



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, October 6, 2016

6:30 PM

City Hall Council Chambers

1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev
4. [16-0605](#) Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Minor Plat ~ Oakwood Subdivision Lot 1 Block 1A ~ Case #FPCO2016-000017 (Bullock)
5. [16-0638](#) Presentation, possible action, and discussion regarding the consideration of the 2016 P&Z Plan of Work (see attached)

Sponsors: Bombek
Attachments: [2016 Plan of Work](#)
6. [16-0606](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, October 13, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison - Ross)
*Thursday, October 20, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
7. [16-0609](#) Presentation, possible action, and discussion regarding an update on the following item:
*An Ordinance Amendment to consider the adoption of water and/or wastewater impact fees within the service area of each in the City and within portions of the City's extraterritorial jurisdiction. The Planning & Zoning Commission heard this item on August 4, 2016 and recommended approval. The City Council heard this item on September 22, 2016 and voted (5-2) to approved the fees phased in over a two year period.
8. Discussion, review and possible action regarding the following meetings: Design Review Board, BioCorridor Board.
9. Discussion and possible action on future agenda items - A Planning & Zoning

Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

10. Adjourn.

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

APPROVED

City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on September 30, 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 #: 16-0605 **Version:** 2 **Name:** Minor / Amending Plats
Type: Updates **Status:** Agenda Ready
File created: 9/19/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 10/6/2016 **Final action:**
Title: Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Minor Plat ~ Oakwood Subdivision Lot 1 Block 1A ~ Case #FPCO2016-000017 (Bullock)
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Minor Plat ~ Oakwood Subdivision Lot 1 Block 1A ~ Case #FPCO2016-000017 (Bullock)



Legislation Details (With Text)

File #: 16-0638 Version: 2 Name: 2016 P&Z Plan of Work
Type: Updates Status: Agenda Ready
File created: 9/28/2016 In control: Planning and Zoning Commission Workshop
On agenda: 10/6/2016 Final action:
Title: Presentation, possible action, and discussson regarding the consideration of the 2016 P&Z Plan of Work (see attached)
Sponsors: Mark Bombek
Indexes:
Code sections:
Attachments: [2016 Plan of Work](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussson regarding the consideration of the 2016 P&Z Plan of Work (see attached)

2016 Planning & Zoning Commission Plan of Work

Comprehensive Plan Items

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> 5/12/16: sidewalk extension completed along Guadalupe. (South Knoll Area Plan) 9/30/16: sidewalk extension completed along Langford (South Knoll Area Plan)</p>
Staff Assigned: P&DS Staff	Anticipated Completion: on-going
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> 10/20/16: Provide an update to P&Z on Development activity in the BioCorridor (MH)</p>
Staff Assigned: Economic Development & Molly Hitchcock	Anticipated Initiation: 10/20/16
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> 9/15/16: Provided an update to P&Z on the Wastewater Master Plan- DC</p>
Staff Assigned: Water/Wastewater	Completed: 9/15/2016

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 began to review calculation of maximum impact fees 8/4/16: IFAC reviewed calculation of maximum impact fees for Water/Wastewater and provided comment. 9/1/16: IFAC reviewed calculation of maximum impact fees for roadways and provided comment. 9/22/16: Council approved wastewater and water impact fees.</p>
<p>Staff Assigned: Alan Gibbs & Dave Coleman</p>	<p>Completed: 9/1/2016</p>

*Annexation 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>
<p>Staff Assigned: L. Simms</p>	<p>Anticipated Initiation:</p>

Neighborhood Integrity Items

*Traffic Calming Toolkit	
<p><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 neighborhood parking toolbox created by the Neighborhood Transportation Task Force.</p>	<p><i>Project Dates:</i></p>
<p>Staff Assigned: Danielle Singh & Troy Rother</p>	<p>Anticipated Completion: Spring 2017</p>

Traffic Impact Analysis for Single-Family Development	
<p><i>Summary:</i> Review the Traffic Impact Analysis ordinance and consider a recommendation to require TIAs for Single-Family Residential development.</p>	<p><i>Project Dates:</i> 8/4/16: P&Z recommended approval of Single-Family TIA Ordinance Amendment 8/11/16: City Council approved Single-Family TIA Ordinance Amendment</p>
<p>Staff Assigned: Danielle Singh</p>	<p>Completed: 8/11/16</p>

Student Housing in Established Single-Family Neighborhoods	
<p><i>Summary:</i> Research best practices from other communities regarding the management of student housing in single-family neighborhoods.</p>	<p><i>Project Dates:</i></p>
<p>Staff Assigned: Tiffany Cousins</p>	<p>Anticipated Completion: Winter 2016-2017</p>

Update on Landscaping Requirements for Single-Family Developments	
<p><i>Summary:</i> Provide an update on the City's landscaping requirements for single-family development and recommend adjustments as deemed necessary.</p>	<p><i>Project Dates:</i></p>
<p>Staff Assigned: P&DS</p>	<p>Anticipated Completion: Spring 2017</p>

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> 6/16/16: P&Z recommended approval of UDO amendment for zoning districts 7/28/16: City Council adopted UDO amendment for zoning districts
Staff Assigned: J. Bullock	Completed: July 2016

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: P&DS & Legal	Anticipated Completion: Spring 2017

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: P&DS	Anticipated Completion: Spring 2017

*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: P&DS	Anticipated Completion: Spring 2017

On-Going Items

Pre-Application Conference Overview	
<p><i>Summary:</i> Provide an update on the Pre-Application Conference process.</p>	<p><i>Project Dates:</i> 07/07/16 Provide an overview of the PAC Process and provide an update on the PAC survey.</p>
Staff Assigned: Bombek	Completed: 7/7/16

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

Economic Development Updates	
<p><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.</p>	<p><i>Project Dates:</i> 6/16/2016 Economic development efforts and land availability for commercial uses, Presentation at P&Z Workshop. 11/17/16: Provide the quarterly update on Economic Development efforts and land availability for commercial uses. Presentation at P&Z Workshop. (NR)</p>
Staff Assigned: Economic Development	Anticipated Initiation: June 2016



Legislation Details (With Text)

File #: 16-0606 Version: 1 Name: Upcoming Meetings
Type: Updates Status: Agenda Ready
File created: 9/19/2016 In control: Planning and Zoning Commission Workshop
On agenda: 10/6/2016 Final action:
Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, October 13, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and
Regular 7:00 p.m. (Liaison - Ross)
*Thursday, October 20, 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, October 13, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and
Regular 7:00 p.m. (Liaison - Ross)
*Thursday, October 20, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and
Regular 7:00 p.m.



Legislation Details (With Text)

File #: 16-0609 Version: 1 Name: Updates on Items Heard
Type: Updates Status: Agenda Ready
File created: 9/23/2016 In control: Planning and Zoning Commission Workshop
On agenda: 10/6/2016 Final action:

Title: Presentation, possible action, and discussion regarding an update on the following item:
*An Ordinance Amendment to consider the adoption of water and/or wastewater impact fees within the service area of each in the City and within portions of the City's extraterritorial jurisdiction. The Planning & Zoning Commission heard this item on August 4, 2016 and recommended approval. The City Council heard this item on September 22, 2016 and voted (5-2) to approved the fees phased in over a two year period.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding an update on the following item:
*An Ordinance Amendment to consider the adoption of water and/or wastewater impact fees within the service area of each in the City and within portions of the City's extraterritorial jurisdiction. The Planning & Zoning Commission heard this item on August 4, 2016 and recommended approval. The City Council heard this item on September 22, 2016 and voted (5-2) to approved the fees phased in over a two year period.



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, October 6, 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** [16-0604](#) Consideration, possible action, and discussion on Absence Requests from meetings:
*Jodi Warner ~ September 15, 2016
*Jerome Rektorik ~ October 6, 2016
*Casey Oldham ~ October 6, 2016
*Barry Moore ~ October 6, 2016

Attachments:

[Jodi Warner](#)

[Jerome Rektorik](#)

[Casey Oldham](#)

[Barry Moore](#)

- 4.2** [16-0607](#) Consideration, possible action, and discussion to approve meeting minutes.

*September 15, 2016 ~ Workshop

*September 15, 2016 ~ Regular

Attachments: [September 15 2016 Workshop](#)
 [September 15 2016 Regular](#)

Regular Agenda

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

6. [16-0608](#) Public hearing, presentation, possible action, and discussion regarding a Final Plat for Caprock Crossing Lot 1A-R3 and 5R, Block 2 being a replat of Caprock Crossing Lot 1A-R2, Block 2 consisting of 2 commercial lots on approximately 3.37 acres located at 1451 Greens Prairie Road West. Case #FPCO2016-000018

Sponsors: Paz

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

7. [16-0554](#) Public hearing, presentation, possible action, and discussion regarding a Final Plat for Barracks II Subdivision Phase 109 being a replat of a portion of Barracks II Subdivision Phase 100 common area, consisting of 40 single-family lots and one common area on approximately 5.153 acres located at the end of Towers Parkway, between Old Ironsides Drive and Cain Road. Case #FP2016-000007

Sponsors: Thomas

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

8. [16-0528](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to WC Wellborn Commercial for approximately three acres being situated in the Andrew McMahon survey, A-167, Brazos county, Texas, being comprised of all of a called 2.00 acre tract, referred to as Tract I, described in a deed dated January 4, 1993, from Darrell L. Ambler to Wellborn Water Supply Corporation, and recorded in

Volume 1685, Page 10, all of a called 0.334 acre Tract, referred to as Tract 10, described in a deed executed October 18, 2000, from Wellborn Water Supply Corporation to Wellborn Special Utility District, and recorded in Volume 3991, Page 197, all of a called 0.46 acre tract as described in a deed dated August 18, 2006, from Boyd Mitchael Vincent, Administrator to Wellborn Special Utility District, and recorded in Volume 7536, Page 292, and a 50 foot strip as described in a deed dated august 19, 2015, from Peach Creek Rental, Ltd. to Wellborn Special Utility District, and recorded in volume 12895, page 216, deed records, Brazos County, Texas, to which references are hereby made to for any and all purposes. Said tracts further being a part of the Benjamin Graham Subdivision, of record in Volume 12, Page 394, the referenced 2.00 acre tract being Lot 9A in the Benjamin Graham Subdivision, of record in Volume 1985, Page 195, and the 50 foot strip being a part of Lot 4A in the resubdivision of blocks D & E of the Benjamin Graham Subdivision, of record in Volume 2463, Page 329, deed records, Brazos County, Texas, generally located at 3998 Greens Prairie Road West, more generally located at the northeast intersection of Greens Prairie Road West and Live Oak Street. Case #REZ2016-000024 (Note: Final action on this item is scheduled for the October 13, 2016 City Council meeting - subject to change)

Sponsors:

Bullock

Attachments:

[Staff Report](#)

[Application](#)

[Zoning Map](#)

9. [16-0635](#)

Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to T Townhouse for approximately 27.017 acres being Crawford Burnett League, Abstract No. 7, College Station, Brazos County, Texas. Being the remainder of a called 27.017 acre tract as described by a deed to the College Station Independent School District recorded in Volume 9626, Page 76 of the official public records of Brazos County, Texas. Generally located south of Deacon Drive West and east of Holleman Drive South. Case #REZ2016-000028 (Note: Final action on this item is scheduled for the October 27, 2016 City Council meeting - subject to change)

Sponsors:

Lazo

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

10. [16-0620](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural and E Estate to RS Restricted Suburban for approximately 14 acres being situated in the Thomas Cartuthers (ICL), Abstract No. 9, College Station, Brazos County, Texas. Said tract being a portion of a called 71.0534 acre tract and tract being all of a called 1.421 acre tract described as tract one and all of a called 1.917 acre tract described as tract two by a deed to Williams Creek Lake Estates, Inc., recorded in volume 13123, page 81 and volume 12947, page 132 of the public records of Brazos County, Texas, generally located at 2242 Carll Lane, more generally located northwest of Rock Prairie Road and William D. Fitch Parkway. Case #REZ2016-000030 (Note: Final action on this item is scheduled for the October 27th City Council meeting - subject to change)

Sponsors: Paz

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

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 September 30, 2016 at 5:00 p.m.

City Secretary

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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 #: 16-0604 **Version:** 1 **Name:** Absence Request
Type: Absence Request **Status:** Agenda Ready
File created: 9/15/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 10/6/2016 **Final action:**
Title: Consideration, possible action, and discussion on Absence Requests from meetings:
*Jodi Warner ~ September 15, 2016
*Jerome Rektorik ~ October 6, 2016
*Casey Oldham ~ October 6, 2016
*Barry Moore ~ October 6, 2016

Sponsors:

Indexes:

Code sections:

Attachments: [Jodi Warner](#)
[Jerome Rektorik](#)
[Casey Oldham](#)
[Barry Moore](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion on Absence Requests from meetings:

- *Jodi Warner ~ September 15, 2016
- *Jerome Rektorik ~ October 6, 2016
- *Casey Oldham ~ October 6, 2016
- *Barry Moore ~ October 6, 2016



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Jodi Warner

Request Submitted on September 15, 2016

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

Kristen & Jane,

I am out tonight due to something that has come up - thank you for sharing this with the commission.

Jodi

Signature Jodi Warner



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Jerome Rektorik

Request Submitted on September 16, 2016

I will not be in attendance at the meeting on October 6, 2016
for the reason specified: (Date)

Kristen
I will not be at P&Z on Oct 6.

Best regards,
Jerome

Signature Jerome



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Casey Oldham

Request Submitted on September 16, 2016

I will not be in attendance at the meeting on October 6, 2016
for the reason specified: (Date)

Casey will be out of town on Thursday October 6th; therefore, unable to attend P&Z.

Carol Bielamowicz

Signature Casey Oldham



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Barry Moore

Request Submitted on September 15, 2016

I will not be in attendance at the meeting on October 6, 2016
for the reason specified: (Date)

Will not be available for October 6th meeting.

Regards,

Barry Moore

Signature Barry Moore



Legislation Details (With Text)

File #: 16-0607 **Version:** 2 **Name:** Minutes
Type: Minutes **Status:** Agenda Ready
File created: 9/19/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 10/6/2016 **Final action:**

Title: Consideration, possible action, and discussion to approve meeting minutes.
*September 15, 2016 ~ Workshop
*September 15, 2016 ~ Regular

Sponsors:

Indexes:

Code sections:

Attachments: [September 15 2016 Workshop](#)
[September 15 2016 Regular](#)

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

*September 15, 2016 ~ Workshop

*September 15, 2016 ~ Regular

**MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
September 15, 2016 6:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas**

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

COMMISSIONERS ABSENT: Jodi Warner

CITY COUNCIL MEMBERS PRESENT: Steve Aldrich

CITY STAFF PRESENT: Lance Simms, Alan Gibbs, Molly Hitchcock, David Coleman, Carol Cotter, Stephen Maldonado Jr., Mark Bombek, Jessica Bullock, Rachel Lazo, Madison Thomas, Tiffany Cousins, Erika Bridges, Timothy Horn, Anthony Armstrong, Carla Robinson, Lauren Basey and Kristen Hejny

1. Call the meeting to order.

Chairperson Kee Called the meeting to order at 6:01 p.m.

2. Discussion of consent and regular agenda items.

There was general discussion regarding Regular Agenda Items #6 & #8.

Commissioner Oldham arrived at 6:09 p.m.

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

There was no discussion.

4. Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Spring Creek Townhomes Phase 2 & 3 ~ 1778 Heath Drive ~ Case #FP2016-000031 (Lazo)

There was no discussion.

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

Senior Planner Bombek stated that an update on an item in the 2016 Plan of Work would be heard on Workshop Item #6.

Commissioner Rektorik requested an update on the Annexation Plan.

Director Simms stated that Staff is currently working on a draft Inter-Local Agreement to extend the common Extraterritorial Jurisdiction boundary with the City of Bryan.

6. Presentation, possible action, and discussion regarding an update on the Wastewater Master Plan as a part of the 2016 P&Z Plan of Work.

Senior Engineer I Maldonado presented this update to the Commission.

There was general discussion amongst the Commission.

7. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, September 22, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 2:00 p.m. and Regular 3:00 p.m. (Liaison – Rektorik)
*Thursday, October 6, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

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

8. Presentation, possible action, and discussion regarding an update on the following items:
*An Ordinance Amendment amending Chapter 12, “Unified Development Ordinance,” Section 7.2.H.2 “Single-Family Height Protection,” of the Code of Ordinances. The Planning & Zoning Commission heard this item on August 4, 2016, and voted (5-0) to recommend approval. The City Council heard this item on September 8, 2016 and voted (6-0) to approve the request.
*A Rezoning for approximately one acre located at the corner of Harvey Road and Pamela Lane from R Rural to SC Suburban Commercial. The Planning & Zoning Commission heard this item on August 18, 2016 and voted (6-0) to recommend approval. The City Council heard this item on September 8, 2016 and voted (6-0) to approve the request.

There was no discussion.

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

There was no discussion.

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

There was no discussion.

11. Adjourn.

The meeting was adjourned at 6:56 p.m.

Approved:

Attest:

Jane Kee, Chairman
Planning & Zoning Commission

Kristen Hejny, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
September 15, 2016, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

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

COMMISSIONERS ABSENT: Jodi Warner

CITY COUNCIL MEMBERS PRESENT: Steve Aldrich

CITY STAFF PRESENT: Lance Simms, Alan Gibbs, Molly Hitchcock, Carol Cotter, Rachel Lazo, Madison Thomas, Tiffany Cousins, Erika Bridges, Timothy Horn, Anthony Armstrong, Carla Robinson, Lauren Basey and Kristen Hejny

1. Call Meeting to Order

Chairperson Kee called the meeting to order at 7:05 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

4. **Consent Agenda**

4.1 Consideration, possible action, and discussion on Absence Requests from meetings.
*Casey Oldham ~ September 1, 2016

4.2 Consideration, possible action, and discussion to approve meeting minutes.
*September 1, 2016 Workshop
*September 1, 2016 Regular

4.3 Presentation, possible action, and discussion regarding a Preliminary Plat for Brewster Pointe consisting of 67 residential lots on approximately 21.921 acres and 5 common areas on approximately 4.753 acres located at 3451 Barron Cut-Off Road, generally located south of Barron Cut-Off. Case #PP2016-000015

4.4 Presentation, possible action, and discussion regarding a Final Plat for Traditions Phase 101 consisting of two lots and one common area on approximately 22 acres, generally located south of the intersection of HSC Parkway and South Traditions Drive. Case #FPCO2016-000015

4.5 Presentation, possible action, and discussion regarding a Final Plat for Williams Creek Lake Estates Phase 1 consisting of 29 single-family lots and 3 common areas on approximately 36 acres located at 2442 Carll Lane, generally located northwest of the intersection of William D. Fitch Parkway and Rock Prairie Road Ease. Case #FP2015-000012

Commissioner Moore motioned to approve Consent Agenda Items 4.1-4.5. Commissioner Rektorik seconded the motion, motion passed (6-0).

Regular Agenda

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

No items were removed.

6. Public hearing, presentation, possible action, and discussion on a Conditional Use Permit for a Mobile Food Court in NG-1, located at 203 First Street, which is generally located south of Church Avenue and west of First Street. Case #CUP2016-000001 (Note: Final action on this item is scheduled for the October 13, 2016 City Council meeting – subject to change)

Staff Planner Thomas presented the Conditional Use Permit to the Commission, and recommended approval.

Commissioner Moore asked if Staff received any feedback from the Northgate Association.

Staff Planner Thomas stated that Staff has spoken with the Northgate Association and they expressed concerns regarding the daily management of the proposed Food Truck Park.

Commissioner Ross asked if any surrounding restaurants have given Staff input on this Conditional Use Permit and expressed concern about the food truck park's impact on existing brick and mortar restaurants in the area.

Staff Planner Thomas stated that she was contacted by The Domain and Chimy's restaurants.

Chairperson Kee asked for clarification on the Pavilion and pad site shown on the site plan.

Staff Planner Thomas stated that the pavilion is an open metal structure and the pad sites would be concrete.

Commissioner Ross asked if there was a maximum capacity allowed within the court.

Staff Planner Thomas stated that there is not a maximum occupant capacity on the property.

Chairperson Kee asked about the fencing surrounding the area.

Staff Planner Thomas stated that the applicant has proposed providing a wooden fence.

Applicant, Derek Barre, was available to answer questions from the Commission.

Chairperson Kee asked for more detail on the fence surrounding the area.

Mr. Barre stated that the front of the court would have a wrought iron fence and the sides would be a wooden fence surrounding the property.

Commissioner Rektorik asked for clarification on Police Department's concerns for the fencing.

Staff Planner Thomas stated that the Police Department had concerns for wooden fencing causing visibility issues into the site.

Commissioner Oldham asked for a clarification on the daily management of the property.

Applicant, Matt Abegglen, stated that the property is currently under lease and the pad sites will be subleased by local food trucks. Mr. Abegglen also stated that the property will be monitored, secure and cleaned regularly.

Chairperson Kee asked for clarification on the recourse the City of College Station would have on the Conditional Use Permit.

City Attorney Robinson stated that the City can chose to revoke the Conditional Use Permit, but specific language would need to be added to the ordinance. Ms. Robinson also stated that the City could issue a citation under the Unified Development Ordinance.

Commissioner Rektorik asked for the applicant to clarify the security measures that would be in place for the area.

Mr. Abegglen stated that off-duty police officers would be provided to the area as needed.

Chairperson Kee asked for the capacity of the pavilion.

Mr. Abegglen stated that the pavilion would hold approximately 150-200 people.

Commissioner Rektorik asked Staff for the triggering factors of a Special Event.

Director Simms stated that the City does have a Special Event Permit, however, the Conditional Use Permit is not subject to the Special Event Ordinance, but there are guidelines in the Special Event Ordinance permit that would help in terms of security.

Staff Planner Thomas stated that a Special Event Permit does not require officers for 0-250 people, 251-1500 people would require two off-duty police officers, and they have the authority to require more or less depending on event size and content.

Commissioner Rektorik asked for a maximum number of persons that could occupy the area.

Mr. Barre stated that there could be a maximum of about 300-400 people within the area.

Chairperson Kee clarified that the Texas Alcohol and Beverage Commission (TABC) regulates the taking of alcohol outside the Food Truck Court.

Commissioner Oldham asked if the actual trucks would be selling the alcohol.

Mr. Barre stated that Mobile Food Trucks are not allowed to sell alcohol, so a third party concession area will be utilized.

Commissioner Moore asked for clarifications on the occupancy load versus the Special Event Permit.

Director Simms clarified that Special Events are held outside a building where the public is invited which would fall under the Special Event Permit Guidelines. Mr. Simms also went on to specify that businesses also have to follow occupancy load guidelines within the building separate from the Special Event Permit.

Commissioner Oldham asked if the TABC License requires the area to have a security officer.

Staff Planner Thomas stated that TABC requires a “controlled environment” such as security officer or fencing.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

Commissioner Moore motioned to recommend approval of the Conditional Use Permit. Commissioner Oldham seconded the motion.

Commissioner Oldham asked if the Conditional Use Permit will run with the property.

Staff Planner Thomas confirmed the permit will run with the property.

Chairperson Kee asked if a condition could be placed on the Conditional Use Permit, not exempting the Food Truck Court from the Special Event Permit.

City Attorney Robinson stated that the Commission can recommend conditions reasonably related to the impact that the use will have on the neighborhood properties or to achieve public health safety and welfare. Ms. Robinson also stated that language within the ordinance would need to be added so that the applicable condition could be enforced.

Commissioner Oldham asked if the Special Event Ordinance could be applied as a condition to the Conditional Use Permit.

City Attorney Robinson clarified that the language would refer back to the Special Event Ordinance.

Director Simms suggested that the Commission allow Staff to use the Commission’s occupancy and security concerns to explore options for the Conditional Use Permit before it is presented to the City Council.

The motion on the table passed (5-1) with Commissioner Ross voting in opposition.

7. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, “Unified Development Ordinance,” Section 12-4.2, “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from PDD Planned Development District to T Townhouse for approximately 14.636 acres being J.W.

Scott Survey, Tract 29, College Station, Brazos County, Texas, Recorded in Volume 7541, Page 214 of the Deed Records of Brazos County, Texas, generally located north of Harvey Road and west of FM 158. Case #REZ2016-000025 (Note: Final action on this item is scheduled for the October 13, 2016 City Council meeting – subject to change)

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

Commissioner Rektorik asked for clarification on the objection Ms. Lazo received.

Staff Planner Lazo stated that the inquiry stemmed from the existing parkland not being used to build upon. The inquiry also asked if the proposed townhomes would stay in Bryan ISD.

Applicant Rabon Metcalf, PO Box 9253, College Station, Texas, was available to answer questions from 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. Commissioner Moore seconded the motion, motion was approved (6-0).

8. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, “Unified Development Ordinance,” Section 12-4.2, “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from O Office to PDD Planned Development District for approximately 1.66 acres being Lot G, Chimney Hill Subdivision, College Station, Brazos County, Texas, recorded in Volume 3043, Page 204, of the Deed Records of Brazos County, Texas, generally located at the intersection of Tarrow Street and Autumn Circle. Case #REZ2016-000027 (Note: Final action on this item is scheduled for the October 13, 2016 City Council meeting – subject to change)

Staff Planner Lazo presented the Rezoning to the Commission, and recommended approval.

Applicant Daniel Beamon, 111 University Drive East, College Station, was available to answer questions from the Commission.

Commissioner Rektorik asked if the flooding issue concerns would be addressed.

City Engineer Gibbs stated that the Engineer will address flooding concerns at platting.

Chairperson Kee opened the public hearing.

Patrick Draughon, 203 Chimney Hill Circle, College Station, Texas, spoke in opposition of the rezoning, citing concerns for traffic and flooding.

Melinda Hallerman, 919 Park Lane, Bryan, Texas, spoke in opposition of the rezoning citing concerns for traffic and flooding.

Linda Blair, 201 Chimney Hill Circle, College Station, Texas spoke in opposition of the rezoning, citing concerns for flooding, the existing powerline, and traffic.

Chairperson Kee closed the public hearing.

Commissioner Rektorik motioned to recommend approval of the Rezoning, for discussion. Commissioner Ross seconded the motion.

Commissioner Rektorik asked City Engineer Gibbs to address the powerline and the floodplain/potential flooding concerns.

City Engineer Gibbs stated that the powerline will remain and the site layout will accommodate the powerline easement as shown on the current concept plan. Mr. Gibbs also addressed the flooding concerns by stating that the City regulates the floodplain in this area.

Commissioner Rektorik asked for a clarification in which stage of development the flooding issues will be addressed.

City Engineer Gibbs stated that specifics will be addressed during platting.

Chairperson Kee asked for basic expectations of the floodplain mitigation and analysis results to meet the floodplain ordinance.

City Engineer Gibbs stated that the developer may have to do a minor amount of excavation to the encroachment of the floodplain to offset the volume. Mr. Gibbs also stated that the developer will have to meet five criteria, to comply with the no adverse impacts ordinance.

Chairperson Kee asked what the residents could expect as far as more or less water flow.

City Engineer Gibbs stated that the developer cannot make the conditions worse.

Chairperson Kee asked for a clarification on the Urban land use designation on the property.

Assistant Director Hitchcock stated that the surrounding area is largely multi-family, and townhomes and the urban designation gives the most flexibility for future uses.

Chairperson Kee asked for the density on this property and the maximum density allowed.

Staff Planner Lazo stated that the density on this property and the maximum density is 14 dwelling units per acre.

Chairperson Kee asked how the City anticipates providing Sanitation and Fire Services.

Staff Planner Lazo stated that the Fire Department will use internal access to the property and Sanitation will typically follow the same route.

Chairperson Kee asked for the trip generation for this site.

City Engineer Gibbs stated that this site did not trigger the Traffic Impact Analysis (TIA) so it is less than 150 during the peak hour.

There was general discussion amongst the Commission.

Commissioner Ross asked if there were currently any plans to make improvements to Tarrow Street.

City Engineer Gibbs stated that there are currently no plans to improve this street.

The motion on the table passed (6-0).

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

There was no discussion.

10. Adjourn

The meeting adjourned at 8:37 p.m.

Approved:

Attest:

Jane Kee, Chairman
Planning & Zoning Commission

Kristen Hejny, Admin Support Specialist
Planning & Development Services



Legislation Details (With Text)

File #: 16-0608 **Version:** 1 **Name:** Caprock Crossing L1A-R3&5R ,B2
Type: Replat **Status:** Agenda Ready
File created: 9/21/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 10/6/2016 **Final action:**

Title: Public hearing, presentation, possible action, and discussion regarding a Final Plat for Caprock Crossing Lot 1A-R3 and 5R, Block 2 being a replat of Caprock Crossing Lot 1A-R2, Block 2 consisting of 2 commercial lots on approximately 3.37 acres located at 1451 Greens Prairie Road West. Case #FPCO2016-000018

Sponsors: Jenifer Paz

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding a Final Plat for Caprock Crossing Lot 1A-R3 and 5R, Block 2 being a replat of Caprock Crossing Lot 1A-R2, Block 2 consisting of 2 commercial lots on approximately 3.37 acres located at 1451 Greens Prairie Road West. Case #FPCO2016-000018



FINAL PLAT
of Caprock Crossing Lot 1A-R3 and 5R, Block 2
being a Replat of
Caprock Crossing Lot 1A-R2, Block 2
FPCO2016-000018

SCALE: 2 lots on approximately 3.37 acres

LOCATION: 1451 Greens Prairie Road West

ZONING: GC General Commercial
OV Corridor Overlay

APPLICANT: Brazos Texas Land Development, LTD

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

RECOMMENDATION: Staff recommends approval of the final plat.



DEVELOPMENT HISTORY

Annexation:	1983 and 2002
Zoning:	A-O Agricultural Open upon annexation, A-O Agricultural Open to C-1 General Commercial (1983, 2004, & 2006): OV Corridor Overlay (2006); C-1 General Commercial renamed to GC General Commercial (2014)
Preliminary Plan:	Approved in 2012, amendments in 2013 and 2016.
Site Development:	The subject properties are currently undeveloped.

COMMENTS

Parkland Dedication:	None required for non-residential development.
Greenways:	None proposed or required for this development.
Pedestrian Connectivity:	Public ways are proposed and existing throughout the development and will include 5-foot sidewalks along both sides.
Bicycle Connectivity:	Bike lanes and routes are not proposed nor required within the development. The nearest bike lane is located on Arrington Road.
Impact Fees:	The majority of the subject property is located within the Alum Creek Sewer Impact Fee Area. Small portions of the property are located within the Spring Creek Sewer Impact Fee Area. Impact fees are assessed at the time of Final Plat. The current impact fees for Alum Creek and Spring Creek are \$59.42 per LUE and \$98.39 per LUE, respectively.

REVIEW CRITERIA

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

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



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

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT Caprock Crossing Lot 1A-R2, Block 2 Replat

ADDRESS 910 William D Fitch Parkway

SPECIFIED LOCATION OF PROPOSED PLAT:

Caprock Crossing Lot 1A-R2, Block 2

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

Name Jesse Durden- Caprock Texas E-mail jessedurden@caprocktx.com

Street Address P.O. Box 54

City Wellborn State TX Zip Code 77881

Phone Number 979.492.0425 Fax Number _____

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

Name Brazos Texas Land Development E-mail _____
Street Address P.O. Box 2864
City Bryan State TX Zip Code 77805
Phone Number 979.492.0425 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering, LLC- Deven Doyen P.E. E-mail eng@schultzengineeringllc.com
Street Address 911 Southwest Pkwy E.
City College Station State TX Zip Code 77840
Phone Number 979.764.3900 Fax Number 979.764.3910

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

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

Total Acreage 3.37 Total No. of Lots 2 R-O-W Acreage N/A

Existing Use Vacant Proposed Use Commercial

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

Average Acreage Of Each Residential Lot By Zoning District:

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

Floodplain Acreage N/A

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

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

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

- Yes
- No

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

Project Name: _____

City Project Number (if known): _____

Date / Timeframe when submitted: _____

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

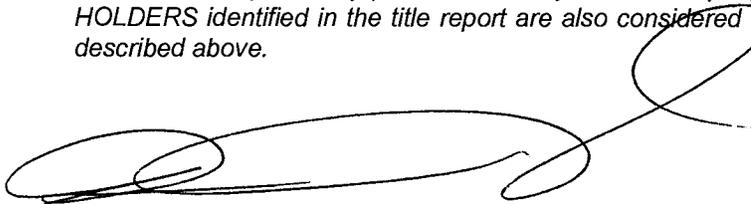
NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

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>887</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>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 DIRECTOR

JULY 27th 2016.

Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

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

Property Owner(s)

July 27th 2016

Date

Engineer Certification:

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

Engineer

07/27/16

Date



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

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

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

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

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

Engineer

Date

Initial

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

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

B. I, _____, certify to the following:

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

Engineer

Date

Additional certification for Floodway Encroachments:

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

Engineer

Date

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

Residential Structures:

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

Engineer / Surveyor

Date

Commercial Structures:

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

Engineer / Surveyor

Date

OR

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

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

Engineer / Surveyor

Date

Conditions or comments as part of approval: _____

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

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

Existing

Proposed

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

Existing

Proposed



Alleys.



Easements.



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



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



Construction documents for all public infrastructure drawn on 24" x 36" sheets and properly sealed by a Licensed Texas Professional Engineer that include the following:



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



Sewer Design Report.



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



Water Design Report and/or Fire Flow Report.



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



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



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



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



Drainage Report with a Technical Design Summary.



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



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



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

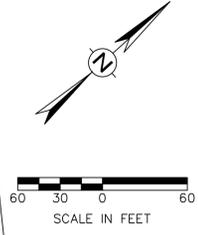
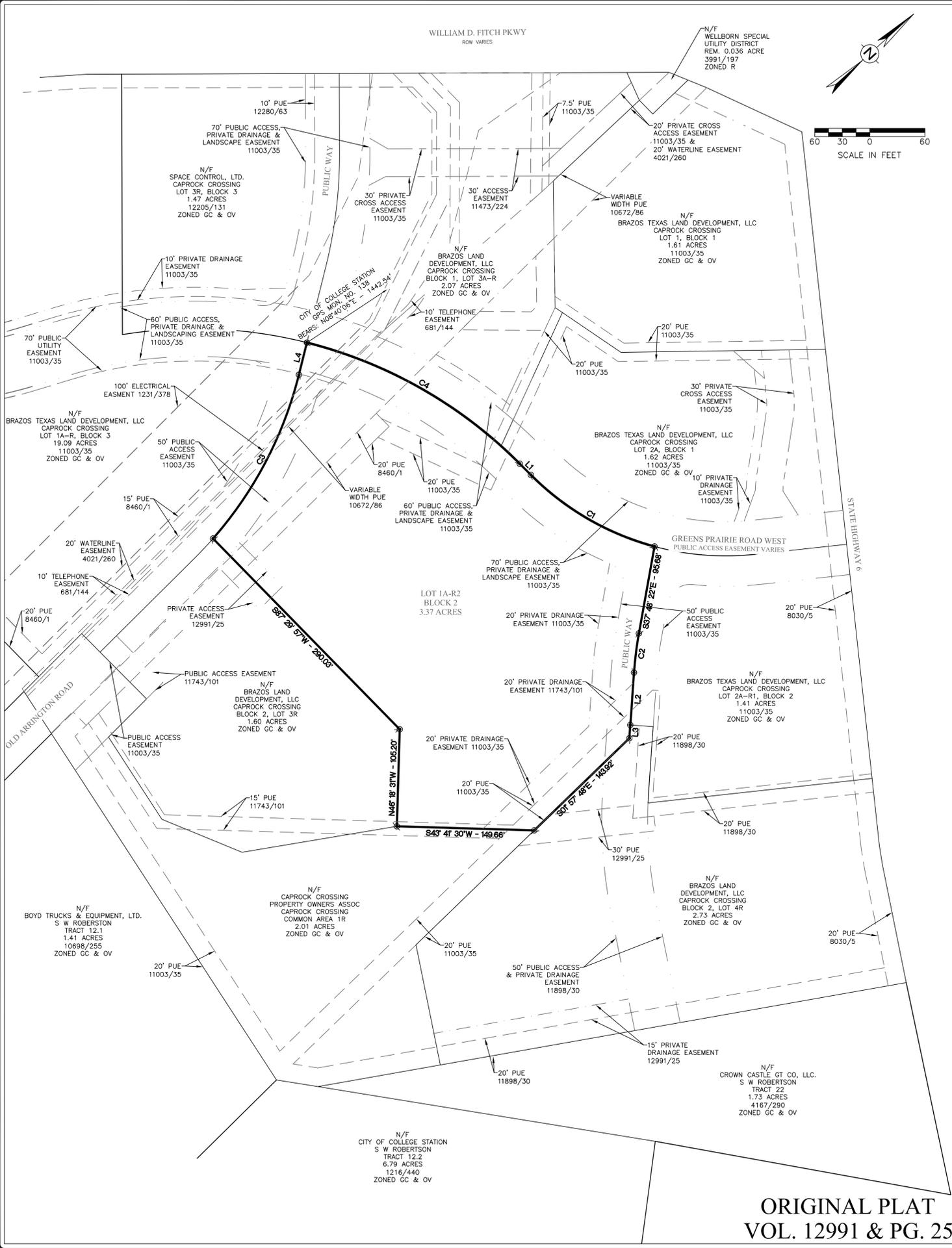


Will any construction occur in TxDOT rights-of-way? Yes No
If yes, TxDOT permit must be submitted along with the construction documents.

NOTE:

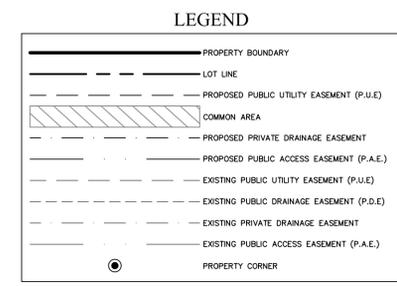
1. We will be requesting the corrected Final Plat to be submitted in digital form if available prior to filing the plat at the Courthouse.
2. If the construction area is greater than 5 acres, EPA Notice of Intent (NOI) must be submitted prior to issuance of a development permit.

Print Form

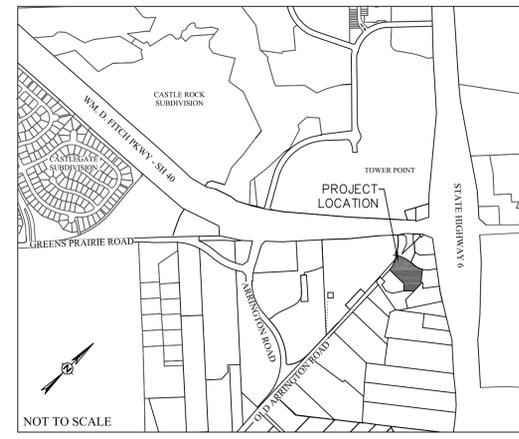


Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	157.15'	300.00'	03°00'49"	80.42'	155.36'	N71°58'51"E
C2	42.92'	405.00'	00°04'18"	21.48'	42.90'	S40°50'31"E
C3	202.74'	425.00'	02°19'54"	103.34'	200.82'	N20°15'06"W
C4	269.70'	500.00'	03°54'19"	138.22'	266.44'	N71°32'07"E
C5	57.20'	185.00'	01°42'55"	28.83'	56.97'	N19°34'48"E

LINE TABLE		
LINE #	LENGTH	DIRECTION MEASURED
L1	17.18'	N86° 59' 18"E
L2	56.93'	S43° 52' 40"E
L3	14.42'	S43° 52' 40"E
L4	35.86'	N33° 55' 03"W
L5	41.64'	S46° 18' 31"E
L6	11.99'	N87° 18' 52"E
L7	25.01'	N64° 48' 52"E
L8	14.74'	N23° 03' 42"W
L9	8.01'	N87° 31' 20"E
L10	16.21'	S2° 27' 19"E
L11	16.02'	S87° 29' 57"W
L12	37.26'	S87° 29' 57"W
L13	17.00'	S23° 03' 42"E
L14	3.00'	N66° 56' 18"E
L15	15.00'	N66° 56' 18"E
L16	14.39'	S23° 03' 42"E
L17	8.94'	S66° 56' 18"W
L18	4.64'	S66° 56' 18"W
L19	8.76'	S23° 03' 42"E
L20	23.36'	S66° 56' 18"W
L21	21.55'	S66° 56' 18"W



VICINITY MAP



FINAL PLAT
OF
CAPROCK CROSSING
LOTS 1A-R3 AND 5R, BLOCK 2
A TOTAL OF 3.37 ACRES
BEING A REPLAT OF
CAPROCK CROSSING
LOT 1A-R2, BLOCK 2
A, BABILLE SURVEY, A-75
S.W. ROBERTSON LEAGUE, A-202
COLLGE STATION, TEXAS

SCALE 1" = 60'
JULY 2016

OWNER/DEVELOPER: Brazos Texas Land Development, L.L.C.
P.O. Box 2864
Bryan, TX 77805

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

ENGINEER: SCHULTZ
TBP# NO. 12327
911 Southwest Pkwy E.
College Station, Texas 77840
(979) 764-3900

SHEET 2 OF 2

ORIGINAL PLAT
VOL. 12991 & PG. 25



Legislation Details (With Text)

File #: 16-0554 **Version:** 5 **Name:** Barracks II Ph. 109 - Final Plat
Type: Replat **Status:** Agenda Ready
File created: 8/31/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 10/6/2016 **Final action:**
Title: Public hearing, presentation, possible action, and discussion regarding a Final Plat for Barracks II Subdivision Phase 109 being a replat of a portion of Barracks II Subdivision Phase 100 common area, consisting of 40 single-family lots and one common area on approximately 5.153 acres located at the end of Towers Parkway, between Old Ironsides Drive and Cain Road. Case #FP2016-000007
Sponsors: Madison Thomas
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Final Plat](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding a Final Plat for Barracks II Subdivision Phase 109 being a replat of a portion of Barracks II Subdivision Phase 100 common area, consisting of 40 single-family lots and one common area on approximately 5.153 acres located at the end of Towers Parkway, between Old Ironsides Drive and Cain Road. Case #FP2016-000007



**FINAL PLAT
for
Barracks II Subdivision Phase 109
including a replat of
Barracks II Subdivision Phase 100
FP2016-000007**

SCALE: 40 Single-family lots and one common area on 5.153 acres

LOCATION: Located at the end of Towers Parkway, between Old Ironsides Drive and Cain Road

ZONING: PDD Planned Development District

APPLICANT: Heath Phillips, Heath Phillips Investments, LLC

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

PROJECT OVERVIEW The proposed Final Plat divides one tract of land and replats two common areas into 40 lots and one common area.

RECOMMENDATION: Staff recommends approval of the Final Plat.



FINAL PLAT

Case:
FP2016-000007

BARRACKS II PH 109

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	November 2002
Zoning:	A-O Agricultural Open (upon annexation), rezoned PDD Planned Development District (April 2014), with the revised PDD ordinance approved in February 2015.
Preliminary Plan:	November 2014 – 69 Residential lots on 48.37 acres, June 2015 - 214 Residential lots and 2 commercial lots on 36.521 acres
Final Plat:	Final plat of 40 lots and 1 common area, which includes a replat of a portion of Phase 100 by merging 0.15 acres of common area into the lots in the newly created Phase 109.
Site Development:	Undeveloped

COMMENTS

Parkland Dedication:	Previous phases have dedicated 7.31 acres of neighborhood parkland which exceeds the neighborhood park land dedication requirement for the subdivision. The applicant has constructed neighborhood park improvements to cover all residential units. Community Park Land and Development fees of \$625 per single-family and townhouse lot will be due.
Greenways:	N/A
Pedestrian Connectivity:	Sidewalks are required on both sides of all streets.
Bicycle Connectivity:	Bike lanes will be provided along Towers Parkway.
Impact Fees:	The subject tract is located within the Steeplechase Sanitary Sewer Impact Fee Area and will be required \$144.87/LUE with building permits.

REVIEW CRITERIA

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

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)	<input type="checkbox"/> Minor (\$700)	<input type="checkbox"/> Amending (\$700)	<input checked="" type="checkbox"/> Final (\$932)	<input type="checkbox"/> Vacating (\$932)	<input type="checkbox"/> Replat (\$932)
Is this plat in the ETJ?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Is this plat Commercial	<input type="checkbox"/> or Residential	<input checked="" type="checkbox"/>
MINIMUM SUBMITTAL REQUIREMENTS:					
<input checked="" type="checkbox"/>	\$700-\$932 Final Plat Application Fee (see above).				
<input checked="" type="checkbox"/>	\$233 Waiver Request to Subdivision Regulations Fee (if applicable).				
<input checked="" type="checkbox"/>	\$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).				
<input checked="" type="checkbox"/>	Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.				
<input checked="" type="checkbox"/>	Copy of plat. (A signed mylar original must be submitted after approval.)				
<input checked="" type="checkbox"/>	Grading, drainage, and erosion control plan with supporting drainage report.				
<input checked="" type="checkbox"/>	Public infrastructure plan and supporting documents (if applicable).				
<input checked="" type="checkbox"/>	Copy of original deed restrictions/covenants for replats (if applicable).				
<input checked="" type="checkbox"/>	Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.				
<input checked="" type="checkbox"/>	The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.				
NOTE: A paid tax certificates from City of College Station, Brazos County and College Station I.S.D. will be due at the time of the mylar submittal prior to filing the plat.					

Date of Optional Preapplication or Stormwater Management Conference N/A

NAME OF PROJECT The Barracks II Subdivision Phase 109

ADDRESS Intersection of Towers Parkway and Baby Bear Drive

SPECIFIED LOCATION OF PROPOSED PLAT:

At the end of Towers Parkway between Old Ironsides Drive and Cain Road

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

Name Heath Phillips E-mail heath@barrackstownhomes.com

Street Address P.O. Box 262

City Wellborn State Texas Zip Code 77881

Phone Number 979-229-5906 Fax Number 979-703-7903

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

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

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering, LLC - Joe Schultz E-mail joeschultz84@verizon.net
Street Address 2730 Longmire Drive, Suite A
City College Station State Texas Zip Code 77845
Phone Number 979-764-3900 Fax Number 979-764-3910

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

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

Total Acreage 5.153 Total No. of Lots 40 R-O-W Acreage 1.717

Existing Use Vacant Proposed Use Single Family - Detached & Townhomes

Number of Lots By Zoning District 40 / PDD / /

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

Floodplain Acreage None

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

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

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

Yes

No

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

Project Name: Barracks II Preliminary Plan

City Project Number (if known): PP2016-000004

Date / Timeframe when submitted: February 2016

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

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

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

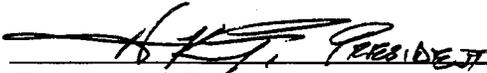
NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation None

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>1368</u> Streets</p> <p><u>2926</u> Sidewalks</p> <p><u>1409</u> Sanitary Sewer Lines</p> <p><u>983</u> Water Lines</p> <p><u>0</u> Channels</p> <p><u>2023</u> Storm Sewers</p> <p><u>413</u> Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE: <u>Previously dedicated</u></p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
--	---

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

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


Signature and title

2/4/16
Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

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



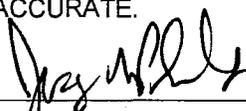
Property Owner(s)

2/4/16

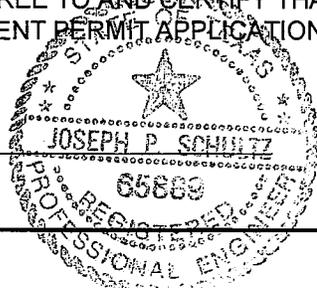
Date

Engineer Certification:

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



Engineer



2-5-16

Date

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

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

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

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

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

Engineer

Date

Initial

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

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

B. I, _____, certify to the following:

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

Engineer

Date

Additional certification for Floodway Encroachments:

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

Engineer

Date

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

Residential Structures:

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

Engineer / Surveyor

Date

Commercial Structures:

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

Engineer / Surveyor

Date

OR

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

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

Engineer / Surveyor

Date

Conditions or comments as part of approval: _____

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

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

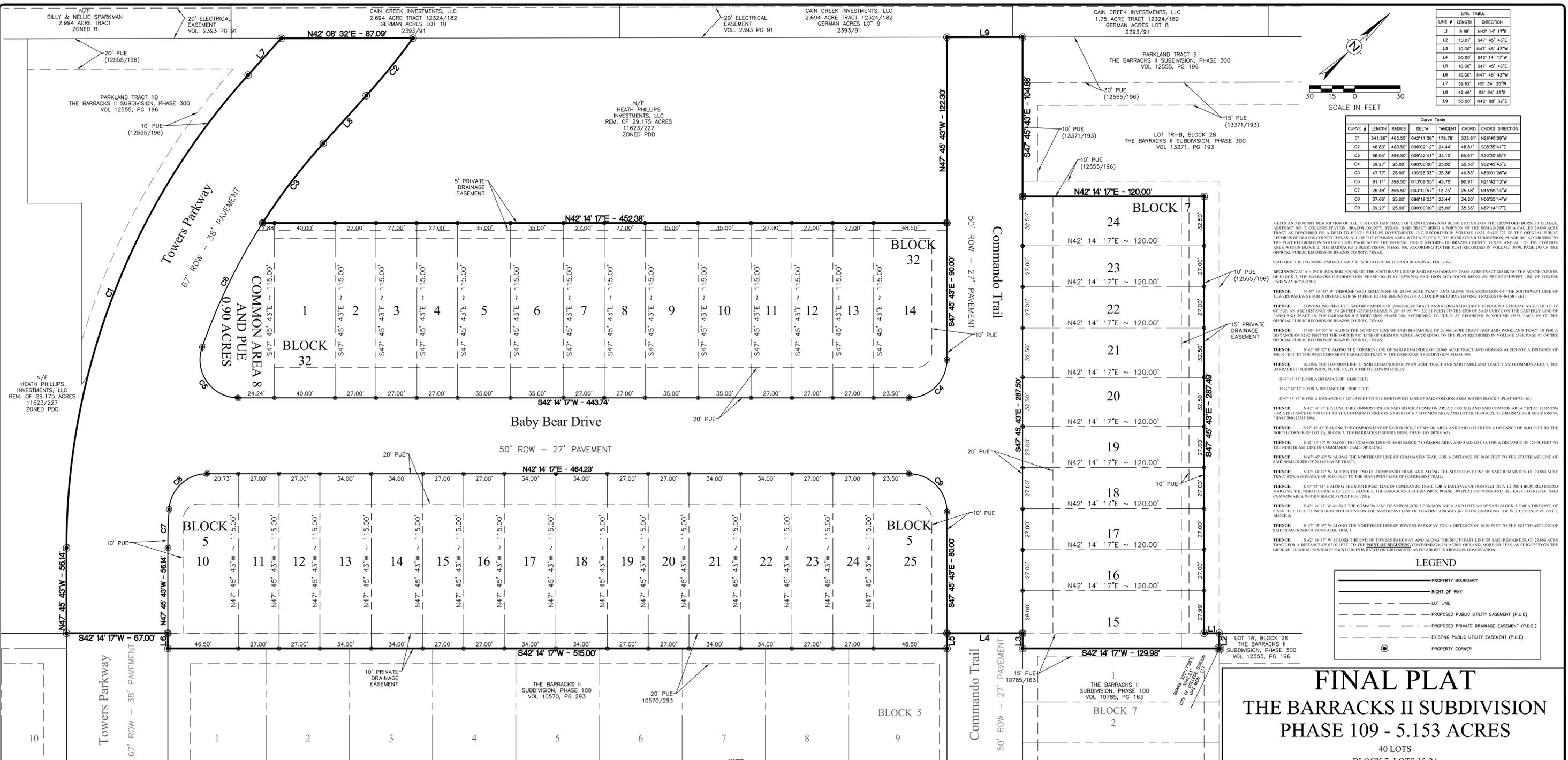
- Construction documents for all public infrastructure drawn on 24" x 36" sheets and properly sealed by a Licensed Texas Professional Engineer that include the following:
 - Street, alley and sidewalk plans, profiles and sections. One sheet must show the overall street, alley and/or sidewalk layout of 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.





LINE #	LENGTH	DIRECTION
L1	9.98'	N42° 14' 17"E
L2	10.01'	S47° 45' 43"E
L3	10.00'	N47° 45' 43"W
L4	50.00'	S42° 14' 17"W
L5	10.00'	S47° 45' 43"E
L6	10.00'	N47° 45' 43"W
L7	32.62'	N5° 34' 35"W
L8	42.46'	S5° 34' 35"E
L9	50.00'	N42° 08' 32"E



Curve #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	341.26'	463.50'	042° 11' 08"	178.78'	333.61'	N26° 40' 09"W
C2	48.83'	463.50'	006° 02' 12"	24.44'	48.81'	S08° 35' 41"E
C3	66.05'	396.50'	009° 32' 41"	33.10'	65.97'	S10° 20' 55"E
C4	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S02° 45' 43"E
C5	47.77'	25.00'	109° 28' 33"	35.36'	40.83'	N83° 01' 28"W
C6	91.11'	396.50'	013° 09' 55"	45.75'	90.91'	N21° 42' 13"W
C7	25.48'	396.50'	003° 40' 57"	12.75'	25.48'	N45° 55' 14"W
C8	37.66'	25.00'	086° 19' 03"	23.44'	34.20'	N00° 55' 14"W
C9	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N87° 14' 17"E

METS AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE CRAWFORD BURNETT LEAGUE, ABSTRACT NO. 7, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 29.869 ACRE TRACT AS DESCRIBED BY A DEED TO HEATH PHILLIPS INVESTMENTS, LLC, RECORDED IN VOLUME 11623, PAGE 227 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. ALL OF THE COMMON AREA WITHIN BLOCK 7, THE BARRACKS II SUBDIVISION, PHASE 109, ACCORDING TO THE PLAT RECORDED IN VOLUME 10785, PAGE 163 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF THE COMMON AREA WITHIN BLOCK 5, THE BARRACKS II SUBDIVISION, PHASE 100, ACCORDING TO THE PLAT RECORDED IN VOLUME 10570, PAGE 293 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 3/4" INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF SAID REMAINDER OF 29.869 ACRE TRACT MARKING THE NORTH CORNER OF BLOCK 3, THE BARRACKS II SUBDIVISION, PHASE 100 (PLAT 10570/293); SAID IRON ROD FOUND BEING ON THE SOUTHWEST LINE OF TOWERS PARKWAY (67' R.O.W.);

THENCE N 47° 45' 43" W THROUGH SAID REMAINDER OF 29.869 ACRE TRACT AND ALONG THE EXTENSION OF THE SOUTHWEST LINE OF TOWERS PARKWAY FOR A DISTANCE OF 56.14 FEET TO THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 463.50 FEET;

THENCE CONTINUING THROUGH SAID REMAINDER OF 29.869 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42° 11' 08" FOR AN ARC DISTANCE OF 341.26 FEET (CHORD BEARS N 20° 40' 09" W - 333.61 FEET) TO THE END OF SAID CURVE ON THE EASTERLY LINE OF PARKLAND TRACT 10, THE BARRACKS II SUBDIVISION, PHASE 300, ACCORDING TO THE PLAT RECORDED IN VOLUME 12555, PAGE 196 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE N 85° 34' 35" W ALONG THE COMMON LINE OF SAID REMAINDER OF 29.869 ACRE TRACT AND SAID PARKLAND TRACT 10 FOR A DISTANCE OF 32.62 FEET TO THE SOUTHWEST LINE OF GERMAN ACRES, ACCORDING TO THE PLAT RECORDED IN VOLUME 2393, PAGE 91 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE N 42° 08' 32" E ALONG THE COMMON LINE OF SAID REMAINDER OF 29.869 ACRE TRACT AND GERMAN ACRES FOR A DISTANCE OF 49.04 FEET TO THE WEST CORNER OF PARKLAND TRACT 9, THE BARRACKS II SUBDIVISION, PHASE 300;

THENCE ALONG THE COMMON LINE OF SAID REMAINDER OF 29.869 ACRE TRACT AND SAID PARKLAND TRACT 9 AND COMMON AREA 7, THE BARRACKS II SUBDIVISION, PHASE 300, FOR THE FOLLOWING CALLS:

S 47° 45' 43" E FOR A DISTANCE OF 104.88 FEET;

N 42° 14' 17" E FOR A DISTANCE OF 120.00 FEET;

S 47° 45' 43" E FOR A DISTANCE OF 287.49 FEET TO THE NORTHWEST LINE OF SAID COMMON AREA WITHIN BLOCK 7 (PLAT 10785/163);

THENCE S 47° 45' 43" E ALONG THE COMMON LINE OF SAID BLOCK 7 COMMON AREA (10785/163) AND SAID COMMON AREA 7 (PLAT 12555/196) FOR A DISTANCE OF 9.98 FEET TO THE COMMON CORNER OF SAID BLOCK 7 COMMON AREA AND LOT 18, BLOCK 28, THE BARRACKS II SUBDIVISION, PHASE 300 (12555/196);

S 47° 45' 43" E FOR A DISTANCE OF 10.01 FEET TO THE NORTH CORNER OF LOT 1A, BLOCK 7, THE BARRACKS II SUBDIVISION, PHASE 100 (10785/163);

THENCE S 42° 14' 17" W ALONG THE COMMON LINE OF SAID BLOCK 7 COMMON AREA AND SAID LOT 1A FOR A DISTANCE OF 128.98 FEET TO THE NORTHEAST LINE OF COMMANDO TRAIL (50' R.O.W.);

THENCE N 47° 45' 43" W ALONG THE NORTHEAST LINE OF COMMANDO TRAIL FOR A DISTANCE OF 10.00 FEET TO THE SOUTHWEST LINE OF SAID REMAINDER OF 29.869 ACRE TRACT;

THENCE S 42° 14' 17" W ACROSS THE END OF COMMANDO TRAIL AND ALONG THE SOUTHWEST LINE OF SAID REMAINDER OF 29.869 ACRE TRACT FOR A DISTANCE OF 50.00 FEET TO THE SOUTHWEST LINE OF COMMANDO TRAIL;

THENCE S 47° 45' 43" E ALONG THE SOUTHWEST LINE OF COMMANDO TRAIL FOR A DISTANCE OF 10.00 FEET TO A 1/2" INCH IRON ROD FOUND MARKING THE NORTH CORNER OF LOT 9, BLOCK 5, THE BARRACKS II SUBDIVISION, PHASE 100 (PLAT 10570/293) AND THE EAST CORNER OF SAID COMMON AREA WITHIN BLOCK 5 (PLAT 10570/293);

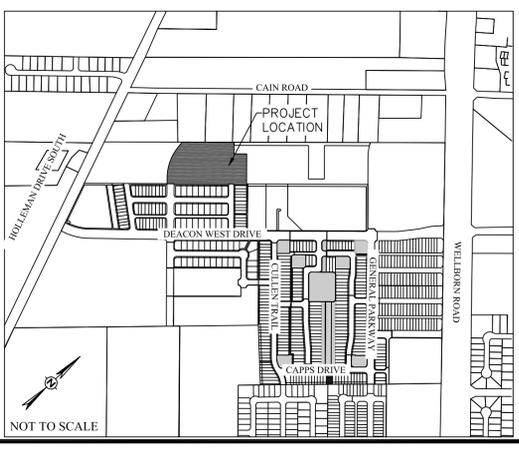
THENCE S 42° 14' 17" W ALONG THE COMMON LINE OF SAID BLOCK 5 COMMON AREA AND LOTS 1-9 OF SAID BLOCK 5 FOR A DISTANCE OF 515.00 FEET TO A 1/2" INCH IRON ROD FOUND ON THE NORTHEAST LINE OF TOWERS PARKWAY (67' R.O.W.) MARKING THE WEST CORNER OF LOT 1, BLOCK 5;

THENCE N 47° 45' 43" W ALONG THE NORTHEAST LINE OF TOWERS PARKWAY FOR A DISTANCE OF 10.00 FEET TO THE SOUTHWEST LINE OF SAID REMAINDER OF 29.869 ACRE TRACT;

THENCE S 42° 14' 17" W ACROSS THE END OF TOWERS PARKWAY AND ALONG THE SOUTHWEST LINE OF SAID REMAINDER OF 29.869 ACRE TRACT FOR A DISTANCE OF 56.14 FEET TO THE POINT OF BEGINNING CONTAINING 6.29 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

LEGEND	
—	PROPERTY BOUNDARY
—	RIGHT OF WAY
—	LOT LINE
—	PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
—	PROPOSED PRIVATE DRAINAGE EASEMENT (P.D.E.)
—	EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
●	PROPERTY CORNER

VICINITY MAP



FINAL PLAT

THE BARRACKS II SUBDIVISION

PHASE 109 - 5.153 ACRES

40 LOTS
 BLOCK 7, LOTS 15-24
 BLOCK 5, LOTS 10-25
 BLOCK 32, LOTS 1-14
 COMMON AREA 8
 BEING A REPLAT OF
THE BARRACKS II SUBDIVISION
 PHASE 100
 BLOCK 5, COMMON AREA
 BLOCK 7, COMMON AREA
 VOLUME 10570, PAGE 293 & VOLUME 10785, PAGE 163
 CRAWFORD BURNETT LEAGUE, A-7
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER: HEATH PHILLIPS INVESTMENTS, LLC
 409 N. TEXAS AVE., WELLSBORO, TX 77881 (979) 229-5906

SCALE 1" = 30'
 MAY 2016

ENGINEER: Schultz Engineering, LLC
 Brad Kerr, RPLS No. 4502
 Kerr Surveying, LLC
 P.O. BOX 283
 Bryan, TX 77803 (979) 268-3195

TYPE NO. 12327
 2730 LONGMIRE, SUITE A
 College Station, Texas 77845
 (979) 794-3900

SHEET 1 OF 2

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Heath Phillips, Manager of Heath Phillips Investments, LLC, owner and developer of the land shown on this plat, and designated herein as The Barracks II Subdivision, Phase 109, to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Heath Phillips, Manager

STATE OF TEXAS
 COUNTY OF BRAZOS

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

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

Notary Public, Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

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

 City Engineer

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

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

 R.P.L.S. No. 4502

CERTIFICATE OF THE COUNTY CLERK

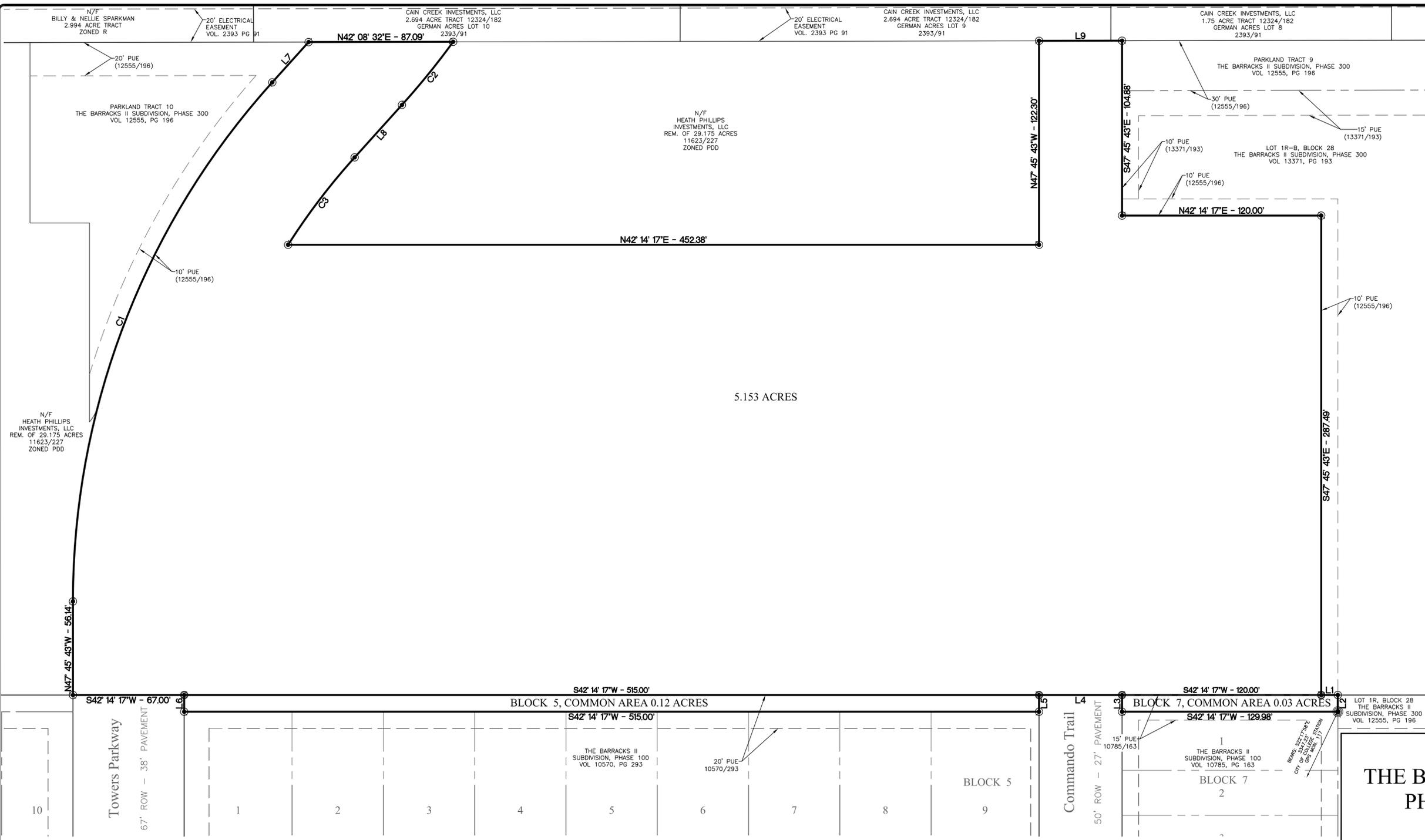
STATE OF TEXAS
 COUNTY OF BRAZOS

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

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

 County Clerk
 Brazos County, Texas

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



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	9.98'	N42° 14' 17\"
L2	10.01'	S47° 45' 43\"
L3	10.00'	N47° 45' 43\"
L4	50.00'	S42° 14' 17\"
L5	10.00'	N47° 45' 43\"
L6	10.00'	N47° 45' 43\"
L7	32.62'	N5° 34' 35\"
L8	42.46'	S5° 34' 35\"

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	341.26'	463.50'	042°11'08\"	178.78'	333.61'	N26°40'09\"
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C3	66.05'	398.50'	009°32'41\"	33.10'	65.97'	S10°20'55\"
C4	39.27'	25.00'	090°00'00\"	25.00'	35.36'	S02°45'43\"
C5	47.77'	25.00'	109°28'31\"	35.36'	40.83'	N83°01'28\"
C6	91.11'	398.50'	013°09'55\"	45.75'	90.91'	N21°42'13\"
C7	25.48'	398.50'	003°40'57\"	12.75'	25.48'	N45°55'14\"
C8	37.66'	25.00'	086°19'01\"	23.44'	34.20'	N00°55'14\"

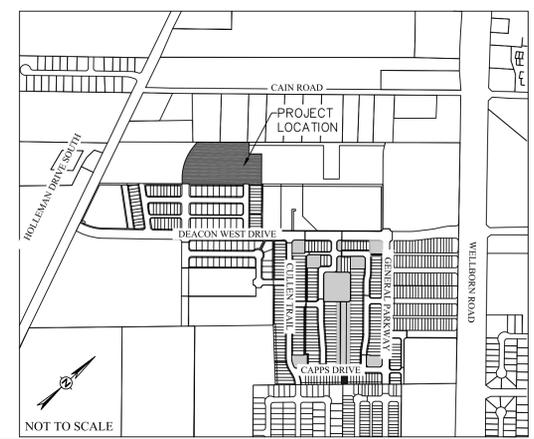
- NOTES:
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 - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0305F, EFFECTIVE DATE: APRIL 2, 2014
 - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 - ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT DISTRICT (PDD).
 - EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2" IN CALIPER OR 1 TREE OF 4" CALIPER PER ORDINANCE NO. 3222.
 - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION. FENCES, GRADING AND LANDSCAPING CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENT.
 - DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
 - STORM WATER DETENTION FACILITIES FOR THIS PHASE ARE LOCATED OFF SITE AND ARE TO BE MAINTAINED BY THE HOA.
 - THIS AREA IS IN THE STEEPLECHASE SANITARY SEWER IMPACT FEE AREA. IMPACT FEES SHALL BE PAID IN CONJUNCTION WITH THE ISSUANCE OF BUILDING PERMITS.
 - COMPACTION OF FILL OR AN ENGINEERED SLAB IS REQUIRED FOR LOTS THAT HAVE GREATER THAN 2 FEET OF FILL.
 - ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
 - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WELLBORN SPECIAL UTILITY DISTRICT.
 - A WAIVER TO UDO SECTION 12-B.3.W SINGLE-FAMILY RESIDENTIAL PARKING REQUIREMENTS FOR PLATING WAS GRANTED BY THE PLANNING AND ZONING COMMISSION ON MAY 21, 2015, WITH THE CONDITION OF TWO ADDITIONAL PARKING SPACES BE PROVIDED ABOVE THE MINIMUM REQUIRED FOR EACH TOWNHOUSE LOT.
 - DRIVEWAY ACCESS FROM RESIDENTIAL LOTS SHALL NOT BE PERMITTED ONTO TOWERS PARKWAY.

LEGEND

	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
	PROPOSED PRIVATE DRAINAGE EASEMENT (P.D.E.)
	EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
	PROPERTY CORNER

ORIGINAL PLAT OF BLOCK 5 AND BLOCK 7
COMMON AREA

VICINITY MAP



FINAL PLAT
THE BARRACKS II SUBDIVISION
PHASE 109 - 5.153 ACRES

41 LOTS
BLOCK 7, LOTS 15-24
BLOCK 5, LOTS 10-25
BLOCK 32, LOTS 1-14
COMMON AREA 8
BEING A REPLAT OF
THE BARRACKS II SUBDIVISION
PHASE 100
BLOCK 5, COMMON AREA
BLOCK 7, COMMON AREA
VOLUME 10570, PAGE 293 & VOLUME 10785, PAGE 163
CRAWFORD BURNETT LEAGUE, A-7
COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:
HEATH PHILLIPS INVESTMENTS, LLC
409 N. TEXAS AVE.
WELLBORN, TX 77881
(979) 229-5906

SCALE 1" = 30'
MAY 2016

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. TEXAS AVE.
BRYAN, TX 77803
(979) 268-3195

ENGINEER:
Schultz Engineering, LLC
TYPE NO. 12327
2730 LONGMIRE, SUITE A4
COLLEGE STATION, TEXAS 77845
(979) 764-3900

SHEET 2 OF 2



Legislation Details (With Text)

File #:	16-0528	Version:	5	Name:	Wellborn SUD Rezoning
Type:	Rezoning	Status:		Status:	Agenda Ready
File created:	8/22/2016	In control:		In control:	Planning and Zoning Commission Regular
On agenda:	10/6/2016	Final action:		Final action:	
Title:	<p>Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to WC Wellborn Commercial for approximately three acres being situated in the Andrew McMahon survey, A-167, Brazos county, Texas, being comprised of all of a called 2.00 acre tract, referred to as Tract I, described in a deed dated January 4, 1993, from Darrell L. Ambler to Wellborn Water Supply Corporation, and recorded in Volume 1685, Page 10, all of a called 0.334 acre Tract, referred to as Tract 10, described in a deed executed October 18, 2000, from Wellborn Water Supply Corporation to Wellborn Special Utility District, and recorded in Volume 3991, Page 197, all of a called 0.46 acre tract as described in a deed dated August 18, 2006, from Boyd Mitchael Vincent, Administrator to Wellborn Special Utility District, and recorded in Volume 7536, Page 292, and a 50 foot strip as described in a deed dated august 19, 2015, from Peach Creek Rental, Ltd. to Wellborn Special Utility District, and recorded in volume 12895, page 216, deed records, Brazos County, Texas, to which references are hereby made to for any and all purposes. Said tracts further being a part of the Benjamin Graham Subdivision, of record in Volume 12, Page 394, the referenced 2.00 acre tract being Lot 9A in the Benjamin Graham Subdivision, of record in Volume 1985, Page 195, and the 50 foot strip being a part of Lot 4A in the resubdivision of blocks D & E of the Benjamin Graham Subdivision, of record in Volume 2463, Page 329, deed records, Brazos County, Texas, generally located at 3998 Greens Prairie Road West, more generally located at the northeast intersection of Greens Prairie Road West and Live Oak Street. Case #REZ2016-000024 (Note: Final action on this item is scheduled for the October 13, 2016 City Council meeting - subject to change)</p>				
Sponsors:	Jessica Bullock				
Indexes:					
Code sections:					
Attachments:	Staff Report Application Zoning Map				

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to WC Wellborn Commercial for approximately three acres being situated in the Andrew McMahon survey, A-167, Brazos county, Texas, being comprised of all of a called 2.00 acre tract, referred to as Tract I, described in a deed dated January 4, 1993, from Darrell L. Ambler to Wellborn Water Supply Corporation, and recorded in Volume 1685, Page 10, all of a called 0.334 acre Tract, referred to as Tract 10, described in a deed executed October 18, 2000, from Wellborn Water Supply Corporation to Wellborn Special Utility District, and recorded in Volume 3991, Page 197, all of a called 0.46 acre tract as described in a deed dated August 18, 2006, from Boyd Mitchael Vincent, Administrator to Wellborn Special Utility District, and recorded in Volume 7536, Page 292, and a 50

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

**REZONING REQUEST
FOR
3998 Greens Prairie Road West
REZ2016-000024**

REQUEST: R Rural to WC Wellborn Commercial

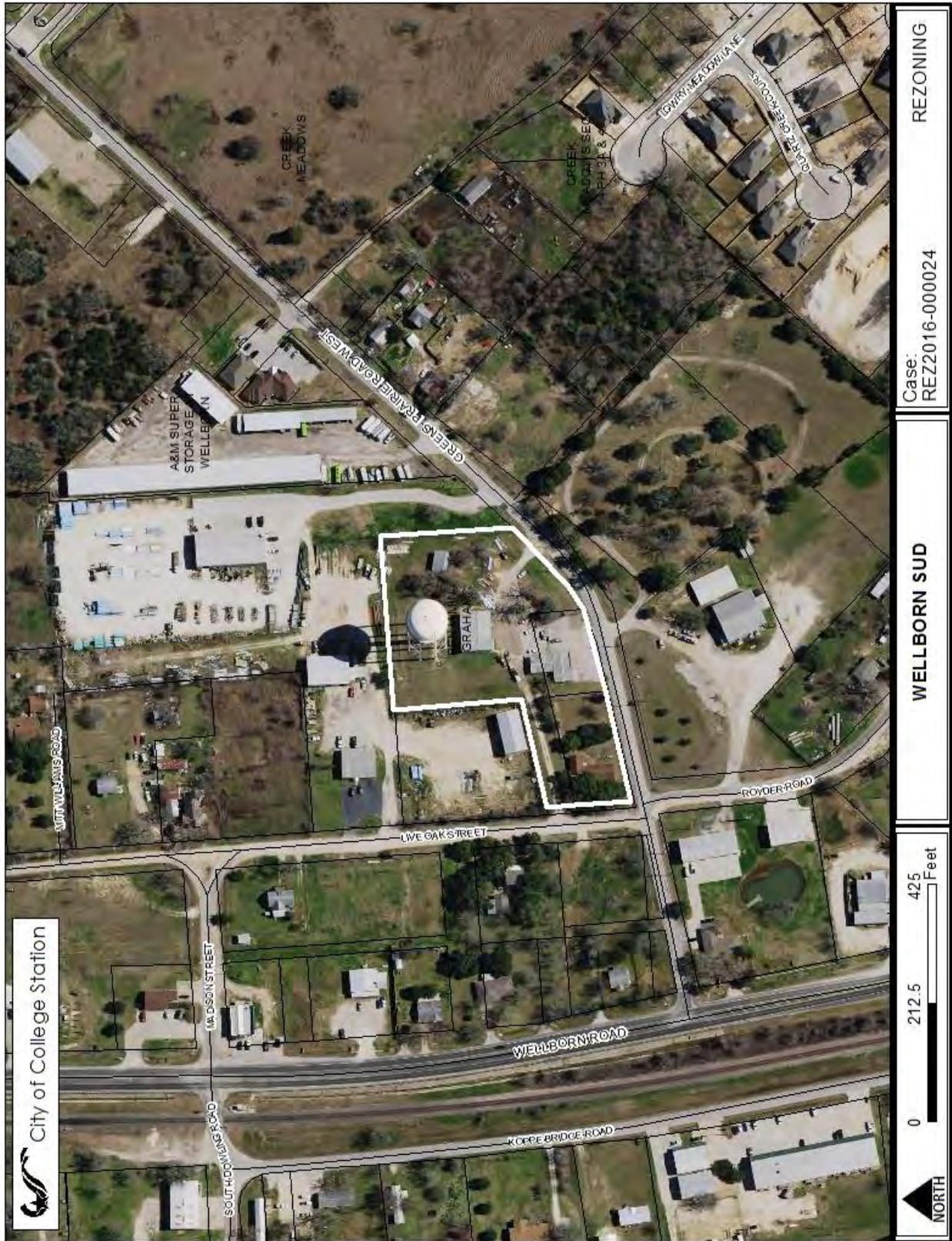
SCALE: Approximately three acres

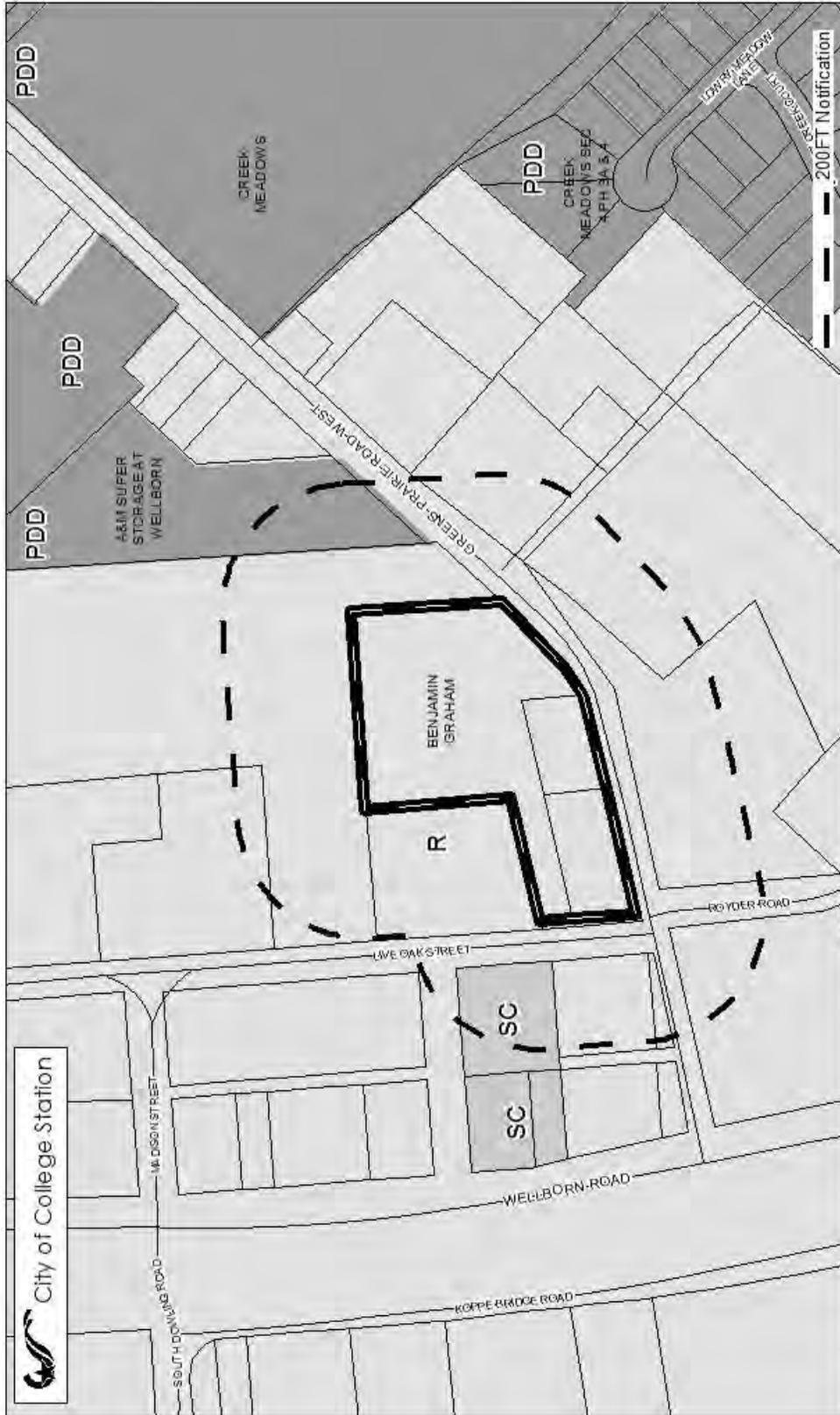
LOCATION: 3998 Greens Prairie Road West, generally located at the northeast intersection of Greens Prairie Road West and Live Oak Street. Being specifically: Andrew McMahon Survey, A-167, Brazos County, Texas, being comprised of all of a called 2.00 acre tract, referred to as Tract I, described in a deed dated January 4, 1993, from Darrell L. Ambler to Wellborn Water Supply Corporation, and recorded in Volume 1685, Page 10, all of a called 0.334 acre tract, referred to as Tract 10, described in a deed executed October 18, 2000, from Wellborn Water Supply Corporation to Wellborn Special Utility District, and recorded in Volume 3991, Page 197, all of a called 0.46 acre tract as described in a deed dated August 18, 2006, from Boyd Mitchael Vincent, Administrator to Wellborn Special Utility District, and recorded in Volume 7536, Page 292, and a 50 foot Strip as described in a deed dated August 19, 2015, from Peach Creek Rental, Ltd. to Wellborn Special Utility District, and recorded in Volume 12895, Page 216, Deed Records, Brazos County, Texas, to which references are hereby made to for any and all purposes. Said tracts further being a part of the Benjamin Graham Subdivision, of record in Volume 12, Page 394, the referenced 2.00 acre tract being Lot 9A in the Benjamin Graham Subdivision, of record in Volume 1985, Page 195, and the 50 foot strip being a part of Lot 4A in the Resubdivision of Blocks D & E of the Benjamin Graham Subdivision, of record in Volume 2463, Page 329, Deed Records, Brazos County, Texas.

APPLICANT: Kirk Raymond, Goodwin-Lasiter-Strong

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

RECOMMENDATION: Staff recommends approval of the rezoning request.





City of College Station

ZONING DISTRICTS (in Greyscale)

Residential	Mixed-Use	Commercial Industrial	Design Districts	Overlay Districts	Retired Districts
R Rural	MU	Business Park	WPC Wolf Pen Creek Dev. Cor.	OV Corridor Ovr.	R-1B Single Family Residential
E Estate	MHP Manufactured Home Pk.	Business Park Industrial	WPC-1 Core Northgate	RDD Redevelopment District	R-4 Multi-Family
RS Restricted Suburban	Non-R Residential	College and University	NG-1 Transitional Northgate	KO Krenak Tap Ovr.	R-6 High Density Multi-Family
GS General Suburban	NAP Natural Area Protected		NG-2 Residential Northgate	NPO Nbrhd. Prevailing Ovr.	RD Research and Dev.
D Duplex	O Office		NG-3 Residential Northgate	NCO Nbrhd. Conservation Ovr.	M-1 Light Industrial
T Townhome	SC Suburban Commercial	Planned Districts		HP Historic Preservation Ovr.	M-2 Heavy Industrial
MF Multi-Family	GC General Commercial	F-MIUD Planned Mixed-Use Dist.			
	PDD Planned Develop. Dist.				

0 212.5 425 Feet

WELLBORN SUD

Case: REZ2016-000024

REZONING

NOTIFICATIONS

Advertised Commission Hearing Date: October 6, 2016
Advertised Council Hearing Date: October 13, 2016

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

Property owner notices mailed: Eight
Contacts in support: None as of the date of the Staff Report
Contacts in opposition: None as of the date of the Staff Report
Inquiry contacts: None as of the date of the Staff Report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Wellborn Business Park	R Rural	Peach Creek Rental
South (Across Greens Prairie Rd W)	Institutional/Public	R Rural	Wellborn Community Center and Cemetery
East	Wellborn Business Park	R Rural	Peach Creek Rental
West	Institutional/Public	R Rural	Peach Creek Rental

DEVELOPMENT HISTORY

Annexation: April 2011
Zoning: A-O Agricultural Open upon annexation (2011)
Renamed R Rural (2013)
Final Plat: Approximately 2 acres – Benjamin Graham Subdivision Lot 9A and 4A
Approximately 1 acre - Unplatted
Site development: Wellborn Special Utility District

REVIEW CRITERIA

1. Consistency with the Comprehensive Plan: The subject property is shown as Institutional/Public on the Future Land Use and Character Map, which is generally for areas that are, and are likely to remain, in some form of institutional or public activity. Many areas in the Wellborn Community Plan were designated Institutional/Public to reflect existing or planned uses such as the Wellborn Community Center and a future school site.

The subject property is currently developed as the Wellborn Special Utility District office and water tower site and zoned as R Rural. The current zoning district places 50-foot front and rear setbacks that make it difficult for the Utility to expand on the property. Utility uses are permitted by right in all zoning districts. Since this property is located within the Wellborn

Community Plan area, the applicant requests a rezoning to WC Wellborn Commercial to take advantage of the reduced setbacks.

The proposed rezoning request of WC Wellborn Commercial is consistent with the Future Land Use and Character Map. Appropriate uses under Institutional/Public, are permitted by right in most zoning districts. The applicant proposes a zoning district that was recently created in compliance with the Wellborn Community Plan. The surrounding area is shown on the Future Land Use and Character Map for Business Park, Institutional/Public, and Wellborn Commercial uses. The proposed zoning district is consistent with the plan for the Wellborn Community.

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

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

- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The applicant is looking to expand the existing Wellborn Special Utility District site which is permitted in all zoning districts subject to additional site requirements. The applicant proposes a rezoning to WC Wellborn Commercial to have reduced setbacks that will allow additions on to existing structures and other site development. Bordered by two thoroughfares, developed as a utility site, and surrounded by a rental company, the subject property is suitable for WC Wellborn Commercial.
- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** When property in the Wellborn Community was annexed in 2011, the area received the A-O zoning designation which allows for single-family residential development and agricultural activities. This zoning district is standard for all annexation that occurs in College Station and was not specifically intended to accommodate for the existing land uses within the Wellborn Community.

The site is currently developed as the Wellborn Special Utility District office which is also permitted in the renamed R Rural zoning district subject to additional site design standards. R Rural has a front and rear setback of 50 feet. Due to the required front and rear setbacks in the R Rural designation, it is difficult to expand development on the site. Bordered by two thoroughfares, developed as a utility site, and surrounded by a rental company, the subject property is not suitable for R Rural.

- 5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The subject property is currently zoned R Rural and is developed as the Wellborn Special Utility District office and water tower site. The property has limited marketability under the current zoning district, though as a utility, the ability to expand in the space is more important than marketability.

- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water service will be provided by Wellborn SUD. There is an existing 12-inch sanitary sewer main along Live Oak Street. The subject property is located in the Peach Creek Drainage Basin. Detention will be required with site development. Access will be via Live Oak Street, an existing 2 lane Minor Collector, and Greens Prairie Road West, an existing 2 lane Major Collector. Drainage and other public infrastructure required with further site development and shall be designed and constructed in accordance with the B/CS Unified Design Guidelines. Existing infrastructure currently has capacity to adequately serve the proposed use.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request.

SUPPORTING MATERIALS

1. Application
2. Rezoning map



FOR OFFICE USE ONLY	
CASE NO.:	RE22016-00024
DATE SUBMITTED:	07/12/16
TIME:	3:50
STAFF:	AJ

ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication Conference May 23, 2016

NAME OF PROJECT Wellborn SUD Building Improvements

ADDRESS 4118 Greens Prairie Road West - College Station, Texas 77845

LEGAL DESCRIPTION (Lot, Block, Subdivision) Part of Block E, Benjamin Graham Subdivison & A. McMahon, A-167

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:
at the intersection of Greens Prairie Road with Live Oak Street

TOTAL ACREAGE 3.01 acres, more or less

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

Name Kirk Raymond E-mail kraymond@glstexas.com

Street Address 4077 Cross Park Drive, Suite 100

City Bryan State Texas Zip Code 77802

Phone Number 979-776-9700 Fax Number 979-776-3838

PROPERTY OWNER'S INFORMATION:

Name Wellborn SUD E-mail wsud.sc@verizon.net

Street Address 4118 Greens Prairie Road West

City College Station State Texas Zip Code 77845

Phone Number 979-690-9799 Fax Number 979-690-1260

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

Name Stephen Cast E-mail wsud.sc@verizon.net
Street Address 4118 Greens Prairie Road West
City College Station State Texas Zip Code 77845
Phone Number 979-690-9799 Fax Number 979-690-1260

This property was conveyed to owner by deed dated various deeds and recorded in Volume _____, Page _____ of the Brazos County Official Records.

Existing Zoning Rural Proposed Zoning WC Wellborn Commercial

Present Use of Property Water Distribution Office

Proposed Use of Property Water Distribution Office

REZONING SUPPORTING INFORMATION

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

The existing site is being updated to provide for new structures. The current zoning and right of way dedication create encumbrances on existing and proposed buildings. With the current zoning setbacks, most of the property is taken up by setbacks and does not allow enough area for the office buildings.

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

The Wellborn Commercial Zoning is in accordance with the plan.

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

This zone change will not affect the current use of the subject property or the adjoining property. The zone change request is to allow infrastructure improvements to be completed and not become encroaching.

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

The property is currently used as Wellborn SUD office and headquarters. The adjoining property appears to be used as the yard of a utility contractor.

The zone change will not change the current use of the property.

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

The subject property is not currently platted in it's entirety. The current zoning setbacks and request for right of way dedication along Greens Prairie Road create encroachments of existing and proposed improvements.

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

The setbacks and right of way dedication requirement render/limit the current and potential development of this property.

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

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.

W. R. P. L. S. - Agent
Signature and title

7-7-16
Date



Legislation Details (With Text)

File #: 16-0635 **Version:** 3 **Name:** Deacon Drive West
Type: Rezoning **Status:** Agenda Ready
File created: 9/28/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 10/6/2016 **Final action:**

Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to T Townhouse for approximately 27.017 acres being Crawford Burnett League, Abstract No. 7, College Station, Brazos County, Texas. Being the remainder of a called 27.017 acre tract as described by a deed to the College Station Independent School District recorded in Volume 9626, Page 76 of the official public records of Brazos County, Texas. Generally located south of Deacon Drive West and east of Holleman Drive South. Case #REZ2016-000028 (Note: Final action on this item is scheduled for the October 27, 2016 City Council meeting - subject to change)

Sponsors: Rachel Lazo

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to T Townhouse for approximately 27.017 acres being Crawford Burnett League, Abstract No. 7, College Station, Brazos County, Texas. Being the remainder of a called 27.017 acre tract as described by a deed to the College Station Independent School District recorded in Volume 9626, Page 76 of the official public records of Brazos County, Texas. Generally located south of Deacon Drive West and east of Holleman Drive South. Case #REZ2016-000028 (Note: Final action on this item is scheduled for the October 27, 2016 City Council meeting - subject to change)



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

**REZONING REQUEST
for
Deacon Drive West
REZ2016-000028**

REQUEST: R Rural to T Townhouse

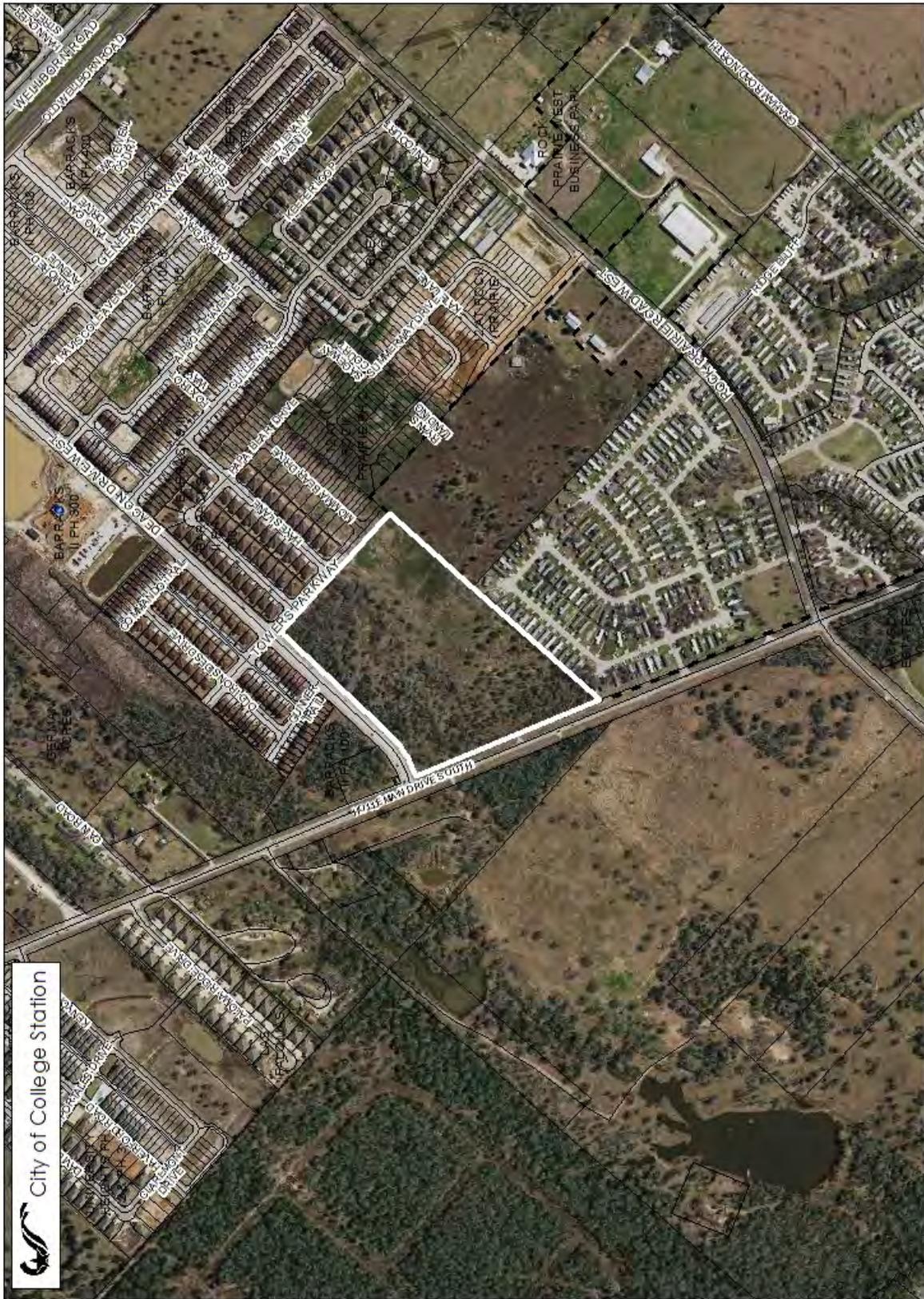
SCALE: 23.707 acres

LOCATION: Crawford Burnett League, Abstract No. 7, College Station, Brazos County, Texas. Being the remainder of a called 27.017 acre tract as described by a deed to the College Station Independent School District recorded in Volume 9626, Page 76 of the official public records of Brazos County, Texas. Generally Located South Of Deacon Drive West And East Of Holleman Drive South.

APPLICANT: David Scarmardo

PROJECT MANAGER: Rachel Lazo, Staff Planner
rlazo@cstx.gov

RECOMMENDATION: Staff recommends approval of the rezoning request with the condition that the pipeline easement is on its own individually platted lot.

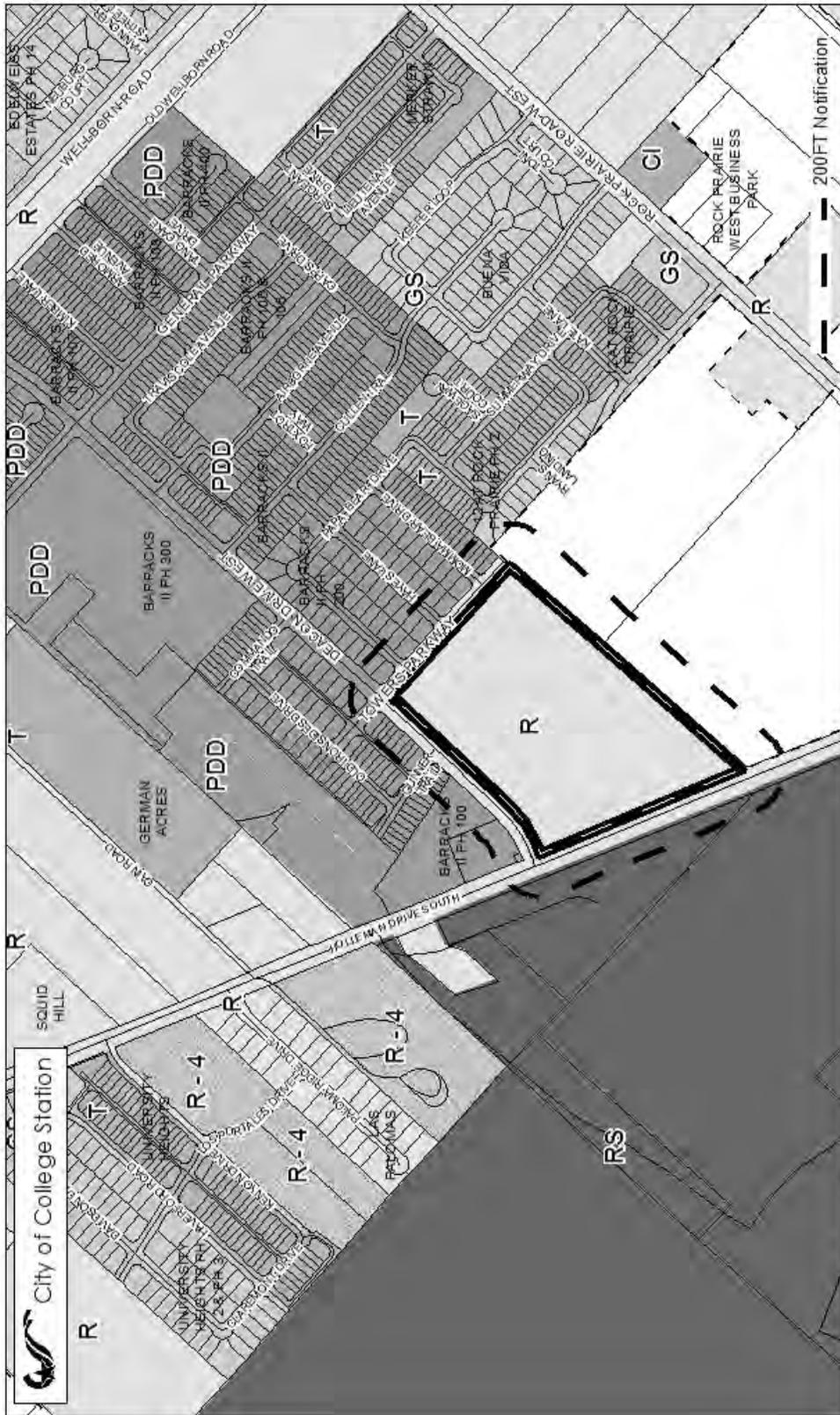


City of College Station

Case: REZ2016-000028

DEACON DRIVE WEST

REZONING



ZONING DISTRICTS (in Gray-scale)

Residential	MU	Mixed-Use	CI	Commercial Industrial	Design Districts	Overlay Districts	Retired Districts
R	MHP	Manufactured Home Pl.	BP	Business Park	WPC	Corridor Ovr.	R-1B
E	Estate		BPI	Business Park Industrial	NG-1	Redevelopment District	Single Family Residential
RS	Restricted Suburban	Non-Residential	C-U	College and University	NG-2	Krenel Tap Ovr.	Multi-Family
GS	General Suburban	NAP			NPO	Research and Dev.	High Density Multi-Family
D	Duplex	Office			NCO	Nbrhd. Prevailing Ovr.	Research and Dev.
T	Townhome	SC			HP	Nbrhd. Conservation Ovr.	Light Industrial
MF	Multi-Family	GC				Historic Preservation Ovr.	Heavy Industrial

DEACON DRIVE WEST

Case: REZ2016-000028

REZONING

NOTIFICATIONS

Advertised Commission Hearing Date: October 6, 2016
Advertised Council Hearing Date: October 27, 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:

The Barracks

Property owner notices mailed: 30
Contacts in support: None at the time of staff report.
Contacts in opposition: None at the time of staff report.
Inquiry contacts: None at the time of staff report.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	General Suburban	PDD Planned Development District	Single-Family Residential (including townhomes)
South	Urban	N/A - ETJ	Manufactured Homes
East	General Suburban	PDD Planned Development District	Single-Family Residential (including townhomes)
West (Across Holleman Drive S)	Restricted Suburban	RS Restricted Suburban	Undeveloped and Agricultural (proposed Mission Ranch)

DEVELOPMENT HISTORY

Annexation: November 2002
Zoning: Properties zoned A-O Agricultural Open upon Annexation
2013 – A-O Agricultural Open renamed R Rural
Final Plat: N/A – Property is currently unplatted
Site development: Vacant

REZONING REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject area is designated on the Comprehensive Plan Future Land Use and Character Map as General Suburban and on the Concept Map as Growth Area V. The Comprehensive Plan states that the General Suburban portion within Growth Area V is suitable for high-density single-family lots, townhomes, and duplexes. The proposed zoning permits townhomes, allowing the property to be developed consistent with the Comprehensive Plan.
- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The existing R Rural zoning allows for large lot residential and/or agricultural uses, which is not compatible or supportive of more intense

development that is anticipated for the area. Given the property's close proximity to multiple townhouse developments, and its designation of Growth Area V in the Comprehensive Plan, an R Rural designation does not support the planned growth. The continuation of high density single-family is compatible with the adjacent Barracks development.

- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The property is suitable for townhouse uses. It is adjacent to multiple townhouse developments. It is greenfield property, and there is no floodplain on the property and it is relatively flat. There is an existing 50-foot pipeline easement that bisects the property which should not negatively affect the property, so long as it is not included within any residential lot.
- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The subject property is currently zoned R Rural. Uses permitted in this district include agricultural and large lot residential. Located near residential and commercial uses, major thoroughfares, and given the amount of residential property in the area, this property is not suitable for these uses.
- 5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property can currently be marketed under the existing R Rural zoning district. However, the applicant has stated that the existing gas pipeline bisecting the property would affect the number of single family lots which could be developed, further limiting the marketability of the property.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water service will be provided by Wellborn SUD. The subject tract is located in the Steeplechase Wellborn Sanitary Sewer impact fee area. The site will have sewer access via 8-inch sewer main stub on Deacon Drive West. The subject property is located in the Bee Creek drainage basin. Detention will be required with the development. The site has frontage on Holleman Drive, a future Minor Arterial, Towers Parkway, a Minor Collector, and Deacon Drive West, a Major Collector. Drainage and other public infrastructure required with the site shall 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.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request with the condition that the pipeline easement is on its own individually platted lot.

SUPPORTING MATERIALS

1. Application
2. Rezoning Map



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

ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication Conference N/A

NAME OF PROJECT 23.707 Acre Tract Deacon Drive West

ADDRESS 000701-0046-0030

LEGAL DESCRIPTION (Lot, Block, Subdivision) Crawford Burnett League A-7 23.707 Acres

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:
West of the Barracks II Subdivision; on the corner of Holleman Dr S and Deacon W Dr

TOTAL ACREAGE 23.707 acres

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

Name David Scarmardo E-mail david@dwsdevelopment.com

Street Address 1289 North Harvey Mitchell Parkway

City Bryan State TX Zip Code 77803

Phone Number 979.779.7209 Fax Number 979.775.5258

PROPERTY OWNER'S INFORMATION:

Name DWS Development Inc- David Scarmardo E-mail david@dwsdevelopment.com

Street Address 1289 North Harvey Mitchell Parkway

City Bryan State TX Zip Code 77803

Phone Number 979.779.7209 Fax Number 979.775.5258

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

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

Street Address 911 Southwest Pkwy E

City College Station State TX Zip Code 77840

Phone Number 979.764.3900 Fax Number 979.764.3910

This property was conveyed to owner by deed dated July 29, 2016 and recorded in Volume 13509, Page 164 of the Brazos County Official Records.

Existing Zoning R - Rural Proposed Zoning T - Townhouse

Present Use of Property Vacant

Proposed Use of Property Single Family Residential

REZONING SUPPORTING INFORMATION

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

There is ongoing development of single family residential development, both detached and townhome units, in this area of College Station.

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

This zone change is in accordance with the Comprehensive Plan for this area. This tract is in Growth Area V of the comprehensive plan which proposes high-density single family lots, townhomes and duplexes for this area.

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

The Barracks II Development and 12 @ Rock Prairie Developments both consists of high density single family and townhouse lots. These developments are similar in character to the proposed development so they will be compatible.

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

The property has the necessary utilities available for the development and has access to Deacon Drive and Towers Parkway and will connect to the adjacent developments so the property is suitable for the proposed development.

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

The tract is currently vacant and the Rural zoning district and would allow additional large single family lot development. However, this use would not comply with the Comprehensive Plan for this area.

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

The the existing gas pipeline bisecting the property and requirement to construct and the minimal number of single family lots the Rural zoning would allow limits the marketability of the property.

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

This zone change would continue the residential development in this growth area.

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



Signature and title

8-1-2016

Date



Legislation Details (With Text)

File #: 16-0620 **Version:** 3 **Name:** Williams Creek Lake Estate Rezoning
Type: Minutes **Status:** Agenda Ready
File created: 9/23/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 10/6/2016 **Final action:**

Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural and E Estate to RS Restricted Suburban for approximately 14 acres being situated in the Thomas Cartuthers (ICL), Abstract No. 9, College Station, Brazos County, Texas. Said tract being a portion of a called 71.0534 acre tract and tract being all of a called 1.421 acre tract described as tract one and all of a called 1.917 acre tract described as tract two by a deed to Williams Creek Lake Estates, Inc., recorded in volume 13123, page 81 and volume 12947, page 132 of the public records of Brazos County, Texas, generally located at 2242 Carll Lane, more generally located northwest of Rock Prairie Road and William D. Fitch Parkway. Case #REZ2016-000030 (Note: Final action on this item is scheduled for the October 27th City Council meeting - subject to change)

Sponsors: Jenifer Paz

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural and E Estate to RS Restricted Suburban for approximately 14 acres being situated in the Thomas Cartuthers (ICL), Abstract No. 9, College Station, Brazos County, Texas. Said tract being a portion of a called 71.0534 acre tract and tract being all of a called 1.421 acre tract described as tract one and all of a called 1.917 acre tract described as tract two by a deed to Williams Creek Lake Estates, Inc., recorded in volume 13123, page 81 and volume 12947, page 132 of the public records of Brazos County, Texas, generally located at 2242 Carll Lane, more generally located northwest of Rock Prairie Road and William D. Fitch Parkway. Case #REZ2016-000030 (Note: Final action on this item is scheduled for the October 27th City Council meeting - subject to change)



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

REZONING REQUEST
for
Williams Creek Lake Estates
REZ2016-000030

REQUEST: R Rural and E Estate to RS Restricted Suburban

SCALE: Approximately 14 acres

LOCATION: 2242 Carll Lane, being more generally located to the northwest of Rock Prairie Road and William D. Fitch Parkway.

APPLICANT: Joe Johnson, Williams Creek Lake Estate Inc.

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

RECOMMENDATION: Staff recommends approval of the rezoning request.



NOTIFICATIONS

Advertised Commission Hearing Date: October 6, 2016
Advertised Council Hearing Date: October 27, 2016

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

None

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

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Estate	E Estate	William Lake Estate Subdivision
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: The property is unplatted.

Site development: Property is partially vacant and undeveloped. The remainder is used for single-family and agricultural purposes.

REZONING REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject area is designated on the Comprehensive Plan Future Land Use and Character Map as Restricted Suburban. This designation is intended for moderate level of development activities consisting of medium-density single-family residential lots. The proposed rezoning, RS Restricted Suburban, will allow for the development of medium density single-family lots.
- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The neighboring property to the west is zoned R Rural and is used for single-family and agricultural purposes. The property to the east is also zoned R Rural but is vacant and undeveloped. The property to the north is currently vacant but preliminary planned and partially final platted for Williams Creek Lake Estate Subdivision. The property is zoned E Estate and will be a low density single-family cluster development with an average lot size of 20,000 sf and absolute minimum 10,000 sf. The proposed Restricted Suburban zoning is intended to be an extension of the Williams Creek Lake Estate Subdivision, which will allow for 10,000 sf average lots, with a minimum of 6,500 sf.
- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The property abuts Rock Prairie Road, a future 4 Lane Minor Arterial and is intended to be an extension of Williams Creek Lake Estate Subdivision, a low-density cluster development. The subject property is suitable for the proposed zoning district given the uses and dimensional lot standards required for Restricted Suburban.
- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property is currently used for single-family with some agricultural uses but is also partially vacant and undeveloped. The property to the north is being developed as Williams Creek Lake Estate Phase 1. The area proposed for Restricted Suburban is suitable for single-family uses similar to the adjacent development but with a higher density. The existing zoning district allows for low density single-family and agricultural uses.
- 5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The marketability of the property will increase if the property is zoned Restricted Suburban to allow for medium density, single-family uses given it is intended to be an extension of the future Williams Creek Lake Estates. The property will be accessed from the adjacent, future single-family development and Rock Prairie Road, a future 4 lane Minor Arterial.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:**

There is an existing 18-inch water main on the south side of Rock Prairie Road. An 8-inch waterline is being extended with the development of Williams Creek Lake Estate Phase 1 along future Williams Lake Drive. The site will have sanitary sewer access via an 8-inch

sewer line being extended along future Joe Will Drive from an existing 12-inch sewer main from William D. Fitch. Water and sewer mains will need to be extended to serve all lots at the time of final platting. All utilities are required to be designed and constructed in accordance to the BCS Unified Design Guidelines.

The subject properties are located in the Carter Creek Drainage Basin. There is no FEMA regulated floodplain in the subject area. Detention will need to be evaluated and designed in accordance with the BCS Unified Stormwater Design Guidelines.

The property has frontage to a future 4 lane Minor Arterial, Rock Prairie Road. Access to the future development will require street connection to future Williams Lake Drive and Joe Will Drive. This connection, as well as an internal street network, will be required at the time of platting.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request.

SUPPORTING MATERIALS

1. Application
2. Rezoning Map



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

ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:	
<input checked="" type="checkbox"/>	\$1,165 Rezoning Application Fee.
<input checked="" type="checkbox"/>	Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
<input checked="" type="checkbox"/>	Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
<input checked="" type="checkbox"/>	One (1) copy of a fully dimensioned map on 24" x 36" paper showing: a. Land affected; b. Legal description of area of proposed change; c. Present zoning; d. Zoning classification of all abutting land; and e. All public and private rights-of-way and easements bounding and intersecting subject land.
<input checked="" type="checkbox"/>	Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
<input checked="" type="checkbox"/>	A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to pdsdigitalsubmittal@cstx.gov)
NOTE: If a petition for rezoning is denied by the City Council, another application for rezoning shall not be filed within a period of 180 days from the date of denial, except with permission of the Planning & Zoning Commission.	

Date of Optional Preapplication Conference N/A

NAME OF PROJECT Williams Lake Subdivision

ADDRESS 2242 Carll Ln, 9301 Rock Prairie Rd, 2155 Carll Ln

LEGAL DESCRIPTION (Lot, Block, Subdivision) Thomas Carruthers (ICL), Tract 15.3, Tract 15.4, and Tract 15.5

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:
North of the intersection of Rock Prairie Road and Wm. D. Fitch Parkway.

TOTAL ACREAGE 14 Acres

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

Name Joe Johnson E-mail janetmjohnson1889@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

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

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

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

Street Address 911 Southwest Parkway East

City College Station State Texas Zip Code 77840

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

This property was conveyed to owner by deed dated 9-15-2015/1-11-2016 and recorded in Volume 12947, Page 132 of the Brazos County Official Records.

Existing Zoning E-Estate and R-Rural Proposed Zoning Restricted Suburban

Present Use of Property Vacant

Proposed Use of Property Single Family Residential

REZONING SUPPORTING INFORMATION

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

The demand for single family residential lots remain high creating the need for additional subdivisions.

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

The zone change is in accordance with the Comprehensive Plan. The land use was changed to Restricted Suburban on August 11, 2016.

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

The Restricted Suburban Zoning will be compatible to the adjacent Estate Zoning development and the Suburban Commercial land use the the south.

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

The water and sewer infrastructure is in place to support the requested zoning and the land characteristics such as the vegetation and topography are suitable for the requested zoning.

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

The current zoning districts are Estate and Rural so the property could develop as large rural residential lots, however this would not take advantage of the availability of sanitary sewer. Also, large lot developments typically are not located adjacent to major thoroughfares such as Rock Prairie Road.

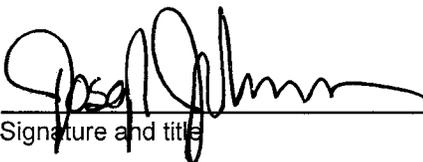
6. Explain the marketability of the property for uses permitted by the current zoning district.

The minimum lot size for the current zoning district will result in a low number of lots and not support the cost for the infrastructure required for development therefore limiting the marketability of the land.

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

The Restricted Suburban use will be a good transition to the Estate lots adjacent to this property.

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



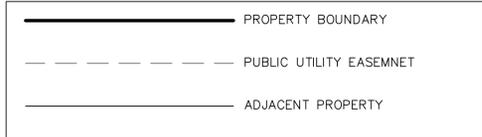
Signature and title

August 16, 2016

Date

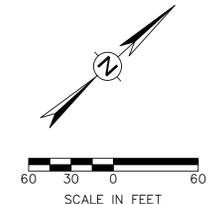
N/F
JAMES TODD CARLL
REMAINDER OF CALLED
10.00 ACRE TRACT
2348/325
ZONED--R--RURAL

LEGEND



- NOTES:
1. BEARING SYSTEM SHOWN HEREON IS BASED ON STATE PLAIN CENTRAL GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION. DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00009502113816 (CALCULATED USING GEOID12A).
 2. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100350E, REVISED DATE: 05-16-2012.

LINE #	LENGTH	DIRECTION
L1	51.92'	S20° 06' 28"W
L2	40.88'	S34° 35' 33"W
L3	53.17'	S41° 40' 26"W
L4	75.27'	N69° 53' 32"W



CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	25.28'	100.00'	014°29'05"	12.71'	25.21'	S27°21'01"W
C2	12.99'	58.00'	012°49'57"	6.52'	12.98'	S28°10'35"W
C3	119.19'	535.00'	012°45'53"	59.84'	118.95'	S28°08'33"W

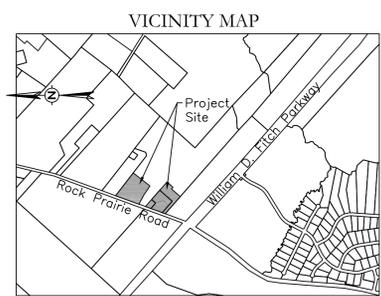
WILLIAMS CREEK LAKE ESTATES, INC.
REMAINDER OF 71.0534 ACRES
12947/132
ZONED -- E--ESTATE

TRACT 1 - 7.124 ACRES
EXISTING E--ESTATE
PROPOSED RS--RESTRICTED
SUBURBAN

TRACT 2 - .568 ACRES
EXISTING E--ESTATE
PROPOSED RS--RESTRICTED
SUBURBAN

TRACT 4 - 2.974 ACRES
EXISTING E--ESTATE
PROPOSED RS--RESTRICTED
SUBURBAN

TRACT 3 - 3.334 ACRES
EXISTING R--RURAL
PROPOSED RS--RESTRICTED
SUBURBAN



ZONING MAP

WILLIAMS CREEK LAKE ESTATES
SUBDIVISION
COLLEGE STATION, TEXAS
TRACT 1 - 7.124 ACRES
TRACT 2 - .568 ACRES
TRACT 4 - 2.974 ACRES
EXISTING ZONING
E - ESTATE
PROPOSED ZONING
RS - RESTRICTED SUBURBAN

TRACT 3 - 3.334 ACRES
EXISTING ZONING
R - RURAL
PROPOSED ZONING
RS - RESTRICTED SUBURBAN
THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1" = 60'

AUGUST 2016

OWNER:

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

SURVEYOR:

Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
P.O. Box 269
College Station, TX 77841
(979) 268-5195

APPLICANT:

Joe & Janet Johnson
P.O. Box 809
Coleman, TX 76834
(979) 229-0310

ENGINEER:



TBPE Firm Reg. No. 12327
2730 Longmire Dr., Suite A
College Station, TX 77845
(979) 764-3900

ROCK PRAIRIE ROAD
115.10 W.O. ROAD

20' WIDE FERGUSON BURLINSON
COUNTY GAS GATHERING SYSTEM
EASEMENT, 2209/297

20' CITY OF COLLEGE
STATION PUBLIC UTILITY
EASEMENT, 11804/11

20' BTU RIGHT
OF WAY
EASEMENT,
13288/177

25'
PRIVATE
ACCESS
&
UTILITY
EASEMENT,
4023/324

CELL TOWER

20' CITY OF COLLEGE
STATION PUBLIC UTILITY
EASEMENT, 11804/11

N/F
HARTZELL ELKINS
CALLED 35.37 ACRE TRACT
1920/323
ZONED--R--RURAL

N38° 07' 05"E - 679.26'

10' PUBLIC UTILITY
EASEMENT, 7803/256

S51° 52' 36"E - 500.12'

S34° 31' 30"W - 252.12'

N69° 53' 32"W - 151.360'

N41° 53' 20"E - 219.40'

N41° 53' 20"E - 291.68'

N41° 45' 31"E - 260.28'

S41° 50' 39"W - 168.35'

N41° 50' 39"E - 168.35'

S48° 06' 36"E - 127.62'

N48° 06' 36"W - 127.62'

S48° 14' 28"E - 391.83'

N48° 14' 28"W - 391.83'

N69° 53' 32"W - 151.360'

S41° 40' 24"W - 354.80'

N41° 40' 24"E - 354.80'

S41° 40' 24"W - 534.82'

L3

S48° 19' 34"E - 274.84'

S48° 19' 34"E - 186.60'