

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

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

Workshop Meeting 6:30 PM
Regular Meeting 7:00 PM
Council Chambers



AGENDA
PLANNING & ZONING COMMISSION
WORKSHOP MEETING
AUGUST 16, 2012, AT 6:30 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. Discussion of Minor and Amending Plats approved by Staff.
 - Final Plat ~ Amending Plat ~ The Barracks II Phase 100 Lots 1A – 3A Block 3
4. Presentation, possible action, and discussion regarding the status of items within the 2012 P&Z Plan of Work (see attached). **(JS)**
5. Presentation, possible action, and discussion regarding current development activities in the Northgate area. **(BC)**
6. Presentation, possible action, and discussion regarding Planning & Zoning Commission appointments to subcommittees. **(BC)**
7. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
 - Thursday, August 23, 2012 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (P&Z Liaison – Benham)
 - Thursday, September 6, 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 August 16, 2012 at 6:30 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 day of August, 2012, at time .

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 August Day , 2012, at Time 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) 764-3541 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
AUGUST 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 4, 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.
 - August 2, 2012 ~ Workshop
 - August 2, 2012 ~ Regular

Regular Agenda

5. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.
6. Public hearing, presentation, possible action, and discussion on a Final Plat for Castlegate II Section 200 Lots 8R1, 9R-13R and Common Area, Block 7 being a Replat of Castlegate II Section 200 Lot 8R and Common Area, Block 7 consisting of six R-1B Single-Family Residential lots and Common Area on approximately 6.7 acres located at 4314 Odell Lane. **Case # 12-00500134 (MR)**

7. Presentation, possible action, and discussion regarding waiver requests to Section 8.2.H.2 of the Unified Development Ordinance "Platting and Replatting within Older Residential Subdivisions" regarding lot width and lot area, and public hearing, presentation, possible action, and discussion regarding a Final Plat for Marin Acres Subdivision consisting of three R-1 Single-Family Residential lots on approximately 0.5 acres located at 2201 Texas Avenue South, generally located at the intersection of Texas Avenue South and Sterling Street. **Case # 12-00500148 (LH)**

8. Public hearing, presentation, possible action, and discussion regarding the adoption of the Southside Area Neighborhood Plan. **Case # 11-00500172 (JP) (Note: Final action on this item is scheduled for the August 23, 2012 City Council Meeting - subject to change)**

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 Regular Meeting of the College Station Planning & Zoning Commission, College Station, Texas will be held on August 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 August, 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 August __, 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>Numerous on-going items and projects.</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>2/2/12: P&Z Workshop update regarding plan. 5/16/12: Health & Wellness subcommittee meeting. 9/6/12: Plan presentation at P&Z Workshop. 9/20/12: P&Z public hearing for recommendation of Plan to Council. 10/11/12: Council public hearing for Plan adoption.</p>
Staff Assigned: JP	Anticipated Completion: Summer 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>6/5/12: Presentation at Joint P&Z meeting with Bryan. 9/6/12: P&Z public hearing for recommendation on BioCorridor rezoning and ordinance amendments. 9/27/12: Council public hearing for adoption of BioCorridor rezoning and ordinance amendments.</p>
Staff Assigned: MH, BC	Anticipated Completion: Summer 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>7/10/12: Plan Open House in City Hall at 6pm. 7/17/12: Neighborhood Resource Team meeting. 8/2/12: Plan presentation at P&Z Workshop. 8/6/12: Plan recommendation at Bicycle, Pedestrian, and Greenways Advisory Board. 8/16/12: P&Z public hearing for Plan recommendation to Council. 8/23/12: Council public hearing for Plan adoption.</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>6/19/12: Area meeting at Wellborn Community Center at 630 pm.</p> <p>7/9/12: Wellborn Resource Team meeting at Wellborn Community Center at 6 pm.</p> <p>8/6/12: Wellborn Resource Team meeting at Wellborn Community Center at 6 pm.</p> <p>8/20/12: Wellborn Resource Team meeting at Wellborn Community Center at 6 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>3/22/12: Project Kick-off meeting with consultant.</p> <p>4/10/12: Staff meeting with consultant.</p> <p>7/5/12: Update at P&Z Workshop.</p> <p>7/26/12: Update at Council Workshop.</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>7/9/12: P&Z Subcommittee meeting at 815 am.</p> <p>7/20/12-8/17/12: Public comment period for draft zoning districts.</p> <p>9/6/12: P&Z public hearing for recommendation on new non-residential zoning districts.</p> <p>9/13/12: Council public hearing for adoption on new non-residential zoning districts.</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>3/21/12: Initial Joint Task Force meeting.</p> <p>4/25/12: Joint Task Force Meeting at 5 PM.</p> <p>5/30/12: Joint Task Force Meeting at 5 PM.</p> <p>6/27/12: Joint Task Force Meeting at 5 PM.</p> <p>8/29/12: Joint Task Force Meeting at 5 PM.</p>
Staff Assigned: BC, TR	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. 7/5/12: Economic Development Master Plan update at P&Z Workshop.</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> <p>3/1/12: Discussion at P&Z Workshop, led by Community Development Division. 8/2/12: Discussion of Community Development Action Plan at P&Z Workshop. 8/9/12: Community Development Action Plan for Council approval.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

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

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

2012 P&Z Subcommittee Members

Design Review Board – Mike Ashfield

BioCorridor Subcommittee – Mike Ashfield & Bo Miles (Alt: Jodi Warner)

Joint Parks/Planning & Zoning Subcommittee – Jodi Warner & Jerome Rektorik

Southside Area Neighborhood Plan – Jodi Warner

Wellborn Area District Plan– Craig Hall

Lick Creek Nature Center – Jim Ross (Alt: Jerome Rektorik)

New Zoning Districts – Mike Ashfield, Jerome Rektorik, James Benham

Joint Task Force on Neighborhood Parking Issues – Jim Ross, Jodi Warner, Jerome Rektorik

South Knoll Area Neighborhood Plan -

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

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

COMMISSIONERS ABSENT: James Benham

CITY COUNCIL MEMBERS PRESENT: None

CITY STAFF PRESENT: Bob Cowell, Lance Simms, Molly Hitchcock, Alan Gibbs, Jennifer Prochazka, Jason Schubert, Matt Robinson, Lauren Hovde, Morgan Hester, Danielle Singh, Joe Guerra, Carla Robinson, Brittany Caldwell, and Kerry Mullins

1. Call the Meeting to Order.

Chairman Ashfield called the meeting to order at 6:01 p.m.

2. Discussion of Consent and Regular Agenda Items.

There was general discussion regarding Consent Agenda Item 4.4 and Regular Agenda Item 7.

3. Discussion of Minor and Amending Plats Approved by Staff.

- Final Plat ~ Amending Plat ~ The Barracks II Phase 100
- Final Plat ~ Minor Plat ~ Woodcreek Section 3 Lot 13R Block 12

There was no discussion.

4. 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 on the 2012 P&Z Plan of Work.

5. Presentation, possible action, and discussion regarding an update on the Southside Area Neighborhood Plan. **(JP)**

Principal Planner Prochazka gave an update on the Southside Area Neighborhood Plan.

6. Presentation, possible action, and discussion regarding an update on the following items:
- A Conditional Use Permit for approximately 4.1 acres of ground-floor multi-family housing within the Wolf Pen Creek District located at 1915 Dartmouth Street, generally located at the intersection of Holleman Drive East and Dartmouth Street. The Commission heard this item on June 21 and voted 7-0 to recommend approval. The City Council heard this item on July 12 and voted 6-0 to approve the request.
 - A rezoning from A-O Agricultural-Open to PDD Planned Development District for approximately 7.5 acres located at 4080 State Highway 6 South, generally located south of Secure Self-Storage on the frontage road. The Commission heard this item on June 21 and voted 7-0 to recommend approval. The City Council heard this item on July 12 and voted 6-0 to approve the request.
 - A rezoning from A-O Agricultural-Open with OV Corridor Overlay to C-1 General Commercial with OV Corridor Overlay on approximately 1.2 acres located at 950 William D. Fitch Parkway, generally located at the southwest corner of William D. Fitch Parkway and State Highway 6 South. The Commission heard this item on June 21 and voted 7-0 to recommend approval. The City Council heard this item on July 12 and voted 6-0 to approve the request.
 - Amendments to the Unified Development Ordinance regarding places of worship in Northgate. The Commission heard this item on June 21 and voted 7-0 to recommend approval. The City Council heard this item on July 12 and voted 7-0 to approve the amendments.
 - Amendments to Chapter 7, Health and Sanitation, of the Code of Ordinances and to Chapter 12, Unified Development Ordinance regarding stormwater management regulations. The Commission heard this item on June 21 and voted 7-0 to recommend approval. The City Council heard this item on July 12 and voted 6-1 to approve the amendments.

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.
- Thursday, August 9, 2012 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (P&Z Liaison – Ashfield)
 - Thursday, August 16, 2012 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 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, 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.

Chairman Ashfield gave an update on the BioCorridor.

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 was adjourned at 6:37 p.m.

Approved:

Mike Ashfield, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

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

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

COMMISSIONERS ABSENT: James Benham

CITY COUNCIL MEMBERS PRESENT: Katy-Marie Lyles

CITY STAFF PRESENT: Bob Cowell, Lance Simms, Molly Hitchcock, Alan Gibbs, Debbie Eller, Jason Schubert, Matt Robinson, Lauren Hovde, Morgan Hester, David Brower, Danielle Singh, Joe Guerra, Carla Robinson, Brittany Caldwell, and Kerry Mullins

1. **Call Meeting to Order**

Chairman Ashfield called the meeting to order at 7:00 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 ~ August 2 and August 16
- Bo Miles ~ August 16

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

- July 19, 2012 ~ Workshop
- July 19, 2012 ~ Regular

4.3 Presentation, possible action, and discussion on a Final Plat for Aggieland Business Park Phases 2A & 2B consisting of ten lots on approximately 19.2 acres located at 5942 Raymond Stotzer Parkway in the general vicinity of the northwest corner of the intersection of Raymond Stotzer Parkway and Jones Road in the City's Extraterritorial Jurisdiction. **Case # 11-00500181 (MTH)**

- 4.4 Presentation, possible action, and discussion on a Preliminary Plat for Saddle Creek Subdivision consisting of 113 residential lots on approximately 177.9 acres located at 5445 Stousland Road, generally located near Duck Haven Subdivision, approximately one mile south of Greens Prairie Road in the City's Extraterritorial Jurisdiction. **Case # 12-00500130 (MTH)**
- 4.5 Presentation, possible action, and discussion on a Final Plat for Saddle Creek Phase 8 consisting of 26 residential lots on approximately 43.3 acres located at 5449 Stousland Road, generally located west of Duck Haven Subdivision, approximately one mile south of Greens Prairie Road in the City's Extraterritorial Jurisdiction. **Case # 12-00500118 (MTH)**

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

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. Presentation, possible action, and discussion on waiver requests to the Unified Development Ordinance Section 8.2.G "Blocks" and presentation, possible action, and discussion on a Preliminary Plan for CapRock Crossing Subdivision consisting of seven lots on approximately 34.9 acres located at 950 William D. Fitch Parkway, and more generally located at the southwest corner of William D. Fitch Parkway and State Highway 6 South. **Case #12-00500093 (MR)**

Senior Planner Robinson presented the waiver requests to block length and block perimeter and recommended approval of them and the Preliminary Plan if the waiver requests were approved.

There was general discussion amongst Staff and the Commission regarding the waivers.

Commissioner Miles motioned to approve the waiver requests. Commissioner Rektorik seconded the motion, motion passed (6-0).

Commissioner Miles motioned to approve the Preliminary Plan. Commissioner Rektorik seconded the motion, motion passed (6-0).

7. Presentation, possible action, and discussion regarding the proposed Community Development FY 2013 (PY 2012) Action Plan and Budget. **(DE)**

Community Development Analyst Brower and Community Development Manager Eller presented the proposed Community Development FY 2013 Action Plan and Budget.

There was general discussion amongst the Staff and Commission regarding the Action Plan and Budget.

No action was taken on the item.

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

There was no discussion.

9. Adjourn.

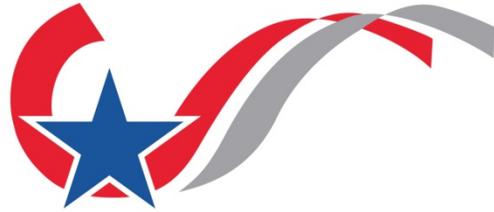
The meeting was adjourned at 8:12 p.m.

Approved:

Mike Ashfield, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



CITY OF COLLEGE STATION

FINAL PLAT
for
Castlegate II Sec. 200, Lots 8R1, 9R-13R and Common Area, Block 7
Being a Replat of
Castlegate II Sec. 200, Lot 8R and Common Area, Block 7
12-00500134

- SCALE:** Six lots on approximately 6.7 acres
- LOCATION:** 4314 Odell Lane
- ZONING:** R-1B Single-Family Residential
- APPLICANT:** Wallace Phillips IV, 3-D Development LLC
- PROJECT MANAGER:** Matt Robinson, AICP, Senior Planner
mrobinson@cstx.gov
- PROJECT OVERVIEW:** Lot 8R was the remaining large lot from the previous replat. The lot now has street frontage on Norwich Drive allowing the lot to be further subdivided in compliance with the R-1B zoning district. The Common Area is being included in the replat in order to add an easement.
- RECOMMENDATION:** Staff recommends approval.



 DEVELOPMENT REVIEW	CASTLEGATE II SEC 200	Case: 12-134 FINAL PLAT
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DEVELOPMENT HISTORY

Annexation: 1995
Zoning: A-O (upon annexation); A-O to R-1B (2011)
Preliminary Plat: Castlegate II preliminary plat was approved in January 2011 and subsequently revised in March 2012.
Site Development: Vacant. Property to the west and east is developed as Castlegate II Section 200.

COMMENTS

Parkland Dedication: Land dedication was provided with the first Final Plat of the Castlegate II development. Parkland Dedication fees of \$10,105 (5 lots x \$2,021) will be due prior to filing of the Final Plat.

Greenways: N/A

Pedestrian Connectivity: Sidewalks are required and will be provided on both sides of all thoroughfares and on one side of all local streets. In addition, sidewalks are proposed to be provided in designated common areas throughout the development.

Bicycle Connectivity: Bike lanes are not required or proposed within this section of the subdivision.

Impact Fees: The subject tract is located in the Spring Creek Sanitary Sewer Impact Fee Area and will be assessed \$98.39 per LUE.

REVIEW CRITERIA

Compliance with Subdivision Regulations: The Final Plat is in compliance with the Subdivision Requirements of 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>12-134</u>
DATE SUBMITTED:	<u>6-27-12</u>
TIME:	<u>9:30</u>
STAFF:	<u>RLK</u>

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

- \$700-\$932 Final Plat Application Fee (see above).
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Fourteen (14) folded copies of plat. (A signed mylar original must be submitted after approval.)
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- Copy of original deed restrictions/covenants for replats (if applicable).
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

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

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT Castlegate II Section 200 Replat

ADDRESS Intersection of Odell @ Norwich Drives

SPECIFIED LOCATION OF PROPOSED PLAT:

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):
 Name Wallace Phillips IV E-mail dustyphillips52@yahoo.com
 Street Address 4490 Castlegate Drive
 City College Station State Texas Zip Code 77845
 Phone Number 979-229-4850 Fax Number 979-690-1041

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

Name 3D Development and Homeowners Assn of Castlegate II Inc. E-mail dustyphillips52@yahoo.com
Street Address 4490 Castlegate Drive (same for both owners)
City College Station State Texas Zip Code 77845
Phone Number 979-229-4850 Fax Number 979-690-1041

ARCHITECT OR ENGINEER'S INFORMATION:

Name Kent Laza E-mail klaza@phillipsengineeringbcs.com
Street Address 4490 Castlegate Drive
City College Station State Texas Zip Code 77845
Phone Number 979-690-3141 Fax Number 979-690-1041

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 6.689 Total No. of Lots 6 R-O-W Acreage 0

Existing Use vacant; common area/detention pond Proposed Use SF Residential; common area

Number of Lots By Zoning District 6 / R1 B / _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

0.30 / R1 B / _____ / _____ / _____ / _____

Floodplain Acreage 5.002 acres in the Common Area; none in the residential areas

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

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

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

Yes

No

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

Project Name: Castlegate II Preliminary Plat and Castlegate II Section 200

City Project Number (if known): _____

Date / Timeframe when submitted: June 2011

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

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

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

Requested Oversize Participation _____

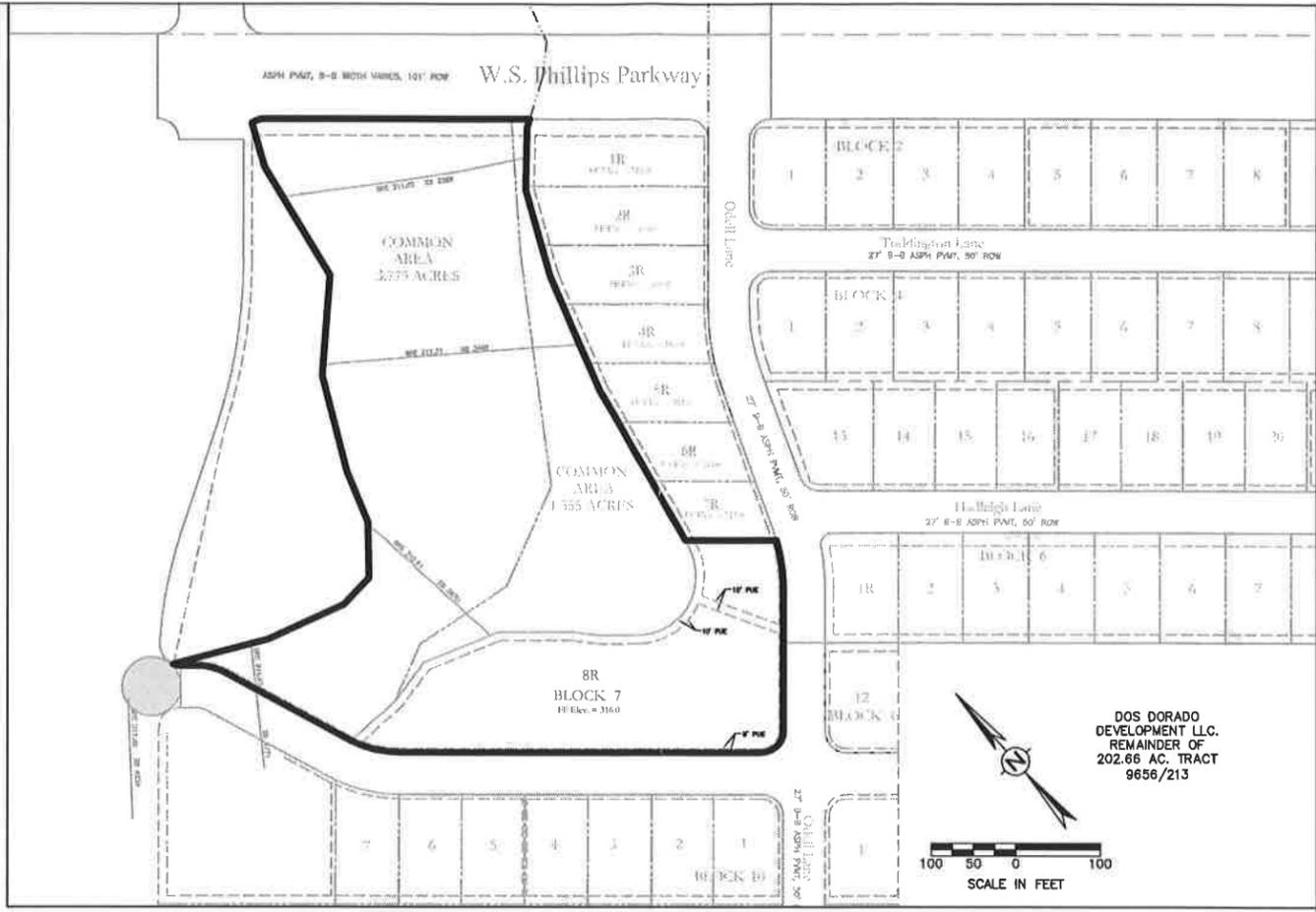
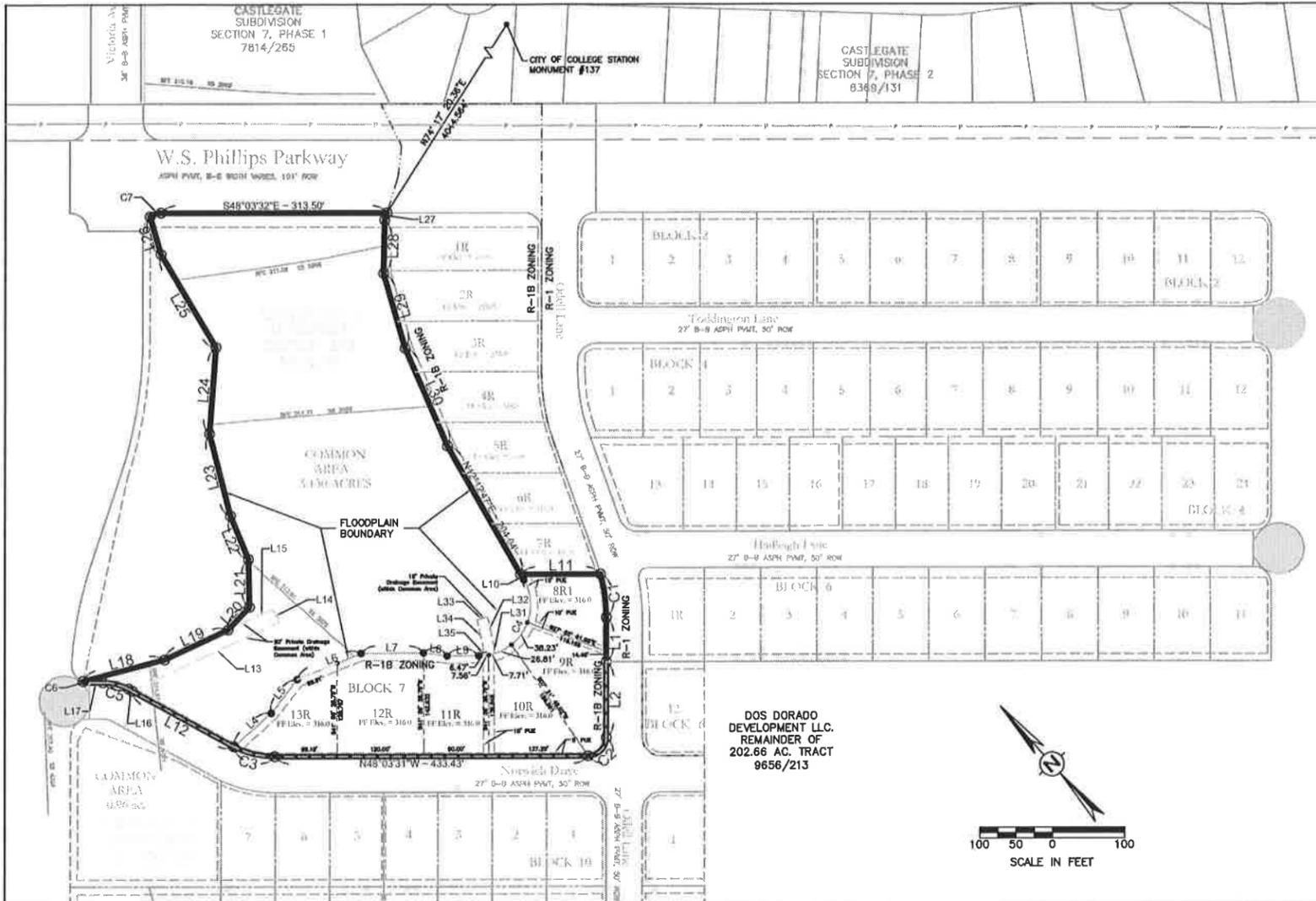
<p>Total Linear Footage of Proposed Public:</p> <p>_____ Streets</p> <p>_____ Sidewalks</p> <p>_____ Sanitary Sewer Lines</p> <p>_____ Water Lines</p> <p>_____ Channels</p> <p>_____ Storm Sewers</p> <p>_____ Bike Lanes / Paths</p>	<p>Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p><u>5</u> No. of SF Dwelling Units X <u>2,021</u> = \$ <u>10,105</u></p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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

Walter Dilg Jr
Signature and title

6-22-12
Date



**ORIGINAL PLAT OF
CASTLEGATE II SUBDIVISION SECTION 200
BLOCK 7 AND COMMON AREA**

REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I, Wallace Phillips IV, Manager of 3-D Development, LLC, owner and developer of the land shown on this plat, and designated herein as Castlegate II Subdivision, Section 200, Block 7 Lots 8R1, 9R-13R in 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.

Wallace Phillips IV, Manager

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Wallace Phillips IV, 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 OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I, Wallace Phillips IV, President of Castlegate II Homeowners Association, owner and developer of the Common Area shown on this replat in 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.

Wallace Phillips IV, President

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Wallace Phillips IV, 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 Plat 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

R.P.L.S. No. 4502

APPROVAL OF PLANNING AND ZONING COMMISSION

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

Chairman

CERTIFICATE OF 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 certificate of authentication was filed for record in my office the ____ day of _____, 20__ in the Deed Records of Brazos County, Texas, in Volume ____ Page ____.

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

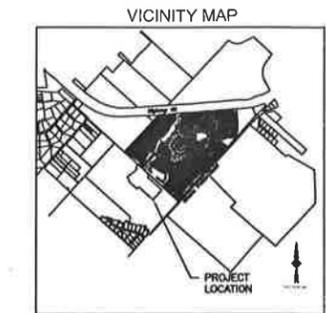
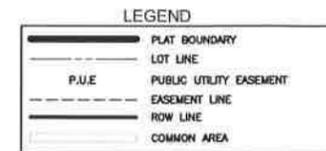
County Clerk
Brazos County, Texas

LINE TABLE

LINE #	LENGTH	BEARING
L1	61.61'	N41° 56' 28"E
L2	105.00'	S41° 36' 29"W
L4	89.24'	S89° 58' 58"E
L8	58.81'	N79° 23' 28"E
L8	80.48'	S70° 13' 14"E
L7	86.82'	S48° 23' 48"E
L8	33.12'	S40° 37' 53"E
L8	43.72'	S48° 28' 12"E
L10	8.90'	N12° 12' 47"E
L11	110.31'	S48° 03' 31"E
L12	162.06'	S19° 39' 30"E
L13	226.79'	S72° 54' 52"E
L14	20.32'	S06° 37' 29"W
L16	242.90'	S72° 54' 52"E
L16	5.72'	N18° 34' 22"W
L17	16.31'	N48° 03' 16"W
L18	117.18'	N62° 40' 30"W
L19	87.77'	N72° 54' 32"W
L20	43.28'	S80° 14' 29"W
L21	84.24'	S40° 37' 53"E
L22	84.74'	S16° 27' 33"W
L23	117.38'	S27° 28' 29"W
L24	119.42'	S48° 14' 58"W
L25	150.00'	S11° 03' 09"W
L26	54.46'	S23° 39' 53"W
L27	10.82'	N09° 03' 47"E
L28	73.71'	N42° 03' 20"E
L28	107.60'	N23° 44' 02"E
L30	147.67'	N18° 27' 04"E
L31	6.34'	S41° 56' 29"W
L32	41.89'	S29° 10' 25"W
L33	15.00'	S80° 48' 35"E
L34	40.32'	N29° 10' 25"E
L35	10.26'	N41° 56' 29"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	60.28'	228.00'	01° 29' 58"	30.32'	68.10'	N34° 14' 00"E
C2	36.27'	26.00'	06° 00' 00"	25.00'	36.36'	S88° 58' 29"W
C3	68.50'	125.00'	03° 48' 20"	28.79'	57.68'	N34° 28' 08"W
C4	37.28'	75.00'	03° 28' 53"	18.03'	34.90'	N37° 48' 48"W
C5	9.18'	25.01'	03° 58' 38"	4.63'	9.10'	N37° 33' 48"W
C7	16.48'	25.00'	03° 47' 18"	8.26'	16.19'	N38° 37' 10"W



- GENERAL NOTES:**
1. THE BEARING SYSTEM SHOWN HEREON BASED ON GRID NORTH.
 2. ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
 3. ALL LOTS IN BLOCK 2, BLOCK 4, AND BLOCK 6 ARE ZONED R-1. ALL LOTS IN BLOCK 7 ARE ZONED R1-B.
 4. A PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE PENDING TOWER POINT LETTER OF MAP REVISION, F.E.M.A. CASE NO. 10-08-06579.
 5. DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
 6. 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 7. A SECONDARY ACCESS ROADWAY WILL BE PROVIDED FOR EMERGENCY VEHICLES FROM GREENS PRAIRIE ROAD TO EACH SUCCESSIVE PHASE OF THE SUBDIVISION AS THEY ARE DEVELOPED. THIS ACCESS WILL BEGIN WITH THE FIRST PHASE AND BE EXTENDED TO EACH SUBSEQUENT PHASE UNTIL A PERMANENT ROUTE TO GREENS PRAIRIE ROAD IS CONSTRUCTED. THE ROUTE OF THIS ACCESS ROADWAY CAN BE MOVED AS NEEDED TO ACCOMMODATE FUTURE CONSTRUCTION, BUT IT WILL BE WHOLLY INDEPENDENT AND SEPARATE FROM THE PRIMARY ACCESS TO VICTORIA AVENUE THROUGH EXISTING SECTIONS OF CASTLEGATE SUBDIVISION.
 8. EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2 INCHES IN CALIPER OR ONE 4 INCH CALIPER TREE PER ORDINANCE 3222.
 9. ALL SIDEWALKS LOCATED WITHIN COMMON AREA ARE TO BE OWNED AND MAINTAINED BY THE HOA.
 10. THIS AREA IS IN THE SPRING CREEK SANITATION SEWER IMPACT FEE AREA. IMPACT FEES SHALL BE PAID IN CONJUNCTION WITH THE ISSUANCE OF BUILDING PERMITS.

FINAL PLAT
OF THE
CASTLEGATE II SUBDIVISION
SECTION 200
BLOCK 7, LOTS 8R1, 9R-13R
1.739 ACRES - 6 LOTS
AND
COMMON AREA
5.130 ACRES
BEING A REPLAT OF THE CASTLEGATE II
SUBDIVISION SECTION 200
BLOCK 7, LOT 8R
1.739 ACRES - 1 LOT
AND
COMMON AREA
5.130 ACRES
(Vol. 10511, Page 39)
ROBERT STEVENSON LEAGUE, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:
3-D Development, LLC
4490 Castlegate Drive
College Station, TX 77845
(979) 690-7250

ENGINEER:
PHILLIPS ENGINEERING
Kent Laza, P.E.
4490 Castlegate Drive
College Station, Texas 77845

(979) 690-3141 Fax: (979) 690-1041
TBPE F1m 813130

SURVEYOR:
Brad Kerr, R.P.L.S. No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77801
(979) 258-3195

SCALE 1:100
OR AS NOTED

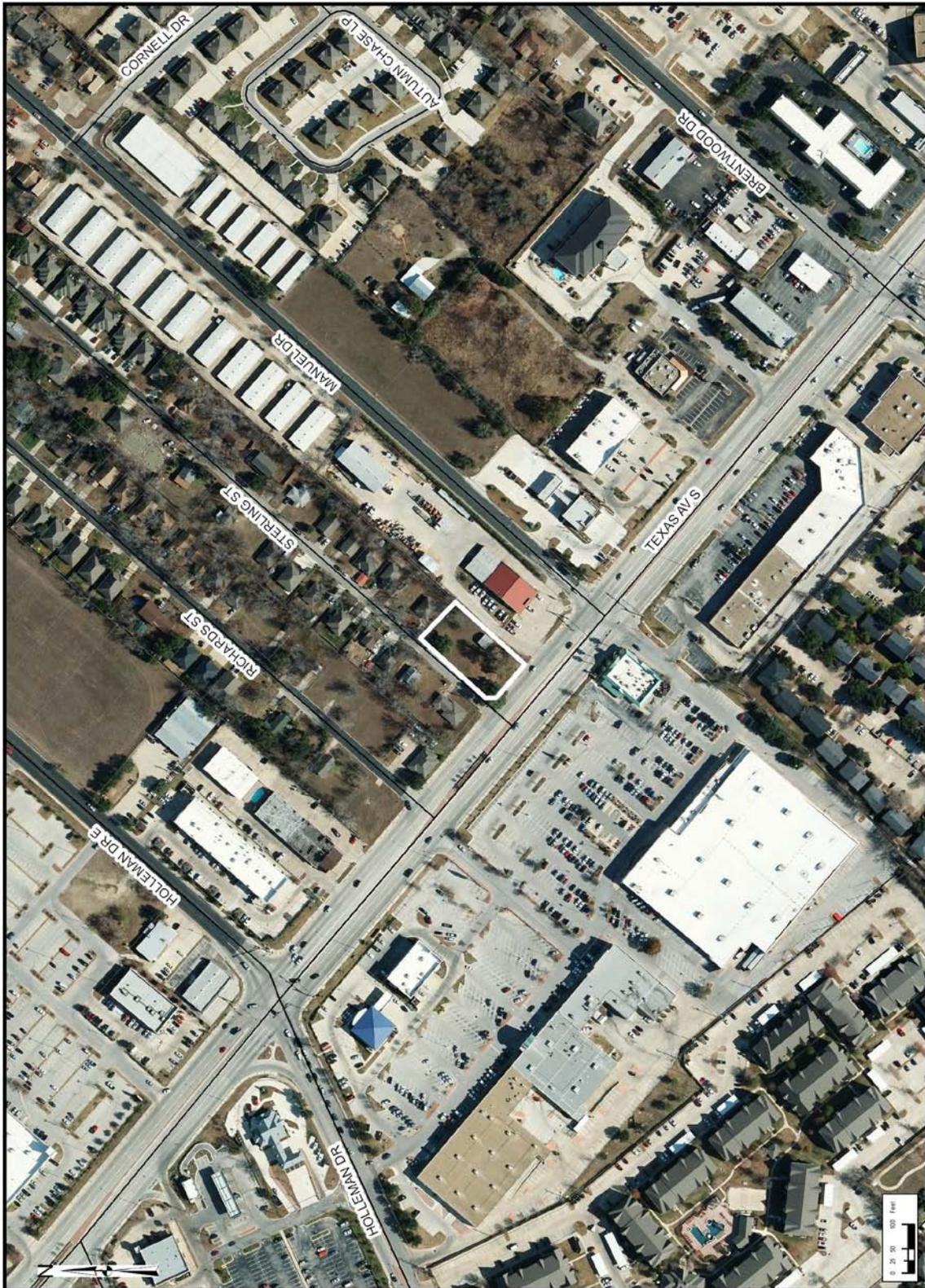
ORIGINAL PLAT - NOVEMBER 2011
REPLAT - JANUARY 2012
REPLAT - JUNE 2012



CITY OF COLLEGE STATION

FINAL PLAT
for
Marin Acres Subdivision Lots 22A, 23A, 23B, Block 2
12-00500148

- SCALE:** Three lots on 0.45 acres
- LOCATION:** 2201 Texas Avenue South
- ZONING:** R-1 Single-Family Residential
- APPLICANT:** Adam Wallace, ATM Surveying
- PROJECT MANAGER:** Lauren Hovde, Staff Planner
lhovde@cstx.gov
- PROJECT OVERVIEW:** The purpose of the proposed plat is to divide one existing residential building plot into three platted residential lots. The plat requires waivers to lot width and lot area to be approved.
- RECOMMENDATION:** Staff recommends approval of the waiver requests to lot area and lot width. If all waiver requests are approved, Staff recommends approval of the Final Plat. If any waiver request is denied, the Final Plat must be denied.



FINAL
PLAT

Case:
12-148

Marin Acres Subdivision

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation: May 1969
Zoning: R-1 Single-Family Residential upon Annexation
Final Plat: There is no record of the subject tract being included in the original Richards Subdivision, though it is recognized as such by the Brazos County Appraisal District.
Site Development: The previously existing house has been removed. The only development left on site is a portable metal storage shed.

COMMENTS

Parkland Dedication: Dedication in the amount of \$4,042 (2 x \$2,021) will be assessed for the two newly established lots prior to filing the plat for record.
Greenways: No dedication is proposed with this plat.
Pedestrian Connectivity: Sidewalks are not required along Sterling Street since it is an existing residential street. Texas Avenue current is constructed with sidewalks.
Bicycle Connectivity: No dedication is proposed with this plat.
Impact Fees: N/A

REVIEW CRITERIA

Compliance with Subdivision Regulations: Section 8.2.H.2 of the Unified Development Ordinance states that a plat involving a building plot created prior to June 1970, which creates an additional lot or building plot, must meet or exceed the average lot width within the block and each lot must be at least 8,500 square feet in area.

The proposed Final Plat requires waivers to Section 8.2.H.2 of the Unified Development Ordinance, regarding lot width standards and minimum lot size requirements for platting in older subdivisions. The average lot width within the subject block is 83.79 linear feet. The average lot area within the block is 9,295. The three lots being created require the following waivers:

Lot Number	Proposed Lot Area	Waiver Requested	Proposed Lot Width	Waiver Requested
Lot 22A	7,446.87 SF	1,053.13 SF	71.44 feet	12.35 feet
Lot 23A	6,254.22 SF	2,245.78 SF	60 feet	23.79 feet
Lot 23B	6,251.40 SF	2,248.60 SF	60 feet	23.79 feet

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

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

A special circumstance does exist for the property due to the large building plots in the block that skew the average lot width. For example, one building plot, mid-block on Sterling Street, contains approximately 418 feet of frontage. The average lot width on the block lowers to 72.53 linear feet when this property is removed from the average. Of the 31 building plots within the block, 21 are approximately 50 feet in width.

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

The waivers are not necessary for the property to further subdivide if two lots were proposed.

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

The granting of the requested waivers will not be detrimental to the public health, safety, or welfare, nor will they be injurious to other properties in the area, or to the City in administering this chapter. Many of the existing building plots and platted lots within the Richards Subdivision and Richards Addition Subdivision have a similar lot area and lot width as the proposed Final Plat.

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

The granting of the requested waivers will not affect the future orderly subdivision of property in the area. Much of the surrounding area was previously platted as the Richards Subdivision and Richards Addition Subdivision. The subject block, having been left out of the initial Richards Addition Subdivision, has developed consistently with the neighboring platted lots.

The Urban land use designation, as shown on the Comprehensive Plan Land Use and Character Map, does provide guidance as to the intended future development of this area to be high-density residential. Further subdivision of the property could be a detriment to future lot consolidation for potential urban-scale projects.

STAFF RECOMMENDATIONS

Staff recommends approval of the waiver requests to lot area and lot width. If all waiver requests are approved, Staff recommends approval of the Final Plat. If any waiver request is denied, the Final Plat must be denied.

SUPPORTING MATERIALS

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



FOR OFFICE USE ONLY	
CASE NO.:	<u>12-198</u>
DATE SUBMITTED:	<u>7.16.12</u>
TIME:	<u>9:37</u>
STAFF:	<u>RK</u>

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

- \$700-\$932 Final Plat Application Fee (see above).
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Fourteen (14) folded copies of plat. (A signed mylar original must be submitted after approval.)
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- Copy of original deed restrictions/covenants for replats (if applicable).
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

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

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT Marln Acres Subdivision

ADDRESS 2201 Texas Ave S., College Station

SPECIFIED LOCATION OF PROPOSED PLAT:

2201 Texas Ave S. College Station

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

Name ATM Surveying- Adam Wallace E-mail adam@atmsurveying.com

Street Address 1403 Lemon Tree

City College Station State TX Zip Code 77840

Phone Number 979-676-0539 Fax Number _____

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

Name Ag Shacks LLC E-mail Keith@agshacks.com
Street Address 1113 Langford St.
City College Station State TX Zip Code 77840
Phone Number 979-204-2087 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

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

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

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

Total Acreage 0.4580 acres Total No. of Lots 3 R-O-W Acreage _____

Existing Use Residential Proposed Use Residential

Number of Lots By Zoning District 3 / R1 _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

0.1527 / R1 _____ / _____ / _____

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):

n/a

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

We are requesting a waiver for the special regulations that apply to this area in an older subdivision, for lot area.

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.

A special circumstance does exist for the property due to the large unplatted building plots in the block that skew the average lot width. For example, one unplatted building plot, closer to Texas Avenue, is currently vacant and contains approximately 208 feet of frontage. Of the 46 properties w/in the block, 17 are approx. 50' wide but the entire back of the block is in a different subdivision and are zoned differently.

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

The waiver is necessary for the development to be feasible, so any reduction of the number of lots would cause the projected development to cease and it would remain the vacant lot it is.

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

The granting of the requested waivers will not be detrimental to the public health, safety, or welfare, nor will they be injurious to other properties in the area, or to the City in administering this chapter. Many of the existing building plots and platted lots within the Richards Subdivision and Richards Addition Subdivision have a similar lot area and lot width

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

The granting of the requested waivers will not affect the future orderly subdivision of property in the area. Much of the surrounding area was previously platted as the Richards Subdivision and Richards Addition Subdivision. The subject block, having been left out of the initial Richards Addition Subdivision, has developed consistently with the neighboring platted lots.

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
- n/g The proposed development contains frontage on a Freeway / Expressway as designated by Map 6.6, Thoroughfare Plan - Functional Classification, in the City's Comprehensive Plan.

Detailed explanation of condition identified above:

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

Requested Oversize Participation _____

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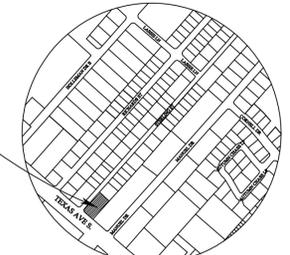
NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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

 - owner
Signature and Title

7-13-12
Date

PROJECT LOCATION



VICINITY MAP
N.T.S.

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.4580 acres, and being in the Morgan Rector League, A-46, in the City of College Station, in Brazos County, Texas. Being the same tract of land as recorded in Vol. 133, Page 97, Brazos County Deed Records(B.C.D.R.), and save and except that tract recorded in Vol. 3667, Page 175, of the Brazos County Official Records(B.C.O.R.), and being called to be out of the Richards Addition to the City of College Station, as recorded in Vol. 137, Page 25, of the B.C.D.R. All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(CORS96), and boundary referenced from the found east corner to the found south corner of the previously recorded deed in said Vol. 3667, Page 175. This description is also referred to the plat prepared by ATM Surveying, Project No. 2012-0082-Richards, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found with a yellow faded plastic cap marked "KERR RPLS 4502" for the east corner of this tract, also being the south corner of the Willie A. Steen tract, as recorded in Vol. 825, Page 90, of the B.C.O.R., and being on the northwest line of the Mancuso Investment Ltd. CVM addition, Lot 1, Block 1, as recorded in Vol. 5885, Page 98, of the B.C.O.R.;

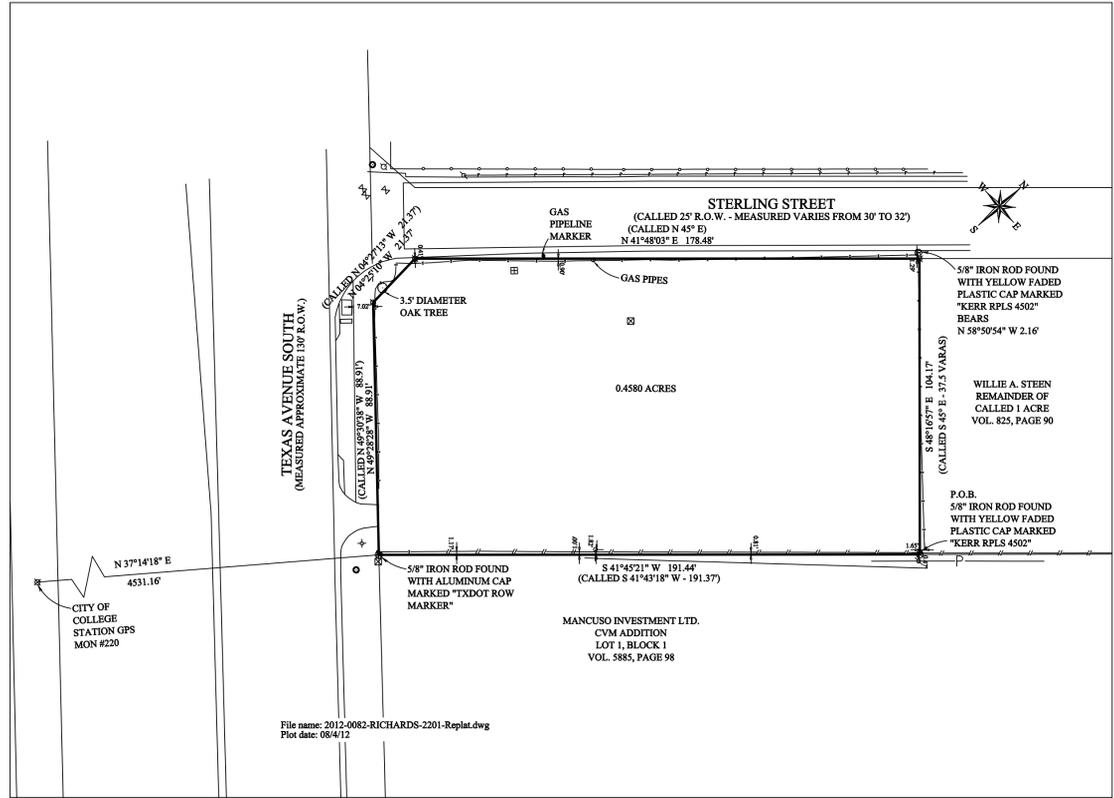
THENCE South 41°45'21" West, a distance of 191.44 feet along the common line between this tract and said Lot 1 to a 5/8" iron rod found with an aluminum cap marked "TXDOT ROW MARKER" for the south corner of this tract, also being the west corner of said Lot 1, also being on the northeast right-of-way line of Texas Avenue South(measured approximate 130' R.O.W.);

THENCE North 49°28'28" West, a distance of 88.91 feet along the common line between this tract and said Texas Avenue South to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for a west corner of this tract;

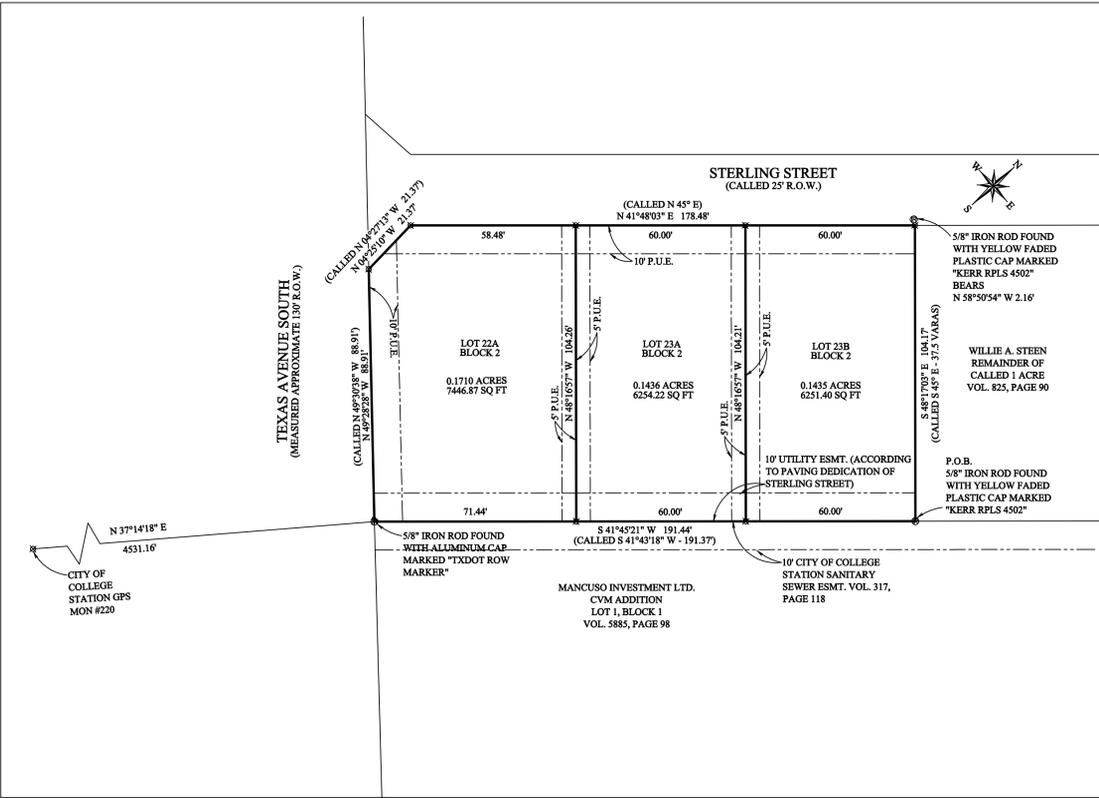
THENCE North 4°25'10" West, a distance of 21.37 feet along the common line between this tract and said right-of-way line of Texas Avenue South to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for a west corner of this tract, also being at the intersection of said Texas Avenue South, and the southeast line of Sterling Street(25' R.O.W.);

THENCE North 41°48'03" East, a distance of 178.48 feet along the common line between this tract and said right-of-way line of Sterling Street to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the north corner of this tract, also being the west corner of said Steen tract, from which a 5/8" iron rod found with a yellow plastic cap marked "KERR RPLS 4502" bears N 58°50'54" W at a distance of 2.16 feet;

THENCE South 48°17'03" East, a distance of 104.17 feet along the common line between this tract and said Steen tract to the **PLACE OF BEGINNING** containing 0.4580 acres.



ORIGINAL



FINAL

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ owner and developer of the land shown on this plat, and designated herein as Lot 22A, 23A, 23B, Block 2, of Marin Acres Subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

APPROVAL OF PLANNING AND ZONING COMMISSION

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

CERTIFICATE OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS

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

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

CERTIFICATE OF CITY ENGINEER
STATE OF TEXAS
COUNTY OF BRAZOS

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

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

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.

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground on July 11, 2012.



Notary Public, Brazos County, Texas

SURVEY LEGEND

--- SUBURBY PROPERTY LINE	○ SEWER MANHOLE
--- ADJOINING PROPERTY LINE	⊗ FIRE HYDRANT
--- UTILITY EASEMENT	⊕ WATER METER
--- OBSTACLE BEHIND LINE	⊗ WATER VALVE
--- PLATTED BUILDING LINE	⊕ ELECTRICAL METER
--- ELECTRICAL LINE	--- POWER POLE
○ IRON FENCE	--- METAL SIGN
--- WOOD FENCE	⊕ GAS METER
--- SEWER LINE	⊕ LIGHT POLE
--- WATER LINE	○ TREE
⊕ IRON ROD FOUND(SET)	
⊕ 1/2" IRON ROD WITH MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET	

- Survey Notes:
- All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(CORS96), and boundary referenced from the found east corner to the found south corner of the previously recorded deed in said Vol. 3667, Page 175.
 - Drawing Scale is 1"=30'
 - Drawn by: Adam Wallace
 - Said lots do not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0305E effective date, 05/16/2012
 - This property is referenced to Brazos County Abstract title commitment 015129
 - Blanket easement from a previous owner Sam Richardson to the City of Bryan dated April 14th, 1937, recorded in Vol. 98, Page 214
 - This property is currently zoned R-1 - Single Family Residential
 - This property is not defined on the recorded plat of the Richards' Addition, no block or lot number or dimensions are assigned to it, so it is defined by the previous recorded legal description, but is still considered to be part of a platted subdivision.
 - Driveway access is to be off Sterling Street only.

ATM Surveying
P.O. Box 10313, College Station, TX 77840
PHONE: (979)209-9291 email: Adam@ATMSurveying.com
www.ATMsurveying.com

FINAL PLAT
Marin Acres
Subdivision
Block 2
Lots 22A, 23A, 23B

0.4580 ACRES
MORGAN RECTOR LEAGUE, A-46
COLLEGE STATION, BRAZOS COUNTY, TEXAS

STREET ADDRESS: 2201 S. TEXAS AVENUE JULY, 2012

SCALE: 1"=30'

OWNER/DEVELOPER:
Aggie Shacks, LLC
DONALD KEITH SEWELL
1113 Langford St.
College Station TX
(979) 204-2087

SURVEYOR:
Adam Wallace, RPLS 6132
ATM Surveying
1403 Lemon Tree
College Station TX 77840
(979) 209-9291



CITY OF COLLEGE STATION
Planning & Development Services

1101 Texas Avenue South, P.O. Box 9960
College Station, Texas 77842
Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

Date: August 16, 2012

To: Planning and Zoning Commission

From: Jennifer Prochazka, AICP, Principal Planner
jprochazka@cstx.gov

Subject: **Southside Area Neighborhood Plan (11-00500172)**

Item: Public Hearing, presentation, possible action, and discussion regarding a recommendation to City Council on the adoption of the Southside Area Neighborhood Plan.

Background & Summary: As part of the on-going implementation of College Station's Comprehensive Plan, the City created its Neighborhood, District, and Corridor Planning program to provide focused action plans for smaller areas of the City. Under this program, the City has adopted the Central College Station Neighborhood Plan and the Eastgate Neighborhood Plan. These plans focus on the particular needs and opportunities of the areas.

The Southside Area Neighborhood Plan process began in August 2011 with background field work and creation of the volunteer Neighborhood Resource Team. Over the past year, Staff has worked with the neighborhood to develop a plan to address neighborhood integrity, community character, mobility, and public facilities and services. Over the course of the planning process, seven public neighborhood meetings and nine Neighborhood Resource Team meetings were held.

The Southside Area Neighborhood Plan includes five chapters, described below. Within the chapters, information related to citizen discussions that formed the Plan recommendations is included. Each chapter has a goal that is supported by a series of strategies and action items that reflect the work of the Neighborhood Resource Team.

Chapter 1: Introduction

This chapter describes the Southside Area and its unique history and outlines the neighborhood planning process.

Chapter 2: Neighborhood Integrity and Community Character

Neighborhood integrity can be described as a measure of the quality of life in a neighborhood. It includes resident involvement, preservation of neighborhood resources, neighborhood identity and investment, property maintenance, and adherence to adopted codes. Neighborhood integrity builds relationships among various groups so that proactive and positive interaction can occur. The objective is to address issues and work toward common goals of retaining the strength and vitality of the neighborhood.

Community character relates to the stability, sustainability, and vitality of an area through the appropriate placement and interaction of land uses. The Community Character section of this chapter identifies the location of future land uses and appropriate locations for redevelopment in order to create, protect, and enhance places of distinction throughout the community.

This chapter focuses on land use, redevelopment, character preservation, and neighborhood organizations, with an established Neighborhood Integrity & Community Character Goal for the Southside Area to be a neighborhood that is a collection of unique areas with preserved character and long-term viability and appeal as an established family-friendly neighborhood.

The strategies in this chapter focus on the creation of additional neighborhood organizations, the creation of a character preservation overlay, and preservation of the neighborhood development pattern.

Chapter 3: Mobility

Mobility addresses vehicular, bicycle, and pedestrian movements within and through an area. Whether for transportation or recreation, good connectivity improves the quality of life for neighborhood residents. The purpose of mobility in neighborhood planning is to ensure that all modes and routes of transportation are safe and reliable, and minimize congestion on the road system including an adequate and efficient street network, designated bike routes, a sufficient sidewalk network, and local transit services.

This chapter focuses on pedestrian and bicycle safety, accessibility, and the function of streets, with an established Mobility Goal for the Southside Area to maintain a safe and efficient transportation network that accommodates multiple modes of transportation, while retaining the character and integrity of the neighborhood.

The strategies in this chapter focus on intersection improvements, reducing the traffic impact on the neighborhood from the potential redevelopment of the northwest corner of the neighborhood, increasing pedestrian and bicycle safety, maintaining the character of existing streets, and addressing existing on-street parking in areas with safety issues.

Chapter 4: Public Facilities and Services

Neighborhood identity is made up of a variety of elements including public and private landscaping, community gathering places, park development and maintenance, fencing, drainage, sidewalk and public facility maintenance, and signage that serves to enhance an area's aesthetic quality. Together these elements can provide a distinct image for an area. Maintaining or improving that identity is

important to promoting the long-term viability and attractiveness of a neighborhood. Public investments such as utility and street rehabilitation, drainage improvements, and streetlight programs can support neighborhood investment. Building on these elements throughout the neighborhood can strengthen its overall image and identity.

This chapter focuses on strategies relating to community services, infrastructure, capital investments, and public safety with an established Public Facilities and Services Goal for the Southside Area to provide facilities and services that meet the needs to the residents and positively contribute to the character and integrity of the neighborhood.

The strategies in this chapter focus on code enforcement, affordable housing, and infrastructure improvements.

Chapter 5: Implementation

The final chapter includes all of the strategies and actions that are proposed in the Plan. The plan implementation period is five to seven years. Specifically, this chapter assigns the cost of implementing a particular strategy, a timeframe for when the strategy will be implemented, and the entity that is responsible for implementing the strategy. Through the implementation of these strategies, the City aims to help stabilize and protect the Southside Area Neighborhood while encouraging appropriate redevelopment opportunities at the perimeter of the neighborhood.

The Plan includes 79 action items to be implemented over the next five to seven years, including actions such as new sidewalks and street lights, amendments to the Future Land Use and Character Map, and the creation of character preservation zoning options . Through the implementation of these strategies, the City aims to help stabilize and protect the Southside Area neighborhood while encouraging appropriate redevelopment opportunities around the perimeter of the neighborhood.

Staff provided a final draft copy of the Plan as well as an overview of the document to the Commission at the August 2nd workshop meeting. The draft Plan is also available on the City's website at www.cstx.gov/ndcplanning. The Bicycle, Pedestrian, and Greenways Advisory Board considered the bicycle and pedestrian mobility components of the Plan at their August 6th meeting and unanimously recommended approval. The City Council will hold a public hearing and consider adoption of the Plan at their August 23rd meeting.