and provide information on potential solutions and costs so that Wastewater System Capital Improvement Projects can be planned in the future by City Staff.</p>	<p><i>Project Dates:</i></p>
Staff Assigned: City Staff	Anticipated Completion:

<b>Impact Fees for Water, Wastewater, and Roadways</b>	
<p><i>Summary:</i>  Engineering consultants have been engaged and impact fee studies are underway. Council recently appointed the P&amp;Z Commission as the Impact Fee Advisory Committee (IFAC) with additional members for representation from the ETJ (water/wastewater), and Home Builders Association, as well as citizens/neighborhoods. Several presentations and findings are forthcoming to the IFAC and Council over the next few months for review and consideration. The IFAC will eventually be asked to advise the Council on Impact Fees.</p>	<p><i>Project Dates:</i></p>
<p>Staff Assigned: City Staff</p>	<p>Anticipated Completion:</p>

<b>Annexation Task Force Implementation</b>	
<p><i>Summary:</i>  Implement the City's future annexation policy as identified in the revised Growth Management and Capacity chapter of the Comprehensive Plan.</p>	<p><i>Project Dates:</i></p>
<p>Staff Assigned: L. Simms</p>	<p>Anticipated Initiation:</p>

## Neighborhood Integrity Items

<b>Traffic Calming Toolkit</b>	
<i>Summary:</i> Receive information regarding the current traffic calming policy, including updates as recommended by the Council Transportation and Mobility Committee.	<i>Project Dates:</i>
Staff Assigned: Danielle Singh	Anticipated Initiation:

<b>Traffic Impact Analysis for Single-Family Development</b>	
<i>Summary:</i> Review the Traffic Impact Analysis ordinance and consider a recommendation to require TIAs for Single-Family Residential development.	<i>Project Dates:</i>
Staff Assigned: Danielle Singh	Anticipated Completion:

<b>Student Housing in Established Single-Family Neighborhoods</b>	
<i>Summary:</i> Research best practices from other communities regarding the management of student housing in single-family neighborhoods.	<i>Project Dates:</i>
Staff Assigned:	Anticipated Completion

<b>Update on Landscaping Requirements for Single-Family Developments</b>	
<i>Summary:</i> Provide an update on the City's landscaping requirements for single-family development and recommend adjustments as deemed necessary.	<i>Project Dates:</i>
Staff Assigned:	Anticipated Completion:

## UDO Regulatory Items

<b>Wellborn Zoning Districts</b>	
<i>Summary:</i> Implement the <a href="#">Wellborn Community Plan</a> by creating new or modified zoning districts as described in the Plan.	<i>Project Dates:</i>
Staff Assigned: J. Bullock	Anticipated Initiation:

<b>Sign Ordinance Revisions</b>	
<i>Summary:</i> Review and update the City's sign ordinance in light of the recent Supreme Court decision regarding sign regulations based upon content.	<i>Project Dates:</i>
Staff Assigned: City Staff	Anticipated Initiation:

<b>Update on Off-Street Parking Requirements</b>	
<i>Summary:</i> Provide an update on the City's off-street parking requirements. Receive Information regarding current off-street parking requirements including options that provide flexibility.	<i>Project Dates:</i>
Staff Assigned: City Staff	Anticipated Completion:

<b>Research Multi-Family Zoning Options</b>	
<i>Summary:</i> Research the ability to provide multi-family zoning for market rate units (conventional multi-family) vs. rental by bedroom (student multi-family).	<i>Project Dates:</i>
Staff Assigned:	Anticipated Completion:

## On-Going Items

<b>Pre-Application Conference Overview</b>	
<i>Summary:</i> Provide an update on the Pre-Application Conference process.	<i>Project Dates:</i>
Staff Assigned:	Anticipated Completion:

<b>Quarterly Review of Pre-Application Conference Surveys</b>	
<i>Summary:</i> Provide an update on the survey results from the Pre-Application Conference process.	<i>Project Dates:</i>
Staff Assigned:	Anticipated Completion:

<b>Economic Development Updates</b>	
<i>Summary:</i>  Receive regular updates from the Economic Development Department regarding the vision and implementation of the commercialization of TAMU research-related output, including examples of successful efforts elsewhere. Additionally, receive an update on the recent announcement regarding plans for the TAMU System Riverside Campus revitalization effort.	<i>Project Dates:</i>  <b>6/16/2016 Economic development efforts and land availability for commercial uses, Presentation at P&amp;Z Workshop.</b>
Staff Assigned: City Staff	Anticipated Initiation:



## Legislation Details (With Text)

---

File #: 16-0354      Version: 1      Name: Econ. Development Efforts / Land Availability  
Type: Presentation      Status: Agenda Ready  
File created: 6/6/2016      In control: Planning and Zoning Commission Workshop  
On agenda: 6/16/2016      Final action:  
Title: Presentation, possible action, and discussion regarding economic development efforts and land availability for commercial uses.  
Sponsors: Jennifer Prochazka  
Indexes:  
Code sections:  
Attachments:

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

Presentation, possible action, and discussion regarding economic development efforts and land availability for commercial uses.



## Legislation Details (With Text)

---

File #: 16-0373      Version: 1      Name:

Type: Updates      Status: Agenda Ready

File created: 6/10/2016      In control: Planning and Zoning Commission Workshop

On agenda: 6/16/2016      Final action:

Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:  
\*Thursday, June 23, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison - Ross)  
\*Thursday, July 7, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Sponsors:

Indexes:

Code sections:

Attachments:

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

Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:  
\*Thursday, June 23, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison - Ross)  
\*Thursday, July 7, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.



Legislation Details (With Text)

File #: 16-0365      Version: 1      Name: Updates on Items Heard  
 Type: Updates      Status: Agenda Ready  
 File created: 6/7/2016      In control: Planning and Zoning Commission Workshop  
 On agenda: 6/16/2016      Final action:

Title: Presentation, possible, action and discussion regarding an update on the following items:  
 \*A Rezoning for approximately nine acres located at 15723 FM 2154 from R Rural to PDD Planned Development District with SC Suburban Commercial and GC General Commercial. The Planning & Zoning Commission heard this item on May 19, 2016 and voted (6-0) to recommend approval. The City Council heard this item on June 9, 2016 and voted (7-0) to approve the request.  
 \*A Comprehensive Plan Amendment for approximately nine acres located at 15723 FM 2154 from R Rural to PDD Planned Development District with SC Suburban Commercial and GC General Commercial. The Planning & Zoning Commission heard this item on May 19, 2016 and voted (6-0) to recommend approval. The City Council heard this item on June 9, 2016 and voted (7-0) to approve the request.

Sponsors:  
 Indexes:  
 Code sections:  
 Attachments:

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

Presentation, possible, action and discussion regarding an update on the following items:  
 \*A Rezoning for approximately nine acres located at 15723 FM 2154 from R Rural to PDD Planned Development District with SC Suburban Commercial and GC General Commercial. The Planning & Zoning Commission heard this item on May 19, 2016 and voted (6-0) to recommend approval. The City Council heard this item on June 9, 2016 and voted (7-0) to approve the request.  
 \*A Comprehensive Plan Amendment for approximately nine acres located at 15723 FM 2154 from R Rural to PDD Planned Development District with SC Suburban Commercial and GC General Commercial. The Planning & Zoning Commission heard this item on May 19, 2016 and voted (6-0) to recommend approval. The City Council heard this item on June 9, 2016 and voted (7-0) to approve the request.



# College Station, TX

City Hall  
1101 Texas Ave  
College Station, TX 77840

## Meeting Agenda - Final

### Planning and Zoning Commission Regular

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

---

**Thursday, June 16, 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** [16-0355](#) Consideration, possible action, and discussion on Absence Requests from meetings.  
\*Casey Oldham ~ June 16, 2016

**Attachments:** [Casey Oldham](#)

- 4.2** [16-0364](#) Consideration, possible action, and discussion to approve meeting minutes.  
\*June 2, 2016 ~ Workshop  
\*June 2, 2016 ~ Regular

**Attachments:** [June 2 2016 Workshop](#)  
[June 2 2016 Regular](#)

- 4.3** [16-0348](#) Presentation, possible action, and discussion regarding a

Preliminary Plan for Shenandoah Subdivision Phase 18 consisting of 5 commercial lots on approximately 5.25 acres located at 4246 State Highway 6, South, generally located along the access road for State Highway 6 south of Southern Plantation Drive. Case #PP2015-000001

**Sponsors:** Thomas

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

4.4 [16-0361](#) Presentation, possible action, and discussion regarding a Final Plat for Aspen Heights Subdivision consisting of One lot on approximately 28.546 acres located at 3055 Holleman Drive South, generally located along Holleman Drive South across from Saddle Lane and the Quail Run Subdivision. Case #FP2016-000002

**Sponsors:** Bombek

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

4.5 [16-0359](#) Presentation, possible action, and discussion regarding a Final Plat for Rock Prairie Oaks Phase 1, Lot 1, Block 1, consisting of one commercial lot and right-of-way dedication on approximately eight 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 #FPCO2016-000005

**Sponsors:** Bullock

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

4.6 [16-0349](#) Presentation, possible action, and discussion regarding a Final Plat for Castlegate II Subdivision Section 208 consisting of 61 single-family lots and two common areas on approximately 18.145 acres, generally located southwest of Castlegate II Subdivision Sections 104, 106 and 107. Case #FP2015-00029

**Sponsors:** Thomas

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

Regular Agenda

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

6. [16-0360](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to GS General Suburban for approximately 22 acres being all of a called 3.12 acre tract of land and all of a called 18.80 acre tract of land as described as tracts 6 and 7 by a partition deed to Chester Brown recorded in volume 3413, page 228 of the Official Public Records of Brazos County, Texas, generally located at 3451 Barron Cut-Off Road. Case #REZ2016-000016 (Note: Final action on this item is scheduled for the July 14th City Council meeting - subject to change)

**Sponsors:**

Paz

**Attachments:**

[Staff Report.pdf](#)

[Application.pdf](#)

[Zoning Map.pdf](#)

7. [16-0358](#) Presentation, possible action, and discussion regarding a waiver request to BioCorridor Planned Development District Sections 8.2.G.1 and 3 'Blocks', and Section 8.J.2 'Access Ways' and a presentation, possible action, and discussion regarding a Preliminary Plan for Traditions Phases 101-106 consisting of ten commercial lots and three common areas on approximately 99 acres generally located south of HSC Parkway, west of Turkey Creek Road, and north of Raymond Stotzer Parkway. Case #PP2016-000006

**Sponsors:**

Bullock

**Attachments:**

[Staff Report](#)

[Application](#)

[Preliminary Plan](#)

[BioCorridor District Map](#)

8. [16-0293](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan-Future Land Use & Character Map from Suburban Commercial to Urban for approximately 4.74 acres located at 404 Harvey Mitchell Parkway South, more generally located at the corner of Harvey

Mitchell Parkway South and Raymond Stotzer Parkway. Case #CPA2016-000001 (Note: Final action on this item is scheduled for the June 9, 2016 City Council meeting - subject to change)

**Sponsors:** Thomas

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

9. [16-0347](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance" of the Code of Ordinances of the City of College Station, Texas, Articles 1 "General Provisions", 4 "Zoning Districts", 5 "District Purpose Statements and Supplemental Standards", 6 "Use Regulations", 7 "General Development Standards", and 8 "Subdivision Design and Improvements", related to the creation of the WE Wellborn Estate, WRS Wellborn Restricted Suburban, and WC Wellborn Commercial zoning districts in compliance with the Wellborn Community Plan. Case #ORDA2016-000003

**Sponsors:** Bullock

**Attachments:** [Memo](#)  
[Fact Sheets](#)  
[Redlined Ordinance](#)  
[Wellborn Community Plan Land Use Map](#)  
[Proposed Zoning Districts Map](#)

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 June 10, 2016 at 5:00 p.m.

---

City Secretary

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are asked to contact the City Secretary's Office at (979) 764-3541, TDD at 1-800-735-2989, or email [adaassistance@cstx.gov](mailto:adaassistance@cstx.gov) at least two business days prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

**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 #:** 16-0355      **Version:** 1      **Name:** Absence Request  
**Type:** Absence Request      **Status:** Agenda Ready  
**File created:** 6/6/2016      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 6/16/2016      **Final action:**  
**Title:** Consideration, possible action, and disucssion on Absence Requests from meetings.  
\*Casey Oldham ~ June 16, 2016

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Casey Oldham](#)

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

Consideration, possible action, and disucssion on Absence Requests from meetings.  
\*Casey Oldham ~ June 16, 2016



CITY OF COLLEGE STATION  
*Planning & Development Services*

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

Name Casey Oldham

Request Submitted on June 2, 2016

I will not be in attendance at the meeting on June 16, 2016  
for the reason specified: (Date)

---

Will be unavailable for June 16th meeting.

---

---

---

---

Signature Casey Oldham



## Legislation Details (With Text)

---

**File #:** 16-0364      **Version:** 1      **Name:** Minutes  
**Type:** Minutes      **Status:** Agenda Ready  
**File created:** 6/7/2016      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 6/16/2016      **Final action:**  
**Title:** Consideration, possible action, and discussion to approve meeting minutes.  
\*June 2, 2016 ~ Workshop  
\*June 2, 2016 ~ Regular

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [June 2 2016 Workshop](#)  
[June 2 2016 Regular](#)

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

Consideration, possible action, and discussion to approve meeting minutes.  
\*June 2, 2016 ~ Workshop  
\*June 2, 2016 ~ Regular

MINUTES  
PLANNING & ZONING COMMISSION  
Workshop Meeting  
June 2, 2016 5:30 p.m.  
CITY HALL COUNCIL CHAMBERS  
College Station, Texas

---

**COMMISSIONERS PRESENT:** Jane Kee, Jodi Warner, Jerome Rektorik, Barry Moore, Casey Oldham, Jim Ross and Johnny Burns

**IMPACT FEE ADVISORY COMMITTEE MEMBERS PRESENT:** Don Hellriegel, Kirk Joseph

**CITY COUNCIL MEMBERS PRESENT:** Blanche Brick

**CITY STAFF PRESENT:** Lance Simms, Molly Hitchcock, David Coleman, Donald Harmon, Chuck Gilman, Jeff Kersten, Alan Gibbs, Danielle Singh, Carol Cotter, Stephen Maldonado, Mark Bombek, Jenifer Paz, Madison Thomas, Rachel Lazo, Erika Bridges, Kevin Ferrer, Mary Ann Powell, Kirk Price and Kristen Hejny

1. Call the meeting to order.

Chairperson Kee called the Impact Fee Advisory Committee (IFAC) meeting to order at 5:35 p.m.

2. Presentation, possible action, and discussion regarding the Water and Wastewater Impact Fee Advisory Committee reviewing and making a recommendation on land use assumptions and capital improvement plan for water and wastewater impact fees.

City Engineer Gibbs introduced this item to the IFAC.

Director of Water Services Coleman introduced Richard Weatherly to the IFAC.

Richard Weatherly with Freese Nichols presented the Land Use Assumptions and the associated Capital Improvement Projects for the water and wastewater impact fee areas.

Commissioner Warner arrived at 5:57 p.m.

There was general discussion amongst the IFAC.

Commissioner Oldham asked for a clarification on what is expected from the IFAC.

City Engineer Gibbs stated that the IFAC should provide input on whether the growth assumptions are reasonable, based on growth areas and the land use plan. The IFAC should also comment on the projected capital projects based on the expected growth.

There was general discussion amongst the IFAC.

There was general consensus by the IFAC that the Land Use Assumptions and Capital Improvement projects for the Water/Wastewater Impact Fee areas seemed reasonable.

Committee Member Joseph left the meeting at 7:00 p.m.

3. Presentation, possible action, and discussion regarding the Roadway Impact Fee Advisory Committee reviewing and making a recommendation on land use assumptions and capital improvement plan for roadway impact fees.

Jeff Whitacre, Kimley Horn, presented the growth projections and capital improvement projects for the roadway impact fee areas.

There was general discussion amongst the IFAC.

There was general consensus that the growth projections and capital improvement projects for the roadway impact fee areas seemed reasonable.

4. Discussion of consent and regular agenda items.

There was general discussion regarding consent agenda item #4.2 and regular agenda items #6 and #7.

5. Discussion of new development applications submitted to the City.

New Development Link: [www.cstx.gov/newdev](http://www.cstx.gov/newdev)

There was no discussion.

6. Discussion of Minor and Amending Plats approved by Staff.

\*Final Plat ~ Minor Plat ~ West Park Addition Lot 11R ~ Case #FP2016-000019 (Thomas)

There was no discussion.

7. Presentation, possible action, and discussion regarding the status of items in the 2016 P&Z Plan of Work

There was no discussion.

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

\*Thursday, June 9, 2016 ~ City Council Meeting ~ Council Chambers ~ Joint P&Z and Council Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison – Burns)

\*Thursday, June 16, 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 on approximately 28 acres located between Wellborn Road (FM 2154) and Royder Road near Greens Prairie Road West from R Rural to PDD Planned Development District. The Planning & Zoning Commission heard this item on April 21, 2016 and voted (5-0) to recommend approval. The City Council heard this item on May 16, 2016 and voted (6-0) to approve the request.

\*A Rezoning on approximately one acre located at 150 Graham Road from M-1 Light Industrial / M-2 Heavy Industrial to SC Suburban Commercial. The Planning and Zoning Commission heard this item on April 21, 2016 and voted (5-0) to recommend approval. The City Council heard this item on May 16, 2016 and voted (6-0) to approve the request.

10. Discussion, review and possible action regarding the following meetings: Design Review Board, Bio Corridor Board.

Commissioner Ross mentioned that there would be a BioCorridor Board Meeting on June 3, 2016.

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 7:22 p.m.

**Approved:**

---

Jane Kee, Chairperson  
Planning & Zoning Commission

**Attest:**

---

Kristen Hejny, Staff Assistant  
Planning & Development Services

MINUTES  
PLANNING & ZONING COMMISSION  
Regular Meeting  
June 2, 2016, 7:30 p.m.  
CITY HALL COUNCIL CHAMBERS  
College Station, Texas

---

**COMMISSIONERS PRESENT:** Jane Kee, Jodi Warner, Jerome Rektorik, Barry Moore, Casey Oldham, Jim Ross and Johnny Burns

**CITY COUNCIL MEMBERS PRESENT:** Blanche Brick

**CITY STAFF PRESENT:** Lance Simms, Molly Hitchcock, Alan Gibbs, Danielle Singh, Carol Cotter, Mark Bombek, Jenifer Paz, Madison Thomas, Rachel Lazo, Erika Bridges, Kevin Ferrer, Mary Ann Powell, Kirk Price and Kristen Hejny

1. Call Meeting to Order

Chairperson Kee called the meeting to order at 7:30 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

4. **Consent Agenda**

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

\*May 19, 2016 ~ Workshop

\*May 19, 2016 ~ Regular

- 4.2 Presentation, possible action, and discussion regarding a Development Plat for Sterling High Rise consisting of 1 lot on approximately 1.82 acres located at 711 University Drive, generally located to the east of Nagle Street, between Church Avenue and University Drive. Case #DVPL2016-000002

**Commissioner Moore motioned to approve Consent Agenda Items 4.1 – 4.2. Commissioner Rektorik seconded the motion, motion passed (7-0).**

**Regular Agenda**

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

No items were removed from the Consent Agenda.

6. Public hearing, presentation, possible action, and discussion regarding a Final Plat for West Park Addition Lots 7R, 8R and 9R Block 4 being a replat of West Park Addition lots 7, 8, adjoining 40' of Lot 9 and half of adjacent abandoned alley, Block 4 consisting of 2 lots on approximately 0.58

acres located at 600 & 604 Maryem Street, generally located near the intersection of Maryem Street and Fidelity Street. Case #FP2016-000017

Senior Planner Paz presented the Final Plat to the Commission, and recommended approval.

Chairperson Kee opened the public hearing.

Cathy Turcotte, 606 Maryem Street, College Station, spoke in opposition of the Replat, citing concerns for parking and possible variances on the property.

Applicant, Adam Wallace, 1403 Lemon Tree, College Station, was available to answer any concerns the citizens had regarding the replat.

Chairperson Kee closed the public hearing.

Commissioner Oldham asked if the property met the subdivision regulations for that area.

Senior Planner Paz responded that the regulations are met with the Administrative Adjustment for lot width that has already been granted.

Commissioner Rektorik asked for a clarification on the parking regulations for single-family homes.

Senior Planner Paz responded that there is a minimum of one space required per bedroom with a maximum of four parking spaces.

Chairperson Kee asked for the current zoning and lot dimensions of the subject property.

Senior Planner Paz responded that this property is currently zoned General Suburban with the lot dimensions of 50' in width by 100' depth.

**Commissioner Oldham motioned to approve the Final Plat. Commissioner Warner seconded the motion, motion passed (7-0).**

7. 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 presentation, possible action, and discussion regarding a Development Plat for BCS Sikh Church Association consisting of one commercial lot on approximately 1.27 acres located at 13913 Wellborn Road, generally located south of McFarland Drive and north of Norton Lane. Case #DVPL2015-000002

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

There was general discussion amongst the Commission.

**Commissioner Rektorik motioned to approve the discretionary item for fee in lieu of sidewalk construction, citing, 'Existing streets constructed to rural section that are not identified on the Thoroughfare Plan with an Estate/Rural context'. Burns seconded the motion, motion passed (7-0).**

**Commissioner Moore motioned to approve the Development Plat. Commissioner Rektorik seconded the motion, motion passed (7-0).**

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

There was no discussion.

9. Adjourn

The meeting adjourned at 8:00 p.m.

**Approved:**

---

Jane Kee, Chairman  
Planning & Zoning Commission

**Attest:**

---

Kristen Hejny, Admin Support Specialist  
Planning & Development Services



## Legislation Details (With Text)

---

**File #:** 16-0348      **Version:** 3      **Name:** Shenandoah Ph. 18 - Preliminary Plan  
**Type:** Preliminary Plan      **Status:** Agenda Ready  
**File created:** 6/2/2016      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 6/16/2016      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding a Preliminary Plan for Shenandoah Subdivision Phase 18 consisting of 5 commercial lots on approximately 5.25 acres located at 4246 State Highway 6, South, generally located along the access road for State Highway 6 south of Southern Plantation Drive. Case #PP2015-000001  
**Sponsors:** Madison Thomas  
**Indexes:**  
**Code sections:**  
**Attachments:** [Staff Report](#)  
[Application](#)  
[Preliminary Plan](#)

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

Presentation, possible action, and discussion regarding a Preliminary Plan for Shenandoah Subdivision Phase 18 consisting of 5 commercial lots on approximately 5.25 acres located at 4246 State Highway 6, South, generally located along the access road for State Highway 6 south of Southern Plantation Drive. Case #PP2015-000001



CITY OF COLLEGE STATION

**PRELIMINARY PLAN  
for  
Shenandoah  
Subdivision Phase 18  
PP2015-000001**

**SCALE:** 5 commercial lots on approximately 5.25 acres

**LOCATION:** Generally located along the southbound Earl Rudder Freeway Access Road south of Southern Plantation Drive.

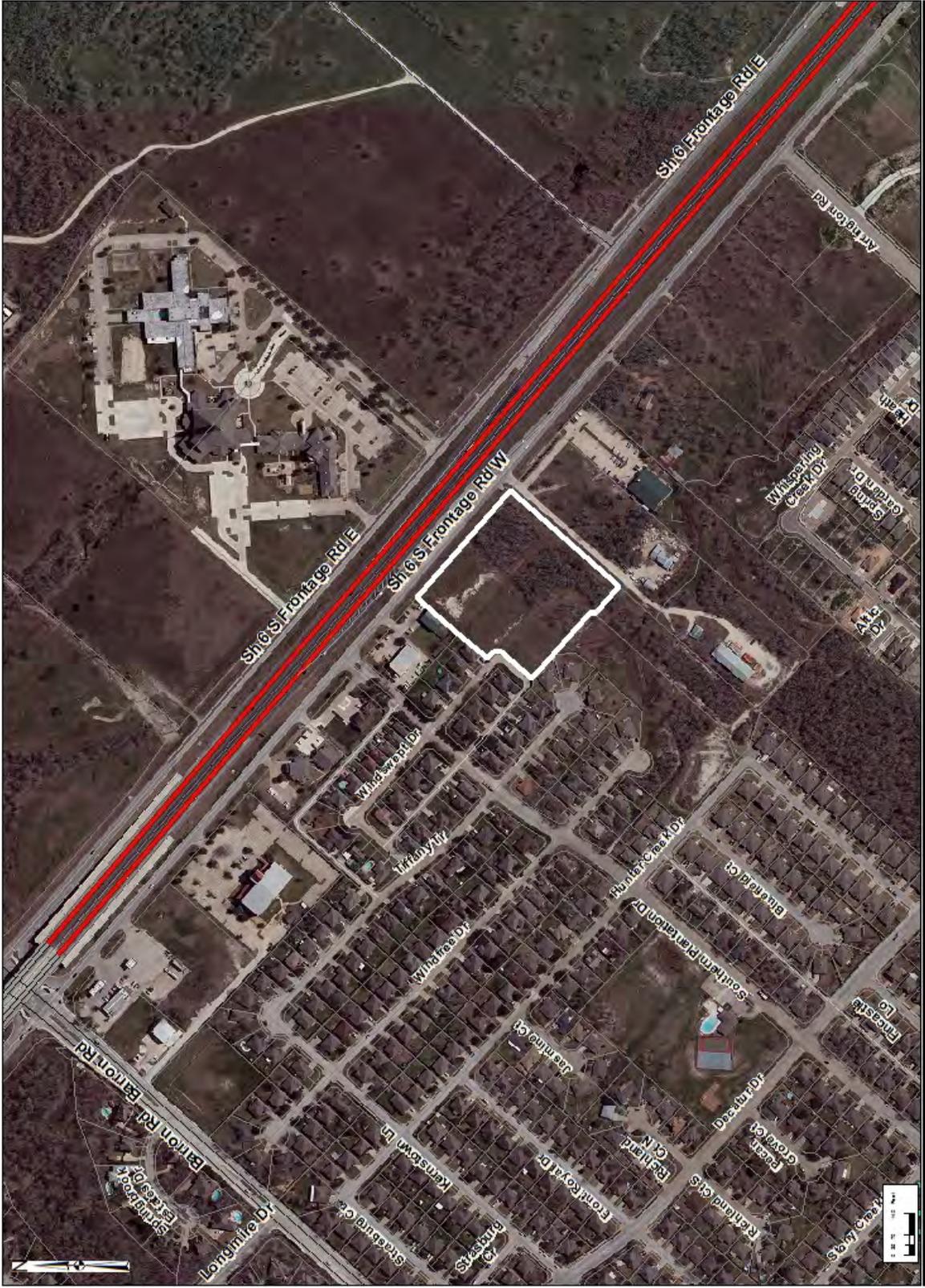
**ZONING:** O Office and GC General Commercial

**APPLICANT:** Ed Froehling

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

**PROJECT OVERVIEW:** The proposed Preliminary Plan reconfigures one unplatted property into 5 commercial lots.

**RECOMMENDATION:** Staff recommends approval of the Preliminary Plan.



	<b>DEVELOPMENT REVIEW</b>
<b>SHENANDOAH PH 18</b>	
Case: PP2015-000001	<b>PRELIMINARY PLAN</b>

## DEVELOPMENT HISTORY

**Annexation:** 1995  
**Zoning:** A-O Agricultural Open upon annexation  
A-O Agricultural Open to A-P Administrative Professional (2004)  
A-P Administrative Professional Renamed O Office  
A-O Agricultural Open to C-1 General Commercial (2004)  
C-1 General Commercial renamed GC General Commercial  
**Site development:** Single-family home

## COMMENTS

**Water:** Water service will be provided by College Station Utilities. There are existing 6-inch, 12-inch, and 24-inch waterlines along Windswept Dr., the south side of the property, and the east side of the property, respectively. Public waterlines will be required to be extended and looped throughout the development and be designed in compliance with the B/CS Unified Design Guidelines with the Final Plat(s).

**Sewer:** The subject tract will be served by College Station Utilities for sanitary sewer. There are existing 8-inch Sanitary Sewer lines along the south side of the property and crossing through the tract. Public sanitary sewer will be required to be extended and designed in compliance with the B/CS Unified Design Guidelines with the Final Plat(s).

**Off-site Easements:** None required at this time.

**Drainage:** Drainage is generally to the southwest within the Spring Creek Drainage Basin in an area where detention is required. The stormwater management will be required to comply with the B/CS Unified Design Guidelines.

**Flood Plain:** There is no FEMA regulated floodplain located on the property according to firm panel 48041C0310F, effective date 4/2/2014.

**Greenways:** N/A

**Pedestrian Connectivity:** N/A

**Bicycle Connectivity:** N/A

**Streets:** The proposed subdivision will have access via the State Highway 6 Frontage Road. It will provide Private Access Easements for internal connectivity.

**Oversize Request:** N/A

**Parkland Dedication:** N/A

**Impact Fees:** Spring Creek Sanitary Sewer Impact Fee Area (\$144.01/LUE)

## **REVIEW CRITERIA**

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

The subject property is classified as Suburban Commercial on the Comprehensive Plan Future Land Use and Character Map. The subject property is zoned O Office and GC General Commercial and is proposed to be developed as so, following the Unified Development Ordinance (UDO) requirements for these two zoning districts. The Preliminary Plan is in compliance with the applicable section of the UDO.

### **2. Compliance with Subdivision Regulations:** The proposed Preliminary Plan is in compliance with the applicable Subdivision Regulations contained in the UDO.

## **STAFF RECOMMENDATION**

Staff recommends approval of the Preliminary Plan.

## **SUPPORTING MATERIALS**

1. Application
2. Copy of Preliminary Plan



<b>FOR OFFICE USE ONLY</b>	
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.
- 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 Shenandoah Phase 18

ADDRESS Earl Rudder Freeway

### SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

Along the southbound Earl Rudder Freeway Access Road approximately 360 feet south of Southern Plantation Drive.

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

Name Ed Froehling E-mail \_\_\_\_\_

Street Address 3887 High Lonesome

City College Station State Tx Zip Code 77845

Phone Number 979-776-8266 Fax Number \_\_\_\_\_

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

Name Same as applicant E-mail \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

### ARCHITECT OR ENGINEER'S INFORMATION:

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

Street Address 1008 Woodcreek Drive

City College Station State Tx Zip Code 77845

Phone Number 979-693-3838 Fax Number \_\_\_\_\_

Total Acreage 5.25 Total No. of Lots 5 R-O-W Acreage 0

Number of Lots By Zoning District 4 / Office 1 / GC \_\_\_\_\_ / \_\_\_\_\_

Average Acreage Of Each Residential Lot By Zoning District:

0.48 / Office 3.33 / GC \_\_\_\_\_ / \_\_\_\_\_

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? \_\_\_\_\_

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: Shenandoah Preliminary Plan

City Project Number (if known): \_\_\_\_\_

Date / Timeframe when submitted: 2004

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;

Apr. 21. 2016 3:26PM

No. 1400 P. 1

- 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

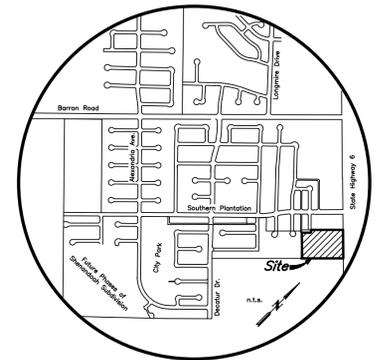
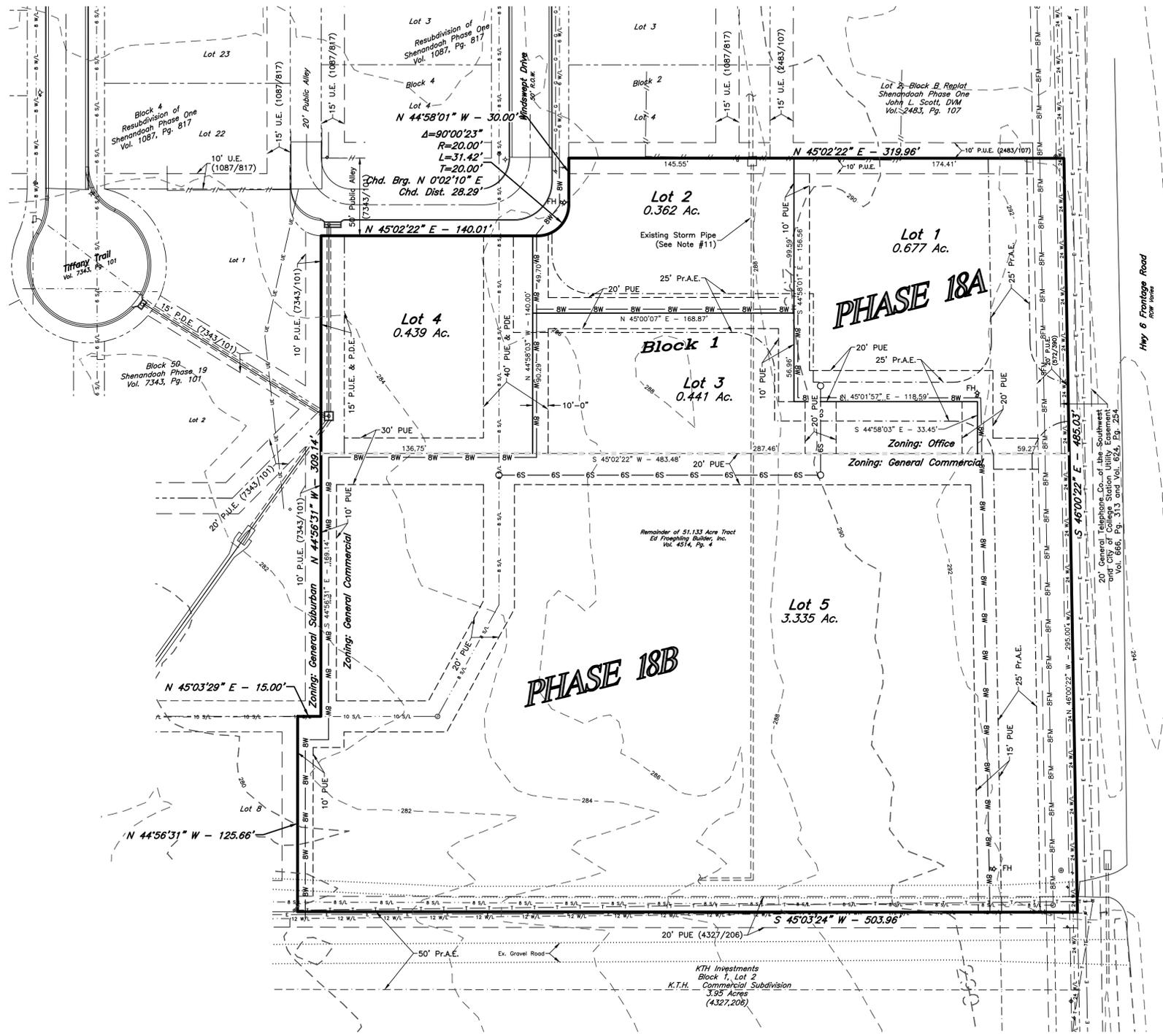
4/21/16  
 \_\_\_\_\_  
 Date

**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 type="checkbox"/>            | Alleys.                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Well site locations.                                                                                                                                                                                                                                                      |
| <input 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 checked="" 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 type="checkbox"/>            |                                     | Are there impact fees associated with this development? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                               |



Vicinity Map

**GENERAL NOTES:**

- This property is zoned O-OFFICE & GC - GENERAL COMMERCIAL.
- Proposed Land Use: 5 Commercial Lots
- Public Right-of-Way Acreage = 0.00 Ac.  
Total Lot Area Acreage = 5.25 Ac.
- Minimum Building Setback Requirements are established in the City of College Station's Unified Development Ordinance.
- According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0310F effective April 2, 2014, this property is not located in a 100-year flood hazard area.
- ORIGIN OF BEARING SYSTEM: Bearings shown on this plan are based on Texas State Plane, Central Zone, NAD-83 datum in accordance with City of College Station 1994 GPS Control Monument No. 132.  
Northing: 10190998.225  
Easting: 3565354.173  
Elevation: 318.29 (N.G.V.D.)
- Existing ground contours shown on this drawing were obtained from the City of College Station aerial contours mapping program.
- Lots 1, 2, 3, and 4 are to drain to the existing pond located in Block 50. Detention for these lot has been provided in that pond. Lot 5 to provide detention at the time of site plan.
- Private Access Easements will be owned and maintained by the individual lot owners.
- This property is located within the Spring Creek Sanitary Sewer Impact Fee Area (97-01).
- Existing storm drain pipe in Lots 2 & 3 to be located and drainage swale provided to existing detention pond with construction on Lot 1. Underground pipe to be installed with construction in Lots 2, 3, & 4 to convey the stormwater to existing pond.
- Abbreviations:  
P.U.E. - Public Utility Easement  
P.D.E. - Public Drainage Easement  
P.O.A. - Homeowners' Association  
Pr.A.E. - Private Access Esm't.  
P.A.E. - Public Access Esm't.  
B.S.L. - Building Setback Line

**Legend**

- SD - Proposed Storm Drain System
- ES - Proposed Sewer Line w/ size
- BW - Proposed Water Line w/ size
- - Phase Boundary
- - Property Line
- 288 - Existing Contour Line
- - Proposed Sewer Manhole or Junction Box
- ◇ - Proposed Fire Hydrant
- - Proposed Storm Drain Inlet

**PRELIMINARY PLAN - PHASE 18**

SCALE: Hor: 1" = 40'  
0 20' 40' 80'

**NOT FOR RECORD**

**PRELIMINARY PLAN**

**SHENANDOAH PHASE 18**

5.25 Acres

LOTS 1-5, BLOCK 1

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

APRIL 2015

SCALE: 1" = 40'

Owner and Developer:  
Ed Froehling  
3887 High Lanesome Rd.  
College Station, TX 77845  
(979) 776-8266

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



## Legislation Details (With Text)

---

**File #:** 16-0361      **Version:** 2      **Name:** Aspen Heights- Final Plat  
**Type:** Final Plat      **Status:** Agenda Ready  
**File created:** 6/7/2016      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 6/16/2016      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding a Final Plat for Aspen Heights Subdivision consisting of One lot on approximately 28.546 acres located at 3055 Holleman Drive South, generally located along Holleman Drive South across from Saddle Lane and the Quail Run Subdivision. Case #FP2016-000002  
**Sponsors:** Mark Bombek  
**Indexes:**  
**Code sections:**  
**Attachments:** [Staff Report](#)  
[Application](#)  
[Final Plat](#)

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

Presentation, possible action, and discussion regarding a Final Plat for Aspen Heights Subdivision consisting of One lot on approximately 28.546 acres located at 3055 Holleman Drive South, generally located along Holleman Drive South across from Saddle Lane and the Quail Run Subdivision. Case #FP2016-000002



**FINAL PLAT  
for  
Aspen Heights  
FP2016-000002**

**SCALE:** One lot on approximately 28.546 acres

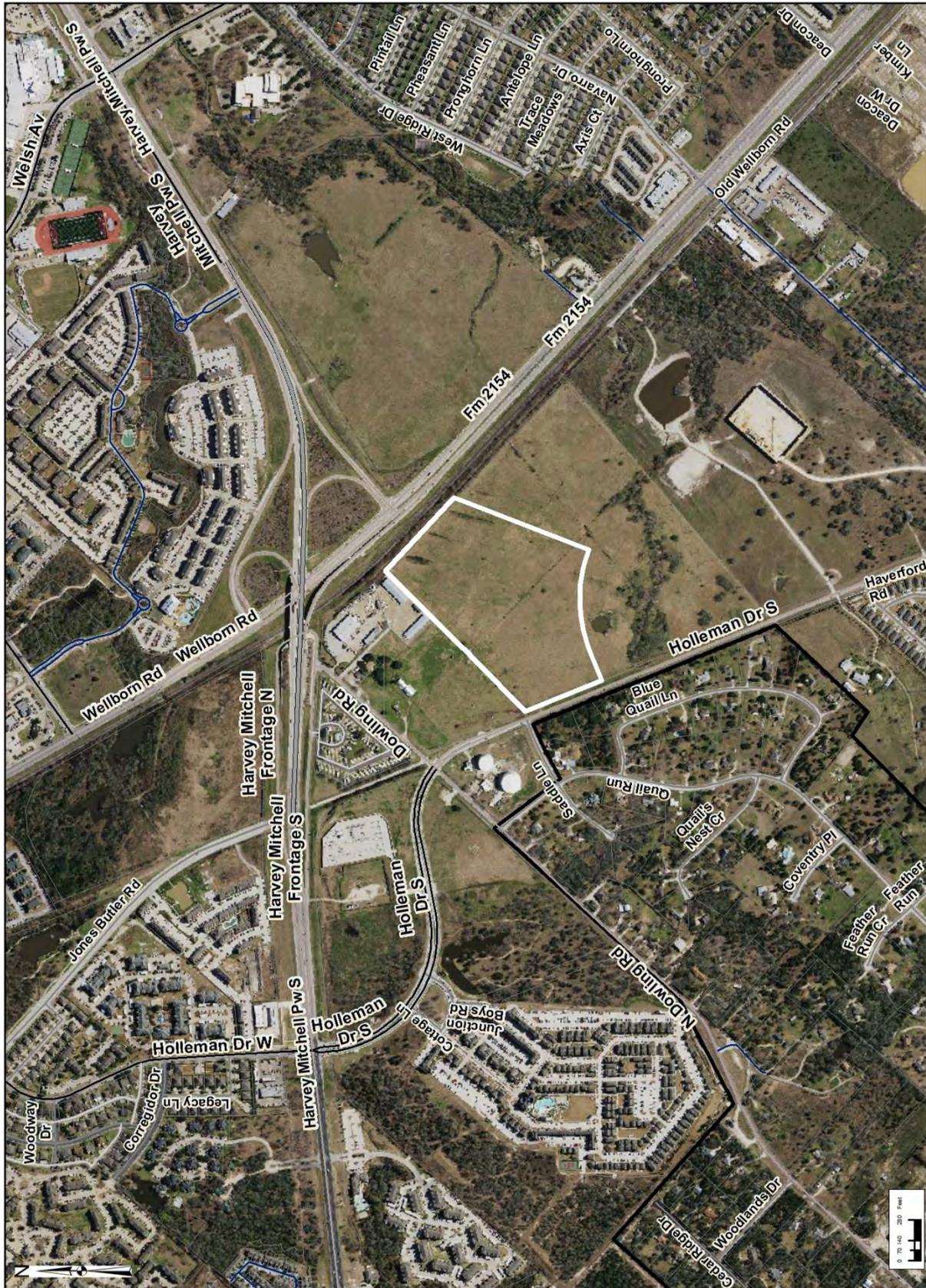
**LOCATION:** 3055 Holleman Drive South, generally located along Holleman Drive South across from Saddle Lane and the Quail Run Subdivision.

**ZONING:** PDD Planned Development District

**APPLICANT:** David Besly, Bleyl & Associates

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

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



FINAL PLAT

Case: FP2016-000002

ASPEN HEIGHTS

DEVELOPMENT REVIEW



## DEVELOPMENT HISTORY

<b>Annexation:</b>	Part of the property was annexed in 1970, the remaining portion was annexed in 2002
<b>Zoning:</b>	Portion R-1 Single- Family Residential upon annexation, renamed to GS General Suburban in 2013; Portion A-O Agricultural Open upon annexation, renamed to R Rural in 2013; PDD Planned Development District Approved August 27, 2015
<b>Preliminary Plan:</b>	2015
<b>Site development:</b>	Vacant

## COMMENTS

<b>Parkland Dedication:</b>	Fee in lieu of Parkland dedication in the amount of \$1,636 per dwelling unit will be due prior to issuing any building permits for this development.
<b>Greenways:</b>	None proposed or required for this development.
<b>Pedestrian Connectivity:</b>	Sidewalks are required along General Parkway, Holleman Drive South, and the proposed public way stubbed to the tract to the north. The applicant is proposing to construct a sidewalk along General Parkway. However, the applicant requested to utilize Zone 15 of the Sidewalk Fund for the sidewalk along Holleman Drive South being approximately 569 linear feet. This request was approved with the Preliminary Plan in December of 2015.
<b>Bicycle Connectivity:</b>	Future Bike lanes are anticipated along General Parkway according to the Bicycle, Pedestrian, and Greenways Master Plan. These bike lanes will be installed with the future construction of General Parkway.
<b>Impact Fees:</b>	This property is within the Steeplechase-Wellborn Sanitary Sewer Impact Fee Area. Fees assessed will be at a rate of \$144.87 per Living Unit Equivalent (LUE).

## REVIEW CRITERIA

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

## STAFF RECOMMENDATION

Staff recommends approval of the Final Plat.

## SUPPORTING MATERIALS

1. Application

2. Copy of Final Plat



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 Aspen Heights College Station

ADDRESS 3055 Holleman Drive South, College Station, Texas

SPECIFIED LOCATION OF PROPOSED PLAT:

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

Name Bleyl & Associates    E-mail dbesly@bleylengineering.com

Street Address 1722 Broadmoor, Suite 210

City Bryan    State Texas    Zip Code 77802

Phone Number 979-268-1125    Fax Number 979-260-3049

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

Name J&J Butler Family Partnership, LTD. E-mail jbg9611@aol.com  
Street Address 6010 Throughbred Ridge  
City College Station State Texas Zip Code 77845  
Phone Number 979-696-718 Fax Number \_\_\_\_\_

ARCHITECT OR ENGINEER'S INFORMATION:

Name Bleyl & Associates E-mail dbesly@bleylengineering.com  
Street Address 1722 Broadmoor, Suite 210  
City Bryan State Texas Zip Code 77802  
Phone Number 979-268-1125 Fax Number 979-260-3049

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 28.546 Total No. of Lots 1 R-O-W Acreage 1.559

Existing Use Agriculture Proposed Use Multi-Family

Number of Lots By Zoning District 1 / PDD \_\_\_\_\_ / \_\_\_\_\_

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

Floodplain Acreage 0.0

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

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

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

Yes

No

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

Project Name: \_\_\_\_\_

City Project Number (if known): \_\_\_\_\_

Date / Timeframe when submitted: \_\_\_\_\_

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

none

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

none

Regarding the waiver request, explain how:

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

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

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

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

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

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

## CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

### Owner Certification:

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

James A. Burtor  
Property Owner(s)

12/7/2015  
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.

[Signature]  
Engineer

12/7/2015  
Date

- 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:

Holleman Drive is constructed to a rural section and is not identified on the thoroughfare plan with an estate / rural cont

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

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

<p style="text-align: center;"><b>Total Linear Footage of Proposed Public:</b></p> <p><u>1552</u> Streets</p> <p><u>3104</u> Sidewalks</p> <p><u>921</u> Sanitary Sewer Lines</p> <p><u>2203</u> Water Lines</p> <p><u>525</u> Channels</p> <p><u>512</u> Storm Sewers</p> <p><u>0</u> Bike Lanes / Paths</p>	<p><b>Parkland Dedication due prior to filing the Final Plat:</b></p> <p>ACREAGE:</p> <p><u>0</u> No. of acres to be dedicated + \$ _____ development fee</p> <p><u>0</u> No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p><u>0</u> No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p><u>233</u> No. of SF Dwelling Units X \$ <u>1,636</u> = \$ <u>381,188</u></p> <p>_____ (date) Approved by Parks &amp; Recreation Advisory Board</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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

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

James A Butcher, President  
Signature and title

12 / 7 / 2015  
Date

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

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

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

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

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

Initial

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

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

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

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

**Additional certification for Floodway Encroachments:**

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

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

**Residential Structures:**

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

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

\_\_\_\_\_  
Date

**Commercial Structures:**

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

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

\_\_\_\_\_  
Date

**OR**

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

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

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

\_\_\_\_\_  
Date

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

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

- Drawn on 24" x 36" sheet to scale of 100' per inch.
- Vicinity map which includes enough of surrounding area to show general location of subject property in relationship to College Station and its City Limits. No scale required but include north arrow.
- Title Block with the following information:
  - Name and address of subdivider, recorded owner, planner, engineer and surveyor.
  - Proposed name of subdivision. (Subdivision name & street names will be approved through Brazos County 911.)
  - Date of preparation.
  - Engineer's scale in feet.
  - Total area intended to be developed.
- North Arrow.
- Subdivision boundary indicated by heavy lines.
- If more than 1 sheet, an index sheet showing entire subdivision at a scale of 500 feet per inch or larger.
- All applicable certifications based on the type of final plat.
  - Ownership and Dedication
  - Surveyor and/or Engineer
  - City Engineer (and City Planner, if a minor plat)
  - Planning and Zoning Commission (delete if minor plat)
  - Brazos County Clerk
  - 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.

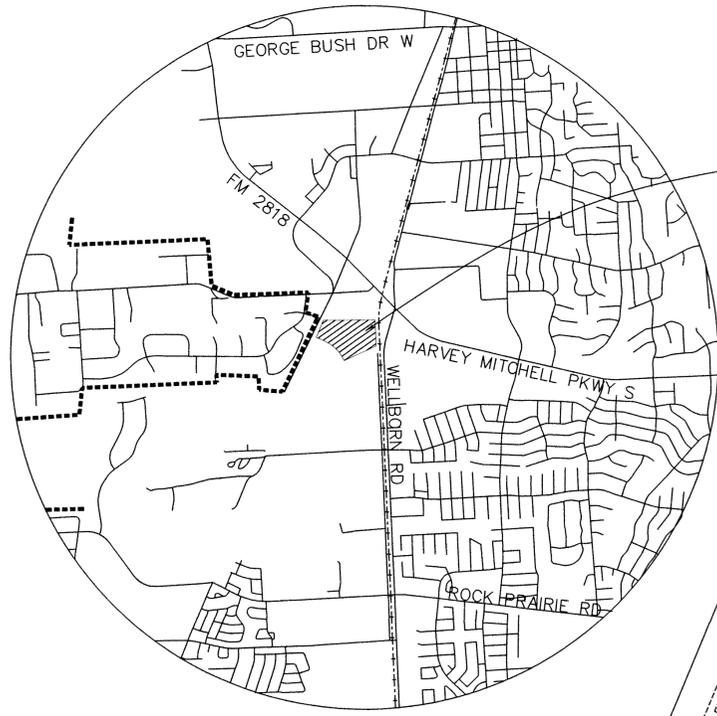
Are there impact fees associated with this development?  Yes  No  
Impact fees must be paid prior to building permit.

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

VICINITY MAP  
NOT TO SCALE

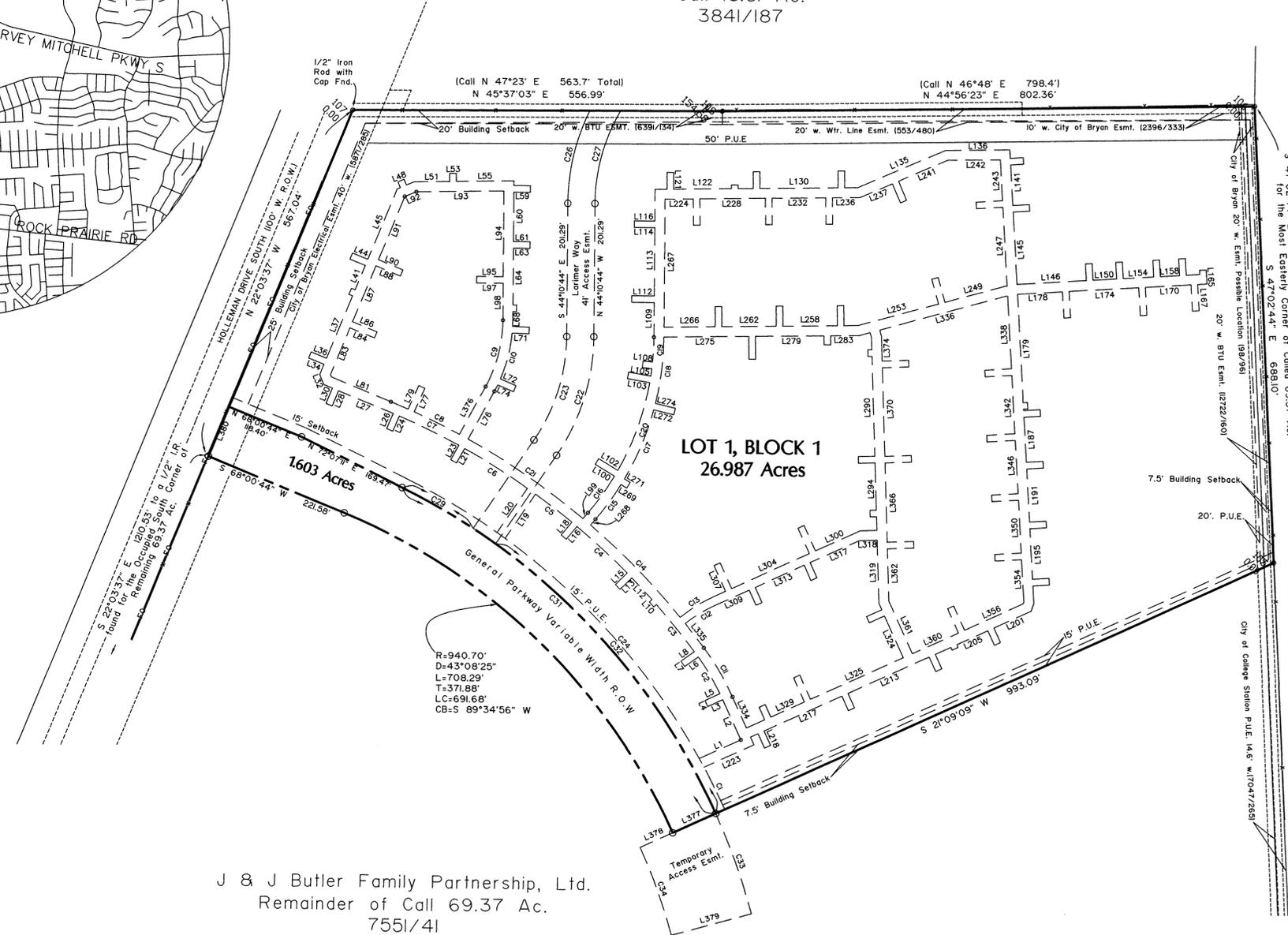
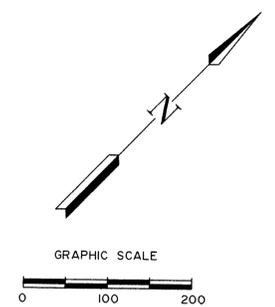


Site Location

Edsel G. Jones  
Call 18.51 Ac.  
3841/187

LEGEND

---	FENCE
FO-FO-FO-FO	FIBER OPTIC LINE
—○—	GUY ANCHOR
—OHE—OHE—OHE—OHE	OVERHEAD ELECTRIC
—SS—SS—SS—SS	SANITARY SEWER
—W—W—W—W	WATER



CALLED OLD HIGHWAY 6 R.O.W. (REFERENCE 157/500)

J & J Butler Family Partnership, Ltd.  
Remainder of Call 69.37 Ac.  
7551/41

### FINAL PLAT OF LOT 1, BLOCK 1 ASPEN HEIGHTS 28.546 ACRES

OUT OF THE  
J & J BUTLER FAMILY PARTNERSHIP, LTD.  
CALLED 69.37 ACRE TRACT  
VOLUME 7551, PAGE 41  
CRAWFORD BURNETT LEAGUE, A - 7  
COLLEGE STATION, BRAZOS COUNTY, TEXAS  
SHEET 2 OF 2 JANUARY 12, 2016  
REVISED: MAY 18, 2016

Aspen Heights  
1301 S. Texas Capital Hwy.  
Austin, Texas 78746  
Phone No. (512)-970-1317

**STRONG SURVEYING**  
1722 Broadmoor, Suite 105  
Bryan, Texas 77802  
Phone: (979) 776-9836  
Fax: (979) 731-0096  
Firm No. 10093500 email: curtis@strongsurveying.com

NORTH ORIENTATION IS BASED ON ROTATING THE SOUTHWEST LINE TO GRID NORTH NAD83 (CORS 2011) epoch 2010.00 AS DERIVED FROM GPS RTK OBSERVATIONS.

A 1/2" IRON ROD WITH CAP SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT FROM FIRST AMERICAN TITLE INSURANCE COMPANY AS SHOWN ON OF NO. 201403225. ALL EASEMENTS SHOWN ARE BASED ON THIS COMMITMENT. STRONG SURVEYING, LLC DID NOT ENGAGE IN ANY EASEMENT RESEARCH.

NO BUILDINGS EXIST ON THIS TRACT.

NO ABOVE GROUND EVIDENCE WAS FOUND REGARDING ANY CEMETERIES.

TITLE COMMITMENTS EASEMENTS:

a) Utility Easement to the City of Bryan in 98/96 does affect this tract and is shown in It's Possible Location.

b) Utility Easement to the City of Bryan in 187/399 does not affect this tract as it was released in 6289/17.

c) Utility Easement to the City of College Station in 553/480 does affect this tract and is shown.

d) Utility Easement to the City of Bryan in 2396/333 does affect this tract and is shown.

e) Electrical easement to the City of Bryan in 5871/285 does affect this tract and is shown.

f) Utility easement to the City of Bryan in 6391/134 does affect this tract and is shown.

g) Public Utility to the City of College Station in 7047/265 does affect this tract and is shown.

A secondary remote fire access outside of the proposed driveways will be required at the time of the site development if General Parkway is a dead end street.

Per FEMA FLOOD MAP FM48041C0305 F, site is not located within 100 year floodplain.

This property is within the Steeplechase-Wellborn sanitary sewer impact fee area.

Temporary access easement for turnaround to be abandoned on extension of the street.

Table with 5 columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Contains 34 rows of curve data.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains 93 rows of line data.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains 93 rows of line data.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains 93 rows of line data.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains 93 rows of line data.

FIELD NOTES
28.546 ACRES
OUT OF THE
J & J BUTLER FAMILY PARTNERSHIP, LTD.
CALLED 69.37 ACRES
VOLUME 7551, PAGE 41 (ORBCT)
CRAWFORD BURNETT LEAGUE, A - 7
CITY OF COLLEGE STATION
BRAZOS COUNTY, TEXAS
MAY 7, 2015

All that certain lot, tract or parcel of land being 28.546 acres situated in the CRAWFORD BURNETT LEAGUE, Abstract No. 7, Brazos County, Texas and being a part of that certain Called 69.37 acre tract as described in deed from James G. Butler to J & J Butler Family Partnership, Ltd. of record in Volume 7551, Page 41, Official Records of Brazos County, Texas, said 28.546 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod with Cap found for the most westerly corner, said corner being located in the northeast right-of-way line of Holleman Drive South, said corner being in the southeast line of the Edsel G. Jones Called 18.51 acre tract as described in Volume 3841, Page 187, (ORBCT), said corner also being located in the northwest line of said Called

THENCE N 45° 37' 03" E, along the northwest line of said Called 69.37 acre tract and the southeast line of said Called 18.51 acre tract a distance of 556.99 feet to a 1/2" Iron Rod with Cap set for angle point;

THENCE N 44° 56' 23" E, continuing along the northwest line of said Called 69.37 acre tract and the southeast line of said Called 18.51 acre tract a distance of 802.36 feet to a 1/2" Iron Rod with Cap set for the most northerly corner, said corner being the most northerly corner of said Called 69.37 acre tract, said corner being located in the southwest right-of-way line of Old Highway 6 as referenced in Volume 157, Page 500;

THENCE S 47° 03' 37" E, along the northeast line of said Called 69.37 acre tract and the southwest line of said Old Highway 6 a distance of 688.10 feet to a 1/2" Iron Rod with Cap set for the most easterly corner, a 3/8" Iron Rod found for the most easterly corner of said Called 69.37 acre tract bears S 47° 02' 44" E a distance of 118.30

THENCE S 21° 09' 09" W, a distance of 993.09 feet to a 1/2" Iron Rod with Cap set for the southeast corner;

THENCE around a curve in a counterclockwise direction having a delta angle of 43° 08' 25", an arc distance of 708.29 feet, a radius of 940.70 feet, and a chord of S 89° 34' 56" W, a distance of 691.68 feet to a 1/2" Iron Rod with Cap set for the point of tangency of said curve;

THENCE S 68° 00' 44" W, a distance of 221.58 feet to a 1/2" Iron Rod with Cap set in the northeast right-of-way line of said Holleman Drive South for the southwest corner, a 1/2" Iron Rod found for reference at the most southerly corner of the Remainder of said Called 69.37 acre tract bears S 22° 03' 37" E a distance of 120.53 feet;

THENCE N 22° 03' 37" W, along the northeast right-of-way line of said Holleman Drive South a distance of 567.04 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 28.546 ACRES OF LAND MORE OR LESS, according to a survey performed during the month of January, 2015 under the supervision of H. Curtis Strong, Registered Professional Land Surveyor No. 4961. North Orientation is based on rotating the northeast line of Grid North NAD83 (CORS 2011) epoch 2010.00 STATE PLANE CENTRAL ZONE. For other information see accompanying plat.

CERTIFICATE OF PLANNING AND ZONING COMMISSION
STATE OF TEXAS
COUNTY OF BRAZOS
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 \_\_\_\_\_, 2016.

Chairman

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
I, \_\_\_\_\_, Owner and Developer of the land shown on this plat and designated herein as 28.245 acres of land out of the J & J Butler Family Partnership, LTD, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Owner
Notary Public, Brazos County, Texas: \_\_\_\_\_

(NOTARY SEAL)

CERTIFICATE OF CITY ENGINEER
STATE OF TEXAS
COUNTY OF BRAZOS
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, Texas

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, H. Curtis Strong, Registered Professional Surveyor No. 4961 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Registered Professional Land Surveyor: \_\_\_\_\_

(SEAL)

FINAL PLAT
OF
LOT 1, BLOCK 1
ASPEN HEIGHTS
28.546 ACRES
OUT OF THE
J & J BUTLER FAMILY PARTNERSHIP, LTD.
CALLED 69.37 ACRE TRACT
VOLUME 7551, PAGE 41
CRAWFORD BURNETT LEAGUE, A - 7
COLLEGE STATION, BRAZOS COUNTY, TEXAS
SHEET 1 OF 2 JANUARY 12, 2016
REVISED: MAY 18, 2016

Aspen Heights
1301 S. Texas Capital Hwy.
Austin, Texas 78746
Phone No. (512) 970-1317

STRONG SURVEYING
1722 Broadmoor, Suite 105
Bryan, Texas 77802
Phone: (979) 776-9836
Fax: (979) 731-0096
Firm No. 10093500 email: curtis@strongsurveying.com



## Legislation Details (With Text)

---

**File #:** 16-0359      **Version:** 1      **Name:** Rock Prairie Oaks Phase 1 Final Plat  
**Type:** Final Plat      **Status:** Agenda Ready  
**File created:** 6/6/2016      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 6/16/2016      **Final action:**

**Title:** Presentation, possible action, and discussion regarding a Final Plat for Rock Prairie Oaks Phase 1, Lot 1, Block 1, consisting of one commercial lot and right-of-way dedication on approximately eight 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 #FPCO2016-000005

**Sponsors:** Jessica Bullock

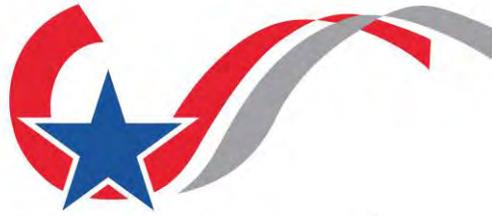
**Indexes:**

**Code sections:**

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

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

Presentation, possible action, and discussion regarding a Final Plat for Rock Prairie Oaks Phase 1, Lot 1, Block 1, consisting of one commercial lot and right-of-way dedication on approximately eight 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 #FPCO2016-000005



CITY OF COLLEGE STATION

**FINAL PLAT**  
**for**  
**Rock Prairie Oaks Phase One**  
**Lot One, Block One**  
**FPCO2016-000005**

**SCALE:** One lot and right-of-way dedication on approximately eight acres

**LOCATION:** 3600 Rock Prairie Road

**ZONING:** PDD Planned Development District and O Office

**APPLICANT:** Henry Mayo

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

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



Case: FPCO2016-000005

**ROCK PRAIRIE OAKS PH 1**

0 650 1,300 Feet

**NORTH**

FINAL PLAT

## DEVELOPMENT HISTORY

<b>Annexation:</b>	June 1995
<b>Zoning:</b>	A-O Agricultural Open upon annexation (1995) A-P Administrative Professional (Unknown – between 1995 and 2002) Renamed O Office (2012) PDD Planned Development District (2016)
<b>Preliminary Plan:</b>	March 2016
<b>Site Development:</b>	Undeveloped

## COMMENTS

<b>Parkland Dedication:</b>	N/A
<b>Greenways:</b>	N/A
<b>Pedestrian Connectivity:</b>	5-foot sidewalks currently exist along Medical Avenue. 6-foot sidewalks are proposed along Rock Prairie Road and Double Mountain Road.
<b>Bicycle Connectivity:</b>	Bike lanes are proposed along Rock Prairie Road and Double Mountain Road on the Thoroughfare Plan. Bike lanes along Medical Avenue currently exist.
<b>Impact Fees:</b>	N/A

## REVIEW CRITERIA

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

## STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

## SUPPORTING MATERIALS

1. Application
2. 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 July 8, 2015

NAME OF PROJECT Rock Prairie Oaks - Phase 1

ADDRESS 3600 Rock Prairie Road (East)

### SPECIFIED LOCATION OF PROPOSED PLAT:

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 for platting) 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 (Phase 1 engineer) 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 \_\_\_\_\_

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 7.443 Total No. of Lots 1 R-O-W Acreage 0.753

Existing Use rural pasture Proposed Use healthcare facility

Number of Lots By Zoning District 1 / PDD \_\_\_\_\_ / \_\_\_\_\_

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

Floodplain Acreage 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):

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

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

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

<p style="text-align: center;"><b>Total Linear Footage of Proposed Public:</b></p> <p><u>564</u> Streets</p> <p><u>1620</u> Sidewalks</p> <p><u>0</u> Sanitary Sewer Lines</p> <p><u>1220</u> Water Lines</p> <p><u>0</u> Channels</p> <p><u>0</u> Storm Sewers</p> <p><u>0</u> Bike Lanes / Paths</p>	<p><b>Parkland Dedication due prior to filing the Final Plat:</b></p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p><b>OR</b></p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks &amp; Recreation Advisory Board</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**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

3-23-16  
 \_\_\_\_\_  
 Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS }
COUNTY OF BRAZOS }

I, BRIAN HOWARD PERRY, owner and developer of the land shown on this plat, and designated herein as the ROCK PRAIRIE OAKS, PHASE 1 (Lot 1, Block 1) subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Brian Howard Perry, Landowner

STATE OF TEXAS }
COUNTY OF BRAZOS }

Before me, the undersigned authority, on this day appeared BRIAN HOWARD PERRY, 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 \_\_\_, 2016.

Notary Public, State of Texas

CERTIFICATE OF CITY ENGINEER

I, ALAN GIBBS, 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.

Alan Gibbs, P.E. - City Engineer

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, \_\_\_\_\_, Chairman of the Planning and Zoning Commission of the City of College Station, Texas, hereby certify that this plat was duly approved by the Commission on the \_\_\_ day of \_\_\_, 2016.

Chairman - Planning & Zoning Commission

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS }
COUNTY OF BRAZOS }

I, KAREN McQUEEN, County Clerk in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_ day of \_\_\_, 2016, in the Official Public Records of Brazos County, Texas, in Volume \_\_\_, Page \_\_\_.

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

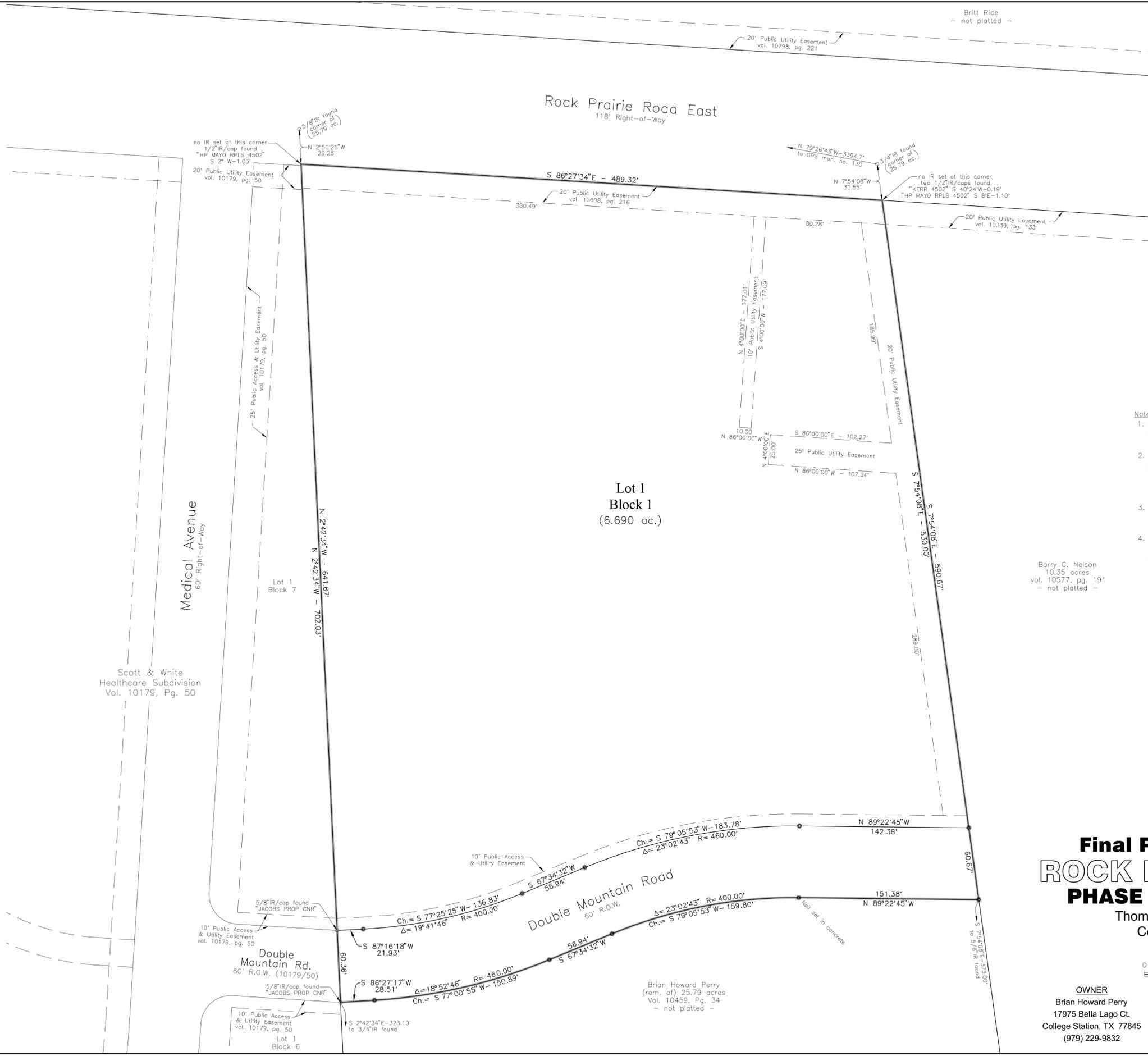
Karen McQueen - Co. Clerk by: Deputy Clerk

CERTIFICATE OF SURVEYOR

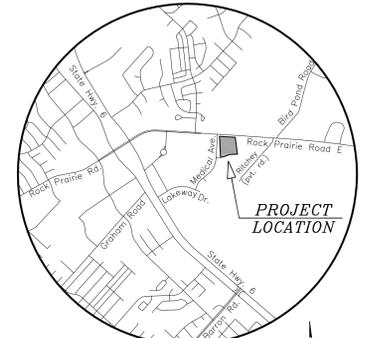
STATE OF TEXAS }
COUNTY OF BRAZOS }

I, HENRY P. MAYO, Registered Professional Land Surveyor No. 5045, 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.

Henry P. Mayo, RPLS - Surveyor



JOE ORR Inc.
A BASELINE CORPORATION CO.
Professional Surveyors
P.O. BOX 11979 COLLEGE STATION, TEXAS 77842-1979
(979) 693-2777 www.baselinesurveyors.net TBPLS Firm no. 10054400



Vicinity Map
0 1/2 1 Mile

Notes

- 1. Bearings are Texas State Plane, Central Zone NAD83(CORS) datum, based on City of College Station GPS monument no. 131 and no. 9 (N 68°44'32" E).
2. This property is not located within the 100-year flood plain. All of this property is located in the unshaded Zone X area (outside of the 0.2% annual chance floodplain), per FIRM panel no. 48041C0310F, rev. Apr. 2, 2014.
3. [Symbol] Denotes a set 1/2" iron rod with an orange plastic cap stamped "H.P. MAYO RPLS 5045", unless noted otherwise.
4. Any access driveways to existing residential property on the south side of Double Mountain Road are to be temporary, and permanent access shall be in accordance with approved Preliminary Plan as the adjacent phase is developed.

Barry C. Nelson
10.35 acres
vol. 10577, pg. 191
- not platted -

Final Plat - 7.443 acres
ROCK PRAIRIE OAKS
PHASE 1 (Lot 1, Block 1)

Thomas Caruthers league A-9
College Station, Texas
March 2016

0 10 20 30 40 50 100 Feet

OWNER: Brian Howard Perry, 17975 Bella Lago Ct., College Station, TX 77845, (979) 229-9832
SURVEYOR: Joe Orr, Inc., P.O. Box 11979, College Station, TX 77842, (979) 693-2777
ENGINEER: Gattis Engineering, LLC, 2010 Moses Creek Court, College Station, TX 77845, (979) 575-5022

Brian Howard Perry
(rem. of) 25.79 acres
Vol. 10459, Pg. 34
- not platted -



## Legislation Details (With Text)

**File #:** 16-0349      **Version:** 1      **Name:** Castlegate II Sec. 208 - Final Plat  
**Type:** Final Plat      **Status:** Agenda Ready  
**File created:** 6/2/2016      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 6/16/2016      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding a Final Plat for Castlegate II Subdivision Section 208 consisting of 61 single-family lots and two common areas on approximately 18.145 acres, generally located southwest of Castlegate II Subdivision Sections 104, 106 and 107. Case #FP2015-00029  
**Sponsors:** Madison Thomas  
**Indexes:**  
**Code sections:**  
**Attachments:** [Staff Report](#)  
[Application](#)  
[Final Plat](#)

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

Presentation, possible action, and discussion regarding a Final Plat for Castlegate II Subdivision Section 208 consisting of 61 single-family lots and two common areas on approximately 18.145 acres, generally located southwest of Castlegate II Subdivision Sections 104, 106 and 107. Case #FP2015-00029



CITY OF COLLEGE STATION

**FINAL PLAT**  
**for**  
**Castlegate II Subdivision Section 208**  
**FP2015-000029**

**SCALE:** 61 single-family lots and two common areas on 18.145 acres

**LOCATION:** Generally located southwest of Castlegate II Subdivision Sections 104, 106 & 107

**ZONING:** RS Restricted Suburban

**APPLICANT:** Wallace Phillips, Greens Prairie Investors, LTD

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

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



FINAL PLAT

Case: FP2015-000029

CASTLEGATE II SEC 208

DEVELOPMENT REVIEW



## **DEVELOPMENT HISTORY**

<b>Annexation:</b>	1995
<b>Zoning:</b>	A-O Agricultural Open upon annexation A-O Agricultural Open to A-OR Rural Residential (2000); A-OR Rural Residential renamed E Estate (2013); E Estate rezoned RS Restricted Suburban (2015)
<b>Preliminary Plan:</b>	Initially approved in 2010 with revised versions approved by the Commission in 2012, 2015 and most recently on April 21, 2016.
<b>Site Development:</b>	Undeveloped

## **COMMENTS**

<b>Parkland Dedication:</b>	Previous parkland dedication for neighborhood parks covers all required dedication for Section 208. Past park improvements have covered all neighborhood park development fees amounting to \$362 per lot. Fee in lieu of Community Parks of \$625 per lot will be required.
<b>Greenways:</b>	N/A
<b>Pedestrian Connectivity:</b>	Sidewalks will be along Victoria Avenue and along both sides of all internal residential streets.
<b>Bicycle Connectivity:</b>	Bike lanes will be provided along Victoria Avenue.
<b>Impact Fees:</b>	The tract is located within the Spring Creek Sanitary Sewer Impact Fee Area, \$144.01 per Living Unit Equivalent (LUE).

## **REVIEW CRITERIA**

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

## **STAFF RECOMMENDATION**

Staff recommends approval of the Final Plat.

## **SUPPORTING MATERIALS**

1. Application
2. Copy of Final Plat



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

## FINAL PLAT APPLICATION

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

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

### MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication or Stormwater Management Conference N/A

NAME OF PROJECT Castlegate II Subdivision - Section 208

ADDRESS Victoria Avenue

**SPECIFIED LOCATION OF PROPOSED PLAT:**

Southwest of Castlegate II Subdivision, Sections 104, 106 & 107

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

Name Wallace Phillips      E-mail wspPhillips3@gmail.com

Street Address 4490 Castlegate Drive

City College Station      State TX      Zip Code 77845

Phone Number 979.690.7250      Fax Number 979.690.1041

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

Name Greens Prairie Investors, LTD E-mail wsphillips3@gmail.com  
Street Address 4490 Castlegate Drive  
City College Station State Tx Zip Code 77845  
Phone Number 979.690.7250 Fax Number 979.690.1041

ARCHITECT OR ENGINEER'S INFORMATION:

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

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

Is there a temporary blanket easement on this property? If so, please provide the Volume 10392 and Page No. 276

Total Acreage 18.145 Total No. of Lots 61 R-O-W Acreage 4.657

Existing Use Agricultural - Vacant Proposed Use Single Family Residential

Number of Lots By Zoning District 61 / RS / /

Average Acreage Of Each Residential Lot By Zoning District:  
0.221 / RS / /

Floodplain Acreage N/A

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

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

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

Yes  
 No

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

Project Name: Castlegate II Preliminary Plat

City Project Number (if known): PP2015-000009

Date / Timeframe when submitted: 2015

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

None

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

None

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

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

Total Linear Footage of Proposed Public:	
<u>4077</u>	Streets
<u>8232</u>	Sidewalks
<u>3369</u>	Sanitary Sewer Lines
<u>3997</u>	Water Lines
<u>  -  </u>	Channels
<u>2618</u>	Storm Sewers
<u>  -  </u>	Bike Lanes / Paths

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

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

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

Wallace Phillips *manager*  
Signature and title

Oct 16 -13  
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.

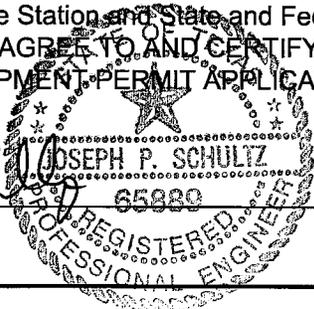
Wallace Phillip Murray  
Property Owner(s)

Oct 16-15  
Date

### Engineer Certification:

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

Joseph P. Schultz  
Engineer



10-20-15  
Date

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

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

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

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

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

Initial

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

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

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

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

**Additional certification for Floodway Encroachments:**

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

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

**Residential Structures:**

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

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

\_\_\_\_\_  
Date

**Commercial Structures:**

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

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

\_\_\_\_\_  
Date

**OR**

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

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

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

\_\_\_\_\_  
Date

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

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

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

Existing

Proposed

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

Existing

Proposed



Alleys.



Easements.



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



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

- Construction documents for all public infrastructure drawn on 24" x 36" sheets and properly sealed by a Licensed Texas Professional Engineer that include the following:
  - Street, alley and sidewalk plans, profiles and sections. One sheet must show the overall street, alley and/or sidewalk layout of the subdivision. (may be combined with other utilities).
  - Sewer Design Report.
  - Sanitary sewer plan and profile showing depth and grades. One sheet must show the overall sewer layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)
  - Water Design Report and/or Fire Flow Report.
  - Water line plan showing fire hydrants, valves, etc. with plan and profile lines showing depth and grades. One sheet must show the overall water layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)
  - Storm drainage system plan with contours, street profile, inlets, storm sewer and drainage channels, with profiles and sections. Drainage and runoff areas, and runoff based on 5, 10, 25, 50 and 100 year rain intensity. Detailed drainage structure design, channel lining design & detention if used. One sheet must show the overall drainage layout of the subdivision.
    - Detailed cost estimates for all public infrastructure listed above sealed by Texas P.E.
    - Letter of completion for public infrastructure or guarantee / surety in accordance with UDO Section 8.6.
    - Drainage Report with a Technical Design Summary.
    - Erosion Control Plan (must be included in construction plans).
- All off-site easements necessary for infrastructure construction must be shown on the final plat with a volume and page listed to indicate where the separate instrument easements were filed. Separate instrument easements must be provided in recordable form to the City prior to being scheduled for P&Z Commission consideration.
- Are there impact fees associated with this development?  Yes  No  
Impact fees must be paid prior to building permit.
- Will any construction occur in TxDOT rights-of-way?  Yes  No  
If yes, TxDOT permit must be submitted along with the construction documents.

**NOTE:**

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

Print Form





## Legislation Details (With Text)

---

**File #:** 16-0360      **Version:** 3      **Name:** Brewster Cove Rezoning  
**Type:** Rezoning      **Status:** Agenda Ready  
**File created:** 6/6/2016      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 6/16/2016      **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 GS General Suburban for approximately 22 acres being all of a called 3.12 acre tract of land and all of a called 18.80 acre tract of land as described as tracts 6 and 7 by a partition deed to Chester Brown recorded in volume 3413, page 228 of the Official Public Records of Brazos County, Texas, generally located at 3451 Barron Cut-Off Road. Case #REZ2016-000016 (Note: Final action on this item is scheduled for the July 14th City Council meeting - subject to change)

**Sponsors:** Jenifer Paz

**Indexes:**

**Code sections:**

**Attachments:** [Staff Report.pdf](#)  
[Application.pdf](#)  
[Zoning Map.pdf](#)

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

Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to GS General Suburban for approximately 22 acres being all of a called 3.12 acre tract of land and all of a called 18.80 acre tract of land as described as tracts 6 and 7 by a partition deed to Chester Brown recorded in volume 3413, page 228 of the Official Public Records of Brazos County, Texas, generally located at 3451 Barron Cut-Off Road. Case #REZ2016-000016 (Note: Final action on this item is scheduled for the July 14th City Council meeting - subject to change)



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

**REZONING REQUEST  
for  
Brewster Cove Subdivision  
REZ2016-000016**

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

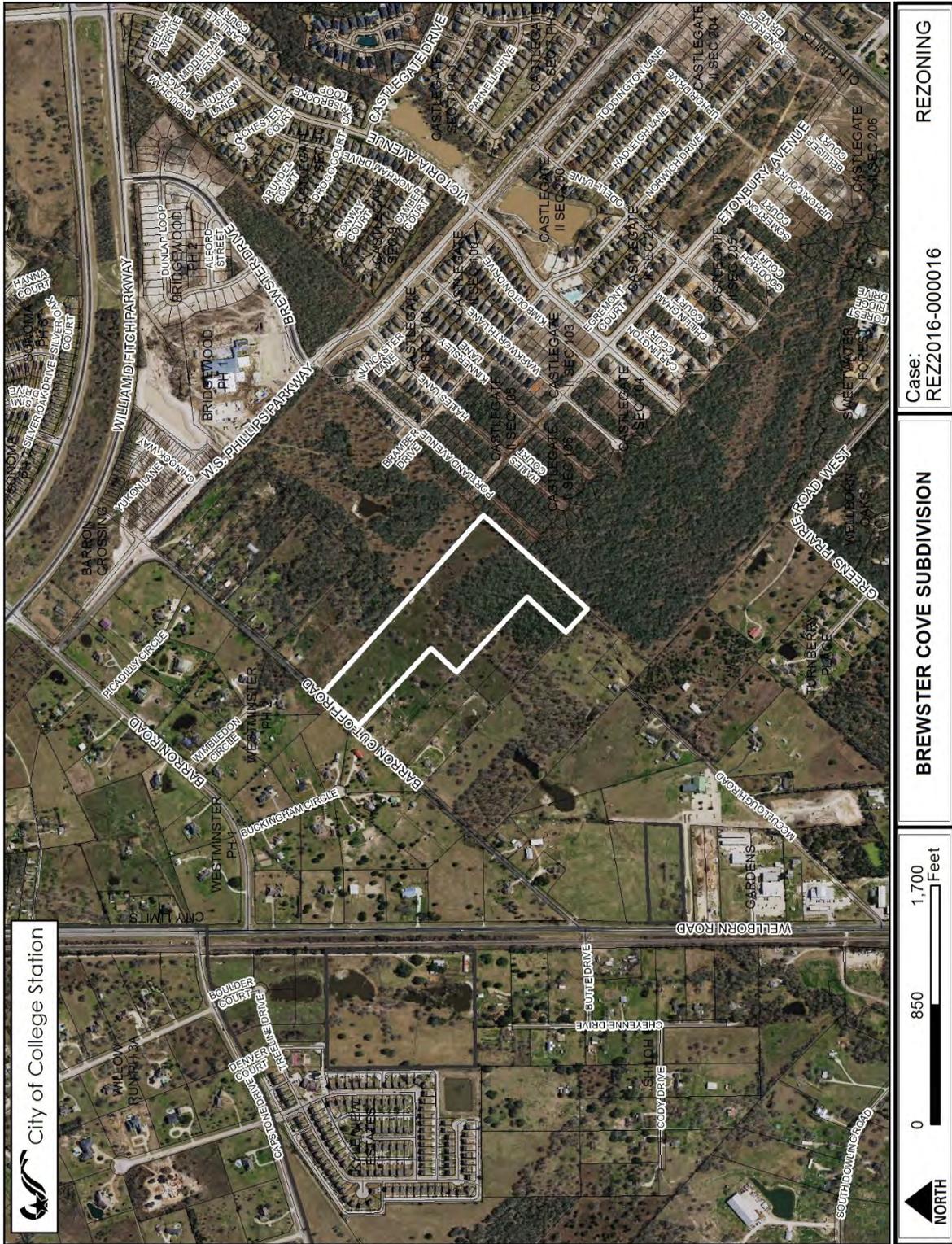
**SCALE:** 21.921 acres

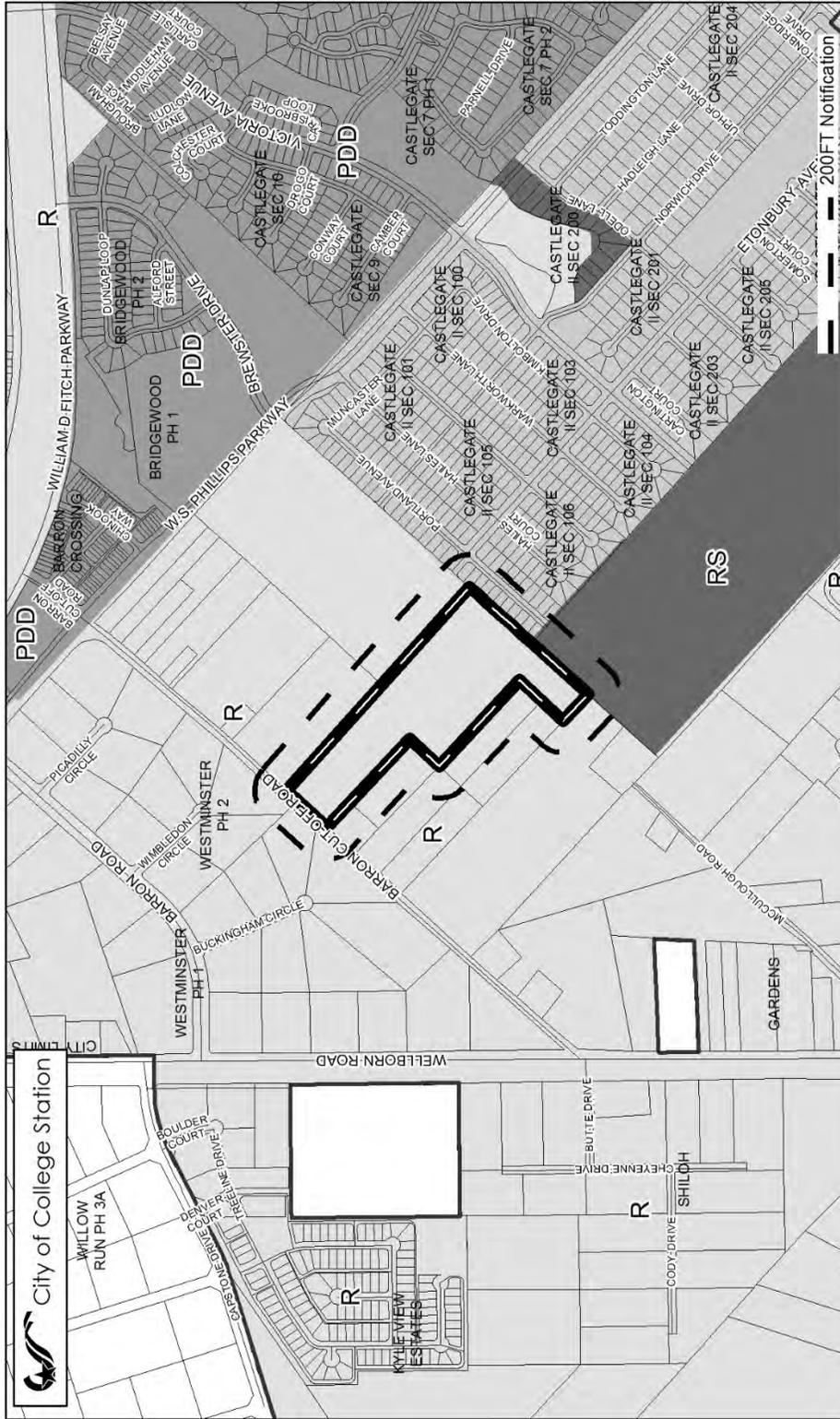
**LOCATION:** 3451 Barron Cut-Off Road, being more generally located between FM 2154 and WS Phillips Parkway.

**APPLICANT:** Trent Thomas

**PROJECT MANAGER:** Jenifer Paz, Senior Planner  
jpaz@cstx.gov

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





**ZONING DISTRICTS (in Grayscale)**

Residential	MU	Mixed-Use	CI	Commercial Industrial	Design Districts	Overlaid Districts	Retired Districts
R	MHP	Manufactured Home Pk.	BP	Business Park	WPC	OV	R-1B
E	Non-Residential		BPI	Business Park Industrial	NG-1	RDD	Single Family Residential
RS	NAP	Natural Area Protected	C-U	College and University	NG-2	KO	Multi-Family
GS	O	Office		Planned Districts	NG-3	NPO	High Density Multi-Family
D	SC	Suburban Commercial	P-MUD	Planned Mixed-Use Dist.		NCO	Research and Dev.
T	GC	General Commercial	PDD	Planned Develop. Dist.		HP	Light Industrial
MF							Heavy Industrial

**BREWSTER COVE SUBDIVISION**

Case: REZ2016-000016

REZONING

**NOTIFICATIONS**

Advertised Commission Hearing Date: June 16, 2016

Advertised Council Hearing Date: July 14, 2016

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy notification of this public hearing:

Castlegate II HOA

Property owner notices mailed: 39

Contacts in support: None at the time of staff report.

Contacts in opposition: One at the time of staff report. The adjacent property owner is concerned this rezoning would cause a rise in their property taxes.

Inquiry contacts: Two at the time of staff report.

**ADJACENT LAND USES**

Direction	Comprehensive Plan	Zoning	Land Use
<b>North</b> (Across Barron Cut-Off Road)	Estate	R Rural	Single-family home
<b>South</b>	Restricted Suburban	R Rural	Single-family homes
<b>East</b>	General Suburban	R Rural	Single-family home & vacant/undeveloped land
<b>West</b>	General Suburban	R Rural	Single-family homes

**DEVELOPMENT HISTORY**

**Annexation:** 1995

**Zoning:** Zoned R Rural upon annexation

**Final Plat:** The property is unplatted.

**Site development:** Property is vacant and undeveloped.

**REZONING REVIEW CRITERIA**

1. **Consistency with the Comprehensive Plan:** The subject area is designated on the Comprehensive Plan Future Land Use and Character map as General Suburban and in Growth Area IV. The Comprehensive Plan states that this designation is for areas that should have the most intense level of development consisting of high-density single-family residential lots. The Growth Area limits the high density single family lots to the portions designated General Suburban in the Future Land Use & Character map. Additionally, City Council recently amended the Comprehensive Plan Future Land Use and Character map for this area to General Suburban to allow for the development of high density single-family. . The proposed rezoning would allow this type of development and is fitting with the General

Suburban land use designation.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The properties to the north are developed as large single-family lots but take access from Buckingham Circle and do not have direct access to Barron-Cut Off Road. The neighboring properties to the east and west are used for low-density single-family, but like the subject tract are also General Suburban on the Future Land Use and Character Map. The properties to the south are preliminary planned and partially platted for future phases of Castlegate II, which is a General Suburban single-family development. All of the surrounding properties are compatible with the proposed zoning.
- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The property is located on a future minor collector that connect to FM 2154, a Major Arterial, and surrounded by single-family development. The property is suitable for the proposed General Suburban zoning and the uses allowed in this zoning district.
- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property is currently undeveloped and vacant. The surrounding properties are zoned or used for single-family. The property is suitable for single-family use similar to the surrounding properties. R Rural allows for low density single family and agricultural uses. As College Station expands southward, such uses do not make the most efficient use of available infrastructure.
- 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 marketability of the property will increase if the property is zoned to General Suburban to allow for single-family uses due to its proximity to the dense single-family development planned directly to the south.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water and sanitary sewer lines are not directly available to serve this property, but will have to be extended from offsite. The Water and Sanitary Sewer Master Plans show proposed mains on the property. The subject property is located in the Spring Creek Drainage basin, and detention is required with development. Drainage and other public infrastructure required with the property shall be designed and constructed in accordance with the B/CS Unified Design Guidelines during platting of the property.

The property has frontage to Barron Cut-Off Road which is a 2 Lane Minor Collector on the Thoroughfare Plan. The future extension of Brewster Drive, a 2-Lane Major Collector, is shown on the Thoroughfare Plan to be located along the southern portion of the property. The extension of this street will be required at the time of platting. Internal street network and connection to proposed thoroughfares will also be provided at the time of platting.

**STAFF RECOMMENDATION**

Staff recommend approval of the rezoning request.

**SUPPORTING MATERIALS**

1. Application
2. Rezoning Map



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

## ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

### MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication Conference \_\_\_\_\_

NAME OF PROJECT Brewster Cove Subdivision

ADDRESS 3387 Barron Cut Off Road

LEGAL DESCRIPTION (Lot, Block, Subdivision) Robert Stevenson League A-54

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

Barron Cutoff Road between W.S. Phillips Parkway and FM 2154. Property extends to Castlegate II Subdivision

TOTAL ACREAGE 21.921

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

Name Trent Thomas E-mail thomastrent614@gmail.com

Street Address 1110 12th Man Circle

City College Station State TX Zip Code 77845

Phone Number 979.204.6305 Fax Number \_\_\_\_\_

**PROPERTY OWNER'S INFORMATION:**

Name Rountree Development, Ltd E-mail thomastrent614@gmail.com

Street Address 1110 12th Man Circle

City College Station State TX Zip Code 77845

Phone Number 979.690.7117 Fax Number \_\_\_\_\_

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

Name Joe Schultz, P.E. E-mail joe@schultzeng.com  
Street Address 911 Southwest Pkwy E  
City College Station State TX Zip Code 77840  
Phone Number 979.764.3900 Fax Number 979.764.3910

This property was conveyed to owner by deed dated May 3, 2016 and recorded in Volume 13325, Page 257 of the Brazos County Official Records.

Existing Zoning R - Rural Proposed Zoning GS - General Suburban

Present Use of Property Vacant

Proposed Use of Property Single Family Residential

### REZONING SUPPORTING INFORMATION

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

*The demand for single family residential homes in south College Station.*

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.

*This zone change is in accordance with the Comprehensive Plan.*

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

*Castlegate II Subdivision is located to the southeast of this property and this development will be similar to that development. The property to the northeast and southwest is primarily undeveloped and is anticipated to also be developed as General Suburban residential.*

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

*There is a demand for single family residential lots in this area due its proximity to schools and the success of the nearby residential developments. The property has adequate access and availability of utilities.*

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

*Large lot rural style residential development of this tract is not in conformance with the Land Use plan and would result in only a few residential lots which is not suitable in comparison to the existing and proposed single family neighborhoods adjacent to this property.*

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

*There is little marketability as a multi-acre rural residential lot subdivision in this location due to the development activity in this area.*

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

*The development of this property will extend utilities and streets that will help with the development of the adjacent properties.*

*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.*

 Project Manager

Signature and title

5/11/2016

Date

Trent Thomas - Manager  
Roundtree Group LLC, General  
Partner of Roundtree Development  
Ltd.

Print Form

N/F  
BOONE BARBARA ANN  
CALLED 9.5 ACRE TRACT  
12313/103  
ZONED R

N/F  
THE AGNES S. BAKER  
REVOCABLE LIVING TRUST  
CALLED 29.405 ACRE TRACT  
2488/54  
ZONED R

N48° 04' 52"W - 1721.81'

21.921 ACRES  
EXISTING ZONING R-RURAL  
PROPOSED ZONING GS-GENERAL SUBURBAN

S47° 39' 59"E - 731.58'

N/F  
ROSS DOROTHY LOUISE  
SWEEDS PRESTON  
CALLED 1.0 ACRE TRACT  
ZONED R

N/F  
ROSALINE GODFERY  
CALLED 3.15 ACRE TRACT  
10684/243  
ZONED R

S44° 56' 33"W - 246.15'

N/F  
MAMIE LEE PETERSON  
CALLED 3.15 ACRE TRACT  
3413/228  
ZONED R

N/F  
KATHY LN LOUISE LOCKETT  
CALLED 3.12 ACRE TRACT  
3413/228  
ZONED R

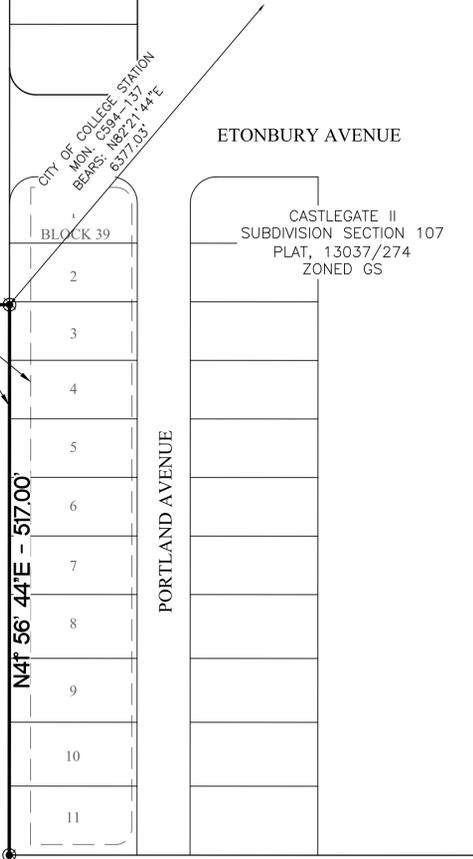
N/F  
SIIMMONS JOHN C & JOYCE B  
CALLED 3.12 ACRE TRACT  
ZONED R

N/F  
E. W. BROWN  
CALLED 3.12 ACRE TRACT  
3413/228  
ZONED R

S44° 57' 28"W - 370.40'

S47° 41' 21"E - 246.19'

N/F  
WILLIAM GRAY  
CALLED 20.83 ACRE TRACT  
ZONED R



PROPERTY OWNERS FOR CASTLEGATE II, SECTION 107:

LOT 1, CASTLEGATE II, SECTION 107  
LERO HOMES, LLC.  
13135/285  
ZONED GS

LOT 2, CASTLEGATE II, SECTION 107  
GRANT CAFFEY CONSTRUCTION, LLC.  
13090/279  
ZONED GS

LOT 3, CASTLEGATE II, SECTION 107  
FIRST OMEGA PARTNERS, LTD.  
13080/276  
ZONED GS

LOT 4, CASTLEGATE II, SECTION 107  
FIRST OMEGA PARTNERS, LTD.  
13080/276  
ZONED GS

LOT 5, CASTLEGATE II, SECTION 107  
FRIST OMEGA PARTNERS, LTD.  
13080/276  
ZONED GS

LOT 6, CASTLEGATE II, SECTION 107  
FRIST OMEGA PARTNERS, LTD.  
13080/276  
ZONED GS

LOT 7, CASTLEGATE II, SECTION 107  
FRIST OMEGA PARTNERS, LTD.  
13080/276  
ZONED GS

LOT 8, CASTLEGATE II, SECTION 107  
FRIST OMEGA PARTNERS, LTD.  
13080/276  
ZONED GS

LOT 9, CASTLEGATE II, SECTION 107  
FRIST OMEGA PARTNERS, LTD.  
13080/276  
ZONED GS

LOT 10, CASTLEGATE II, SECTION 107  
CHAD WOOLAN INVESTMENTS  
13139/123  
ZONED GS

LOT 11, CASTLEGATE II, SECTION 107  
FRIST OMEGA PARTNERS, LTD.  
13080/276  
ZONED GS

N/F  
GREENS PRARIE INVESTORS, LTD  
CALLED 62.97 ACRE TRACT  
12773/290  
ZONED RS  
(FUTURE CASTLEGATE II  
SECTION 208)

BARRON CUT-OFF ROAD  
S44° 54' 10"W - 353.82'

VICINITY MAP



ZONING MAP  
BREWSTER COVE SUBDIVISION

21.921 ACRES

ROBERT STEVENSON LEAGUE, A-54  
COLLEGE STATION, BRAZOS, TEXAS

SCALE: 1" = 80'  
JUNE 2016

OWNER/DEVELOPER:  
Rountree Development, LTD.  
1110 12th Man Circle  
College Station, TX 77845  
(979) 690-7117

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  
911 SOUTHWEST PKWY E.  
College Station, Texas 77840  
•••  
(979) 764-3900



## Legislation Details (With Text)

**File #:** 16-0358      **Version:** 2      **Name:** Traditions Phase 101-106 Preliminary Plan  
**Type:** Preliminary Plan      **Status:** Agenda Ready  
**File created:** 6/6/2016      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 6/16/2016      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding a waiver request to BioCorridor Planned Development District Sections 8.2.G.1 and 3 'Blocks', and Section 8.J.2 'Access Ways' and a presentation, possible action, and discussion regarding a Preliminary Plan for Traditions Phases 101-106 consisting of ten commercial lots and three common areas on approximately 99 acres generally located south of HSC Parkway, west of Turkey Creek Road, and north of Raymond Stotzer Parkway. Case #PP2016-000006  
**Sponsors:** Jessica Bullock  
**Indexes:**  
**Code sections:**  
**Attachments:** [Staff Report](#)  
[Application](#)  
[Preliminary Plan](#)  
[BioCorridor District Map](#)

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

Presentation, possible action, and discussion regarding a waiver request to BioCorridor Planned Development District Sections 8.2.G.1 and 3 'Blocks', and Section 8.J.2 'Access Ways' and a presentation, possible action, and discussion regarding a Preliminary Plan for Traditions Phases 101-106 consisting of ten commercial lots and three common areas on approximately 99 acres generally located south of HSC Parkway, west of Turkey Creek Road, and north of Raymond Stotzer Parkway. Case #PP2016-000006



CITY OF COLLEGE STATION

**PRELIMINARY PLAN**  
**for**  
**Traditions Subdivision Phases 101-106**  
**PP2016-000006**

- SCALE:** 10 lots and three common areas on approximately 99 acres
- LOCATION:** Generally located south of HSC Parkway, west of Turkey Creek Road, and north of Raymond Stotzer Parkway
- ZONING:** BioCorridor Planned Development District, R Rural, CI Commercial Industrial
- APPLICANT:** Casey Sandlin, Bryan Traditions, LP
- PROJECT MANAGER:** Jessica Bullock, Senior Planner  
jbullock@cstx.gov
- RECOMMENDATION:** This item was heard by the BioCorridor Board at their meeting on June 3, 2016. The board voted unanimously to recommend approval of the waiver requests to the BioCorridor Planned Development District Ordinance Section 8.2.G.1 and 8.2.G.3.a 'Blocks', and Section 8.J.2 'Access Ways'.
- If the waivers are approved by the Commission, staff recommends approval of the Preliminary Plan. If any waiver is denied, the Preliminary Plan should also be denied.




 City of College Station

 NORTH	 0 1,050 2,100 Feet	<b>ATLAS - BIOCORRIDOR</b>	Case: PP2016-000006 <b>PRELIMINARY PLAN</b>
------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------	----------------------------	------------------------------------------------

## **DEVELOPMENT HISTORY**

**Annexation:** 1995

**Zoning:** R Rural upon annexation, approximately six acres remain R Rural  
Approximately two acres CI Commercial Industrial (1997)  
Approximately 91 acres BioCorridor Planned Development District (2012)

**Previous Platting:** Unplatted

**Site development:** Approximately 8 acres developed as residential  
Approximately 91 acres undeveloped

## **COMMENTS**

**Water:** College Station currently operates an 18 inch water main along HSC Parkway that this project proposed to tie into at two locations. This entire acreage is located in City of College Station's Water CCN. This project will meet domestic and fire flow water needs by proposing to extend 12 inch water lines along each proposed roadway and connect to a future water main at Turkey Creek Road.

**Sewer:** The entire acreage is located in the City of Bryan's Sanitary Sewer CCN. 12 inch sewer lines are proposed to serve these lots in accordance with the approved sewer master plan. The majority of this sewer collects in City of Bryan's existing lift station to the west and is extended to all proposed lots including to Turkey Creek Road for future extension.

**Off-site Easements:** None at this time.

**Drainage:** Storm water detention is required and is proposed to be provided in four ponds on the southwestern portion of this tract in common areas and private drainage easements to be owned and maintained by the property owners association. The drainage primarily discharges in a general southwesterly direction toward the detention ponds and discharges toward Raymond Stotzer Parkway.

**Flood Plain:** There is no FEMA designated floodplain on the property.

**Greenways:** One of the BioCorridor Greenbelts borders the western boundary of the Preliminary Plan. The Greenbelt was included in the Traditions Phase 23 Final Plat.

**Pedestrian Connectivity:** A 10-foot multi-use path currently exists along HSC Parkway. The proposed subdivision provides six-foot sidewalks on both sides of all new streets. A pedestrian trail will be provided from South Traditions Drive to the Greenway.

- Bicycle Connectivity:** Bike lanes are proposed to be provided and striped on all of the proposed streets connecting to the multi-use trail on HSC Parkway in two locations, as well as to Turkey Creek Road and Raymond Stotzer Parkway frontage road.
- Streets:** Though not on the Thoroughfare Plan, South Traditions Drive is proposed to be extended as a Major Collector from HSC Parkway to Turkey Creek Road. Two additional Minor Collectors are also proposed to connect South Traditions Drive to both Raymond Stotzer Parkway frontage road and a second connection to HSC Parkway aligning with Atlas Pear Drive.
- Oversize Request:** N/A
- Parkland Dedication Fees:** Residential is only permitted in BC-R&D BioCorridor Research and Development District. If any multi-family units are proposed in this zoning district, parkland dedication will be collected with building permits.
- Impact Fees:** N/A

## REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and BioCorridor Planned Development District Ordinance:** The subject property is classified as Business Park and Suburban Commercial on the Comprehensive Land Use Plan. The Preliminary Plan is in compliance with the BioCorridor Planned Development District with the exceptions noted below.
2. **Compliance with BioCorridor Planned Development Subdivision Regulations:** The Preliminary Plan is in compliance with the applicable Subdivision Regulations as they apply to this project in the BioCorridor Planned Development District with the following waiver requests listed below. The associated tables list the area where the waiver is needed. Waivers for underlined items are not needed for this Preliminary Plan, but are included to show the impact on adjacent properties.
  - **Subdivision Regulations Section 8.2.G.1 'Blocks'** – The requirement under this section states “in order to provide a public street network that is complimentary to the City’s Thoroughfare Plan and that ensures uniform access and circulation to areas intended for similar land use contexts, block length shall not exceed the following dimensions based on the land use designations in this Ordinance:
    - a. Six hundred sixty feet (660 ft.) in the BioCorridor Research & Development District;
    - b. Nine hundred feet (900 ft.) in the BioCorridor Office & Research District; and
    - c. One thousand two hundred feet (1,200 ft.) in the BioCorridor Manufacturing District east of the area identified as Greenbelt on the BioCorridor District Map.
    - d. The BioCorridor Manufacturing District west of the area identified as Greenbelt on the BioCorridor District Map shall be exempt from block length requirements.

Please see the attached “BioCorridor District Map” for general locations of the individual districts within the BioCorridor Planned Development District.

Block Length waiver requests:

Corresponding Number in Applicant Letter	Block	Location	Requirement	Proposed
1.A	Block 2	South side of HSC Parkway between Atlas Pear Drive and South Traditions Drive	660	1,075
1.B	Block 2	West side Atlas Pear Drive between HSC Parkway and Cashion Drive	660	1,154
1.C	Block 2	North side of Cashion Drive between South Traditions Drive and Atlas Pear Drive	660	697
1.D	Block 2	East side of South Traditions Drive between HSC Parkway and Cashion Drive	660	878
2.A	Block 3	South side of HSC Parkway between Atlas Pear Drive and Turkey Creek Road	660	749
<u>2.B</u>	Block 3	West side of Turkey Creek Road between HSC Parkway and future projections for Cashion Drive	660	<u>1,122</u>
<u>2.C</u>	Block 3	North side of Cashion Drive between Turkey Creek Road and Atlas Pear Drive	660	<u>696</u>
2.D	Block 3	East side of Atlas Pear Drive between HSC Parkway and the projection of Cashion Drive	660	1,156
3.A	Block 4	South side of Cashion Drive between South Traditions Drive and Turkey Creek Road	1,200	1,415
3.B	Block 4	North side of South Traditions Drive between Turkey Creek Road and Cashion Drive	1,200	1,828
4.A	Block 5	South side of South Traditions Drive between London Pass Drive and Turkey Creek Road	1,200	1,450
<u>4.B</u>	Block 5	North side of Raymond Stotzer Parkway between Turkey Creek Road and London Pass Drive	1,200	<u>1,473</u>

- **Subdivision Regulations Section 8.2.G.3.a ‘Blocks’** – By not providing breaks in block length, waivers to block perimeter is also needed. The requirement under this section states “block perimeter shall not exceed the following dimensions based on the land use designation:
  - a. One thousand six hundred feet (1,600 ft.) in the BioCorridor Research & Development District; and
  - b. Two thousand feet (2,000 ft.) in the BioCorridor Office and Research District.
  - c. The BioCorridor Manufacturing District shall be exempt from block perimeter requirements.”

Block Perimeter waiver requests:

Corresponding Number in Applicant Letter	Block	Location	Requirement	Proposed
5	Block 2	South side of HSC Parkway between Atlas Pear Drive and South Traditions Drive	1,600	3,804
<u>6</u>	Block 3	South Side of HSC Parkway between Atlas Pear Drive and Turkey Creek Road	1,600	<u>3,727</u>

- **Subdivision Regulations Section 8.J.2 ‘Access Ways’** – The requirement under this section states “in blockfaces over nine hundred feet (900 ft.) in length, an Access Way shall extend across the width of the block near the center of the block”.

Access Ways waiver requests:

Corresponding Number in Applicant Letter	Block	Location	Proposed Blockface Length
7	Block 2	Along HSC Parkway between South Traditions Drive and Atlas Pear Drive	1,075
8	Block 2	Along Atlas Pear Drive between HSC Parkway and Cashion Drive	1,154
<u>9</u>	Block 3	Along Turkey Creek Road between HSC Parkway and Cashion Drive	<u>1,122</u>
10	Block 3	Along Atlas Pear Drive between HSC Parkway and Cashion Drive	1,156

In accordance with the BioCorridor Planned Development Ordinance Subdivision Regulations, when considering a subdivision waiver the Planning and Zoning Commission should make the following findings to recommend approval of the waiver:

- 1) **That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this chapter will deprive the applicant of the reasonable use of his land;**  
 With the waiver requests, the applicant states that by providing streets limits the size of lots available to potential users in the BioCorridor. The applicant argues that companies looking to locate in this district will be large firms who will likely need larger sites to accommodate their needs. In the request, the applicant provides an approximate amount of public streets that would be required to meet block length, which range from approximately 270 feet to 1,900 feet.
- 2) **That the waivers are necessary for the preservation and enjoyment of a substantial property right of the applicant;**  
 The Preliminary Plan covers approximately 99 acres. If the waivers are not granted, the subject tract can still be subdivided and developed according to the BioCorridor Planned Development District.

The applicant states that further subdividing of the lots to meet block length requirements or providing access ways may eliminate large national and global firms from choosing the BioCorridor who are looking for larger lots. The applicant

also states that due to the amount of street frontage provided for each lot, additional connections may provide little benefit.

**3) The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this chapter; and**

The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property.

**4) That the granting of the waivers will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.**

Granting the waivers will affect the ability for adjacent properties along Turkey Creek Road and Raymond Stotzer to subdivide in accordance with the City of College Station Subdivision Regulations. The proposed projection for Cashion Drive and the depth of abutting properties will also result in large blocks along HSC Parkway, Turkey Creek Road, and Raymond Stotzer Parkway. In the tables above, the dimensions that impact adjacent properties are underlined. While these waivers are not needed for this Preliminary Plan, they are included to show the impact on adjacent properties. By granting the requested waivers for this Preliminary Plan, the street network created will require adjacent properties to ask for waivers as well.

#### **STAFF RECOMMENDATION**

This item was heard by the BioCorridor Board at their meeting on June 3, 2016. The Board voted unanimously to recommend approval of the waiver requests to Section 8.2.G.1 and 8.2.G.3.a 'Blocks', and Section 8.J.2 'Access Ways'.

If the waivers are approved by the Commission, staff recommends approval of the Preliminary Plan. If any waiver is denied, the Preliminary Plan should also be denied

#### **SUPPORTING MATERIALS**

1. Application
2. Copy of Preliminary Plan
3. BioCorridor District Map



<b>FOR OFFICE USE ONLY</b>	
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 \_\_\_\_\_

NAME OF PROJECT Atlas College Station

ADDRESS Parcel # 002601-0063-0010

**SPECIFIED LOCATION OF PROPOSED SUBDIVISION:**

*Bound by HSC Parkway to the north, Turkey Creek Road to the east, F.M. 60 to the south and the Greenway on the west.*

**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 Traditions Acquisitions Partnership LP E-mail ehare@traditionsrealestate.com

Street Address 2100 Traditions Blvd.

City Bryan State Texas Zip Code 77807

Phone Number 979.704.6395 Fax Number \_\_\_\_\_

**ARCHITECT OR ENGINEER'S INFORMATION:**

Name Schultz Engineering, LLC - Joe Schultz, P.E. E-mail eng@schultzeng.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

Total Acreage 99.451 Acres Total No. of Lots 10 R-O-W Acreage 10.63

Number of Lots By Zoning District 4 / BC-RD 6 / BC-M  /

Average Acreage Of Each Residential Lot By Zoning District:

/   /   /   /

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: \_\_\_\_\_

City Project Number (if known): \_\_\_\_\_

Date / Timeframe when submitted: \_\_\_\_\_

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

*BioCorridor Planned Development District Ordinance*  
*Article 8.2.G.1.a & c Block Length*  
*Article 8.2.G.3.a Block Perimeter*  
*Article 8.J.2 Access Ways*

*See Attached Sheets For Details*

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.

*See Attached Sheets For Details*

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

*See Attached Sheets For Details*

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.

*See Attached Sheets For Details*

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.

*See Attached Sheets For Details*

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;

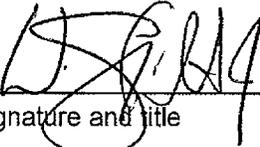
- 6.  The proposed development is within an older residential subdivision meeting the criteria in Platting and Replatting within Older Residential Subdivisions Section of the UDO; or
- 7.  The proposed development contains frontage on a Freeway / Expressway as designated by Map 6.6, Thoroughfare Plan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

*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.*

 VICE PRESIDENT  
\_\_\_\_\_  
Signature and title

3/1/2016  
\_\_\_\_\_  
Date

- 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.

*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

3/10/16  
\_\_\_\_\_  
Date

## Traditions Subdivision - Waiver Requests 1 - 4

### Waiver to Article 8.2.G.1.a & c. Block Length

#### Justification for Waiver 1 – Block 2:

- A. The requested waiver is for BLOCK LENGTH 1, BLOCK 2, which is 1,075 feet in length which exceeds the maximum block length of 660'. This block is located on the south side of HSC Parkway between Atlas Pear Drive and South Traditions Drive.
1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land. *The special circumstances or conditions is that the 660' block length requirement would limit the size of a lot that could be developed for a single user who may want additional adjacent land to expand its business. For example, it is likely that Lots 1 and 3 could be developed by a single company. Also, a Developer may want larger lots for multiple buildings which can be leased to various users. Additional subdividing of the lots may occur as the development progresses, however, limiting the size of the lots that can be provided at this time could become a factor in whether a business chooses to locate in the Bio-Corridor.*  
  
*In order to comply with the Ordinance for Block 2 it would require the construction of approximately 1,900' of public street or public way. The addition of these public streets would increase the future maintenance costs of the City while providing little benefit to the development. Access from lot to lot can be achieved with private cross access drives and shared driveways.*
  2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant. *The Bio-Corridor will attract large national and global firms that which may want to construct multiple buildings on their lot. Additional subdividing of the proposed lots to comply with the block length requirements may eliminate some firms from considering to locate in this development.*
  3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations. *The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.*
  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. *The granting of this waiver will not affect the subdivision of other land since the block is within this development and does not have any effect on subdivision of other land.*

**B.** The requested waiver is for BLOCK LENGTH 2, BLOCK 2, which is 1,154 feet in length which exceeds the maximum block length of 660'. This block is located on the west side of Atlas Pear Drive between HSC Parkway and Atlas Sky Drive.

1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land. *The special circumstances or conditions is that the 660' block length requirement would limit the size of a lot that could be developed for a single user who may want additional adjacent land to expand its business. For example, it is likely that Lots 1 and 3 could be developed by a single company. Also, a Developer may want larger lots for multiple buildings which can be leased to various users. Additional subdividing of the lots may occur as the development progresses, however, limiting the size of the lots that can be provided at this time could become a factor in whether a business chooses to locate in the Bio-Corridor.*

*In order to comply with the Ordinance for Block 2 it would require the construction of approximately 1,900' of public street or public way. The addition of these public streets would increase the future maintenance costs of the City while providing little benefit to the development. Access from lot to lot can be achieved with private cross access drives and shared driveways.*

2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant. . *The Bio-Corridor will attract large national and global firms that which may want to construct multiple buildings on their lot. Additional subdividing of the proposed lots to comply with the block length requirements may eliminate some firms from considering to locate in this development.*
3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations. *The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.*
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. *The granting of this waiver will not affect the subdivision of other land since the block is within this development and does not have any effect on subdivision of other land.*

C. The requested waiver is for BLOCK LENGTH 3, BLOCK 2, which is 697 feet in length which exceeds the maximum block length of 660'. This block is located on the north side of Atlas Sky Drive between South Traditions Drive and Atlas Pear Drive.

1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land. *The special circumstances or conditions is that the 660' block length requirement would limit the size of a lot that could be developed for a single user who may want additional adjacent land to expand its business. For example, it is likely that Lots 1 and 3 could be developed by a single company. Also, a Developer may want larger lots for multiple buildings which can be leased to various users. Additional subdividing of the lots may occur as the development progresses, however, limiting the size of the lots that can be provided at this time could become a factor in whether a business chooses to locate in the Bio-Corridor.*

*In order to comply with the Ordinance for Block 2 it would require the construction of approximately 1,900' of public street or public way. The addition of these public streets would increase the future maintenance costs of the City while providing little benefit to the development. Access from lot to lot can be achieved with private cross access drives and shared driveways.*

2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant. *The Bio-Corridor will attract large national and global firms that which may want to construct multiple buildings on their lot. Additional subdividing of the proposed lots to comply with the block length requirements may eliminate some firms from considering to locate in this development.*
3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations. *The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.*
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. *The granting of this waiver will not affect the subdivision of other land since the block is within this development and does not have any effect on subdivision of other land.*

D. The requested waiver is for BLOCK LENGTH 4, BLOCK 2, which is 878 feet in length which exceeds the maximum block length of 660'. This block is located on the east side of South Traditions Drive between HSC Parkway and Atlas Sky Drive.

1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land. ***The special circumstances or conditions is that the 660' block length requirement would limit the size of a lot that could be developed for a single user who may want additional adjacent land to expand its business. For example, it is likely that Lots 1 and 3 could be developed by a single company. Also, a Developer may want larger lots for multiple buildings which can be leased to various users. Additional subdividing of the lots may occur as the development progresses, however, limiting the size of the lots that can be provided at this time could become a factor in whether a business chooses to locate in the Bio-Corridor.***

***In order to comply with the Ordinance for Block 2 it would require the construction of approximately 1,900' of public street or public way. The addition of these public streets would increase the future maintenance costs of the City while providing little benefit to the development. Access from lot to lot can be achieved with private cross access drives and shared driveways.***

2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant. . ***The Bio-Corridor will attract large national and global firms that which may want to construct multiple buildings on their lot. Additional subdividing of the proposed lots to comply with the block length requirements may eliminate some firms from considering to locate in this development.***
3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations. ***The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.***
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. ***The granting of this waiver will not affect the subdivision of other land since the block is within this development and does not have any effect on subdivision of other land.***

### **Justification for Waiver 2 – Block 3:**

A. The requested waiver is for BLOCK LENGTH 1, BLOCK 3, which is 749 feet in length which exceeds the maximum block length of 660'. This block is located on the south side of HSC Parkway between Atlas Pear Drive and Turkey Creek Road.

1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land. *The special circumstances or conditions is that the 660' block length requirement would limit the size of a lot that could be developed for a single user who may want additional adjacent land to expand its business. Additional subdividing of the lot may occur as the development progresses, however, limiting the size of the lots that can be provided at this time could become a factor in whether a business chooses to locate in the Bio-Corridor.*

*In order to comply with the Ordinance for Block 3 it would require the construction of approximately 1,860' of public street or public way. The addition of these public streets would increase the future maintenance costs of the City while providing little benefit to the development. Access from lot to lot can be achieved with private cross access drives and shared driveways.*

2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant. . *The Bio-Corridor will attract large national and global firms that which may want to construct multiple buildings on their lot. Additional subdividing of the proposed lots to comply with the block length requirements may eliminate some firms from considering to locate in this development.*
3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations. *The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.*
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. *The granting of this waiver will not affect the subdivision of other land since the adjacent tracts will have public street access on 2 sides as shown on the Preliminary Plan.*

**B.** The requested waiver is for BLOCK LENGTH 2, BLOCK 3, which is 1,122 feet in length which exceeds the maximum block length of 660'. This block is located on the west side of Turkey Creek Road between HSC Parkway and the projection of Atlas Sky Drive.

1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land. ***The special circumstances or conditions is that the 660' block length requirement would limit the size of a lot that could be developed for a single user who may want additional adjacent land to expand its business. Additional subdividing of the lots may occur as the development progresses, however, limiting the size of the lots that can be provided at this time could become a factor in whether a business chooses to locate in the Bio-Corridor.***

***In order to comply with the Ordinance for Block 3 it would require the construction of approximately 1,860' of public street or public way. The addition of these public streets would increase the future maintenance costs of the City while providing little benefit to the development. Access from lot to lot can be achieved with private cross access drives and shared driveways.***

2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant. . ***The Bio-Corridor will attract large national and global firms that which may want to construct multiple buildings on their lot. Additional subdividing of the proposed lots to comply with the block length requirements may eliminate some firms from considering to locate in this development.***
3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations. ***The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.***
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. ***The granting of this waiver will not affect the subdivision of other land since the adjacent tract will have public street access on 2 sides as shown on the Preliminary Plan.***

C. The requested waiver is for BLOCK LENGTH 3, BLOCK 3, which is 696 feet in length which exceeds the maximum block length of 660'. This block is located on the north side of the projection of Atlas Sky Drive between Turkey Creek Road and Atlas Pear Drive.

1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land. ***The special circumstances or conditions is that the 660' block length requirement would limit the size of a lot that could be developed for a single user who may want additional adjacent land to expand its business. Additional subdividing of the lots may occur as the development progresses, however, limiting the size of the lots that can be provided at this time could become a factor in whether a business chooses to locate in the Bio-Corridor.***

***In order to comply with the Ordinance for Block 3 it would require the construction of approximately 1,860' of public street or public way. The addition of these public streets would increase the future maintenance costs of the City while providing little benefit to the development. Access from lot to lot can be achieved with private cross access drives and shared driveways.***

2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant. . ***The Bio-Corridor will attract large national and global firms that which may want to construct multiple buildings on their lot. Additional subdividing of the proposed lots to comply with the block length requirements may eliminate some firms from considering to locate in this development.***
3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations. ***The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.***
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. ***The granting of this waiver will not affect the subdivision of other land since the adjacent tract will have public street access on 2 sides as shown on the Preliminary Plan.***

D. The requested waiver is for BLOCK LENGTH 4, BLOCK 3, which is 1,156 feet in length which exceeds the maximum block length of 660'. This block is located on the east side of Atlas Pear Drive between HSC Parkway and the projection of Atlas Sky Drive.

1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land. ***The special circumstances or conditions is that the 660' block length requirement would limit the size of a lot that could be developed for a single user who may want additional adjacent land to expand its business. Additional subdividing of the lots may occur as the development progresses, however, limiting the size of the lots that can be provided at this time could become a factor in whether a business chooses to locate in the Bio-Corridor.***

***In order to comply with the Ordinance for Block 3 it would require the construction of approximately 1,860' of public street or public way. The addition of these public streets would increase the future maintenance costs of the City while providing little benefit to the development. Access from lot to lot can be achieved with private cross access drives and shared driveways.***

2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant. . ***The Bio-Corridor will attract large national and global firms that which may want to construct multiple buildings on their lot. Additional subdividing of the proposed lots to comply with the block length requirements may eliminate some firms from considering to locate in this development.***
3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations. ***The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.***
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. ***The granting of this waiver will not affect the subdivision of other land since the adjacent tract will have public street access on 2 sides as shown on the Preliminary Plan.***

**Justification for Waiver 3 – Block 4:**

A. The requested waiver is for BLOCK LENGTH 1, BLOCK 4, which is 1,415 feet in length which exceeds the maximum block length of 1,200'. This block is located on the south side of Atlas Sky Drive between South Traditions Drive and Turkey Creek Road.

1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land. *The special circumstances or conditions is that an additional street to meet the 1,200' block length requirement does not result in much of an improvement to the access to this block. Lot 1, Block 4 and the adjacent Cashion and Palasota tracts will have adequate street frontage as proposed on the Preliminary Plan.*

*In order to comply with the Ordinance for Block 4 it would require the construction of approximately 900' of public street or public way. The addition of this public street would increase the future maintenance costs of the City while providing little benefit to the development. Access from Lot 1, Block 4 to the adjacent tracts can be achieved with private cross access drives and shared driveways.*

2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant. . *The Bio-Corridor will attract large national and global firms that which may want to construct multiple buildings on their lot. A majority of Lot 1, Block 4 perimeter is street frontage. An additional street to break the block length will provide little benefit to the lot or the adjacent tracts.*
3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations. *The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.*
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. *The granting of this waiver will not affect the subdivision of other land since the adjacent tracts will have public street access on 2 sides as shown on the Preliminary Plan.*

**B.** The requested waiver is for BLOCK LENGTH 3, BLOCK 4, which is 1,828 feet in length which exceeds the maximum block length of 1,200'. This block is located on the north side of South Traditions Drive between Turkey Creek Road and Atlas Sky Drive.

1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land. *The special circumstances or conditions is that an additional street to meet the 1,200' block length requirement does not result in much of an improvement to the access to this block. Lot 1, Block 4 and the adjacent Cashion and Palasota tracts will have adequate street frontage as proposed on the Preliminary Plan.*

*In order to comply with the Ordinance for Block 4 it would require the construction of approximately 900' of public street or public way. The addition of this public street would increase the future maintenance costs of the City while providing little benefit to the development. Access from Lot 1, Block 4 to the adjacent tracts can be achieved with private cross access drives and shared driveways.*

2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant. *The Bio-Corridor will attract large national and global firms that which may want to construct multiple buildings on their lot. A majority of Lot 1, Block 4 perimeter is street frontage. An additional street to break the block length will provide little benefit to the lot or the adjacent tracts.*
3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations. *The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.*
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. *The granting of this waiver will not affect the subdivision of other land since the adjacent tracts will have public street access on 2 sides as shown on the Preliminary Plan.*

### **Justification for Waiver 4 – Block 5:**

A. The requested waiver is for BLOCK LENGTH 1, BLOCK 5, which is 1,450 feet in length which exceeds the maximum block length of 1,200'. This block is located on the south side of South Traditions Drive between Atlas Trail and Turkey Creek Road.

1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land. *The special circumstances or conditions is that an additional street to meet the 1,200' block length requirement does not result in much of an improvement to the access to this block. Lot 1, Block 5 and the adjacent tracts along Raymond Stotzer Parkway will have adequate street frontage as proposed on the Preliminary Plan.*

*In order to comply with the Ordinance for Block 5 it would require the construction of approximately 270' of public street or public way in this development and 400' on the adjacent tract(s). The addition of this public street would increase the future maintenance costs of the City while providing little benefit to the development. Access from Lot 1, Block 5 to the adjacent tracts can be achieved with private cross access drives and shared driveways.*

2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant. *The Bio-Corridor will attract large national and global firms that which may want to construct multiple buildings on their lot. A majority of Lot 1, Block 5 perimeter is street frontage. An additional street to break the block length will provide little benefit to the lot or the adjacent tracts. The location of an additional street would likely be near the center of the block and is unlikely it would be extended to Raymond Stotzer Parkway since the adjacent tracts are so small that they would not be able to incur the cost of the street extension to Raymond Stotzer Parkway and still develop the land.*
3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations. *The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.*
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. *The granting of this waiver will not affect the subdivision of other land since the adjacent tracts already have frontage on Raymond Stotzer Parkway and take access of the frontage road.*

**B.** The requested waiver is for BLOCK LENGTH 3, BLOCK 5, which is 1,473 feet in length which exceeds the maximum block length of 1,200'. This block is located on the north side of F.M. 60 between Turkey Creek Road and Atlas Trail.

1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land. *. The special circumstances or conditions is that an additional street to meet the 1,200' block length requirement does not result in much of an improvement to the access to this block. Lot 1, Block 5 and the adjacent tracts along Raymond Stotzer Parkway will have adequate street frontage as proposed on the Preliminary Plan.*

*In order to comply with the Ordinance for Block 5 it would require the construction of approximately 270' of public street or public way in this development and 400' on the adjacent tract(s). The addition of this public street would increase the future maintenance costs of the City while providing little benefit to the development. Access from Lot 1, Block 5 to the adjacent tracts can be achieved with private cross access drives and shared driveways.*

2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant. *The Bio-Corridor will attract large national and global firms that which may want to construct multiple buildings on their lot. A majority of Lot 1, Block 5 perimeter is street frontage. An additional street to break the block length will provide little benefit to the lot or the adjacent tracts. The location of an additional street would likely be near the center of the block and is unlikely it would be extended to Raymond Stotzer Parkway since the adjacent tracts are so small that they would not be able to incur the cost of the street extension to Raymond Stotzer Parkway and still develop the land.*
3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations. *The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.*
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. *The granting of this waiver will not affect the subdivision of other land since the adjacent tracts already have frontage on Raymond Stotzer Parkway and take access of the frontage road.*

## Traditions Subdivision - Waiver Requests 5 & 6

### Waiver to Article 8.2.G.3.a Block Perimeter

#### Justification for Waiver 5 – Block 2:

The requested waiver is for BLOCK PERIMETER, BLOCK 2, which is 3,804 feet in length which exceeds the maximum block perimeter of 1,600'. This block is located on the south side of HSC Parkway between Atlas Pear Drive and South Traditions Drive.

1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land. *The special circumstances or conditions is that the 1600' block perimeter requirement would limit the size of a lot that could be developed for a single user who may want additional adjacent land to expand its business. For example, it is likely that Lots 1 and 3 could be developed by a single company. Also, a Developer may want larger lots for multiple buildings which can be leased to various users. Additional subdividing of the lots may occur as the development progresses, however, limiting the size of the lots that can be provided at this time could become a factor in whether a business chooses to locate in the Bio-Corridor.*

*In order to comply with the Ordinance for Block 2 it would require the construction of approximately 1,900' of public street or public way. The addition of these public streets would increase the future maintenance costs of the City while providing little benefit to the development. Access from lot to lot can be achieved with private cross access drives and shared driveways.*

2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant. *The Bio-Corridor will attract large national and global firms that which may want to construct multiple buildings on their lot. Additional subdividing of the proposed lots to comply with the block length requirements may eliminate some firms from considering to locate in this development.*
3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations. *The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.*
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. *The granting of this waiver will not affect the subdivision of other land since the block is within this development and does not have any effect on subdivision of other land.*

### **Justification for Waiver 6 – Block 3:**

The requested waiver is for BLOCK PERIMETER, BLOCK 3, which is 3,727 feet in length which exceeds the maximum block perimeter of 1,600'. This block is located on the south side of HSC Parkway between Atlas Pear Drive and Turkey Creek Road.

1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land. *The special circumstances or conditions is that an additional street to meet the 1,600' block perimeter requirement does not result in much of an improvement to the access to this block. Lot 1, Block 3 and the adjacent tract will have adequate street frontage as proposed on the Preliminary Plan.*

*In order to comply with the Ordinance for Block 3 it would require the construction of approximately 1,860' of public street or public way. The addition of these public streets would increase the future maintenance costs of the City while providing little benefit to the development. Access from Lot 1, Block 3 to the adjacent tract can be achieved with private cross access drives and shared driveways.*

2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant. *The Bio-Corridor will attract large national and global firms that which may want to construct multiple buildings on their lot. A majority of Lot 1, Block 3 perimeter is street frontage. An additional street to break the block length will provide little benefit to the lot or the adjacent tract.*
3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations. *The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.*
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. *The granting of this waiver will not affect the subdivision of other land since the block is within this development and does not have any effect on subdivision of other land.*

## Traditions Subdivision - Waiver Requests 7 - 10

### Waiver to Article 8.J.2. Access Ways

#### Justification for Waiver 7:

The requested waiver is for the creation of a blockface (Block Length 1, Block 2) 1,075 feet in length without an Access Way on HSC Parkway between South Traditions Drive and Atlas Pear Drive. This blockface exceeds the maximum length of 900' for which an Access Way is required.

1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land. *The special circumstances or conditions is that the Access Way requirement would limit the size of a lot that could be developed for a single user who may want additional adjacent land to expand its business. For example, it is likely that Lots 1 and 3 could be developed by a single company. Also, a Developer may want larger lots for multiple buildings which can be leased to various users. Additional subdividing of the lots may occur as the development progresses, however, limiting the size of the lots that can be provided at this time could become a factor in whether a business chooses to locate in the Bio-Corridor.*

*Access Ways may be appropriate in residential developments and where retail and recreational uses are located nearby but may not be appropriate in this type of development.*

2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant. *The Bio-Corridor will attract large national and global firms that which may want to construct multiple buildings on their lot. Additional subdividing of the proposed lots to comply with the Access way requirements may eliminate some firms from considering to locate in this development.*
3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations. *The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.*
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. *The granting of this waiver will not affect the subdivision of other land since the block is within this development and does not have any effect on subdivision of other land.*

### **Justification for Waiver 8:**

The requested waiver is for the creation of a blockface (Block Length 2, Block 2) 1,154 feet in length without an Access Way on Atlas Pear Drive between HSC Parkway and Atlas Sky Drive. This blockface exceeds the maximum length of 900' for which an Access Way is required.

1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land. *The special circumstances or conditions is that the Access Way requirement would limit the size of a lot that could be developed for a single user who may want additional adjacent land to expand its business. For example, it is likely that Lots 1 and 3 could be developed by a single company. Also, a Developer may want larger lots for multiple buildings which can be leased to various users. Additional subdividing of the lots may occur as the development progresses, however, limiting the size of the lots that can be provided at this time could become a factor in whether a business chooses to locate in the Bio-Corridor.*

*Access Ways may be appropriate in residential developments and where retail and recreational uses are located nearby but may not be appropriate in this type of development*

2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant. *The Bio-Corridor will attract large national and global firms that which may want to construct multiple buildings on their lot. Additional subdividing of the proposed lots to comply with the Access way requirements may eliminate some firms from considering to locate in this development.*
3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations. *The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.*
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. *The granting of this waiver will not affect the subdivision of other land since the block is within this development and does not have any effect on subdivision of other land.*

### **Justification for Waiver 9:**

The requested waiver is for the creation of a blockface (Block Length 2, Block 3) 1,122 feet in length without an Access Way on Turkey Creek Road between HSC Parkway and the projection of Atlas Sky Drive. This blockface exceeds the maximum length of 900' for which an Access Way is required.

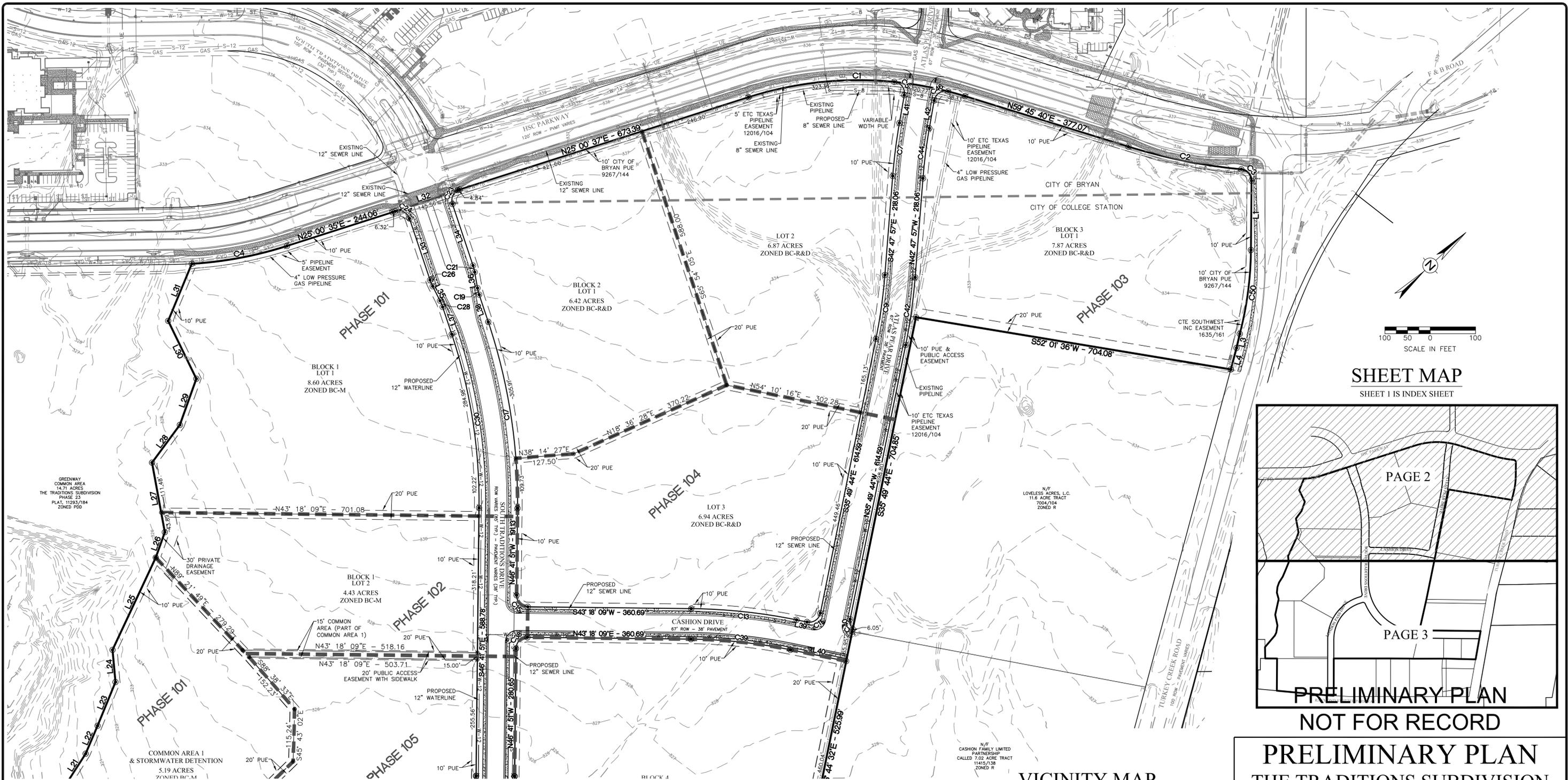
1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land. ***The special circumstances or conditions is that Access Ways may be appropriate in residential developments and where retail and recreational uses are located nearby but may not be appropriate in this type of development.***
2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant. ***The addition of an Access Way on Lot 1, Block 3 will provide little benefit to the development and this requirement should be addressed when the adjacent tract develops.***
3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations. ***The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.***
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. ***The granting of this waiver will not affect the subdivision of other land since the adjacent tract can provide an Access Way that meets the requirements when it develops.***

### **Justification for Waiver 10:**

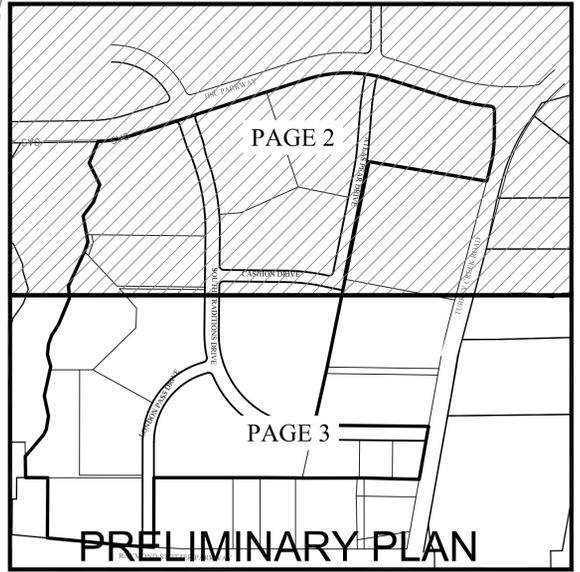
The requested waiver is for the creation of a blockface (Block Length 4, Block 3) 1,156 feet in length without an Access Way on Atlas Pear Drive between HSC Parkway and the projection of Atlas Sky Drive. This blockface exceeds the maximum length of 900' for which an Access Way is required.

1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land. ***The special circumstances or conditions is that Access Ways may be appropriate in residential developments and where retail and recreational uses are located nearby but may not be appropriate in this type of development.***
2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant. . ***The addition of an Access Way on Lot 1, Block 3 will provide little benefit to the development and this requirement should be addressed when the adjacent tract develops.***
3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations. ***The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.***
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. ***The granting of this waiver will not affect the subdivision of other land since the adjacent tract can provide an Access Way that meets the requirements when it develops.***





**SHEET MAP**  
SHEET 1 IS INDEX SHEET



**VICINITY MAP**

**PRELIMINARY PLAN**  
**NOT FOR RECORD**

**PRELIMINARY PLAN**  
**THE TRADITIONS SUBDIVISION**

**PHASES 101 - 106**  
**99.451 ACRES - 10 LOTS**  
J. H. JONES LEAGUE, A-26  
COLLEGE STATION, BRAZOS, TEXAS

PHASE 101: 19.83 ACRES - 2 LOTS (5.16 ACRES COMMON AREA)  
PHASE 102: 11.74 ACRES - 1 LOT (3.52 ACRES COMMON AREA)  
PHASE 103: 15.75 ACRES - 2 LOTS  
PHASE 104: 13.66 ACRES - 1 LOTS (4.85 ACRES COMMON AREA)  
PHASE 105: 12.92 ACRES - 2 LOTS  
PHASE 106: 25.50 ACRES - 2 LOTS

**OWNER:**  
BRYAN COMMERCE & DEVELOPMENT  
PO BOX 1000  
BRYAN, TX 77805-1000

**OWNER:**  
TRADITIONS ACQUISITIONS PARTNERSHIP LP  
2100 TRADITIONS BLVD  
BRYAN, TX 77807

**SCALE:** AS SHOWN  
APRIL 2016

**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  
911 Southwest Pkwy E.  
College Station, Texas 77840  
...  
(979) 764-3900

**DEVELOPER:**  
BRYAN TRADITIONS, LP  
2100 TRADITIONS BLVD  
BRYAN, TX 77807

**SHEET 2 OF 3**

- NOTES:
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
  - THE TOPOGRAPHY SHOWN IS FROM AERIAL SURVEY DATA.
  - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0305F, EFFECTIVE DATE: APRIL 2, 2014.
  - ZONING FOR THIS TRACT IS BIOCORRIDOR RESEARCH AND DEVELOPMENT DISTRICT (BC-R&D), BIOCORRIDOR MANUFACTURING DISTRICT (BC-M), COMMERCIAL INDUSTRIAL (CI) & RURAL (R).
  - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE BIOCORRIDOR PLANNED DEVELOPMENT DISTRICT ORDINANCE.
  - DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION (POA).
  - AN AUXILIARY LANE WILL BE ADDED ON TURKEY CREEK ROAD WITH THE CONSTRUCTION OF THE SOUTH TRADITIONS DRIVE & TURKEY CREEK ROAD INTERSECTION.
  - A LEFT TURN BAY WILL BE ADDED WITH THE CONNECTION OF ATLAS PEAR DRIVE TO HSC PARKWAY.
  - A RIGHT TURN DECEL LANE ON RAYMOND STOTZER PARKWAY WILL BE ADDED WITH THE CONNECTION OF CYPRESS TRAIL TO THE FRONTAGE ROAD.
  - EXISTING STRUCTURES ENCRDACHING INTO SETBACKS AND EASEMENTS WILL BE REMOVED PRIOR TO FILING A FINAL PLAN INCLUDING THE EXISTING STRUCTURES.
  - A SIDEWALK AND PUBLIC ACCESS EASEMENT WILL CONNECT THE GREENWAY COMMON AREA AND SOUTH TRADITIONS DRIVE.

**LINE TABLE**

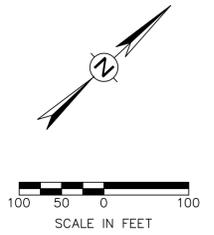
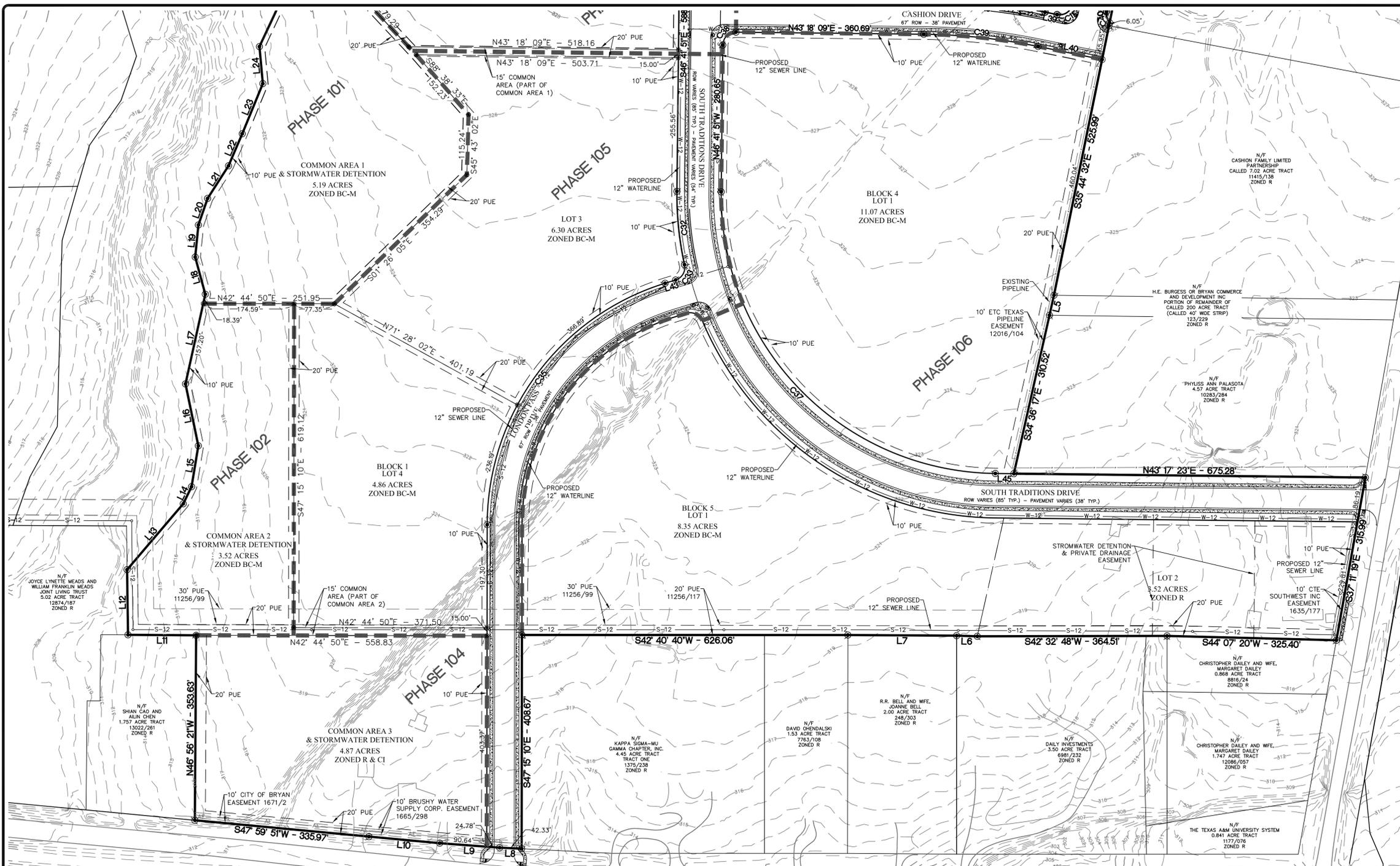
LINE #	LENGTH	DIRECTION
L21	142.54	S85° 54' 05"E
L22	142.47	N65° 54' 05"W
L23	63.02	S65° 54' 05"E
L24	63.02	N65° 54' 05"W
L25	23.51	S54° 10' 16"W
L26	125.46	N54° 10' 16"E
L27	62.00	S37° 20' 34"E
L28	61.94	N37° 20' 34"W
L29	21.10	S25° 36' 59"W
L30	35.50	S43° 17' 23"W

**Curve Table**

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C5	41.17	24.92	094°40'46"	27.05	36.66	S84°28'33"E
C7	117.47	1233.50	005°27'23"	56.78	117.43	S40°04'15"E
C9	141.91	1165.83	006°58'27"	71.04	141.82	S39°18'51"E
C11	39.27	25.00	090°00'00"	25.00	35.36	S09°10'16"W
C13	233.99	1233.50	010°52'07"	117.34	233.64	S48°44'12"W
C15	39.27	25.00	090°00'00"	25.00	35.36	S88°18'09"W
C17	416.45	1242.50	019°12'14"	210.20	414.50	N66°17'58"W
C19	14.89	100.00	008°31'51"	7.46	14.88	N61°38'10"W
C21	14.89	100.00	008°31'51"	7.46	14.88	N61°38'10"W
C23	39.67	25.00	090°54'42"	25.40	35.64	N20°26'44"W
C24	39.27	25.00	090°00'00"	25.00	35.36	N69°05'55"E
C26	14.89	100.00	008°31'51"	7.46	14.88	S70°10'00"E
C28	14.89	100.00	008°31'51"	7.46	14.88	S70°10'00"E
C30	387.96	1157.50	019°12'14"	195.82	386.15	S56°17'58"E

**Curve Table**

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C32	141.20	617.50	013°06'05"	70.91	140.89	S53°14'54"E
C33	37.27	25.00	089°24'56"	23.08	33.91	S17°05'28"E
C35	614.82	483.50	072°52'10"	356.82	574.31	S10°49'05"E
C37	836.57	532.50	090°00'46"	532.62	753.15	S88°17'46"W
C38	39.27	25.00	090°00'00"	25.00	35.36	N01°41'51"W
C39	221.28	1166.50	010°52'07"	110.97	220.94	N48°44'12"E
C40	23.18	25.00	053°07'48"	12.50	22.36	N62°23'38"W
C42	150.08	1233.49	006°18'13"	75.12	149.97	N39°18'51"W
C44	111.09	1166.50	008°27'23"	55.59	111.05	N40°04'15"W
C46	41.17	25.00	094°21'30"	26.98	36.67	N09°50'11"E



**SHEET MAP**  
SHEET 1 IS INDEX SHEET



**PRELIMINARY PLAN  
NOT FOR RECORD**

**PRELIMINARY PLAN  
THE TRADITIONS SUBDIVISION**

**PHASES 101 - 106**  
99.451 ACRES - 10 LOTS  
J. H. JONES LEAGUE, A-26  
COLLEGE STATION, BRAZOS, TEXAS

- PHASE 101: 19.83 ACRES - 2 LOTS (5.16 ACRES COMMON AREA)
- PHASE 102: 11.74 ACRES - 1 LOT (3.52 ACRES COMMON AREA)
- PHASE 103: 15.75 ACRES - 2 LOTS
- PHASE 104: 13.66 ACRES - 1 LOTS (4.85 ACRES COMMON AREA)
- PHASE 105: 12.92 ACRES - 2 LOTS
- PHASE 106: 25.50 ACRES - 2 LOTS

**OWNER:** BRYAN COMMERCIAL & DEVELOPMENT PARTNERSHIP LP, 2100 TRADITIONS BLVD, BRYAN, TX 77805-1000

**OWNER:** TRADITIONS ACQUISITIONS PARTNERSHIP LP, 2100 TRADITIONS BLVD, BRYAN, TX 77807

**SCALE:** AS SHOWN APRIL 2016

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

**DEVELOPER:** BRYAN TRADITIONS, LP, 2100 TRADITIONS BLVD, BRYAN, TX 77807

**ENGINEER:** Schultze Engineering, LLC, TBPE No. 12327, 911 Southwest Pkwy E., College Station, Texas 77840, (979) 764-3900

**SHEET 3 OF 3**

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L33	142.54'	S65° 54' 05"E
L34	142.47'	N65° 54' 05"W
L37	63.02'	S65° 54' 05"E
L38	63.02'	N65° 54' 05"W
L39	23.51'	S54° 10' 16"W
L40	125.46'	N54° 10' 16"E
L41	62.00'	S37° 20' 34"E
L42	61.94'	N37° 20' 34"W
L43	21.07'	S23° 36' 59"W
L49	35.90'	S43° 17' 23"W

**Curve Table**

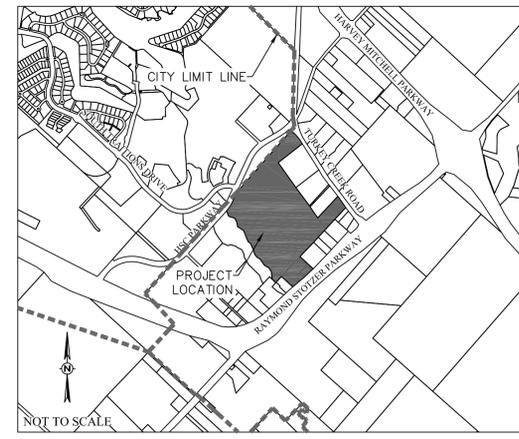
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C5	41.19'	24.92'	094°40'46"	27.05'	36.66'	S84°29'33"E
C7	117.47'	1233.50'	005°27'23"	58.78'	117.43'	S40°04'15"E
C9	141.91'	1165.83'	006°58'27"	71.04'	141.82'	S39°18'51"E
C11	39.27'	25.00'	090°00'00"	25.00'	35.36'	S09°10'16"W
C13	233.99'	1233.50'	010°52'07"	117.34'	233.64'	S48°44'12"W
C15	39.27'	25.00'	090°00'00"	25.00'	35.36'	S88°18'09"W
C17	416.45'	1242.50'	019°12'14"	210.20'	414.50'	N56°17'58"W
C19	14.89'	100.00'	008°31'51"	7.46'	14.88'	N61°38'10"W
C21	14.89'	100.00'	008°31'51"	7.46'	14.88'	N61°38'10"W
C23	39.67'	25.00'	090°54'42"	25.40'	35.64'	N29°25'44"W
C24	39.27'	25.00'	090°00'00"	25.00'	35.36'	N69°05'55"E
C26	14.89'	100.00'	008°31'51"	7.46'	14.88'	S70°10'00"E
C28	14.89'	100.00'	008°31'51"	7.46'	14.88'	S70°10'00"E
C30	387.96'	1157.50'	019°12'14"	195.82'	386.15'	S56°17'58"E

**Curve Table**

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C32	141.20'	617.50'	013°06'05"	70.91'	140.89'	S53°14'54"E
C33	37.27'	25.00'	089°24'56"	23.08'	33.91'	S17°05'28"E
C35	614.92'	483.50'	072°52'10"	356.92'	574.31'	S10°40'05"E
C37	836.57'	532.50'	090°00'46"	532.62'	753.15'	S88°17'45"W
C38	39.27'	25.00'	090°00'00"	25.00'	35.36'	N01°41'51"W
C39	221.28'	1166.50'	010°52'07"	110.97'	220.94'	N48°44'12"E
C40	23.18'	25.00'	053°07'49"	12.50'	22.36'	N62°23'38"W
C42	150.06'	1233.49'	008°58'13"	75.12'	149.97'	N31°18'51"W
C44	111.09'	1166.50'	029°27'23"	55.59'	111.05'	N40°04'15"W
C46	41.17'	25.00'	094°21'30"	26.98'	36.67'	N09°50'11"E

- NOTES:**
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
  - THE TOPOGRAPHY SHOWN IS FROM AERIAL SURVEY DATA.
  - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0305F, EFFECTIVE DATE: APRIL 2, 2014.
  - ZONING FOR THIS TRACT IS BIOCORRIDOR RESEARCH AND DEVELOPMENT DISTRICT (BC-R&D), BIOCORRIDOR MANUFACTURING DISTRICT (BC-M), COMMERCIAL INDUSTRIAL (CI) & RURAL (R).
  - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE BIOCORRIDOR PLANNED DEVELOPMENT DISTRICT ORDINANCE.
  - DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION (POA).
  - AN AUXILIARY LANE WILL BE ADDED ON TURKEY CREEK ROAD WITH THE CONSTRUCTION OF THE SOUTH TRADITIONS DRIVE & TURKEY CREEK ROAD INTERSECTION.
  - A LEFT TURN BAY WILL BE ADDED WITH THE CONNECTION OF ATLAS PEAR DRIVE TO HSC PARKWAY.
  - A RIGHT TURN DECEL LANE ON RAYMOND STOTZER PARKWAY WILL BE ADDED WITH THE CONNECTION OF CYPRESS TRAIL TO THE FRONTAGE ROAD.
  - EXISTING STRUCTURES ENCRoACHING INTO SETBACKS AND EASEMENTS WILL BE REMOVED PRIOR TO FILING A FINAL PLAT INCLUDING THE EXISTING STRUCTURES.
  - A SIDEWALK AND PUBLIC ACCESS EASEMENT WILL CONNECT THE GREENWAY COMMON AREA AND SOUTH TRADITIONS DRIVE.

**VICINITY MAP**



\\s01\apps\cadd\cadd\p\preliminary\plan\the traditions\college station.dwg





## Legislation Details (With Text)

**File #:** 16-0293      **Version:** 3      **Name:** Harvey Mitchell Parkway Campus Housing  
**Type:** Comprehensive Plan      **Status:** Agenda Ready  
**File created:** 5/9/2016      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 6/16/2016      **Final action:**

**Title:** Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan-Future Land Use & Character Map from Suburban Commercial to Urban for approximately 4.74 acres located at 404 Harvey Mitchell Parkway South, more generally located at the corner of Harvey Mitchell Parkway South and Raymond Stotzer Parkway. Case #CPA2016-000001 (Note: Final action on this item is scheduled for the June 9, 2016 City Council meeting - subject to change)

**Sponsors:** Madison Thomas

**Indexes:**

**Code sections:**

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

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

Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan-Future Land Use & Character Map from Suburban Commercial to Urban for approximately 4.74 acres located at 404 Harvey Mitchell Parkway South, more generally located at the corner of Harvey Mitchell Parkway South and Raymond Stotzer Parkway. Case #CPA2016-000001 (Note: Final action on this item is scheduled for the June 9, 2016 City Council meeting - subject to change)



CITY OF COLLEGE STATION

**COMPREHENSIVE PLAN AMENDMENT  
FOR  
404 Harvey Mitchell Pkwy S  
CPA2016-000001**

**REQUEST:** Suburban Commercial to Urban

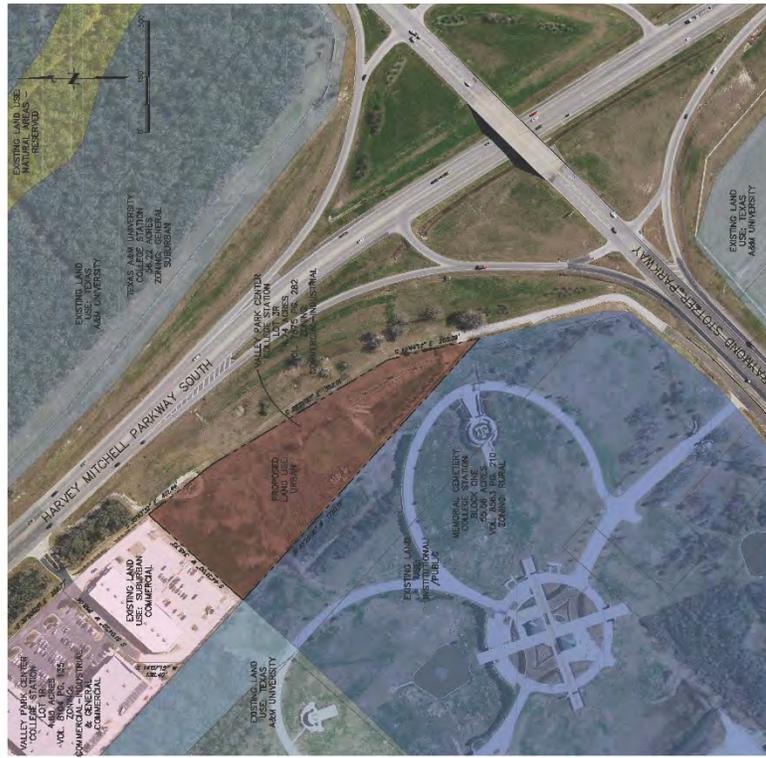
**SCALE:** Approximately 4.74 acres

**LOCATION:** 404 Harvey Mitchell Parkway S., generally located at the corner of Harvey Mitchell Parkway South and Raymond Stotzer Parkway

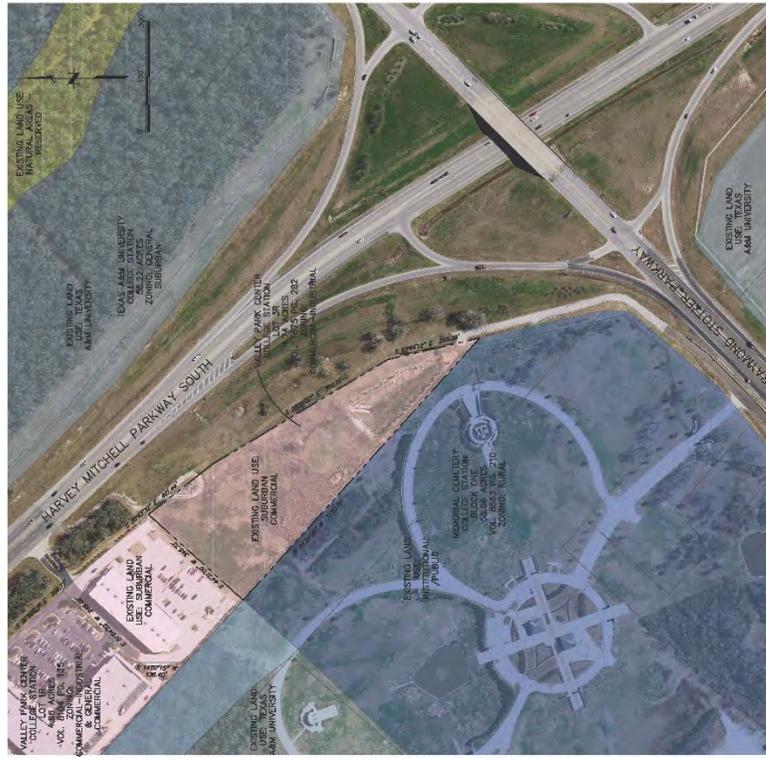
**APPLICANT:** Timothy S. Baumann

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

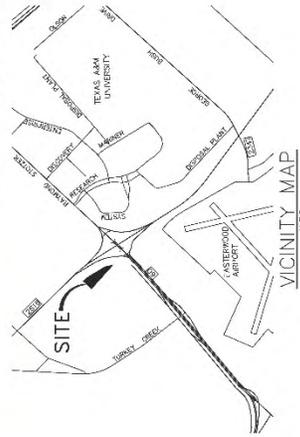
**RECOMMENDATION:** Staff recommends denial of the Future Land Use and Character Map amendment.



PROPOSED LAND USE PLAN



EXISTING LAND USE PLAN



**LAND USE MAP**  
 FOR  
**VALLEY PARK CENTER**  
**LOT 3R**  
 BRAZOS COUNTY, TEXAS  
 APRIL 2015  
 Project No. 0009-0024-00  
**JONES CARTER**  
 President of Jones Carter, Fort Worth, Texas 76102  
 10000 Jones Carter Blvd., Suite 1000, Fort Worth, Texas 76134-1700, USA

JOBNOUMBER

**NOTIFICATIONS**

Advertised Commission Hearing Date: May 19, 2016  
 Advertised Council Hearing Dates: June 9, 2016

The following neighborhood organizations that are registered with the City of College Station’s Neighborhood Services have received a courtesy letter of notification of this public hearing:

N/A

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

**ADJACENT LAND USES**

Direction	Comprehensive Plan	Zoning	Land Use
<b>North</b>	Suburban Commercial	CI Commercial Industrial and GC General Commercial	Commercial Business
<b>South</b> (Across Raymond Stotzer)	Texas A&M University	C-U College University	Easterwood Airport
<b>East</b> (across Harvey Mitchell Pkwy)	Texas A&M University	C-U College University	Texas A&M Property
<b>West</b>	Institutional/Public and Texas A&M University	R Rural	Cemetery

**DEVELOPMENT HISTORY**

**Annexation:** 1970  
**Zoning:** R-1 upon annexation (1970)  
 C-1 General Commercial to C-2 Commercial Industrial (2005)  
 C-2 Commercial Industrial renamed CI Commercial Industrial  
**Final Plat:** 2011, Valley Park Center  
**Site development:** Vacant

**PROPOSAL**

The applicant has requested the proposed Comprehensive Plan amendment to Urban as a step toward permitting a multi-family residential housing development with retail space at 404 Harvey Mitchell Parkway S. This development is intended to serve as housing for students at the nearby Texas A&M University. The retail will serve the students in the multi-housing portion and the employees at the adjacent business. The subject property is designated as Suburban Commercial with the properties to the west primarily designated as Texas A&M University, Business Park and Institutional/Public (cemetery) and to the north, General Commercial on the Comprehensive Plan Future Land Use and Character Map.

**REVIEW CRITERIA**

1. **Changed or changing conditions in the subject area or the City:** The City of College Station's Comprehensive Plan was adopted in 2009. This site was designated as Suburban Commercial and a part of the Presidential Corridor Gateway District on the Comprehensive Future Land Use and Character Map and Concept Plan. The Presidential Corridor Gateway District is an area that has been identified for opportunities for future growth and development with its close proximity to the Health Science Center, the Traditions development and Easterwood Airport. The focus of this district is on accommodating business (research and development, office and light industrial) that builds upon the assets in the area and protects and enhances this primary gateway into the City. The Suburban Commercial designation allows for concentrations of commercial activity to serve the nearby residents. Suburban Commercial areas tend to be small in size and located adjacent to major roads (arterials and collectors).

A recent Comprehensive Plan Amendment adjacent to Turkey Creek Road and Raymond Stotzer Parkway was approved for General Commercial and Multifamily. This Multifamily area, though nearby, is seen as different from the subject property for several reasons including its relationship to the "town center" part of the Research Valley Partnership's Biocorridor Master Plan, its location on a collector, and its natural greenway perimeter separating it from commercial. That Comprehensive Plan Amendment now provides for commercial on the part of the property adjacent to Raymond Stotzer Parkway and multi-family residential further back on the property.

2. **Scope of the request:** Currently, the Comprehensive Plan Future Land Use and Character Map designates the area west of Harvey Mitchell Parkway S., approximately 22 acres, as Suburban Commercial. Continuing west, approximately 34 acres is designated Texas A&M University (property owned by the Texas A&M University System), and 58 acres of Public/Institutional (the City's cemetery). Across Harvey Mitchell Parkway S. to the east of this property, and across Raymond Stotzer Parkway to the south and southeast is all Texas A&M University property. The proposal is to convert approximately 5 acres from Suburban Commercial to Urban at the northwestern intersection of Harvey Mitchell Parkway S. and Raymond Stotzer Parkway. The Urban designation calls for areas to have a very intense level of development activity that tend to consist of townhomes, duplexes and high-density apartments. The applicant anticipates proposing a future rezoning for a high-density apartment complex with additional retail/commercial space on the first level on the site
3. **Availability of adequate information:** The property has frontage on Raymond Stotzer Parkway (at a grade separated Freeway/Expressway on the Thoroughfare Plan) and Turkey Creek Road (designated a two-lane major collector). The change in land use designation is not expected to generate significantly more trips than the current land use designation. Properties in this area are served water through the City of College Station. Further infrastructure improvements may be necessary and will be determined through future development proposals.
4. **Consistency with the goals and strategies set forth in the Plan:** The proposal is not consistent with the goals and strategies of the Comprehensive Plan. The subject property and surrounding area are identified in the Comprehensive Plan Concept Map as one of the City's distinct districts—the Presidential Corridor Gateway District—which seeks to preserve and build upon the existing assets in the area enhancing this important gateway into the city. The Comprehensive Plan speaks to the purpose of this area in accommodating businesses (research and development, office, light industrial) that builds upon the assets in the area and

protects and enhances this primary gateway into the City. An Urban designation supports residential uses and only minimal commercial uses if located in a growth or redevelopment area, which this is not designated as.

5. **Consideration of the Future Land Use & Character and/or Thoroughfare Plans:** The existing Future Land Use and Character designation on the property is Suburban Commercial:

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

It is also designated as the Presidential Corridor Gateway District:

the Presidential Corridor Gateway District is an area that has been identified for opportunities for future growth and development with its close proximity to the Health Science Center, the Traditions development and Easterwood Airport. The focus of this district is on accommodating business (research and development, office and light industrial) that builds upon the assets in the area and protects and enhances this primary gateway into the City.

Urban is described as:

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

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

The property is located on the northwest corner of the grade separated interchange of Raymond Stotzer Parkway and Harvey Mitchell Parkway South, designated as a Six-Lane Major Arterial and Freeway, respectively on the City's Thoroughfare Plan. In Fall 2016, TxDOT has plans to convert this interchange to a diverging diamond interchange. The property's frontage is largely adjacent to a ramp off Harvey Mitchell Parkway, which significantly limits the site's accessibility. The interchange project will further limit the property's accessibility by removing the existing frontage road that runs along the cemetery towards the property. The only access point to this property will be through an existing driveway and access easement on the adjacent site.

6. **Compatibility with the surrounding area:** The adjacent land uses are commercial businesses, the City's cemetery, and rights-of-way. Also in the area there are unimproved rural tracts varying in size. The Suburban Commercial designation is similar to the existing commercial designations along Harvey Mitchell Parkway. These existing developments are slightly denser than rest of the surrounding properties, but should be as they are located adjacent to a major highway, which is ideal for commercial uses. An Urban designation would allow for completely different uses, and would create a different character than these existing properties currently provide. An Urban designation would allow high-density residential uses to be surrounded by existing commercial uses and freeways.

This land is located adjacent to the intersection of Raymond Stotzer Parkway and Harvey Mitchell Parkway South, beside the city cemetery and across from Easterwood Airport. Being bordered on two sides by TxDOT roads, this site has accessibility restrictions and must take access through the existing commercial property to the north. The cemetery to the west prohibits any type of future development or potential connectivity. The proposed amendment, is not consistent with the planned future development pattern in the area, and is not compatible as supporting land uses for the area.

**7. Impacts on infrastructure including water, wastewater, drainage, and the transportation network:**

Water service to the subject tract may be provided by an existing 10-inch line along the front of the property. Domestic and fire flow demand may necessitate future water main extensions with site development. These utilities will be required to be designed and constructed in accordance with the BCS Unified Design Guidelines.

The site also has existing 6-inch sanitary sewer mains along the northern and western property lines and a lift station located near the northwestern corner. Wastewater for select properties, including this tract, are subject to an Interlocal Agreement (ILA) with Texas A&M University in which they have agreed to accept an enumerated sewer demand into their system. Based on preliminary demands provided, the ILA and lift station capacity appear to be adequate. The sewer demands will need to be evaluated again with the rezoning and site plan to confirm that the capacity allocated by this development will not be exceeded.

Stormwater from the site generally discharges to the northeast within the White Creek drainage basin. There is no FEMA regulated floodplain on site. The property has an existing detention pond at the southern corner, which will need to be evaluated with site development to confirm that the pond has adequate capacity to serve the entire site. Any necessary drainage improvements will need to be designed and constructed in accordance with the BCS Unified Stormwater Design Guidelines.

The site will have access to Harvey Mitchell Parkway through an existing driveway and cross access easement on the adjacent site. No additional access points can be permitted due to the property's proximity to the existing ramp on Harvey Mitchell Parkway.

**8. Impact on the City's ability to provide, fund, and maintain services:** The proposed amendment will allow for increased density. At this time there are concerns regarding the availability of adequate access. Other City services are not anticipated to be negatively affected by this amendment.

**9. Impact on environmentally sensitive and natural areas:** This area is not recognized as environmentally sensitive.

**10. Contribution to the overall direction and character of the community as captured in the Plan's vision and goals:** The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment. The proposed amendment from Suburban Commercial to Urban on about five acres does not contribute to the general goals of the Comprehensive Plan. The amendment is proposing a density and type of service that is not compatible with the planned growth of the Presidential

Corridor Gateway District.

**STAFF RECOMMENDATION**

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

**SUPPORTING MATERIALS**

1. Application
2. Comprehensive Plan Map



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

## COMPREHENSIVE PLAN AMENDMENT APPLICATION

**(Check all applicable)**

- Related to Community Character     Related to Transportation     Related to Other \_\_\_\_\_

### MINIMUM SUBMITTAL REQUIREMENTS:

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

Date of Optional Preapplication Conference Feb 17, 2016

NAME OF PROJECT Harvey Mitchell Parkway Campus Housing

ADDRESS 404 Harvey Mitchell Parkway, College Station, Texas 77845

LEGAL DESCRIPTION (Lot, Block, Subdivision) Valley Park Center, Lot 3R, Acres 4.74, Joseph E Scott League, A-50

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

TOTAL ACREAGE 4.74 Acres

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

Name Timothy S. Baumann E-mail timm@savannahdevelopers.com

Street Address 16360 Addison Road

City Addison State Texas Zip Code 75001

Phone Number 214.707.8466 Fax Number 214.276.1499

PROPERTY OWNER'S INFORMATION:

Name Titan Valley Park LP E-mail wls@wls-inc.com  
Street Address 3401 Allen Parkway, Suite 200  
City Houston State Texas Zip Code 77019  
Phone Number 713.355.4379 Fax Number 713.355.4275

**ANSWER ALL OF THE FOLLOWING:**

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

Respectfully request to amend the land use and character designation for the above referenced property as referenced in the Comprehensive Plan, Chapter 2, as it relates to community character as further described by the Presidential Corridor Gateway District write up.

2. What is the amendment request?

Respectfully request to amend from "suburban commercial" designation to "urban" designation.

3. Explain the reason for this amendment.

To allow for a multi-family residential housing development.

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

Continued growth of Texas A&M, particularly on the west side of campus including, but not limited to, the expansion of the BioCorridor, Research Park and the Biosciences Colleges and Departments. Also, change compliments City future growth and annexation plans to the west of the subject property.

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

With limited student housing available on the west side of the Texas A&M campus, the Comprehensive Plan does not provide for convenient alternatives for housing which allow students to locate within close proximity to the campus for easy access to University facilities.

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

Creates balance within the Comprehensive Plan by blending a residential component into this area to meet housing needs as growth continues on the west side of the Texas A&M campus and beyond.

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

The subject property was previously zoned to "suburban commercial" from a lower zoning type; the request is to reverse back to a lower zoning type, specifically multi-family residential (more history forthcoming). Also, staff has recently recommended approval of multi-family zoning at 4098 Raymond Stotzer Parkway, a property in close proximity to the west of the subject property.

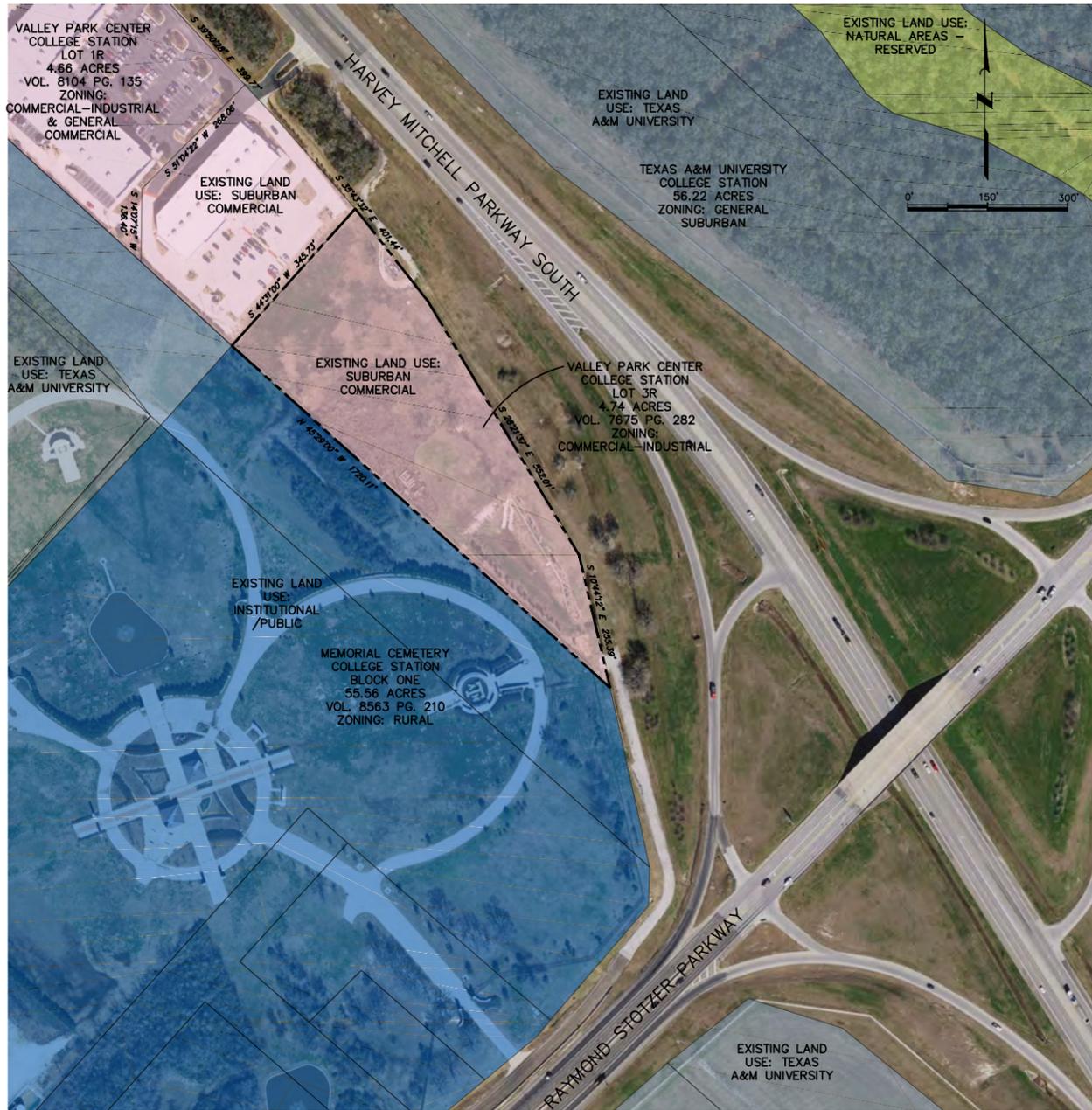
*The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from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

 MANAGER

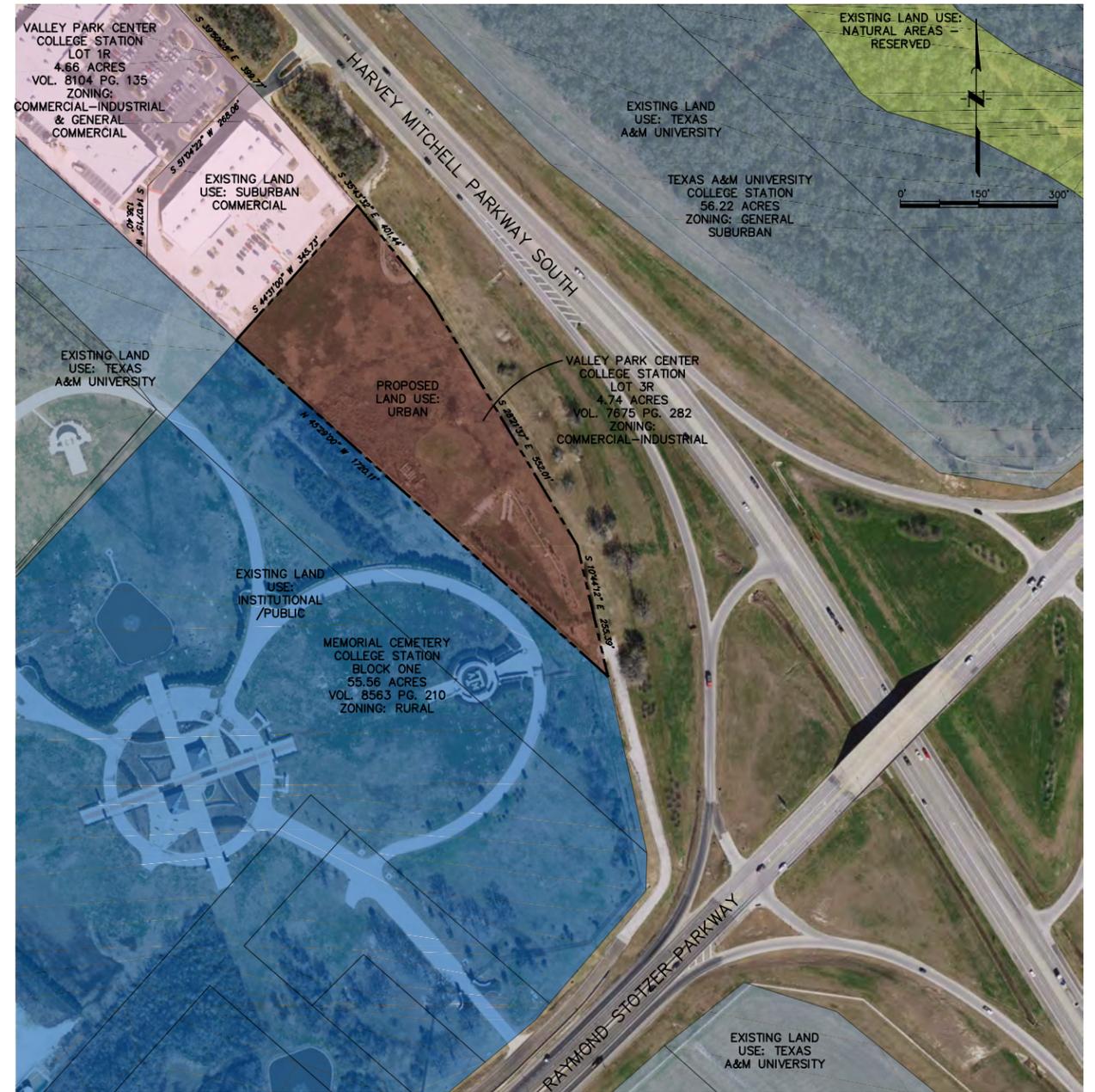
Signature and title

3-14-16

Date



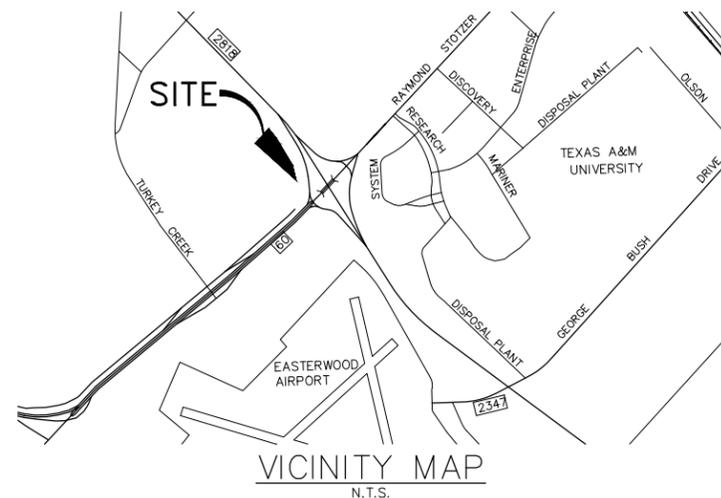
EXISTING LAND USE PLAN



PROPOSED LAND USE PLAN

LEGEND

- URBAN
- SUBURBAN COMMERCIAL
- BUSINESS PARK
- INSTITUTIONAL/PUBLIC
- TEXAS A&M UNIVERSITY
- NATURAL AREAS - RESERVED



S:\Projects\2016\0009\_Southcorp\_Southcorp\_Plan\2016-05-07\_Valley Park\_Center\_Lot\_3R\_2\_Design\_Phase\CAD\Plan\2016-05-07\_Valley Park\_Center\_Lot\_3R\_2\_Land\_Use\_Map.dwg Apr 01, 2016 - 8:21am KTS



## Legislation Details (With Text)

---

**File #:** 16-0347      **Version:** 2      **Name:** UDO Amendment - Wellborn Zoning Districts  
**Type:** Unified Development Ordinance      **Status:** Agenda Ready  
**File created:** 6/1/2016      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 6/16/2016      **Final action:**

**Title:** Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance" of the Code of Ordinances of the City of College Station, Texas, Articles 1 "General Provisions", 4 "Zoning Districts", 5 "District Purpose Statements and Supplemental Standards", 6 "Use Regulations", 7 "General Development Standards", and 8 "Subdivision Design and Improvements", related to the creation of the WE Wellborn Estate, WRS Wellborn Restricted Suburban, and WC Wellborn Commercial zoning districts in compliance with the Wellborn Community Plan. Case #ORDA2016-000003

**Sponsors:** Jessica Bullock

**Indexes:**

**Code sections:**

**Attachments:** [Memo](#)  
[Fact Sheets](#)  
[Redlined Ordinance](#)  
[Wellborn Community Plan Land Use Map](#)  
[Proposed Zoning Districts Map](#)

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

Presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance" of the Code of Ordinances of the City of College Station, Texas, Articles 1 "General Provisions", 4 "Zoning Districts", 5 "District Purpose Statements and Supplemental Standards", 6 "Use Regulations", 7 "General Development Standards", and 8 "Subdivision Design and Improvements", related to the creation of the WE Wellborn Estate, WRS Wellborn Restricted Suburban, and WC Wellborn Commercial zoning districts in compliance with the Wellborn Community Plan. Case #ORDA2016-000003



## MEMORANDUM

---

DATE: June 16, 2016

TO: The Planning & Zoning Commission

FROM: Jessica Bullock, Senior Planner

SUBJECT: **Wellborn Zoning Districts – WE Wellborn Estate, WRS Wellborn Restricted Suburban, WC Wellborn Commercial**

---

**Item:** Presentation, possible action, and discussion regarding an ordinance amending Chapter 12, “Unified Development Ordinance” of the Code of Ordinances of the City of College Station, Texas, Articles 1 “General Provisions”, 4 “Zoning Districts”, 5 “District Purpose Statements and Supplemental Standards”, 6 “Use Regulations”, 7 “General Development Standards”, and 8 “Subdivision Design and Improvements”, related to the creation of the WE Wellborn Estate, WRS Wellborn Restricted Suburban, and WC Wellborn Commercial zoning districts in compliance with the Wellborn Community Plan. Case #ORDA2016-000003

**Objective:** Implementation of the Wellborn Community Plan through the creation of three new zoning districts and amendments to the City of College Station Unified Development Ordinance (UDO). This item will be heard by City Council at the meeting on July 14, 2016.

**Background:** The City’s Comprehensive Plan was adopted in 2009 and acts as a guide to ensure the goals and objectives of the City are implemented by acting as a long-range planning and policy structure for future growth of the City. The Wellborn Community Plan was adopted in April 2013 as an amendment to the Comprehensive Plan, establishing land uses for the newly annexed Wellborn Community. The Wellborn Community Plan is the result of a year-long planning process, bringing together various stakeholders to address issues and concerns brought up during the annexation process, and to create a guide for future development in the area.

The Wellborn Community Plan identifies 10 Future Land Use and Character designations and calls for the creation of zoning districts that align with the objectives of the Plan as one means of implementation. Since the adoption of the plan, several zoning districts have been created that can be used city wide that also comply with the vision of the Wellborn Community Plan. Staff has identified 3 land uses that require new zoning districts, unique to the Wellborn Community WE Wellborn Estate, WRS Wellborn Restricted Suburban, and WC Wellborn Commercial.

**Item Summary:** Using the land uses adopted as part of the Wellborn Community Plan and stakeholder feedback, staff proposes two new residential districts and one new commercial district that will only be permitted in the Wellborn Community Plan Area.

WE Wellborn Estate – This land use designation is generally for areas that, due to public service limitations or a prevailing rural character, should have limited development activities. These areas will tend to consist of low-density single-family residential lots of two acres or more but may be one acre if clustered around undeveloped open space.

WRS Wellborn Restricted Suburban – This district is generally for areas that should have a moderate level of development activities. These areas will tend to consist of medium-density single-family residential lots (minimum 20,000 square feet) and may be clustered for reduced lot sizes (minimum 8,000 square feet). When using the cluster option, open space should be provided so density is not increased. Such open space should be in addition to a minimum open space requirement of 15% of the developing area.

WC Wellborn Commercial - This district is generally for concentrations of commercial activities that focus primarily on the nearby residents versus the larger community. Such uses shall be limited in size and not accommodate for drive-thru services. Specific design elements should be incorporated into such developments so as to limit the visual impact on the community and enhance the defined character.

*Public Input Process* – A focus group meeting was held on November 10, 2016 at the Greens Prairie Elementary School and was attended by approximately 27 community members. Information regarding the meeting was mailed to residents, property owners, and business owners within the Wellborn Community Plan Area, and posted along major streets. The purpose of the meeting was to discuss draft concept sheets for the new districts based on the direction of the Wellborn Community Plan. Applicable information gathered during the meeting was used to revise the draft fact sheets and post online for public review. Online review was open from February 18, 2016 to March 11, 2016 and three contacts were received. Staff continued to accept feedback after the review period closed to receive additional input. Due to the amount of comments made, staff primarily used language identified in the Wellborn Community Plan along with some feedback from community members in the creation of the ordinance language.

**Attachments:**

1. Zoning District Fact Sheets
2. Redlined Ordinance
3. Wellborn Community Plan Land Use Map
4. Proposed Zoning Districts Map

# Wellborn Estate Concepts

## Purpose Statement

This land use designation is generally for areas that, due to public service limitations or a prevailing rural character, should have limited development activities. These areas will tend to consist of low-density single-family residential lots of two acres or more but may be one acre if clustered around undeveloped open space. Open space should be provided so density is not increased when using the cluster option.

## Comprehensive Plan

This zoning is appropriate in areas designated Wellborn Estate and Wellborn Estate - Open in the Comprehensive Plan. The cluster option may be used only in the area designated Wellborn Estate – Open.

## Subdivision Design

### Lot Area

Minimum lot size: 2 acres

Absolute minimum lot size: 1 acre\*

*\* Only permitted when utilizing cluster option*

### Dimensional Standards

Minimum width: 100'

Minimum depth: none

Front setback: 30'

Side setback: 10'

Street side setback: 15'

Rear setback: 20'

Max. height: 35'\*

Max du/acre: 0.5 unit/acre

*\*Public, civic, and institutional structures shall have a 50' maximum height. Single-family height protection applies.*

Minimum setback standards of the district apply around the perimeter of a cluster development. All detached structures within a cluster development must be separated by a minimum distance of 10 feet.

### Open Space

Open space is required to ensure that the overall density within the development does not exceed the maximum density allowed by the underlying zoning district.

- The amount of open space provided should be at least 10 percent of the gross area of the development.
- Common open space must be set aside and designated as an area where no development will occur, other than project-related recreational amenities or passive open space areas.

## Permitted Uses

Agricultural Use, Barn or Stable for Private Stock

Agricultural Use, Farm or Pasturage

Single-Family Detached

Educational Facility, Primary & Secondary

Educational Facility, Outdoor Instruction (C)

Government Facilities (P\*)

Parks

Places of Worship (P\*)

## Wellborn Estate Concepts

Country Club  
Utility (P\*)

Wireless Telecommunication Facility –  
Unregulated

- *C - Conditional Use Permit Required*
- *P\* - Please refer to supplemental standards [Unified Development Ordinance Section 12-6.4](#)*

# Wellborn Restricted Suburban Concepts

## Purpose Statement

This district is generally for areas that should have a moderate level of development activities. These areas will tend to consist of medium-density single-family residential lots (minimum 20,000 square feet) and may be clustered for reduced lot sizes (minimum 8,000 square feet). When using the cluster option, open space should be provided so density is not increased. Such open space should be in addition to a minimum open space requirement of 15% of the developing area.

## Comprehensive Plan

This zoning is appropriate in areas designated Wellborn Restricted Suburban on the Comprehensive Plan.

## Subdivision Design

### Lot Area

Average minimum lot size: 20,000 sf

Absolute minimum lot size: 8,000 sf\*

*\* Only permitted when utilizing cluster option*

### Dimensional Standards

Minimum width: 70'

Minimum depth: none

Front setback: 25'

Side setback: 7.5'

Street side setback: 15'

Rear setback: 20'

Max. height: 35'\*

Max du/acre: 2 units/acre

*\*Public, civic, and institutional structures shall have a 50' maximum height*

Minimum setback standards of the district apply along the perimeter of a cluster development. All detached structures within a cluster development must be separated by a minimum distance of 10 feet.

### Open Space

When the cluster option is used, open space is required to ensure that the overall density within the development does not exceed the maximum density allowed by the underlying zoning district.

- The amount of open space provided should be at least 15 percent of the gross area of the development.
- Additional open space should be provided so density is not increased.
- Common open space must be set aside and designated as an area where no development will occur, other than project-related recreational amenities or passive open space areas.

## Permitted Uses

Single-Family Detached  
Educational Facility, Primary & Secondary  
Government Facilities (P\*)  
Parks  
Places of Worship (P\*)  
Country Club

Utility (P\*)  
Wireless Telecommunication Facility –  
Unregulated

- *P\* - Please refer to supplemental standards [Unified Development Ordinance Section 12-6.4](#)*

# Wellborn Commercial Concepts

## Purpose Statement

This district is generally for concentrations of commercial activities that focus primarily on the nearby residents versus the larger community. Such uses shall be limited in size and not accommodate for drive-thru services. Specific design elements should be incorporated into such developments so as to limit the visual impact on the community and enhance the defined character.

## Comprehensive Plan

This zoning is appropriate in areas designated Wellborn Commercial on the Comprehensive Plan.

## Subdivision Design

### Dimensional Standards

Minimum width:	50'
Minimum depth:	100'
Front setback:	25'
Side setback:	7.5'
Street side setback:	15'
Rear setback:	20'
Max. height:	2 Stories/35'*

*\*Public, civic, and institutional structures shall have a 50' maximum height*

## Architectural Standards

### Building Entry Design

- a. In order to provide a sense of arrival and shelter, public building entrances are to feature a protected entry through the use of an awning, canopy, porte-cochere, recessed entry or other similar architectural element.

### Building Mass and Orientation

- a. Gross Floor Area of a single structure shall not exceed 10,000 square feet in area.
- b. All buildings that have frontage on Wellborn Road and/or Live Oak Street Buildings shall have a public entry facing both rights-of-way.
- c. In cases where more than two facades require a public entrance, the administrator may determine which two facades require entrances.

### Building Material

The following minimum amount of fired brick, natural stone, marble, granite, or any concrete product so long as it has an integrated color and is textured or patterned (not aggregate material) to simulate brick, stone, marble, or granite shall be provided:

- a. A minimum of 10 percent on any façade visible from a public right-of-way or public way;
- b. A minimum of 20 percent on primary entrance façades (single or multiple tenant building) that exceed 200 feet in horizontal length;
- c. A minimum of 20 percent on any façade facing a public right-of-way of a street classified as a major collector on the Thoroughfare Plan; and
- d. A minimum of 30 percent on any façade facing a public right-of-way of a street classified as a minor arterial or greater on the Thoroughfare Plan.

## Wellborn Commercial Concepts

The following building materials are allowed on all façades subject to the following limitations:

- a. Wood or cedar siding, stucco, EIFS, high build textured paint on concrete to simulate the appearance of stucco, split-face concrete masonry that does not simulate brick or stone, fiber cement siding, or any material equivalent in appearance and quality as determined by the Design Review Board, shall not cover more than 75 percent of any façade.
- b. Stainless steel, chrome, standing seam metal, premium grade architectural metal, reflective glass, or architecturally finished metal panels (not corrugated metal) shall not cover more than 30 percent of any façade.
- c. Tile or smooth face, tinted concrete blocks shall only be used as an accent and shall not cover more than 10 percent of any façade.
- d. Painted metal panel siding is allowed without limitation on a rear façade of a building when the façade is not visible from a right-of-way, parkland, greenway, or any residential area.
- e. Galvanized steel and painted steel are allowed on doors, including roll-up doors.
- f. Metal, standing seam metal, architectural metal or steel may be used as a roof and or canopy/awnings with no limitation on percentage.

### Architectural Elements of Relief

All buildings shall be required to provide a covered front porch along the full length of the public entry façade, projecting a minimum 4 feet from the face of the building.

In addition, any primary façade or façade visible from the public right-of-way, shall use at least one design element for every 25 horizontal feet, or part thereof, of façade length. Facades requiring architectural relief shall provide a minimum of two different types of relief elements per façade.

- a. Decorative window shutters;
- b. Covered front porch (extending along at least 50% of building façade and projecting a minimum of 4 feet from the face of the building) if it is used on a façade where this feature is not already required;
- c. Eaves in excess of 18 inches if it is used on a façade that does not have a covered front porch;
- d. Window planter boxes;
- e. Window canopy;
- f. Dormers;
- g. Transom windows;
- h. Decorative façade light fixtures;
- i. Chimneys or cupolas.
- j. Cross gables
- k. Horizontal articulation (minimum 4-foot depth)

### Permitted Uses

Animal Care Facility, Indoor

Art Studio/Gallery

Commercial Amusements (C)

Commercial Day Care

Dry Cleaners/laundry (P\*)

Educational Facility, Indoor Instruction

Educational Facility, Outdoor Instruction

Educational Facility, Primary & Secondary

Educational Facility, Tutoring

Government Facilities (P\*)

Health Care, Medical Clinics

Health Club/Sports Facility, Indoor

## Wellborn Commercial Concepts

Offices

Parks

Personal Service Shop

Places of Worship (P\*)

Printing/Copy Shop

Restaurants (P\*)

Retail Sales & Service (P\*)

Storage, Self Service (P\*)

Utility (P\*)

Wireless Telecommunication Facility –

Unregulated

- *C – Conditional Use Permit Required*
- *P\* - Please refer to supplemental standards [Unified Development Ordinance Section 12-6.4](#)*

Article 1. - General Provisions

Sec. 12-1.10. - Transitional Provisions.

**B. Zoning Districts.**

**5. New Districts.**

The following districts are hereby created and added to those in effect at the time of adoption of this UDO.

<b>New District</b>	<b>Name</b>	<b>Effective Date</b>
RDD	Redevelopment District	June 13, 2003
P-MUD	Planned Mixed Use Development	June 13, 2003

The following districts are hereby created and added to those in effect at the time of this amendment of the UDO.

<b>New District</b>	<b>Name</b>	<b>Effective Date</b>
NAP	Natural Areas Protected	October 7, 2012
SC	Suburban Commercial	October 7, 2012
BP	Business Park	October 7, 2012
BPI	Business Park Industrial	October 7, 2012

The following districts are hereby created and added to those in effect at the time of this amendment of the UDO.

<b>New District</b>	<b>Name</b>	<b>Effective Date</b>
RS	Restricted Suburban	September 22, 2013

The following districts are hereby created and added to those in effect at the time of this amendment of the UDO.

New District		
MF	Multi-Family	December 28, 2014
MU	Mixed-Use	December 28, 2014

The following districts are hereby created and added to those in effect at the time of this amendment of the UDO.

<u>New District</u>	<u>Name</u>	<u>Effective Date</u>
<u>WE</u>	<u>Wellborn Estate</u>	<u>July 24, 2016</u>
<u>WRS</u>	<u>Wellborn Restricted Suburban</u>	<u>July 24, 2016</u>
<u>WC</u>	<u>Wellborn Commercial</u>	<u>July 24, 2016</u>

Article 4. - Zoning Districts

Sec. 12-4.1. - Establishment of Districts.

Residential Zoning Districts	
R	Rural
<u>WE</u>	<u>Wellborn Estate</u>
E	Estate
<u>WRS</u>	<u>Wellborn Restricted Suburban</u>
RS	Restricted Suburban

GS	General Suburban
D	Duplex
T	Townhouse
MF	Multi-Family
MU	Mixed-Use
MHP	Manufactured Home Park
<b>Non-Residential Zoning Districts</b>	
NAP	Natural Areas Protected
O	Office
SC	Suburban Commercial
<u>WC</u>	<u>Wellborn Commercial</u>
GC	General Commercial
CI	Commercial Industrial
BP	Business Park
BPI	Business Park Industrial
CU	College and University
<b>Planned Districts</b>	
P-MUD	Planned Mixed-Use District
PDD	Planned Development District
<b>Design Districts</b>	

WPC	Wolf Pen Creek Development Corridor	
Northgate	NG-1	Core Northgate
	NG-2	Transitional Northgate
	NG-3	Residential Northgate
<b>Overlay Districts</b>		
OV	Corridor Overlay	
RDD	Redevelopment District	
KO	Krenek Tap Overlay	
NPO	Neighborhood Prevailing Overlay	
NCO	Neighborhood Conservation Overlay	
HP	Historic Preservation Overlay	
<b>Retired Districts</b>		
R-1B	Single-Family Residential	
R-4	Multi-Family	
R-6	High Density Multi-Family	
C-3	Light Commercial	
R&D	Research & Development	
M-1	Light Industrial	
M-2	Heavy Industrial	

For the purpose of this UDO, portions of the City, as specified on the Official Zoning Map of the City, are hereby divided into the zoning, design, and overlay districts enumerated below. The intensity regulations applicable for such zoning districts are designated in Chapter 12, Article 5 and the use regulations are designated in Chapter 12, Article 6 of this UDO.

(Ord. No. [2012-3450](#), Pt. 1(Exh. B), 9-27-2012; Ord. No. [2013-3521](#), Pt. 1(Exh. C), 9-12-2013; Ord. No. [2014-3624](#), Pt. 1(Exh. B), 12-18-2014)

## Article 5. - District Purpose Statements and Supplemental Standards

### Sec. 12-5.1. - Residential Zoning Districts.

Occupancy of any dwelling in the following districts shall be limited to "family" as defined by this UDO.

#### A. **Rural (R).**

This district includes lands that, due to public service limitations, inadequate public infrastructure, or a prevailing rural or agricultural character, are planned for very limited development activities. This district is designed to provide land for a mix of large acreages and large-lot residential developments. Open space is a dominant feature of these areas. This district may also serve as a reserved area in which the future growth of the City can occur.

#### B. **Wellborn Estate (WE).**

This district includes land that, due to public service limitations or a prevailing rural character, should have limited development activities. These areas will tend to consist of low-density single-family residential lots of two acres or more but may be one acre if clustered around undeveloped open space. This zoning district is only permitted in area designated as Wellborn Estate or Wellborn Estate-Open on the Comprehensive Plan Future Land Use and Character Map. The cluster option may be used only in the area designated Wellborn Estate-Open on the Comprehensive Plan Land Use and Character Map.

#### ~~B~~C. **Estate (E).**

This district is designed to provide land for low-density single-family lots. These areas shall consist of residential lots averaging twenty thousand (20,000) square feet when clustered around open space or large lots with a minimum of one (1) acre. Subdivisions within this district may contain rural infrastructure.

#### D. **Wellborn Restricted Suburban (WRS).**

This district is designed to provide land for detached medium-density, single-family residential development. These areas shall consist of residential lots minimum eight thousand (8,000) square feet when clustered around open space or larger lots with a minimum of twenty thousand (20,000) square feet. This zoning district is only permitted in area designated as Wellborn Restricted Suburban on the Comprehensive Plan Land Use and Character Map.

#### ~~C~~E. **Restricted Suburban (RS).**

This district is designed to provide land for detached medium-density, single-family residential development. These areas shall consist of residential lots averaging eight thousand (8,000)

square feet when clustered around open space or larger lots with a minimum of ten thousand (10,000) square feet.

**DF. General Suburban (GS).**

This district includes lands planned for single-family residential purposes and accessory uses. This district is designed to accommodate sufficient, suitable residential neighborhoods, protected and/or buffered from incompatible uses, and provided with necessary and adequate facilities and services.

**EG. Duplex (D).**

This district contains land that has been planned for duplex residential purposes and associated uses. Characterized by moderate density, it may be utilized as a transitional zone.

The following supplemental standards shall apply to this district:

1. Single-family dwellings shall conform to GS General Suburban Standards.
2. Where parking is provided in the front yard of a duplex, an eight-foot setback shall be required between the property line and the nearest side of the parking pad. This eight-foot setback area must contain a three-foot screen consisting of a continuous berm, hedge, or wall. In addition, an eight-foot setback shall be required between the dwelling unit and the nearest side of the parking pad.

**FH. Townhouse (T).**

This district contains land, which is to be used for a unique type of dwelling, typically designed for individual ownership, or ownership in-groups of single-family attached residences constructed on individually-platted lots.

The following supplemental standard shall apply to this district:

Single-family dwellings shall conform to GS General Suburban standards.

**GI. Multi-Family (MF).**

The MF district is designed for areas having intense development. MF is flexible and allows for attached and detached single-unit dwellings, two-unit dwellings, multi-family buildings and optional mixed-use development.

1. **Supplemental Standards for MF:** Non-residential uses are permitted up to a maximum of 50 percent of the total floor area if incorporated into the residential structure.

**HJ. Mixed-Use (MU).**

The MU is designed for areas having the most intense level of development. MU areas consist of residential, commercial and office uses in mixed-use structures.

1. **Supplemental Standards for MU:**

- a. Non-residential uses with a minimum depth of 30-feet are required on the ground floor if adjacent to Texas Avenue, Harvey Road, University Drive or Earl Rudder Freeway.
- b. A minimum of 30 percent of the total floor area of each development shall be devoted to residential uses. Hotels may be considered a residential use to meet this requirement.
- c. The Floor Area Ratio (FAR) in this district shall be a minimum of 1:1. Structured parking, public plazas, outdoor dining areas, and covered areas attached to the structure may be included in the FAR calculation. Surface parking, even if covered, will not count toward the required FAR.

d. The ground floor of structures shall be a minimum of 25 percent of the lot area.

**K. Manufactured Home Park (MHP).**

This district contains land that is located, designed and operated as a site for residential uses consisting of manufactured homes in accordance with the permitted uses. The following supplemental standards shall apply to this district:

1. The construction, reconstruction, alteration, or enlargement of a manufactured home park must be pursuant to an approved site plan.
2. Minimum manufactured home park area is two (2) contiguous acres.
3. Maximum gross density shall be ten (10) dwelling units per acre.
4. Minimum setback for a manufactured home from a public street shall be fifteen (15) feet.
5. Minimum setback for a manufactured home from a lot line shall be fifteen (15) feet.
6. Minimum setback for a manufactured home from a private street, parking, or other common area shall be fifteen (15) feet.
7. Minimum setback between two (2) manufactured homes shall be fifteen (15) feet; except that private accessory storage structures located on an individual manufactured home lot need not maintain a separation from the manufactured home that occupies the same lot.
8. Parking areas may be located within common parking areas or on individual manufactured home lots, provided that the parking required for each manufactured home is located within two hundred (200) feet of each lot.
9. Each manufactured home park lot shall have access to public utilities, and it shall have vehicular access to/from either a public right-of-way or private drive.

(Ord. No. [2013-3521](#), Pt. 1(Exh. D), 9-12-2013; Ord. No. [2014-3624](#), Pt. 1(Exh. C), 12-18-2014)

Sec. 12-5.2. - Residential Dimensional Standards.

The following table establishes dimensional standards that shall be applied within the Residential Zoning Districts, unless otherwise identified in this UDO.

[Click here to access a PDF version of the Residential Zoning Districts table.](#)

Residential Zoning Districts												
	R	<u>WE</u>	E(N)	<u>WRS</u>	RS(J)	GS(J)	T	D	MHP	MF	MU	Accessory Structures
Non-Clustered Residential Zoning Districts												
Average Lot Area per	3 acres Average	<u>2 acres</u>	1 Acre	<u>20,000 SF</u>	10,000 SF Average	5,000 SF	2,000 SF	3,500 SF	(L)	None	None	Refer to Section

Dwelling Unit (DU)												
Absolute Min. Lot Area per Dwelling Unit (DU)	2 Acres	<u>2 acres</u>	1 Acre	<u>20,000SF</u>	6,500 SF	5,000 SF	2,000 SF	3,500 SF	None	None		
Min. Lot Width	None	<u>100 (M)</u>	100'(M)	<u>70'</u>	70'	50'	None	35'/DU(E)	None	None		
Min. Lot Depth	None	<u>None</u>	None	<u>None</u>	None	100'	None	100'	None	None		
Min. Front Setback(H)	50'	<u>30'</u>	30'	<u>25'</u>	25'	25'(D)	25'(D)	25'(D)	15'	None		
Max. Front Setback	N/A	<u>N/A</u>	N/A	<u>N/A</u>	N/A	N/A	N/A	N/A	N/A	15'(O)		
Min. Side Setback	20'	<u>10'</u>	10'	<u>7.5'</u>	7.5'	7.5'	(A)	7.5'(C)	(A)(B)	None		
Min. Side Street Setback	15'	<u>15'</u>	15'	<u>15'</u>	15'	15'	15'	15'	15'	None		
Max. Side Street Setback	N/A	<u>N/A</u>	N/A	<u>N/A</u>	N/A	N/A	N/A	N/A	N/A	15'(O)		
Min. Side Setback between Structures(B)	N/A	<u>15'</u>	15'	<u>15'</u>	15'	15'	7.5'	15'	7.5'	None		
Min. Rear Setback(L)	50'	<u>20'</u>	20'	<u>20'</u>	20'	20'	20'	20'(F)	20'	20'		

Max. Height	35' (G)(K)(L)	<u>35'</u> <u>(G)(K)</u>	35' (G)(K)(L)	<u>35'</u> <u>(G)(K)</u>	35' (G)(K)(L)	2.5 Stories/ 35'(G)(K)(L)	35' (G)(K)(L)	2.5 Stories/ 35'(G)(K)(L)		(G)(L)	(G)(L)	
Minimum Number of Stories	N/A	<u>N/A</u>	N/A	<u>N/A</u>	N/A	N/A	N/A	N/A		N/A	2 Stories	
Max. Dwelling Units/Acre (Subdivision Gross)	0.33	<u>0.5</u>	1.0	<u>2.0</u>	4.00	8.0	14.0	12.0	10.0	30.0	N/A	N/A
Min. Dwelling Units/Acre	N/A	<u>N/A</u>	N/A	<u>N/A</u>	N/A	N/A	N/A	N/A	N/A	12	N/A	

**Clustered Residential Zoning Districts**

Average Lot Area per Dwelling Unit (DU)		<u>1 Acre</u>	20,000 SF Average <u>(P)</u>	<u>8,000 SF</u>	8,000 SF Average	3,750 SF <u>(P)</u>							
Absolute Min. Lot Area per Dwelling Unit (DU)	N/A	<u>1 Acre</u>	10,000 SF	<u>8,000 SF</u>	6,500 SF	3,750 SF	N/A						
Min. Lot Width		<u>100'</u> <u>(M)</u>	100'(M)	<u>None</u>	None	None							
Min. Lot Depth		<u>None</u>	None	<u>None</u>	None	None							

Min. Front Setback(H)	Refer to Section 12.8.3.H.4, Cluster Development, Specific District Standards													
Min. Side Setback														
Min. Street Side Setback														
Min. Side Setback between Structures(B)														
Min. Rear Setback(L)														
Max. Height	<u>35'(G)(K)</u>	35'(G)(K)	<u>35'(G)(K)</u>	35'(G)(K)	2.5 Stories/ 35'(G)(K)(L)									
Max. Dwelling Units/Acre (Subdivision Gross)	<u>0.5</u>	1.0	<u>2.0</u>	4.00	8.0									

**Notes:**

- (A) A minimum side setback of seven and one-half (7.5) feet is required for each building or group of contiguous buildings.
- (B) Lot line construction on interior lots with no side yard or setback is allowed only where the building is covered by fire protection on the site or by dedicated right-of-way or easement.
- (C) Zero lot line construction of a residence is allowed where property on both sides of a lot line is owned and/or developed simultaneously by single party. Development under lot line construction requires prior approval by the Zoning Official. In no case shall a single-family residence or duplex

be built within fifteen (15) feet of another primary structure. See Chapter 12, Article 8, Subdivision Design and Improvements, for more information.

- (D) Minimum front setback may be reduced to fifteen (15) feet when approved rear access is provided, or when side yard or rear yard parking is provided.
- (E) The minimum lot width for a duplex dwelling may be reduced to thirty (30) feet per dwelling unit when all required off-street parking is provided in the rear or side yard.
- (F) Minimum rear setback may be reduced to fifteen (15) feet when parking is provided in the front yard or side yard.
- (G) Shall abide by Section 12-7.2.H, Height.
- (H) Reference Section 12-7.1.D.1.e for lots created by plat prior to July 15, 1970 and designated as Neighborhood Conservation in the Comprehensive Plan Future Land Use and Character Map.
- (I) Reference Section 12-7.2.D.1.b for lots with approved rear access.
- (J) For areas within a Single-Family Overlay District, reference the Neighborhood Prevailing Standards Overlay Districts Section in Article 5 or the Ordinance authorizing the rezoning for Neighborhood Conservation Overlay Districts.
- (K) Public, civic, and institutional structures shall have a maximum building height of fifty (50) feet in these districts.
- (L) Reference Easterwood Field Airport Zoning Ordinance regarding height limitations.
- (M) In subdivisions built to rural street standards, lots shall be a minimum of one hundred (100) feet in width. There is no minimum lot width in cluster subdivisions built to urban street standards.
- (N) Estate lots that are part of a subdivision existing on or before September 12, 2013 are not permitted to use Cluster Development Standards without rezoning approval, which incorporates the entire subdivision.
- (O) For MU zoned properties, maximum side street and front setbacks may be measured from the edge of a public easement when it is in excess of the maximum setback. Maximum setbacks may be increased to up to eighty-five (85) feet to accommodate a parking lot between the structure and the street. Maximum setback requirements may be fulfilled through the use of plazas, outdoor dining, and bicycle parking.

(P) In the Wellborn Community Plan area, the cluster option may only be used where indicated in the plan's land use descriptions.

(Ord. No. [2012-3449](#), Pt. 1(Exh. M), 9-27-2012; Ord. No. [2012-3458](#), Pt. 1(Exh. A), 11-8-2012; Ord. No. [2013-3471](#), Pt. 1(Exh. B), 1-10-2013; Ord. No. [2013-3521](#), Pt. 1(Exh. E), 9-12-2013; Ord. No. [2014-3624](#), Pt. 1(Exh. D), 12-18-2014)

Sec. 12-5.3. - Non-Residential Zoning Districts.

**A. Natural Areas Protected (NAP).**

This district is designed for publicly-owned property or private property intended for the conservation of natural areas. Properties with this designation are relatively undeveloped and are often used for recreational or open space purposes or for the conveyance of floodwaters. Properties with this designation are not projected for conversion to more intense land use in the future by the Comprehensive Plan.

**B. Office (O).**

This district will accommodate selected commercial businesses that provide a service rather than sell products, either retail or wholesale. The uses allowed have relatively low traffic generation and require limited location identification.

**C. Suburban Commercial (SC).**

This district is intended to provide for low-density commercial uses that provide services to nearby neighborhoods. The SC Suburban Commercial District is intended to be compatible with the character of suburban single-family neighborhoods. Buildings have a residential character and scale, and sites are heavily landscaped to minimize the impacts of non-residential uses and associated parking areas on adjacent residential zoning districts. The district allows for a range of uses, with the impacts mitigated through buffering and architecture of the buildings.

**D. Wellborn Commercial (WC).**

This district is intended to provide for low-density commercial uses that provide services to nearby neighborhoods. Such uses shall be limited in size and not accommodate for drive-thru services. Specific design elements should be incorporated into such developments to limit the visual impact on the community and enhance the defined character. This zoning district is only permitted in area designated as Wellborn Commercial on the Comprehensive Plan Land Use and Character Map.

**DE. General Commercial (GC).**

This district is designed to provide locations for general commercial purposes, that is, retail sales and service uses that function to serve the entire community and its visitors.

**EF. Commercial Industrial (CI).**

This district is designed to provide a location for outlets offering goods and services to a limited segment of the general public. The uses included primarily serve other commercial and industrial enterprises.

**FG. Business Park (BP).**

This district is designed for uses that primarily serve other commercial and industrial enterprises, and include administrative and professional offices, commercial industrial, research and development oriented light industrial, light manufacturing, and non-polluting industries. Uses in this district need good access to arterial level thoroughfares, but have relatively low traffic generation and require limited location identification.

The development of business parks should be in a campus like setting with structures grouped and clustered, and should be heavily landscaped to minimize the impacts of business park uses and associated parking areas on adjacent properties and public roadways. Impacts of the uses will be limited through buffering and architecture of the buildings.

The following supplemental standards shall apply to this district:

1. All processes and business activities shall be conducted inside buildings with the exception of Commercial Gardens; and
2. All BP zoning districts will be a minimum of five (5) acres in area.

**GH. Business Park Industrial (BPI).**

This district is designed to provide land for manufacturing and industrial activities that have nuisance characteristics greater than activities permitted in the BP Business Park district. Permitted uses within this district are generally not compatible with residential uses of any density or lower intensity commercial uses. Generally, these uses need good access to arterial roadways, but should be offset from public roadways and adjacent properties by using the BP Business Park district and its associated

development to screen and buffer the uses. The uses allowed have relatively low traffic generation and require limited location identification.

**H. College and University (CU).**

This district is applied to land which is located within the boundaries of the Texas A&M University campus or is owned by the University.

(Ord. No. [2012-3450](#), Pt. 1(Exh. C), 9-27-2012; Ord. No. [2013-3471](#), Pt. 1(Exh. C), 1-10-2013)

**Sec. 12-5.4. - Non-Residential Dimensional Standards.**

The following table establishes dimensional standards that shall be applied within the Non-Residential Zoning Districts, unless otherwise identified in this UDO:

	Non-Residential Zoning Districts							
	O	SC	<u>WC</u>	GC	CI	BP	BPI	NAP
Min. Lot Area	None	None	<u>None</u>	None	None	None	None	N/A
Min. Lot Width	24'	50'	<u>50'</u>	24'	24'	100'	100'	N/A
Min. Lot Depth	100'	100'	<u>100'</u>	100'	100'	200'	200'	N/A
Min. Front Setback	25'	25'	<u>25'</u>	25'	25'	25'(E)	25'(E)	N/A
Min. Side Setback	(A)(B)	(A)(B)	<u>(A)(B)</u>	(A)(B)	(A)(B)	(A)(B)	(A)(B)	N/A
Min. St. Side Setback	15'	15'	<u>15'</u>	15'	15'	15'(E)	15'(E)	N/A
Min. Rear Setback	15'	20'	<u>20'</u>	15'	15'	15'(E)	15'(E)	N/A
Max. Height	(C)(F)	2 Stories/ 35' (D)(F)	<u>2 Stories/ 35' (D)(F)</u>	(C)(F)	(C)(F)	(C)(F)	(C)(F)	(F)

**Notes:**

(A) A minimum side setback of seven and one-half (7.5) feet shall be required for each building or group of contiguous buildings.

- (B) Lot line construction on interior lots with no side yard or setback is allowed only where the building is covered by fire protection on the site or separated by a dedicated public right-of-way or easement of at least fifteen (15) feet in width.
- (C) See Section 12-7.2.H, Height.
- (D) Maximum building height is two (2) stories and thirty-five (35) feet, measured at the highest point of the roof or roof peak. Section 12-7.2.H, Height applies to buildings over one-story.
- (E) Buildings shall be setback a minimum of fifty (50) feet from all public streets adjacent the perimeter of the business park development, as shown on the approved Preliminary Plan document.
- (F) Reference Easterwood Field Airport Zoning Ordinance regarding height limitations.

(Ord. No. [2012-3450](#), Pt. 1(Exh. C), 9-27-2012; Ord. No. [2013-3471](#), Pt. 1(Exh. B), (Exh. C), 1-10-2013)

Article 6. - Use Regulations

Sec. 12-6.3. - Types of Use.

C. **Use Table.**

Except where otherwise specifically provided herein, regulations governing the use of land and structures with the various zoning districts and classifications of planned developments are hereby established as shown in the following Use Table.

1. **Permitted Uses.**

A "P" indicates that a use is allowed by right in the respective district. Such uses are subject to all other applicable regulations of this UDO.

2. **Permitted Uses Subject to Specific Standards.**

A "P\*" indicates a use that will be permitted, provided that the use meets the provisions in Section 12-6.4, Specific Use Standards. Such uses are also subject to all other applicable regulations of this UDO.

3. **Conditional Uses.**

A "C" indicates a use that is allowed only where a conditional use permit is approved by the City Council. The Council may require that the use meet the additional standards enumerated in Section 12-6.4, Specific Use Standards. Conditional uses are subject to all other applicable regulations of this UDO.

[Click here to access a PDF version of the Use Table.](#)

USE TABLE	Residential Districts	Non-Residential Districts	Retired Districts	Design Districts
-----------	-----------------------	---------------------------	-------------------	------------------

Specific Uses	R	WE	E	WRS	RS	GS	T**	D**	MF**	MU**	MHP**	P-MUD**	O	SC	WC	GC	CI	BP	BPI	CU	NAP	R-1B	R-4**	R-6**	C-3**	M-1	M-2	R&D**	WPC**	NG-1**	NG-2**	NG-3**
---------------	---	----	---	-----	----	----	-----	-----	------	------	-------	---------	---	----	----	----	----	----	-----	----	-----	------	-------	-------	-------	-----	-----	-------	-------	--------	--------	--------

**KEY: P** = Permitted by Right; **P\*** = Permitted Subject to Specific Use Standards  
**C** = Conditional Use; **\*\*** = District with Supplemental Standards (refer to Article 5)

**RESIDENTIAL**

Boarding and Rooming House									P		P												P	P									P
Extended Care Facility/Convalescent/Nursing Home									P		P					P	P						P	P					P				
Dormitory									P	P	P												P	P						P	P	P	
Duplex								P			P												P	P									
Fraternity/Sorority									P														P	P						P	P	P	
Manufactured Home	P*		P*								P*																						
Mixed-Use Structure									P	P	P																		P	P	P	P	
Multi-Family									P	P	P												P	P					C <sub>1</sub>	P	P	P	
Multi-Family built prior to January 2002									P	P													P	P					P	P	P	P	















Per Ordinance No. 3280 (September 9, 2010)  
Per Ordinance No. 2011-3312 (January 27, 2011)

(Ord. No. [2012-3449](#), Pt. 1(Exh. G), 9-27-2012; Ord. No. [2012-3450](#), Pt. 1(Exh. D), 9-27-2012;  
Ord. No. [2013-3510](#), Pt. 1(Exh. A), 7-25-2013; Ord. No. [2013-3521](#), Pt. 1(Exh. H), 9-12-2013;  
Ord. No. [2014-3624](#), Pt. 1(Exh. G), 12-18-2014; Ord. No. [2015-3655](#), Pt. 1(Exh. A), 4-23-2015;  
Ord. No. [2015-3708](#), Pt. 1(Exh. B), 10-8-2015)

#### Sec. 12-6.4. – Specific Use Standards

##### F. **Dry Cleaners/Laundry.**

All activity must be wholly contained within a building or tenant space not to exceed three thousand (3,000) square feet in size.

##### G. **Fuel Sales.**

11. In WC Wellborn Commercial, Fuel Sales will be considered a permitted land use on properties with existing Fuel Sales as of April 14, 2011.

##### Q. **Restaurant.**

1. In C-3 Light Commercial, SC Suburban Commercial, and Wellborn Commercial, drive-ins and drive-thrus are prohibited.

2. In C-3 Light Commercial, the maximum size shall be two thousand five hundred (2,500) square feet. ~~In C-3 Light Commercial and SC Suburban Commercial, drive-ins and drive-thrus are prohibited.~~

32. In SC Suburban Commercial and WC Wellborn Commercial, restaurants (including waiting and outdoor dining areas) may not exceed eight thousand (8,000) square feet and are permitted at the following maximum sizes based on adjacent thoroughfare and access:

- a. Freeway/Expressway and Four- or Six-Lane Major Arterial: Eight thousand (8,000) square feet;
- b. Four-Lane Minor Arterial and Four-Lane Major Collector: Seven thousand (7,000) square feet; or
- c. Two-Lane Major Collector and smaller: Five thousand (5,000) square feet.

43. In SC Suburban Commercial and WC Wellborn Commercial, restaurants shall not locate outdoor seating or playgrounds between the structure and a single-family land use and zoning.

##### R. **Sales and Service (Retail and Wholesale).**

The following Sales Matrix shall be used to determine the most appropriate zoning district for sales and service uses.

Retail.....SALES.....Wholesale	GC General Commercial	CI Commercial -Industrial
	GC General Commercial	CI Commercial-Industrial
	Minor.....	STORAGE.....Major

- ~~1.~~ ~~4.~~ Storage is allowed in GC if the square feet of storage is less than fifty (50) percent of the total ~~physical space~~gross building area, exclusive of office areas.
2. Storage is allowed in WC if the square feet of storage is less than fifty (50) percent of total physical space.
32. Sales are allowed in CI if the square feet of sales is less than fifty (50) percent of the total physical spacegross building area, exclusive of office area.
43. Each sales use in a shopping center must meet the storage square-foot criteria above to be permitted in that zoning district.
54. In SC Suburban Commercial, Gross Floor Area of a single structure shall not exceed fifteen thousand (15,000) square feet.
6. In WC Wellborn Commercial, Gross Floor Area of a single structure shall not exceed ten thousand (10,000) square feet.

U. **Storage (Self-Service).**

3. In WC Wellborn Commercial, Self-Service Storage will be considered a permitted land use on properties with existing Self-Service Storage as of April 14, 2011.

AB. **Retail Sales and Service.**

1. In SC Suburban Commercial, Gross Floor Area of a single structure shall not exceed fifteen thousand (15,000) square feet.
2. In WC Wellborn Commercial, Gross Floor Area of a single structure shall not exceed ten thousand (10,000) square feet.

Article 7. - General Development Standards

Sec. 12-7.2. - General Provisions.

H. **Height.**

2. **Single-Family Protection.**

- e. In addition to the height limitations recited in this subsection, the following height limitations apply in SC Suburban Commercial and WC Wellborn Commercial zoning:
  1. No building may exceed two (2) stories;
  2. Maximum eave height is twenty-four (24) feet;

3. Maximum overall height to peak of roof is thirty-five (35) feet;
4. Any structure with an eave height over fifteen (15) feet will be constructed to resemble a two-story façade;
5. Buildings located closest to single-family land use or zoning and within fifty (50) feet of the property line are limited to one-story in height with an eave maximum of twelve (12) feet;
6. An eave maximum of fourteen (14) feet in height is permitted when mechanical equipment is housed within a mezzanine; and
7. Section 12-7.2.H.2, Single-family Protection, applies to all two-story structures within fifty (50) feet of single-family property line.

**K. Pedestrian Facilities.**

1. In SC Suburban Commercial and WC Wellborn Commercial districts, pedestrian connections adjacent to residential areas shall be provided as determined by the Administrator so as to enhance pedestrian, bicycle mobility, and connectivity.

Sec. 12-7.3. - Off-Street Parking Standards.

**C. Dimensions, Access, and Location.**

12. In SC Suburban Commercial and WC Wellborn Commercial districts, parking shall not be located between the structure and an adjacent single-family use or zoning district. Drive aisles and service aisles shall be permitted between the structures and an adjacent single-family use or zoning district.

**H. Number of Off-Street Parking Spaces Required.**

**MINIMUM OFF-STREET PARKING REQUIREMENTS**

Use	Unit	Spaces/ Unit	Plus Spaces For:
Airport	As determined by the Administrator		
Banks	250 s.f.	1.0	
Bowling Alley	As determined by the Administrator		
Bus Depot	As determined by the Administrator		
Car Wash (Self-Serve)	Wash Bay	1.0	1.0 space per vacuum bay
Church	Seat	0.33*	

Convalescent Home/Hospital	Bed	0.5	
Duplex Dwelling:			
1 & 2 Bedroom	DU	2.0	
3+ Bedroom	BR	1.0	
Dormitory	Bed	0.75	
Day Care Center	250 s.f.	1.0	
Fraternal Lodge	75 s.f.	1.0	
Fraternity/Sorority House	Person	1.0	1/30 s.f. meeting room
Freight Station	As determined by the Administrator		
Funeral Parlor	Seat	0.33	
Furniture Sales, Freestanding	350 s.f.	1.0	
Golf Driving Range	Tee Station	1.0	
Health Club/Sports Facility	As determined by the Administrator		
Gasoline and Fuel Service	300 s.f.	1.0	
Group Housing	BR	2.0	As determined by the Administrator
Health Studio	150 s.f.	1.0	
Hospital	As determined by the Administrator		
Hotel/Motel	DU	1.0	1/200 s.f. meeting room

HUD-Code Manu. Home	DU	2.0	
Laundry	150 s.f.	1.0	
Motor Vehicle Sales/Service:			
Office/Sales Area	250 s.f.	1.0	
Service Area	200 s.f.	1.0	
Medical or Dental Clinic < 20,000 s.f.	200 s.f.	1.0	
Mixed-Use Structure****	250 s.f. of non-residential portion of structure	1.0	1/BR, including residential DU and hotel/motel DU
Multi-Family Dwelling:			
1 Bedroom	BR	1.5	
2 Bedroom	BR	1.5	
2 Bedroom (ea. BR < 130 s.f.)	BR	1.25	
3 + Bedroom	BR	1.0	
Night Club	50 s.f.	1.0	
Office Building	250 s.f.	1.0	
Personal Service Shop	250 s.f.	1.0	
Priv. School or Comm. Studio	100 s.f.	1.0	
Retail Sales & Service:			
GC, SC, <u>WC</u> , C-3	250 s.f.	1.0	

CI	350 s.f.	1.0	
Restaurant (w/o drive-through)	65 s.f.	1.0	
Restaurant (w/drive-through)	100 s.f.	1.0	
Rooming/Boarding House	Person	1.0	
Sales Display	250 s.f.	1.0	
Single-Family Dwelling	BR***	1.0*** (minimum of 2 with no more than 4 total spaces required per dwelling)	
Single-Unit Dwelling	BR	1.0	
Shopping Center**:			
GC, SC, <u>WC</u> , C-3	250 s.f.	1.0	
CI	350 s.f.	1.0	
Townhouse	BR***	1.0*** (minimum of 2 with no more than 4 total spaces required per dwelling)	
Theater	Seat	0.25	
Truck Terminal	As determined by the Administrator		
Two-Dwelling Unit	BR	1.0	
Veterinary Clinic	300 s.f.	1.0	
Warehouse	1,000 s.f.	1.0	

"s.f." = square footage. "DU" = Dwelling Unit. "BR" = Bedroom.

\* Overflow parking above required parking spaces may be grassed rather than paved. All unpaved spaces shall be shown on site plan and organized for efficient traffic circulation using wheel stops and other appropriate measures as required by the Administrator.

\*\* No more than twenty-five (25) percent of any shopping center square footage shall be utilized for intense uses (uses that, individually, have a parking requirement greater than 1:250 in GC or SC, or WC, and 1:350 in CI unless additional parking is provided in accordance with the above requirements for that square footage of such uses in excess of twenty-five (25) percent. Mixed-Use structures located in MU and MF districts are exempt from this requirement.

\*\*\* All single-family and townhouse uses, at the time of construction, redevelopment, or when an addition to the number of existing bedrooms is completed, shall come into compliance with the minimum off-street parking requirements. Garages that meet minimum dimensional standards may be counted towards parking requirements.

Sec. 12-7.5. - Signs.

C. Summary of Permitted Signs.

The following signs are permitted in the relevant zoning districts of the City:

	R	WE	E	WRS	RS	R-1B	GS	D	T	MF	MU	R-4	R-6	MHP	O	SC	WC	GC	CI	C-3	BP	BPI	R&D	M-1	M-2
Apartment/ Condominium /Manufacture d Home Park Identification Signs										X	....	X	X	X											
Area Identification/ Subdivision Signs	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Attached Signs***										X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Campus Wayfinding Signs										X	X				X	X	X	X	X		X	X	X		
Commercial Banners***										X	X	X	X		X	X	X	X	X	X	X	X	X	X	X
Development Signs	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X



**F. Minimum Buffer Standards.**

The buffer requirements are designed to permit and encourage flexibility in the widths of buffer yards, the number of plants required in the buffer yard, and opaque screens. Standard buffer requirements are depicted in the table below. The numbers shown are the required buffer widths.

DEVELOPING USE (Classification)	ABUTTING PARCEL* (Use more restrictive of the zoning or the developed use.)		
	Single-Family Residential (ii)	Multi-Family Residential (i)	Non-Residential (iii)
Single-family (ii)	N/A	N/A	N/A
Multi-Family (i) (iii)	10' (1)	N/A	N/A
Office	10' (1)	N/A	N/A
Commercial	15' (2)	10' (1)	N/A
Industrial	25' (2)	15' (2)	5'
Suburban Commercial/ <u>Wellborn Commercial</u>	20' (1)	N/A	N/A
Business Park	50' (2)	15' (2)	5'
Business Park Industrial	50' (2)	30' (2)	10'**
SOB	50' (2)	50' (2)	50' (2)

(1) Includes duplexes.

(2) Includes manufactured homes, mobile homes, manufactured home parks, and townhouses.

(3) Includes commercial and other non-residential uses developed in the MF Multi-Family district.

\* When an abutting parcel is vacant and zoned R Rural, the Administrator shall use the future land use of the property as designated on the Comprehensive Land Use Plan in lieu of the zoning category in determining the buffer requirement.

\*\* When an abutting parcel is zoned BP Business Park or BPI Business Park Industrial, the buffer width shall be reduced to five feet (5').

(1) Fence

(2) Wall

1. **Buffer Yards.**

c. In SC Suburban Commercial and WC Wellborn Commercial:

1. Buffer ~~width and~~ required plantings shall be doubled along property lines adjacent to single-family residential zoning or land use. In lieu of a fence, plantings may be tripled.
2. When adjacent to single-family use, zoning, or future Land Use and Character designation, a buffer wall is required for the length of any adjacent parking, loading areas, or dumpster uses (including required maneuvering space).

Sec. 12-7.8. - Solid Waste.

C. **Guidelines.**

11. In SC Suburban Commercial and WC Wellborn Commercial, consolidated sanitation service is required and shall be located furthest from single-family use or zoning. Notwithstanding the foregoing, it may be located adjacent to single-family if a buffer wall is used.

Sec. 12-7.10. - Non-Residential Architectural Standards.

C. **Standards for Non-Residential Structures.**

2. **Required Screening.**

b. In SC Suburban Commercial and WC Wellborn Commercial, roof-mounted mechanical equipment shall be screened from any right-of-way, public way, or adjacent property by either the roof itself (including within a cut-out) or by a false roof element (i.e. chimney, cupola). ~~In SC Suburban Commercial districts, c~~Components of a mechanical equipment system, such as vents or exhaust pipes, protruding from the roof that are no larger than twelve (12) inches in diameter nor exceeding the height of the roof line are not required to be screened, but must be painted to match the roof color.

3. **Building Mass and Design.**

b. **Building Entry Design.**

1. In order to provide a sense of arrival and shelter, public building entrances are to feature a protected entry through the use of an awning, canopy, porte-cochere, recessed entry or other similar architectural element.
2. Buildings that have multiple ground floor tenants or multiple primary building entrances shall have all entrances treated architecturally.

3. For all properties zoned WC Wellborn Commercial, the following additional standards shall apply:

- a. All buildings shall be required to provide a covered front porch along the full length of the public entry façade, projecting a minimum four (4) feet from the face of the building.
- b. All buildings that have frontage on Wellborn Road and/or Live Oak Street, shall have a public entry facing both rights-of-way.
- c. In cases where more than two facades require a public entrance, the administrator may determine which two facades require entrances.

c. **Architectural Relief.**

10. **Qualifying Architectural Relief Elements.**

- a. For all applicable properties other than those located in SC Suburban Commercial, WC Wellborn Commercial, and MU Mixed-Use districts, the following types of architectural relief may be utilized to meet the requirements of this section:
- b. For all properties zoned SC Suburban Commercial and WC Wellborn Commercial, the following types of architectural relief may be utilized to meet the requirements of this section:
  - 1) Decorative or functional window shutters;
  - 2) Covered front porch extending along at least fifty (50) percent of building façade and projecting a minimum of four (4) feet from the face of the building, if used on a façade where this feature is not already required;
  - 3) Eaves in excess of eighteen (18) inches, if used on a façade that does not have a covered front porch;
  - 4) Window planter boxes;
  - 5) Window canopy;
  - 6) Dormers;
  - 7) Transom windows;
  - 8) Decorative façade lighting;
  - 9) Chimneys or cupolas;
  - 10) Cross gables; ~~or~~
  - 11) Entry Portico or:-
  - 12) Horizontal articulation with a minimum depth of four (4) feet (WC Wellborn Commercial only).
- d. **Other Mass and Design Requirements.**
  - 1. For all properties zoned SC Suburban Commercial: Gross Floor Area of a single structure shall not exceed fifteen thousand (15,000) square feet in area.
  - 2. For all properties zoned WC Wellborn Commercial: Gross Floor Area of a single structure shall not exceed ten thousand (10,000) square feet in area.
  - 32. For all properties zoned MU Mixed-Use:
    - a. The ground-floor shall have a minimum floor-to-ceiling height of twelve (12) feet.
    - b. The commercial portions of any façade facing a public right-of-way, street, or public way shall be at least thirty (30) percent transparent between zero (0) feet and eight (8) feet above ground level.
    - c. Public entry is required on all façades facing a public right-of-way, street, or public way. In the event that more than two (2) façades require a public entrance, the Administrator may determine which two (2) façades require entrances. The Administrator may also forward the question to the Design Review Board for any reason.
    - d. Loading docks, overhead doors and service entries shall not be located on a façade facing a public right-of-way, street, or public way. In the case that more than two (2) façades face a public right-of-way, street, or public way, the Administrator shall determine the most appropriate façade for such activities.
- e. **Roof and Roofline Design.**

3. For all properties zoned SC Suburban Commercial and WC Wellborn Commercial: Roofs shall be similar to residential roof types. Flat roofs are not permitted. Shed roofs are only permitted as part of a peaked roof network. A peaked parapet is permitted if it gives the appearance of a pitched roof from all sides. Roof slope must be a maximum of 8:12 and a minimum of 4:12.

**4. Building Materials.**

- c. The following building materials are allowed on all façades subject to the following limitations:
  1. Stucco, EIFS, high build textured paint on concrete to simulate the appearance of stucco, split-face concrete masonry that does not simulate brick or stone, fiber cement siding, reflective glass, or any material equivalent in appearance and quality as determined by the Design Review Board, shall not cover more than seventy-five (75) percent of any façade.
  2. Wood or cedar siding, stainless steel, chrome, standing seam metal, premium grade architectural metal, or architecturally finished metal panels (not corrugated metal) shall not cover more than thirty (30) percent of any façade.
  3. Tile or smooth face, tinted concrete blocks shall only be used as an accent and shall not cover more than ten (10) percent of any façade.
  4. Painted metal panel siding is allowed without limitation on a rear façade of a building when the façade is not visible from a right-of-way, parkland, greenway, or any residential area.
  5. Galvanized steel and painted steel are allowed on doors, including roll-up doors.
  6. Metal, standing seam metal, architectural metal or steel may be used as a roof and or canopy/awnings with no limitation on percentage.
  7. In WC Wellborn Commercial wood or cedar siding shall not cover more than seventy-five (75) percent of any façade and reflective glass shall not cover more than thirty (30) percent of any façade.

Sec. 12-7.11. - Outdoor Lighting Standards.

**C. Specific Lighting Requirements.**

The following specific lighting requirements apply:

3. For properties zoned SC Suburban Commercial and WC Wellborn Commercial, site and parking lot lighting fixtures may not exceed the eave height of the building to which they principally relate, with a maximum height limit of twenty (20) feet; and

Sec. 12-7.13. - Traffic Impact Analyses.

**B. Definitions.**

**1. Trip Generation Rates.**

<b>Table 1</b>				
<b>Trip Generation: Residential Land Uses</b>				
<b>Zoning Classification</b>	<b>Maximum Units/Acre</b>	<b>ITE Land Use Code</b>	<b>Trip Rate / Unit</b>	<b>Trip Rate / Acre</b>

R-4	20.0	220	0.62	12.4
R-6	30.0	220	0.62	18.6
<u>MU</u>	<u>30</u>	<u>220</u>	<u>.62</u>	<u>18.6</u>
<u>MF</u>	<u>Determined by Administrator</u>			
MHP	Determined by Administrator			
P-MUD	Determined by Administrator			

Table 2 Trip Generation: Non-Residential Land Uses				
Zoning Classification	Maximum Units/Acre*	ITE Land Use Code	Trip Rate / KSF	Trip Rate / Acre
O	16,000 sf	710	1.55	25
SC	11,000 sf	820	3.75	40
<u>WC</u>	<u>11,000 sf</u>	<u>820</u>	<u>3.75</u>	<u>40</u>
GC	13,500 sf	820	3.75	50
CI	16,000 sf	710	1.55	25
BP	N/A	130	0.85	8.85
BPI	N/A	770	1.43	19
CU	Determined by Administrator			
PDD	Determined by Administrator			

\* Density maximum calculated based on existing (2007) developments in the City of College Station.

<p style="text-align: center;"><b>Table 3</b> <b>Trip Generation: Retired Land Uses</b></p>				
Zoning Classification	Maximum Units/Acre*	ITE Land Use Code	Trip Rate / KSF	Trip Rate / Acre
<u>R-4</u>	<u>20.0</u>	<u>220</u>	<u>0.62</u>	<u>12.4</u>
<u>R-6</u>	<u>30.0</u>	<u>220</u>	<u>0.62</u>	<u>18.6</u>
C-3	11,000 sf	820	3.75	40
R&D	N/A	760	N/A	16.8
M-1	N/A	110	N/A	7.5
M-2	N/A	120	N/A	2.2

**C. Applicability.**

**1. Zoning TIA.**

Any zoning request, except for certain "redevelopment" areas, requests for R, WE, E, WRS, RS, GS, R-4B, D, or T zoning classifications which is expected to generate at least one hundred fifty (150) vehicle trips during any peak hour period requires a TIA. Where the Comprehensive Plan designates a property as "Redevelopment" a TIA is required if the zoning request is expected to generate at least one hundred fifty (150) vehicle trips during any peak hour period more than those generated by the currently approved use(s) on the property. A zoning request involving multiple zoning districts is required to have a TIA based on the total traffic generated for all the proposed districts. A TIA may be required for a zoning request that generates less than one hundred fifty (150) trips in the peak hour, where the peaking characteristics could have a detrimental impact on the transportation system as determined by the Administrator.

A TIA shall be required unless the applicant demonstrates to the satisfaction of the Administrator that a TIA is not necessary for the proposed rezoning request. In cases where a TIA is required, the rezoning application will be considered incomplete until the TIA is submitted.

Article 8. - Subdivision Design and Improvements

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

**4. Cluster Development.**

**e. Specific District Standards.**

**1. Wellborn Estate –**

- a. Lot Size. The minimum lot size is one (1) acre as long as individual lot sizes are adequate to meet all other required density, district, and development standards. There is no set minimum lot width or depth requirement within a cluster development, except as noted below. Subdivisions with all lots over one acre and lot widths of one hundred (100) feet may use rural character roads.
- b. Setbacks and Building Separations. The minimum setback standards of the base zoning district apply along the perimeter of a cluster development. All detached structures within a cluster development must be separated by a minimum distance of ten (10) feet.

**2. Estate -**

- a. **Lot Size.** The minimum average lot size is twenty thousand (20,000) square feet with an absolute minimum lot size of ten thousand (10,000) square feet as long as individual lot sizes are adequate to meet all other required density, district, and development standards. There is no set minimum lot width or depth requirement within a cluster development, except as noted below. Subdivisions with all lots over twenty thousand (20,000) square feet and lot widths of one hundred (100) feet may use rural character roads. Subdivisions containing any lots below twenty thousand (20,000) square feet must use urban street standards.
- b. **Setbacks and Building Separations.** The minimum setback standards of the base zoning district apply along the perimeter of a cluster development. All detached structures within a cluster development must be separated by a minimum distance of ten (10) feet.
- c. In the Wellborn Community Plan area, the cluster option may be used only in the area designated Wellborn Preserve-Open on the Comprehensive Plan Land Use and Character Map.

**3. Wellborn Restricted Suburban**

- a. Lot Size. The minimum average lot size is eight thousand (8,000) square feet as long as individual lot sizes are adequate to meet all other required density, district, and development standards. There is no set minimum lot width or depth requirement within a cluster development.
- b. Setbacks and Building Separations. The minimum setback standards of the base zoning district apply along the perimeter of a cluster development. All detached structures within a cluster development must be separated by a minimum distance of ten (10) feet.

**42. Restricted Suburban -**

- a. **Lot Size.** The minimum average lot size is eight thousand (8,000) square feet with an absolute minimum lot size of six thousand five hundred (6,500) square feet as long as individual lot sizes are adequate to meet all other required density, district, and development standards. There is no set minimum lot width or depth requirement within a cluster development.
- b. **Setbacks and Building Separations.** The minimum setback standards of the base zoning district apply along the perimeter of a cluster development. All detached structures within a cluster development must be separated by a minimum distance of ten (10) feet.

**53. General Suburban -**

- a. **Lot Size.** The minimum lot size is three thousand seven hundred fifty (3,750) square feet as long as individual lot sizes are adequate to meet all other required density, district, and development standards. There is no set minimum lot width or depth requirement within a cluster development.

b. **Setbacks and Building Separations.**

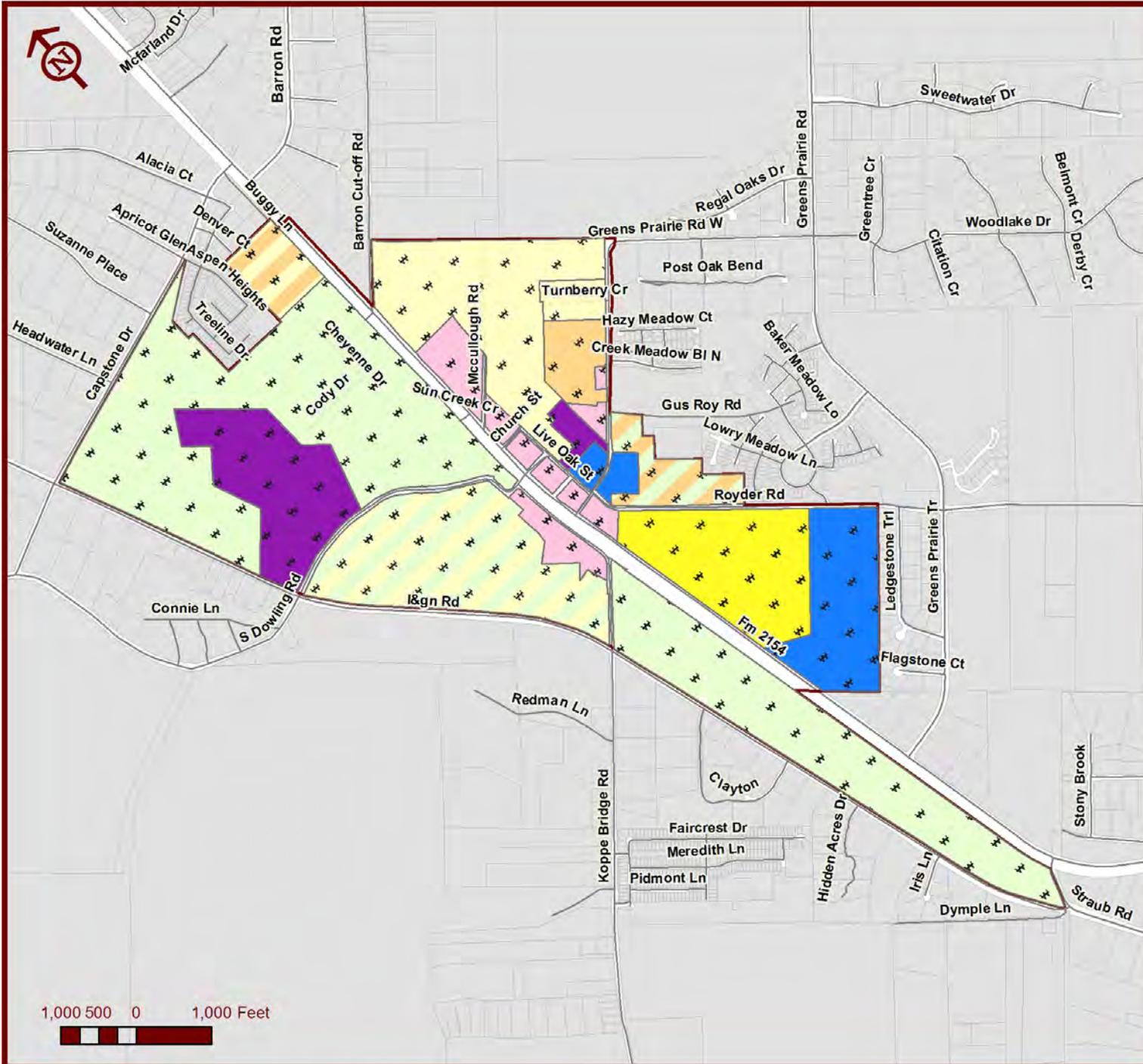
The minimum setback standards of the base zoning district apply along the perimeter of a cluster development. All detached structures within a cluster development must be separated by a minimum distance of ten (10) feet.

c. In the Wellborn Community Plan area, the cluster option is not permitted.

Wellborn  
Community Plan

Map 2.1

Proposed  
Future Land Use &  
Character Map



- Landuse
- Wellborn Business Park
  - Wellborn Commercial
  - Wellborn Institutional/Public
  - Wellborn Rural
  - Wellborn Preserve
  - Wellborn Preserve - Open
  - Wellborn Estate
  - Wellborn Estate - Open
  - Wellborn Restricted Suburban
  - Wellborn Suburban
  - Planning Area

