

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

**Planning & Zoning
Commission**
January 17, 2013
City Hall Council Chambers
1101 Texas Avenue
College Station, Texas

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



AGENDA
PLANNING & ZONING COMMISSION
WORKSHOP MEETING
JANUARY 17, 2013, 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 ~ Sandstone Addition ~ Lot 5R1 & 5R2 ~ 2008 Oakwood Trail (**M. Hester**)
4. Presentation, discussion, and possible action regarding the status of items within the 2012 P&Z Plan of Work and the development of the draft 2013 P&Z Plan of Work (see attached). (**J. Schubert**)
5. Presentation, discussion, and possible action regarding an update on Texas A&M Design Week. (**B. Cowell**)
6. Presentation, discussion, and possible action regarding the P&Z Calendar of Upcoming Meetings.
 - Thursday, January 24, 2013 ~ Joint City Council and Planning & Zoning Workshop Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – B. Corrier**)
 - Thursday, February 7, 2013 ~ Planning & Zoning Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
 - Thursday, February 14, 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – V. Gay**)
7. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, South Knoll Neighborhood Plan Resource Team, BioCorridor Committee, Zoning District Subcommittee, Joint Task Force on Neighborhood Parking Issues, and Wellborn District Plan Resource Team.
8. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

9. Adjourn.

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 January 17, 2013 at 6:30 PM at City Hall Council Chamber, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this the Day day of January, 2013, 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 January Day , 2013, 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 _____, 2013.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the _____ day of _____, 2013.

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
JANUARY 17, 2013, 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 on Absence Requests from meetings.
 - Jim Ross ~ January 3
 - Mike Ashfield ~ January 3
 - 4.2 Consideration, discussion, and possible action to approve meeting Minutes.
 - December 20, 2012 ~ Workshop
 - December 20, 2012 ~ Regular
 - January 3, 2013 ~ Workshop
 - January 3, 2013 ~ Regular

- 4.3 Presentation, discussion, and possible action on a Final Plat for the Castlegate II Section 100 Subdivision consisting of 41 lots on 12.437 acres located at 4298 W.S. Phillips Parkway, generally located west of the Castlegate Subdivision. **Case #12-00500237 (M. Robinson)**

Regular Agenda

- 5. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.
- 6. Public hearing, presentation, discussion, and possible action regarding an amendment to Chapter 12, "Unified Development Ordinance", Section 4.2, "Official Zoning Map" of the Code of Ordinance of the City of College Station, Texas by rezoning approximately 6.3 acres located at 301 Southwest Parkway from PDD Planned Development District to PDD Planned Development District to amend the Concept Plan. **Case # 12-00500247 (T. Rogers) (Note: Final action on this item is scheduled for the February 14, 2013 City Council Meeting -subject to change)**
- 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.
- 8. 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 January 17, 2013 at 7:00 p.m. at 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 January, 2013, 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 January __, 2013, 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 _____, 2013.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the ____ day of _____, 2013.



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Jim Ross

Request Submitted on 1/3/2013

I will not be in attendance at the meeting on 1/3/2013
for the reason(s) specified: _____ (Date)

Sick

Signature Jim Ross



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Mike Ashfield

Request Submitted on 12/28/2012

I will not be in attendance at the meeting on 1/3/2013
for the reason(s) specified: _____ (Date)

Will not be available

Signature Mike Ashfield

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
December 20, 2012, 6:30 p.m.
College Station Utilities Training Facility
College Station, Texas

COMMISSIONERS PRESENT: Mike Ashfield, Jodi Warner, Jim Ross, Brad Carrier

COMMISSIONERS ABSENT: Jerome Rektorik, Bo Miles, Vergel Gay

CITY COUNCIL MEMBERS PRESENT: Karl Mooney

CITY STAFF PRESENT: Lance Simms, Alan Gibbs, Carol Cotter, Jennifer Prochazka, Jason Schubert, Erika Bridges, Morgan Hester, Joe Guerra, Adam Falco, Mark Beal, and Brittany Caldwell

1. Call the meeting to order.

Chairman Ashfield called the meeting to order at 6:30 p.m.

2. Discussion of consent and regular agenda items.

There was general discussion amongst the Commission regarding Consent Agenda Item 3.6 and Regular Agenda Items 5 and 6.

3. Presentation, discussion, and possible action regarding the status of items within the 2012 P&Z Plan of Work and the development of the draft 2013 P&Z Plan of Work (see attached). (**J. Schubert**)

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

4. Presentation, discussion, and possible action regarding an update on the South Knoll Neighborhood Plan. (**J. Prochazka**)

Principal Planner Prochazka gave an update regarding the South Knoll Neighborhood Plan.

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

- Thursday, January 3, 2013 ~ Planning & Zoning Meeting ~ College Station Training Facility ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
- Thursday, January 10, 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – B. Miles**)

Chairman Ashfield reviewed the upcoming meeting dates with the Planning and Zoning Commission.

6. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, South Knoll Neighborhood Plan Resource Team, BioCorridor Committee, Zoning District Subcommittee, Joint Task Force on Neighborhood Parking Issues, and Wellborn District Plan Resource Team.

There was no discussion regarding the above-listed meetings.

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 regarding future agenda items.

8. Adjourn.

The meeting was adjourned at 6:55 p.m.

Approved:

Mike Ashfield, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
December 20, 2012, 7:00 p.m.
College Station Utilities Training Facility
College Station, Texas

COMMISSIONERS PRESENT: Mike Ashfield, Jodi Warner, Jim Ross, Brad Corrier

COMMISSIONERS ABSENT: Jerome Rektorik, Bo Miles, Vergel Gay

CITY COUNCIL MEMBERS PRESENT: Karl Mooney

CITY STAFF PRESENT: Lance Simms, Alan Gibbs, Carol Cotter, Jason Schubert, Erika Bridges, Morgan Hester, Joe Guerra, Adam Falco, Mark Beal, and Brittany Caldwell

1. **Call Meeting to Order**

Chairman Ashfield called the meeting to order at 7:00 p.m.

2. **Hear Citizens**

No one spoke.

3. **Consent Agenda**

All items approved by Consent are approved with any and all staff recommendations.

- 3.1 Consideration, discussion, and possible action on Absence Requests from meetings.
- Jerome Rektorik ~ December 20
- 3.2 Consideration, discussion, and possible action to approve meeting Minutes.
- December 6, 2012 ~ Workshop
 - December 6, 2012 ~ Regular
- 3.3 Presentation, discussion, and possible action on a Final Plat for the Falcon Point Subdivision consisting of four multi-family lots on 4.085 acres located at 1915 Dartmouth Street, generally located on the northeast corner of Dartmouth Street and Holleman Drive East. **Case # 12-00500159 (T. Rogers)**
- 3.4 Presentation, discussion, and possible action on a Final Plat for the College Station Medical + Senior Living Subdivision consisting of three PDD lots on approximately 17.07 acres located at 1401 Arnold Road, more generally located

west of the College Station Medical Center and south of the Brian Bachmann Community Park. **Case # 12-00500218 (J. Schubert)**

- 3.5 Presentation, discussion, and possible action on a Preliminary Plat for the Tower Point Subdivision consisting of 42 lots on 129.53 acres located at 931 William D. Fitch Parkway, generally located at the northwest corner of the intersection of State Highway 6 South and William D. Fitch Parkway. **Case #12-00500241 (J.Schubert)**
- 3.6 Presentation, discussion, and possible action on a Final Plat for the Tower Point Subdivision Phase 13A consisting of 1 commercial lot on 1.91 acres and 0.07 acres of right-of-way dedication located at 4302 State Highway 6 South, generally located northwest of the intersection of State Highway 6 South and Arrington Road. **Case # 12-00500242 (J. Schubert)**

Commissioner Ross motioned to approve Consent Agenda Items 3.1 – 3.6. Commissioner Corrier seconded the motion, motion passed (4-0).

Regular Agenda

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

No items were removed from the Consent Agenda.

5. Public hearing, presentation, discussion, and possible action on a Final Plat for Lakeridge Subdivision Lot 1RA & Lot 2, Block 1 being a Replat of Lakeridge Subdivision Lot 1R, Block 1 and a 1.2-acre tract consisting of one GC General Commercial lot on approximately 1.25 acres and one R-4 Multi-family lot on approximately 16.19 acres located at 1198 Jones Bulter Road, generally located at the intersection of Harvey Mitchell Parkway and Holleman Drive. **Case # 12-00500184 (M. Hester)**

Staff Planner Hester presented the Replat and recommended approval.

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

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 Warner seconded the motion, motion passed (4-0).

6. Public hearing, presentation, discussion, and possible action on an amendment to Code of Ordinance Chapter 12, “Unified Development Ordinance”, Article 2, “Development Review Bodies”, and Article 5, “District Purpose Statements and Supplemental Standards,” related to referencing the Easterwood Field Airport Zoning Ordinance and eliminating a duplicate section in Article 5. **Case # 12-00500223 (J. Schubert) (Note: Final action on this item is scheduled for the January 10, 2013 City Council Meeting - subject to change)**

Principal Planner Schubert presented the amendment to add references to the Unified Development Ordinance for the Easterwood Field Airport Zoning Ordinance.

There was general discussion amongst the Commission regarding the amendment.

Chairman Ashfield opened the public hearing.

No one spoke at the public hearing.

Chairman Ashfield closed the public hearing.

Commissioner Warner motioned to recommend approval of the amendment. Commissioner Ross seconded the motion, motion passed (4-0).

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 regarding future agenda items.

8. Adjourn.

The meeting was adjourned at 7:10 p.m.

Approved:

Mike Ashfield, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
January 3, 2013, 6:00 p.m.
College Station Utilities Training Facility
College Station, Texas

COMMISSIONERS PRESENT: Jodi Warner, Brad Corrier, Vergel Gay, Bo Miles and Jerome Rektorik

COMMISSIONERS ABSENT: Mike Ashfield and Jim Ross

CITY COUNCIL MEMBERS PRESENT: None

CITY STAFF PRESENT: Bob Cowell, Lance Simms, Alan Gibbs, Molly Hitchcock, Jennifer Prochazka, Jason Schubert, Morgan Hester, Joe Guerra, Carla Robinson, Mark Beal, and Gina Bosquez

1. Call the meeting to order.

Acting Chairman Warner 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 Regular Agenda Item 5.

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

- Final Plat ~ Minor Plat ~ Copper Falls ~ 3202 Earl Rudder Freeway South
(**M. Hester**)

Staff Planner Hester reviewed the Minor Plat approved by Staff.

4. Presentation, discussion, and possible action regarding the status of items within the 2012 P&Z Plan of Work and the development of the draft 2013 P&Z Plan of Work (see attached). (**J. Schubert**)

Executive Director Cowell gave an update on the Plan of Work.

5. Presentation, discussion, and possible action regarding regional transportation planning. (**J. Guerra**)

Transportation Planning Coordinator Guerra and Director of the Metropolitan Planning Organization Brad McCaleb gave an update on regional transportation planning.

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

- Thursday, January 10, 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – B. Miles**)
- Thursday, January 17, 2013 ~ Planning & Zoning Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
- Thursday, January 24, 2013 ~ Joint City Council and Planning & Zoning Workshop Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – B. Carrier**)

Executive Director Cowell reviewed the upcoming meeting dates with the Planning and Zoning Commission.

7. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, South Knoll Neighborhood Plan Resource Team, BioCorridor Committee, Zoning District Subcommittee, Joint Task Force on Neighborhood Parking Issues, and Wellborn District Plan Resource Team.

There was no discussion regarding the above-listed meetings.

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 regarding future agenda items.

9. Adjourn.

The meeting was adjourned at 6:47 p.m.

Approved:

Mike Ashfield, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

**MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
January 3, 2013, 7:00 p.m.
College Station Utilities Training Facility
College Station, Texas**

COMMISSIONERS PRESENT: Jodi Warner, Brad Corrier, Vergel Gay, Bo Miles and Jerome Rektorik

COMMISSIONERS ABSENT: Mike Ashfield and Jim Ross

CITY COUNCIL MEMBERS PRESENT: None

CITY STAFF PRESENT: Bob Cowell, Lance Simms, Alan Gibbs, Molly Hitchcock, Jennifer Prochazka, Jason Schubert, Morgan Hester, Joe Guerra, Carla Robinson, Mark Beal, and Gina Bosquez

1. **Call Meeting to Order**

Acting Chairman Warner called the meeting to order at 7:00 p.m.

2. **Hear Citizens**

No one spoke

3. **Consent Agenda**

All items approved by Consent are approved with any and all staff recommendations.

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

- Jim Ross ~ January 17

Commissioner Gay motioned to approve Consent Agenda Item 3.1. Commissioner Rektorik seconded the motion, motion passed (5-0).

Regular Agenda

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

No items were removed from the Consent Agenda.

5. Public hearing, presentation, discussion, and possible action, on a Final Plat for West Park Addition Lots 9R-14R, Block 9 being a Replat of West Park Addition Lots 9, 10, 11, 12, and Part of Lots 13 and 14, and 15' of Alley Block 9 consisting of six R-1 Single-Family Residential lots on approximately 1.4 acres located at 204, 300, and 304 Highlands Street. **Case # 12-00500249 (M. Hester)**

Staff Planner Hester presented the Replat and recommended approval with the condition that the existing structures encroaching into setbacks be demolished or moved.

There was general discussion amongst the Commission regarding the Replat.

Acting Chairman Warner opened the public hearing.

Beverly Storey, 200 Highland Street, College Station, Texas, expressed concern regarding drainage and parking.

There was general discussion amongst the Commission and Staff regarding issues raised by Ms. Storey.

Acting Chairman Warner closed the public hearing.

Commissioner Corrier motioned to approve the Replat with the condition that the existing structures encroaching into setbacks be demolished or removed. Commissioner Miles seconded the motion, motion passed (5-0)

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.

There was no discussion regarding future agenda items.

7. Adjourn.

The meeting was adjourned at 7:27 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 100
12-00500237**

SCALE: 41 lots on 12.437 acres

LOCATION: 4298 W.S. Phillips Parkway

ZONING: R-1 Single-Family Residential

APPLICANT: Wallace Phillips IV, 3-D Development LLC

PROJECT MANAGER: Matt Robinson, AICP, Senior Planner
mrobinson@cstx.gov

RECOMMENDATION: Staff recommends approval of the Final Plat with the condition that the public infrastructure be constructed and accepted or a guarantee of performance is provided.



FINAL
PLAT

Case: 12-237

CASTLEGATE II SEC. 100

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	1995
Zoning:	A-O Agricultural Open (upon annexation) to A-O Agricultural Open and R-1 Single-Family Residential (2007)
Preliminary Plat:	Castlegate II preliminary plat was approved in January 2011 and subsequently revised in March 2012.
Site Development:	Vacant. Property to the south is developed as Castlegate II.

COMMENTS

Parkland Dedication:	Land dedication of 5.598 acres was provided with the first Final Plat of the Castlegate II development. Parkland Dedication fees of \$25,625 (41 lots x \$625) are 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 at the time of building permit.

REVIEW CRITERIA

Compliance with Subdivision Regulations: The Final Plat is in compliance with the Subdivision Requirements of the Unified Development Ordinance, as well as the Preliminary Plat.

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat with the condition that the public infrastructure be constructed and accepted or a guarantee of performance is provided.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>12-237</u>
DATE SUBMITTED:	<u>11-7-12</u>
TIME:	<u>9:20</u>
STAFF:	<u>PK</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 N/A

NAME OF PROJECT Castlegate II Subdivision - Section 100

ADDRESS Intersection of W. S. Phillips Parkway and Victoria Avenue

SPECIFIED LOCATION OF PROPOSED PLAT:

Northwest of Castlegate II Subdivision, Section 200

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 TX Zip Code 77845

Phone Number 979.690.7250 Fax Number 979.690.1041

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

Name 3-D Development, LLC E-mail dustyphillips52@yahoo.com
Street Address 4490 Castlegate Drive
City College Station State TX Zip Code 77845
Phone Number 979.690.7250 Fax Number 979.690.1041

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering, LLC - Joe Schultz E-mail 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 10392 and Page No. 276

Total Acreage 12.437 Total No. of Lots 41 R-O-W Acreage 4.811
Existing Use Agricultural - Vacnat Proposed Use Single Family Residential
Number of Lots By Zoning District 41 / R1 / /
Average Acreage Of Each Residential Lot By Zoning District:
0.176 / R1 / / /
Floodplain Acreage 0.077

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

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

Is this application a continuation of a project that has received prior City platting approval(s) and you are requesting the application be reviewed under previous ordinance as applicable?
 Yes
 No

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

Project Name: Castlegate II Preliminary Plat
City Project Number (if known): 12-00500004
Date / Timeframe when submitted: January 2012

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

none

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

none

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

Requested Oversize Participation 12" Waterline per Water Master Plan

Total Linear Footage of Proposed Public:	
<u>3280</u>	Streets
<u>3755</u>	Sidewalks
<u>2164</u>	Sanitary Sewer Lines
<u>1684</u>	Water Lines
<u>0</u>	Channels
<u>4099</u>	Storm Sewers
<u>540</u>	Bike Lanes / Paths

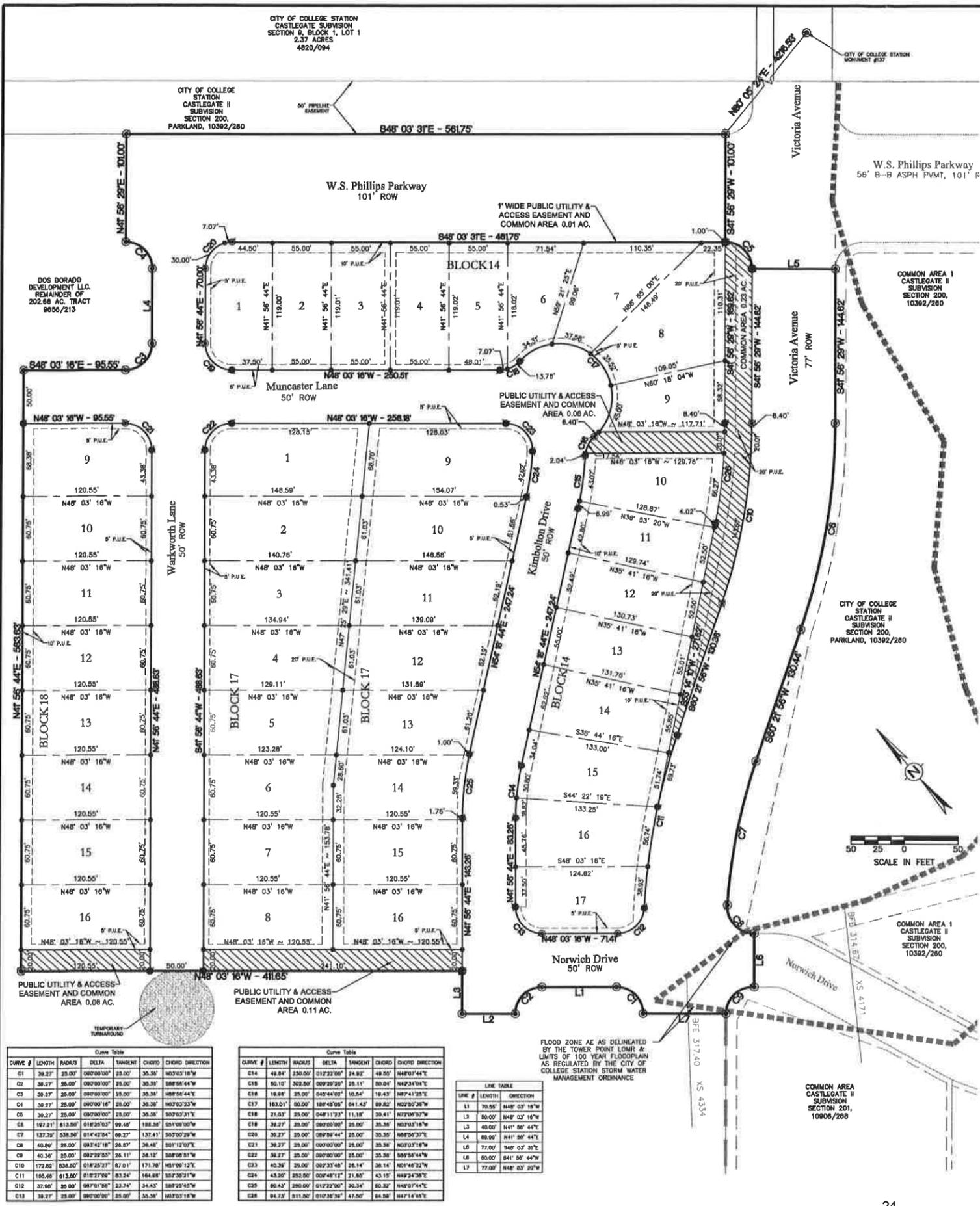
Parkland Dedication due prior to filing the Final Plat:	
ACREAGE: <u>Previously dedicated</u>	
_____	No. of acres to be dedicated + \$ _____ development fee
_____	No. of acres in floodplain
_____	No. of acres in detention
_____	No. of acres in greenways
OR	
FEE IN LIEU OF LAND:	
<u>41</u>	No. of SF Dwelling Units X \$ <u>625</u> = \$ <u>25,625</u>
_____	(date) Approved by Parks & Recreation Advisory Board

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

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

Quinta Phillip, Manager
Signature and title

11-6-12
Date



CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, Wallace Phillips IV, Manager of 3-D Development, owner and developer of the 12.437 acre tract shown on this plat, and designated herein as Castlegate II Subdivision, Section 100, 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 CITY ENGINEER

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

City Engineer

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 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 metas and bounds describing said subdivision will describe a closed geometric form.

R.P.L.S. No. 4502

CERTIFICATE OF THE COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office 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

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ROBERT STEVENSON LEAGUE, ABSTRACT NO. 54, COLLEGE STATION, BRAZOS COUNTY, TEXAS: SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 202.66 ACRE TRACT AS DESCRIBED BY A DEED TO DON DORADO DEVELOPMENT, L.L.C., RECORDED IN VOLUME 9656, PAGE 213 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A 1/4 INCH IRON ROD FOUND AT THE PLATTED END OF THE RIGHT-OF-WAY OF VICTORIA AVENUE (77 R.O.W.) MARKING THE MOST NORTHERLY WEST CORNER OF THE PARKLAND DEDICATION TO THE CITY OF COLLEGE STATION AS REFLECTED ON THE PLAT OF CASTLEGATE II SUBDIVISION, SECTION 200, RECORDED IN VOLUME 10392, PAGE 549 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE NORTHWESTERLY LINES OF SAID PARKLAND DEDICATION, SAME BEING THE EXTENSION OF THE SOUTHWEST LINE OF VICTORIA AVENUE, FOR THE FOLLOWING CALLS:
 S 41° 56' 29" W FOR A DISTANCE OF 144.62 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 613.30 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 27' 03" FOR AN ARC DISTANCE OF 197.21 FEET (CHORD BEARS: S 51° 09' 00" W - 196.36 FEET) TO THE END OF SAID CURVE;

S 69° 21' 56" W FOR A DISTANCE OF 130.44 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 336.30 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 42' 54" FOR AN ARC DISTANCE OF 137.75 FEET (CHORD BEARS: S 33° 00' 20" W - 137.41 FEET) TO THE END OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92° 42' 18" FOR AN ARC DISTANCE OF 40.89 FEET (CHORD BEARS: S 12° 00' 00" E - 40.89 FEET) AT THE PLATTED END OF NORWICH DRIVE RIGHT-OF-WAY (50' R.O.W.) ACCORDING TO THE PLAT OF CASTLEGATE II SUBDIVISION, SECTION 201;

THENCE: S 41° 56' 44" W ACROSS THE END OF NORWICH DRIVE FOR A DISTANCE OF 30.00 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 23.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92° 19' 28" FOR AN ARC DISTANCE OF 40.34 FEET (CHORD BEARS: S 88° 08' 51" W - 36.12 FEET) TO THE END OF SAID CURVE;

THENCE: THROUGH SAID REMAINDER OF 202.66 ACRE TRACT FOR THE FOLLOWING CALLS:
 N 48° 03' 30" W FOR A DISTANCE OF 77.00 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: N 03° 03' 16" W - 35.36 FEET) TO THE END OF SAID CURVE;

N 48° 03' 16" W FOR A DISTANCE OF 70.55 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: S 86° 56' 44" W - 35.36 FEET) TO THE END OF SAID CURVE;

N 48° 03' 16" W FOR A DISTANCE OF 50.00 FEET;

N 41° 56' 44" E FOR A DISTANCE OF 40.00 FEET;

N 48° 03' 16" W FOR A DISTANCE OF 411.65 FEET TO THE MOST WESTERLY CORNER OF THIS HEREIN DESCRIBED TRACT;

N 41° 56' 44" E FOR A DISTANCE OF 363.63 FEET;

S 48° 03' 16" E FOR A DISTANCE OF 95.55 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: N 86° 56' 44" E - 35.36 FEET) TO THE END OF SAID CURVE;

N 41° 56' 44" E FOR A DISTANCE OF 70.00 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 23.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: N 83° 03' 23" W - 35.36 FEET) TO THE END OF SAID CURVE;

N 41° 56' 29" E FOR A DISTANCE OF 61.00 FEET TO THE SOUTHWEST LINE OF ANOTHER PARKLAND DEDICATION AREA OF SAID CASTLEGATE II SUBDIVISION, SECTION 200;

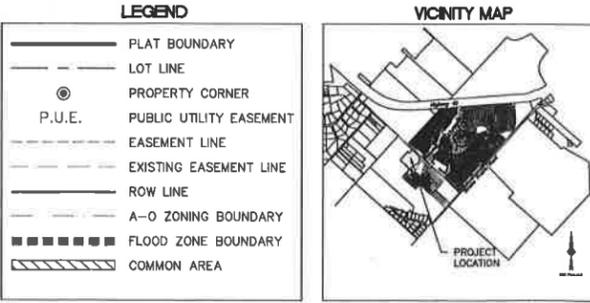
THENCE: S 48° 03' 31" E ALONG THE SOUTHWEST LINE OF SAID PARKLAND DEDICATION AREA, SAME BEING THE EXTENSION OF THE NORTHEAST LINE OF W. S. PHILLIPS PARKWAY (101' R.O.W.), FOR A DISTANCE OF 561.75 FEET TO THE PLATTED END OF W. S. PHILLIPS PARKWAY;

THENCE: S 41° 56' 29" W ACROSS THE END OF W. S. PHILLIPS PARKWAY FOR A DISTANCE OF 101.00 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: S 03° 03' 31" E - 35.36 FEET) TO THE END OF SAID CURVE AT THE PLATTED END OF VICTORIA AVENUE;

THENCE: S 48° 03' 31" E ACROSS THE END OF VICTORIA AVENUE FOR A DISTANCE OF 77.00 FEET TO THE POINT OF BEGINNING CONTAINING 12.437 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

- GENERAL NOTES:**
1. THE BEARING SYSTEM SHOWN HEREON IS REFERRED TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT PROJECTION, CENTRAL ZONE, AND AS MONUMENTED ON THE GROUND.
 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 ARE ZONED R-1.
 4. A PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE 12-05-1841 LETTER OF MAP REVISION, DATED MAY 18, 2012.
 5. 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. EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2 INCHES IN CALIPER OR ONE 4 INCH CALIPER TREE. TREE SPECIFICATIONS: 222
 8. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 9. THIS PLAT IS IN THE SPRING CREEK IMPACT FEE AREA.



FINAL PLAT
CASTLEGATE II SUBDIVISION
SECTION 100
 12.437 ACRES
 ROBERT STEVENSON LEAGUE, A-54
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

41 LOTS
 BLOCK 14, LOTS 1 THRU 17
 BLOCK 17, LOTS 1 THRU 16
 BLOCK 18, LOTS 9 THRU 16

OWNER/DEVELOPER:
 3-D Development
 4499 Castlegate Drive
 College Station, TX 77845
 (979) 690-7260

SCALE 1"=50'
 OCTOBER, 2012

ENGINEER:
 Schultz Engineering, L.L.C.

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

TRIP NO. 12327
 2730 LONGMIRE, SUITE A
 COLLEGE STATION, TEXAS 77845
 (979) 784-3900

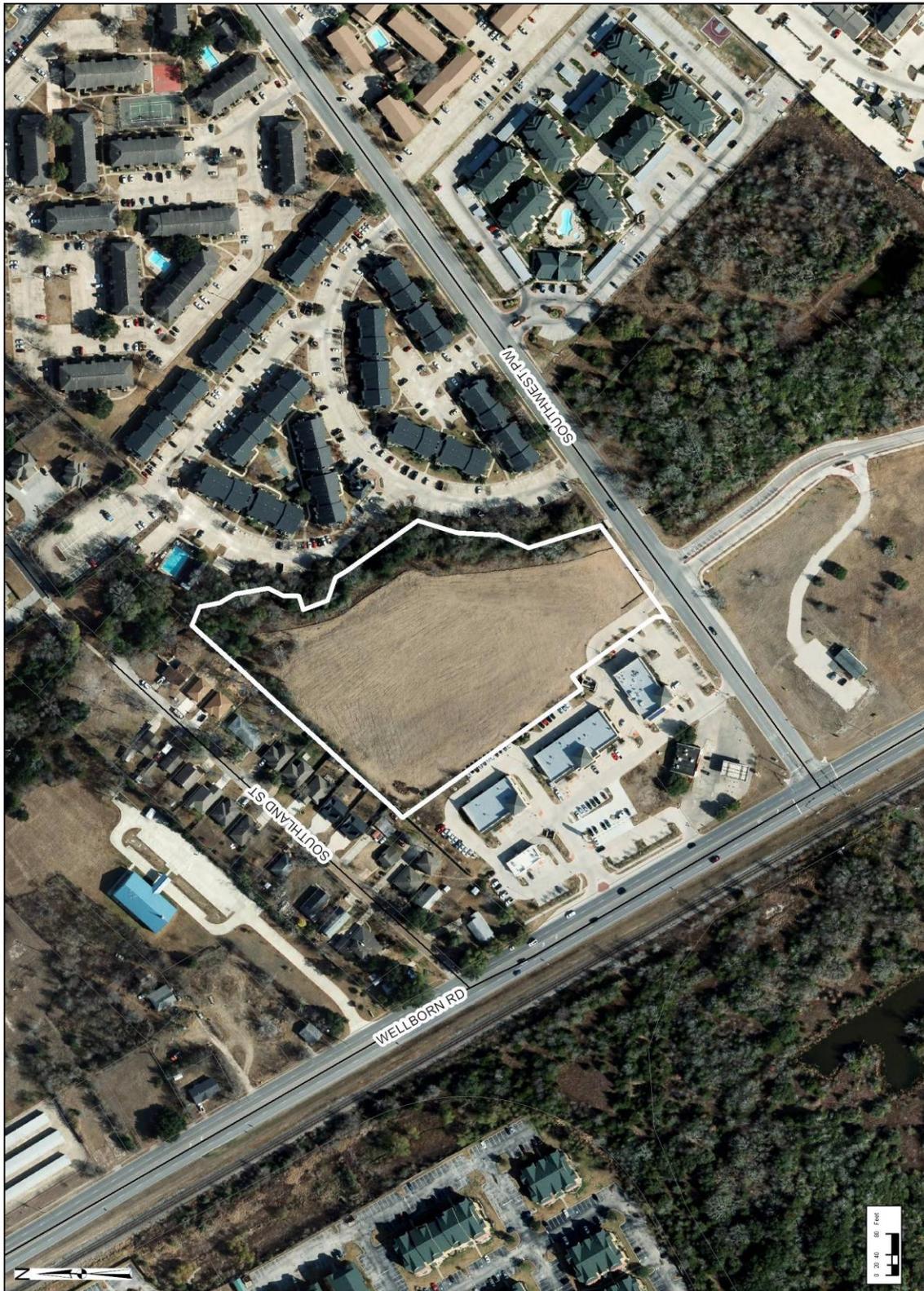
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CITY OF COLLEGE STATION
Home of Texas A&M University®

**REZONING REQUEST
FOR
COPPER CREEK CONDOS
12-00500247**

- REQUEST:** PDD Planned Development District to PDD Planned Development District to amend the Concept Plan.
- SCALE:** One lot on approximately 6.3 acres
- LOCATION:** 301 Southwest Pkwy
- APPLICANT:** Alton Ofczarzak, TDG Management, LP
- PROJECT MANAGER:** Teresa Rogers, Staff Planner
trogers@cstx.gov
- PROJECT OVERVIEW:** This request is to amend the current Concept Plan of the PDD Planned Development District. The existing Concept Plan currently allows the development of 1, 2, and 3 bedroom units. It requires the preservation of the floodplain as open space and the development of a multi-use path. Under the current Concept Plan, the development must meet neighborhood protection standards, including increased buffer standards and height restrictions.
- The applicant is requesting modifications to the parking and building layout adjacent to single-family residential properties. The amendment of the Concept Plan also includes a revision to the number of bedrooms allowed, a reduction in the total number of units, and the addition of a building, office, and pool, which are partially located in the existing floodplain. Most significantly, a modification to the existing floodplain has been proposed, but at the time of this report the revised study addressing this request has not yet been submitted to staff for review.
- RECOMMENDATION:** Staff recommends denial of the rezoning.

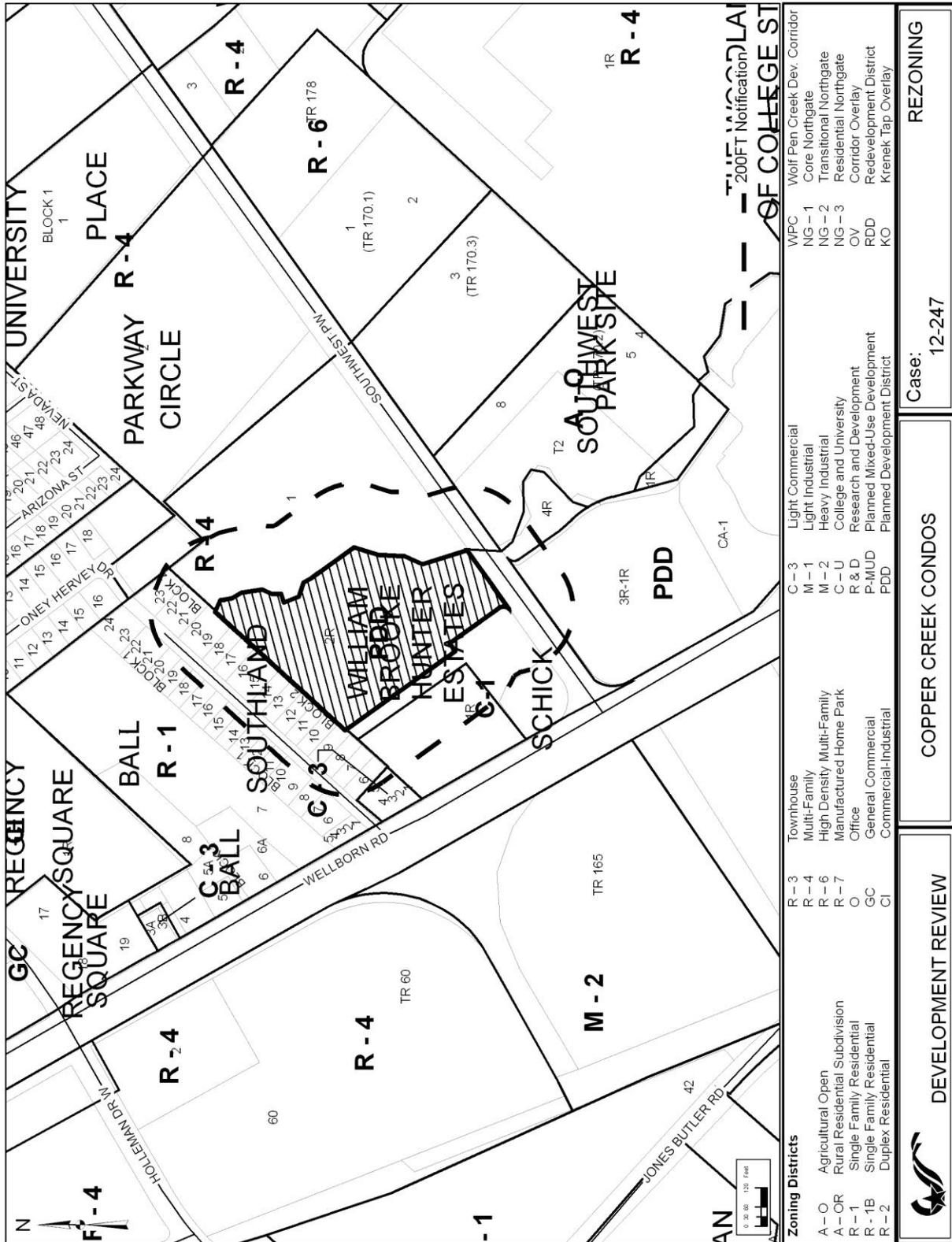


REZONING
Case: 12-247

COPPER CREEK CONDOS

DEVELOPMENT REVIEW





Zoning Districts	WPC	Wolf Pen Creek Dev. Corridor
A-O	NG-1	Core Northgate
A-OR	NG-2	Transitional Northgate
A-1	NG-3	Residential Northgate
R-1	OV	Corridor Overlay
R-1B	RDD	Redevelopment District
R-2	KO	Krenek Tap Overlay
R-3		
R-4		
R-6		
R-7		
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NOTIFICATIONS

Advertised Commission Hearing Date: January 17, 2013
Advertised Council Hearing Dates: February 14, 2013

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

None

Property owner notices mailed: 29
Contacts in support: None
Contacts in opposition: None
Inquiry contacts: 1

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	General Suburban	R-1 Single-Family Residential	single-family residences, Southland Subdivision
South (across Southwest Parkway)	General Commercial and Natural Areas – Reserved	PDD Planned Development District	undeveloped
East	Natural Areas – Reserved, Urban	R-4 Multi-Family	apartment complex
West	General Commercial	GC General Commercial	shopping center

DEVELOPMENT HISTORY

Annexation: 1969
Zoning: R-1 Single-Family Residential upon annexation (1969),
R-1 Single-Family Residential to C-1 General Commercial (1975)
C-1 General Commercial to PDD Planned Development District (2010)
Final Plat: Subject property was final platted as part of William Brooke Hunter Estates in 2004 and subsequently replatted in 2006.
Site development: A portion of the property has been developed as a driveway access for the existing Southwest Crossing shopping center. In 2009, portions of the site, including part of the Natural Areas – Reserved, were graded and filled to accommodate commercial development.

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject property is designated as Urban and Natural Areas – Reserved on the Comprehensive Plan Future Land Use and Character Map. The Concept Plan depicts buildings and a pool in the existing 100-year floodplain. Therefore, the proposed rezoning is not consistent with this designation.
- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The existing zoning and conforming uses of nearby property are consistent with the proposed use. The proposed multi-family use specified in the PDD is compatible with existing multi-family developments that exist primarily along Southwest Parkway from Welsh Avenue to Wellborn Road. In addition, multi-family uses can serve as a step down intensity from more intense commercial development.

The subject property and the adjacent multi-family development to the east are bound by 100-year floodplain and floodway. There is known flooding in the area. It is not clear what impacts the proposed floodplain revisions will have on this property and the surrounding area. There may also be design and long-term maintenance impacts as a result of the proposed floodplain alterations on the proposed multi-use path that have not been studied.

- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The proposed PDD would permit the development of multi-family dwelling units. The property is suitable for the development of multi-family uses. However, further data is needed from the applicant to confirm the location and impact of the revised floodplain.

A portion of the property is proposed to remain undeveloped, to function in its natural state, as floodplain with the exception of a proposed multi-use path as shown on the Bicycle, Pedestrian and Greenways Master Plan. The proposed Concept Plan depicts a pool, office structure, and portion of one residential building in the existing 100-year floodplain. Once a revised floodplain study has been submitted by the applicant, analysis can be completed to determine if these structures remain in the 100-year floodplain in the proposed configuration and of any associated impacts on the floodplain and surrounding properties.

- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property is currently zoned PDD Planned Development District, which allows for the development of multi-family uses. Any planned development on the subject property will be required to utilize the shared driveway access off of Southwest Parkway that currently exists.
- 5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property can currently be marketed under the existing PDD Planned Development District zoning. However, special planning should be done with regard to the existing floodplain located on the property.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** There is an existing 12-inch water main available to serve this property. Sanitary sewer service to the property is available via an existing 10-inch main. Drainage is mainly to the east within the drainage basin of Bee Creek Tributary B. The property is partially encumbered by 100-year floodplain and floodway. All

utilities shall be designed in accordance with BCS Unified Design Guidelines at the time of site development. Access to the property is available through Southwest Parkway or an existing 50-foot Access Easement with the adjacent property to the west. Existing utilities and access are adequate for the proposed use at this time.

REVIEW OF CONCEPT PLAN

The following land uses are proposed for the PDD: natural areas of floodplain and open space; and multi-family residential units consisting of approximately 12 dwelling units per acre. The stated purpose statement of the PDD is as follows:

“The purpose of the PDD is to build a multi-family development. The project will preserve the floodplain as open space and dedicate and develop a multi-use path as shown on the Bicycle, Pedestrian, and Greenways Master Plan. The development will meet neighborhood protection standards to protect the single-family development to the north.”

The Unified Development Ordinance (UDO) provides the following review criteria for PDD Concept Plans:

- 1. The proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area;** The applicant has proposed a multi-family residential land use, which conforms to the existing character along the segment of Southwest Parkway from Welsh Avenue to Wellborn Road. The majority of property within this area is developed as some form of multi-family dwelling. The Concept Plan calls for the preservation of the flood plain as open space, however the applicant is proposing structures in the existing floodplain. The applicant has proposed a revised floodplain line, but this study has not been conducted and so the proposed floodplain is theoretical. The study should be completed, and all resulting data analyzed to prove that the Concept Plan will be sustainable and in harmony with the character of the surrounding area.
- 2. The proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan, and any subsequently adopted Plans, and will be consistent with the intent and purpose of this Section:** The proposed Concept Plan is not in conformity with the objectives of the Comprehensive Plan because it is not sensitive to its surroundings. Approximately a third of the property is in the floodplain and should remain undeveloped as open space with the exception of the proposed multi-use path. The applicant has failed to provide the necessary data to ensure that the floodplain will be adequately preserved and not adversely impact surrounding properties. In addition, the Concept Plan proposes the development and dedication of a multi-use path as shown on the City’s Bicycle, Pedestrian and Greenways Master Plan, but does not take in to consideration additional costs and design considerations that may be necessary if the floodplain is further revised.
- 3. The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development:** Currently, it is unknown if the proposed development will adversely affect the adjacent developments. Data is necessary from the revised floodplain study in order to determine if flooding issues will be increased with the construction of this development.
- 4. Every dwelling unit need not front on a public street but shall have access to a public street directly or via a court, walkway, public area, or area owned by a homeowners association:** The proposed development will take access to Southwest Parkway via a shared driveway access with the Southwest Crossing shopping center to the west and have

at least one access point within the development to the multi-use path.

5. **The development includes provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities:** The development includes the dedication and development of a multi-use path as shown on the Bicycle, Pedestrian and Greenways Master Plan. At the April 13, 2010 Parks and Recreation Advisory Board meeting, the Board approved the request to allocate a portion of Parkland Dedication funds towards the development and construction of the multi-use path.
6. **The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity:** The Concept Plan proposes modifications to the existing floodplain. It is unknown at this time if the development will be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity.
7. **The development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area:** The increased number of trips of 33 vehicles at the peak hour will have minimal affect on the transportation system and No Traffic Impact Analysis (TIA) will be required. However, due to the location of the proposed multi-use path, mid block safety improvements will have to be provided such as a raised median for pedestrian refuge, signage, pavement markers and pedestrian flashers. This improvement would also help with the current safety concern of students crossing at this location for the existing bus stop. These improvements will be the responsibility of the City to provide at a future date.

STAFF RECOMMENDATION

Staff recommends denial of the proposed rezoning.

SUPPORTING MATERIALS

1. Application
2. Rezoning map
3. Existing Concept Plan (Adopted on 7/8/2010, ordinance no. 3256)
4. Proposed Concept Plan



FOR OFFICE USE ONLY	
CASE NO.:	12-2471
DATE SUBMITTED:	11-28-12
TIME:	9:40
STAFF:	PK

ZONING MAP AMENDMENT (REZONING) APPLICATION PLANNED DISTRICTS

- (Check one) (\$1,165) Planned Development District (PDD)
 (\$1,165) Planned Mixed-Used Development (P-MUD)
 (\$315) Modification to Existing PDD or P-MUD Amendment - Planning & Zoning Commission and City Council Review

Please use Concept Plan Minor Amendment Application for minor amendments as per Section 3.4.J of the UDO.

MINIMUM SUBMITTAL REQUIREMENTS:

- \$315 - 1,165 Rezoning Application Fee.
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
- One (1) copy of a fully dimensioned Rezoning Map on 24"x36" paper showing:
 - a. Land affected;
 - b. Legal description of area of proposed change;
 - c. Present zoning;
 - d. Zoning classification of all abutting land; and
 - e. All public and private rights-of-way and easements bounding and intersecting subject land.
- Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
- A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to PDSDigitalSubmittal@cxstx.gov).
- Fourteen (14) copies of the Concept Plan on 24"x36" paper in accordance with Section 3.4.D of the UDO.
- One (1) copy of the Concept Plan on 8.5"x11" paper in accordance with Section 3.4.D of the UDO.
- The attached Concept Plan checklist with all items checked off or a brief explanation as to why they are not checked off.

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

Date of Optional Preapplication Conference 11-7-12

NAME OF PROJECT COPPER CREEK CONDOS

ADDRESS 301 SOUTHWEST PARKWAY

LEGAL DESCRIPTION (Lot, Block, Subdivision) WILLIAM BROOKE HUNTER ESTATES LOT 2R

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

TOTAL ACREAGE 6.326 AC

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

Name ALTON OFCZARZAK E-mail monical@oakchb.com
Street Address 4060 HIGHWAY 6 SOUTH
City COLLEGE STATION State TEXAS Zip Code 77845
Phone Number 979-690-1504 Fax Number

PROPERTY OWNER'S INFORMATION:

Name ANGEL CACHO-NEGRETE E-mail kdhomebuilders@verizon.net
Street Address 3010 E. VILLA MARIA
City BRYAN State TEXAS Zip Code 77803
Phone Number 979-774-4571 Fax Number 979-776-2746

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

Name MICHAEL G. HESTER, P.E. 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

This property was conveyed to owner by deed dated AUGUST 5, 2010 and recorded in Volume 9766, Page 42 of the Brazos County Official Records.

Existing Zoning PDD Proposed Zoning PDD

Present Use of Property VACANT

Proposed Use of Property CONDO DEVELOPMENT

Proposed Use(s) of Property for PDD, if applicable:

MULTI FAMILY RESIDENTIAL, OPEN SPACE/FLOODPLAIN, MULTI USE PATH

P-MUD uses are prescribed in Section 6.2.C. Use Table of the Unified Development Ordinance.

If P-MUD:

Approximate percentage of residential land uses:

Approximate percentage of non-residential land uses:

REZONING SUPPORTING INFORMATION

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

THE TRACT IS ZONED PDD, ORDINANCE #2010-3256. THE APPLICANT PLANS TO COMPLY WITH ALL OF THE REQUIREMENTS OF THE APPROVED PPD BUT MODIFY THE CONFIGURATION, NUMBER OF UNITS, THE BUILDINGS AND DRIVEWAYS. AS AN AMENITY AN OFFICE WITH A POOL IS PROPOSED.

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

MODIFICATION TO AN EXISTING PDD

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

THE SITE IS BOUND BY NON-RESIDENTIAL USES TO THE WEST, MULTI-FAMILY USES TO THE EAST, MULTI FAMILY AND FUTURE NON-RESIDENTIAL USES TO THE SOUTH ACROSS SOUTHWEST PARWAY AND SINGLE FAMILY RESIDENTIAL LOTS TO THE NORTH.

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

THE ZONING WILL PROVIDE FOR OPEN SPACE AND A MULTI-USE PATH THAT WILL CONNECT TO THE NORTH AND SOUTH.

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

NA

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

NA

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

THE ZONING CHANGE ALLOWS DEVELOPMENT THAT WILL BE COMPATIBLE WITH THE SURROUNDING LAND USES, PROVIDE OPEN SPACE AND CONNECTION OF THE MULTI-USE PATHWAYS.

8. State the purpose and intent of the proposed development.

A CONDOMINIUM DEVELOPMENT WITH 2 AND 4 BEDROOM UNITS. THE PROJECT WILL PRESERVE THE FLOODPLAIN AS OPEN SPACE AND PROVIDE A MULTI USE PATH CONNECTION AS SHOWN ON THE BIKEWAY MASTER PLAN. ALSO THE PLAN WILL MEET THE NEIGHBORHOOD PROTECTION STANDARDS TO PROTECT THE EXISTING SINGLE FAMILY HOMES TO THE NORTH.

CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

THE BUILDINGS WILL BE 2 STORY WITH 19 to 22 FEET FROM GRADE TO EAVE

2. Provide a general statement regarding the proposed drainage.

STORM DRAINAGE WILL BE ROUTED INTO A STORM DRAIN SYSTEM THAT WILL DISCHARGE INTO A CREEK ON THE SITE. A HYDRAULIC ANALYSIS WILL BE PERFORMED AND THE DRAINAGE SYSTEM WILL COMPLY WITH ALL COLLEGE STATION DRAINAGE REQUIREMENTS.

3. List the general bulk or dimensional variations sought.

NA

4. If variations are sought, please provide a list of community benefits and/or innovative design concepts to justify the request.

NA

5. Explain how the concept plan proposal will constitute and environment of sustained stability and will be in harmony with the character of the surrounding area.

THE PROPOSED PLAN WILL PROVIDE AN AMENITY FOR THE RESIDENTS ALONG THE CREEK BY PRESERVING VEGETATION AND PROVIDING RECREATION WITH A MULTI-USE PATHWAY.

6. Explain how the proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan.

7. Explain how the concept plan proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development.

8. State how dwelling units shall have access to a public street if they do not front on a public street.

THE PROPOSED PLAN WILL CONNECT TO AN EXISTING DRIVEWAY THAT CONNECTS TO SOUTHWEST PARKWAY. THIS IS A SHARED ACCESS EASEMENT INSTALLED DURING THE CONSTRUCTION OF THE COMMERCIAL SITE TO THE WEST.

9. State how the development has provided adequate public improvements, including, but not limited to: parks, schools, and other public facilities.

THE PROPOSED PLAN WILL PROVIDE A MULTI USE PATHWATH AND OPEN AREAS FOR THE RESIDENTS.

10. Explain how the concept plan proposal will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity.

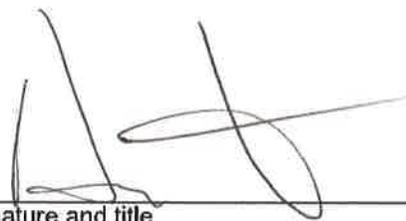
THE CONCEPT PLAN WILL ENHANCE PUBLIC HEALTH AND SAFETY BY PRESERVING OPEN SPACE AND FLOODPLAIN AREAS. ADJACENT SINGLE FAMILY HOMES WILL BE PROTECTED WITH BUFFERS AND HEIGHT AND SETBACK RESTRICTIONS. THE PROPOSED PLAN WILL MAKE USE OF EXISTING VEHICULAR TRAFFIC PATHWAYS AND WILL NOT NEGATIVELY IMPACT ADJOINING STREETS AND EXISTING LEVELS OF SERVICE.

11. Explain how the concept plan proposal will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable anticipated in the area considering existing zoning and land uses in the area.

SOUTHWEST PARKWAY IS A 56 FOOT WIDE FOUR LANE MINOR ARTERIAL. THE LEVEL OF SERVICE (LOS) ON SOUTHWEST PARKWAY IS CURRENTLY A/B AND THIS DEVELOPMENT SHOULD NOT DECREASE THAT LOS. ALSO THE PROPOSED PLAN WILL PROVIDE A WAY FOR BIKES AND PEDESTRIANS TO MOVE BACK AND FORTH VIA A MULTI USE PATH PROVIDING ACCESS TO PARKS, THE HIGH SCHOOL AND THE UNIVERISTY, AS WELL AS THE COMMERCIAL AREAS ALONG WELLBORN.

Please note that a "complete site plan" must be submitted to Planning & Development Services for a formal review after the "concept plan" has been approved by the City Council prior to the issuance of a building permit - except for single-family development.

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



Signature and title

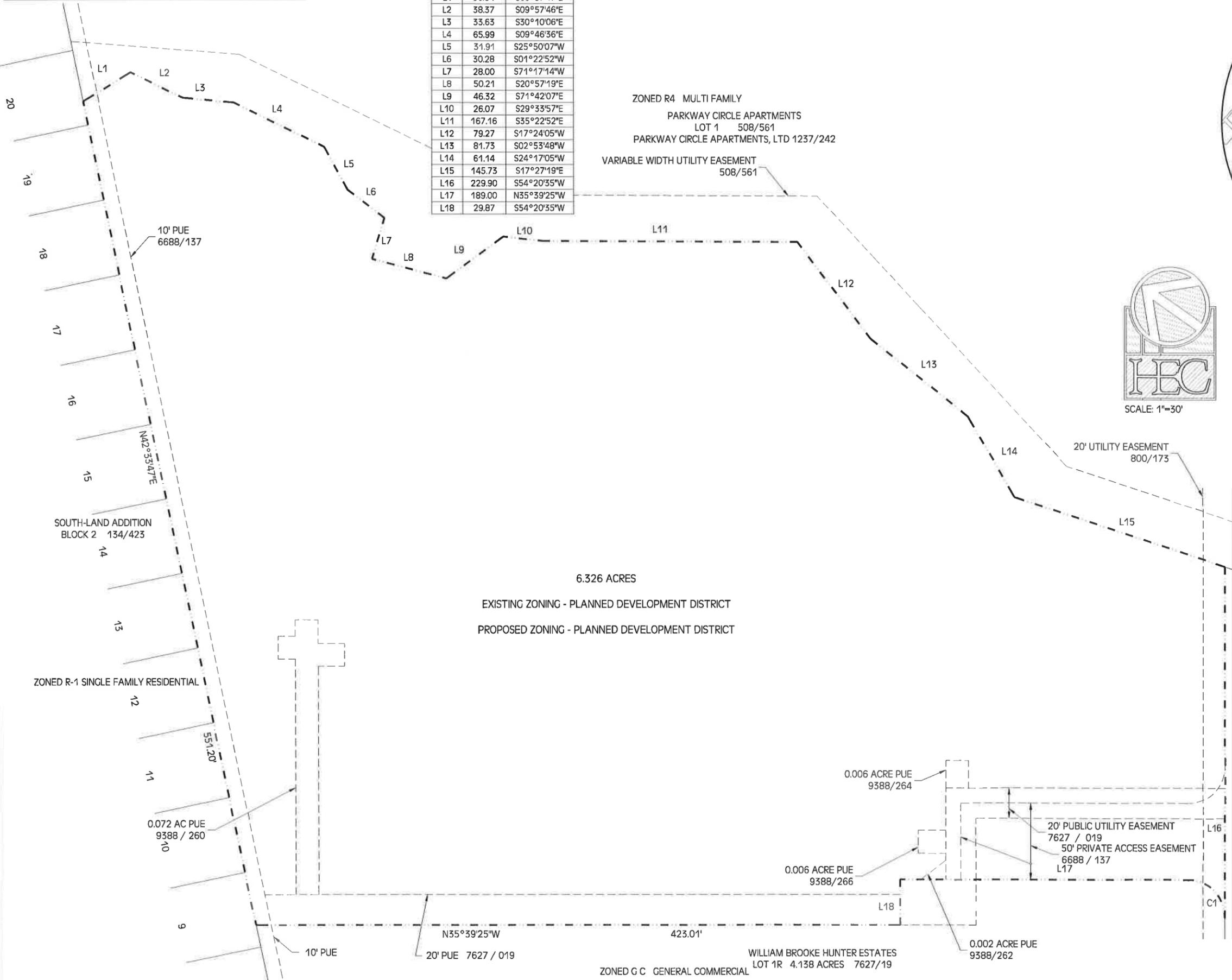
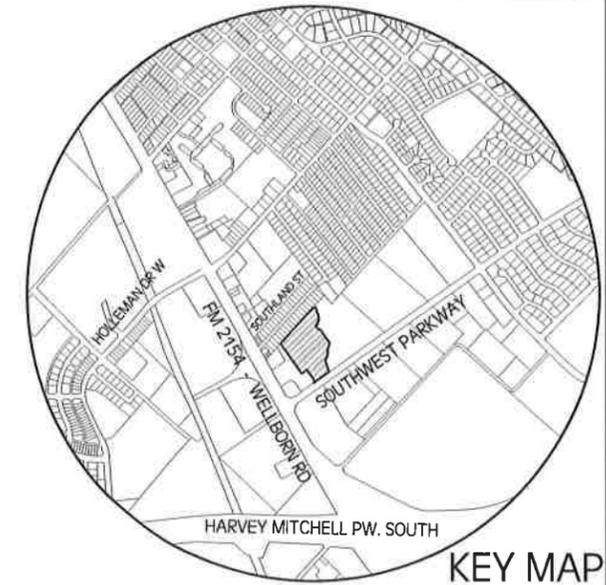
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Date

CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BRG	CHORD
C1	25.00'	90°00'00"	39.27	25.00'	N09°20'35"E	35.36'

LINE TABLE		
LINE	LENGTH	BEARING
L1	36.34	S66°37'17"E
L2	38.37	S09°57'46"E
L3	33.63	S30°10'06"E
L4	65.99	S09°46'36"E
L5	31.91	S25°50'07"W
L6	30.28	S01°22'52"W
L7	28.00	S71°17'14"W
L8	50.21	S20°57'19"E
L9	46.32	S71°42'07"E
L10	26.07	S29°33'57"E
L11	167.16	S35°22'52"E
L12	79.27	S17°24'05"W
L13	81.73	S02°53'48"W
L14	61.14	S24°17'05"W
L15	145.73	S17°27'19"E
L16	229.90	S54°20'35"W
L17	189.00	N35°39'25"W
L18	29.87	S54°20'35"W

ZONED R4 MULTI FAMILY
 PARKWAY CIRCLE APARTMENTS
 LOT 1 508/561
 PARKWAY CIRCLE APARTMENTS, LTD 1237/242
 VARIABLE WIDTH UTILITY EASEMENT
 508/561



REZONING MAP
COPPER CREEK CONDOS
 6.326 ACRES
 LOT 2R
 WILLIAM BROOKE HUNTER ESTATES
 CRAWFORD BURNETT LEAGUE A-7
 301 SOUTHWEST PARKWAY
 COLLEGE STATION, BRAZOS COUNTY, TEXAS
 SCALE: 1"=30' JANUARY 9, 2013
 OWNER:
 ANGEL CACHO-NEGRETE
 2107 JOSEPH CREEK COURT
 COLLEGE STATION, TEXAS 77845
 APPLICANT:
 ALTON OFCZARZAK, MANAGING MEMBER
 TDG MANAGEMENT, LP
 4060 HIGHWAY 6 SOUTH
 COLLEGE STATION, TEXAS 77845
 979-690-1504
 PREPARED BY:
 HESTER ENGINEERING COMPANY
 7607 EASTMARK DRIVE, SUITE 253-B
 COLLEGE STATION, TEXAS 77840
 979-693-1100 mhester@hester-engr.com

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EXISTING CONCEPT PLAN (Approved 7-8-10) Ordinance # 3256

PDD Purpose Statement:
 The purpose of the PDD is to build a multi-family development consisting of 1,2, and 3 bedroom units. The project will preserve the floodplain as open space and dedicate and develop a multi-use path as shown on the bikeway master plan. In addition the development will meet the neighborhood protection standards to protect the single family development adjacent to the north.

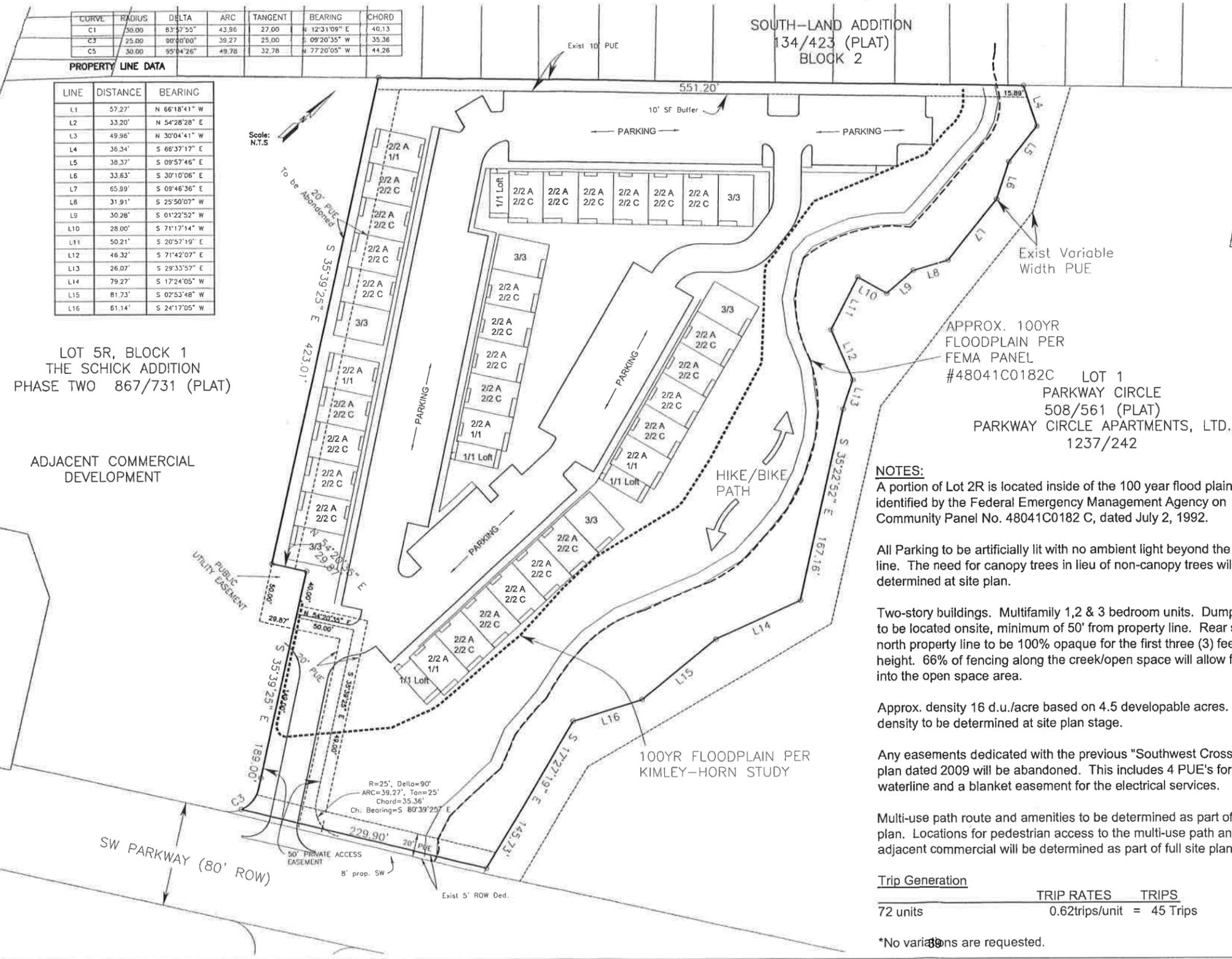
CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	30.00	83°47'55"	43.96	27.00	N 12°31'09" E	40.13
C3	75.00	90°00'00"	39.27	25.00	N 09°20'35" W	35.36
C5	30.00	95°04'26"	49.78	32.78	N 77°20'05" W	44.28

PROPERTY LINE DATA

LINE	DISTANCE	BEARING
L1	57.27'	N 66°18'41" W
L2	33.20'	N 54°28'28" E
L3	49.96'	N 30°04'41" W
L4	36.34'	S 66°37'17" E
L5	38.37'	S 09°57'46" E
L6	33.63'	S 30°10'06" E
L7	65.99'	S 09°46'36" E
L8	31.91'	S 29°50'07" W
L9	30.28'	S 01°22'52" W
L10	28.00'	S 71°17'14" W
L11	50.21'	S 20°57'19" E
L12	46.32'	S 71°42'07" E
L13	26.07'	S 29°33'57" E
L14	79.27'	S 17°24'05" W
L15	81.73'	S 02°53'48" W
L16	61.14'	S 24°17'05" W

LOT 5R, BLOCK 1
 THE SCHICK ADDITION
 PHASE TWO 867/731 (PLAT)

ADJACENT COMMERCIAL
 DEVELOPMENT



APPROX. 100YR
 FLOODPLAIN PER
 FEMA PANEL
 #48041C0182C LOT 1
 PARKWAY CIRCLE
 508/561 (PLAT)
 PARKWAY CIRCLE APARTMENTS, LTD.
 1237/242

NOTES:
 A portion of Lot 2R is located inside of the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0182 C, dated July 2, 1992.

All Parking to be artificially lit with no ambient light beyond the property line. The need for canopy trees in lieu of non-canopy trees will be determined at site plan.

Two-story buildings. Multifamily 1,2 & 3 bedroom units. Dumpster pads to be located onsite, minimum of 50' from property line. Rear screen on north property line to be 100% opaque for the first three (3) feet in height. 66% of fencing along the creek/open space will allow for visibility into the open space area.

Approx. density 16 d.u./acre based on 4.5 developable acres. Final density to be determined at site plan stage.

Any easements dedicated with the previous "Southwest Crossing" site plan dated 2009 will be abandoned. This includes 4 PUE's for a waterline and a blanket easement for the electrical services.

Multi-use path route and amenities to be determined as part of the site plan. Locations for pedestrian access to the multi-use path and to the adjacent commercial will be determined as part of full site plan review.

Trip Generation	TRIP RATES	TRIPS
72 units	0.62trips/unit	= 45 Trips

*No variations are requested.



VICINITY MAP
 N.T.S.

CONCEPT PLAN Copper Creek Condos

6.326 ACRES
 LOT 2R
 WILLIAM BROOKE HUNTER ESTATES
 CITY OF COLLEGE STATION
 BRAZOS CO., TEXAS

SCALE 1"=50' February, 2010

FOUR AGS INVESTMENTS L.P.
 6701 IMPERIAL DR
 WACO, TX 76712-6809

IPS GROUP
 511 UNIVERSITY DRIVE E., STE 205
 COLLEGE STATION, TEXAS 77840
 (979) 846-9259

MITCHELL & MORGAN, L.L.P.
 511 UNIVERSITY DRIVE E., STE 204
 COLLEGE STATION, TEXAS 77840
 (979) 260-6963

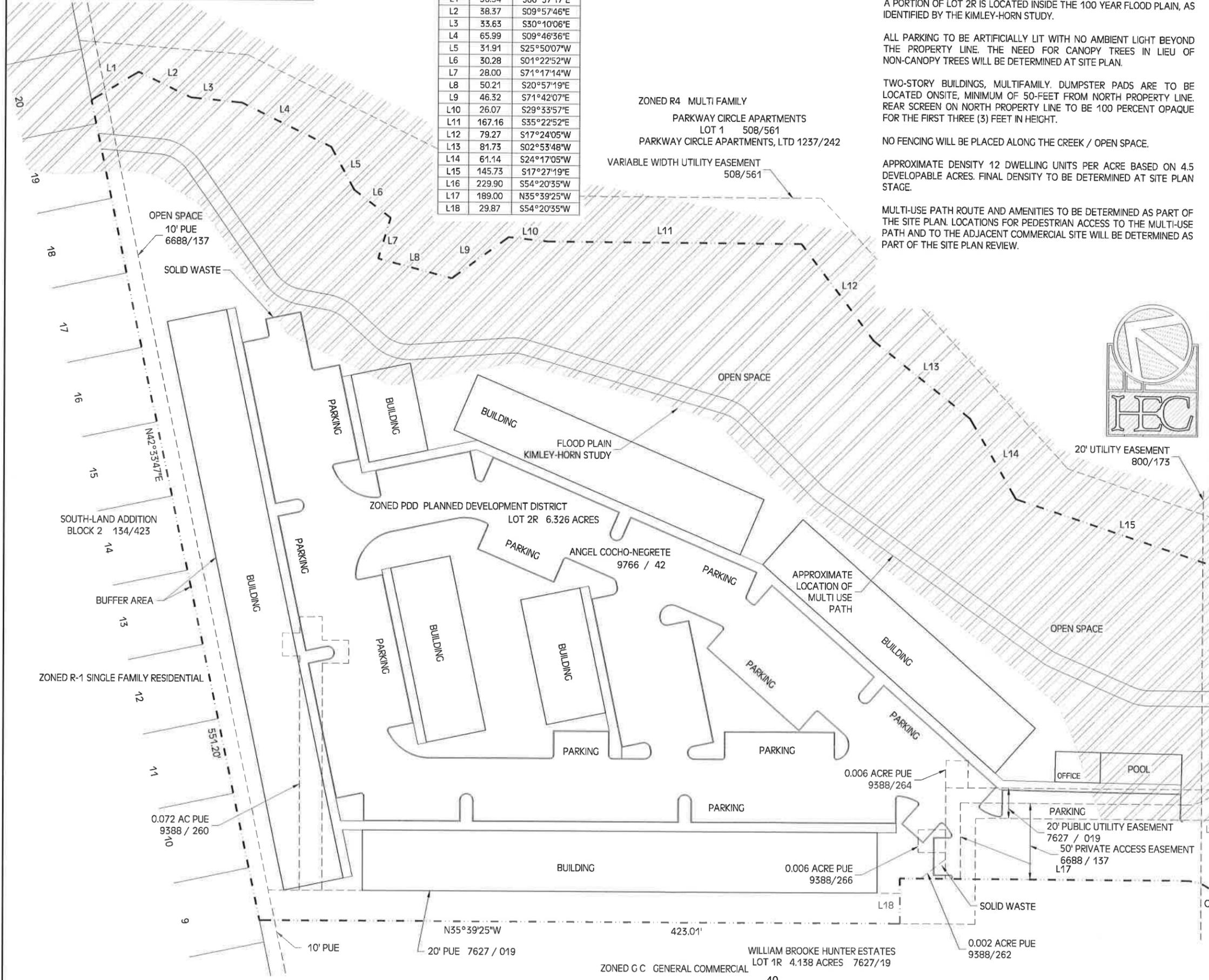
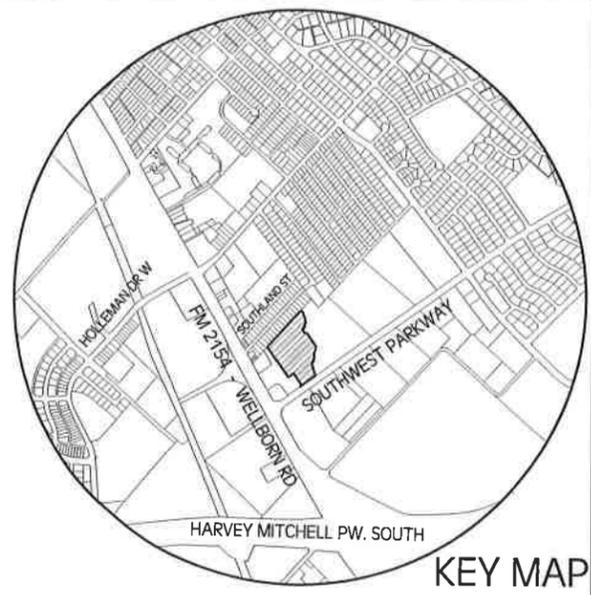
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CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BRG	CHORD
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LINE TABLE		
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L17	189.00	N35°39'25"W
L18	29.87	S54°20'35"W

ZONED R4 MULTI FAMILY
 PARKWAY CIRCLE APARTMENTS
 LOT 1 508/561
 PARKWAY CIRCLE APARTMENTS, LTD 1237/242
 VARIABLE WIDTH UTILITY EASEMENT
 508/561

NOTES:
 A PORTION OF LOT 2R IS LOCATED INSIDE THE 100 YEAR FLOOD PLAIN, AS IDENTIFIED BY THE KIMLEY-HORN STUDY.
 ALL PARKING TO BE ARTIFICIALLY LIT WITH NO AMBIENT LIGHT BEYOND THE PROPERTY LINE. THE NEED FOR CANOPY TREES IN LIEU OF NON-CANOPY TREES WILL BE DETERMINED AT SITE PLAN.
 TWO-STORY BUILDINGS, MULTIFAMILY. DUMPSTER PADS ARE TO BE LOCATED ONSITE, MINIMUM OF 50-FEET FROM NORTH PROPERTY LINE. REAR SCREEN ON NORTH PROPERTY LINE TO BE 100 PERCENT OPAQUE FOR THE FIRST THREE (3) FEET IN HEIGHT.
 NO FENCING WILL BE PLACED ALONG THE CREEK / OPEN SPACE.
 APPROXIMATE DENSITY 12 DWELLING UNITS PER ACRE BASED ON 4.5 DEVELOPABLE ACRES. FINAL DENSITY TO BE DETERMINED AT SITE PLAN STAGE.
 MULTI-USE PATH ROUTE AND AMENITIES TO BE DETERMINED AS PART OF THE SITE PLAN. LOCATIONS FOR PEDESTRIAN ACCESS TO THE MULTI-USE PATH AND TO THE ADJACENT COMMERCIAL SITE WILL BE DETERMINED AS PART OF THE SITE PLAN REVIEW.



PDD PURPOSE STATEMENT
 THE PURPOSE OF THE PDD IS TO BUILD A MULTI-FAMILY DEVELOPMENT.
 THE PROJECT WILL PRESERVE THE FLOODPLAIN AS OPEN SPACE AND DEDICATE AND DEVELOPE A MULTI-USE PATH AS SHOWN ON THE BICYCLE, PEDESTRIAN & GREENWAYS MASTER PLAN.
 THE DEVELOPMENT WILL MEET THE NEIGHBORHOOD PROTECTION STANDARDS TO PROTECT THE SINGLE FAMILY DEVELOPMENT TO THE NORTH.
 NUMBER OF DWELLING UNITS = 53.
 BASE ZONING DISTRICT = R4

CONCEPT PLAN COPPER CREEK CONDOS

6.326 ACRES
 LOT 2R
 WILLIAM BROOKE HUNTER ESTATES
 CRAWFORD BURNETT LEAGUE A-7
 301 SOUTHWEST PARKWAY
 COLLEGE STATION, BRAZOS COUNTY, TEXAS
 JANUARY 10, 2013
 OWNER:
 ANGEL CACHO-NEGRETE
 2107 JOSEPH CREEK COURT
 COLLEGE STATION, TEXAS 77845
 APPLICANT:
 ALTON OFCZARZAK, MANAGING MEMBER
 TDG MANAGEMENT, LP
 4060 HIGHWAY 6 SOUTH
 COLLEGE STATION, TEXAS 77845
 979-690-1504
 PREPARED BY:
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 7607 EASTMARK DRIVE, SUITE 253-B
 COLLEGE STATION, TEXAS 77840
 979-693-1100 mhester@hester-engr.com

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