

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

**Planning & Zoning
Commission**
February 16, 2012
City Hall
1101 Texas Avenue,
College Station, Texas

Workshop Meeting 6:00 PM
Regular Meeting 7:00 PM
Council Chambers



AGENDA

PLANNING & ZONING COMMISSION

WORKSHOP MEETING

FEBRUARY 16, 2012, AT 6:00 PM

CITY HALL COUNCIL CHAMBERS

1101 TEXAS AVENUE

COLLEGE STATION, TEXAS

-
1. Call the meeting to order.
 2. Discussion of consent and regular agenda items.
 3. Presentation, possible action, and discussion regarding the status of items within the 2012 P&Z Plan of Work (see attached). **(JS)**
 4. Presentation and discussion regarding the Easterwood Airport's initiation of an Airport Friendly Zone. **(BC)**
 5. Presentation, discussion, and possible action regarding a Joint Task Force on Neighborhood Parking Issues and appointing members of the Planning & Zoning Commission to the same. **(BC)**
 6. Presentation, possible action, and discussion regarding an update on the following items:
 - A rezoning from R-3, Townhouse, to R-4, Multi-Family Residential, for 10.434 acres located at 4050 Holleman Drive south, generally located south of the Las Palomas Subdivision. The Planning & Zoning Commission heard this item at their January 5 meeting and voted 7-0 to recommend approval. The City Council heard this item on January 26 and voted 6-1 for approval.
 - A rezoning from A-O, Agricultural Open, to PDD, Planned Development District, for 2.39 acres located at 12900 Old Wellborn Road, generally located at the intersection of Old Wellborn Road and North Graham Road. The Planning & Zoning Commission heard this item at their January 5 meeting and voted 7-0 to recommend approval with changes to the meritorious modifications. The City Council heard this item on January 26 and voted 7-0 for approval as recommended by the Commission.
 7. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
 - Thursday, February 23, 2012 ~ City Council Meeting ~ Council Chambers ~ Workshop 3:00 p.m. and Regular 7:00 p.m.
 - Thursday, March 1, 2012 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

8. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, Neighborhood Plan Stakeholder Resource Team, BioCorridor Committee, Lick Creek Nature Center Task Force, Zoning District Subcommittee, Joint Task Force on Neighborhood Parking Issues, and Wellborn District Plan Resource Team.
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.

Consultation with Attorney {Gov't Code Section 551.071} ; possible action.

The Planning and Zoning Commission may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this Planning and Zoning Commission meeting, an executive session will be held.

Notice is hereby given that a Workshop Meeting of the College Station Planning & Zoning Commission, College Station, Texas will be held on February 16, 2012 at 6:00 PM at the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this the _____ day of February, 2012, at _____.

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

By _____
David Neeley, City Manager

I, the undersigned, do hereby certify that the above Notice of the Workshop Meeting of the Planning & Zoning Commission of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on February _____, 2012, at _____ and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: _____ by _____.

Dated this _____ day of _____, 2012.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the _____ day of _____, 2012.

Notary Public- Brazos County, Texas

My commission expires: _____

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov. Planning and Zoning Commission meetings are broadcast live on Cable Access Channel 19.



AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING
FEBRUARY 16, 2012, AT 7:00 P.M.
CITY HALL COUNCIL CHAMBERS
1101 TEXAS AVENUE
COLLEGE STATION, TEXAS

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 planning and zoning 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 3, Consent Agenda, are considered routine by the Planning & Zoning 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 Consideration, discussion, and possible action to approve meeting Minutes.
 - February 2, 2012 ~ Workshop
 - February 2, 2012 ~ Regular
 - 4.2 Presentation, possible action, and discussion regarding a Preliminary Plan for We Rent Storage consisting of two PDD Planned Development District lots and one R-1 Single-Family Residential lot on 8.21 acres located at 2672 Horse Haven Lane, generally located behind Academy Sports Store and adjacent to the Horse Haven Subdivision. **Case # 11-00500178 (LH)**
 - 4.3 Presentation, possible action, and discussion on a Final Plat for the Wellborn Business Park Subdivision consisting of 1 lot on 4.16 acres located at 3803 McCullough Road, generally located east of the intersection of McCullough Road and Wellborn Road. **Case # 11-00500145 (JS)**

Regular Agenda

- 5. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.
- 6. 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.
- 7. Adjourn.

Consultation with Attorney {Gov't Code Section 551.071} ; possible action.

The Planning and Zoning Commission may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this Planning and Zoning Commission meeting, an executive session will be held.

Notice is hereby given that a Regular Meeting of the College Station Planning & Zoning Commission, College Station, Texas will be held on February 16, 2012 at 7:00 p.m. at the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this the ____ day of February, 2012, at _____

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

By _____
David Neeley, City Manager

I, the undersigned, do hereby certify that the above Notice of Meeting of the Planning & Zoning Commission of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on February __, 2012, at _____ and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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Dated this ____ day of _____, 2012.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the _____ day of _____, 2012.

Notary Public- Brazos County, Texas

My commission expires: _____

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2012 Planning & Zoning Commission Plan of Work

Comprehensive Plan Implementation

Implementation of Adopted Plans	
<p>Summary:</p> <p>Implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Central College Station Neighborhood Plan, Eastgate Neighborhood Plan, Bicycle, Pedestrian, and Greenways Master Plan, Parks and Recreation Master Plan, Water Master Plan, and Waste Water Master Plan.</p>	<p>Project Dates:</p> <p>1/23/12 & 1/25/12: Lick Creek multi-use path public meetings.</p> <p>3/5/12: College Hills Neighborhood Association meeting to discuss single-family overlay.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going
Medical District Plan	
<p>Summary:</p> <p>In partnership with the College Station Medical Center and other stakeholders, development of a plan focused on the creation of a healthcare and wellness district centered at the intersection of Rock Prairie Road and State Highway 6.</p>	<p>Project Dates:</p> <p>10/25/11: Consultant presented draft plan at final Medical Corridor Advisory Committee meeting.</p> <p>1/12/12: Council update regarding plan.</p> <p>2/2/12: P&Z Workshop update regarding plan.</p>
Staff Assigned: JP	Anticipated Completion: Spring 2012
BioCorridor Plan	
<p>Summary:</p> <p>In collaboration with the City of Bryan and other stakeholders, development of a corridor plan near State Hwy 47 and Raymond Stotzer Pkwy to realize a unique research district where plant, animal, and human health may be studied in one place.</p>	<p>Project Dates:</p> <p>12/21/11: Councils adopted Inter-Local Agreement regarding BioCorridor.</p> <p>1/19/12: P&Z Workshop update regarding plan.</p> <p>2/3/12: P&Z BioCorridor Subcommittee meeting.</p> <p>2/22/12: P&Z BioCorridor Subcommittee meeting.</p>
Staff Assigned: MH, BC	Anticipated Completion: Spring 2012
Southside Area Neighborhood Plan	
<p>Summary:</p> <p>Development of neighborhood plan for a number of unique neighborhoods including Oakwood, College Park, portions of the Knoll, McCullough Subdivision, Redmond Terrace, and Wolf Pen Village. The plan area is generally bounded by George Bush Drive, Texas Avenue, and Wellborn Road.</p>	<p>Project Dates:</p> <p>1/30/12-2/1/12: Neighborhood Area Meetings.</p> <p>2/13/12: Neighborhood Resource Team meeting.</p> <p>3/20/12: Neighborhood Resource Team meeting.</p>
Staff Assigned: JP, LH	Anticipated Completion: Summer 2012
Wellborn District Plan	
<p>Summary:</p> <p>Development of district plan for the recently annexed Wellborn area that contains elements of a rural historic community with a unique character that residents of the area desire to retain.</p>	<p>Project Dates:</p> <p>12/11: Facilitation contract finalized.</p> <p>2/6/12: Plan Kick-Off meeting at Wellborn Community Center at 6:30 PM.</p>
Staff Assigned: MR, LH	Anticipated Completion: Fall 2012

Economic Development Master Plan	
<p>Summary:</p> <p>Development of a Master Plan to provide consistent direction on how the City will help ensure its economic health for years to come while providing a positive business development environment.</p>	<p>Project Dates:</p> <p>10/24/11: Statement of Qualifications received; currently working on Scope of Work with top candidate.</p> <p>1/5/12: P&Z Workshop update on Master Plan.</p> <p>2/23/12: Council approval of consultant contract.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: Fall 2012

New Zoning Districts	
<p>Summary:</p> <p>Create and adopt new zoning districts to implement character and land use designations identified in the Comprehensive Plan.</p>	<p>Project Dates:</p> <p>2/17/12: P&Z Subcommittee meeting.</p> <p>3/2/12: P&Z Subcommittee meeting.</p>
Staff Assigned: JP	Anticipated Completion:

Neighborhood Parking	
<p>Summary:</p> <p>Analyze neighborhood parking issues by engaging stakeholders, form Joint Task with Council and recommendations that seek solutions.</p>	<p>Project Dates:</p> <p>2/9/12: Council approved resolution establishing Joint Task Force on Neighborhood Parking Issues.</p> <p>2/16/12: P&Z appoints Joint Task Force members.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

Employment Diversification

Diversification of Employment Opportunities	
<p>Summary:</p> <p>Discuss workforce and employment opportunities in the community and strategies to increase their diversity and the City's role in providing a positive business development environment.</p>	<p>Project Dates:</p> <p>1/12/12: Strategic Plan policy discussion with Council.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

Housing

Affordable Housing	
<p>Summary:</p> <p>Discuss how housing affordability is measured and provide information on affordability of homes in the College Station and Bryan housing markets.</p>	<p>Project Dates:</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

Role of Planning and Regulation	
Summary: Discuss role of planning and regulation on housing supply and value.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Impact of Student Housing Market	
Summary: Discuss impact of single-family dwellings used for student rental purposes on the local housing market.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:



CITY OF COLLEGE STATION
Planning & Development Services

1101 Texas Avenue, PO Box 9960
College Station, Texas 77842
Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

February 8, 2012

TO: Planning & Zoning Commission

FROM: Robert S. Cowell, Jr., AICP, CNU-A
Executive Director – Planning & Development Services

RE: **Airport Friendly Zone**

The Executive Director of Easterwood Airport recently convened a task force to evaluate the need and scope of an “Airport Friendly Zone”. This task force includes representatives from the City of College Station, the City of Bryan, Brazos County, the Texas Department of Transportation, Research Valley Partnership, Texas Transportation Institute, and Texas A&M University.

The first meeting of the task force was held on January 27th. The second was scheduled for February 10th. The purpose of this item is to provide an overview of the task force’s objective and a brief discussion of the first two meetings.



CITY OF COLLEGE STATION
Planning & Development Services

1101 Texas Avenue, PO Box 9960
College Station, Texas 77842
Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

February 8, 2012

TO: Planning & Zoning Commission

FROM: Robert S. Cowell, Jr., AICP, CNU-A
Executive Director – Planning & Development Services

RE: **Neighborhood Parking Issues**

At several City Council meetings in late 2011 and early 2012, Council indicated a need to discuss further, neighborhood parking issues. At their Special Workshop on January 30th, 2012, the Council directed staff to prepare a Resolution to form a joint task force, consisting of members from the City Council and the Planning & Zoning Commission to analyze the issue, engage stakeholders, and formulate recommendations.

The attached Resolution establishes the task force, identifies the task force's charge, and establishes a "sunset" date for the task force of this time next year, though work expected to be complete in approximately six months.

Council appointed their three members at their meeting on February 16th and are now directing the Planning & Zoning Commission to do the same. The Planning & Zoning Commission needs to appoint three members to the joint task force.

Attachment: Council Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS, APPROVING THE FORMATION OF A JOINT NEIGHBORHOOD PARKING TASK FORCE.

WHEREAS, the City Council of the City of College Station, Texas, recognizes there exists an issue with adequate on-street parking on certain streets in certain neighborhoods; and

WHEREAS, the City Council of the City of College Station, Texas, recognizes that issues with adequate on-street parking can impede traffic flow and hamper emergency response; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That the City Council hereby approves the formation of a joint task force consisting of three Council members and three Planning & Zoning Commissioners with the three Council members to be appointed by the Council and the three Commissioners to be appointed by the Planning & Zoning Commission.

PART 2: That the City Council hereby approves that said task force shall select among itself a Chair from among the appointed Council members.

PART 3: That the City Council hereby approves that said task force shall convene meetings as deemed necessary, shall gather and evaluate data related to neighborhood parking issues, shall solicit input from stakeholders, shall formulate recommendations and subject said recommendations to public hearing and shall forward final recommendations to the Planning & Zoning Commission and the City Council for final action.

PART 4: That the City Council hereby approves that said task force shall complete its work on or before February 1, 2013 upon which time said task force shall be deemed disbanded without further action necessary from the Council.

PART 5: That this resolution shall take effect immediately from and after its passage.

ADOPTED this _____ day of _____, A.D. 2012.

ATTEST:

APPROVED:

City Secretary

MAYOR

APPROVED:

Carla A. Robinson
City Attorney

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
February 2, 2012, 6:00 p.m.
City Hall Council Chambers
College Station, Texas

COMMISSIONERS PRESENT: Chairman Mike Ashfield, Craig Hall, Bo Miles, Jodi Warner, Jim Ross, James Benham, and Jerome Rektorik

COMMISSIONERS ABSENT: None

CITY COUNCIL MEMBERS PRESENT: Katy-Marie Lyles

CITY STAFF PRESENT: Bob Cowell, Lance Simms, Alan Gibbs, Carol Cotter, Molly Hitchcock, Jason Schubert, Morgan Hester, Teresa Rogers, Joe Guerra, Erika Bridges, Josh Norton, Carla Robinson, Brittany Caldwell, and Carrie McHugh

1. Call the meeting to order.

Chairman Ashfield called the meeting to order at 6:00 p.m.

2. Discussion of consent and regular agenda items.

There was general discussion amongst the Commission regarding Consent Agenda Items 4.3 and 4.4 and Regular Agenda Item 6.

3. Presentation, possible action, and discussion regarding the status of items within the 2012 P&Z Plan of Work (see attached). **(JS)**

Principal Planner Schubert gave an update regarding the 2012 P&Z Plan of Work.

4. Presentation, possible action, and discussion regarding the Impact Fee Semi-Annual Report on Impact Fees 92-01, 97-01, 97-02B, 99-01, and 03-02. **(CC)**

Senior Assistant City Engineer Cotter gave an update regarding the Impact Fee Semi-Annual Report.

There was general discussion amongst the Commission regarding the Impact Fees.

5. Presentation, possible action, and discussion related to an update on the Medical District Plan. **(BC)**

Director Cowell gave an update on the Medical District Plan.

There was general discussion amongst the Commission regarding the Plan.

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

- A rezoning for 17.07 acres from R-1 (Single-Family Residential) to PDD (Planned Development District) located at 1401 Arnold Road, generally located west of the College Station Medical Center. The Planning & Zoning Commission heard this item on December 15 and voted 5-0 to recommend approval with a condition. The City Council heard this item on January 12 and voted 7-0 to approve the rezoning as recommended by the Commission.

Chairman Ashfield reviewed the above-referenced item that had been heard by the Planning & Zoning Commission and City Council.

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

- Monday, February 6, 2012 ~ Wellborn District Plan Meeting ~ Wellborn Community Center ~ 6:30 p.m. - 9:00 p.m.
- Thursday, February 9, 2012 ~ City Council Meeting ~ Council Chambers ~ Workshop 3:00 p.m. and Regular 7:00 p.m.
- Monday, February 13, 2012 ~ Southside Neighborhood Plan Meeting ~ TBD ~ 6:30 p.m.

Chairman Ashfield reviewed the upcoming meeting dates for the Planning & Zoning Commission.

8. Discussion, review and possible action regarding the following meetings: Design Review Board, Council Transportation Committee, Joint Parks / Planning & Zoning Subcommittee, Neighborhood Plan Stakeholder Resource Team, BioCorridor Committee, Medical Corridor Committee, Lick Creek Nature Center Task Force.

Commissioner Ross gave an update on the Lick Creek Nature Center Task Force.

Commissioner Warner gave an update on the Southside Area Neighborhood Meetings.

Commissioner Ashfield gave an update on the BioCorridor Committee.

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

Commissioner Benham asked for a future agenda item regarding block length.

10. Adjourn.

The meeting was adjourned at 7:03 p.m.

Approved:

Mike Ashfield, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



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

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
February 2, 2012, 7:00 p.m.
City Hall Council Chambers
College Station, Texas

COMMISSIONERS PRESENT: Chairman Mike Ashfield, Craig Hall, Bo Miles, Jodi Warner, Jim Ross, James Benham, and Jerome Rektorik

COMMISSIONERS ABSENT: None

CITY COUNCIL MEMBERS PRESENT: Katy-Marie Lyles

CITY STAFF PRESENT: Bob Cowell, Lance Simms, Alan Gibbs, Carol Cotter, Molly Hitchcock, Jason Schubert, Morgan Hester, Teresa Rogers, Joe Guerra, Erika Bridges, Josh Norton, Carla Robinson, Brittany Caldwell, and Carrie McHugh

1. **Call meeting to order**

Chairman Ashfield called the meeting to order at 7:07 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

No one spoke.

4. **Consent Agenda**

4.1 Consideration, discussion, and possible action on Absence Requests from meetings.

- James Benham ~ February 16, 2012

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

- January 19, 2012 ~ Workshop
- January 19, 2012 ~ Regular

4.3 Presentation, possible action, and discussion regarding a Final Plat for Tower Point Subdivision Phase 10A including three commercial lots on 4.21 acres located at 4410, 4420, and 4430 State Highway 6 South, generally located at the intersection on William D. Fitch Parkway and State Highway 6 South. **Case #11-00500182 (LH)**

- 4.4 Presentation, possible action, and discussion regarding a Final Plat for Tower Point Subdivision Phase 12 including four commercial lots on 5.44 acres located at 4330 State Highway 6 South, generally located at the intersection on William D. Fitch Parkway and State Highway 6 South. **Case #11-00500184 (LH)**

Commissioner Miles motioned to approve Consent Agenda Items 4.1 – 4.4. Commissioner Ross seconded the motion, motion passed (7-0).

Regular Agenda

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

No items were removed from the Consent Agenda.

6. Public hearing, presentation, possible action, and discussion on a Final Plat of University Oaks Section 2 Block 5 Lots 20R1 and 20R2 being a replat of University Oaks Section 2 Block 5 Lot 20 consisting of one duplex residential lot on 0.239 acres located at 809 & 811 Dominik Drive. **Case # 12-00500007 (MTH)**

Staff Planner Hester presented the replat and recommended approval.

There was general discussion amongst the Commission regarding the replat.

Rabon Metcalf, engineer, stated that the applicant is replatting the property solely for financial purposes. He said that the replat would allow for two owners to own the lots.

Chairman Ashfield opened the public hearing.

No one spoke during the public hearing.

Chairman Ashfield closed the public hearing.

Commissioner Ross motioned to approve the replat. Commissioner Benham seconded the motion, motion passed (7-0).

7. 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.

8. Adjourn.

The meeting was adjourned at 7:15 p.m.

Approved:

Mike Ashfield, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



CITY OF COLLEGE STATION

**PRELIMINARY PLAN
for
We Rent Storage
11-00500178**

SCALE: Three lots on 8.21 acres

LOCATION: 2672 Horse Haven Lane

ZONING: PDD Planned Development District and
R-1 Single-Family Residential

APPLICANT: Mike Hester, P.E., Hester Engineering Company

PROJECT MANAGER: Lauren Hovde, Staff Planner
lhovde@cstx.gov

RECOMMENDATION: Staff recommends approval.



PRELIMINARY PLAN
Case: 11-178

WE RENT STORAGE

DEVELOPMENT REVIEW

DEVELOPMENT HISTORY

Annexation: September 1977

Zoning: A-O Agricultural-Open upon Annexation
R-1 Single-Family Residential (2004)
Planned Development District (2011)

Site development: Part of the site was previously the location of a gas well, but this use and associated equipment have been removed. A cell tower is located on the 0.091 acre lot.

COMMENTS

Water: The subject tract is located adjacent to an 8-inch water system which runs along Horse Haven Lane.

Sewer: The subject tract is located adjacent to an 18-inch sanitary sewer main found on the western property boundary.

Off-site Easements: N/A

Drainage: The site is in the Wolf Pen Creek Drainage Basin. Future development of the tract will be required to meet the City's Storm Water Design Guidelines.

Flood Plain: The subject property is encroached by a FEMA Regulated Special Flood Hazard Area Zone AE per FEMA FIRM Panel 144C&163D. Per the zoning request, the portion of flood plain encroaching into the property is to remain as open space.

Greenways: The rear portion of the property is to remain as a privately maintained open space. There is no Greenways dedication associated with this plat.

Pedestrian Connectivity: Sidewalks will be constructed along Horse Haven Lane. Dedicated with this Preliminary Plan is a 20' Public Access Easement that will accommodate a multi-use path that conforms to the Bicycle, Pedestrian, Greenways Master Plan. A sidewalk extension will connect the multi-use path to an existing sidewalk within the Horse Haven Subdivision.

Bicycle Connectivity: Dedicated with this Preliminary Plan is a 20' Public Access Easement that will accommodate a multi-use path that conforms to the Bicycle, Pedestrian, Greenways Master Plan.

Streets: The subject tract will take access from Horse Haven Lane, which is designated as a two-lane Minor Collector on the City's Thoroughfare Plan.

Oversize Request: N/A

Parkland Dedication Fees: N/A

Impact Fees: N/A

REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:** The proposed Preliminary Plan is in compliance with both the Comprehensive Plan and Unified Development Ordinance. A multi-use path is proposed that is in compliance with the Bicycle, Pedestrian, and Greenways Master Plan.
2. **Compliance with Subdivision Regulations:** The proposed Preliminary Plan is in compliance with the Subdivision Regulations contained in the Unified Development Ordinance and the approved Planned Development District zoning.

STAFF RECOMMENDATION

Staff recommends approval of the proposed Preliminary Plan.

SUPPORTING MATERIALS

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



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

PRELIMINARY PLAN APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

- \$932 Preliminary Plan Application Fee.
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Fourteen (14) folded copies of plan. A revised mylar original must be submitted after approval.
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Impact study (if oversized participation is requested).
- The attached Preliminary Plan checklist with all items checked off or a brief explanation as to why they are not.

Date of Optional Preapplication Conference 2-16-11

NAME OF PROJECT WE RENT STORAGE

ADDRESS 2672 HORSE HAVEN LANE

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

8.11 ACRE TRACT 10076/81 and 0.0991 Acre Tract
SOUTH SIDE OF HORSE HAVEN LANE BEHIND ACADEMY

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

Name ALTON OFCZARZAK, MANAGING MEMBER, TDG, MANAGEMENT, LP E-mail monica@oakchb.com

Street Address 4060 STATE HIGHWAY 6 SOUTH

City COLLEGE STATION State TEXAS Zip Code 77845

Phone Number 979-690-1504 Fax Number _____

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

Name SAME AS APPLICANT E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name MICHAEL G. HESTER, P.E., HESTER ENGINEERING COMPANY E-mail mhester@hester-engr.com

Street Address 7607 EASTMARK DRIVE, SUITE 253-B

City COLLEGE STATION State TEXAS Zip Code 77840

Phone Number 979-693-1100 Fax Number _____

Total Acreage 8.21 Total No. of Lots 3 R-O-W Acreage 0.0281

Number of Lots By Zoning District 2 / PDD 1 / R-1 /

Average Acreage Of Each Residential Lot By Zoning District:

/ / / /

Floodplain Acreage 4.7

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

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

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

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

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

Yes

No

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

Project Name: _____

City Project Number (in known): _____

Date / Timeframe when submitted: _____

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

Regarding the waiver request, explain how:

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

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

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

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

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

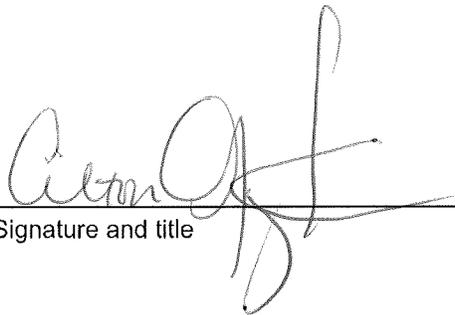
1. An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
2. The presence of unique or unusual topographic, vegetative, or other natural conditions exist so that strict adherence to the sidewalk requirements of the UDO is not physically feasible or is not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

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

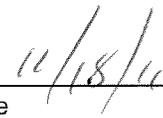
Detailed explanation of condition identified above:

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

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



Signature and title



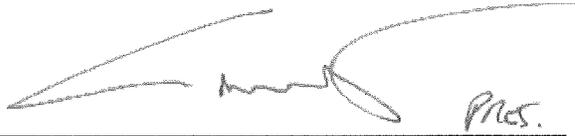
Date

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

Detailed explanation of condition identified above:

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

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



PRES.

1/18/12

Signature and title

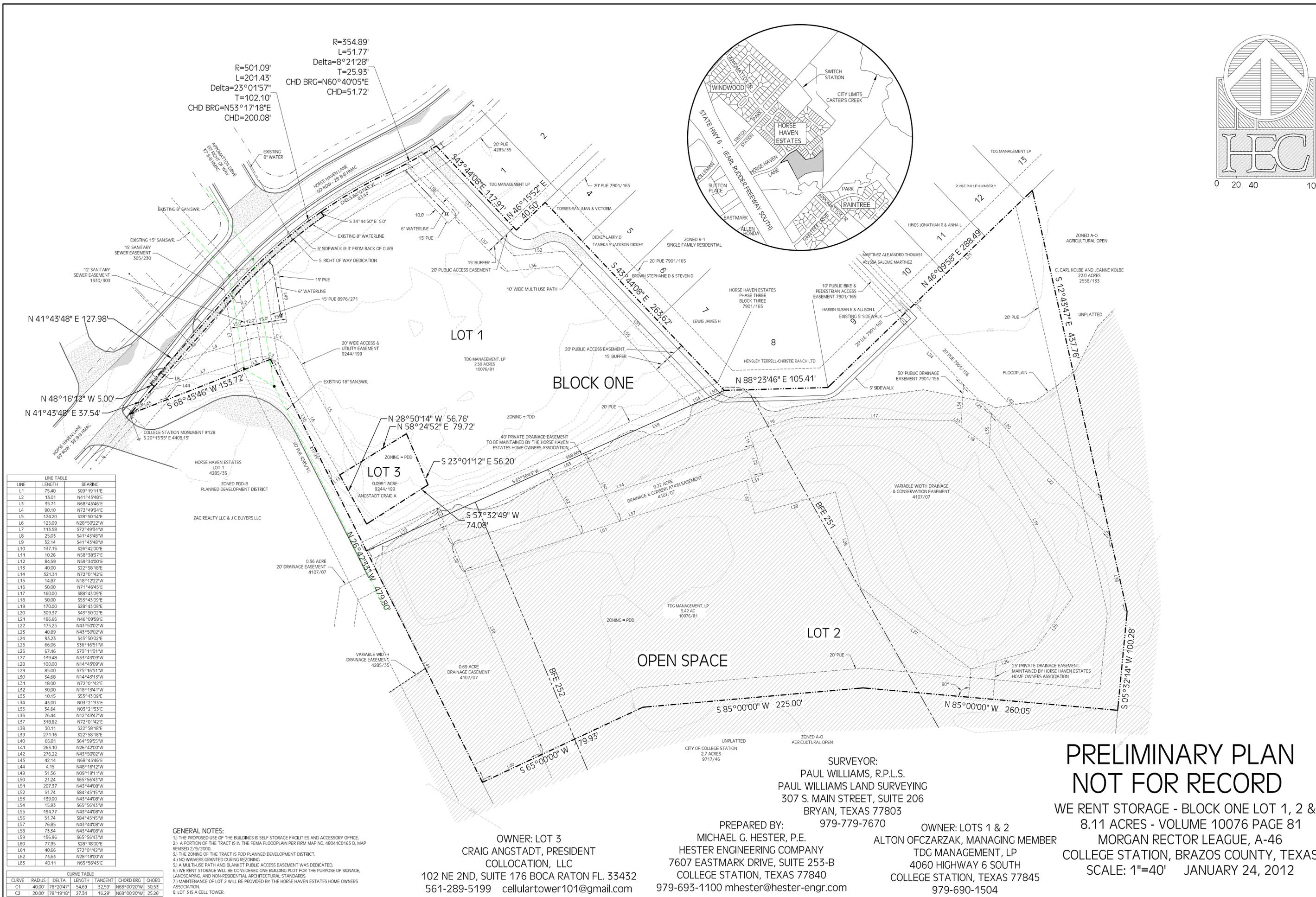
Date

COLLOCATION, ZONING
 LOT # 3 (AS PROPOSED)
 BY APPLICATION AND PLAT

11.178
 1.19.12
 9:30 CC



0 20 40 100



R=501.09'
L=201.43'
Delta=23°01'57"
T=102.10'
CHD BRG=N53°17'18"E
CHD=200.08'

R=354.89'
L=51.77'
Delta=8°21'28"
T=25.93'
CHD BRG=N60°40'05"E
CHD=51.72'

LINE	LENGTH	BEARING
L1	75.40	S09°19'11"E
L2	13.01	N41°43'48"E
L3	35.71	N69°43'46"E
L4	90.10	N72°49'54"E
L5	124.20	S28°50'14"E
L6	125.09	N28°50'22"W
L7	115.58	S72°49'54"W
L8	25.05	S41°43'48"W
L9	32.14	S41°43'48"W
L10	137.15	S26°42'00"E
L11	10.26	N59°39'37"E
L12	84.59	N59°34'00"E
L13	40.00	S22°58'18"E
L14	321.51	N72°01'42"E
L15	14.87	N18°12'22"W
L16	50.00	N71°46'45"E
L17	160.00	S89°43'09"E
L18	50.00	S53°43'09"E
L19	170.00	S28°43'09"E
L20	309.57	S45°50'02"E
L21	186.66	N46°09'58"E
L22	175.25	N45°50'02"W
L23	40.89	N43°50'02"W
L24	93.25	S45°50'02"E
L25	65.06	S36°46'03"W
L26	67.46	S73°11'31"W
L27	139.48	N53°43'09"W
L28	100.00	N14°43'09"W
L29	85.00	S75°16'51"W
L30	34.68	N14°43'13"W
L31	18.00	N72°01'42"E
L32	30.00	N19°13'41"W
L33	10.15	N43°43'09"E
L34	43.00	N03°21'35"E
L35	34.64	N03°21'35"E
L36	76.44	N12°43'47"W
L37	318.82	N72°01'42"E
L38	30.11	S22°58'18"E
L39	271.16	S22°58'18"E
L40	65.81	S64°59'53"W
L41	263.10	N26°42'00"W
L42	276.22	N45°50'02"W
L43	42.14	N68°45'46"E
L44	4.15	N48°16'12"W
L49	51.56	N09°19'11"W
L50	21.24	S65°56'43"W
L51	207.37	N43°44'08"W
L52	51.74	S84°45'15"W
L53	139.00	N43°44'08"W
L54	15.95	S65°56'43"W
L55	194.77	N45°44'08"W
L56	51.74	S84°45'15"W
L57	76.85	N43°44'08"W
L58	73.54	N43°44'08"W
L59	156.96	S65°56'43"W
L60	77.95	S25°18'00"E
L61	40.66	S72°01'42"W
L62	75.65	N28°18'00"W
L63	40.11	N65°56'43"E

GENERAL NOTES:
 1.) THE PROPOSED USE OF THE BUILDINGS IS SELF STORAGE FACILITIES AND ACCESSORY OFFICE.
 2.) A PORTION OF THE TRACT IS IN THE FEMA FLOODPLAIN PER FIRM MAP NO. 48341C0165 D, MAP REVISED 2/9/2000.
 3.) THE ZONING OF THE TRACT IS PDD PLANNED DEVELOPMENT DISTRICT.
 4.) NO WAIVERS GRANTED DURING REZONING.
 5.) A MULTIPLE-USE PATH AND BLANKET PUBLIC ACCESS EASEMENT WAS DEDICATED.
 6.) WE RENT STORAGE WILL BE CONSIDERED ONE BUILDING PLOT FOR THE PURPOSE OF SIGNAGE, LANDSCAPING, AND NON-RESIDENTIAL ARCHITECTURAL STANDARDS.
 7.) MAINTENANCE OF LOT 2 WILL BE PROVIDED BY THE HORSE HAVEN ESTATES HOME OWNERS ASSOCIATION.
 8.) LOT 3 IS A CELL TOWER.

OWNER: LOT 3
 CRAIG ANGSTADT, PRESIDENT
 COLLOCATION, LLC
 102 NE 2ND, SUITE 176 BOCA RATON FL. 33432
 561-289-5199 celllartower101@gmail.com

SURVEYOR:
 PAUL WILLIAMS, R.P.L.S.
 PAUL WILLIAMS LAND SURVEYING
 307 S. MAIN STREET, SUITE 206
 BRYAN, TEXAS 77803
 979-779-7670

PREPARED BY:
 MICHAEL G. HESTER, P.E.
 HESTER ENGINEERING COMPANY
 7607 EASTMARK DRIVE, SUITE 253-B
 COLLEGE STATION, TEXAS 77840
 979-693-1100 mhester@hester-engr.com

OWNER: LOTS 1 & 2
 ALTON OFCZARZAK, MANAGING MEMBER
 TDG MANAGEMENT, LP
 4060 HIGHWAY 6 SOUTH
 COLLEGE STATION, TEXAS 77845
 979-690-1504

**PRELIMINARY PLAN
 NOT FOR RECORD**

WE RENT STORAGE - BLOCK ONE LOT 1, 2 & 3
 8.11 ACRES - VOLUME 10076 PAGE 81
 MORGAN RECTOR LEAGUE, A-46
 COLLEGE STATION, BRAZOS COUNTY, TEXAS
 SCALE: 1"=40' JANUARY 24, 2012



CITY OF COLLEGE STATION

**FINAL PLAT
for
Wellborn Business Park
11-00500145**

SCALE: 1 lot on 4.16 acres

LOCATION: 3803 McCullough Rd

ZONING: A-O, Agricultural Open

APPLICANT: Ken Tripp, property owner

PROJECT MANAGER: Jason Schubert, AICP, Principal Planner
jschubert@cstx.gov

RECOMMENDATION: Staff recommends approval.



	DEVELOPMENT REVIEW	WELLBORN BUSINESS PARK	Case: 11-145	FINAL PLAT
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DEVELOPMENT HISTORY

Annexation: April 2011
Zoning: A-O upon annexation (2011)
Preliminary Plan: Approved August 18, 2011
Site development: Vacant

COMMENTS

Parkland Dedication: The proposed plat does not contain residential uses. Therefore, no parkland dedication is required or proposed.

Greenways: No greenway area is required or proposed.

Pedestrian Connectivity: With the waiver approved with the Preliminary Plan, no sidewalk is required along McCullough Road.

Bicycle Connectivity: McCullough Road is a future 2-lane major collector thoroughfare that when reconstructed is anticipated to have bike lanes.

Infrastructure: Water service is provided by Wellborn Special Utility District and an 8-inch and 10-inch water lines will be constructed to provide adequate water and fire protection to the property. The applicant has provided a Letter of Credit in the amount of \$29,052 as financial guarantee for the construction of this water line.

Impact Fees: N/A

REVIEW CRITERIA

Compliance with Subdivision Regulations: With the sidewalk waiver that was approved with the Preliminary Plan, the proposed Final Plat is in compliance with 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 (provided in packet)



FOR OFFICE USE ONLY	
CASE NO.:	<u>11145</u>
DATE SUBMITTED:	<u>9.14.11</u>
TIME:	<u>9:05</u>
STAFF:	<u>JB</u>

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

- \$700-\$932 Final Plat Application Fee (see above).
- ~~N/A~~ \$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.
- Fourteen (14) folded copies of plat. (A signed mylar original must be submitted after approval.)
- ~~N/A~~ Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- ~~N/A~~ Copy of original deed restrictions/covenants for replats (if applicable).
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

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

Date of Optional Preapplication or Stormwater Management Conference May 18, 2011

NAME OF PROJECT Wellborn Business Park

ADDRESS 3808 McCullough Road

SPECIFIED LOCATION OF PROPOSED PLAT:

McCullough Road, east of Wellborn Road

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

Name Ken Tripp E-mail kenripp@suddenlink.net

Street Address 1393 Seamist Lane

City College Station State TX Zip Code 77845

Phone Number 979-219-2774 Fax Number 979.690.0235

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

Name The Tripp Family Trust E-mail kentripp@suddenlink.net
Street Address 1939 Seamist Lane
City College Station State TX Zip Code 77845
Phone Number 979-219-2774 Fax Number 979.690.0235

ARCHITECT OR ENGINEER'S INFORMATION:

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

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

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

Total Acreage 4.16 Total No. of Lots 1 R-O-W Acreage 0.48

Existing Use Vacant Proposed Use Commercial

Number of Lots By Zoning District 1 / A-O _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

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

Floodplain Acreage 0

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

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

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

Yes

No

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

Project Name: _____

City Project Number (in known): _____

Date / Timeframe when submitted: _____

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

The public utility easement through the middle of the site has been adjusted for the waterline alignment.

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

N/A - approved with Preliminary Plan

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>N/A</u> Streets</p> <p><u>N/A</u> Sidewalks</p> <p><u>N/A</u> Sanitary Sewer Lines</p> <p><u>377'</u> Water Lines</p> <p><u> </u> Channels</p> <p><u> </u> Storm Sewers</p> <p><u> </u> Bike Lanes / Paths</p>	<p>Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p><u> </u> No. of acres to be dedicated + \$ <u> </u> development fee</p> <p><u> </u> No. of acres in floodplain</p> <p><u> </u> No. of acres in detention</p> <p><u> </u> No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p><u> </u> No. of SF Dwelling Units X \$ <u> </u> = \$ <u> </u></p> <p><u> </u> (date) Approved by Parks & Recreation Advisory Board</p>
--	---

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.

Keith Myz, Trustee
Signature and title

12 SEPT 2011
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.

Keith Noyes, Trustee
Property Owner(s)

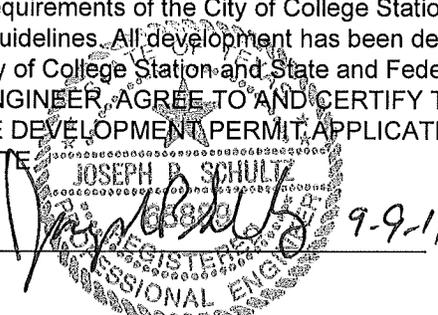
12 SEP 2011
Date

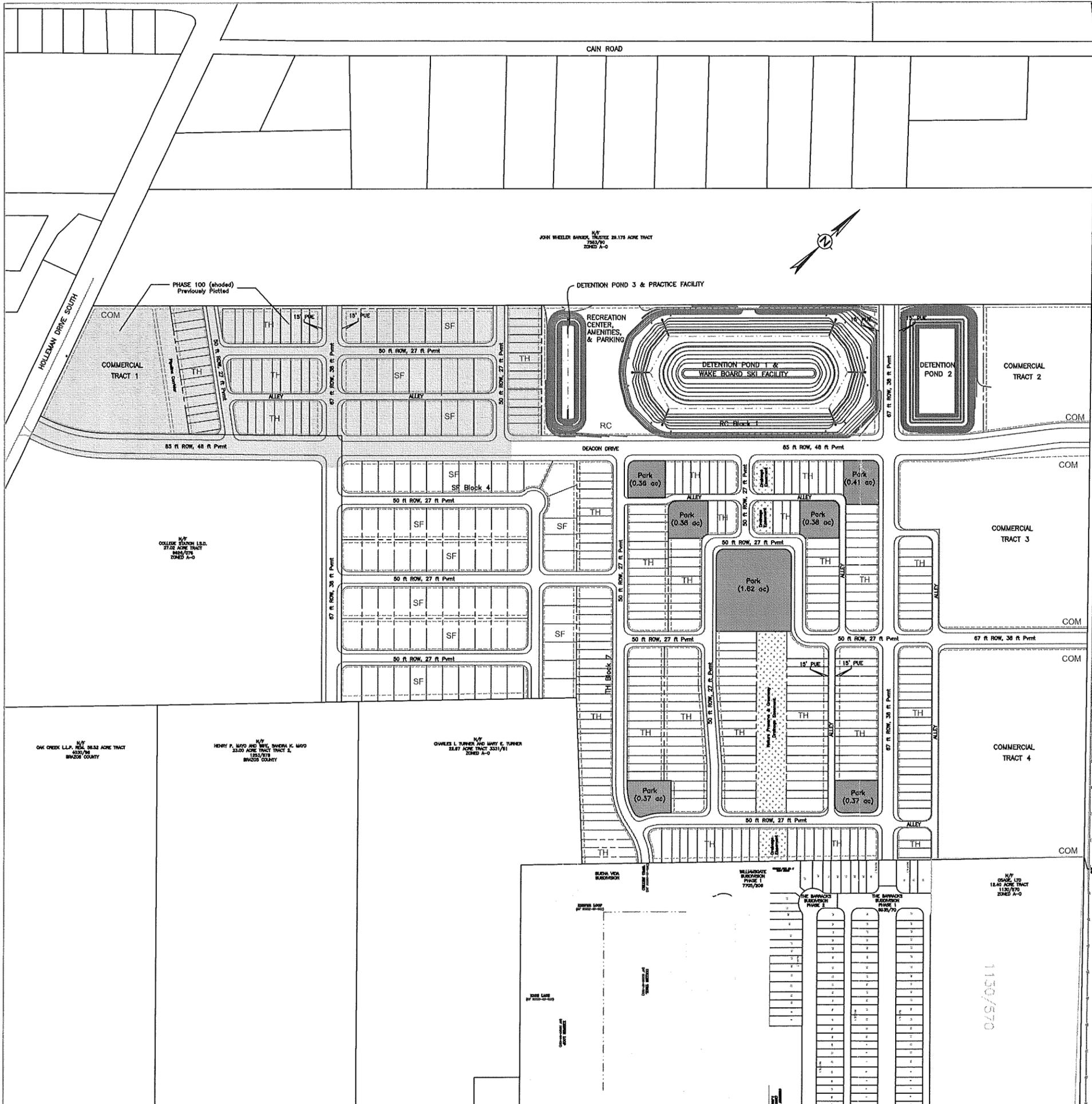
Engineer Certification:

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

Engineer

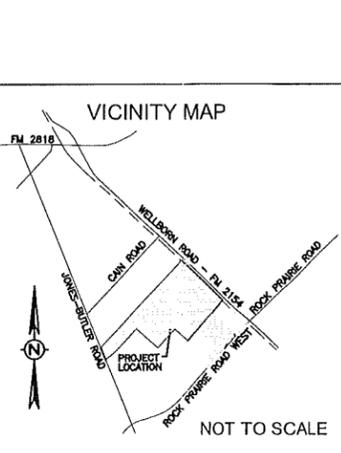
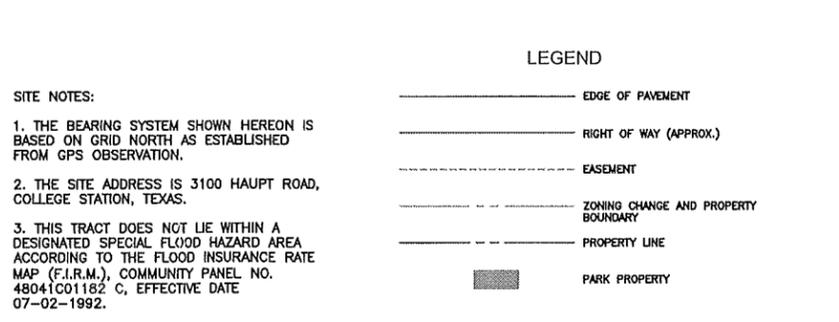
9-9-11
Date





- ### GENERAL NOTES
- The land uses proposed for this property are as listed on this plan
 - Single Family (SF) meeting R-1 zoning requirements with variances as noted below
 - Townhomes (TH) meeting R-3 zoning requirements with variances as noted below
 - Commercial (COM) meeting C-3 zoning requirements with variances noted below. The following additional uses are permitted in Commercial Tracts 2, 3, and 4 only:
 - Shooting Range - Indoor
 - Car Wash subject to supplemental standards contained within the UDO
 - Commercial garden/greenhouse/landscape maintenance subject to supplemental standards contained within the UDO
 - Office and retail sales/service with storage areas being greater than 75% of the space (i.e. office/showrooms with overhead doors)
 - Self Storage - equipment, materials, recreational vehicles, or boats - in buildings with at least 3 enclosed sides
 - Recreation Center (RC) including a commercial cable wake board ski facility, administrative offices, pool, exercise room, jogging track, food & beverage services and similar recreational offerings for members of the HOA and the general public, subject to supplemental standards shown herein and those contained in the UDO. Retail sales of equipment, clothing, and accessories related to these uses are permitted in conjunction with normal operations of the Recreation Center
 - General bulk or dimensional variances (minor/modifications) are as follows:
 - Single Family (SF) residential development (variations from R-1 Zoning)
 - Front setback distance - 20 ft without rear access, 15' with rear access
 - Rear setback distance - 20 ft
 - Side setback distance - 5 ft
 - Street side setback distance - 15 ft
 - Townhome (TH) development (variations from R-3 Zoning)
 - Front setback distance - 20 ft without rear access, 15' with rear access
 - Rear setback distance - 20 ft
 - Street side setback distance - 15 ft
 - Side setback distance - 5 ft
 - Common area side setback distance - 5 ft
 - Commercial (COM) development (variations from C-3 Zoning)
 - Restaurants shall not be permitted in Commercial Tracts 2, 3 or 4
 - The rear setback for self storage structures adjacent to a public alley or common area will be 5 feet.
 - In locations where the rear wall of self storage building is adjacent to an alley serving residential units, the rear wall may serve as the buffering wall between land uses. The wall shall be constructed of stone and may be a maximum of 15 feet in height.
 - Commercial Tracts 2, 3, and 4 shall each be permitted to erect a freestanding sign in accordance with Section 7.4.3.1 of the UDO. These signs may be raised to a maximum height of 20 feet.
 - Block Lengths of up to 1000 feet will be permitted on designated Single Family (SF) and Townhomes (TH) blocks. These blocks are noted as SF Block 4 and TH Block 7
 - Dead-end streets in residential areas are permitted up to maximum of 100 feet in length. The dead-end alley adjacent to Commercial Tract 4 shall extend to the property line (approximately 110 feet)
 - Special conditions for Townhome (TH) development
 - The townhome structures shall not exceed 9,000 sq ft
 - Special conditions for Commercial (COM) development
 - The total building area of all commercial buildings shall not exceed 240,000 sq ft. This figure excludes self storage units and buildings associated with the Recreation Center
 - Self storage units shall be allowed in Commercial Tract 4 only. The total allowable area of all self storage units shall not exceed 410,000 sq ft
 - No openings to self storage buildings are allowed on the sides adjacent to any street right-of-way or alley that is associated with residential development.
 - The self storage facility will be permitted to incorporate an office on the premises for management and security. The office shall be permitted to sell equipment or materials related to storage and moving, but shall not sell tires or trailers. The office will be limited to a maximum of 1,000 sq ft. Living quarters for the managers of the facility will also be permitted within the premises. These quarters shall be no larger than 1,000 sq ft
 - Individual commercial buildings shall not exceed 10,000 sq ft with the following exception:
 - One commercial building will be allowed up to a maximum of 15,000 sq ft. The building may be located on Commercial Tracts 3 or 4
 - Unless otherwise noted herein, commercial buildings and related parking areas shall comply with the Non-Residential Architectural Standards in the UDO. Design of these structures shall be compatible in use, roof type and pitch, architecture, and lot coverage with the surrounding single-family residential uses
 - All commercial tracts shall provide cross access in accordance with the UDO and to adjacent developable properties
 - Special conditions for the Recreation Center (RC) are as follows:
 - Food and beverage services are permitted within the Recreation Center either as an auxiliary function of the facility or as a stand-alone restaurant. Maximum size of the restaurant shall be 3500 sq ft, inclusive of all indoor seating, kitchen, office and storage spaces
 - Any buildings and parking areas associated with the Recreation Center shall comply with the Non-Residential Architectural Standards in the UDO
 - Landscape requirements in the UDO will be applied to the building, parking, and adjacent amenity areas of the Recreation Center. The remainder of the Recreation Center is excluded from these requirements
 - A block length of up to 1250 feet is allowed along Deacon Drive in front of the Recreation Center (RC Block 1)
 - The Recreation Center will be platted as a single commercial building lot that encompasses Detention Ponds 1 and 2. Drainage and access easements shall be granted to the Homeowners Association for maintenance purposes associated with the detention ponds and their related appurtenances
 - The following operational restrictions shall be imposed on the Recreation Center and its related facilities:
 - Hours of operation for the cable wake board ski facility shall be no earlier than 8:00 a.m. and no later than 10:00 p.m. All other recreational amenities may be open for use between the hours of 7:00 a.m. and 12:00 midnight. The restaurant will be allowed to set its own hours of operation.
 - Lighting shall be designed in accordance with the Unified Development Ordinance. Lights used for the ski facility shall be turned off no later than 1 hour following the closing times noted above except when necessary for maintenance purposes that cannot be undertaken during daylight hours
 - A landscaped buffer shall be established between the Recreation Center and the property immediately north in accordance with the Unified Development Ordinance. Plantings shall include shrubs and trees that, when fully mature, shall be of sufficient density to provide 100% opacity to a height of at least 8 feet as measured from the adjoining property line
 - Density for the residential development portions of this tract shall not exceed 8.45 dwelling units per acre. This figure is computed by dividing the total number of dwelling units by the sum total of open space areas (parks, detention ponds, common areas) plus the privately owned properties inside the residential areas. Detention ponds used in conjunction with the Recreation Center are excluded from this computation as long as commercial operations are offered at the facility
 - All commercial and residential buildings shall be limited to 2.5 stories (35 feet). Unless otherwise noted herein, all non-residential buildings shall meet the single-family height setback requirements of the UDO where they adjoin townhome or single-family homes
 - When there are more than 30 lots to be served by external street connections, a minimum of two connections to external paved public streets shall be required. A Remote Emergency Access is permitted to serve as one of these connections. Two street connections to external paved public streets shall be required when 100 or more lots are served
 - Unless otherwise noted herein, buffer areas will be provided in accordance with the UDO
 - Driveway access from residential lots shall not be permitted onto streets designated as minor collector or larger
 - Right-of-way and pavement widths shown on this plan reflect the widths that are required along the majority length of each street. These widths can be increased at intersections of collector streets as needed to accommodate turning lanes, medians or other traffic controls
 - The minor collector streets currently shown on the College Station ISD property map will be constructed by the developer of that subdivision unless the streets are needed occur by the school district. The developer is not required to provide additional capacity in the drainage, water, sewer or other utility systems to accommodate development of the CSISD property in excess of what is required by the UDO
 - The portion of Deacon Drive shown on this Concept Plan across the College Station ISD property must be constructed with the initial phase of this subdivision
 - All stormwater requirements (including detention) shall be designed to comply with the BCS Drainage Design Guidelines. The detention pond adjacent to Commercial Tract 2 shall also meet commercial standards including landscaping and treatment of concrete structures
 - If the City of College Station or another entity constructs a regional detention facility in the drainage basin encompassing this tract of land that has capacity to serve this development, one or more of the detention facilities shown here may be eliminated upon approval by the City Engineer. Any land released from use as a detention facility may be developed for other uses pending approval of revised UDO Zoning
 - Pedestrian and bicycle circulation will be provided throughout the project as required by the UDO. Location and details of these facilities will be determined at platting or site plan submittal

- ### SITE NOTES:
- THE BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 - THE SITE ADDRESS IS 3100 HAUPT ROAD, COLLEGE STATION, TEXAS.
 - THIS TRACT DOES NOT LIE WITHIN A DESIGNATED SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY PANEL NO. 48041C01182 C, EFFECTIVE DATE 07-02-1992.



CONCEPT PLAN

THE BARRACKS II SUBDIVISION

108.91 ACRES
CRAWFORD BURNETT LEAGUE, A-7
COLLEGE STATION, BRAZOS COUNTY, TEXAS
January 2012

OWNER/DEVELOPER:
Head Phillips Investments, LLC
4490 Castlegate Parkway
College Station, TX 77845
(979)694-7250

ZONING STATUS:
Current: PDD
Proposed: PDD

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
P.O. Box 209
College Station, TX 77841
(979) 268-3195

ENGINEER:
PHILLIPS ENGINEERING
Kent Lara, P.E.
4490 Castlegate Drive
College Station, Texas 77845
(979) 694-3141 Fax: (979) 694-1041
TBPE Firm No. E-13130

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