

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

**Planning & Zoning
Commission**
July 18, 2013
City Hall Council Chambers
1101 Texas Avenue
College Station, Texas

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



AGENDA
PLANNING & ZONING COMMISSION
WORKSHOP MEETING
JULY 18, 2013, AT 6:00 PM
CITY HALL COUNCIL CHAMBERS
1101 TEXAS AVENUE
COLLEGE STATION, TEXAS

1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. Discussion of Minor and Amending Plats approved by Staff.
 - Final Plat ~ Amending ~ Great Oaks Phase 1A Case # 13-00900114 (M. Hester)
4. Discussion of new development applications submitted to the City. [[New Development List](#)]
5. Presentation, discussion, and possible action regarding the status of items within the 2013 P&Z Plan of Work (see attached). (J. Schubert)
6. Presentation, discussion, and possible action regarding an overview of the current approach to Affordable Housing. (M. Hitchcock/D. Eller)
7. Presentation, discussion, and possible action regarding the Economic Development Master Plan. (B. Cowell)
8. Presentation, discussion, and possible action regarding the P&Z Calendar of Upcoming Meetings.
 - Thursday, July 25, 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (Liaison – Ashfield)
 - Thursday, August 1, 2013 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
9. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, South Knoll Area Neighborhood Plan Resource Team, BioCorridor Board, and Zoning District Subcommittee.
10. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
11. Adjourn.



AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING
JULY 18, 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 to approve Meeting Minutes.

- June 20, 2013 ~ Workshop
- June 20, 2013 ~ Regular
- July 2, 2013 ~ Special Regular

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

- Brad Corrier ~ June 20, 2013
- Mike Ashfield ~ July 18, 2013

4.3 Presentation, discussion, and possible action on a Preliminary Plat for Great Oaks Subdivision consisting of 357 residential lots on approximately 224.5 acres generally located west of Holleman Drive South and north of Rock Prairie Road West. **Case #13-00900059 (M. Hester)**

- 4.4 Presentation, discussion, and possible action on a Final Plat for Great Oaks Phase 13 consisting of seven residential lots on approximately 9.2 acres generally located west of Arboleda Drive in the Great Oaks Subdivision. **Case #13-00900032 (M. Hester)**
- 4.5 Presentation, discussion, and possible action on a Preliminary Plat for Indian Lakes Phase 17 consisting of 19 residential lots on approximately 36.36 acres generally located east of Matoska Ridge Drive in the Indian Lakes Subdivision, approximately one mile southwest of State Highway 6 South in the City's Extraterritorial Jurisdiction. **Case #13-00900095 (M. Hester)**

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 Ordinances of the City of College Station, Texas by rezoning 75.07 acres located in Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, recorded in Volume 6985, Page 42, of the Official Records of Brazos County, Texas, more generally located south of William D. Fitch between Barron Road and Victoria Avenue from R-1 Single-Family Residential and A-O Agricultural Open to PDD Planned Development District. **Case #13-00900077 (T. Rogers) (Note: Final action on this item is scheduled for the August 8, 2013 City Council Meeting -subject to change)**
7. Presentation, possible action, and discussion regarding a recommendation to City Council on Capital Improvement Program projects. **(D. Harmon)**
8. Public hearing, presentation, discussion, and possible action on a Final Plat for Oak Terrace Addition Second Revision Lot 1R, Block 9 & Lot 1R, Block 12 being a replat of Oak Terrace Addition Second Revision All of Blocks 9 and 10, Lots 1-10, Block 12, former Milam Avenue right-of-way, and former Culpepper Drive right-of-way consisting of two lots on 13.833 acres at 900 & 901 Cross Street. **Case # 12-00500246 (M. Robinson)**
9. Public hearing, presentation, discussion, and possible action regarding an ordinance amending Chapter 12 "Unified Development Ordinance" of the Code of Ordinances of the City of College Station to allow micro-industrial uses as a permitted use within the NG-1 Core Northgate and NG-2 Transitional Northgate zoning districts. **Case #13-00900127 (M. Robinson) (Note: Final action on this item is scheduled for the July 25, 2013 City Council Meeting -subject to change)**
10. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
11. Adjourn.

2013 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, Eastgate, and Southside Area neighborhood plans, and Bicycle, Pedestrian, and Greenways, Parks and Recreation, Water, Waste Water, and Medical District master plans.</p>	<p>Project Dates:</p> <p>2/14/13: Council discussion regarding board compositions for Medical District MMD #1 & #2.</p> <p>6/20/2013: Discussion regarding CIP development process at P&Z Regular meeting.</p> <p>7/18/13: Recommendation for FY14 CIP proposal at P&Z Regular meeting.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

Wellborn Community Plan	
<p>Summary:</p> <p>Development of a 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>4/1/13: Bicycle, Pedestrian, and Greenways Advisory Board recommended approval of the Plan.</p> <p>4/4/13: P&Z recommended approval of proposed plan.</p> <p>4/25/13: After a public hearing, Council adopted plan.</p>
Staff Assigned: M. Robinson	Completed: April 2013

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>2/7/13: Master Plan update at P&Z Workshop.</p> <p>7/18/13: P&Z Workshop on draft Master Plan.</p> <p>8/1/13: P&Z recommendation on Master Plan at P&Z Regular meeting.</p>
Staff Assigned: R. Heye	Anticipated Completion: Summer 2013

South Knoll Area Neighborhood Plan	
<p>Summary:</p> <p>Development of a neighborhood plan for a number of unique neighborhood areas. The plan area is generally bounded by Holleman Drive, Welsh Avenue, Wellborn Road, Harvey Mitchell Parkway, and Texas Avenue.</p>	<p>Project Dates:</p> <p>5/21/13: Neighborhood Resource Team meeting.</p> <p>7/9/13: Plan Open House in Council Chambers.</p> <p>7/16/13: Neighborhood Resource Team meeting in Council Chambers at 6:30pm.</p> <p>8/1/13: Delivery of draft plan at P&Z Workshop.</p> <p>8/5/13: Bicycle, Pedestrian, and Greenways Advisory Board recommendation on proposed plan.</p> <p>8/15/13: After a public hearing, P&Z consideration and recommendation regarding proposed plan.</p>
Staff Assigned: J. Prochazka, M. Hester	Anticipated Completion: Summer 2013

Neighborhood Parking	
<p>Summary:</p> <p>Analyze neighborhood parking issues by engaging stakeholders and working in a Joint Task Force Subcommittee with Council. Implement recommended solutions.</p>	<p>Project Dates:</p> <p>2/21/13: Task Force Final Report presented to P&Z. 2/28/13: Task Force Final Report presented to Council.</p> <p>7/9/13-8/5/13: Stakeholder comment period for draft ordinance.</p> <p>8/15/13: P&Z consideration of proposed ordinance.</p> <p>9/12/13: Council consideration of proposed ordinance.</p>
Staff Assigned: B. Cowell, T. Rogers	Anticipated Completion: Summer 2013

Residential Zoning Districts	
<p>Summary:</p> <p>Create and adopt new residential zoning districts to implement the future land use and character designations identified in the Comprehensive Plan.</p>	<p>Project Dates:</p> <p>4/9/13: Public meeting regarding single family and duplex zoning concepts. 4/19/13: P&Z Subcommittee meeting. 5/31/13: P&Z Subcommittee meeting. 6/7/13-7/7/13: Stakeholder comment period for draft zoning ordinance changes.</p> <p>8/15/13: P&Z consideration of proposed ordinance.</p> <p>9/12/13: Council consideration of proposed ordinance.</p>
Staff Assigned: J. Prochazka, T. Rogers	Anticipated Completion: Summer 2013

Medical District Zoning Districts	
<p>Summary:</p> <p>Create and adopt Medical and Urban Village zoning districts to implement the new future land use and character designations established by the Medical District Master Plan.</p>	<p>Project Dates:</p> <p>5/2/13: Presentation regarding Plan implementation at P&Z Workshop. 8/15/13: Presentation of district concepts at P&Z Workshop.</p>
Staff Assigned: J. Prochazka, M. Robinson	Anticipated Completion:

Research and Education

Plan Implementation	
<p>Summary:</p> <p>The linkage between the Comprehensive Plan, Master Plans, and Neighborhood, District, and Corridor Plans. The linkage between regulations, funding, etc and plan implementation.</p> <ul style="list-style-type: none"> • Overview of concept – provide a review of how this system is built in College Station and intended to be used (link between vision, comprehensive plan, strategic plan, etc). 	<p>Project Dates:</p> <p>5/2/13: Discussion at P&Z Regular meeting.</p>

<ul style="list-style-type: none"> - Link between Comprehensive Plan and Master Plans – this would include an overview of each of the adopted Master Plans and a demonstration of how for example we plan wastewater to serve the proposed land use and how for example the BPG Master Plan, if implemented responds to the desired character of the City, etc. - Link between adopted plans and regulations/ standards – this would include examples of how we use regs (for example new zoning districts or block length) to further the objectives/goals contained in the policy documents/plans and to help highlight how the success of those plans is impacted by the regs selected (or not) – for example how a certain type of block length yields a certain development pattern and connectivity whereas a different block length will yield a different pattern. - Link between plans and funding – this would include how the plans have been fiscally constrained and how funding plays a role in their successful implementation and how if not adequately funded they will fall short of expectations. 	<p>5/2/13: Discussion at P&Z Regular meeting.</p> <p>6/6/13: Discussion at P&Z Workshop.</p> <p>6/20/13: Discussion at P&Z Regular meeting.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

Character and Community Design	
<p>Summary:</p> <p>The purpose and definition of community character, community design, and the role they play in community vitality and success.</p> <ul style="list-style-type: none"> - Overview of community character (versus just a focus on land use/protection from incompatible uses) – this would include an overview of what our plans say about this and again what best practices are in these areas. - Link between community design and livability – this would be an overview of what the principles of good community design are, where these principles have (or have not) been used in College Station and where livability has been improved (or negatively impacted) as a result. - Link between community design and economic vitality – this would be an overview of how community design impacts land values (and thus tax revenues) creates new economic opportunities, etc. 	<p>Project Dates:</p> <p>5/16/13: Discussion at P&Z Workshop.</p> <p>9/2013: Discussion at P&Z.</p> <p>9/2013: Discussion at P&Z.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

Affordable Housing and Community Development	
<p>Summary:</p> <p>Receive updates regarding affordable housing and other community development efforts.</p> <ul style="list-style-type: none"> · Overview of the City's current approach to addressing affordable housing needs. · Overview of the Department's revised approach to community development – this would be an overview of a Community Development Master Plan. · On-going updates as needed (annual action plan, Community Development Master Plan, etc). 	<p>Project Dates:</p> <p>7/18/13: Discussion at P&Z Workshop.</p> <p>9/2013: Discussion at P&Z.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

Single-Family and Multi-Family Housing Markets	
<p>Summary:</p> <p>Discuss impact of large amount of new multi-family units and single-family dwellings being used for student rental purposes on the local housing market.</p> <ul style="list-style-type: none"> · Overview of the issue/questions – this would be an overview of what the perceived issues/questions are and what others might have looked at in other communities when asking similar questions to devise a methodology. · Overview of the new multi-family market – this would be what is being built, by whom, how are they performing, who is moving into them, etc. may include surveys, focus groups, guest speakers, etc. · Overview of existing multi-family market – this would be what exists, who owns it, what are they doing to maintain and rent it, how are they performing, who is moving into them, etc. may include surveys, focus groups, guest speakers, etc. · Overview of the single-family rental market – what is being built, who is managing what and how, who is renting, what are the implications/benefits of this market, etc. may include surveys, focus groups, guest speakers, etc. · What, if any, response are needed/appropriate by the City to address issues. 	<p>Project Dates:</p> <p>5/16/13: Discussion of methodology and scope at P&Z Regular meeting.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:



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

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

MEMORANDUM

DATE: July 11, 2013
TO: Members of the Planning & Zoning Commission
FROM: David Brower and Brian Piscacek, Community Development Analysts
SUBJECT: **Community Development Update**

Item: Presentation, discussion, and possible action regarding an overview of current Community Development programs, area demographics, and housing characteristics.

Community Development Unit Description

The City has received over \$33 million in Community Development Block Grant (CDBG) funding (since 1975) and over \$12 million in HOME Investment Partnership Grant funds (since 1992) from the U.S. Department of Housing and Urban Development. Much needed public services, more decent, safe and affordable housing, and critical infrastructure have been provided to low- and moderate-income residents as a result of these grant funds.

College Station Demographics

Based upon a review of data from the *U.S. Decennial Census* and *American Community Survey*, it is determined that the City of College Station is uniquely positioned concerning the presence of a low-income population. With many of the City's residents enrolled as full-time students in higher education – one-third of the entire population is between the ages of 20 and 24, in fact – much of the “low-income population” as defined by the U.S. Census Bureau can be attributed to the underemployed student segment. This does not discount, however, the existence of a true population that can be measured, and from which conclusions can be drawn.

A greater percentage of families in College Station are at the income extremes when compared to families in Brazos County or the State of Texas; as a result, there is a smaller middle class. While over 40% of families earn at least \$75,000, over 1,500 families make less than \$10,000 annually. Nearly half of all occupations in College Station are those in management, business, science, and the arts. While there are numerous white collar, professional positions (mostly in government), low-skill, low-education opportunities are declining. Compared to the county and state, College Station has a smaller percentage of manufacturing and other more labor-intensive jobs.

Planning & Development Services

P.O. BOX 9960 • 1101 TEXAS AVENUE • COLLEGE STATION • TEXAS • 77842
TEL. 979.764.3570 • FAX. 979.764.3496

cstx.gov/devservices

Over 15% of College Station families are below poverty level, a federal measure to determine economic destitution. To put that in perspective, the poverty threshold for a family of four with two related children is \$23,283. Two-parent families are least likely to be in poverty, as only 6.4% of married–couple families are in poverty. On the other end of the spectrum, single mothers have the greatest need for assistance, as 41.3% of families with a female householder and no husband present are below poverty. Those numbers drop significantly if the householder is employed (especially full-time). Minority families are twice as likely to be in poverty in College Station. Although only 2% of elderly households are in poverty, that percentage jumps to over 14% if the householder is female with no husband present. Of the more vulnerable groups, minority and single-mother households area also growing in number. In fact, from 2000-2010, the number of single-mother households increased by 60.5% to nearly 2,700.

Housing Characteristics

The greatest challenge faced by the low- and moderate-income population is securing decent and affordable housing, rental and owner alike. Because of the dominant student population, about 65% of the total housing units in the city are rentals – inversely proportional to the state. This creates a scenario in which 1) there is a relatively limited supply of homeownership opportunities, and 2) nonstudent households are forced to compete with students in the inflated rental market.

Home prices have outpaced income from 2005-2011; while the median home sales price has increased by 10.2%, median family income has increased by just 6.3%. Furthermore, the College Station-Bryan MSA was recently ranked 182nd out of 226 national metro areas for affordability – only 20% of all metro areas ranked below. The City maintains a newer housing stock compared to the county or state; consequently, a much smaller percentage of “affordable” homes are available for purchase by low/mod households. Homeowners in College Station spend about 16.9% more on household costs compared to all of Brazos County.

The renter cost burden is significant, with over 68% of renters spending over 30% of their income on household costs. The greatest issue is the lack of affordable 3- and 4-bedroom rental units. Over the last four years, while a two-bedroom unit has increased by just 4.1% in rent, four-bedroom units have increased by 27.4%. With only a handful of affordable complexes in the City, low-income households do not have many housing alternatives.

The high price of housing restricts a family from having more discretion in managing finances. Building a more solid financial foundation through saving is an effective tool; however, many of this targeted population are “unbanked,” or “under-banked,” meaning that these residents utilize check cashiers, payday lenders, and other fringe financial service providers rather than maintaining a more traditional banking relationship. This can result in paying hundreds and sometimes thousands of dollars each year to cash checks and enter into small loan agreements. The exploitative nature of these services further reduces economic stability.

Community Development Master Plan

Staff proposes development of a Community Development Master Plan to further examine the economically disadvantaged population in College Station and analyze what it means to be in poverty locally. The plan will discuss various obstacles and barriers that challenge low- and moderate-income households and the services that are available to overcome them. The overarching goal of this endeavor is threefold: 1) evaluate the effectiveness of existing means of support throughout the community; 2) discover where potential gaps exist; and 3) identify opportunities for local government intervention.

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
June 20, 2013, 6:00 p.m.
City Hall Council Chambers
College Station, Texas

COMMISSIONERS PRESENT: Mike Ashfield, Bo Miles, Jerome Rektorik, and Jim Ross

COMMISSIONERS ABSENT: Jodi Warner, Brad Corrier, and Vergel Gay

CITY COUNCIL MEMBERS PRESENT: James Benham

CITY STAFF PRESENT: Bob Cowell, Lance Simms Molly Hitchcock, Jennifer Prochazka, Jason Schubert, Morgan Hester, Teresa Rogers, Jenifer Paz, Alan Gibbs, Carol Cotter, Erika Bridges, Joe Guerra, Adam Falco, Jordan Wood, and Brittany Caldwell

1. Call the meeting to order.

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

2. Discussion of consent and regular agenda items.

There was no discussion regarding consent and regular agenda items.

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

- Final Plat ~ Minor Replat ~ The Cottages of College Station Ph. 1 L2 B1. **Case # 12-00500181**

Principal Planner Schubert reviewed the above-referenced plat.

4. Discussion of new development applications submitted to the City. [[New Development List](#)]

Executive Director Cowell explained what the New Development List was and what information it would provide to the Commissioners.

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

Principal Planner Schubert gave an update regarding the 2013 P&Z Plan of Work.

6. Presentation, discussion, and possible action regarding an update to the Commission on Gig.U – The University Community Next Generation Innovation Project. (**James Benham**)

Councilman Benham gave an update regarding Gig. U.

There was general discussion amongst the Commission regarding the project.

7. Presentation, discussion, and possible action regarding the P&Z Calendar of Upcoming Meetings.
 - Thursday, June 27, 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – Ross**)
 - Tuesday, July 2, 2013 ~ Special Planning & Zoning Meeting ~ Council Chambers 6:00 p.m. (Tentative)
 - Thursday, July 18, 2013 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

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

8. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, South Knoll Area Neighborhood Plan Resource Team, BioCorridor Board, and Zoning District Subcommittee.

There was general discussion regarding the Residential Zoning Districts status.

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 regarding future agenda items.

10. Adjourn.

The meeting was adjourned at 6:51 p.m.

Approved:

Attest:

Mike Ashfield, Chairman
Planning & Zoning Commission

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
June 20, 2013, 7:00 p.m.
City Hall Council Chambers
College Station, Texas

COMMISSIONERS PRESENT: Mike Ashfield, Bo Miles, Jerome Rektorik, and Jim Ross

COMMISSIONERS ABSENT: Jodi Warner, Brad Corrier, and Vergel Gay

CITY COUNCIL MEMBERS PRESENT: James Benham

CITY STAFF PRESENT: Bob Cowell, Lance Simms Molly Hitchcock, Jennifer Prochazka, Jason Schubert, Morgan Hester, Teresa Rogers, Jenifer Paz, Alan Gibbs, Carol Cotter, Erika Bridges, Joe Guerra, Adam Falco, Jordan Wood, and Brittany Caldwell

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**

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

4.1 Consideration, discussion, and possible action to approve Meeting Minutes.

- June 6, 2013 ~ Workshop
- June 6, 2013 ~ Regular

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

- Vergel Gay ~ June 20, 2013

4.3 Presentation, discussion, and possible action on a Final Plat for Williams Creek Subdivision Phase 6, consisting of 22 residential lots on approximately 61.9 acres located at 9500 Rock Prairie Road. **Case # 12-00500224 (T. Rogers)**

4.4 Presentation, discussion, and possible action on a Development Plat for Plantation Oaks Addition, consisting of one lot on approximately 1.27 acres located at 1500 Earl Rudder Freeway South, generally located at the corner of Earl Rudder Freeway South and University Oaks Boulevard. **Case # 13-00900098 (M. Hester)**

Commissioner Rektorik motioned to approve Consent Agenda Items 4.1 – 4.4. Commissioner Ross seconded the motion, motion passed (4-0).

Regular Agenda

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

There was no discussion regarding future agenda items.

6. Presentation, discussion, and possible action regarding an overview of the relationship between the Comprehensive Plan and funding for the plan implementation **(J. Prochazka)**

Principal Planner Prochazka gave an overview of the relationship between the Comprehensive Plan and funding for the plan implementation.

No action was taken on this item.

7. Presentation, discussion, and possible action regarding an overview of the Capital Improvement Projects (CIP) development process. **(B. Cowell)**

Executive Director Cowell gave an overview of the Capital Improvement Projects development process.

No action was taken on this 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 regarding future agenda items.

9. Adjourn.

The meeting was adjourned at 7:31 p.m.

Approved:

Attest:

Mike Ashfield, Chairman
Planning & Zoning Commission

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Special Regular Meeting
July 2, 2013, 6:00 p.m.
City Hall Council Chambers
College Station, Texas

COMMISSIONERS PRESENT: Bo Miles, Jerome Rektorik, Vergel Gay, and Jim Ross

COMMISSIONERS ABSENT: Mike Ashfield, Jodi Warner, and Brad Corrier

CITY COUNCIL MEMBERS PRESENT: John Nichols

CITY STAFF PRESENT: Bob Cowell, Jason Schubert, Morgan Hester, Jenifer Paz, Erika Bridges, Joe Guerra, Roberta Cross, Jordan Wood, and Brittany Caldwell

1. **Call Meeting to Order**

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

2. **Pledge of Allegiance**

3. **Hear Citizens**

No one spoke.

4. **Consent Agenda**

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

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

- Mike Ashfield ~ July 2, 2013
- Jodi Warner ~ July 2, 2013

Commissioner Rektorik motioned to approve Consent Agenda Item 4.1. Commissioner Gay seconded the motion, motion passed (4-0).

Regular Agenda

5. Public hearing, presentation, discussion, and possible action on a Final Plat for Home2 Suites Subdivision being a replat of Lodgeco Subdivision Lot 2, North Park Section II Lots 2-4, and former Meadowland Street right-of-way consisting of approximately 2.1 acres at 300 Texas Avenue. **Case # 13-00900053 (M. Hester)**

Staff Planner Hester presented the replat and recommended approval with the condition that the title block be revised and that a portion of former Meadowland Street right-of-way be included in the proposed lot if a quit claim document is signed by the adjacent owner.

There was general discussion amongst the Commission regarding the replat.

Acting Chairman Miles opened the public hearing.

No one spoke during the public hearing.

Acting Chairman Miles closed the public hearing.

Commissioner Ross motioned to approve the replat. Commissioner Rektorik seconded the motion, motion passed (4-0).

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 6:03 p.m.

Approved:

Mike Ashfield, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Brad Corrier

Request Submitted on 6/20/2013

I will not be in attendance at the meeting on 6/20/2013
for the reason specified: (Date)

Unexpected meeting

Signature Brad Corrier



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Mike Ashfield

Request Submitted on 7/10/2013

I will not be in attendance at the meeting on 7/18/2013
for the reason specified: (Date)

Traveling for work

Signature Mike Ashfield



CITY OF COLLEGE STATION

**PRELIMINARY PLAN
for
Great Oaks Subdivision
13-00900059**

- SCALE:** 357 residential lots on approximately 224.5 acres
- LOCATION:** Generally located west of Holleman Drive South and north of Rock Prairie Road West
- ZONING:** A-O Agricultural Open, A-OR Rural Residential Subdivision, R-1B Single-Family Residential
- APPLICANT:** Clint Cooper, BCS Rock Prairie
- PROJECT MANAGER:** Morgan Hester, Staff Planner
mhester@cstx.gov
- PROJECT SUMMARY:** The Master Plan for this development was approved by the Commission in January 2007 and the original Preliminary Plat was approved in February 2007. A revised Preliminary Plat was approved in January 2012. The proposed Preliminary Plat reconfigures and adds lots to phases that have not yet been final platted.
- RECOMMENDATION:** Staff recommends approval of the Preliminary Plan.



PRELIMINARY PLAN
Case: 13-059

GREAT OAKS SUBDIVISION

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation: March 2008
Zoning: A-O Agricultural Open in February 2008, upon annexation
A-OR Rural Residential Subdivision in May 2008
R-1B Single Family Residential in May 2008
Site development: Great Oaks Phase 1 is currently developed.

COMMENTS

Water: Water will be provided by Wellborn Water Supply Corporation.
Sewer: Sanitary sewer service will be provided by the City of College Station for Phases 2-9.
Off-site Easements: None at this time.
Drainage: The subject tract is located in the Hopes Creek Drainage Basin. The subject tract is not encroached by a FEMA designated Special Flood Hazard Area. Development of the subject tract will be required to meet the City's storm water design guidelines.
Flood Plain: There is no FEMA regulated floodplain located on the property.
Greenways: N/A
Pedestrian Connectivity: At the time when Great Oaks was master planned, the tract was located in the ETJ; therefore, no sidewalks are proposed or required.
Bicycle Connectivity: At the time when Great Oaks was master planned, the tract was located in the ETJ; therefore, no bicycle facilities are proposed or required.
Streets: Access will be provided to the development via Rock Prairie Road West and within through the use of existing roads within Great Oaks Phase 1.
Oversize Request: N/A
Parkland Dedication Fees: This development was Master Planned in the ETJ prior to parkland dedication requirements and therefore no parkland dedication is required.
Impact Fees: N/A

REVIEW CRITERIA

- 1. Compliance with Comprehensive Plan and Unified Development Ordinance:** The Comprehensive Plan designates this area to be Restricted Suburban. This portion of Rock Prairie Road West is shown as a future 2-lane Major Collector on the Thoroughfare Plan. Four 2-lane Minor Collectors are shown on the Thoroughfare Plan that was adopted in 2009. As this project was approved in January 2007, these thoroughfares are not required or provided. This Preliminary Plan is in general compliance with the Future Land Use and Character Restricted Suburban designation in the Comprehensive Plan.

2. **Compliance with Subdivision Regulations:** The proposed Preliminary Plan was reviewed using the Subdivision Regulations applicable to the project when the master plan was originally approved in January 2007. It is in compliance with these requirements.

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plan.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan



FOR OFFICE USE ONLY	
CASE NO.:	13.57
DATE SUBMITTED:	8.00.13
TIME:	9:50
STAFF:	JS

PRELIMINARY PLAN APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

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

Date of Optional Preapplication Conference _____

NAME OF PROJECT Great Oaks Subdivision

ADDRESS _____

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

West College Station near Great Oaks Phase 1 & Quail Run subdivisions

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

Name Same as owner E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

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

Name BCS Rock PRAIRIE C/P, LLC E-mail _____

Street Address 1700 Research Plwy # 290

City CS. State Tx Zip Code 77845

Phone Number 979.260.7000 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name McClure & Browne (Jeff Robertson) E-mail jeff@mcclurebrowne.com

Street Address 1008 Woodcreek

City CS. State Tx Zip Code 77845

Phone Number 979.693.3838 Fax Number _____

Total Acreage 224 Ac Total No. of Lots 297 R-O-W Acreage 26 ac
 Number of Lots By Zoning District 29 R-1B 268 R-1 1
 Average Acreage Of Each Residential Lot By Zoning District:
1.0 R-1B 0.22 R-1 1 1

Floodplain Acreage 0

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

Are you proposing to dedicate park land by acreage or fee in lieu of land? _____

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

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

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

Yes
 No

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

Project Name: Great Oaks Subdivision
 City Project Number (in known): 6-500238
 Date / Timeframe when submitted: 2006, 2008, 2011, 2013

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

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

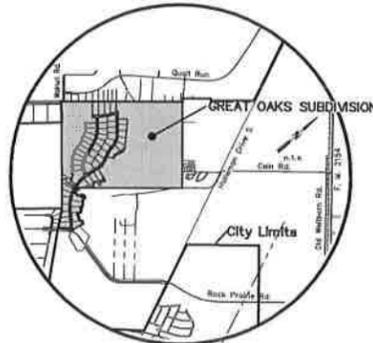
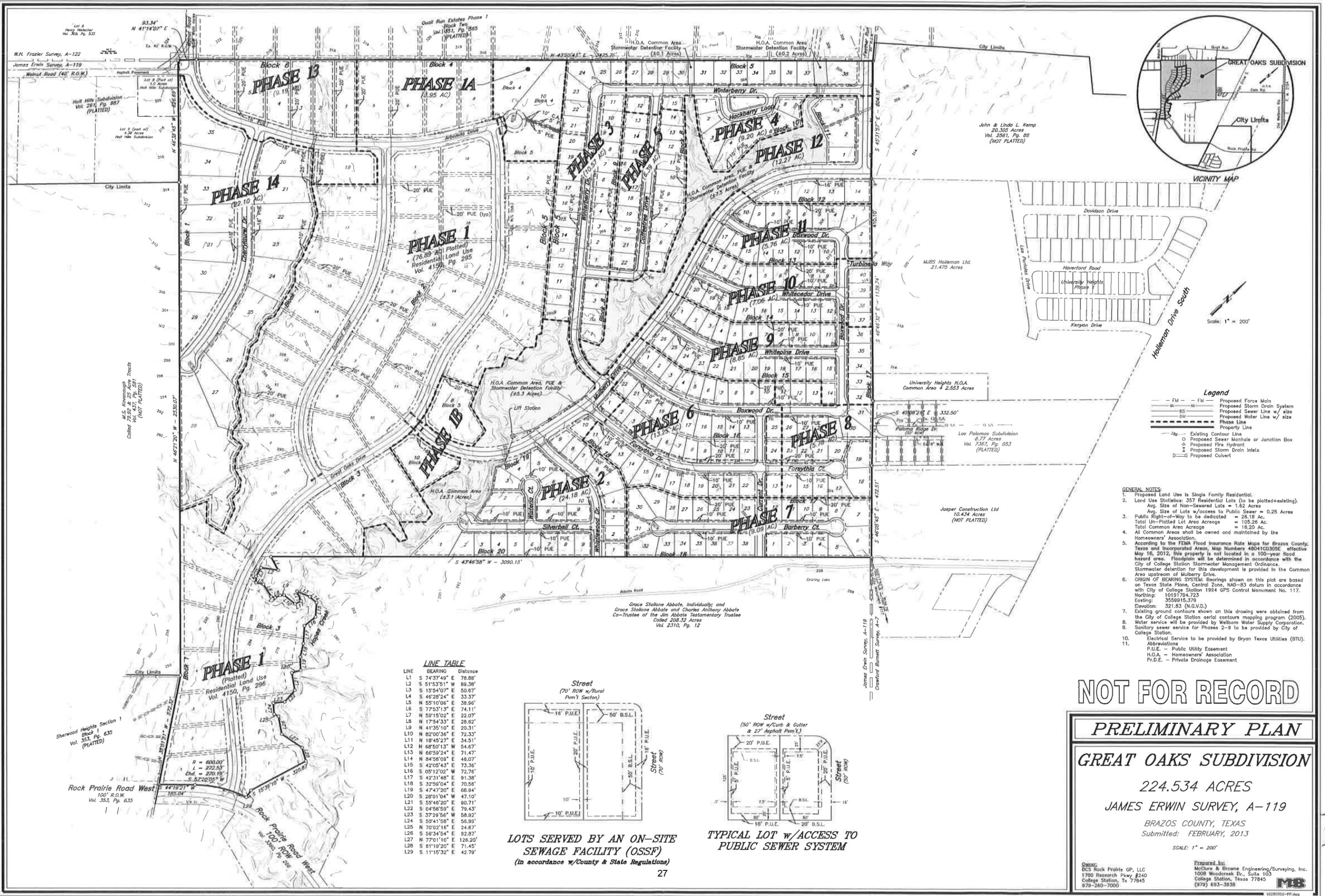
Detailed explanation of condition identified above:

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

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

Signature and title

Date



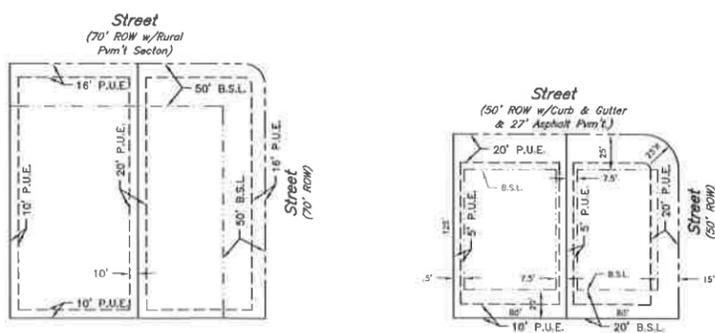
Legend

- FM — FM Proposed Force Main
- SW — SW Proposed Storm Drain System
- SW — SW Proposed Sewer Line w/ size
- SW — SW Proposed Water Line w/ size
- PL — PL Phase Line
- PL — PL Property Line
- Contour — Existing Contour Lines
- Proposed Sewer Manhole or Junction Box
- Proposed Fire Hydrant
- Proposed Storm Drain Inlets
- Proposed Culvert

- GENERAL NOTES:**
- Proposed Land Use is Single Family Residential.
 - Land Use Statistics: 357 Residential Lots (to be platted+existing).
Avg. Size of Non-Sewered Lots = 1.62 Acres
Avg. Size of Lots w/access to Public Sewer = 0.25 Acres
 - Public Right-of-Way to be dedicated = 28.18 Ac.
Total Un-Platted Lot Area = 105.28 Ac.
Total Common Area = 18.20 Ac.
 - All Common Areas shall be owned and maintained by the Homeowners' Association.
 - According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and incorporated Areas, Map Numbers 48041C0305E effective May 16, 2012, this property is not located in a 100-year flood hazard area. Floodplain will be determined in accordance with the City of College Station Stormwater Management Ordinance. Stormwater detention for this development is provided in the Common Area upstream of Mulberry Drive.
 - ORIGIN OF BEARING SYSTEM: Bearings shown on this plan are based on Texas State Plane, Central Zone, NAD-83 datum in accordance with City of College Station 1994 GPS Control Monument No. 117.
Northing: 10191794.723
Easting: 3559915.379
Elevation: 321.83 (N.G.V.D.)
 - Existing ground contours shown on this drawing were obtained from the City of College Station aerial contours mapping program (2005).
 - Water service will be provided by Wellborn Water Supply Corporation.
 - Sanitary sewer service for Phases 2-9 to be provided by City of College Station.
 - Electrical Service to be provided by Bryan Texas Utilities (BTU).
 - Abbreviations
P.U.E. - Public Utility Easement
H.O.A. - Homeowners' Association
Pr.D.E. - Private Drainage Easement

LINE TABLE

LINE	BEARING	Distance
L1	S 74°37'49" E	78.88'
L2	S 51°53'51" W	89.38'
L3	S 13°54'07" E	50.67'
L4	S 46°28'24" E	33.37'
L5	N 55°10'06" E	38.96'
L6	S 77°53'13" E	74.11'
L7	N 59°15'02" E	22.07'
L8	N 17°54'33" E	28.62'
L9	N 41°35'10" E	20.31'
L10	N 42°03'48" E	72.33'
L11	N 18°45'27" W	34.51'
L12	N 68°50'13" W	54.67'
L13	N 66°59'24" E	71.47'
L14	N 84°58'09" E	46.07'
L15	S 42°05'43" E	73.36'
L16	S 05°12'02" W	72.76'
L17	S 42°31'48" E	91.38'
L18	S 32°56'04" E	70.56'
L19	S 47°47'20" E	68.94'
L20	S 28°01'04" W	47.10'
L21	S 55°46'20" E	90.71'
L22	S 04°58'59" E	79.43'
L23	S 37°29'56" W	58.92'
L24	S 50°41'58" E	56.99'
L25	N 70°02'16" E	24.67'
L26	S 56°34'54" E	92.87'
L27	N 77°01'10" E	126.20'
L28	S 61°19'20" E	71.45'
L29	S 11°15'32" E	42.79'



LOTS SERVED BY AN ON-SITE SEWAGE FACILITY (OSSF)
(In accordance w/County & State Regulations)

TYPICAL LOT w/ ACCESS TO PUBLIC SEWER SYSTEM

NOT FOR RECORD

PRELIMINARY PLAN

GREAT OAKS SUBDIVISION

224.534 ACRES

JAMES ERWIN SURVEY, A-119

BRAZOS COUNTY, TEXAS

Submitted: FEBRUARY, 2013

SCALE: 1" = 200'

Owner: BCS Rock Prairie GP, LLC
1008 Woodrook Dr., Suite 103
College Station, TX 77845
979-260-7000

Prepared by: McClure & Brown Engineering/Surveying, Inc.
1700 Research Pkwy #240
College Station, TX 77845
(979) 693-3838

MB

13.59
7.113
11.00
PK



CITY OF COLLEGE STATION

FINAL PLAT
for
Great Oaks Phase 13
13-00900032

- SCALE:** Seven residential lots on approximately 9.2 acres
- LOCATION:** Generally located west of Arboleda Drive in the Great Oaks Subdivision
- ZONING:** A-OR Rural Residential Subdivision
- APPLICANT:** Clint Cooper, BCS Rock Prairie
- PROJECT MANAGER:** Morgan Hester, Staff Planner
mhester@cstx.gov
- RECOMMENDATION:** Staff recommends approval of the Final Plat.



DEVELOPMENT REVIEW	GREAT OAKS PH13	Case: 13-032	FINAL PLAT
--------------------	-----------------	--------------	------------

DEVELOPMENT HISTORY

Annexation:	March 2008
Zoning:	A-O Agricultural Open upon annexation A-OR Rural Residential Subdivision in May 2008
Preliminary Plat:	Preliminary Plats have been approved for Great Oaks in 2006, 2012, and a recent revision in 2013.
Site Development:	Vacant. Seven residential lots are proposed with this phase, ranging in size from 1.0 acre to 1.3 acres.

COMMENTS

Parkland Dedication:	This development was Master Planned in the ETJ prior to parkland dedication requirements; therefore, no parkland dedication is required.
Greenways:	N/A
Pedestrian Connectivity:	At the time when Great Oaks was master planned, the tract was located in the ETJ; therefore, no sidewalks are proposed or required.
Bicycle Connectivity:	At the time when Great Oaks was master planned, the tract was located in the ETJ; therefore, no bicycle facilities are proposed or required.
Impact Fees:	N/A

REVIEW CRITERIA

- 1. Compliance with Comprehensive Plan and Unified Development Ordinance:** The Comprehensive Plan designates this area as Restricted Suburban and the proposed lot sizes exceed with this land use. The proposed lots will have access from Arboleda Drive which connects to Great Oaks Drive, a future 2-lane Minor Collector on the Thoroughfare Plan and connect to Walnut Drive, a future Minor Collector located in the ETJ.
- 2. Compliance with Subdivision Regulations:** The Final Plat complies with the applicable Subdivision Regulations contained in the Unified Development Ordinance.

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>13-32</u>
DATE SUBMITTED:	<u>2-4-13</u>
TIME:	<u>9:56</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 _____

NAME OF PROJECT Great Oaks Phase 13

ADDRESS Arboleda Drive, College Station, Texas

SPECIFIED LOCATION OF PROPOSED PLAT:

Adjacent to Phase 1 of Great Oaks Subdivision

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

Name BCS Rock Prairie (Clint Cooper) E-mail _____

Street Address 1700 Research Pkwy #240

City College Station State Tx Zip Code 77845

Phone Number 979-260-7000 Fax Number _____

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

Name Same as applicant E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name McClure & Browne Engineering/Surveying (Jeff Robertson) E-mail jeffr@mcclurebrowne.com

Street Address 1008 Woodcreek Drive, Ste 103

City College Station State Tx Zip Code 77845

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

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

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

Total Acreage 9.21 Total No. of Lots 7 R-O-W Acreage 1.84

Existing Use Open Proposed Use Single Family Residential

Number of Lots By Zoning District 7 / AOR _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:
1.05 / AOR _____ / _____ / _____

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: Great Oaks Subdivision

City Project Number (if known): _____

Date / Timeframe when submitted: _____

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

Additional lots along Arboleda Drive

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.

[Empty text box for explanation of item 1]

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

[Empty text box for explanation of item 2]

- 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.

[Empty text box for explanation of item 3]

- 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.

[Empty text box for explanation of item 4]

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 _____

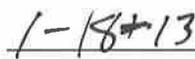
<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p>_____ Streets</p> <p>_____ Sidewalks</p> <p>_____ Sanitary Sewer Lines</p> <p>_____ Water Lines</p> <p>_____ Channels</p> <p>_____ Storm Sewers</p> <p>_____ Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication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

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

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



 Signature and title

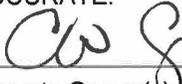


 Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

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



Property Owner(s)

1-29-13

Date

Engineer Certification:

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



Engineer

1-29-13

Date

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

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

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

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

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

Engineer

Date

Initial

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

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

B. I, _____, certify to the following:

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

Engineer

Date

Additional certification for Floodway Encroachments:

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

Engineer

Date

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

Residential Structures:

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

Engineer / Surveyor

Date

Commercial Structures:

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

Engineer / Surveyor

Date

OR

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

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

Engineer / Surveyor

Date

Conditions or comments as part of approval: _____

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

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

Existing

Proposed

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

Existing

Proposed

Alleys.

Easements.

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

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

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

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

Sewer Design Report.

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

Water Design Report and/or Fire Flow Report.

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

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

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

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

Drainage Report with a Technical Design Summary.

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

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

Are there impact fees associated with this development?

Yes

No

Impact fees must be paid prior to building permit.

Will any construction occur in TxDOT rights-of-way?

Yes

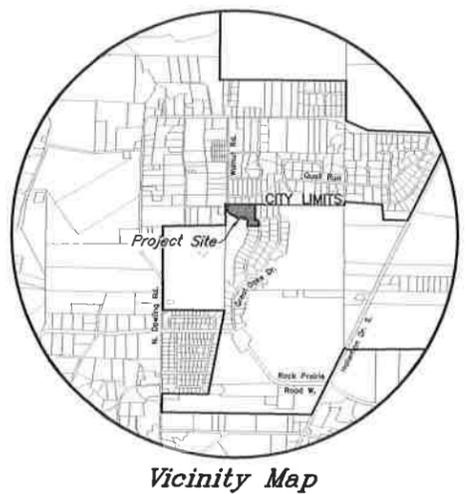
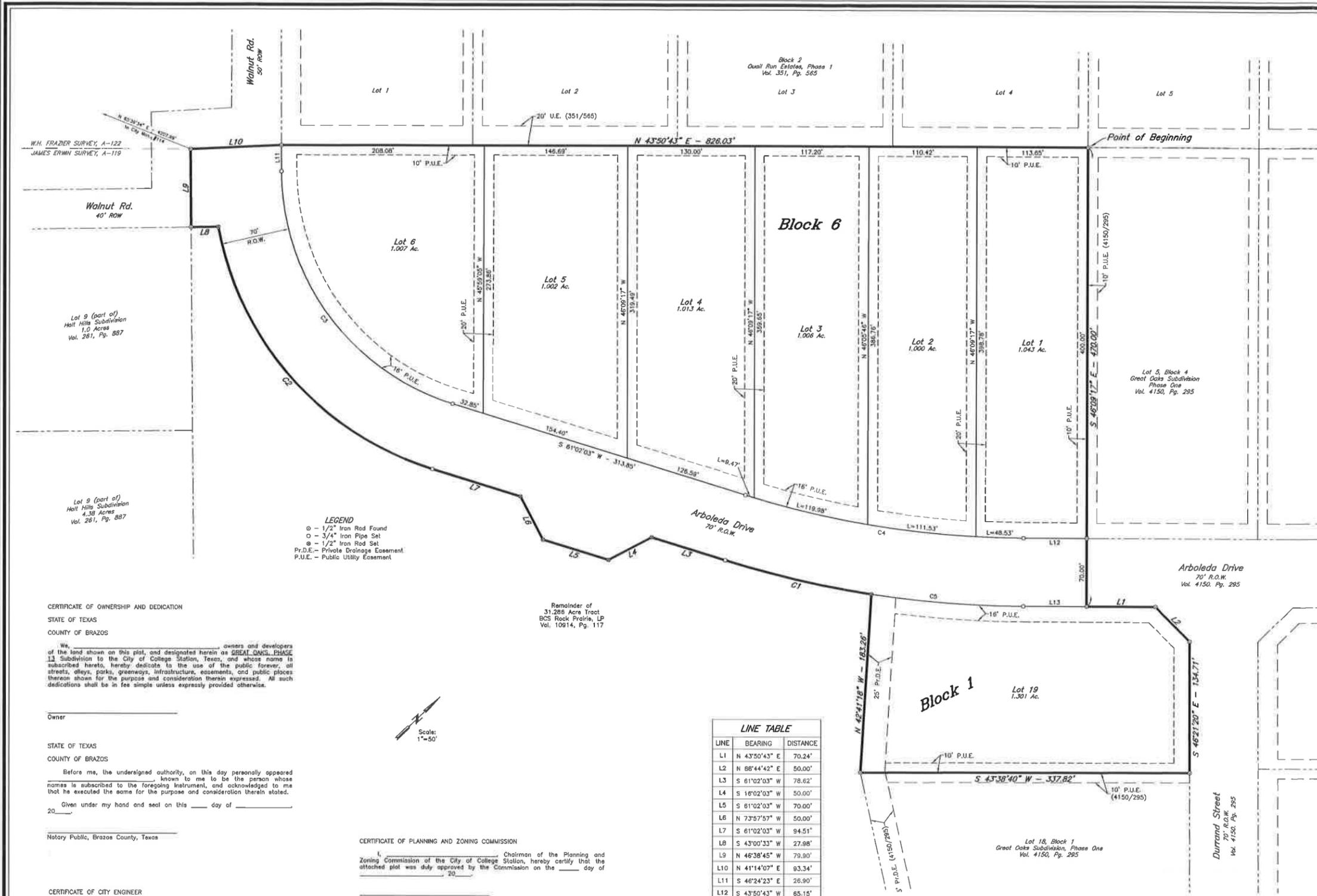
No

If yes, TxDOT permit must be submitted along with the construction documents.

NOTE:

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

Print Form



- FIELD NOTES**
- Being all that certain tract or parcel of land lying and being situated in the JAMES ERWIN SURVEY, A-119, Brazos County, Texas and being part of the 31,286 acre Tract 1 described in the deed from Lieven J. Van Riet, Trustee to BCS Rock Prairie, LP recorded in Volume 10914, Page 117 of the Official Records of Brazos County (O.R.B.C.) and being more particularly described by metes and bounds as follows:
- BEGINNING:** at a found 1/2-inch iron rod marking the north corner of the said 31,286 acre tract, the west corner of Lot 5, Block 4 GREAT OAKS SUBDIVISION, PHASE ONE as recorded in Volume 4150, Page 295 (O.R.B.C.) and being in the southeast line of QUAL RUN ESTATES, PHASE I as recorded in Volume 351, Page 565 of the Brazos County Deed Records (B.C.D.C.) and being at or near the common line of the W.H. FRAZIER SURVEY, A-122 and the JAMES ERWIN SURVEY, A-119;
- THENCE:** along the southwestern lines of said GREAT OAKS SUBDIVISION, PHASE ONE for the following five (5) calls:
- 1) S 46° 09' 17" E for a distance of 470.00 feet to a found 1/2-inch iron rod for corner,
 - 2) N 43° 50' 43" E for a distance of 70.24 feet to a found 1/2-inch iron rod for corner,
 - 3) N 88° 44' 42" E for a distance of 50.00 feet to a found 1/2-inch iron rod for corner,
 - 4) S 46° 21' 20" E for a distance of 134.71 feet to a found 1/2-inch iron rod for corner, and
 - 5) S 43° 38' 40" W for a distance of 337.82 feet to a found 1/2-inch iron rod for corner,
- THENCE:** through the interior of the said 31,286 acre BCS Rock Prairie, LP tract for the following nine (9) calls:
- 1) N 42° 41' 18" W for a distance of 163.26 feet to a 1/2-inch iron rod set for corner,
 - 2) 154.45 feet in a clockwise direction along the arc of a curve having a central angle of 08° 33' 01", a radius of 1035.00 feet, a tangent of 77.37 feet and a long chord bearing S 56° 45' 32" W at a distance of 154.31 feet to a 3/4-inch iron pipe set for the Point of Tangency,
 - 3) S 61° 02' 03" W for a distance of 78.62 feet to a 1/2-inch iron rod set for corner,
 - 4) S 16° 02' 03" W for a distance of 50.00 feet to a 1/2-inch iron rod set for corner,
 - 5) S 61° 02' 03" W for a distance of 50.00 feet to a 1/2-inch iron rod set for corner,
 - 6) N 73° 57' 57" W for a distance of 50.00 feet to a 1/2-inch iron rod set for corner,
 - 7) S 61° 02' 03" W for a distance of 94.51 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right,
 - 8) 347.75 feet along the arc of said curve having a central angle of 62° 31' 49", a radius of 319.49 feet, a tangent of 153.35 feet and a long chord bearing N 87° 47' 03" W at a distance of 330.84 feet to a 1/2-inch iron rod set for corner, and
 - 9) S 43° 00' 33" W for a distance of 27.98 feet to a found 1/2-inch iron rod marking the north corner of Lot 9, HOLT HILLS Subdivision as recorded in Volume 261, Page 887 (B.C.D.C.), said iron rod also being in the right-of-way line of a County Road called Walnut Road (based on a 40' width),
- THENCE:** N 46° 38' 45" W along the lower northeast right-of-way line of said Walnut Road for a distance of 79.90 feet to a found 1/2-inch iron rod in the asphalt pavement for an internal all-corner in said Walnut Road right-of-way, said iron rod being in or near the before-said common line of the W.H. FRAZIER SURVEY, A-122 and the JAMES ERWIN SURVEY, A-119;
- THENCE:** N 41° 14' 07" E for a distance of 93.34 feet to a found 1/2-inch iron rod marking the east corner of a 0.151 acre Walnut Road right-of-way dedication as shown on the before-mentioned QUAL RUN ESTATES PHASE I Subdivision Plat;
- THENCE:** N 43° 50' 43" E along the common line of the said 31,286 acre BCS Rock Prairie, LP tract and QUAL RUN ESTATES, PHASE I for a distance of 826.03 feet to the POINT OF BEGINNING and containing 9.214 acres of land, more or less.

LEGEND

- - 1/2" Iron Rod Found
- - 3/4" Iron Pipe Set
- - 1/2" Iron Rod Set
- P.D.E. - Private Drainage Easement
- P.U.E. - Public Utility Easement

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 43°50'43" E	70.24'
L2	N 88°44'42" E	50.00'
L3	S 61°02'03" W	78.62'
L4	S 16°02'03" W	50.00'
L5	S 61°02'03" W	70.00'
L6	N 73°57'57" W	50.00'
L7	S 61°02'03" W	94.51'
L8	S 43°00'33" W	27.98'
L9	N 46°38'45" W	79.90'
L10	N 41°14'07" E	93.34'
L11	S 46°24'23" E	26.90'
L12	S 43°50'43" W	65.15'
L13	S 43°50'43" W	65.15'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	8°33'01"	1035.00'	154.45'	77.37'	S 56°45'32" W	154.31'
C2	62°21'49"	319.49'	347.75'	193.35'	N 87°47'03" W	330.84'
C3	7°23'35"	249.49'	315.99'	183.13'	S 82°41'10" E	295.26'
C4	17°11'19"	985.00'	289.50'	145.85'	S 52°26'23" W	288.42'
C5	10°15'39"	1035.00'	185.36'	92.93'	S 48°58'33" W	185.11'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, the undersigned owners and developers of the land shown on this plat, and designated herein as GREAT OAKS, PHASE 13 Subdivision to the City of College Station, Texas, and whose names 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.

Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose names 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 PLANNING AND ZONING COMMISSION

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

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.

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 Official Records of Brazos County, Texas in Volume _____, Page _____.

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

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

- GENERAL SURVEYOR NOTES:**
1. ORIGIN OF BEARING SYSTEM: Monuments found and the record bearing along the northeast line (N 43°50'43" E) of the 31,286 acre BCS Rock Prairie, LP tract recorded in Volume 10914, Page 117 of the Official Records of Brazos County, Texas (O.R.B.C.) was used as the BASIS OF BEARINGS shown on this plat.
 2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0305E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.
 3. Notes from the Brazos County Health Department:
 - a.) No onsite sewage facility (OSSF) authorization to construct for an individual lot will be issued without first having a site evaluation report on file for that individual lot. The site evaluation must be done by a state licensed site evaluator.
 - b.) All lots served by an OSSF must comply with county and state regulations. No OSSF may be installed on any lot without the issuance of an "authorization to construct" issued by the Brazos County Health Department under the provisions of the private sewage facility regulations adopted by the Commissioners Court of Brazos County, pursuant to the provisions of Section 21.084 of the Texas Water Code. No OSSF drain field is to encroach on the 100-foot sanitary zone of private water wells or 150 feet of public water wells. A sanitary zone must be clearly delineated around all existing public or private wells on the subdivision plat or within 150 feet of the subdivision boundary.
 - c.) Any potential OSSF site within a 100-year flood plain is subject to special planning requirements. The OSSF shall be located so that a flood will not damage the OSSF during a flood event, resulting in contamination of the environment. Planning materials shall indicate how tank flotation is eliminated.
 4. Wetborn Special Utility District will provide water service for the subdivision.
 5. All distances shown along curves are arc lengths.
 6. Property Owners will be responsible for maintenance of Private Drainage Easements.

FINAL PLAT

GREAT OAKS PHASE 13

LOTS 1-6, BLOCK 6
LOT 19, BLOCK 1
9.214 ACRES

JAMES ERWIN SURVEY, A-119
COLLEGE STATION, BRAZOS COUNTY, TEXAS

JANUARY, 2013
Scale: 1" = 50'

Owner:
BCS Rock Prairie, LP
1700 Research Pkwy, #240
College Station, TX 77845
(979) 260-7000

Surveyor:
McClure & Brown Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

13-32
7-13
11.00
PK



CITY OF COLLEGE STATION

**PRELIMINARY PLAT
for
Indian Lakes Ph 17
13-00900095**

SCALE: 19 residential lots on approximately 36.36 acres

LOCATION: Generally located east of Matoska Ridge Drive in the Indian Lakes Subdivision

ZONING: N/A (ETJ)

APPLICANT: Travis Martinek, Smiling Mallard Development, Ltd.

PROJECT MANAGER: Morgan Hester, Staff Planner
mhester@cstx.gov

RECOMMENDATION: Staff recommends approval of the Preliminary Plat.



PRELIMINARY
PLAN

Case: 13-095

INDIAN LAKES PH 17

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	N/A (ETJ)
Zoning:	N/A (ETJ)
Master Planned:	Master Plan approved in 2002. Subsequent preliminary plats and final plats have been approved every year since 2004.
Site development:	Vacant. Nineteen residential lots are proposed, ranging from 1.15 acres to 2.69 acres.

COMMENTS

Water:	Provided by Wellborn Special Utility District.
Sewer:	Sanitary sewer service will be provided by private on-septic systems on each lot. These facilities will be permitted by the Brazos County Health Department.
Off-site Easements:	None at this time.
Drainage:	Drainage is generally to the north within the Peach Creek Drainage Basin.
Flood Plain:	There is no FEMA regulated floodplain located on the property.
Greenways:	N/A
Pedestrian Connectivity:	This site is located in the ETJ so sidewalks are not required.
Bicycle Connectivity:	This site is located in the ETJ and no specific facilities for bicycle connectivity are required.
Streets:	Access will be provided from Indian Lakes Phase 4 via Indian Lakes Drive.
Oversize Request:	N/A
Parkland Dedication Fees:	This development was approved as a Master Plan in the ETJ prior to parkland dedication requirements being applicable in the ETJ. Therefore, no parkland dedication is required.
Impact Fees:	N/A

REVIEW CRITERIA

- 1. Compliance with Comprehensive Plan and Unified Development Ordinance:** The Comprehensive Plan designates this area as Rural. The City, however, does not have land use authority in the ETJ. The proposed lots will have access through rural residential streets that connect to Indian Lakes Drive, a Major Collector on the Thoroughfare Plan.
- 2. Compliance with Subdivision Regulations:** The Preliminary Plat complies with the applicable Subdivision Regulations contained in the Unified Development Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>13-95</u>
DATE SUBMITTED:	<u>5-10-13</u>
TIME:	<u>4:00</u>
STAFF:	<u>RK</u>

PRELIMINARY PLAN APPLICATION

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

Date of Optional Preapplication Conference N/A

NAME OF PROJECT Indian Lakes - Phase 17

ADDRESS Northeast of the intersection of Indian Lakes Drive and Matoska Ridge Drive

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:
Northeast of the intersection of Indian Lakes Drive and Matoska Ridge Drive

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):
Name Travis Martinek E-mail travis@clarkewyndham.com
Street Address 3608 East 29th Street, Suite 100
City Bryan State Texas Zip Code 77802
Phone Number (979) 846-4384 Fax Number (979) 846-1461

PROPERTY OWNER'S INFORMATION (ALL owners must be identified. Please attach an additional sheet for multiple owners):
Name Smiling Mallard Development, Ltd. E-mail travis@clarkewyndham.com
Street Address 3608 East 29th Street, Suite 100
City Bryan State Texas Zip Code 77802
Phone Number (979) 846-4384 Fax Number (979) 846-1461

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

Total Acreage 36.36 Total No. of Lots 19 R-O-W Acreage 4.18

Number of Lots By Zoning District n/a / n/a n/a / n/a n/a / n/a

Average Acreage Of Each Residential Lot By Zoning District:

n/a / n/a n/a / n/a n/a / n/a n/a / n/a

Floodplain Acreage 0.00

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

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

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

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

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

Yes

No

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

Project Name: Indian Lakes Subdivision

City Project Number (in known): unknown

Date / Timeframe when submitted: 2000

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

n/a

Regarding the waiver request, explain how:

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

n/a

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

n/a

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

n/a

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

n/a

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

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

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

Detailed explanation of condition identified above:

n/a

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

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



Signature and title

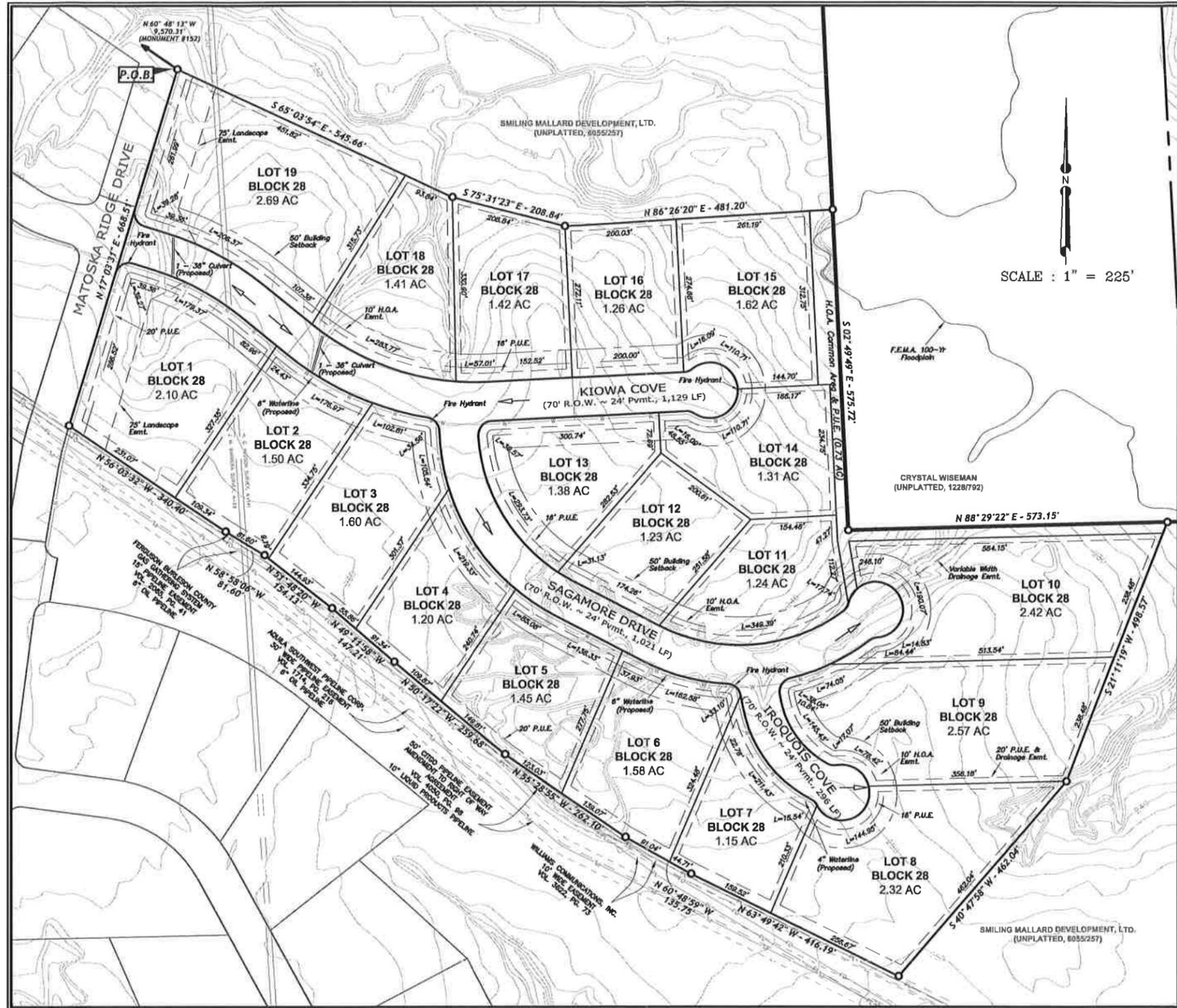
5/10/13

Date

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

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

- NOTES:
1. BASIS OF BEARINGS IS TRUE NORTH OBTAINED BY SOLAR OBSERVATION.
 2. NO LOT LIES WITHIN THE ZONE "A" SPECIAL FLOOD HAZARD AREA INDICATED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 481195, MAP NO. 48041C0350E. EFFECTIVE DATE: MAY 18, 2012. BASE FLOOD ELEVATIONS ARE NOT DETERMINED FOR ZONE "A". ALL DEVELOPMENT WITHIN THE 100-YEAR FLOODPLAIN SHALL COMPLY WITH ALL APPLICABLE ORDERS AND REGULATIONS, INCLUDING BUT NOT LIMITED TO BRAZOS COUNTY'S "FLOOD DAMAGE ORDER". A FLOODPLAIN PERMIT SHALL BE OBTAINED FROM THE COUNTY ENGINEER'S OFFICE PRIOR TO THE CONSTRUCTION OF ANY STRUCTURE(S) WITHIN THE FLOODPLAIN.
 3. THERE IS A 16' PUBLIC UTILITY EASEMENT AND A 10' HOMEOWNER'S ASSOCIATION EASEMENT ALONG THE RIGHT OF WAY FRONTAGE OF ALL LOTS.
 4. THERE IS A 20' PUBLIC UTILITY EASEMENT CENTERED ON ALL SIDE AND A 10' PUBLIC UTILITY EASEMENT ON ALL REAR LOT LINES.
 5. BUILDING LINE SETBACKS ARE AS FOLLOWS:
FRONT SETBACK: 50'
SIDE SETBACK: 15'
REAR SETBACK: 25'
 6. FRONT, REAR, AND SIDE SETBACKS SHALL CONFORM TO THE SPECIFICATIONS OF SUBDIVISION PLATS AS ESTABLISHED BY THE COMMISSIONERS COURT, BRAZOS COUNTY, TEXAS, FOR SUBDIVISIONS SITUATED OUTSIDE THE BOUNDARIES OF ANY INCORPORATED TOWN OR CITY IN BRAZOS COUNTY, TEXAS.
 7. CONTOURS BASED ON DATA PROVIDED BY THE CITY OF COLLEGE STATION.
 8. ALL LOTS ARE TO HAVE INDIVIDUAL ON SITE SEWAGE FACILITIES.
 9. ALL LOTS ARE SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS DELINEATED IN THE COVENANTS, CONDITIONS, RESERVATIONS, AND RESTRICTIONS OF THE SUBDIVISION.
 10. THERE IS A MINIMUM 50' WIDE DRAINAGE BUFFER (25' ON EACH SIDE OF THE CENTERLINE OF ALL DRAINAGE WAYS). SEE THE DEED RESTRICTIONS OF THE SUBDIVISION FOR ADDITIONAL INFORMATION.
 11. H.O.A. EASEMENTS ALONG ALL STREETS RUN PARALLEL TO AND ADJACENT TO THE PUBLIC UTILITY EASEMENTS SHOWN HEREON. H.O.A. EASEMENT ACTIVITIES AND/OR INFRASTRUCTURE WILL BE REFERENCED IN THE DEED RESTRICTIONS OF THE SUBDIVISION.
 12. NOTES FROM THE BRAZOS COUNTY HEALTH DEPARTMENT:
 - a.) ALL LOTS SERVED BY AN OSSF MUST COMPLY WITH COUNTY AND STATE REGULATIONS. NO OSSF MAY BE INSTALLED ON ANY LOT WITHOUT THE ISSUANCE OF AN "AUTHORIZATION TO CONSTRUCT" ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT UNDER THE PROVISIONS OF THE PRIVATE SEWAGE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. NO OSSF DRAIN FIELD IS TO ENCRoACH ON THE 100-FOOT SANITARY ZONE OF PRIVATE WATER WELLS OR 150 FEET OF PUBLIC WATER WELLS. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING PUBLIC OR PRIVATE WELLS ON THE SUBDIVISION PLAT OR WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY.
 - b.) ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITY MAY BE CONSTRUCTED.
 - c.) ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCRoACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING WELLS ON THE PLAT.
 13. WELLBORN SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION. BRYAN TEXAS UTILITIES WILL PROVIDE ELECTRIC SERVICE FOR THE SUBDIVISION.
 14. 1/2" IRON RODS SHALL BE SET AT ALL CORNERS UNLESS OTHERWISE INDICATED.
 15. EXISTING LAND USE: VACANT/AGRICULTURAL
PROPOSED LAND USE: SINGLE FAMILY RURAL RESIDENTIAL
 16. ALL LOTS ARE PREDOMINANTLY DENSE VEGETATION.
 17. ALL STRUCTURES SHALL BE CONSTRUCTED WITHIN 500 FEET OF A FIRE HYDRANT AS MEASURED ALONG THE RIGHT-OF-WAY.



PRELIMINARY PLAN

P.U.E. LINE	---
H.O.A. EASEMENT LINE	---
PROPOSED WATER LINE	--- W --- W
PHASE LINE	====
PROPERTY LINE	---

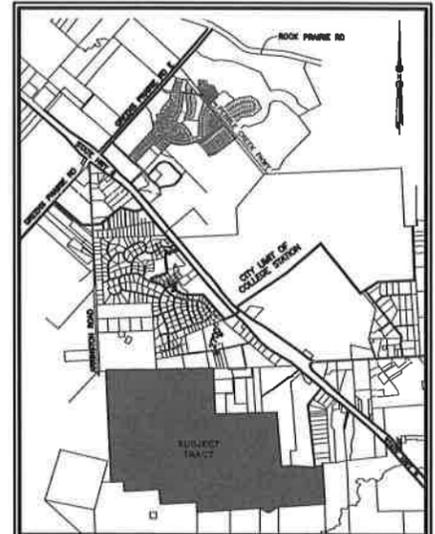
LEGEND

TOTAL LOT COUNT	19 LOTS
TOTAL LOT ACREAGE	31.45 AC
TOTAL H.O.A. COMMON AREA ACREAGE	0.73 AC
TOTAL RIGHT-OF-WAY ACREAGE	4.18 AC
TOTAL ACREAGE OF PHASE XVII	36.36 AC

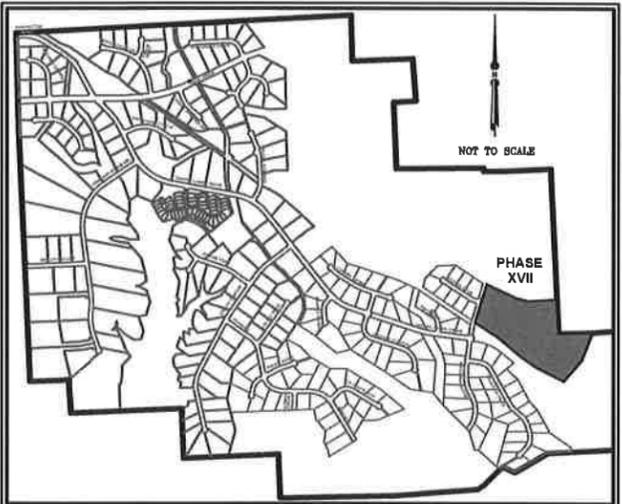
ACREAGE CALCULATIONS

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

ABBREVIATIONS



VICINITY MAP



LOCATION WITHIN INDIAN LAKES

PRELIMINARY PLAN NOT FOR RECORD

OF
VILLAGES OF INDIAN LAKES
PHASE XVII

36.36 ACRE TRACT - 19 LOTS

J. M. BARRERA SURVEY, A-69
H.G. HUDSON SURVEY, A-141

BRAZOS COUNTY, TEXAS

SCALE: 1" = 225' MAY 10, 2013

SHEET 1 OF 1

OWNED AND DEVELOPED BY:

SMILING MALLARD DEVELOPMENT, LTD.
3608 EAST 29TH STREET, SUITE 100
BRYAN, TEXAS 77802
(979) 646-4366

PREPARED BY: SMILING MALLARD DEVELOPMENT, LTD.
3608 EAST 29TH STREET, SUITE 100
BRYAN, TEXAS 77802
(979) 646-4366

ENGINEER/SURVEYOR:
MCLURE & BROWNE ENGINEERING
1008 WOODBEE DRIVE, SUITE 103
COLLEGE STATION, TEXAS 77845
(979) 693-3638

13-113
10-12-13
1:29 000



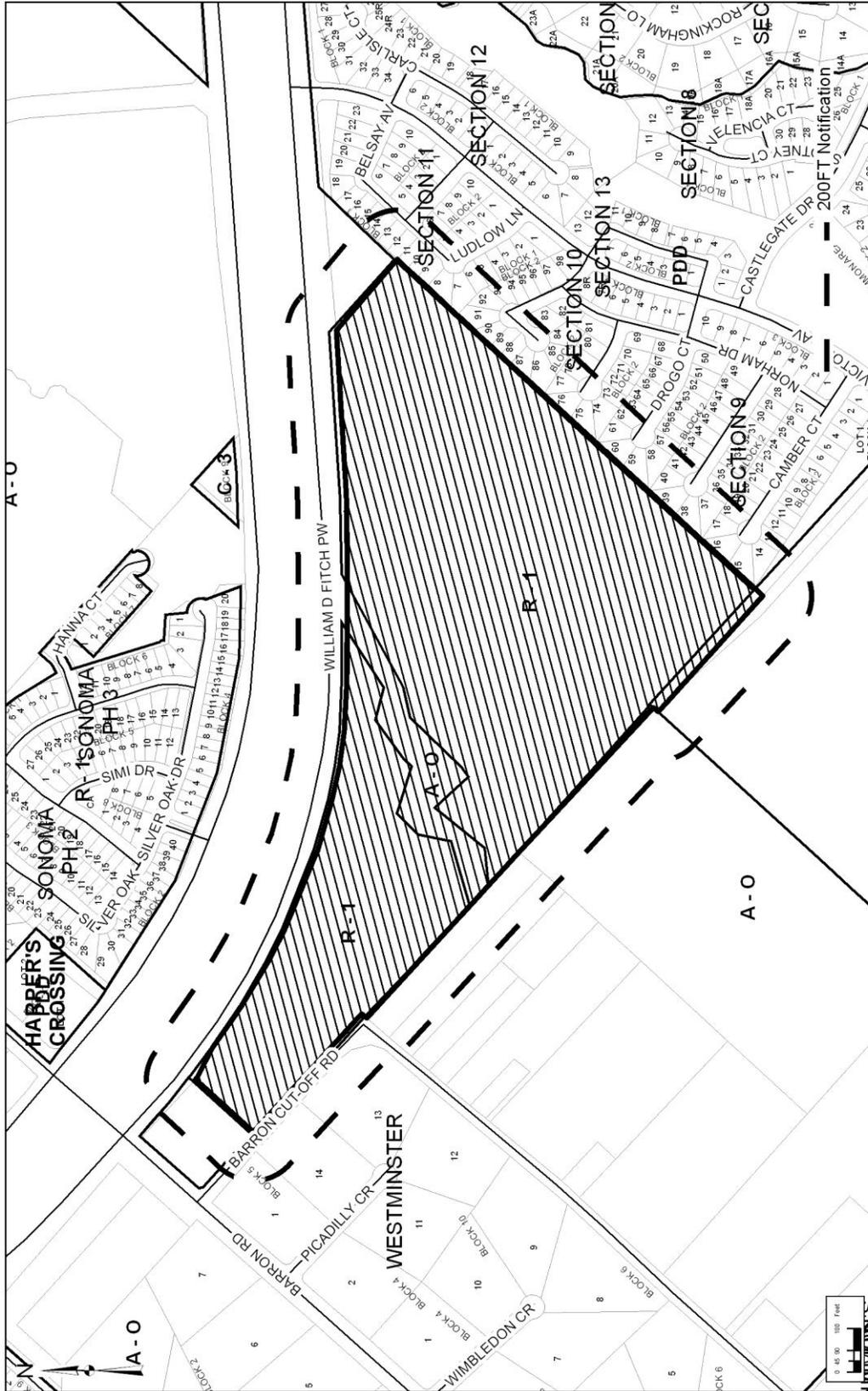
CITY OF COLLEGE STATION
Home of Texas A&M University®

REZONING REQUEST
for
Bridgewood & Barron Crossing
13-00900077

- REQUEST:** R-1 Single-Family Residential and A-O Agricultural Open to PDD Planned Development District
- SCALE:** 75.07 acres
- LOCATION:** Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, recorded in Volume 6985, Page 42, of the Official Records of Brazos County, Texas, more generally located south of William D. Fitch between Barron Road and Victoria Avenue.
- APPLICANT:** Natalie Ruiz, IPS Group
- PROJECT MANAGER:** Teresa Rogers, Staff Planner
trogers@cstx.gov
- PROJECT OVERVIEW:** The Comprehensive Plan designates this area as Restricted Suburban and located in Growth Area IV. In general, growth areas are located in greenfields and are intended to allow land use flexibility when coupled with higher design standards. Growth Area IV is intended for less intense suburban activities. Cluster development may be utilized when a large portion (15% or more) of the overall area is retained for open space. In addition, suburban commercial and townhouse uses are permitted in planned developments of at least 30 acres.
- This request proposes approximately 58 acres of clustered single-family residential development with the provision of a minimum 8 acres of open space. The maximum gross density is 4 dwelling units per acre. Average lots sizes will be 8,000 square feet, with an absolute minimum lot size of 6,500 square feet. In addition, approximately 9 acres of townhouses and 5 acres of suburban commercial, with an estimated total of 45,000 square feet, are proposed.

RECOMMENDATION:

Staff recommends approval of the proposed PDD with the condition pedestrian access is provided from the R-3 Townhouse development to the open space area and right turn deceleration lanes be provided for the Suburban Commercial portion of the project on connections to William D. Fitch Parkway. The specific location and design of deceleration lanes will be determined at site planning and must meet TxDOT permitting requirements. Staff realizes block length requirements have not been met for the Restricted Suburban portion of the development; however in order to meet block length a connection would be necessary to a limited access road or through the shared open space. Therefore, staff does not feel block length requirements must be met in these locations, given the unique concept of this PDD.



Zoning Districts	Light Commercial	College and University	Planned Mixed-Use Development	Planned Development District	WPC	Wolf Pen Creek Dev. Corridor
R-3	C-3	C-U	P-MUD	PDD	NG-1	Core Northgate
R-4	M-1	C-U	General Commercial	Commercial-Industrial	NG-2	Transitional Northgate
R-6	M-2	R&D	Office	GC	NG-3	Residential Northgate
R-7	M-3	Office	General Commercial	CI	OV	Corridor Overlay
R-8	M-4	Manufactured Home Park	Commercial-Industrial		RDD	Redevelopment District
R-9	M-5	High Density Multi-Family			KO	Krenek Tap Overlay
R-10	M-6	Multi-Family				
R-11	M-7	High Density Multi-Family				
R-12	M-8	Manufactured Home Park				
R-13	M-9	Office				
R-14	M-10	General Commercial				
R-15	M-11	Commercial-Industrial				
R-16	M-12	Light Industrial				
R-17	M-13	Heavy Industrial				
R-18	M-14	College and University				
R-19	M-15	Research and Development				
R-20	M-16	Planned Mixed-Use Development				
R-21	M-17	Planned Development District				
R-22	M-18	Light Commercial				
R-23	M-19	Light Industrial				
R-24	M-20	Heavy Industrial				
R-25	M-21	College and University				
R-26	M-22	Research and Development				
R-27	M-23	Planned Mixed-Use Development				
R-28	M-24	Planned Development District				
R-29	M-25	Light Commercial				
R-30	M-26	Light Industrial				
R-31	M-27	Heavy Industrial				
R-32	M-28	College and University				
R-33	M-29	Research and Development				
R-34	M-30	Planned Mixed-Use Development				
R-35	M-31	Planned Development District				
R-36	M-32	Light Commercial				
R-37	M-33	Light Industrial				
R-38	M-34	Heavy Industrial				
R-39	M-35	College and University				
R-40	M-36	Research and Development				
R-41	M-37	Planned Mixed-Use Development				
R-42	M-38	Planned Development District				
R-43	M-39	Light Commercial				
R-44	M-40	Light Industrial				
R-45	M-41	Heavy Industrial				
R-46	M-42	College and University				
R-47	M-43	Research and Development				
R-48	M-44	Planned Mixed-Use Development				
R-49	M-45	Planned Development District				
R-50	M-46	Light Commercial				
R-51	M-47	Light Industrial				
R-52	M-48	Heavy Industrial				
R-53	M-49	College and University				
R-54	M-50	Research and Development				
R-55	M-51	Planned Mixed-Use Development				
R-56	M-52	Planned Development District				
R-57	M-53	Light Commercial				
R-58	M-54	Light Industrial				
R-59	M-55	Heavy Industrial				
R-60	M-56	College and University				
R-61	M-57	Research and Development				
R-62	M-58	Planned Mixed-Use Development				
R-63	M-59	Planned Development District				
R-64	M-60	Light Commercial				
R-65	M-61	Light Industrial				
R-66	M-62	Heavy Industrial				
R-67	M-63	College and University				
R-68	M-64	Research and Development				
R-69	M-65	Planned Mixed-Use Development				
R-70	M-66	Planned Development District				
R-71	M-67	Light Commercial				
R-72	M-68	Light Industrial				
R-73	M-69	Heavy Industrial				
R-74	M-70	College and University				
R-75	M-71	Research and Development				
R-76	M-72	Planned Mixed-Use Development				
R-77	M-73	Planned Development District				
R-78	M-74	Light Commercial				
R-79	M-75	Light Industrial				
R-80	M-76	Heavy Industrial				
R-81	M-77	College and University				
R-82	M-78	Research and Development				
R-83	M-79	Planned Mixed-Use Development				
R-84	M-80	Planned Development District				
R-85	M-81	Light Commercial				
R-86	M-82	Light Industrial				
R-87	M-83	Heavy Industrial				
R-88	M-84	College and University				
R-89	M-85	Research and Development				
R-90	M-86	Planned Mixed-Use Development				
R-91	M-87	Planned Development District				
R-92	M-88	Light Commercial				
R-93	M-89	Light Industrial				
R-94	M-90	Heavy Industrial				
R-95	M-91	College and University				
R-96	M-92	Research and Development				
R-97	M-93	Planned Mixed-Use Development				
R-98	M-94	Planned Development District				
R-99	M-95	Light Commercial				
R-100	M-96	Light Industrial				
R-101	M-97	Heavy Industrial				
R-102	M-98	College and University				
R-103	M-99	Research and Development				
R-104	M-100	Planned Mixed-Use Development				
R-105	M-101	Planned Development District				

Case: 13-077

2985 BARRON CUT-OFF ROAD

REZONING

DEVELOPMENT REVIEW



NOTIFICATIONS

Advertised Commission Hearing Date: July 18, 2013
Advertised Council Hearing Dates: August 8, 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:

Castlegate HOA

Property owner notices mailed: 30
Contacts in support: None
Contacts in opposition: None
Inquiry contacts: 3

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	General Suburban, Natural Areas - Reserved, and Urban	R-1 Single-Family Residential, A-O Agricultural Open, and C-3 Light Commercial	Single-Family and vacant
South	Restricted Suburban and Estate	R-1 Single-Family Residential and A-O Agricultural Open	Single-Family and vacant
East	Restricted Suburban	PDD Planned Development District	Single-Family
West	Suburban Commercial	C-3 Light Commercial	vacant

DEVELOPMENT HISTORY

Annexation: June 1995
Zoning: A-O Agricultural Open upon annexation
R-1 Single-Family Residential in May 2008
Final Plat: Unplatted
Site development: Vacant

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject tract is designated Restricted Suburban on the Comprehensive Plan Future Land Use and Character Map and is also located in Growth Area IV. In general, growth areas are located in greenfields and are intended to allow land use flexibility when coupled with higher design standards. Growth Area IV is intended for less intense suburban activities and cluster development may be utilized when a large portion (15% or more) of the overall area is retained for open space. In addition, suburban commercial and townhouse uses are permitted in planned developments of at least 30 acres. The proposed development is consistent with the allowable land uses for Growth Area IV and also with surrounding land use designations.
- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The proposed PDD will enable the development of clustered Restricted Suburban uses, named Bridgewood Subdivision, closest to the existing Castlegate Subdivision. Lot sizes will average 8,000 square feet and will be similar to those of the adjacent Castlegate Subdivision. In addition, open space will be provided within the development to offset gross density requirements of a maximum of four units per acre. Townhouse and suburban commercial uses will be located in Barron Crossing Subdivision and are proposed along the western side of the property, closer to Barron Road, and will provide a transition for the existing residential areas to William D. Fitch Parkway.
- 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 land uses permitted through this PDD include those allowed in R-1 Single-family, R-3 Townhouse, and SC Suburban Commercial. The SC Suburban Commercial zoning district is intended for neighborhood-oriented commercial uses that will have residential-style architecture. The Suburban Commercial zoning district, along with the residential uses, are suitable adjacent to single-family and appropriate given the close proximity of William D. Fitch Parkway and the future W.S. Phillips Parkway.
- 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 R-1 Single-Family Residential and A-O Agricultural Open. The current zoning district is suitable for the property given the similar zonings and uses of nearby subdivisions. The tract narrows between William D. Fitch Parkway and future W.S. Phillips Parkway and this area is less suitable for single-family detached residences.
- 5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property can currently be marketed under the existing R-1 Single-Family zoning. However, the applicant has stated, "the marketability of the narrow strip of property between State Highway 40 and W.S. Phillips Parkway is not feasible."
- 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 to the northwest on Barron Cut-Off Road, which will need to be extended to and through the property to provide water service. There is also an existing 15-inch sanitary sewer main traversing the tract that currently has adequate capacity in the downstream system to accommodate the proposed use. Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Existing infrastructure, with the exception of the referenced water main extension, appears to be adequate for the proposed use at this time. Access to the site will be available via William D. Fitch Parkway and Barron Cut-Off Road. When the proposed development proceeds through the platting process, construction of portions of W.S. Phillips Parkway will be required in order for the site to be in compliance with the Thoroughfare Plan. All proposed driveways or streets to William D. Fitch Parkway will require approval from the Texas Department of Transportation.

REVIEW OF CONCEPT PLAN

The applicant has provided the following information related to the purpose and intent of the proposed zoning district:

“To develop a sustainable mix of commercial and residential land uses in a growth area of the City in compliance with the City’s Comprehensive Land Use Plan and Character Designations.”

The proposed Concept Plan includes uses permitted through R-1 Single-Family, R-3 Townhouse, and SC Suburban Commercial. The suburban commercial portion of the development will follow all requirements of SC Suburban Commercial zoning district and have an estimated building plot square footage of 45,000 square feet. The townhouse portion of the development will follow all requirements of R-3 Townhouse. Bridgewood Subdivision base zoning district will be R-1 Single-Family Residential and will follow additional requirements specified in the Concept Plan that have been provided by the applicant based on the guidance of the Comprehensive Plan and the proposed RS Restricted Suburban zoning district. Bridgewood is proposed as a cluster development with a maximum gross density of four units per acre, average lot size of 8,000 square feet, and absolute minimum lot size of 6,500 square feet. In order to offset clustered houses a minimum of 8 acres of open space is proposed.

Base Zoning and Meritorious Modifications

At the time of plat and site plan, the project will need to meet all applicable site development standards and platting requirements of the UDO for the R-1 Single-Family, R-3 Townhouse, and SC Suburban Commercial zoning classifications, except where meritorious modifications are granted with the PDD zoning. The applicant is requesting the following meritorious modification:

1. UDO Section 12-8.3.G.2 “Blocks”

According to subdivision regulations, block lengths shall not exceed 1,200 linear feet in Restricted Suburban designations of the Comprehensive Plan Future Land Use and Character Map. When a block exceeds this length, an additional street is required to reduce the length of the block. Block length is required to be broken by the extension of a public street or a public way. The applicant is requesting modification of this requirement for Bridgewood Subdivision and feels “the minimum block length of 1,200 feet cannot be met given the lack of connectivity provided in the existing abutting Castlegate Subdivision and the existing creek area that bisects the property.” While there are opportunities to meet block length along William D. Fitch Parkway, this is a limited access road. In addition, block length could also be met by connecting Barron Crossing Subdivision (townhouse development) to the Bridgewood Subdivision, but this would cause a street to cut through the proposed open space area that is central to the development. In this case, staff believes there is merit to justify the modification based on the unique concept of this PDD.

The Unified Development Ordinance 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 proposed development will consist of residential and suburban commercial land uses that are compatible with the surrounding neighborhoods. The SC Suburban Commercial district requires structures utilized materials and designs commonly found within residential areas. Under the SC Suburban Commercial zoning district each building is required by ordinance to provide architectural relief elements.

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 Concept Plan reflects the policies, goals and objectives of the Comprehensive Plan as it relates to land use and character, connectivity, and neighborhood integrity, with the addition of the stated staff conditions. The development proposes land uses allowed for this growth area through the Comprehensive Plan. Upon platting, the subject property will be required to provide additional right-of-way and build portions of W.S. Phillips Parkway in compliance with the Thoroughfare Plan.

3. The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development: The proposed PDD will enable the development of clustered Restricted Suburban uses, named Bridgewood Subdivision, closest to the existing Castlegate Subdivision. Lot sizes will be compatible to those of the adjacent subdivisions. In addition, open space will be provided within the development to offset gross density requirements of a maximum of four units per acre. Townhouse and suburban commercial uses will provide a transition for the existing residential areas to William D. Fitch Parkway.

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: At the time of platting, all residential units will be required to comply with subdivision regulations regarding access.

5. The development includes provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities: At the time of platting and site planning the development will be required to meet all city regulations. When the proposed development proceeds through the platting process, construction of portions of W.S. Phillips Parkway will be required in order for the site to be in compliance with the Thoroughfare Plan. All proposed driveways to William D. Fitch Parkway will require approval from the Texas Department of Transportation.

6. The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity: This development will not 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: This development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity if the proposed staff condition to provide a pedestrian connection from the townhouse use to the open space is added to the Concept Plan. A traffic impact analysis was required. Potential impacts to the transportation network were diminished with the decrease in the intensity of land uses, which was part of the final maximum land use density recommendation. However, based on trip generation of the Suburban Commercial portion of the project, at site planning the applicant will be required to provide right turn deceleration lanes on connections to William D. Fitch Parkway in the suburban commercial portion of the project and meet TxDOT permitting requirements.

STAFF RECOMMENDATION

Staff recommends approval of the proposed PDD with the condition pedestrian access is provided from the R-3 Townhouse development to the open space area and right turn deceleration lanes be provided for the Suburban Commercial portion of the project on connections to William D. Fitch. The specific location and design of deceleration lanes will be determined at site planning and must meet TxDOT permitting requirements. Staff realizes block length requirements have not been met for the Restricted Suburban portion of the development; however in order to meet block length a connection would be necessary to a limited access road or through the shared open space. Therefore, staff does not feel block length requirements must be met in these locations, given the unique concept of this PDD.

SUPPORTING MATERIALS

1. Application
2. Rezoning Map
3. Concept Plan



FOR OFFICE USE ONLY	
CASE NO.:	<u>13-77</u>
DATE SUBMITTED:	<u>4.03.13</u>
TIME:	<u>9:37</u>
STAFF:	<u>JS</u>

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@cstx.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 _____

NAME OF PROJECT Barron Crossing & Bridgewood Subdivisions

ADDRESS William D. Fitch Parkway (State Highway 40) - 2985 Barron Cut-Off Road

LEGAL DESCRIPTION (Lot, Block, Subdivision) Tract 7 of the Robert Stevenson Survey, Abstract 54

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

Located along the south side of William D. Fitch Parkway (State Highway 40) just east of the Barron Road intersection.

TOTAL ACREAGE 75.07 acres

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

Name Natalie Ruiz, Principal of IPS Group E-mail natalie@ipsgroup.us
Street Address 511 University Drive East, Suite 204
City College Station State Texas Zip Code 77840
Phone Number 979.846.9259 Fax Number 979.260.3564

PROPERTY OWNER'S INFORMATION:

Name Randy French, President of BCS Development Company E-mail rfrench@stylecraftbuilders.com
Street Address 4090 State Highway 6 South
City College Station State Texas Zip Code 77845
Phone Number 979.690.1222 Fax Number _____

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

Name J. Dale Browne, McClure & Browne Engineering E-mail daleb@mcclureandbrowne.com
Street Address 1008 Woodcreek Drive, Suite 103
City College Station State Texas Zip Code 77845
Phone Number 979.693.3838 Fax Number _____

This property was conveyed to owner by deed dated October 13, 2005 and recorded in Volume 6985, Page 42 of the Brazos County Official Records.

Existing Zoning R-1 and A-0 Proposed Zoning PDD - Planned Development District
Present Use of Property Vacant

Proposed Use of Property Residential Subdivision and Suburban Commercial Subdivision

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

Proposed uses are found in the base zoning districts of R-1 Single Family Residential and SC Suburban Commercial.

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: N/A

Approximate percentage of non-residential land uses: N/A

REZONING SUPPORTING INFORMATION

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

The development potential of the area and the current market demands for single family residential and suburban commercial land uses. Public infrastructure investments including State Highway 40, Victoria Avenue and the new College Station High School have created demand for new residential and supporting commercial land uses in the area.

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

The zone change is in compliance with the City's Comprehensive Plan. The land use plan shows the property as restricted suburban. The extension of W. S. Phillips Parkway parallel to State Highway 40 creates a triangular-shaped property more suitable for suburban commercial land uses. The proposed PDD provides for single family homes and supporting suburban commercial land uses.

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 PDD zoning is compatible with the present zoning and conforming land uses of nearby properties. The attached Concept Plan provides for single family land uses adjacent to the single family homes in the Castlegate Subdivision. Suburban Commercial land uses are concentrated along State Highway 40 near the Barron Road intersection and bound by the future W. S. Phillips Parkway.

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

The single family and suburban commercial land uses are suitable for the subject property and in compliance with the City's Comprehensive Plan. The base zoning district for the commercial land uses is Suburban Commercial that was created to be within close proximity to single family homes.

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

The property is suitable for existing single family and agricultural land uses. However, given the extension of W. S. Phillips Parkway, the narrow strip of property that remains is more appropriate for suburban commercial land uses.

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

Single family land uses are appropriate for the subject property and are incorporated into this PDD request. However, the marketability of the narrow strip of property between State Highway 40 and W. S. Phillips Parkway is not feasible. Suburban Commercial land uses in this area are much more marketable given the amount of restricted suburban development in the area.

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

The PDD request is in compliance with the City's Comprehensive Plan.

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

See attached.

CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

Building heights have been limited to the regulations of the base zoning districts - R-1 Single Family Residential, R-3 Townhomes and SC Suburban Commercial.

2. Provide a general statement regarding the proposed drainage.

The storm water drainage from this site will be collected internally between the Bridgewood Subdivision and Barron Crossing and stored within a retention or detention pond. Storm water requirements will be in accordance with the B/CS Unified Stormwater Design Guidelines.

3. List the general bulk or dimensional variations sought.

See attached concept plan - minimum block length requirements of 1200' in the Restricted Suburban portion of the concept plan.

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

The minimum block length requirements cannot be met on the residential portion of the subject property given existing physical limitations. The abutting Castlegate Subdivision to the east does not provide any extensions or possible connections. To the west of the residential area is a natural open space and drainage area.

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

The concept plan and proposed land uses are compatible with the surrounding area. The Plan provides for single family land uses adjacent to the single family homes in the Castlegate Subdivision. Suburban Commercial land uses are concentrated along State Highway 40 near the Barron Road intersection and bound by the future W. S. Phillips Parkway.

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

The concept plan and proposed land uses are in conformance with the policies, goals and objectives of the Comprehensive Plan including the Land Use 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.

The Concept Plan is compatible with the present zoning and conforming land uses of nearby properties. The Plan provides for single family land uses adjacent to the single family homes in the Castlegate Subdivision. Suburban Commercial land uses are concentrated along State Highway 40 near the Barron Road intersection and bound by the future W. S. Phillips Parkway.

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

All dwelling units have access to a public street.

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

Adequate provision of public facilities and improvements are proposed and in compliance with the City's codes and ordinances.

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.

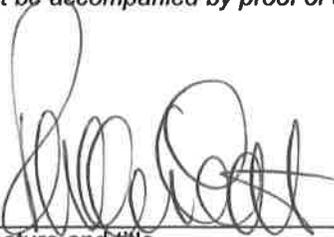
The Concept plan will not be detrimental to the public health, safety or welfare. The proposed commercial and residential developments will comply with all City codes and ordinances except for the meritorious modification to side setback requirements.

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.

The Concept Plan will not adversely affect the safety and convenience of pedestrian traffic. The Plan provides for the extension of W. S. Phillips Parkway.

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.

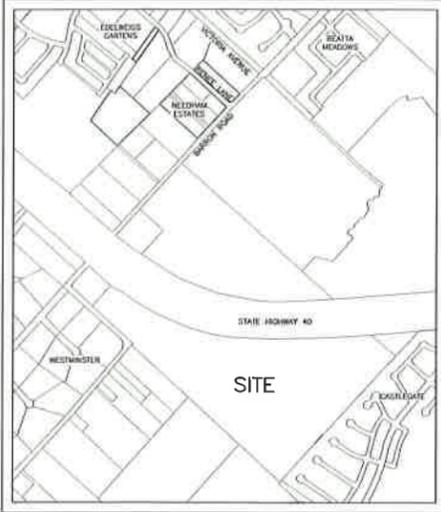
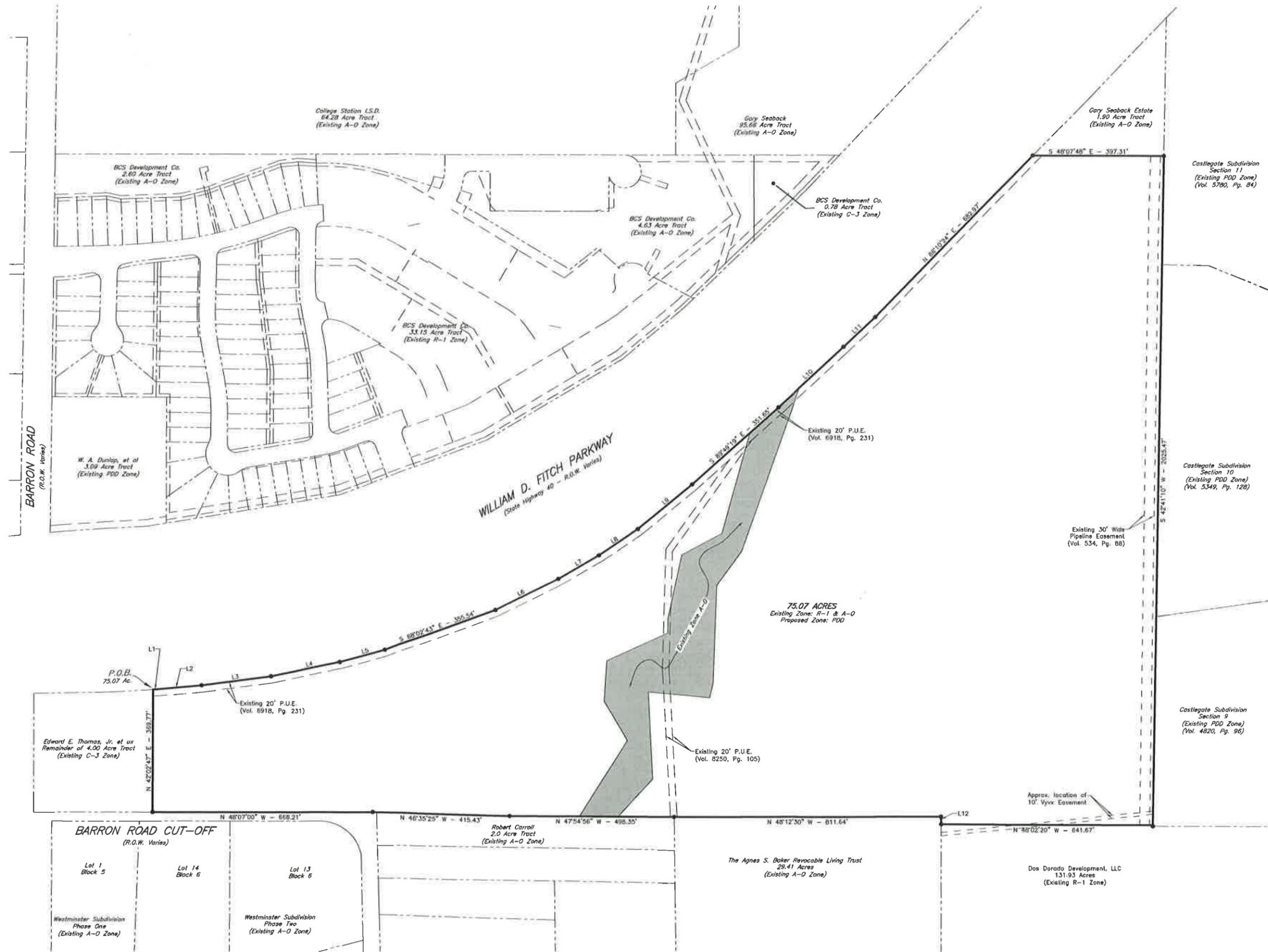
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from 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

4/15/2013

Date



VICINITY MAP
SCALE: 1" = ±1,000'

LINE	BEARING	DISTANCE
L1	S 51°24'07" E	11.84'
L2	S 53°15'41" E	134.60'
L3	S 50°37'11" E	213.41'
L4	S 50°45'42" E	213.41'
L5	S 67°12'47" E	142.29'
L6	S 74°26'54" E	213.31'
L7	S 78°20'31" E	142.05'
L8	S 82°25'44" E	141.88'
L9	S 87°38'24" E	212.50'
L10	N 88°10'24" E	283.12'
L11	N 88°37'36" E	131.48'
L12	N 47°10'29" E	23.02'

ABBREVIATIONS
PDD Planned Development District - Housing
PUE Public Utility Easement

NOTES:
1. The shaded area in the middle of the property represents the current A-D zoning. All other areas of the property are currently zoned R-1.

REZONING MAP

BCS Development Property
75.07 Acres
ROBERT STEVENSON SURVEY, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS

Submitted: April 3, 2013
Resubmitted: June 5, 2013
SCALE: 1" = 150'

Drawn By:
BCS Development Co.
4090 S.H. 6 South
College Station, TX 77845
(979) 690-1222

Engineered By:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3636

13-77
605-13
9-11
CDD

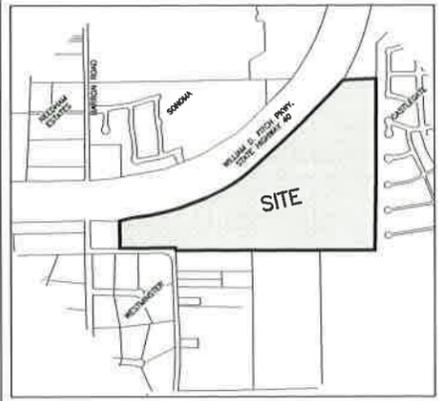
CONCEPT PLAN

BRIDGEWOOD AND BARRON CROSSING SUBDIVISIONS

75.07 AC.
Robert Stevenson Survey A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS
Submitted: April 3, 2013
Resubmitted: July 8, 2013

Owner:
BCS Development Co.
4080 State Highway 8 South
College Station, Texas 77845
(979) 890-1222

Engineer:
McClure & Brown Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3536
Firm Reg. No. F-456



VICINITY MAP

GENERAL NOTES:

1. The base zoning districts and land uses for this property are as follows:

Bridgewood Subdivision:
Base Zoning District: R-1 Single Family Residential
Use Regulations: R-1 Single Family Residential
Area: ±58 Acres
Open Space: ± 8 Acres

Cluster Development Criteria:
• Open Space - Minimum of 8 Acres
• Average Lot Size - 8,000 Square Feet
• Minimum Lot Size - 6,500 Square Feet

The gross density shall not exceed 4 dwelling units per acres.

Barron Crossing:
Base Zoning District: SC Suburban Commercial
Use Regulations: SC Suburban Commercial
Area: ± 5 Acres

Base Zoning District: R-3 Townhouse
Use Regulations: R-3 Townhouse
Area: ± 9 Acres

2. The range of building heights and sizes are as follows:

Bridgewood Subdivision:
Building Height Regulations: R-1 Single Family Residential

Barron Crossing:
Building Height Regulations: SC Suburban Commercial
Total Estimated Building Square Footage for the Barron Crossing building plot is approximately 45,000 SF.
Building Height Regulations: R-3 Townhouse

3. The stormwater drainage from this site will be collected internally between the Bridgewood Subdivision and Barron Crossing and stored within a retention or detention pond(s). Stormwater requirements will be in accordance with the B/CS Unified Stormwater Design Guidelines.

4. The following meritorious modification is granted for the residential portion of the PDD only:

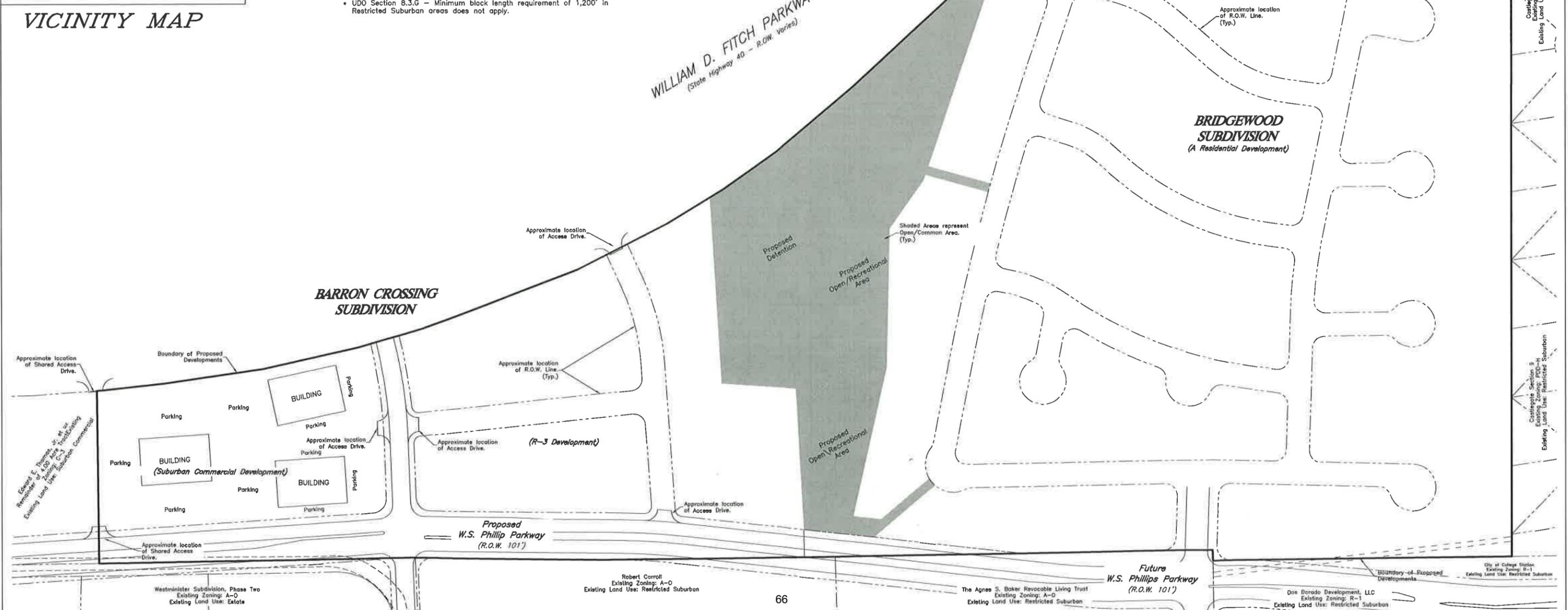
Modifications:
• UDO Section 8.3.G - Minimum block length requirement of 1,200' in Restricted Suburban areas does not apply.

GENERAL NOTES (CONTINUED) Subdivision and Barron Crossing will be addressed at the time of Preliminary Plan in accordance with the following:
Bridgewood Subdivision:
A maximum of 30 lots will be constructed with the street connection to State Highway 40.

6. According to Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0325E, effective May 16, 2012, this property is not located in a 100-year flood hazard area.

7. Open and recreational area will be privately owned and maintained.

WILLIAM D. FITCH PARKWAY
(State Highway 40 - R.O.W. Varies)



13-77
9-45
000



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

MEMORANDUM

DATE: July 18, 2013
TO: Members of the Planning & Zoning Commission
FROM: Donald E. Harmon, Jr., PE, PMP
Assistant Director
Public Works Department
SUBJECT: **Capital Improvements Program Recommendation**

Item: Presentation, discussion, and possible action regarding a recommendation to the City Council on Capital Improvement Program Projects.

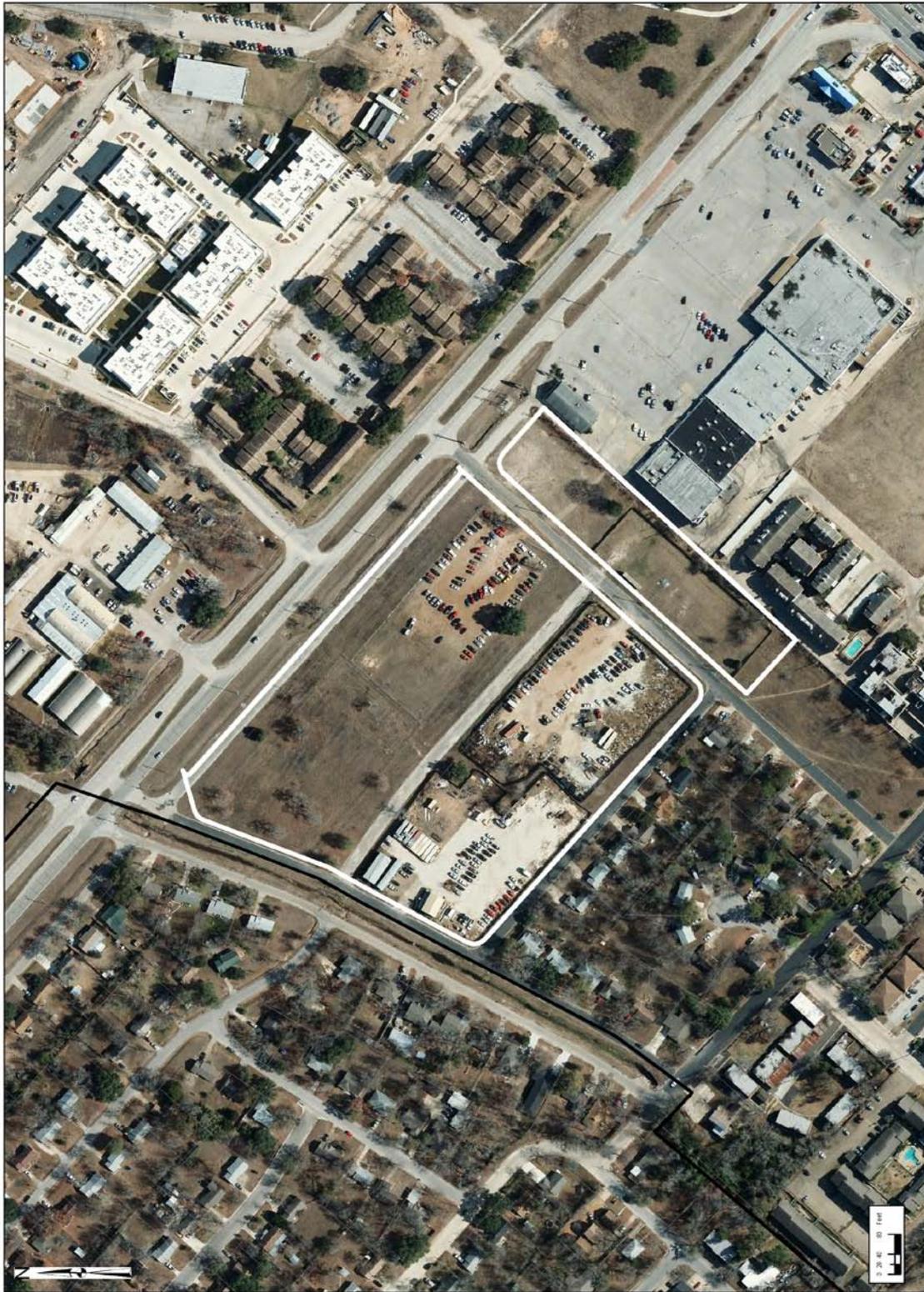
On an annual basis, the City of College Station prepares a five-year Capital Improvements Program (CIP). The CIP is presented for City Council review as part of the annual budget process. The program consolidates all anticipated capital needs for which funding authorization exists. With oversight of the Comprehensive Plan, the Planning and Zoning Commission makes a recommendation to the City Council regarding the proposed CIP. The proposed CIP will be presented at the meeting.



CITY OF COLLEGE STATION

**FINAL PLAT
OF
Oak Terrace Addition Second Revision Lot 1R, Block 9 & Lot 1R, Block 12
BEING A REPLAT OF
Oak Terrace Addition Second Revision All of Blocks 9 and 10, Lots 1-10, Block 12,
former Milam Avenue right-of-way, and former Culpepper Drive right-of-way
12-00500246**

- SCALE:** Two lots on 13.833 acres
- LOCATION:** 900 and 901 Cross Street
- ZONING:** NG-3 Residential Northgate
(N/A, owned by Texas A&M University System)
- APPLICANT:** Rabon Metcalf, RME Consulting Engineers
- PROJECT MANAGER:** Jason Schubert, AICP, Principal Planner
jschubert@cstx.gov
- PROJECT OVERVIEW:** On February 14, 2013, the Council conditionally approved the abandonment of Milam Avenue, part of Culpepper Drive, and some public utility easements. This replat consolidates two blocks of property and former Milam Avenue and Culpepper Drive into one lot and 10 lots of another block into a second lot. The abandonment conditions include reconstructing two streets to Northgate standards: Cross Street as a minor collector between South College Avenue and Dogwood Street and Culpepper Drive as a local street between Cross Street and the Culpepper property to the south. Also conditioned are the relocation of water, sanitary sewer, and electrical lines among other items.
- RECOMMENDATION:** Staff recommends approval of the Final Plat.



FINAL
PLAT

Case: 12-246

OAK TERRACE ADDITION
BLOCK 9, 10, & 12

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	1951
Zoning:	NG-3 Northgate Residential. The property is currently owned by the Texas A&M University System so municipal zoning is not applicable.
Preliminary Plat:	The property was platted in 1952.
Site Development:	The residential structures that were originally developed on the property have all been demolished.

COMMENTS

Parkland Dedication:	No parkland dedication applies to a Texas A&M University System project.
Greenways:	Natural Areas – Reserved is designated along the northern portion of the tract and some area has been studied as 100-year floodplain. The Texas A&M University System has asserted floodplain management control of the property owned by them.
Pedestrian Connectivity:	Eight-foot sidewalks designed to Northgate standards will be installed with the reconstruction of Cross Street as a minor collector between South College Avenue and Dogwood Street and an eight-foot sidewalk will be installed on the west side of Culpepper Drive when it is reconstructed between Cross Street and the Culpepper property to the south. A future sidewalk or multi-use path is planned along South College Avenue and pedestrian facilities will be provided on Dogwood Street and Inlow Boulevard when they are reconstructed by the City in the future.
Bicycle Connectivity:	Inlow Boulevard is a Bike Route and Cross Street is designated on the Bicycle, Pedestrian, and Greenways Master Plan as a future Bike Route.
Impact Fees:	This property is not located within an impact fee area.

REVIEW CRITERIA

Compliance with Subdivision Regulations: As the property is owned by the Texas A&M University System, staff reviewed only the form and content of the plat and not for compliance with the subdivision regulations. In accordance with the conditions of the abandonment ordinances, the proposed public infrastructure has been designed in accordance with the Bryan/College Station Unified Design Guidelines and guaranteed with a performance bond.

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>12.246</u>
DATE SUBMITTED:	<u>11/21/12</u>
TIME:	<u>4:53</u>
STAFF:	<u>[Signature]</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 Not Applicable

NAME OF PROJECT TAMU/ACC Northgate Student Housing

ADDRESS Cross Street & South College Avenue

SPECIFIED LOCATION OF PROPOSED PLAT:
Oak Terrace Addition, Second Revision (Block 9, 10 & 12)

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):
 Name RME Consulting Engineers (c/o Rabon Metcalf) E-mail rabon@rmengineer.com
 Street Address PO Box 9253
 City College Station State TX Zip Code 77842
 Phone Number (979) 764-0704 Fax Number (979) 764-0704

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

Name The Texas A&M University System E-mail chancellor@tamus.edu
Street Address John B. Connally Building, 6th Floor, 301 Tarrow
City College Station State TX Zip Code 77840-7896
Phone Number (979) 458-6350 Fax Number (979) 458-6150

ARCHITECT OR ENGINEER'S INFORMATION:

Name Same As Applicant 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 13.833 Total No. of Lots 2 R-O-W Acreage 0.0

Existing Use Vacant Proposed Use Student Housing

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

Average Acreage Of Each Residential Lot By Zoning District:
N/A / N/A / _____ / _____ / _____ / _____

Floodplain Acreage ~0.59 Acres (Per RME Flood Study - dated 5/16/12)

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

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

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

Yes

No

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

Project Name: _____

City Project Number (if known): _____

Date / Timeframe when submitted: _____

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

N/A

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

N/A

Regarding the waiver request, explain how:

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

N/A

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

N/A

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

N/A

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

N/A

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

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

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

Detailed explanation of condition identified above:

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

Requested Oversize Participation *N/A*

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p>_____ 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>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p style="text-align: center;">OR</p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
---	---

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

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



 John Sharp, Chancellor
 The Texas A&M University System

_____ Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

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

Property Owner(s)
John Sharp, Chancellor

Date

Nov 21, 2012

Engineer Certification:

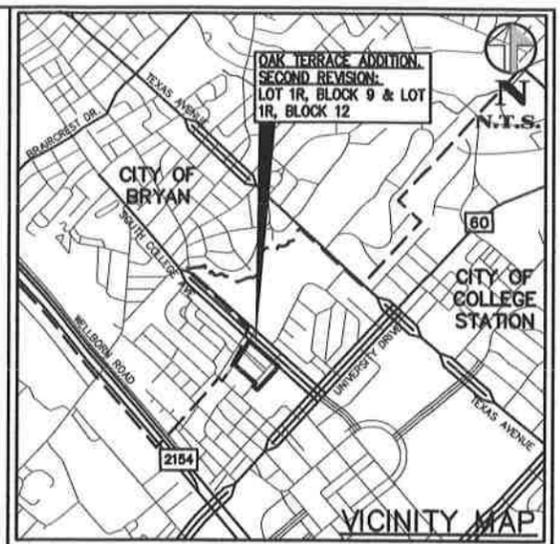
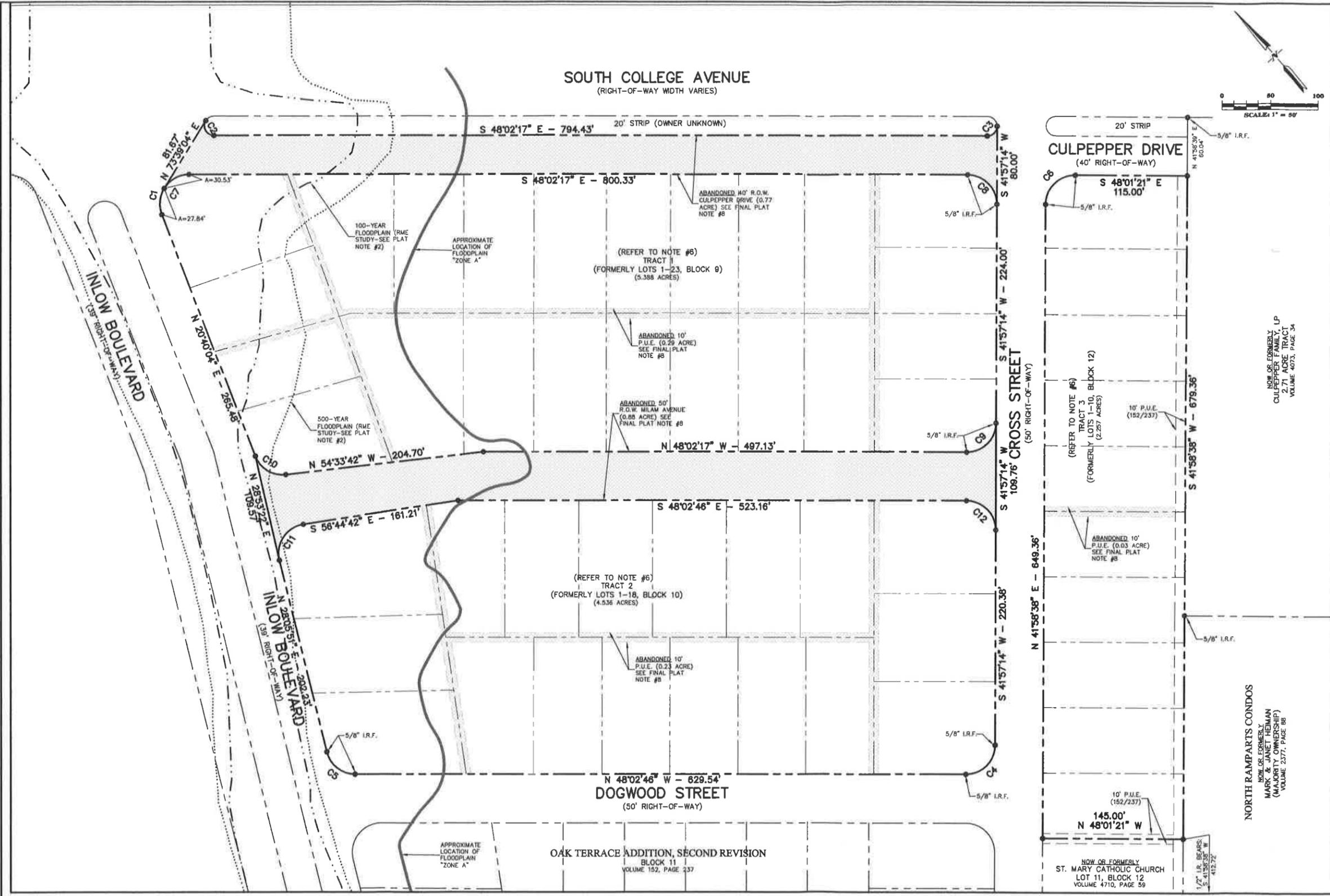
1. The project has been designed to ensure that stormwater mitigation, including detention ponds, proposed as part of the project will be constructed first in the construction sequence.
2. I will obtain or can show compliance with all necessary Local, State and Federal Permits prior to construction including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

Engineer

Date

11/26/12

* Notwithstanding anything to the contrary contained or implied elsewhere herein, it is expressly agreed and understood that the Owner, The Board of Regents of the Texas A&M University System ("TAMUS"), is an agency of the State of Texas and nothing in this Final Plat Application or Owner Certification will be construed as a waiver, release or relinquishment by TAMUS of its continuing rights to exemptions, privileges and immunities as may be provided by law (and with all of such rights to exemptions, privileges and immunities being expressly reserved and retained by TAMUS), to include, but not be limited to, exemption from municipal jurisdiction.



- SYMBOL & LINE LEGEND**
- ⊙ POWER POLE
 - ⊙ LIGHT POLE
 - GUY WIRE ANCHOR
 - GAS PIPELINE RISER
 - WATER VALVE
 - WATER METER
 - DOUBLE CHECK VALVE
 - ELECTRIC VALVE
 - BALL VALVE
 - ELECTRICAL TRANSFORMER
 - GAS METER
 - MANHOLE
 - CLEANOUT
 - FIRE HYDRANT
 - TELEPHONE PEDESTAL
 - AREA INLET
 - JUNCTION BOX
 - BUILDING SETBACK LINE
 - PROPERTY LINE
 - EASEMENT LINE
 - P.U.E. PUBLIC UTILITY EASEMENT

EXISTING CONDITIONS SHEET 1 OF 2

SURVEYED BY: KERR SURVEYING, LLC
 409 NORTH TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE (979) 268-3195

FINAL PLAT
 OF
OAK TERRACE ADDITION
SECOND REVISION
 LOT 1R, BLOCK 9 & LOT 1R, BLOCK 12
 BEING A REPLAT OF
 ALL OF BLOCKS 9 AND 10
 AND LOTS 1-10, BLOCK 12
 (VOLUME 152, PAGE 237)
 2 LOTS - TOTAL: 13.833 ACRES
 COLLEGE STATION, BRAZOS COUNTY, TEXAS
 SURVEYED: SEPTEMBER, 2012

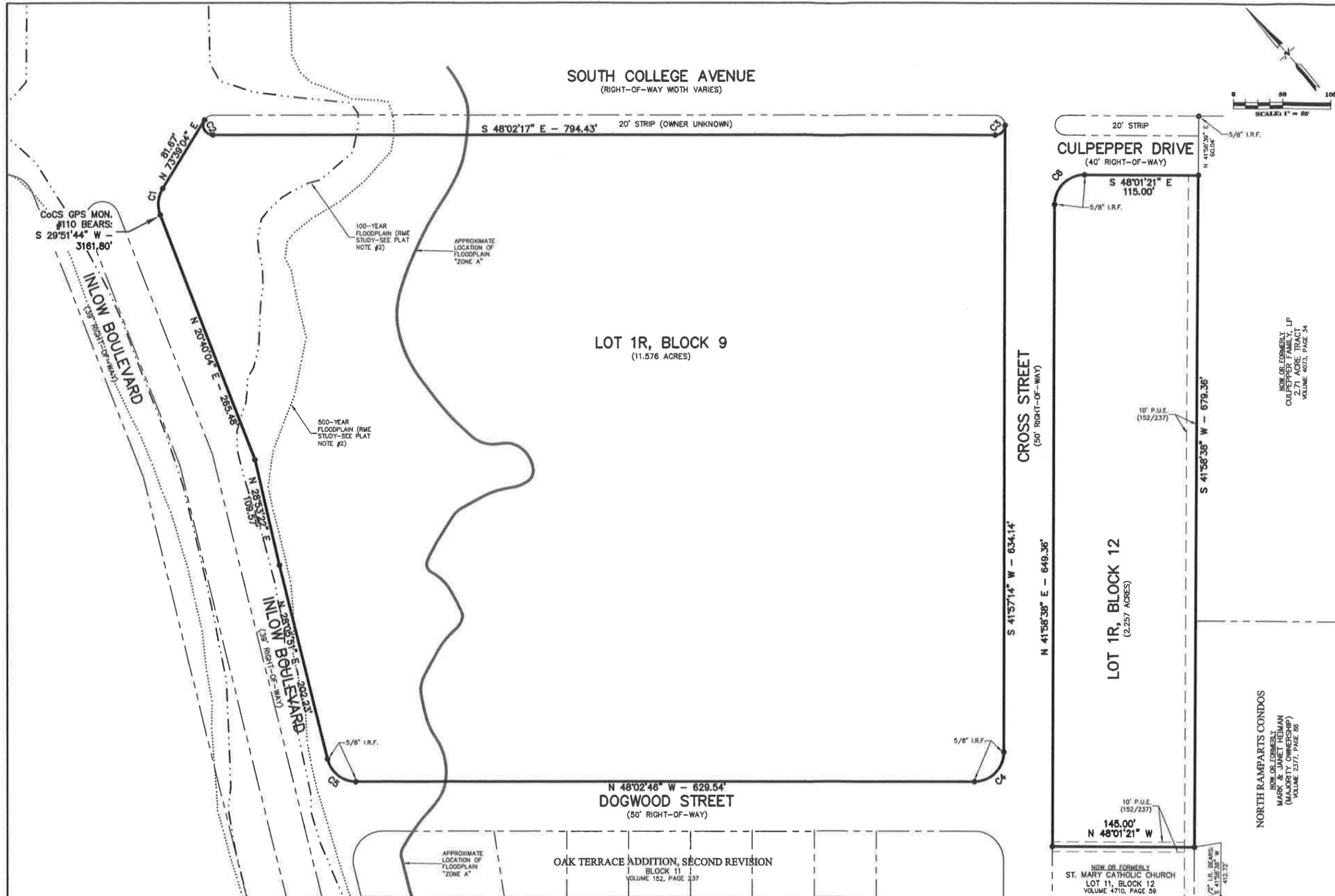
LANDOWNER INFORMATION
 THE TEXAS A&M UNIVERSITY SYSTEM
 JOHN B. CONNALLY BUILDING, 8TH FLOOR
 301 TARROW
 COLLEGE STATION, TX 77840
 OFF: (979) 458-6350
 FAX: (979) 458-6150
 EMAIL: chancellor@tamus.edu

FILENAME: 0447RPIA | SCALE: 1"=50'
 SUBMITTED DATE: 11/21/12
 REVISIONS: 3/11/13
 DRAWN BY: R.A.M.
 CHECKED BY: BRAD KERR
 FIELD BOOK: N/A | PAGES: N/A
 RME CONSULTING ENGINEERS
 CLIENT NO. PROJECT NO.
 TEXAS FIRM REGISTRATION No. F-4695 **178 - 0447**

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	30.00	53°10'21"	27.84	N 47°03'54" E	26.85
C2	10.00	121°41'21"	21.24	S 12°48'23" W	17.47
C3	10.00	90°00'00"	15.71	N 86°57'14" E	14.14
C4	30.00	90°00'00"	47.12	S 88°57'14" W	42.43
C5	30.00	78°08'38"	39.87	N 09°58'28" W	37.00
C6	30.00	90°00'01"	47.12	N 86°58'38" E	42.43
C7	30.00	111°28'58"	58.37	N 78°13'13" E	49.59
C8	30.00	89°59'31"	47.12	S 03°02'32" E	42.42
C9	30.00	90°00'29"	47.13	S 86°57'28" W	42.43
C10	30.00	75°13'48"	39.39	N 18°56'40" W	36.82
C11	30.00	95°09'27"	48.82	N 75°40'35" E	44.20
C12	30.00	90°00'00"	47.12	S 03°02'48" E	42.43

12-246
 3-11-13
 4:30
 RLC



- FINAL PLAT NOTES:**
- (O.D.R.E.C.T.) DEMOTES OFFICIAL/DEED RECORDS OF BRAZOS COUNTY, TEXAS.
 - ZONE "A" OF 100-YEAR FLOOD PLAIN IS GRAPHICALLY DEPICTED PER F.E.M.A. - FIRM COMMUNITY PANEL NO. 48041C 0215E & 0305E, EFFECTIVE DATE OF MAY 16, 2012. ALSO RME CONSULTING ENGINEERS PERFORMED A FLOOD STUDY (DATED 8/16/12) OF THE CALLED TRIBUTARY C.4 OF BURTON CREEK AND THE FLOODPLAIN IS ALSO IDENTIFIED.
 - BASIS OF BEARING:** BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM OPS OBSERVATION (NAD 88).
 - ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS UNLESS OTHERWISE NOTED.
 - DIMENSIONS SHOWN INTERIOR TO THE LOT, ALONG CURVES, BEGINNING WITH "A-" ARE ARC LENGTHS.
 - THIS DOCUMENT WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY (HERITAGE TITLE COMPANY OF AUSTIN, INC) OFF # 201202452. MATTERS CONTAINED IN SCHEDULE B, OF SAID TITLE COMMITMENT ARE ADDRESSED AS FOLLOWS:
 - * INTERIOR LOT LINES, BUILDING LINES AND SETBACK LINES PER PLAT (162/237) AND SETBACK LINES PER DEED RESTRICTIONS (471/409 & 1688/221) DO NOT APPLY TO STATE PROPERTY PER STATE OF TEXAS ATTORNEY GENERAL RULING GA-0249.
 - * ALL OTHER ITEMS LISTED ARE NON-SURVEY ITEMS AND ARE NOT ILLUSTRATED ON THIS PLAT.
 - TOPOGRAPHICAL AND UTILITY INFORMATION, SHOWN IN THE "ORIGINAL PLAT/EXISTING CONDITIONS", ARE FROM AND ON-THE-GROUND SURVEY. UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY.
 - RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS ABANDONED PER CITY COUNCIL ORDINANCE NO. 2013-3479 & 2013-3480 (DATED FEBRUARY 26, 2013).
 - THIS PROPERTY IS COVERED BY A TEMPORARY BLANKET EASEMENT (VOLUME _____ PAGE _____).

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	30.00	53°0'21"	27.84	N 47°03'54" E	28.85
C2	10.00	121°41'21"	21.24	S 12°48'23" W	17.47
C3	10.00	90°00'00"	15.71	N 88°57'14" E	14.14
C4	30.00	80°00'00"	47.12	S 86°57'14" W	42.43
C5	30.00	78°08'38"	39.87	N 09°58'28" W	37.00
C6	30.00	80°00'01"	47.12	N 88°58'38" E	42.43
C7	30.00	111°28'58"	58.37	N 76°13'13" E	49.59
C8	30.00	89°59'31"	47.12	S 03°02'32" E	42.42
C9	30.00	80°00'29"	47.13	S 86°57'28" W	42.43
C10	30.00	75°13'48"	39.39	N 16°58'46" W	36.82
C11	30.00	95°09'27"	49.82	N 75°40'35" E	44.29
C12	30.00	80°00'00"	47.12	S 03°02'46" E	42.43

CERTIFICATE OF 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 property markers and monuments were placed under my supervision on the ground.
 BRAD KERR, RPLS No. 4502

REPLAT SHEET 2 OF 2

SURVEYED BY: KERR SURVEYING, LLC
 409 NORTH TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE (979) 268-3195

FINAL PLAT
 OF
OAK TERRACE ADDITION
SECOND REVISION
 LOT 1R, BLOCK 9 & LOT 1R, BLOCK 12
 BEING A REPLAT OF
 ALL OF BLOCKS 9 AND 10
 AND LOTS 1-10, BLOCK 12
 (VOLUME 152, PAGE 237)
 2 LOTS - TOTAL: 13.833 ACRES
 COLLEGE STATION, BRAZOS COUNTY, TEXAS
 SURVEYED: SEPTEMBER, 2012

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 THE BOARD OF REGENTS OF THE TEXAS A&M UNIVERSITY SYSTEM ("TAMUS") is the owner of the land shown on this plat and designated as Lot 1R, Block 9 and Lot 1R, Block 12 of Oak Terrace Addition, Second Revision, a Subdivision to the City of College Station, Texas. Notwithstanding anything to the contrary contained or implied elsewhere herein, it is expressly agreed and understood that TAMUS is an agency of the State of Texas and nothing in this plat or certification will be construed as a waiver, release or relinquishment by TAMUS of its continuing rights to exemptions, privileges and immunities as may be provided by law (and with all of such rights to exemptions, privileges and immunities being expressly reserved and retained by TAMUS), to include, but not be limited to, exemption from municipal jurisdiction.
 THE BOARD OF REGENTS OF THE TEXAS A&M UNIVERSITY SYSTEM, an agency of the State of Texas
 By: John Sharp
 Chancellor
 The Texas A&M University System

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared John Sharp, Chancellor of the Texas A&M University System, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity set forth therein as the act and deed of The Board of Regents of the Texas A&M University System, an agency of the State of Texas.
 Given my hand and seal on this _____ day of _____
 Notary Public, in and for State of Texas

CERTIFICATE OF CITY ENGINEER
 I, _____ City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.
 City Engineer
 City of College Station
CERTIFICATE OF PLANNING AND ZONING COMMISSION
 I, _____ Chairman of the Planning and Zoning Commission of the City of College Station, hereby certify that the attached plat was duly approved by the Commission on the _____ day of _____, 20____.
 Chairman

CERTIFICATE OF 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

RME Consulting Engineers
 7607 EASTMARK DR., STE. 252 <77840>
 POST OFFICE BOX 9253
 COLLEGE STATION, TEXAS 77842
 EMAIL: civil@rmengineer.com
 OFFICE - (979) 764-0704
 FAX - (979) 764-0704
 TEXAS FIRM REGISTRATION No. F-4695

LANDOWNER INFORMATION
 THE TEXAS A&M UNIVERSITY SYSTEM
 JOHN B. CONNALLY BUILDING, 8TH FLOOR
 301 TARROW COLLEGE STATION, TX 77840
 OFF: (979) 458-8350
 FAX: (979) 458-8150
 EMAIL: chancellor@tamus.edu

FILENAME: 0447RPIA | SCALE: 1"=50'
 SUBMITTED DATE: 11/21/12
 REVISIONS: 3/11/13
 DRAWN BY: R.A.M.
 CHECKED BY: BRAD KERR
 FIELD BOOK: N/A | PAGES: N/A
 RME CONSULTING ENGINEERS
 CLIENT NO. PROJECT NO.
 178 - 0447

MEMORANDUM

Date: July 18, 2013

TO: Members of the Planning & Zoning Commission

FROM: Matt Robinson, AICP, Senior Planner

SUBJECT: **UDO Amendment – Micro-Industrial Uses**

Item: Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12 “Unified Development Ordinance” of the Code of Ordinances of the City of College Station to allow micro-industrial uses as a permitted use within the NG-1 Core Northgate and NG-2 Transitional Northgate zoning districts.

Background: In January 2011, staff brought forward an amendment to the Unified Development Ordinance (UDO) to allow for small-scale industrial uses, such as a micro-winery or micro-brewery, in commercially-zoned districts. The addition of Micro-Industrial uses as permissible uses was identified by staff in response to a trend of new development requests.

The proposed ordinance amendment adds NG-1 Core Northgate and NG-2 Transitional Northgate to the list of permitted zoning districts for Micro-Industrial uses. Currently, Micro-Industrial Uses are only permitted in the GC General Commercial, CI Commercial-Industrial and BPI – Business Park Industrial zoning districts. Micro-Industrial uses are defined as: a use engaged, on a limited scale, in basic processing and/or manufacturing of materials or products or parts, predominantly from extracted raw materials, entirely contained within a building and not deemed to be a public nuisance.

Specific Use Standards for Micro-Industrial Uses include the requirement that all production activities be conducted within an enclosed building, the prohibition of outside storage, and limiting the size of Micro-Industrial uses to no more than 5,000 gross square feet. In addition, accessory restaurants, nightclubs, bars or taverns would not be permitted within the Commercial-Industrial and Business Park Industrial zoning districts.

Attachments:

1. Section 6.3 “Types of Use” – *Redlined Proposed Changes*

6.3. Types of Use

- A. Uses of land or structures which are not expressly listed in the Use Table as permitted uses (P), permitted uses subject to specific use standards (P*), or conditional uses (C) in a zoning district or planned development are prohibited uses and shall not be established in that district or planned development.
- B. The Administrator shall determine whether or not an unlisted use, that is otherwise prohibited, as stated above should be processed. In doing so, the Administrator shall utilize purpose statements adopted herein in conjunction with the applicable zoning district, and consideration of the following criteria:
 - 1. The actual or anticipated characteristics of the activity in relationship to known characteristics of similar projects in standard planning practice;
 - 2. The relative amount of site area, floor space, and equipment;
 - 3. Relative volumes of sales from each activity;
 - 4. The customer type for each activity;
 - 5. The relative number of employees in each activity;
 - 6. Hours of operation;
 - 7. Building and site arrangement;
 - 8. Vehicles used with the activity and the relative number of vehicle trips generated by the use; and
 - 9. How the use advertises itself.

C. Use Table

Except where otherwise specifically provided herein, regulations governing the use of land and structures with the various zoning districts and classifications of planned developments are hereby established as shown in the following Use Table.

1. Permitted Uses

A "P" indicates that a use is allowed by right in the respective district. Such uses are subject to all other applicable regulations of this UDO.

2. Permitted Uses Subject to Specific Standards

A "P*" indicates a use that will be permitted, provided that the use meets the provisions in Section 6.3, Specific Use Standards. Such uses are also subject to all other applicable regulations of this UDO.

3. Conditional Uses

A "C" indicates a use that is allowed only where a conditional use permit is approved by the City Council. The Council may require that the use meet the additional standards enumerated in Section 6.2, Specific Use Standards. Conditional uses are subject to all other applicable regulations of this UDO.

USE TABLE	Residential Districts									Non-Residential Districts							Retired Districts				Design Districts							
	A-O	A-OR	R-1	R-1B	R-2**	R-3**	R-4**	R-6**	R-7**	P-MUD**	O	SC	GC	CI	BP	BPI	CU	NAP	C-3**	M-1	M-2	R&D**	WPC**	NG-1**	NG-2**	NG-3**		
Specific Uses																												
KEY: P = Permitted by Right; P* = Permitted Subject to Specific Use Standards; C = Conditional Use; ** = District with Supplemental Standards (Refer to Article 5)																												
RESIDENTIAL																												
Boarding & Rooming House							P	P		P																		P
Extended Care Facility/Convalescent/Nursing Home							P	P		P			P	P										P				
Dormitory							P	P		P															P	P	P	
Duplex					P		P	P		P																		
Fraternity/Sorority							P	P																	P	P	P	
Manufactured Home	P*	P*							P*																			
Multi-Family							P	P		P																		
Multi-Family built prior to January 2002							P	P																C ¹	P	P	P	P
Single-Family Detached	P	P	P	P	P	P	P	P		P																		
Townhouse						P	P	P		P																		P
PUBLIC, CIVIC AND INSTITUTIONAL																												
Educational Facility, College and University																		P										
Educational Facility, Indoor Instruction										P	P	P	P	P										P	P	P	P	P
Educational Facility, Outdoor Instruction	P	C								P			P	P														
Educational Facility, Primary & Secondary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							P	P	P	P	P
Educational Facility, Tutoring											P	P	P	P	P										P	P	P	P
Educational Facility, Vocational/Trade											P	P		P	P	P	P							P	P			
Governmental Facilities	P*	P*	P*	P*	P*	P*	P*	P*	P*	P	P	P*	P	P	P	P	P	P*						P	P	P	P	P*
Health Care, Hospitals													P	P														
Health Care, Medical Clinics											P	P	P	P											P	P		
Parks	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P						P	P	P	P	P
Places of Worship	P*	P*	P*	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	P							P	P	P	P	P
COMMERCIAL, OFFICE AND RETAIL																												
Agricultural Use, Barn or Stable for Private Stock	P	P																										
Agricultural Use, Farm or Pasturage	P	P																										
Agricultural Use, Farm Product Processing	P																											
Animal Care Facility, Indoor										P	P			P	P									P			P	P
Animal Care Facility, Outdoor	P*													P														

USE TABLE	Residential Districts										Non-Residential Districts							Retired Districts				Design Districts					
	A-O	A-OR	R-1	R-1B	R-2**	R-3**	R-4**	R-6**	R-7**	P-MUD**	O	SC	GC	CI	BP	BPI	CU	NAP	C-3**	M-1	M-2	R&D**	WPC**	NG-1**	NG-2**	NG-3**	
Specific Uses																											
KEY: P = Permitted by Right; P* = Permitted Subject to Specific Use Standards; C = Conditional Use; ** = District with Supplemental Standards (Refer to Article 5)																											
COMMERCIAL, OFFICE AND RETAIL (continued)																											
Art Studio/Gallery										P	P	P	P						P				P	P	P	P	
Car Wash													P*														
Commercial Garden/Greenhouse/Landscape Maint.	P*												P*	P*	P*	P*					P*						
Commercial Amusements										P		P	P*	P*					C				P	P	P		
Conference/Convention Center										P			P	P									P	P	P		
Country Club	P	P	P	P						P			P	P													
Day Care, Commercial							C	C	C	P	P	P	P						P					P	P	P	
Drive-in/thru window												P*	P										C			P*	
Dry Cleaners & Laundry										P*	P*	P	P	P					P*				P*	P*	P*	P*	
Fraternal Lodge										P			P	P										P	P	P	
Fuel Sales										P*		P*	P*						P*		P						
Funeral Homes													P	P	P						P						
Golf Course or Driving Range	P*									P*			P*	P*													
Health Club/Sports Facility, Indoor										P		P	P						P				P	P	P	P	
Health Club/Sports Facility, Outdoor										P			P										P	P*	P		
Hotels	C ²	C ²								P			P										P	P	P		
Night Club, Bar, or Tavern										C			C										C	P	P		
Offices										P	P	P	P	P	P	P			P	P	P	P	P	P	P	P	
Parking as a Primary Use										P	C		P	P									P			P*	
Personal Service Shop										P	P	P	P						P				P	P	P	P	
Printing/Copy Shop										P	P	P	P	P	P	P			P				P	P	P		
Radio/TV Station/Studios										P	P		P	P	P	P			P	P	P					P*	
Recreational Vehicle (RV) Park	C ³												C ³														
Restaurants										P		P*	P						P*				P	P	P	P*	
Retail Sales - Single Tenant over 50,000 SF													P													P	
Retail Sales and Service										P		P*	P*	P*					P				P	P	P	P	
Retail Sales and Service - Alcohol										P			P*	P*					P				C	P	P		
Sexually Oriented Business (SOB)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*	P*	P*	P*	P*	P*	P*	P*	
Shooting Range, Indoor										P			P	P		P							P				

USE TABLE	Residential Districts										Non-Residential Districts							Retired Districts				Design Districts						
	A-O	A-OR	R-1	R-1B	R-2**	R-3**	R-4**	R-6**	R-7**	P-MUD**	O	SC	GC	CI	BP	BPI	CU	NAP	C-3**	M-1	M-2	R&D**	WPC**	NG-1**	NG-2**	NG-3**		
Specific Uses																												
KEY: P = Permitted by Right; P* = Permitted Subject to Specific Use Standards; C = Conditional Use; ** = District with Supplemental Standards (Refer to Article 5)																												
COMMERCIAL, OFFICE AND RETAIL (continued)																												
Theater										P			P												P	P	P	P
Retail Sales, Manufactured Homes																P						P*						
Storage, Self Service												P*	P	P					P*			P						
Vehicular Sales, Rental, Repair, and Service													P*	P*		P						P*						
Wholesales/Services													P*	P*	P	P				P	P							
INDUSTRIAL AND MANUFACTURING																												
Bulk Storage Tanks/Cold Storage Plant														P		P						P						
Micro-Industrial													P*	P*		P									P*	P*		
Industrial, Light														P	P	P				P	P	P						
Industrial, Heavy																P						P						
Recycling Facility - Large														P*		P						P						
Salvage Yard																P*						P*						
Scientific Testing/Research Laboratory														P	P	P				P		P						
Storage, Outdoor - Equipment or Materials														P	P*	P				P	P							
Truck Stop/Freight or Trucking Terminal																P						P						
Utility	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Warehousing/Distribution															P	C	P			P	P							
Waste Services																P						P						
Wireless Telecommunication Facilities - Intermediate	P*									P*	P*		P*	P*	P*	P		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Wireless Telecommunication Facilities - Major	C										C		C	C	C	P		C	C	C	C	P*	C					
Wireless Telecommunication Facilities - Unregulated	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P		P	P	P	P

** District with Supplemental Standards (Refer to Article 5).

¹ Multi-family residential uses located in stories or floors above retail commercial uses are permitted by right.

² Hotels only allowed when accessory to a Country Club development and are limited to a maximum of 15 rooms.

³ Refer to Section 6.3.Z "Recreational Vehicle Park Standards (RV Parks)" for Specific Use Standards

Per Ordinance No. 3243 (April 22, 2010)

Per Ordinance No. 3271 (August 26, 2010)

Per Ordinance No. 3280 (September 9, 2010)

Per Ordinance No. 2011-3312 (January 27, 2011)