



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, July 21, 2016

5:30 PM

City Hall Council Chambers

1. Call the meeting to order.
2. [16-0438](#) Presentation, possible action, and discussion regarding the Water and Wastewater Impact Fee Advisory Committee reviewing and making a recommendation on Maximum Calculated Water and Wastewater Impact Fees.

Sponsors: Gibbs
3. [16-0440](#) Presentation, possible action, and discussion regarding the Roadway Impact Fee Advisory Committee reviewing and making a recommendation on the Maximum Calculated Roadway Impact Fees.

Sponsors: Gibbs
4. Discussion of consent and regular agenda items.
5. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev
6. [16-0426](#) Discussion of Minor and Amending Plat approved by Staff.
*Final Plat ~ Minor Plat ~ Ponderosa Place Phase 1 ~ Case #FPCO2016-000011 (Bombek)
*Final Plat ~ Minor Plat ~ Tower Point Phase 7B Block 3, Lots 19A & 20A ~ Case #FPCO2016-000012 (Lazo)
7. [16-0446](#) Presentation, possible action, and discussion regarding the status of items within the 2016 P&Z Plan of Work. (see attached)

Sponsors: Bombek

Attachments: [2016 Plan of Work](#)
8. [16-0429](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, July 28, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison - Burns)
*Thursday, August 4, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

9. [16-0428](#) Presentation, possible action, and discussion regarding an update on the following items:
- *A Rezoning for approximately six acres located at 3451 Barron Cut-Off Road from R Rural to GS General Suburban. The Planning & Zoning Commission heard this item on June 16, 2016 and voted (6-0) to recommend approval. City Council heard this item on July 14, 2016 and voted (6-0-1) to approve the request.
 - *A Comprehensive Plan Amendment for approximately five acres located at 404 Harvey Mitchell Parkway South from Suburban Commercial to Urban. The Planning & Zoning Commission heard this item on June 16, 2016 and voted (6-0) to recommend approval. The City Council heard this item on July 14, 2016 and the vote to approve the request failed (3-4).
 - *A Resolution approving the land use assumptions and capital improvement plan for water and wastewater impact fees. The Water and Wastewater Impact Fee Advisory Committee heard this item at the June 2, 2016 Workshop Meeting and found the assumptions and plan reasonable as recorded in the Planning and Zoning Commission Minutes. The City Council heard this item and conducted a public hearing on July 14, 2016 and voted (7-0) to approve the resolution.
 - *A Resolution approving the land use assumptions and capital improvement plan for roadway impact fees. The Roadway Impact Fee Advisory Committee heard this item at the June 2, 2016 Workshop Meeting and found the assumptions and plan reasonable as recorded in the Planning and Zoning Commission Minutes. The City Council heard this item and conducted a public hearing on July 14, 2016 and voted (7-0) to approve the resolution.
10. Discussion, review and possible action regarding the following meetings: Design Review Board, BioCorridor Board.
11. Discussion and possible action on future agenda items - A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
12. Adjourn.

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

APPROVED

City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on July 15, 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 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 #: 16-0438 **Version:** 2 **Name:** Water and Wastewater Maximum Calculated Impact Fees

Type: Updates **Status:** Agenda Ready

File created: 7/13/2016 **In control:** Planning and Zoning Commission Workshop

On agenda: 7/21/2016 **Final action:**

Title: Presentation, possible action, and discussion regarding the Water and Wastewater Impact Fee Advisory Committee reviewing and making a recommendation on Maximum Calculated Water and Wastewater Impact Fees.

Sponsors: Alan Gibbs

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the Water and Wastewater Impact Fee Advisory Committee reviewing and making a recommendation on Maximum Calculated Water and Wastewater Impact Fees.



Legislation Details (With Text)

File #: 16-0440 **Version:** 2 **Name:** Roadway Maximum Calculated Impact Fees
Type: Updates **Status:** Agenda Ready
File created: 7/13/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 7/21/2016 **Final action:**
Title: Presentation, possible action, and discussion regarding the Roadway Impact Fee Advisory Committee reviewing and making a recommendation on the Maximum Calculated Roadway Impact Fees.
Sponsors: Alan Gibbs
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the Roadway Impact Fee Advisory Committee reviewing and making a recommendation on the Maximum Calculated Roadway Impact Fees.



Legislation Details (With Text)

File #: 16-0426 **Version:** 1 **Name:** Minor / Amending Plats
Type: Updates **Status:** Agenda Ready
File created: 7/11/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 7/21/2016 **Final action:**
Title: Discussion of Minor and Amending Plat approved by Staff.
*Final Plat ~ Minor Plat ~ Ponderosa Place Phase 1 ~ Case #FPCO2016-000011 (Bombek)
*Final Plat ~ Minor Plat ~ Tower Point Phase 7B Block 3, Lots 19A & 20A ~ Case #FPCO2016-000012 (Lazo)

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Discussion of Minor and Amending Plat approved by Staff.
*Final Plat ~ Minor Plat ~ Ponderosa Place Phase 1 ~ Case #FPCO2016-000011 (Bombek)
*Final Plat ~ Minor Plat ~ Tower Point Phase 7B Block 3, Lots 19A & 20A ~ Case #FPCO2016-000012 (Lazo)



Legislation Details (With Text)

File #: 16-0446 **Version:** 2 **Name:** P&Z Plan of Work
Type: Updates **Status:** Agenda Ready
File created: 7/14/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 7/21/2016 **Final action:**
Title: Presentation, possible action, and discussion regarding the status of items within 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
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Presentation, possible action, and discussion regarding the status of items within the 2016 P&Z Plan of Work. (see attached)

2016 Planning & Zoning Commission Plan of Work

Comprehensive Plan Items

Implementation of Adopted Plans	
<p><i>Summary:</i> Implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Central College Station, Eastgate, Southside Area, Wellborn Community, and South Knoll Area neighborhood plans, and Bicycle, Pedestrian & Greenways, Parks and Recreation, Water, Waste Water, Medical District, and Economic Development master plans.</p>	<p><i>Project Dates:</i></p>
Staff Assigned: P&DS Staff	Anticipated Completion:
Review of Adopted Plans	
<p><i>Summary:</i> After action review of adopted planning areas, specifically Northgate, BioCorridor, and Medical Districts. 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:
Update on Wastewater Master Plan	
<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:

Impact Fees for Water, Wastewater, and Roadways	
<p><i>Summary:</i> Engineering consultants have been engaged and impact fee studies are underway. Council recently appointed the P&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> 7/21/16: IFAC to review calculation of maximum impact fees</p>
Staff Assigned: City Staff	Anticipated Completion:

* <u>Annexation</u> Task Force Implementation	
<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>
Staff Assigned: L. Simms	Anticipated Initiation:

Neighborhood Integrity Items

*Traffic Calming Toolkit	
<i>Summary:</i> Receive information regarding the current traffic calming policy, including updates as recommended by the Council Transportation and Mobility Committee. Additionally receive update on the implementation of the traffic calming toolbox created by the Neighborhood Transportation Task Force.	<i>Project Dates:</i>
Staff Assigned: Danielle Singh	Anticipated Initiation:

Traffic Impact Analysis for Single-Family Development	
<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:

Student Housing in Established Single-Family Neighborhoods	
<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

Update on Landscaping Requirements for Single-Family Developments	
<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

Wellborn Zoning Districts	
<i>Summary:</i> Implement the Wellborn Community Plan by creating new or modified zoning districts as described in the Plan.	<i>Project Dates:</i> 7/28/16: City Council to consider UDO amendment for zoning districts 6/16/16: P&Z recommended approval of UDO amendment for zoning districts
Staff Assigned: J. Bullock	Anticipated Initiation:

Sign Ordinance Revisions	
<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:

Update on Off-Street Parking Requirements	
<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:

*Research Multi-Family Zoning Options	
<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

Pre-Application Conference Overview	
<i>Summary:</i> Provide an update on the Pre-Application Conference process.	<i>Project Dates:</i> 07/07/16 Provide an overview of the PAC Process and provide an update on the PAC survey.
Staff Assigned: Bombek	Anticipated Completion:

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

Economic Development Updates	
<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> 6/16/2016 Economic development efforts and land availability for commercial uses, Presentation at P&Z Workshop.
Staff Assigned: City Staff	Anticipated Initiation:



Legislation Details (With Text)

File #: 16-0429 **Version:** 1 **Name:** Calendar of Upcoming Meetings
Type: Updates **Status:** Agenda Ready
File created: 7/11/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 7/21/2016 **Final action:**
Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, July 28, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and
Regular 7:00 p.m. (Liaison - Burns)
*Thursday, August 4, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular
7:00 p.m.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, July 28, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and
Regular 7:00 p.m. (Liaison - Burns)
*Thursday, August 4, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular
7:00 p.m.



Legislation Details (With Text)

File #: 16-0428 **Version:** 1 **Name:** Update on Items Heard

Type: Updates **Status:** Agenda Ready

File created: 7/11/2016 **In control:** Planning and Zoning Commission Workshop

On agenda: 7/21/2016 **Final action:**

Title: Presentation, possible action, and discussion regarding an update on the following items:
 *A Rezoning for approximately six acres located at 3451 Barron Cut-Off Road from R Rural to GS General Suburban. The Planning & Zoning Commission heard this item on June 16, 2016 and voted (6-0) to recommend approval. City Council heard this item on July 14, 2016 and voted (6-0-1) to approve the request.
 *A Comprehensive Plan Amendment for approximately five acres located at 404 Harvey Mitchell Parkway South from Suburban Commercial to Urban. The Planning & Zoning Commission heard this item on June 16, 2016 and voted (6-0) to recommend approval. The City Council heard this item on July 14, 2016 and the vote to approve the request failed (3-4).
 *A Resolution approving the land use assumptions and capital improvement plan for water and wastewater impact fees. The Water and Wastewater Impact Fee Advisory Committee heard this item at the June 2, 2016 Workshop Meeting and found the assumptions and plan reasonable as recorded in the Planning and Zoning Commission Minutes. The City Council heard this item and conducted a public hearing on July 14, 2016 and voted (7-0) to approve the resolution.
 *A Resolution approving the land use assumptions and capital improvement plan for roadway impact fees. The Roadway Impact Fee Advisory Committee heard this item at the June 2, 2016 Workshop Meeting and found the assumptions and plan reasonable as recorded in the Planning and Zoning Commission Minutes. The City Council heard this item and conducted a public hearing on July 14, 2016 and voted (7-0) to approve the resolution.

Sponsors:

Indexes:

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Presentation, possible action, and discussion regarding an update on the following items:
 *A Rezoning for approximately six acres located at 3451 Barron Cut-Off Road from R Rural to GS General Suburban. The Planning & Zoning Commission heard this item on June 16, 2016 and voted (6-0) to recommend approval. City Council heard this item on July 14, 2016 and voted (6-0-1 with Councilwoman Schultz abstaining) to approve the request.
 *A Comprehensive Plan Amendment for approximately five acres located at 404 Harvey Mitchell Parkway South from Suburban Commercial to Urban. The Planning & Zoning Commission heard this item on June 16, 2016 and voted (6-0) to recommend approval. The City Council heard this item on July 14, 2016 and motion to approve failed (3-4).
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 *A Resolution approving the land use assumptions and capital improvement plan for roadway impact

fees. The Roadway Impact Fee Advisory Committee heard this item at the June 2, 2016 Workshop Meeting and found the assumptions and plan reasonable as recorded in the Planning and Zoning Commission Minutes. The City Council heard this item and conducted a public hearing on July 14, 2016 and voted (7-0) to approve the resolution.



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, July 21, 2016

7:00 PM

City Hall Council Chambers

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

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

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

4. Consent Agenda

- 4.1** [16-0398](#) Consideration, possible action, and discussion on Absence Requests from meetings.
*Jim Ross ~ July 21, 2016

Attachments: [Jim Ross](#)

- 4.2** [16-0427](#) Consideration, possible action, and discussion to approve meeting minutes.
*July 7, 2016 ~ Workshop
*July 7, 2016 ~ Regular

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

- 4.3** [16-0433](#) Presentation, possible action, and discussion regarding a Final Plat

for Indian Lakes Subdivision Phase 23 consisting of 14 residential lots and one common area on approximately 46.712 acres located along the future Chaco Canyon Drive, generally located east of Indian Lakes Drive and south of Calusa Springs Drive. Case #FP2016-000004

Sponsors: Bombek

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

- 4.4 [16-0412](#) Presentation, possible action, and discussion regarding a Preliminary Plan for Duck Haven Phase 9 consisting of 9 residential lots on approximately 12.82 acres located at southwest corner of FM 2154 and Drake Drive. Case #PP2016-000011

Sponsors: Paz

Attachments: [Staff Report Duck Haven Ph. 9](#)
[Application](#)
[Preliminary Plan](#)

Regular Agenda

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

6. [16-0399](#) Presentation, possible action, and discussion regarding waiver requests to Unified Development Section 12-8.3.E 'Blocks' and Section 12-8.4.C.3 'Street Projections' and a presentation, possible action, and discussion regarding a Preliminary Plan for Aggieland Business Park consisting of 28 commercial lots on approximately 79 acres located at 6001 Imperial Loop, generally located at the southwest intersection of Dynasty Drive and FM 60 Raymond Stotzer Parkway. Case #PP2015-000015

Sponsors: Thomas

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

7. [16-0425](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan-Future Land Use & Character Map from Estate and Suburban Commercial to Restricted Suburban for approximately 16 acres located 8607 Rock Prairie Road, generally located north of Rock Prairie Road and west of William D. Fitch Parkway. Case # CPA2016-000004

Sponsors: Paz

Attachments: [CPA2016-00004 Staff Report](#)
[Application](#)
[Comp Plan Amendment Exhibit](#)
[Letter of Support - Olden 2505 Olden Ln](#)

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.

9. 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 July 15, 2016 at 5:00 p.m.

City Secretary

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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 #: 16-0398 **Version:** 1 **Name:** Absence Request
Type: Absence Request **Status:** Agenda Ready
File created: 6/27/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 7/21/2016 **Final action:**
Title: Consideration, possible action, and discussion on Absence Requests from meetings.
*Jim Ross ~ July 21, 2016

Sponsors:

Indexes:

Code sections:

Attachments: [Jim Ross](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion on Absence Requests from meetings.
*Jim Ross ~ July 21, 2016



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Jim Ross

Request Submitted on June 27, 2016

I will not be in attendance at the meeting on July 21, 2016
for the reason specified: (Date)

Kristen,

I will be out of state and have to miss both meetings in July.

Thanks!

Jim Ross

Signature Jim Ross



Legislation Details (With Text)

File #: 16-0427 **Version:** 1 **Name:** Minutes
Type: Minutes **Status:** Agenda Ready
File created: 7/11/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 7/21/2016 **Final action:**

Title: Consideration, possible action, and discussion to approve meeting minutes.
*July 7, 2016 ~ Workshop
*July 7, 2016 ~ Regular

Sponsors:

Indexes:

Code sections:

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

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

*July 7, 2016 ~ Workshop

*July 7, 2016 ~ Regular

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
July 7, 2016 6:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Jane Kee, Jerome Rektorik, Barry Moore, Casey Oldham and Johnny Burns

COMMISSIONERS ABSENT: Jim Ross, Jodi Warner

CITY COUNCIL MEMBERS PRESENT: Karl Mooney

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Danielle Singh, Carol Cotter, Mark Bombek, Jenifer Paz, Tiffany Cousins, Adam Falco, Lauren Basey and Kristen Hejny

1. Call the meeting to order.

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

2. Discussion of consent and regular agenda items.

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

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

There was no discussion.

4. Presentation, possible action, and discussion regarding the Pre-Application Conference (PAC) meeting process, and the implementation of the PAC Survey as a part of the 2016 P&Z Plan of Work.

Senior Planner Bombek presented the PAC process and survey to the Commission.

There was general discussion amongst the Commission.

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

There was no discussion.

6. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, July 14, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison – Warner)
*Thursday, July 21, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

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

7. Presentation, possible action, and discussion regarding an update on the following item:

*A Rezoning for approximately 15 acres located at 3120 Holleman Drive from MF Multi-Family to T Townhome. The Planning & Zoning Commission heard this item on May 5, 2016 and voted (7-0) to recommend approval. The City Council heard this item on June 23, 2016 and voted (5-0-1) to approve the request.

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

There was no discussion.

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

Commissioner Rektorik requested an update on the Metropolitan Planning Organization.

10. Adjourn.

The meeting was adjourned at 7:13 p.m.

Approved:

Jane Kee, Chairperson
Planning & Zoning Commission

Attest:

Kristen Hejny, Staff Assistant
Planning & Development Services

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

COMMISSIONERS PRESENT: Jane Kee, Jerome Rektorik, Barry Moore, Casey Oldham and Johnny Burns

COMMISSIONERS ABSENT: Jim Ross, Jodi Warner

CITY COUNCIL MEMBERS PRESENT: Karl Mooney

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Danielle Singh, Carol Cotter, Mark Bombek, Jenifer Paz, Tiffany Cousins, Adam Falco, Lauren Basey and Kristen Hejny

1. Call Meeting to Order

Chairperson Kee called the meeting to order at 7:23 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

4. **Consent Agenda**

- 4.1 Consideration, possible action, and discussion on Absence Requests from meetings.
*Jim Ross ~ July 7, 2016

- 4.2 Consideration, possible action, and discussion to approve meeting minutes.
*June 16, 2016 ~ Workshop
*June 16, 2016 ~ Regular

Chairperson Kee motioned to have minor changes made to the June 16, 2016 Workshop minutes.

Commissioner Oldham motioned to approve Consent Agenda Items 4.1-4.2 with changes to the Minutes. Commissioner Moore seconded the motion, motion passed (5-0).

Regular Agenda

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

No items were removed.

6. Presentation, possible action, and discussion regarding a waiver request to Unified Development Section 12-8.3.W 'Single-Family Parking Requirements for Platting' and a presentation, possible action, and discussion regarding a Preliminary Plan for the Barracks Subdivision consisting of 180

single-family lots, 2 commercial lots and 8 common areas on approximately 46.669 acres located at 3100 Haupt Road, generally located north of Rock Prairie Road between Wellborn Road and Holleman Drive South. Case #PP2016-000004

Senior Planner Paz presented the Preliminary Plan to the Commission, and recommended denial.

Commissioner Oldham requested a clarification on the waivers requested by the applicant.

Senior Planner Paz stated that the applicant is requesting a reduction in the previously approved number of parking spaces per dwelling unit, to one space.

Chairperson Kee asked why the building permits are not being approved at a deeper set back in order to accommodate more parking.

Director Simms stated that the building department can be notified of the requested setback change in this development.

Applicant, Luke Marvel, 5384 Majestic Oaks, College Station, was available to present to the Commission and answer questions.

Commissioner Oldham asked if the development is currently meeting Unified Development Ordinance (UDO) parking requirements.

Senior Planner Paz stated that they are currently not meeting the off-street parking requirements.

Joe Schultz, 2730 Longmire Drive, College Station, was available to answer questions from the Commission.

There was general discussion amongst the Commission.

Commissioner Burns motioned to approve the waiver requests with the condition that two spaces of off-street parking are added, per unit. Commissioner Oldham seconded the motion, motion passed (5-0).

Commissioner Rektorik motioned to approve the Preliminary Plan. Commissioner Moore seconded the motion, motion passed (5-0).

7. Presentation, possible action, and discussion regarding a waiver request to Unified Development Section 12-8.G. Blocks and a presentation, possible action, and discussion regarding a Preliminary Plan for Greens Prairie Center Phase 2A and Caprock Crossing consisting of 11 lots on approximately 42 acres located at 910 William D. Fitch Parkway, generally located south of William D. Fitch and east of Arrington Road. Case #PP2016-000009

Senior Planner Paz presented the Preliminary Plan to the Commission and recommended approval.

Applicant, Philip Hunber, 4519 Mills Park, College Station, Texas, was available to answer questions from the Commission.

Commissioner Oldham asked why the waivers were being requested.

Deven Doyen, 911 Southwest Parkway, College Station, Texas, stated that there are hardships on block four of the development.

Commissioner Oldham asked what connectivity is available on block four.

Mr. Doyen responded that there is private cross access.

Chairperson Kee asked if providing cross access would alleviate the issues on block four.

Senior Planner Paz stated that, providing cross access would not alleviate any issues because of heavy traffic on major streets.

There was general discussion amongst the Commission.

Commissioner Oldham motioned to approve the requested waivers as stated by staff. Commissioner Moore seconded the motion, motion passed (5-0).

Commissioner Rektorik motioned to approve the Preliminary Plan. Commissioner Moore seconded the motion, motion passed (5-0).

8. Public hearing, presentation, possible action, and discussion regarding an ordinance Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to PDD Planned Development District for approximately 6.078 acres of land lying and being situated in the J.H. Jones survey, Abstract No. 26 College Station, Brazos County, Texas. Said Tract being a portion of a Called 20.5424 acre tract of land as described by a deed to Camwest Traditions LP recorded in Volume 8555, Page 167 of the Official Public Records of Brazos County, Texas. Generally located at 5068 Raymond Stotzer Parkway, more generally located at the southeast corner of the intersection of Highway 47 Frontage Road and HSC Parkway. Case #REZ2016-000015 (Note: Final action on this item is scheduled for the July 28, 2016 City Council meeting – subject to change)

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

There was general discussion amongst the Commission.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

Commissioner Rektorik motioned to recommend approval of the Rezoning with a 15,000 square foot limit. Commissioner Oldham seconded the motion, motion passed (5-0).

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

There was no discussion.

10. Adjourn

The meeting adjourned at 9:00 p.m.

Approved:

Jane Kee, Chairman
Planning & Zoning Commission

Attest:

Kristen Hejny, Admin Support Specialist
Planning & Development Services



Legislation Details (With Text)

File #: 16-0433 **Version:** 1 **Name:** Indian Lakes Subdivision Phase 22- Final Plat
Type: Final Plat **Status:** Agenda Ready
File created: 7/12/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 7/21/2016 **Final action:**
Title: Presentation, possible action, and discussion regarding a Final Plat for Indian Lakes Subdivision Phase 23 consisting of 14 residential lots and one common area on approximately 46.712 acres located along the future Chaco Canyon Drive, generally located east of Indian Lakes Drive and south of Calusa Springs Drive. Case #FP2016-000004
Sponsors: Mark Bombek
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Final Plat](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Final Plat for Indian Lakes Subdivision Phase 23 consisting of 14 residential lots and one common area on approximately 46.712 acres located along the future Chaco Canyon Drive, generally located east of Indian Lakes Drive and south of Calusa Springs Drive. Case #FP2016-000004



CITY OF COLLEGE STATION

**FINAL PLAT
for
Indian Lakes Subdivision Phase 23
FP2016-000004**

SCALE: 14 residential lots and one common area on 46.712 acres

LOCATION: Future Chaco Canyon Drive generally located east of Indian Lakes Drive and South of Calusa Springs Drive in the College Station Extraterritorial Jurisdiction (ETJ)

ZONING: N/A (ETJ)

APPLICANT: Travis Martinek

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

RECOMMENDATION: Staff recommends approval of the Final Plat.



DEVELOPMENT REVIEW

INDIAN LAKES PH 23

Case: FP2016-000004

FINAL PLAT

DEVELOPMENT HISTORY

Annexation: N/A (ETJ)
Zoning: N/A (ETJ)
Preliminary Plan: The Preliminary Plan for this phase was approved on September 18, 2014
Site development: Vacant

COMMENTS

Parkland Dedication: This development was approved as a Master Plan in the ETJ prior to parkland dedication requirements being applicable in the ETJ. Therefore, no parkland dedication is required.
Greenways: N/A
Pedestrian Connectivity: This site is located in the ETJ. No sidewalks are required.
Bicycle Connectivity: This site is located in the ETJ. No facilities for bicycle connectivity are required.
Impact Fees: N/A

REVIEW CRITERIA

Compliance with Subdivision Regulations: The proposed Final Plat is in compliance with the approved Preliminary Plan and the applicable Subdivision Regulations within 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 N/A

NAME OF PROJECT Indian Lakes - Phase 23

ADDRESS South of intersection of Chaco Canyon Drive and Cheveyo Cove

SPECIFIED LOCATION OF PROPOSED PLAT:

South of intersection of Chaco Canyon Drive and Cheveyo Cove

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

Name Travis Martinek E-mail travis@clarkewyndham.com

Street Address 3608 East 29th Street, Suite 100

City Bryan State Texas Zip Code 77802

Phone Number (979) 846-4384 Fax Number (979) 846-1461

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

Name Smiling Mallard Development, Ltd. E-mail travis@clarkewyndham.com
Street Address 3608 East 29th Street, Suite 100
City Bryan State Texas Zip Code 77802
Phone Number (979) 846-4384 Fax Number (979) 846-1461

ARCHITECT OR ENGINEER'S INFORMATION:

Name McClure & Browne Engineering/Surveying, Inc. E-mail jeffr@mcclurebrowne.com
Street Address 1008 Woodcreek Drive, Suite 103
City College Station State Texas Zip Code 77845
Phone Number (979) 693-3838 Fax Number (979) 693-2554

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 N/A and Page No. N/A
Total Acreage 46.712 Total No. of Lots 14 R-O-W Acreage 6.210
Existing Use Vacant Proposed Use Single Family Residential
Number of Lots By Zoning District N/A / N/A N/A / N/A N/A / N/A
Average Acreage Of Each Residential Lot By Zoning District:
N/A / N/A N/A / N/A N/A / N/A N/A / N/A
Floodplain Acreage 0.000

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: Indian Lakes Subdivision
City Project Number (if known): Unknown
Date / Timeframe when submitted: 2000

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

N/A

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

N/A

Regarding the waiver request, explain how:

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

N/A

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

N/A

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

N/A

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

N/A

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

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

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

Detailed explanation of condition identified above:

N/A

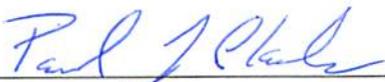
NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation N/A

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

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



 Signature and title

1/25/16

 Date

**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

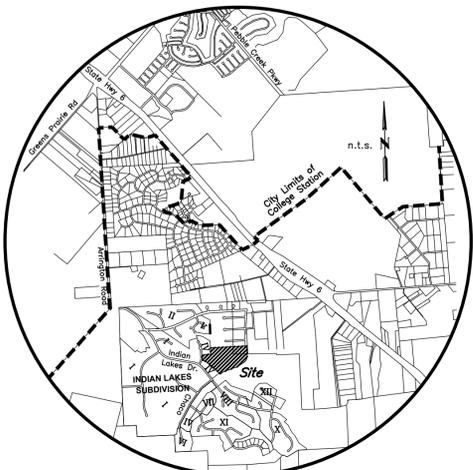
Proposed

- 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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Paul Clarke, Manager Smiling Mallard Management, LLC, the general partner of Smiling Mallard Development, LTD., owner and developer of the land shown on this plat, and designated herein as INDIAN LAKES SUBDIVISION, PHASE XXIII of Brazos County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Smiling Mallard Development, LTD.
By: Smiling Mallard Development Management, LLC.
Its: General Partner
By: Paul Clarke
Its: Manager

STATE OF TEXAS
COUNTY OF BRAZOS

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

Given under my hand and seal on this day of 20

Notary Public, Brazos County, Texas

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the J. M. BARRERA SURVEY, Abstract No. 69, Brazos County, Texas and being part of the 360.00 acre Tract One and part of the 1037.24 acre Tract Two both described in the deed from Thousand Oaks Development Company Joint Venture to Smiling Mallard Development Ltd. recorded in Volume 4247, Page 51, of the Official Records of Brazos County, Texas (O.R.B.C.) and part of the 17.41 acre Tract 1 of Tract Four described in the deed from Partners in Habitat Preservation, LLC to Smiling Mallard Development, Ltd. recorded in Volume 8765, Page 176 (O.R.B.C.), and being more particularly described as follows:

BEGINNING: at a found 1/2-inch iron rod marking the northwest corner of Lot 11A-R, Block 8, INDIAN LAKES SUBDIVISION, PHASE IV according to the vacating and final plat recorded in Volume 6949, Page 241 (O.R.B.C.) and being in the east right-of-way line of Calusa Springs Drive (based on a 70-foot width);

THENCE: 96.78 feet in a counter-clockwise direction along a curve in the east line of said Calusa Drive, said curve having a central angle of 12° 44' 48", a radius of 435.00 feet, a tangent of 48.59 feet and a long chord bearing N 03° 19' 49" E at a distance of 96.58 feet to a found 1/2-inch iron rod for the Point of Tangency;

THENCE: N 03° 02' 35" W continuing along said east line for a distance of 111.74 feet to a found 1/2-inch iron rod marking the southwest corner of Lot 12, Block 8, INDIAN LAKES SUBDIVISION, PHASE IV as recorded in Volume 6220, Page 119 (O.R.B.C.);

THENCE: along the south and east lines of said INDIAN LAKES SUBDIVISION, PHASE IV (6220/119) for the following four (4) calls:

- 1) N 86° 57' 25" E for a distance of 21.75 feet to a found 1/2-inch iron rod for corner,
2) N 73° 54' 17" E for a distance of 189.64 feet to a found 1/2-inch iron rod for corner,
3) N 88° 14' 50" E for a distance of 229.35 feet to a found 1/2-inch iron rod for corner, and
4) N 02° 16' 02" W for a distance of 311.45 feet to a found 1/2-inch iron rod set for the southwest corner of INDIAN LAKES SUBDIVISION, PHASE XXII (under construction);

THENCE: N 86° 57' 25" E along the south line of said INDIAN LAKES SUBDIVISION, PHASE XXII, at 1127.19 feet cross the west line of the said 17.41 acre tract, continue for a total distance of 1801.00 feet to a 1/2-inch iron rod set for the southeast corner of said PHASE XXII;

THENCE: crossing through the said 17.41 acre tract (8765/176), the said 1037.24 acre tract (4247/51) and the said 360.00 acre tract (4247/51) for the following eight (8) calls:

- 1) S 02° 24' 28" E for a distance of 506.25 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right,
2) 352.28 feet along the arc of said curve having a central angle of 59° 21' 56", a radius of 340.00 feet, a tangent of 193.80 feet and a long chord bearing S 27° 16' 30" W at a distance of 336.73 feet to a 3/4-inch iron pipe set for the Point of Tangency,
3) S 56° 57' 28" W for a distance of 354.74 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right,
4) 78.28 feet along the arc of said curve having a central angle of 13° 11' 18", a radius of 340.00 feet, a tangent of 39.30 feet and a long chord bearing S 63° 33' 08" W at a distance of 78.09 feet to a 3/4-inch iron pipe set for the Point of Tangency,
5) S 70° 08' 47" W for a distance of 626.11 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left,
6) 146.84 feet along the arc of said curve having a central angle of 18° 17' 23", a radius of 460.00 feet, a tangent of 74.05 feet and a long chord bearing S 61° 00' 05" W at a distance of 146.22 feet to a 3/4-inch iron pipe set for the Point of Tangency,
7) S 51° 51' 24" W for a distance of 120.54 feet to a 1/2-inch iron rod set for corner, and
8) N 41° 33' 18" W for a distance of 92.08 feet to a found 1/2-inch iron rod marking the east corner of Lot 11C-R, Block 8, INDIAN LAKES SUBDIVISION, PHASE IV (6949/241);

THENCE: along the northeast line of said INDIAN LAKES SUBDIVISION, PHASE IV (6949/241) for the following five (5) calls:

- 1) N 46° 25' 47" W for a distance of 286.39 feet to a found 1/2-inch iron rod for corner,
2) N 49° 03' 38" W for a distance of 447.22 feet to a found 1/2-inch iron rod for corner,
3) N 55° 57' 10" W for a distance of 93.73 feet to a found 1/2-inch iron rod for corner,
4) N 62° 46' 04" W for a distance of 92.08 feet to a found 1/2-inch iron rod for corner, and
5) N 63° 57' 41" W for a distance of 169.57 feet to the POINT OF BEGINNING and containing 46.712 acres of land, more or less.

GENERAL NOTES:

- 1. The record bearings and actual measured distances to the found 1/2" iron rods along the adjoining phases of Indian Lakes Subdivision were used as the basis of the bearing system shown on this final plat.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804100350E, Map Revised May 16, 2012, this property is not located in the Special Flood Hazard Area.
3. Building Line Setbacks: Front = 50' Side = 15' Rear = 25'
4. All Common Areas and Conservation Buffers are owned and maintained by the Homeowners' Association. See the covenants, conditions, and restrictions for additional information.
5. Unless otherwise indicated, all distances shown along curves are arc distances.
6. Notes from the Brazos County Health Department: a.) All lots served by an OSSF must comply with county and state regulations. No OSSF may be installed on any lot without the issuance of an "authorization to construct" issued by the Brazos County Health Department under the provisions of the Private Sewage Facility Regulations adopted by the Commissioners Court of Brazos County, pursuant to the provisions of section 21.084 of the Texas Water Code. No OSSF drain field is to encroach on the 100-foot sanitary zone of private water wells or 150 feet of public water wells. b.) All lots will be required to have a site/soil evaluation on file with the Brazos County Health Department before on-site sewage facility may be constructed. c.) On-site sewage facility disposal areas shall not encroach the 100 foot or the 150 foot sanitary zone of a private or public well, respectively.
7. Wellborn Special Utility District will provide water service for the subdivision.
8. There is a minimum 50' wide Drainage Buffer (25' on each side of the centerline of all drainage ways). See the covenants, conditions, and restrictions for additional information.
9. There is a 16' Public Utility Easement and a 10' Homeowner's Association Easement along the right-of-way frontage of all lots.
10. H.O.A. Easements along all streets run parallel to and adjacent to the public utility easements shown hereon. H.O.A. Easement activities and/or infrastructure is referenced in the covenants, conditions, and restrictions of the subdivision.
11. All proposed lots must be no more than 500 feet from a fire hydrant based on the lay of hose along the street.
12. This property is located within the College Station Independent School District.
13. No construction or fencing shall impede, obstruct, or block the flow of water in any Private Drainage Easement. All Private Drainage Easements shall be maintained by the Homeowners' Association.
14. Lots 1 and 10, Block 34 shall have driveway access to Lesharo Cove only. Lot 12, Block 34 shall have driveway access to Sinopa Cove only.
15. An engineered slab or proof of composition of fill will be required for any lots with more than two (2) feet of fill above the existing grade.
16. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
- 1/2" Iron Rod Found
- 3/4" Iron Pipe Set
- PK Nail Control Monuments set in & of asphalt Pvmnt. for reference.
17. Abbreviation: B.S.L. = Building Setback Line H.O.A.E. = Homeowners Association Easement H.O.A.Ls.E. = Homeowners Association Landscape Easement Pr.D.E. = Private Drainage Easement P.O.B. = Point of Beginning P.U.E. = Public Utility Easement

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

County Clerk
Brazos County, Texas

A CERTIFICATE OF APPROVAL

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the day of 20,

Signed this the day of 20,

County Judge
Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

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

City Engineer
City of College Station

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

Chairman

CERTIFICATE OF SURVEYOR
STATE OF TEXAS

COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Kevin R. McClure, R.P.L.S. No. 5650

LINE TABLE
Table with 3 columns: LINE, BEARING, DISTANCE. Lists 12 line segments with their respective bearings and distances.

CURVE TABLE
Table with 7 columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BRG., CHORD DIST. Lists 16 curves with their geometric data.

FINAL PLAT
INDIAN LAKES SUBDIVISION, PHASE XXIII
LOTS 1-14, BLOCK 34
46.712 ACRES
J.M. BARRERA SURVEY, A-69
BRAZOS COUNTY, TEXAS
JANUARY, 2016
SCALE: 1" = 100'



Legislation Details (With Text)

File #: 16-0412 **Version:** 2 **Name:** Duck Haven Ph9 PP
Type: Preliminary Plan **Status:** Agenda Ready
File created: 7/7/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 7/21/2016 **Final action:**
Title: Presentation, possible action, and discussion regarding a Preliminary Plan for Duck Haven Phase 9 consisting of 9 residential lots on approximately 12.82 acres located at southwest corner of FM 2154 and Drake Drive. Case #PP2016-000011
Sponsors: Jenifer Paz
Indexes:
Code sections:
Attachments: [Staff Report Duck Haven Ph. 9 Application Preliminary Plan](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Preliminary Plan for Duck Haven Phase 9 consisting of 9 residential lots on approximately 12.82 acres located at southwest corner of FM 2154 and Drake Drive. Case #PP2016-000011



CITY OF COLLEGE STATION

**PRELIMINARY PLAN
for
Duck Haven Phase 9
PP2016-000011**

SCALE: Nine residential lots on approximately 12.82 acres

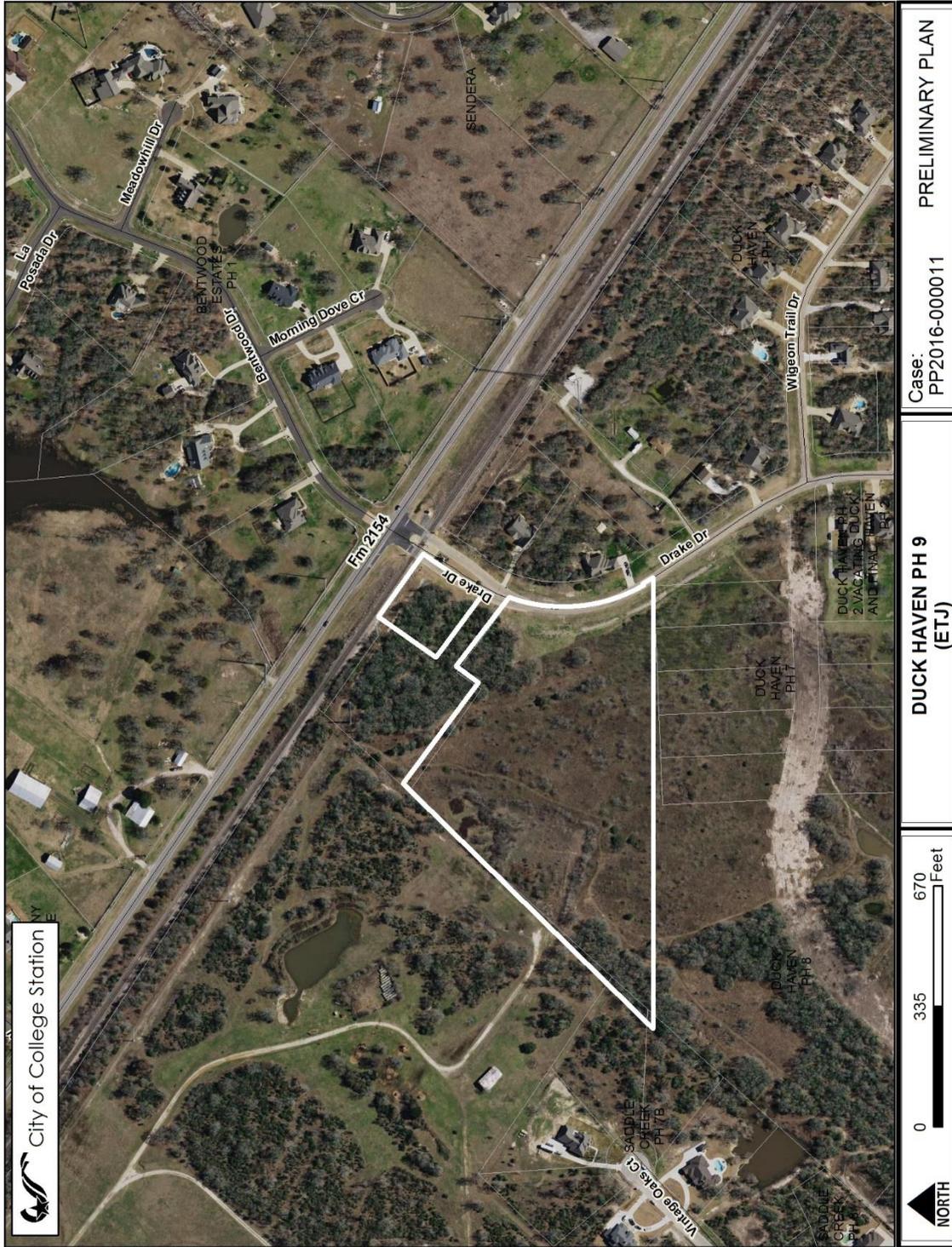
LOCATION: Generally located northwest of the intersection of FM 2154 and Drake Drive in the City's Extraterritorial Jurisdiction (ETJ).

ZONING: N/A (ETJ)

APPLICANT: Travis Martinek, Clarke & Wyndham, Inc.

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

RECOMMENDATION: Staff recommends approval of the Preliminary Plan.



DEVELOPMENT HISTORY

Annexation: N/A (ETJ)
Zoning: N/A (ETJ)
Site development: Vacant. Nine residential lots are proposed with this phase, ranging in size from 1.00 acre to 1.86 acres.

COMMENTS

Water: The subject property will be served by the Wellborn Special Utility District.

Sewer: Sanitary sewer service will be provided by individual On-Site Sewage Facilities. These facilities will be permitted through the Brazos County Health Department.

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

Drainage: The site drains generally to the south to an unnamed tributary to Frank's Creek.

Flood Plain: There is no FEMA regulated floodplain on the subject property.

Greenways: No greenway dedication is proposed or required.

Pedestrian Connectivity: This tract is located in the ETJ and no specific facilities for pedestrian connectivity are proposed or required.

Bicycle Connectivity: This tract is located in the ETJ and no specific facilities for bicycle connectivity are proposed or required.

Streets: This phase of Duck Haven will be accessed through Drake Drive which is off FM 2154. The lots will have access via Gadwall Cove (a new 892-linear foot rural residential street).

Oversize Request: N/A

Parkland Dedication Fees: This development was approved as a Master Plan in the ETJ prior to parkland dedication requirements being applicable in the ETJ; therefore, no parkland dedication is required.

Impact Fees: N/A

REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:** The subject property is classified as Rural on the Comprehensive Land Use Plan. While the subject property is being developed as a residential subdivision, the City does not have zoning or land use authority in the Extraterritorial Jurisdiction.
2. **Compliance with Subdivision Regulations:** The Preliminary Plan is in compliance with the Subdivision Regulations as they apply in the Extraterritorial Jurisdiction.

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plan.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan



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

PRELIMINARY PLAN APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

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

Date of Optional Preapplication Conference N/A

NAME OF PROJECT Duck Haven - Phase 9

ADDRESS Northwest of intersection of F.M. 2154 and Drake Drive

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

Northwest of intersection of F.M. 2154 and Drake Drive

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

Name Travis Martinek E-mail travis@clarkewyndham.com

Street Address 3608 East 29th Street, Suite 100

City Bryan State Texas Zip Code 77802

Phone Number (979) 846-4384 Fax Number (979) 846-1461

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

Name Duck Haven, Ltd. E-mail travis@clarkewyndham.com

Street Address 3608 East 29th Street, Suite 100

City Bryan State Texas Zip Code 77802

Phone Number (979) 846-4384 Fax Number (979) 846-1461

ARCHITECT OR ENGINEER'S INFORMATION:

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

Street Address 1008 Woodcreek Drive, Suite 100

City College Station State Texas Zip Code 77845

Phone Number (979) 693-3838 Fax Number (979) 693-2554

Total Acreage 12.82 Total No. of Lots 9 R-O-W Acreage 1.48

Number of Lots By Zoning District N/A / N/A N/A / N/A N/A / N/A

Average Acreage Of Each Residential Lot By Zoning District:

N/A / N/A N/A / N/A N/A / N/A N/A / N/A

Floodplain Acreage 0.00

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: Duck Haven Subdivision

City Project Number (if known): Unknown

Date / Timeframe when submitted: 2000

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

N/A

Regarding the waiver request, explain how:

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

N/A

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

N/A

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

N/A

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

N/A

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

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

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

Detailed explanation of condition identified above:

N/A

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

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


Signature and title **MANAGER**


Date

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

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

Existing Proposed

- 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.
- Public and private R.O.W. locations and widths. (All existing and proposed R.O.W.'s sufficient to meet Thoroughfare Plan.)
- Street offsets and/or intersection angles meet ordinance.
- Alleys.
- Well site locations.
- Pipelines. If carrying flammable gas or fuel, also show size of line, design pressure and product transported through the line.
- 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.
- Easements.
- 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.
- 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.
- Greenways dedication.
- Public areas.
- Other public improvements, including but not limited to parks, schools and other public facilities.
- Proposed phasing. Each phase must be able to stand alone to meet ordinance requirements and infrastructure costs shown to be distributed evenly throughout the subdivision. Phases must be final platted in sequential order as shown or defined on the preliminary plan.
- Are there impact fees associated with this development? Yes No

PRELIMINARY PLAN NOT FOR RECORD

OF
DUCK HAVEN SUBDIVISION
PHASE 9

12.82 ACRE TRACT - 9 LOTS

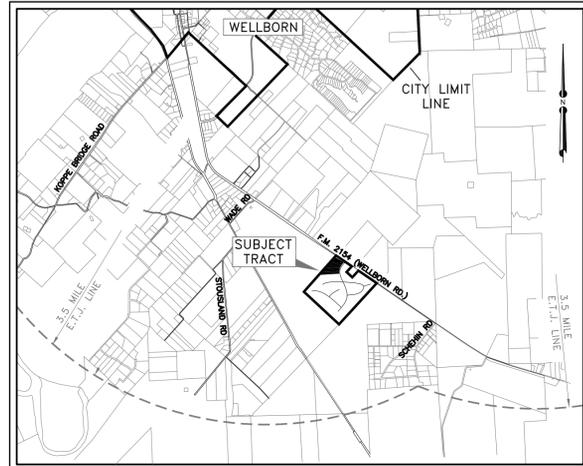
B. MCGREGOR SURVEY, A-170
BRAZOS COUNTY, TEXAS
SCALE: 1" = 60' JULY 6, 2016

SHEET 1 OF 1

OWNED AND DEVELOPED BY:
DUCK HAVEN, LTD.
3608 EAST 29TH STREET, SUITE 100
BRYAN, TEXAS 77802
(979) 846-4384

PREPARED BY:
DUCK HAVEN, LTD.
3608 EAST 29TH STREET, SUITE 100
BRYAN, TEXAS 77802
(979) 846-4384

ENGINEER/SURVEYOR:
MCLURE & BROWNE ENGINEERING
1008 WOODCREEK DRIVE, SUITE 103
COLLEGE STATION, TEXAS 77845
(979) 693-3838

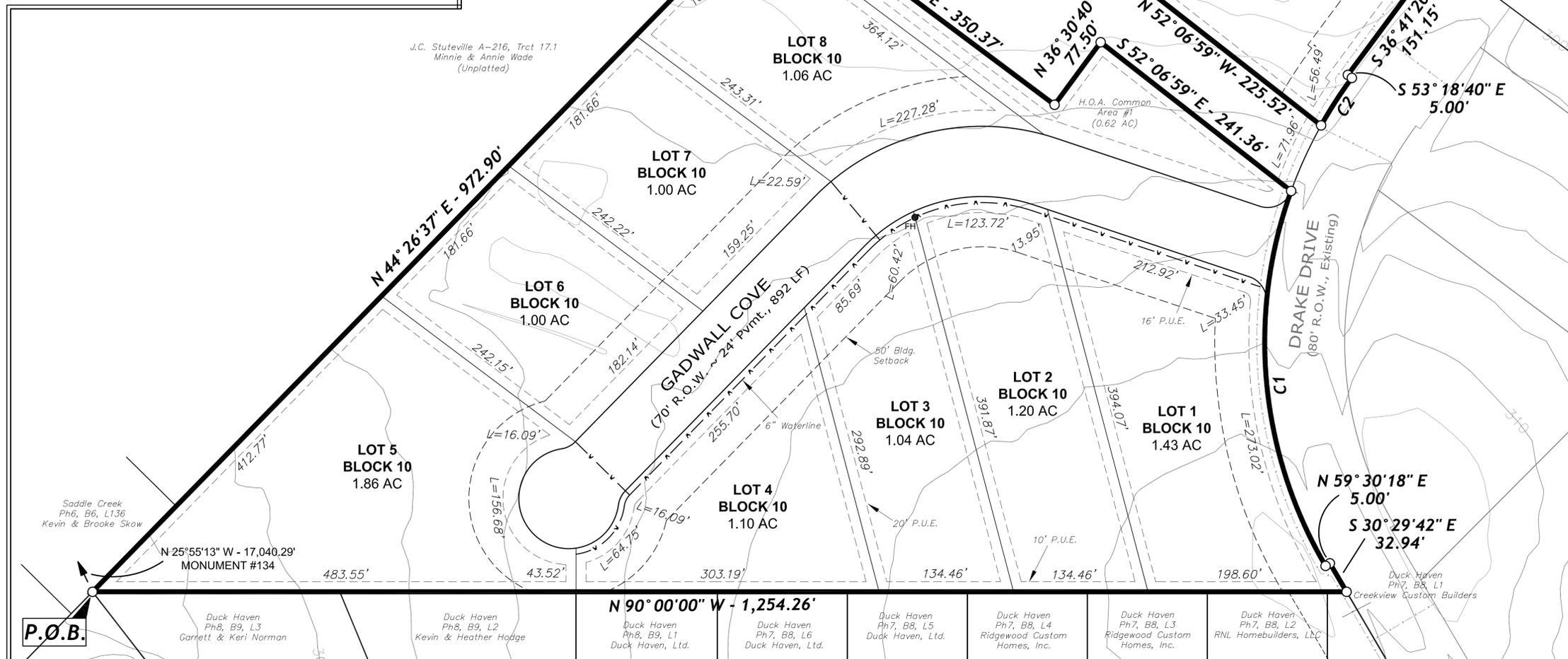


VICINITY MAP

NOT TO SCALE



SCALE : 1" = 60'



PRELIMINARY PLAN

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	50° 27' 15"	440.00'	387.46'	207.30'	S 05° 16' 05" E	375.06'
C2	07° 21' 19"	440.00'	56.49'	28.28'	S 33° 00' 41" W	56.45'

P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
H.O.A.	HOME OWNERS' ASSOCIATION
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
P.V.M.T.	PAVEMENT
F.H.	FIRE HYDRANT

ABBREVIATIONS

TOTAL LOT COUNT:	10 LOTS
TOTAL LOT ACREAGE:	10.72 AC
TOTAL H.O.A. COMMON AREA ACREAGE:	0.62 AC
TOTAL RIGHT-OF-WAY ACREAGE:	1.48 AC
TOTAL ACREAGE:	12.82 AC

ACREAGE CALCULATIONS

PROPOSED WATER LINE	— v — v — v —
PHASE LINE	—————
PROPERTY LINE (SUBJECT BOUNDARY AND ADJOINERS)	—————

LEGEND

NOTES:

- BASIS OF BEARINGS IS TRUE NORTH OBTAINED BY SOLAR OBSERVATION. REFER TO THE PLAT FOR POINT OF BEGINNING (P.O.B.) LOCATION.
- NO LOT LIES WITHIN THE ZONE "A" SPECIAL FLOOD HAZARD AREA INDICATED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 481195, MAP NO. 4804100375E. EFFECTIVE DATE: MAY 16, 2012. BASE FLOOD ELEVATIONS ARE NOT DETERMINED FOR ZONE "A".
- THERE IS A 16' PUBLIC UTILITY EASEMENT ALONG THE RIGHT OF WAY FRONTAGE OF ALL LOTS, UNLESS OTHERWISE NOTED.
- THERE IS A 20' PUBLIC UTILITY EASEMENT CENTERED ON ALL INTERIOR LOT LINES AND A 10' PUBLIC UTILITY EASEMENT ALONG THE REAR OF ALL LOTS.
- BUILDING LINE SETBACKS ARE AS FOLLOWS:
FRONT SETBACK: 50'
SIDE SETBACK: 20'
REAR SETBACK: 25'
- CONTOURS PROVIDED BY THE CITY OF COLLEGE STATION.
- ALL LOTS WITHIN THIS PLAT SHALL HAVE INDIVIDUAL ON SITE SEWAGE FACILITIES.
- ALL LOTS ARE SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS DELINEATED IN THE COVENANTS, CONDITIONS, RESERVATIONS, AND RESTRICTIONS OF THE SUBDIVISION.
- NOTES FROM THE BRAZOS COUNTY HEALTH DEPARTMENT:
a.) ALL LOTS SERVED BY AN OSSF MUST COMPLY WITH COUNTY AND STATE REGULATIONS. NO OSSF MAY BE INSTALLED ON ANY LOT WITHOUT THE ISSUANCE OF AN "AUTHORIZATION TO CONSTRUCT" ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT UNDER THE PROVISIONS OF THE PRIVATE SEWAGE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. NO OSSF DRAIN FIELD IS TO ENCR OACH ON THE 100-FOOT SANITARY ZONE OF PRIVATE WATER WELLS OR 150 FEET OF PUBLIC WATER WELLS. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING PUBLIC OR PRIVATE WELLS ON THE SUBDIVISION PLAT OR WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY.
b.) ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITY MAY BE CONSTRUCTED.
c.) ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCR OACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING WELLS ON THE PLAT.
- WELLBORN SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.
- MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 1/2" IRON RODS SHALL BE SET AT ALL CORNERS UNLESS OTHERWISE INDICATED.
- EXISTING LAND USE: VACANT
PROPOSED LAND USE: SINGLE FAMILY RURAL RESIDENTIAL
- THIS SUBDIVISION IS LOCATED WITHIN THE COLLEGE STATION INDEPENDENT SCHOOL DISTRICT.
- ALL COMMON AREAS ARE OWNED AND MAINTAINED BY THE DUCK HAVEN HOMEOWNERS' ASSOCIATION.



Legislation Details (With Text)

File #: 16-0399 **Version:** 2 **Name:** Aggieland Business Park - Preliminary Plan
Type: Preliminary Plan **Status:** Agenda Ready
File created: 6/28/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 7/21/2016 **Final action:**
Title: Presentation, possible action, and discussion regarding waiver requests to Unified Development Section 12-8.3.E 'Blocks' and Section 12-8.4.C.3 'Street Projections' and a presentation, possible action, and discussion regarding a Preliminary Plan for Aggieland Business Park consisting of 28 commercial lots on approximately 79 acres located at 6001 Imperial Loop, generally located at the southwest intersection of Dynasty Drive and FM 60 Raymond Stotzer Parkway. Case #PP2015-000015
Sponsors: Madison Thomas
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Preliminary Plan](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding waiver requests to Unified Development Section 12-8.3.E 'Blocks' and Section 12-8.4.C.3 'Street Projections' and a presentation, possible action, and discussion regarding a Preliminary Plan for Aggieland Business Park consisting of 28 commercial lots on approximately 79 acres located at 6001 Imperial Loop, generally located at the southwest intersection of Dynasty Drive and FM 60 Raymond Stotzer Parkway. Case #PP2015-000015



CITY OF COLLEGE STATION

**PRELIMINARY PLAN
for
Aggieland Business Park
PP2015-000015**

SCALE: 28 lots on 78.965 acres, the revised Preliminary Plan includes approximately 68 acres of newly added land and 24 additional lots

LOCATION: 6001 Imperial Loop being generally located at the southwest intersection of Dynasty Drive and FM 60 Raymond Stotzer Parkway

ZONING: ETJ

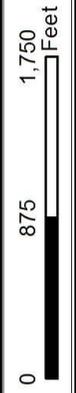
APPLICANT: Jim Jett, 60-Jones Associates, Ltd

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

RECOMMENDATION: Staff recommends denial of the waiver request to Unified Development Ordinance (UDO) Section 12-8.4.E 'Blocks' and the waiver request to the UDO Section 12-8.4.C.3 'Street Projections' for the west side of Matrix Drive. If the waiver is approved by the Commission, the Preliminary Plan should be approved. If the waiver is denied, the Preliminary Plan should also be denied.



City of College Station



AGGIELAND BUSINESS PARK

Case:
PP2015-000015

PRELIMINARY PLAN

DEVELOPMENT HISTORY

Annexation:	Extraterritorial Jurisdiction
Zoning:	N/A
Site development:	Undeveloped
Preliminary Plan:	<p>A Master Plan for the subject tract was approved by the Commission in March 2006. The initial Preliminary Plat was approved in April 2006 for 17 lots over three phases. In May 2007, the Commission approved a revised Preliminary Plat that increased the lot total to 22 and added a fourth phase. A third Preliminary Plat was approved in September 2007 that broke Phase 3 into three separate phases and divided its single lot into 30 lots. The Final Plat for Phase 4 was approved in May 2007 and the Final Plat for Phase 1 was approved in June 2007. In November 2008, a replat was approved for part of Phase 1 that divided Lot 1, Block 1 into two lots. Each of these final plats have been filed for record. In August of 2009, the Preliminary Plat was revised to consolidate the three lots of Phase 3A into one and removed the associated cul-de-sac street (Steel Cove). Phases 1 & 4 are excluded as they are already filed for record. The revised Preliminary Plat from 2010, subdivided Phase 3A again into three lots, and re-established the previously removed cul-de-sac street (Steel Cove). Additionally, Phase 2 is dividing into two phases (2A and 2B) and three lots in Phase 2B are being combined into two lots.</p> <p>The current preliminary plan Subdivides Phase 2A into six lots adding additional land to create the four new lots. Phase 2B creates two additional lots with newly added land. Phases 3A, 3B and 3C are resubdivided into Phases 3A, 3B, 3C and 3D.</p>

COMMENTS

Water:	The subject tract is located in Wellborn Water's service area. Development of the tract will have to meet the City's fire flow and B/CS requirements.
Sewer:	The subject tract will be served by On-Site Sewage Facilities. On-Site Sewage Facilities will be required to comply with all County & State OSSF regulations and will be permitted by the Brazos County Health Department.
Off-site Easements:	None required at this time.
Drainage:	A drainage report for this development will need to be submitted with the construction documents and is the purview of Brazos County.
Flood Plain:	The subject tract is not located within a FEMA regulated Special Flood Hazard Area according to Firm Panel 48041C0285E, effective date 5/16/2012.
Greenways:	None are provided or required.

Pedestrian Connectivity: Public sidewalks are prohibited in the extraterritorial jurisdiction.

Bicycle Connectivity: Public bicycle facilities are prohibited in the extraterritorial jurisdiction.

Streets: Imperial Loop, Calibration Court and Matrix Drive, local streets will provide lots with access to Jones Road, a 2-lane Minor Collector.

Oversize Request: N/A

Parkland Dedication Fees: N/A

Impact Fees: N/A

REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and Unified Development Ordinance-** The subject tract is located in the extraterritorial jurisdiction and the City does not have zoning or land use authority in this area.
2. **Compliance with Subdivision Regulations:** The proposed Preliminary Plan is in compliance with the Subdivision Regulations contained in the UDO except for the following waiver request:

Waiver Request:

- **UDO Section 12-8.3.E. 'Blocks'** – The requirement under this section is stated as 'in order to provide a public street network that is complimentary to the Thoroughfare Plan and that ensures uniform access and circulation, block length shall not exceed one thousand five hundred (1,500) feet.' The block on the west side of Matrix Drive is 1,716 feet in length.
- **UDO Section 12-8.4.C.3. 'Street Projections'** – The requirement under this section is stated as 'where adjoining areas are not platted, the subdivision shall provide street projections to such areas by projection a public street:
 - To provide street connection or street frontage to land locked tracts that do not otherwise have frontage to a public street.

The west side of the property is adjacent to an acre tract of unplatted property.

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

- 1) **That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this chapter will deprive the applicant of the reasonable use of his land;**

The applicant states that this block should not stub out to unplatted tract of land at the west side of the property because it was not required to do so in the previously approved Preliminary Plan. Staff recommends the proposed cul-de-sac be extended to meet the adjacent unplatted tract of land. Staff is concerned about leaving the adjacent property landlocked.

2) That the waivers are necessary for the preservation and enjoyment of a substantial property right of the applicant.

The applicant states that the purpose of the layout is to increase lot size and has a similar layout to the previously approved preliminary plan. The extension of the proposed cul-de-sac to the unplatted tract would affect the lot size of one proposed lot.

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 applicant states the proposed layout is not detrimental and will comply with all other standards and requirements. Staff also feels that this layout will not be detrimental.

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

The applicant states the granting of the waiver will not affect the subdivision of other land since Phase 4 is already platted and majority of the nearby tracts will remain in their current use for a long time. Staff is concerned for the adjacent, unplatted tract of land to the southwest of this property. This unplatted tract is currently landlocked and not requiring a roadway extension with this plan to this property will force it to remain landlocked.

STAFF RECOMMENDATION

Staff recommends denial of the waiver request to Unified Development Ordinance (UDO) Section 12-8.4.E 'Blocks' and the waiver request to the UDO Section 12-8.4.C.3 'Street Projections' for the west side of Matrix Drive. If the waiver is approved by the Commission, the Preliminary Plan should be approved. If the waiver is denied, the Preliminary Plan should also be denied.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan (provided in packet)



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

7/12/2016

REVISED 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.
- ~~MTA~~ Impact study (if oversized participation is requested).
- The attached Preliminary Plan checklist with all items checked off or a brief explanation as to why they are not.

Date of Optional Preapplication Conference N/A

NAME OF PROJECT Aggieland Business Park

ADDRESS Dynasty Drive and FM 60 Raymond Stotzer Parkway

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

Southwest of the Intersection of Dynasty Drive and FM 60 Raymond Stotzer Parkway

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

Name Jim Jett E-mail jjett66@gmail.com

Street Address 6161 Imperial Loop, Suite 101

City College Station State Texas Zip Code 77840

Phone Number 979-571-4341 Fax Number 979-268-3470

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

Name 60-Jones Associates, Ltd dba Aggieland Business E-mail jjett66@gmail.com

Street Address 6161 Imperial Loop, Suite 101

City College Station State Texas Zip Code 77840

Phone Number 979-571-4341 Fax Number 979-268-3470

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering, LLC E-mail joe@schultzengineeringllc.com

Street Address 2730 Longmire, Suite A

City College Station State Texas Zip Code 77845

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

Total Acreage 78.965 Total No. of Lots 28 R-O-W Acreage 4.593

Number of Lots By Zoning District 28 / ETJ / /

Average Acreage Of Each Residential Lot By Zoning District:

2.656 / ETJ / /

Floodplain Acreage _____

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: AGGIELAND BUSINESS PARK (PP)

City Project Number (if known): 10 - 00500006

Date / Timeframe when submitted: 01/27/10

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

*Waiver to Section 12-8.4.E. Blocks. 1. Block Length
Block Length along Matrix drive exceeds 1,500'*

*Waiver to Section 12-8.4.C. Streets 3. Street Projections. a.1-3
A waiver is requested to the requirement of projecting a public street to the 1.00 acre tract adjacent to the Southwest boundary of the Aggieland Business Park*

Final Plat Aggieland Business Park Phase 1

April 29, 2008

RePlat Aggieland Business Park Phase 1 Lot 1 Block 1

January 16, 2009

RePlat Aggieland Business Park Phase 1 Lot 1A & 1B Block 1

July 14, 2009

Final Plat Aggieland Business Park Phase 2A & 2B

October 10, 2014

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

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

See attached sheets

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

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

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

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

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

Detailed explanation of condition identified above:

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

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

Sam E. Allen

Signature and title
Managing Partner
GO Jones Assoc. Ltd.

11-5-15

Date

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

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

- | Existing | Proposed | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | N/A | Streets. Continuous or end in a cul-de-sac, stubbed out streets must end into a temp. turn around unless they are shorter than 100 feet. |
| <input checked="" type="checkbox"/> | N/A | 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"/> | N/A | Street offsets and/or intersection angles meet ordinance. |
| N/A | N/A | Alleys. |
| N/A | N/A | Well site locations. |
| N/A | N/A | Pipelines. If carrying flammable gas or fuel, also show size of line, design pressure and product transported through the line. |
| <input checked="" type="checkbox"/> | N/A | 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"/> | N/A | 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). |
| N/A | N/A | Parkland dedication/greenbelt area/park linkages. All proposed dedications must be reviewed by the Parks and Recreation Advisory Board and documentation of their recommendation provided prior to being scheduled for P&Z Commission consideration. |
| N/A | N/A | Greenways dedication. |
| N/A | N/A | Public areas. |
| N/A | N/A | Other public improvements, including but not limited to parks, schools and other public facilities. |
| <input checked="" type="checkbox"/> | | Proposed phasing. Each phase must be able to stand alone to meet ordinance requirements and infrastructure costs shown to be distributed evenly throughout the subdivision. Phases must be final platted in sequential order as shown or defined on the preliminary plan. |
| <input checked="" type="checkbox"/> | | Are there impact fees associated with this development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

AGGIELAND BUSINESS PARK

Waiver to Section 12-8.4.E. Blocks. 1. Block Length

Justification for Waiver 1 – Block 6:

The requested waiver is for Block 6, the block length along the east side of Matrix Drive which is 1716 feet in length which exceeds the maximum block length of 1,500'. This block is located between Jones Road and the southwest property boundary.

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 for this Block is that the previously platted Phase 1 adjoins Phase 3A and 3B and no street was stubbed out in Phase 1 that could connect to a street from Matrix Drive. When Matrix Drive is extended a couple hundred feet to Smith Lane in the future that will break the block length. Attached is the approved Preliminary Plan for Aggieland Business Park which did not include a street to break the block between Matrix Drive and Phase 1.*
2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant. *This Revised Preliminary Plan is being proposed to increase the size of the lots in Phase 3 which reduces the number of lots. The street layout is similar to the street layout on the approved Preliminary Plan. Also, there is an existing drainageway that parallels Matrix Drive which the Developer prefers to not have a street crossing.*
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 Phase 1 is already platted and the majority of the nearby tracts will remain in their current use for a long time.*

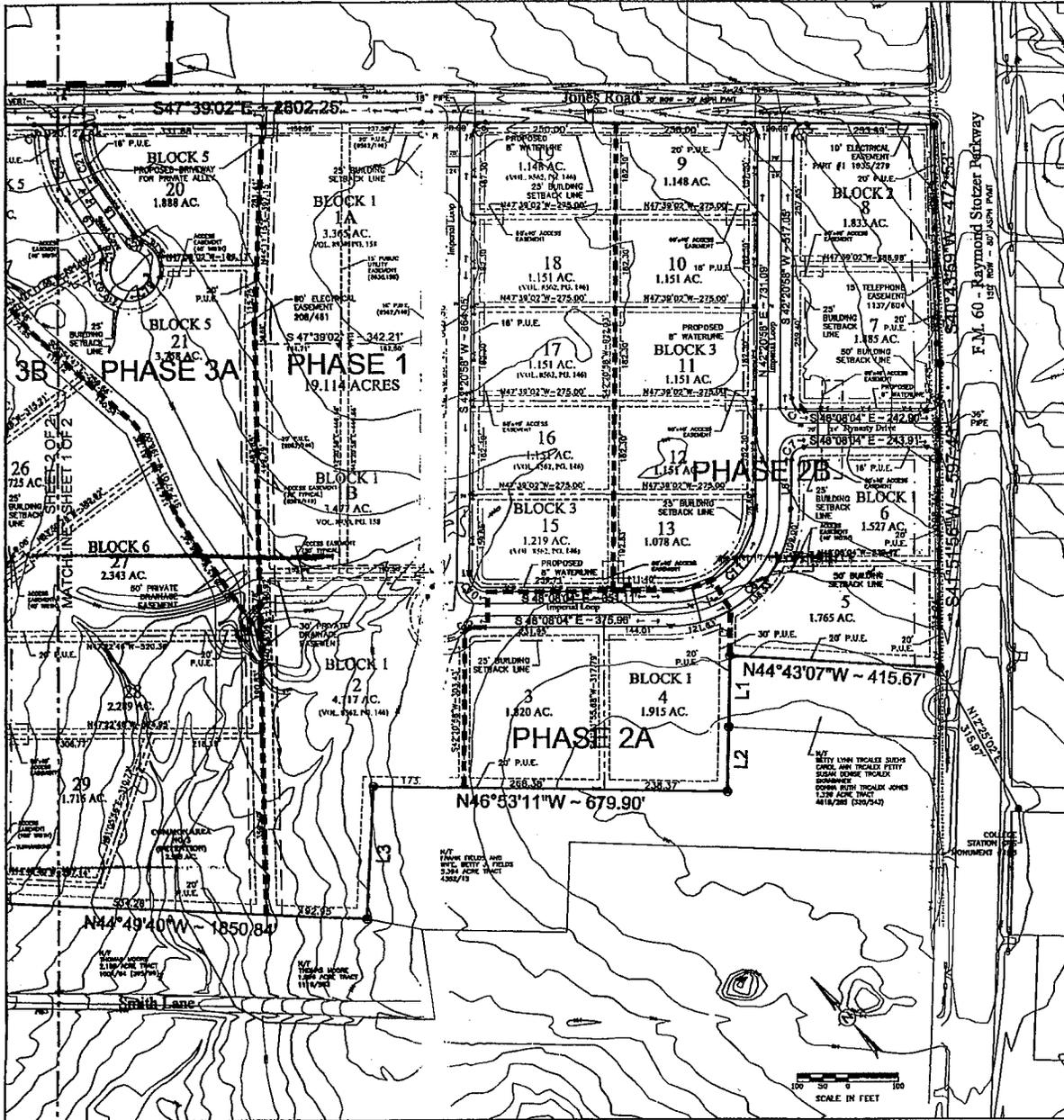
AGGIELAND BUSINESS PARK

Waiver to Section 12-8.4.E. Blocks. 1. Block Length

Justification for Waiver 2 – Block 7:

The requested waiver is for Block 7, the block length along the west side of Matrix Drive which is 1716 feet in length which exceeds the maximum block length of 1,500'. This block is located between Jones Road and the southwest property boundary.

5. 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 for this Block is that the previously platted Phase 4 adjoins Phase 3C and 3D and no street was stubbed out in Phase 4 that could connect to a street from Matrix Drive. Attached is the approved Preliminary Plan for Aggieland Business Park which did not include a street to break the block between Matrix Drive and Phase 4.*
6. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant. *This Revised Preliminary Plan is being proposed to increase the size of the lots in Phase 3 which reduces the number of lots. The street layout is similar to the street layout on the approved Preliminary Plan.*
7. 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.*
8. 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 Phase 4 is already platted and the majority of the nearby tracts will remain in their current use for a long time.*



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA (ANGLES)	CHORD	CHORD BEARING
C1	186.87	861.67	127.111	180.88	106.64247
C2	38.37	185.00	116.261	35.36	106.64247
C3	21.46	23.00	162.834	11.31	20.84
C4	154.27	23.00	162.834	11.31	20.84
C5	11.31	23.00	162.834	11.31	20.84
C6	31.38	13.00	142.844	28.24	107.24271
C7	39.59	23.00	162.834	22.28	107.24271
C8	30.17	23.00	162.834	22.28	107.24271
C9	20.17	23.00	162.834	22.28	107.24271
C10	34.37	13.00	142.834	28.24	107.24271
C11	22.17	150.00	107.242	11.31	107.24271
C12	20.17	23.00	162.834	22.28	107.24271
C13	20.17	23.00	162.834	22.28	107.24271
C14	20.17	23.00	162.834	22.28	107.24271
C15	20.17	23.00	162.834	22.28	107.24271
C16	20.17	23.00	162.834	22.28	107.24271
C17	20.17	23.00	162.834	22.28	107.24271
C18	20.17	23.00	162.834	22.28	107.24271
C19	20.17	23.00	162.834	22.28	107.24271
C20	20.17	23.00	162.834	22.28	107.24271
C21	20.17	23.00	162.834	22.28	107.24271
C22	20.17	23.00	162.834	22.28	107.24271
C23	20.17	23.00	162.834	22.28	107.24271
C24	20.17	23.00	162.834	22.28	107.24271
C25	20.17	23.00	162.834	22.28	107.24271
C26	20.17	23.00	162.834	22.28	107.24271
C27	20.17	23.00	162.834	22.28	107.24271
C28	20.17	23.00	162.834	22.28	107.24271
C29	20.17	23.00	162.834	22.28	107.24271
C30	20.17	23.00	162.834	22.28	107.24271

LINE TABLE

LINE	LENGTH	BEARING
L1	138.18	S25°02'30"W
L2	123.36	S42°15'30"W
L3	116.16	S42°15'30"W
L4	128.64	N42°44'30"E
L5	116.16	N42°44'30"E
L6	116.16	N42°44'30"E
L7	116.16	N42°44'30"E
L8	116.16	N42°44'30"E
L9	116.16	N42°44'30"E
L10	116.16	N42°44'30"E
L11	116.16	N42°44'30"E
L12	116.16	N42°44'30"E
L13	116.16	N42°44'30"E
L14	116.16	N42°44'30"E
L15	116.16	N42°44'30"E
L16	116.16	N42°44'30"E
L17	116.16	N42°44'30"E
L18	116.16	N42°44'30"E
L19	116.16	N42°44'30"E
L20	116.16	N42°44'30"E
L21	116.16	N42°44'30"E
L22	116.16	N42°44'30"E
L23	116.16	N42°44'30"E
L24	116.16	N42°44'30"E
L25	116.16	N42°44'30"E
L26	116.16	N42°44'30"E
L27	116.16	N42°44'30"E
L28	116.16	N42°44'30"E
L29	116.16	N42°44'30"E
L30	116.16	N42°44'30"E

PHASE/Lot SUMMARY

Block 1, Lots 1 through 18
 Block 2, Lots 19 through 26

PHASE 2A - 4.463 ACRES
 BLOCK 1, LOTS 3 THRU 8

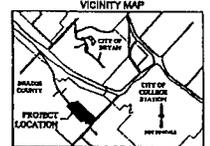
PHASE 2B - 14.731 ACRES
 BLOCK 1, LOTS 9 THRU 8
 BLOCK 2, LOTS 19 THRU 26

PHASE 3A - 8.834 ACRES
 BLOCK 4, LOTS 20 THRU 22

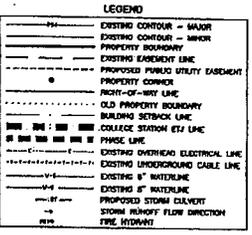
PHASE 3B - 26.068 ACRES
 BLOCK 6, LOTS 23 THRU 30
 BLOCK 7, LOTS 30 THRU 30

PHASE 3C - 23.546 ACRES
 BLOCK 7, LOTS 36 THRU 48

PHASE 4 - 20.121 ACRES
 BLOCK 4, LOTS 7 THRU 9



- NOTES**
- OWNERSHIP OF THIS TRACT IS SHOWN AS BEING IN VOL. 2041, PG. 333, AND VOL. 2046, PG. 244, OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS. THE CURRENT OWNER IS 80-056, LLC, 1811 BURNING TREE DRIVE, COLLEGE STATION, TEXAS, 77840.
 - BEARING SURVEY SHOWN HEREON IS BASED ON GROUND SURVEY AS ESTABLISHED FROM GPS OBSERVATION.
 - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY AND INCORPORATED AREAS MAP NO. 18011C1-1-100 AND 18011D1-1-100, EFFECTIVE DATE JULY 2, 1992.
 - FOR PHASES 1, 2A, 2B, 3A, 3B, 3C, AND 4, NO EASEMENTS OR RIGHTS OF WAY OR EASEMENTS SHALL BE PLACED WITH THE LOCATION OF THE PROPOSED DEVELOPMENT FOR THE PRIVATE ALLEY TO JONES ROAD. HOWEVER, ALL LOTS IN THIS SUBDIVISION WILL BE REQUIRED TO PROVIDE A PRIVATE DRIVEWAY TO THE STREET.
 - THE STREETS FOR THIS DEVELOPMENT WILL BE CONSTRUCTED TO THE FULL WIDTH SPECIFIED FOR BRAZOS COUNTY REQUIREMENTS. THE FLOW TO BE IN ACCORDANCE WITH DEED RESTRICTIONS.
 - WHATEVER THE WATER SUPPLY FOR THIS DEVELOPMENT IS THE BRISBAY WATER SUPPLY, THE WATERMETER WILL BE LOCATED AND CONTRIBUTED TO CITY OF COLLEGE STATION SPECIFICATIONS, AND PROTECTION REQUIREMENTS AS ACCORDANCE WITH DEED RESTRICTIONS.
 - ALL OF THE COMPADIAL LOTS IN THE ADDRESS BUSINESS PARK WILL BE AT LEAST 1 ACRE IN SIZE AND WILL HAVE AN ON-SITE SERVICE CONNECTION. SPECIAL PRIVATE SERVICE CONNECTIONS TO MEET ALL REQUIREMENTS OF THE BRAZOS COUNTY HEALTH DEPARTMENT, NO PRIVATE SERVICE FACILITY MAY BE INSTALLED ON ANY LOT IN THIS SUBDIVISION WITHOUT THE ISSUANCE OF A LICENSE BY THE BRAZOS COUNTY HEALTH DEPARTMENT.
 - ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRISBAY TOWNS UNITED GRID.
 - THE DEVELOPMENT IS WITHIN EXTRA-TERRITORIAL JURISDICTION AREA OF THE CITY OF COLLEGE STATION.
 - THE PROPOSED EASEMENTS AND PRIVATE ACCESS EASEMENTS ARE PRIVATELY OWNED AND WILL GENERALLY SUPERSEDE BRAZOS COUNTY AS NOT RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE EASEMENT.
 - THERE SHALL BE A 5' WIDE EASEMENT FOR ANCHORS AND GUY WIRES NECESSARY TO HELP SUPPORT OVERHEAD UTILITY LINES. SAID EASEMENTS WILL EXTEND 20' FROM ANY NEARBY EASEMENT.



PRELIMINARY PLAT
NOT FOR RECORD

REVISED
PRELIMINARY PLAT
AGGIELAND BUSINESS PARK
 117.48 ACRES
 51 LOTS, 10.26 ACRES OF PHASES OF-WAY
 SAVE & EXCEPT PHASES 1 & 4
 PHASE 1 19.114 ACRES
 PHASE 4 20.121 ACRES
 J.H. JONES SURVEY, A-26
 BRAZOS COUNTY, TEXAS
 MARCH, 2006 (REVISED)
 APRIL, 2007 (REV. 2)
 REVISION MAY, 2007
 REVISION AUGUST, 2007
 REVISION SEPTEMBER, 2007
 REVISION AUGUST, 2008
 REVISION JANUARY, 2010

SCALE: 1"=100'

OWNER/DEVELOPER:
 80-056, LLC
 c/o Blandford Blalock Park
 1111 Imperial Lane, Box 911
 College Station, Texas 77840
 (774) 794-0000

ENGINEER:
 STAR DEVELOPMENT, L.L.C.
 c/o Blandford Blalock Park
 1111 Imperial Lane, Box 911
 College Station, Texas 77840
 (774) 794-0000

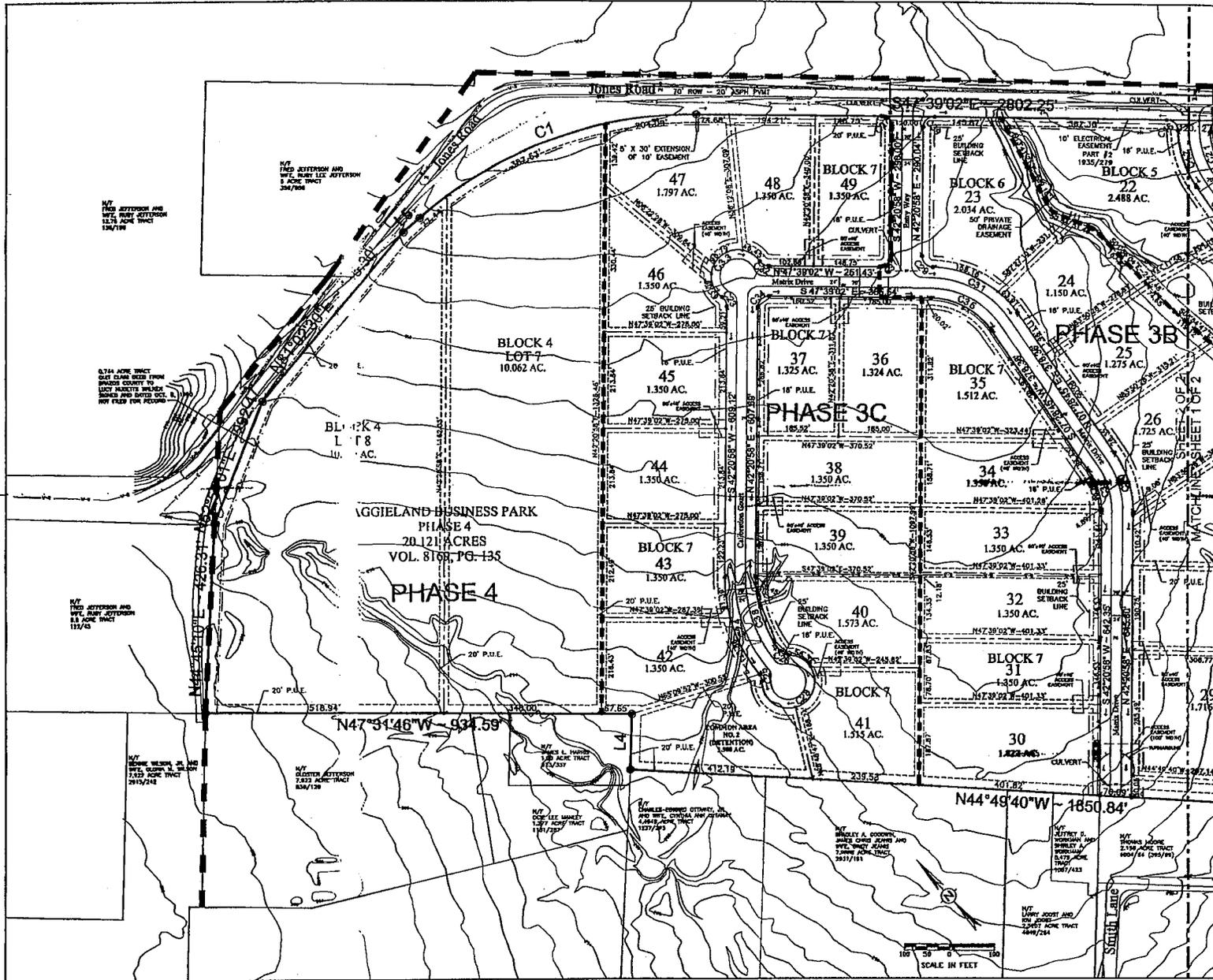
SURVEYOR:
 2023 Harvey Mitchell Parkway South
 Street 2000, 3913 Box 4802
 Fort Worth, TX 76140
 P.O. Box 200
 Colleyville, Texas 77941
 (817) 390-3100

P.D. Box 11599, College Station, Texas 77842
 (774) 794-7743 Fax (774) 794-7743

SHEET 1 OF 2

Planning File Copy

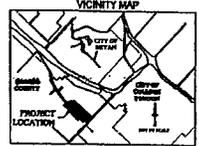
10-10
 2010
 2010



- NOTES**
1. OWNER OF THIS TRACT IS FOUND IN VOL. 7897, PG. 232 AND VOL. 7892, PG. 244 OF THE OFFICIAL DEED RECORDS FOR BRAZOS COUNTY, TEXAS. THE CURRENT OWNER IS BROWN, LLC, 6111 THE BRIDGE LOOP, SUITE 101, COLLEGE STATION, TEXAS, 77842.
 2. SURVEY SYSTEM SHOWN HEREON IS BASED ON GROUND SURVEY AS ESTABLISHED FROM GPS OBSERVATION.
 3. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN AS ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY AND ADJACENT AREAS, MAY 2004, HAZARD IDENTIFICATION AND ZONING MAP, EFFECTIVE DATE: JULY 2, 1992.
 4. FOR PHASES 1, 3A, 3B, 3C, 3E & 3C, NO EASEMENTS ACCESS TO ADJACENT ROAD OR FM HWY WILL BE PERMITTED, WITH THE EXCEPTION OF THE IMPROVED DRIVEWAY FOR THE PRIVATE ALLEY TO ADJACENT DRIVEWAY. ALL LOTS IN PHASES 1, 3A, 3B, 3C & 3C MUST ACCESS THE INTERNAL STREET ROAD.
 5. THE STREETS FOR THIS DEVELOPMENT WILL BE CONSTRUCTED TO THE PUBLIC STREET SURVEYS FOR BRAZOS COUNTY REQUIREMENTS. FIRE PLAN TO BE ACCOMMODATED WITH BOTH REQUIREMENTS.
 6. CONVEYOR: THE WATER SUPPLY FOR THIS DEVELOPMENT IS THE BROWN WATER SUPPLY. THE BROWN WATER WILL BE DELIVERED AND CONSTRUCTED TO CITY OF COLLEGE STATION REQUIREMENTS AND STANDARDS. THESE UTILITIES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS AS ACCORDING WITH BOTH REQUIREMENTS.
 7. ALL OF THE COMMERCIAL LOTS IN THE AGGIELAND BUSINESS PARK WILL BE AT LEAST 1 ACRE IN SIZE AND WILL HAVE AN ON-SITE SEWAGE DISPOSAL SYSTEM (INDIVIDUAL SEPTIC SYSTEMS) DESIGNED TO MEET ALL REQUIREMENTS OF THE BRAZOS COUNTY HEALTH DEPARTMENT. NO PRIVATE SEWAGE FACILITY MAY BE INSTALLED ON ANY LOT IN THIS SUBDIVISION WITHOUT THE GRANTANCE OF A LICENSE BY THE BRAZOS COUNTY HEALTH DEPARTMENT.
 8. ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BROWN SEWER UTILITIES (BSU).
 9. THIS DEVELOPMENT IS WITHIN EXTRA-TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF COLLEGE STATION.
 10. THE PRIVATE DRAINAGE EASEMENTS AND PRIVATE ACCESS EASEMENTS ARE PRIVATELY OWNED AND WILL BE PROVIDED BY BROWN, INC. BRAZOS COUNTY IS NOT RESPONSIBLE FOR MAINTAINING THE PRIVATE DRAINAGE EASEMENTS.
 11. THERE SHALL BE A 5' WIDE EASEMENT FOR ARCHWAYS AND GUT SPACES NECESSARY TO HELP SUPPORT OVERHEAD UTILITY LINES. SAID EASEMENTS WILL EXTEND 20' BEYOND ANY UTILITY EASEMENT.

LEGEND

---	EXISTING CONTOUR - MAJOR
---	EXISTING CONTOUR - MINOR
---	PROPERTY BOUNDARY
---	EXISTING EASEMENT LINE
---	PROPOSED PUBLIC UTILITY EASEMENT
○	PROPERTY CORNER
---	RIGHT-OF-WAY LINE
---	OLD PROPERTY BOUNDARY
---	BUILDING SETBACK LINE
---	COLLEGE STATION ETJ LINE
---	PHASE LINE
---	EXISTING OVERHEAD ELECTRICAL LINE
---	EXISTING UNDERGROUND CABLE LINE
---	EXISTING 6" WATERLINE
---	EXISTING 18" WATERLINE
---	PROPOSED STORM CULVERT
---	STORM RUNOFF FLOW DIRECTION
---	FIRE HYDRANT



**PRELIMINARY PLAT
NOT FOR RECORD**

REVISED
**PRELIMINARY
PLAT**
AGGIELAND BUSINESS PARK
117.48 ACRES
51 LOTS, 10,384 ACRES OF RIGHT-OF-WAY
SAVE & EXCEPT PHASES 1 & 4
PHASE 1 19,114 ACRES
PHASE 4 20,121 ACRES
J.H. JONES SURVEY, A-28
BRAZOS COUNTY, TEXAS
MARCH 2006 (REVISED)
APRIL 2007 (REV. 2)
REVISED MAY, 2007
REVISED AUGUST, 2007
REVISED SEPTEMBER, 2007
REVISED AUGUST, 2008
REVISED JANUARY, 2010

SCALE: 1"=100'

OWNER/DEVELOPER:
B2-Jones, LLC
c/o Aggieland Business Park
6111 Imperial Lane, Ste. 101
College Station, Texas 77942
(979) 764-9999

ENGINEER:
★ CIVIL DEVELOPMENT, L.L.C. ★
c/o International Professional Services
2033 Harvey Mitchell Parkway South
Harvest, TX, 77036
New Braunfels, TX, 78130
College Station, Texas 77842
P.O. Box 11999, College Station, Texas 77842
(979) 764-2743 Fax: (979) 764-7030

SURVEYOR:
David Alan Price, No. 4086
New Braunfels, TX, 78130
P.O. Box 238
College Station, Texas 77841
(979) 266-8166

SHEET 2 OF 2

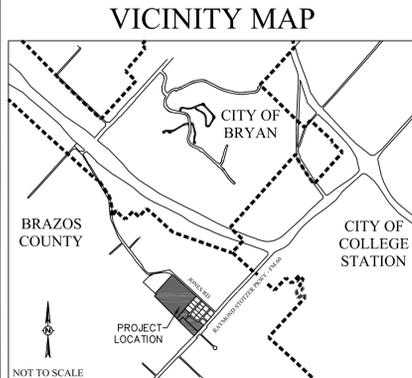
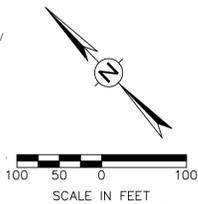
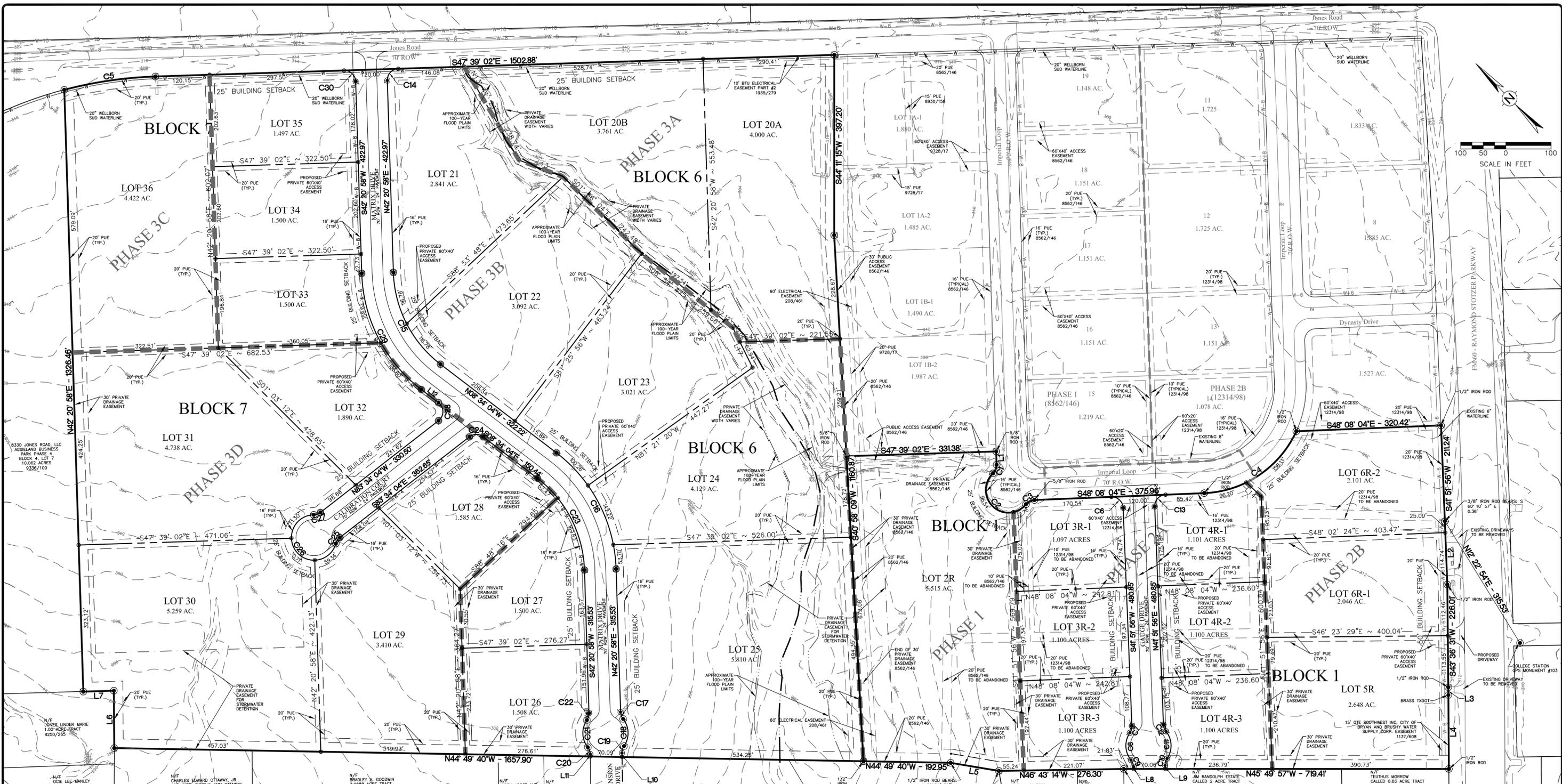
AGGIELAND BUSINESS PARK

Waiver to Section 12-8.4.C. Streets 3. Street Projections. a.1-3

Justification for Waiver:

A waiver is requested to the requirement of projecting a public street to the 1.00 acre tract adjacent to the Southwest boundary of the Aggieland Business Park.

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 majority of the property along the west boundary is already platted preventing the extension of a public street. Also, the only adjacent tract not platted is 1.00 acre in size and has a pond located on it. It is very likely that a public street would never be extended through that tract.*
2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant. *A street extension in this location would be in the area proposed for storm water detention and a street projection would hinder the construction of the detention pond.*
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. *It is anticipated that the adjacent tract will remain in its current rural use for a long time.*



LEGEND

	PROPOSED PHASE LINE
	PROPERTY LOT LINES
	EXISTING PUBLIC UTILITY
	EXISTING PUBLIC ACCESS
	PROPOSED PUBLIC ACCESS
	EXISTING PHASE LINE
	EXISTING ROAD EDGE OF PAVEMENT
	PROPOSED EDGE OF ROAD
	PROPERTY BOUNDARY
	EXISTING PRIVATE DRAINAGE
	PROPOSED PRIVATE DRAINAGE
	EXISTING EASEMENT CONTOUR
	BUILDING SETBACK LINE
	DRAINAGEWAY FLOWLINE
	APPROXIMATE 100-YEAR FLOOD PLAIN LIMITS

PRELIMINARY PLAN NOT FOR RECORD

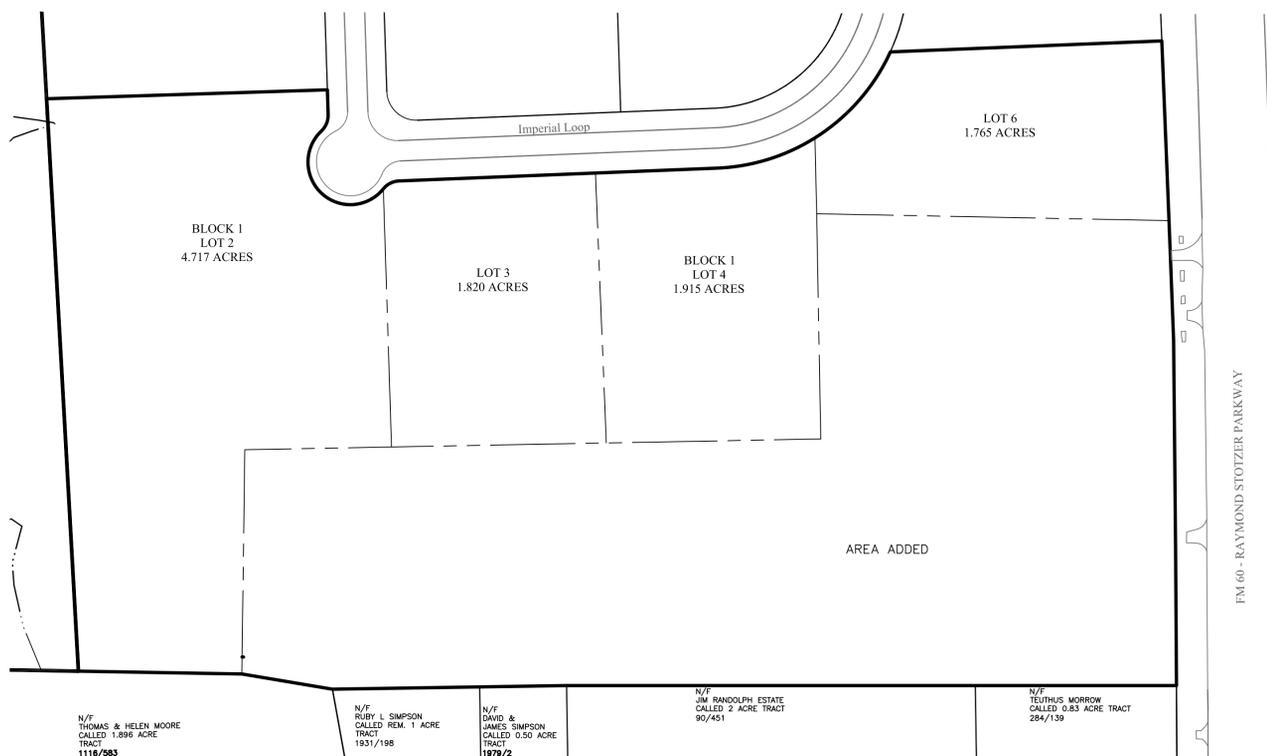
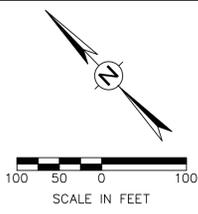
REVISED
PRELIMINARY PLAN
AGGIELAND BUSINESS PARK
 78.965 ACRES - 28 LOTS

J.H. JONES SURVEY, A-26
 BRAZOS COUNTY, TEXAS

PHASE 1: 5.515 ACRES - 1 LOT - LOT 2R
 PHASE 2A: 7.607 ACRES - 6 LOTS - LOTS 3R-1, 3R-2, 3R-3, 4R-1, 4R-2 & 4R-3
 PHASE 2B: 6.795 ACRES - 3 LOTS - LOTS 5R, 6R-1 & 6R-2
 PHASE 3A: 7.761 ACRES - 2 LOTS - LOTS 20A & 20B
 PHASE 3B: 29.197 ACRES - 10 LOTS - LOTS 21-27 & 33-35
 PHASE 3C: 4.422 ACRES - 1 LOT - LOT 36
 PHASE 3D: 17.668 ACRES - 5 LOTS - LOTS 28-32

SCALE: 1" = 100'
 JUNE 2016

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
60 - Jones Associates, LTD 6166 Imperial Loop, Suite 10 Bryan, TX 77803 (979) 268-3195	Brad Kerr, RPLS No. 4502 Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 (979) 268-3195	 TBP# NO. 12327 911 SOUTHWEST PARKWAY EAST College Station, Texas 77840 (979) 764-3900



EXISTING PLATTED LOTS

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	21.28'	25.00'	048°45'46"	11.33'	20.64'	S66°43'51"W
C2	164.07'	50.00'	188°00'35"	714.16'	99.76'	S02°53'33"E
C3	21.28'	25.00'	048°45'46"	11.33'	20.64'	S72°30'57"E
C4	258.15'	235.00'	062°56'27"	143.84'	245.37'	S79°36'18"E
C5	204.09'	904.93'	012°55'20"	102.48'	203.66'	S54°06'41"E
C6	39.27'	25.00'	090°00'00"	25.00'	35.36'	S03°08'04"E
C7	16.09'	25.00'	036°52'12"	8.33'	15.81'	S60°18'01"W
C8	64.35'	50.00'	073°44'23"	37.50'	60.00'	S41°51'56"W
C9	16.09'	25.00'	036°52'12"	8.33'	15.81'	S23°25'50"W
C10	16.09'	25.00'	036°52'12"	8.33'	15.81'	N60°18'01"E
C11	64.35'	50.00'	073°44'23"	37.50'	60.00'	N41°51'56"E
C12	16.09'	25.00'	036°52'12"	8.33'	15.81'	N23°25'50"E
C13	39.27'	25.00'	090°00'00"	25.00'	35.36'	N86°51'56"E
C14	39.27'	25.00'	090°00'00"	25.00'	35.36'	N87°20'58"E
C15	235.50'	265.00'	050°55'02"	126.16'	227.83'	N16°53'27"E
C16	297.71'	335.00'	050°55'02"	159.49'	288.01'	N16°53'27"E
C17	16.09'	25.00'	036°52'12"	8.33'	15.81'	N23°54'53"E
C18	64.35'	50.00'	073°44'23"	37.50'	60.00'	N42°20'58"E
C19	16.09'	25.00'	036°52'12"	8.33'	15.81'	N60°47'04"E
C20	16.09'	25.00'	036°52'12"	8.33'	15.81'	S23°54'53"W
C21	64.35'	50.00'	073°44'23"	37.50'	60.00'	S42°20'58"W
C22	16.09'	25.00'	036°52'12"	8.33'	15.81'	S60°47'04"W
C23	235.50'	265.00'	050°55'02"	126.16'	227.83'	S16°53'27"W
C24	32.72'	25.00'	075°00'00"	19.18'	30.44'	S46°04'04"E
C25	16.09'	25.00'	036°52'12"	8.33'	15.81'	N77°59'50"E
C26	221.44'	50.00'	253°44'37"	66.66'	80.00'	S06°25'56"W
C27	16.09'	25.10'	036°42'54"	8.33'	15.81'	N65°07'58"W
C28	45.81'	25.00'	105°00'00"	32.58'	39.67'	S43°55'56"W
C29	297.71'	335.00'	050°55'02"	159.49'	288.01'	S16°53'27"W
C30	39.27'	25.00'	090°00'00"	25.00'	35.36'	S02°39'02"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	29.24'	S42° 20' 58"W
L2	139.82'	S41° 57' 36"W
L3	17.13'	S43° 43' 01"W
L4	162.96'	S43° 46' 40"W
L5	108.12'	N36° 19' 59"W
L6	126.40'	N43° 44' 23"E
L7	67.65'	N47° 31' 46"W
L8	5.00'	S41° 51' 56"W
L9	7.81'	N41° 51' 56"E
L10	8.84'	N42° 20' 58"E
L11	5.39'	S42° 20' 58"W
L12	47.55'	S8° 34' 04"E
L13	104.30'	S25° 01' 37"E
L14	45.29'	N3° 08' 04"W
L17	98.00'	S17° 47' 01"W

NOTES:

- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
- THE TOPOGRAPHY SHOWN IS FROM AERIAL TOPOGRAPHY AND 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. 48041C0285E, EFFECTIVE DATE: MAY 16, 2012.
- THE LAND USE IS COMMERCIAL.
- THIS DEVELOPMENT IS WITHIN EXTRA-TERRITORIAL JURISDICTION (ETJ) OF THE CITY COLLEGE STATION.
- CURVE LENGTHS SHOWN ARE CHORD LENGTHS.
- THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WELLBORN SPECIAL UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
- A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
- ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). THE ELECTRIC DISTRIBUTION LINES WILL BE LOCATED IN THE 16' UTILITY EASEMENT AT THE FRONT OF THE LOTS AND IN THE SIDE LOT EASEMENTS. ELECTRICAL DISTRIBUTION LINES MAY ALSO BE LOCATED IN THE 20' P.U.E. ALONG THE PERIMETER OF THE SUBDIVISION. ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU.
- LOTS ARE TO BE SEWERED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSFs) WHICH MUST COMPLY WITH ALL COUNTY & STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH THE COUNTY ORDER ADOPTED BY THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCROACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
- DRAINAGE OF THE LOTS WILL FOLLOW NATURAL DRAINAGE PATTERNS. BORROW DITCHES WILL CONVEY RUNOFF TO CULVERT STRUCTURE OR TO NATURAL DRAINAGES. THE EXISTING DRAINAGE WAYS SHALL BE PRESERVED IN THEIR CONDITIONS AND THE NATURAL FLOW OF WATER IN THE EXISTING DRAINAGE WAYS SHALL NOT BE OBSTRUCTED.
- ALL TREES AND BRUSH SHALL BE REMOVED FROM THE ROADWAY RIGHTS-OF-WAY, RIGHTS-OF-WAY DEDICATIONS AREAS AND PUBLIC UTILITY EASEMENTS.
- THERE SHALL BE A 5' WIDE EASEMENTS FOR ANCHORS AND GUY NECESSARY TO HELP SUPPORT OVERHEAD UTILITY LINES. SAID EASEMENTS WILL EXTEND 20' BEYOND ANY UTILITY EASEMENTS.
- BUILDING SETBACKS ARE 25' ADJACENT TO ALL STREETS AND 50' ALONG FM 60.
- THERE SHALL BE A 20' PUBLIC UTILITY EASEMENT CENTERED ALONG ALL SIDE LOT LINES UNLESS SHOWN OTHERWISE.
- BRAZOS COUNTY WILL NOT BE RESPONSIBLE FOR MAINTAINING THE PRIVATE DRAINAGE EASEMENTS. THE PROPERTY OWNERS OR POA WILL MAINTAIN THE PRIVATE DRAINAGE EASEMENTS.
- FENCES, GRADING AND LANDSCAPE CANNOT IMPEDE THE FLOW OF WATER IN THE PRIVATE DRAINAGE EASEMENTS.
- STORMWATER DETENTION WILL BE PROVIDED FOR EACH LOT. THE DETENTION FACILITY MAY BE LOCATED ON THE LOT OR PROVIDED DOWNSTREAM IN A DETENTION FACILITY THAT SERVES MORE THAN ONE LOT. PRIVATE DRAINAGE EASEMENTS ARE SHOWN ON THE PLAN TO ACCOMMODATE THE CROSS LOT RUNOFF FOR THE DETENTION FACILITY DISCHARGE OR TO CONVEY THE DEVELOPED CONDITIONS RUNOFF TO A SHARED DETENTION FACILITY. A SHARED DETENTION FACILITY MAY BE LOCATED IN THE PRIVATE DRAINAGE EASEMENT ON LOT 2R, LOT 24, AND LOT 25. THIS FACILITY MAY PROVIDE DETENTION FOR THE LOTS IN PHASE 2A, PHASE 2B, AND LOT 2R IN PHASE 1. A SHARED DETENTION FACILITY MAY BE LOCATED ON LOT 30 IN THE PRIVATE DRAINAGE EASEMENT. THIS FACILITY MAY PROVIDE DETENTION FOR LOTS 28 THROUGH 32 AND LOT 36. A STORMWATER DETENTION FACILITY DESIGN WILL BE PROVIDED FOR EACH LOT WITH THE DEVELOPMENT OF THE LOT AND THE DESIGN SHOULD BE SUBMITTED TO THE BRAZOS COUNTY ENGINEER FOR REVIEW.
- PHASES 3A, 3B AND 3C CAN BE DEVELOPED IN ANY ORDER.
- DRIVEWAYS FOR EACH LOT ARE REQUIRED TO HAVE A PERMIT FROM THE BRAZOS COUNTY ROAD AND BRIDGE DEPARTMENT. ALL DRIVEWAY CONSTRUCTION TO BE IN ACCORDANCE WITH THEIR REQUIREMENTS.

PRELIMINARY PLAN NOT FOR RECORD

REVISED
PRELIMINARY PLAN
AGGIELAND BUSINESS PARK
 78.965 ACRES - 28 LOTS
 J.H. JONES SURVEY, A-26
 BRAZOS COUNTY, TEXAS

PHASE 1: 5.515 ACRES - 1 LOT - LOT 2R
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 PHASE 3D: 17.668 ACRES - 5 LOTS - LOTS 28-32

SCALE: 1" = 100'
 JUNE 2016

OWNER/DEVELOPER: 60 - Jones Associates, LTD
 dba Aggield Business Park
 6166 Imperial Loop, Suite 10
 College Station, TX 77840
 (979) 268-3195

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 PARKWAY EAST
 College Station, Texas 77840
 (979) 754-3900



Legislation Details (With Text)

File #: 16-0425 **Version:** 5 **Name:** Williams Creek Lake Estate Comp Plan Amendment
Type: Comprehensive Plan **Status:** Agenda Ready
File created: 7/11/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 7/21/2016 **Final action:**
Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan-Future Land Use & Character Map from Estate and Suburban Commercial to Restricted Suburban for approximately 16 acres located 8607 Rock Prairie Road, generally located north of Rock Prairie Road and west of William D. Fitch Parkway. Case # CPA2016-000004
Sponsors: Jenifer Paz
Indexes:
Code sections:
Attachments: [CPA2016-00004 Staff Report Application](#)
[Comp Plan Amendment Exhibit](#)
[Letter of Support - Olden 2505 Olden Ln](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan-Future Land Use & Character Map from Estate and Suburban Commercial to Restricted Suburban for approximately 16 acres located 8607 Rock Prairie Road, generally located north of Rock Prairie Road and west of William D. Fitch Parkway. Case # CPA2016-000004



**COMPREHENSIVE PLAN AMENDMENT
FOR
8607, 9301 Rock Prairie Road and 2155 Carll Lane
CPA2016-000004**

REQUEST: Estate and Suburban Commercial to Restricted Suburban

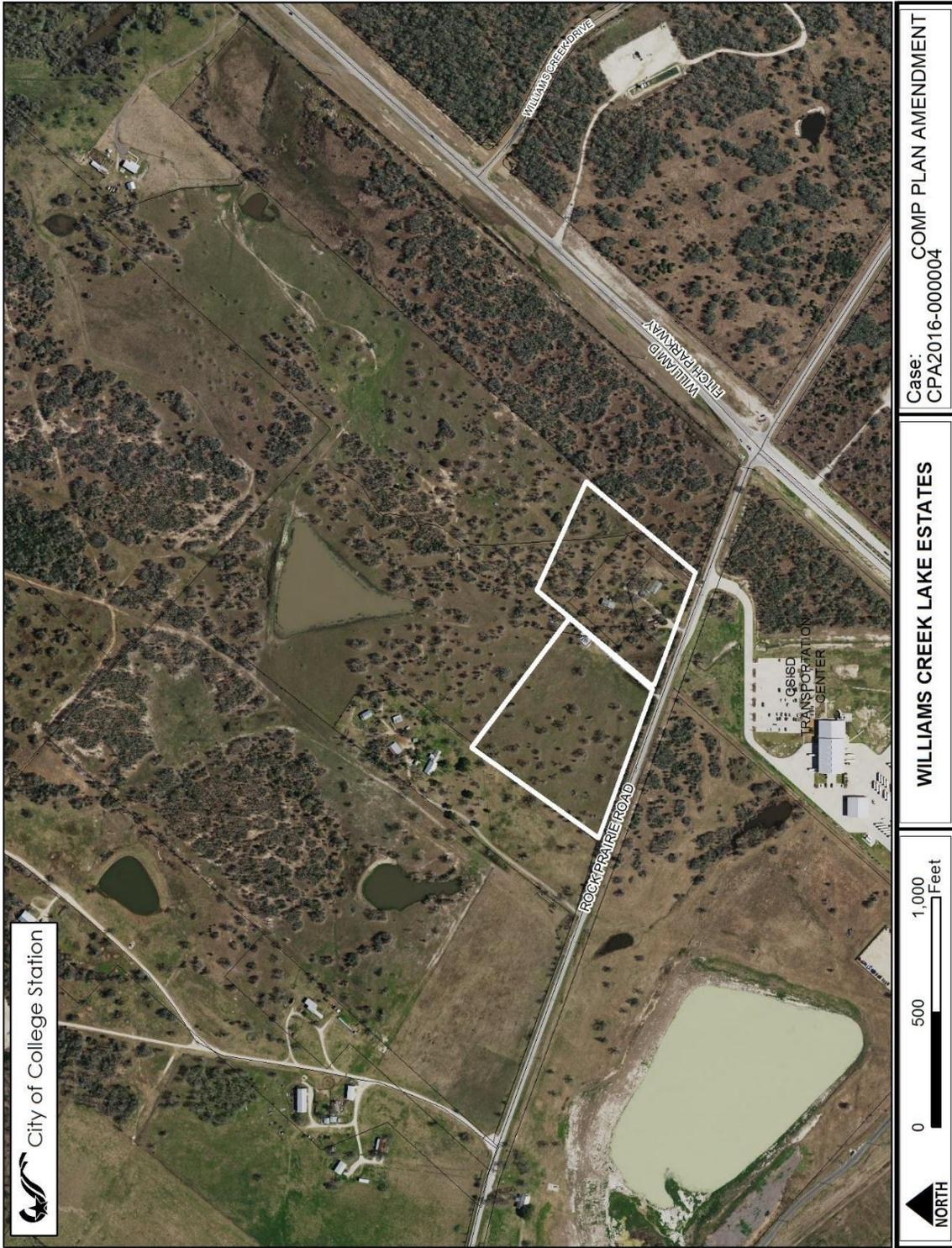
SCALE: Approximately 16 acres

LOCATION: 8607, 9301 Rock Prairie Road and 2155 Carll Lane, generally located north of Rock Prairie Road and west of William D. Fitch.

APPLICANT: Williams Creek Lake Estates, Inc.

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

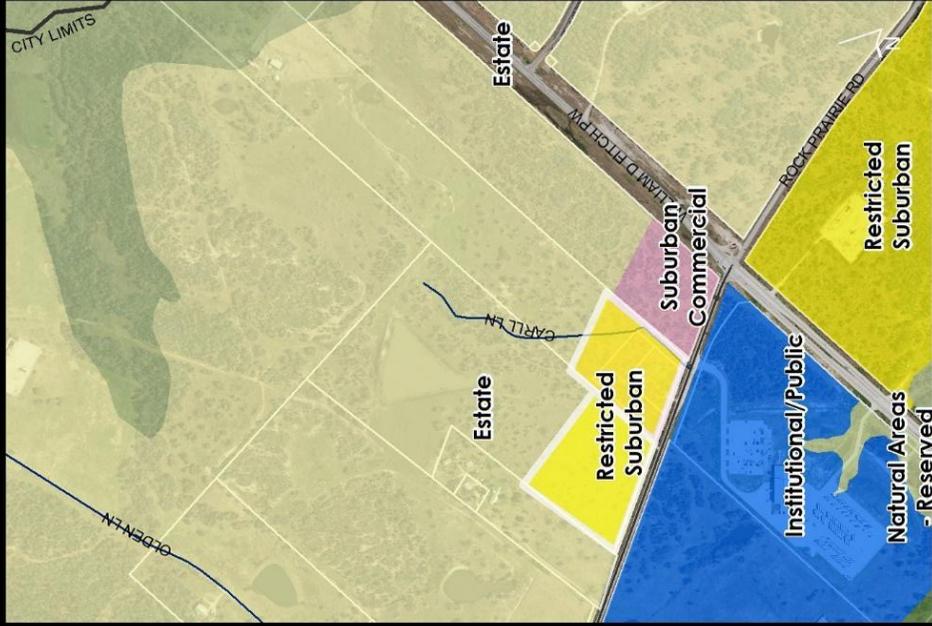
RECOMMENDATION: Staff recommends denial of the Future Land Use and Character Map amendment.



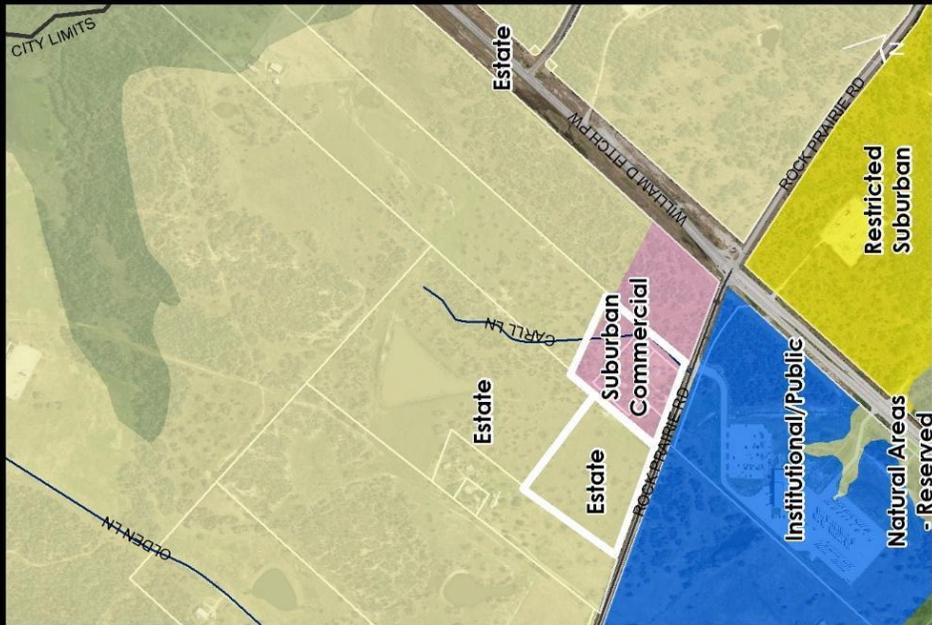
Case: COMP PLAN AMENDMENT
CPA2016-000004

WILLIAMS CREEK LAKE ESTATES

PROPOSED
Future Land Use



EXISTING
Future Land Use



NOTIFICATIONS

Advertised Commission Hearing Date: July 7, 2016
Advertised Council Hearing Dates: July 28, 2016

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

N/A

Contacts in support: 1; Letter attached hereto
Contacts in opposition: None at the time of the staff report
Inquiry contacts: None at the time of the staff report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Estate	Estate	Vacant
South (across Rock Prairie Road)	Institutional/Public	R Rural	Brazos Valley Solid Waste & CSISD Bus Farm
East	Suburban Commercial	R Rural	Vacant
West	Estate	R Rural	Vacant

DEVELOPMENT HISTORY

Annexation: 1983 & 2002
Zoning: E Estate and R Rural
Final Plat: Unplatted; Property is a part of a single family Preliminary Plan, William Creek Lake Estate, approved earlier this year.
Site development: Vacant

PROPOSAL

The applicant is requesting an amendment to the Estate and Suburban Commercial to Restricted Suburban designation on the Comprehensive Plan Future Land Use and Character Map as a step toward platting more dense single-family residential subdivision for approximately 16 acres located north of Rock Prairie Road and west of William D. Fitch. The subject property and properties to the north and east are primarily designated Estate 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 subject property is located just south of College Station's City limit boundary in an area annexed within the last 14 years. In 2014, the Williams Creek Lake Estates portion of subject property was rezoned from R Rural to E Estate. The property was partially included in the approved Preliminary Plan for William Creek Lake Estate, a low-density, cluster residential development. Due to the rural character and limited services provided to the area there have not been any proposed changes recommended thus far. Since the Comprehensive Plan, the Medical District Plan refined land uses further down on the west side of Rock Prairie Road and along State Highway 6 South. Outside the vicinity west of Rock Prairie Road and William D. Fitch Parkway, the only amendment near the subject area is west along Rock Prairie Road from Estate to Restricted Suburban and Suburban Commercial near the intersection of Bird Pond Road and Rock Prairie. The remainder of the area north of Rock Prairie is rural in character.

2. **Scope of the request:** The request is to amend the Comprehensive Plan Future Land Use and Character Map designation for approximately 16 acres from Estate and Suburban Commercial to Restricted Suburban. This amendment will allow for a future residential subdivision with medium density single-family housing (minimum 6,500 square-foot lots; average 10,000 square-feet or 8,000 square feet when clustered) along an existing rural section road proposed as a future 4-lane Minor Arterial, in an area with a prevailing rural character. The proposed land use is more intense than the current surrounding land use and the proposed land uses for the area. Under the existing Estate land use designation, future residential development would be characterized as low density with homes dispersed in minimum one acre lots. This would allow a gross density of one unit per acre as opposed to the requested change to Restricted Suburban which would allow a gross density of four units per acre, effectively increasing the density in an area that is anticipated to be largely rural or low density residential.

3. **Availability of adequate information:** A Restricted Suburban designation allows for future development of a medium-density single-family residential subdivision. Properties in this area are served by College Station Water CCN along Rock Prairie Road (approximately 250 feet depth) and transitions into Wellborn Special Utility District. Wellborn SUD has indicated an ability to serve domestic water service to the proposed subdivision within their CCN, but additional infrastructure improvements will be needed with further site development to meet minimum fire flow requirements. Properties along Rock Prairie will be served by College Station water which will require extension of a water main across Rock Prairie Road.

This property is located within the City of College Station's sewer CCN. There is an existing lift station and 12-inch sewer main along William D. Fitch. This main and lift station currently have available capacity, however, may be limited as additional demand is introduced.

There are existing Police Department Service concerns for this area. Additional density will likely further diminish the Police Department's effectiveness and reduce service levels. Additional staff are needed as growth occurs in this area.

Traffic Impact Analysis is not required for single-family development. Rock Prairie Road is substandard in both street width and condition.

4. Consistency with the goals and strategies set forth in the Plan: The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment.

The subject property and surrounding area to the north and west are identified in the Comprehensive Plan as part of Growth Area III. Due to the service limitations and prevailing rural character, the Growth Area suggests that it remain rural in character and be developed at a low intensity.

The proposed amendment essentially creates a bubble of medium-density single-family housing that is much higher than the current and expected density and character of the area. Further amendments in this area are discouraged due to a limited future street network and utility constraints in this area as well as to retain the prevailing rural character.

5. Consideration of the Future Land Use & Character and/or Thoroughfare Plans: The existing Future Land Use and Character designation on the property is Estate and Suburban Commercial. Estate is a designation for areas that should have a low level of development activities. This land use is typically characterized by large single-family lots acting as a transitional use between medium density Restricted Suburban and low density Rural lands uses.

Generally, land to the north of Rock Prairie Road is planned for agricultural and lower intensity residential uses. Due to the location of the property, being at the edge of the city limits, near Carter's Creek and the existing rural residential development in the area, there is little thoroughfare infrastructure planned in this area, limiting overall thoroughfare capacity.

The applicant has requested an amendment to Restricted Suburban. Restricted Suburban is a designation for areas that should have a medium-density single-family development with minimum 6,500 square foot lots that overall average of 10,000 square feet or 8,000 when clustered around open space. The adjacent properties are designated Estate and Natural Areas Protected and properties to the south across Rock Prairie Road is designated as Institutional. The property is located along an existing rural section street that is reflective of the existing character and thoroughfare capacity of the area.

Rock Prairie Road is designated as a 4-lane Minor Arterial on the City's Thoroughfare Plan Map and is proposed to maintain its current alignment. The roadway is currently built to a 2-lane rural section.

6. Compatibility with the surrounding area: The adjacent land uses are large lot single-family and rural tracts varying in sizes from 2 to 70 acres (overall future density of 0.33 to 1 dwelling units per acre) and planned neighborhood commercial on the corner of William D. Fitch and Rock Prairie Road. This property is partially included in the approved Preliminary Plan for Williams Creek Lake Estate which is a large lot single-family cluster development with an overall density of 1 unit per acre. The property to the south of Rock Prairie Road is College Station ISD Transportation Center and the former landfill. The majority of the area east of Rock Prairie is unplatted with the exception of Williams Creek Subdivision, located along Rock Prairie and across William D. Fitch Parkway, a seventy-acre Estate-density subdivision. A Restricted Suburban development will provide different character than these existing developments east of Rock Prairie Road.

7. Impacts on infrastructure including water, wastewater, drainage, and the transportation network: Water service will be served by Wellborn SUD and City of College Station. The City of College Station's CCN is along the front of Rock Prairie Road. On the subject's tract, the City of College Station's CCN ends and transitions to Wellborn SUD.

Subject tract is proposing to sewer the subject tract through Williams Creek Lake Subdivision that ultimately drains towards the existing lift station on William D. Fitch. Public infrastructure will be required to be designed and constructed in accordance with the B/CS Unified Design Guidelines. Existing Infrastructure appears to currently have capacity to adequately serve the proposed use.

The site is in the Lick Creek drainage basin and generally drains towards Rock Prairie Road. With site development, detention will be required. Drainage improvements are required to be designed and constructed in accordance with the B/CS Unified Stormwater Design Guidelines, and site development impacts on the drainage system will be evaluated further at that time.

The subject tract would have access to Rock Prairie Road which is designated as a 4-lane Minor Arterial on the Thoroughfare Plan.

8. Impact on the City's ability to provide, fund, and maintain services: The subject property and surrounding area are not within the Fire Department's desired 4.5 minute response time, a performance indicator that can have bearing on the City's ISO rating.

Existing Police service is a concern in this area. Additional density will likely further diminish the Police Department's effectiveness and reduce service levels.

Although sewer capacity is available to serve this property, as more density is introduced capacity may become limited.

9. Impact on environmentally sensitive and natural areas: This area is not recognized as environmentally sensitive, but development at a higher density would impact open space.

10. Contribution to the overall direction and character of the community as captured in the Plan's vision and goals: The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment. The proposed amendment from Estate and Suburban Commercial to Restricted Suburban on just 16 acres does limit the general goals of the Comprehensive Plan. The amendment is proposing a density and level of service to an area that currently does not have the capacity for given the current conditions.

Additionally, a proposal to change the Future Land Use and Character Map for this area to increase density was considered as part of the Comprehensive Plan 5-year update. With the input of the subcommittee of City Council and Planning & Zoning Commissioners, based upon the location of the creek and existing rural character limiting planned Thoroughfare infrastructure and to protect the rural character east of Rock Prairie Road, the consensus of the 5-year report was to not pursue increasing residential density in this area. The property was Preliminary Planned as part of Williams Creek Lake Estates under the current Estate zoning designation. Conditions in this area have not changed since.

STAFF RECOMMENDATION

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

SUPPORTING MATERIALS

1. Application
2. Comprehensive Plan Map
3. Letter of Support



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

COMPREHENSIVE PLAN AMENDMENT APPLICATION

(Check all applicable)

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

Date of Optional Preapplication Conference N/A

NAME OF PROJECT Williams Creek Lake Estates

ADDRESS 2242 Carl Ln, 2155 Carl Lane, 9301 Rock Prairie Road, 8607 Rock Prairie Road College Station, Tx 77845

LEGAL DESCRIPTION (Lot, Block, Subdivision) 1.917 Acre Tract, 1.421 Acre Tract, and a portion of 71.136 Acre Tract

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

1200' Northwest of the intersection of William D Fitch Parkway and Rock Prairie Road East

TOTAL ACREAGE 16.0 acres

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

Name Will Johnson E-mail joseph.will.Johnson@gmail.com

Street Address P.O. Box 800

City Coleman State Texas Zip Code 76834

Phone Number 979-324-0330 Fax Number _____

PROPERTY OWNER'S INFORMATION:

Name Williams Creek Lake Estates, Inc. E-mail joejohnson1889@hotmail.com
Street Address P.O. Box 800
City Coleman State Texas Zip Code 76834
Phone Number 979-229-0310 Fax Number 325-357-4414

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?

Land Use and Character designation, Rock Prairie Road East just west of its intersection with William D. Fitch Parkway

2. What is the amendment request?

Change the Land Use designation from Estate and Suburban Commercial to Restricted Suburban

3. Explain the reason for this amendment.

The landowner is requesting the amendment to allow a more dense development adjacent to Rock Prairie Road. The Restricted Suburban use will make a great transition from the Estate lots proposed for the development.

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

Empty nesters and retirees want less yard and house to maintain while still residing in an upper end neighborhood. This can be achieved with the Restricted Suburban use adjacent to the Estate use. A gated community is also more likely to be successful with Restricted Suburban use than with Estate Use.

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

The amount of land for single-family residential in South College Station is limited and this change will allow higher density adjacent to Rock Prairie Road, which is more appropriate than Estate lots in this location.

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

Provide a mix of available single family housing options in this area.

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

None

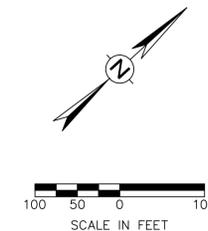
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from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


Signature and title
Joseph Will Johnson
Vice President

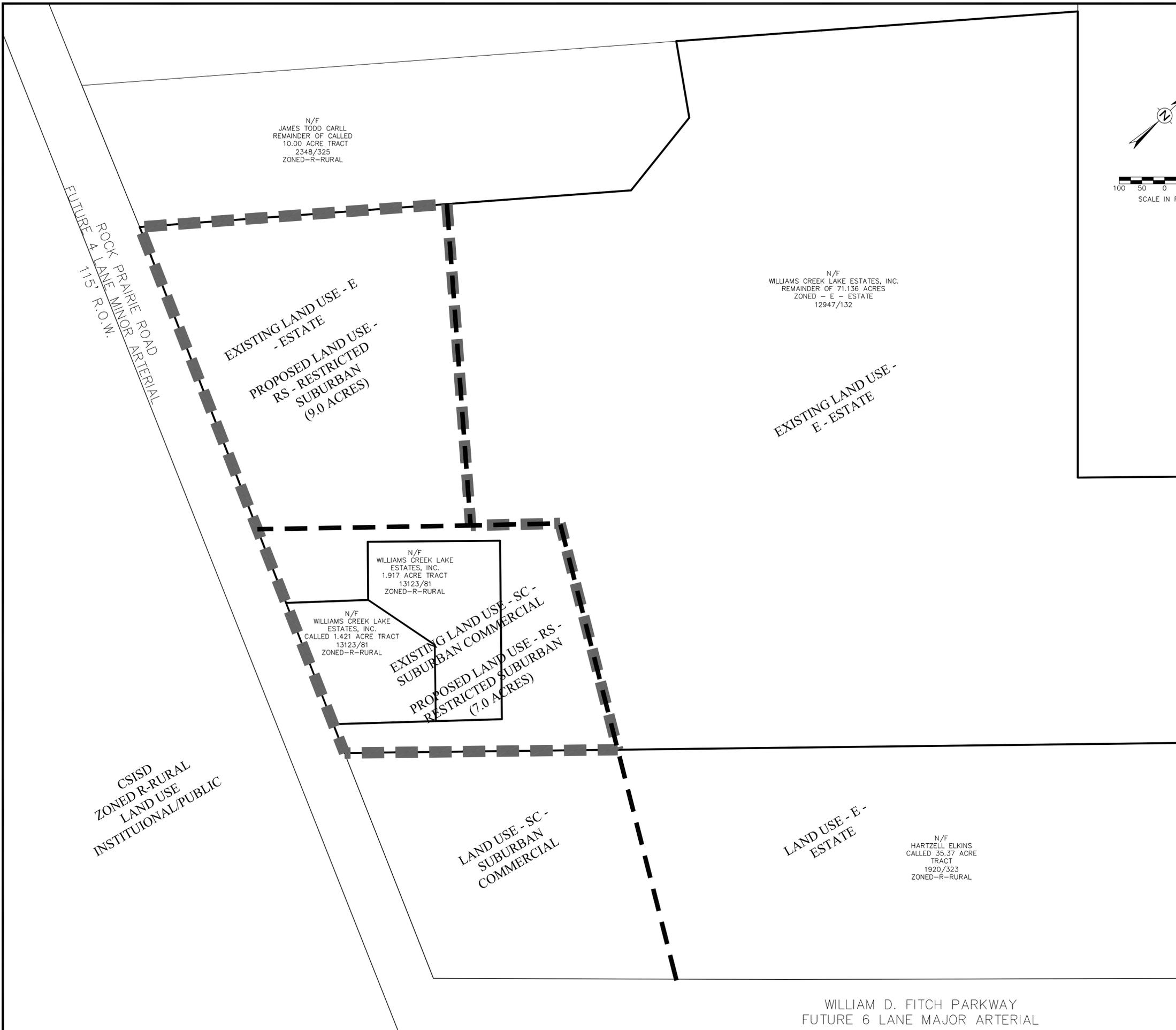
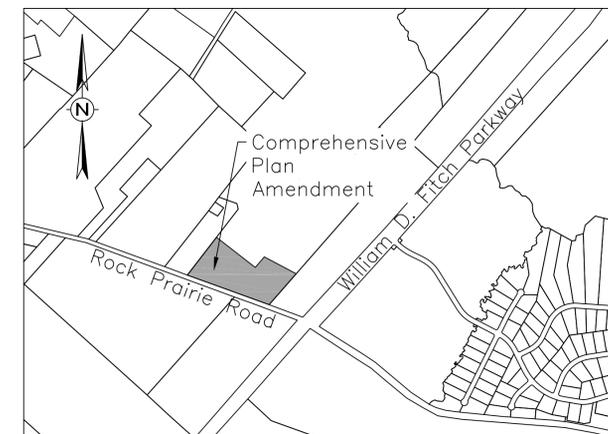
4/25/2014
Date

LEGEND

	PROPERTY BOUNDARY OF PARENT TRACTS
	ADJACENT PROPERTY
	EXISTING LAND USE BOUNDARY
	PROPOSED LAND USE BOUNDARY



VICINITY MAP



COMPREHENSIVE PLAN AMENDMENT

7.0 ACRES
WILLIAMS LAKE SUBDIVISION
COLLEGE STATION, TEXAS
 EXISTING LAND USE
 SC - SUBURBAN COMMERCIAL
 PROPOSED LAND USE
 RS - RESTRICTED SUBURBAN

9.0 ACRES
WILLIAMS LAKE SUBDIVISION
COLLEGE STATION, TEXAS
 EXISTING LAND USE
 E - ESTATE
 PROPOSED LAND USE
 RS - RESTRICTED SUBURBAN

THOMAS CARUTHERS LEAGUE, A-9
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1" = 100'

MAY 2016

OWNER/DEVELOPER:

Williams Creek Lake Estates, Inc.
 P.O. Box 800
 Coleman, Texas 76834
 (979) 229-0310

SURVEYOR:

Brad Kerr, RPLS No. 4502
 Kerr Surveying, LLC
 P.O. Box 269
 College Station, TX 77841
 (979) 268-3195

APPLICANT:

Will Johnson
 P.O. Box 800
 Coleman, Texas 76834
 (979) 324-0330

ENGINEER:



TBPE Firm Reg. No. 12327
 911 Southwest Pkwy E
 College Station, Texas 77840
 (979) 764-3900

WILLIAM D. FITCH PARKWAY
 FUTURE 6 LANE MAJOR ARTERIAL

Jennifer Paz
Senior Planner
City of College Station
1101 Texas Avenue
College Station, TX 77840

Re: Williams Lake Estates Comprehensive Plan Land Use Amendment – CPA2016-000004

Dear Ms. Paz:

I support the request by Williams Creek Lake Estates, Inc. to change the Comprehensive Plan Land Use designation from Estate and Suburban Commercial to Restricted Suburban for 16 acres generally located at 8607 Rock Prairie Road in College Station, Texas.

If you have any questions, please do not hesitate to call.

Sincerely,