

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

**Planning & Zoning
Commission**

November 7, 2013

*City Hall Council Chambers
1101 Texas Avenue
College Station, Texas*

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



AGENDA

PLANNING & ZONING COMMISSION

WORKSHOP MEETING

NOVEMBER 7, 2013, AT 6:30 P.M.

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 new development applications submitted to the City. [[New Development List](#)]
 4. Presentation, possible action, and discussion regarding the status of items within the 2013 P&Z Plan of Work (see attached). (**J.Schubert**)
 5. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
 - Thursday, November 14, 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – Ashfield**)
 - Tuesday, November 19, 2013 ~ Joint P&Z Meeting with City of Bryan ~ College Station Utilities Training Facility ~ 11:30 a.m. to 1:00 p.m.
 - Thursday, November 21, 2013 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
 - Monday, November 25, 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – Miles**)
 6. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, BioCorridor Board, and Zoning District Subcommittee.
 7. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
 8. Adjourn.



AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING
NOVEMBER 7, 2013, AT 7:00 P.M.
CITY HALL COUNCIL CHAMBERS
1101 TEXAS AVENUE
COLLEGE STATION, TEXAS

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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, possible action, and discussion to approve Meeting Minutes.
 - October 17, 2013 ~ Workshop
 - October 17, 2013 ~ Regular
 - 4.2 Presentation, possible action, and discussion on a Final Plat for Castlegate II Section 204 consisting of 41 single-family residential lots on approximately 18.8 acres generally located west of the Castlegate Subdivision along W.S. Phillips Parkway. **Case #13-00900198 (M. Robinson)**
 - 4.3 Presentation, possible action, and discussion on a Preliminary Plan for Summit Crossing Phase 2A consisting of 46 townhome lots on approximately 5.6 acres generally located east of Crescent Pointe and north of the existing Summit Crossing development along Harvey Road . **Case #13-00900200 (M. Robinson)**

Regular Agenda

5. Consideration, possible action, and discussion on items removed from the Consent Agenda by Commission action.
6. Public hearing, presentation, possible action, and discussion on a Final Plat for Caprock Crossing Lots 1R and 2R, Block 2 being a replat of Caprock Crossing Lot 1, Block 2, consisting of two lots on approximately 8.2 acres located at 4446 State Highway 6 South. **Case #13-00900121 (M. Robinson)**
7. Public hearing, presentation, possible action, and discussion 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 approximately 4.4 acres being Glenhaven Estates Phase 6, Block 16 located at 1600 University Drive East, generally located at the corner of University Drive East and Glenhaven Drive, from O Office to GC General Commercial. **Case #13-00900197 (M. Hester) (Note: Final action on this item is scheduled for the November 25, 2013 City Council Meeting - subject to change)**
8. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
9. Adjourn.

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> <p>10/17/13: Comprehensive Plan Annual Review at P&Z.</p> <p>10/24/13: Comprehensive Plan Annual Review at Council.</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: 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>9/5/13: P&Z recommended approval of plan.</p> <p>9/12/13: Council adopted plan.</p>
Staff Assigned: R. Heye	Completed: September 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>8/5/13: Bicycle, Pedestrian, and Greenways Advisory Board recommendation on proposed plan.</p> <p>8/15/13: P&Z recommended approval of plan with some conditions.</p> <p>9/26/13: Council adopted an amended plan.</p>
Staff Assigned: J. Prochazka, M. Hester	Completed: September 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. 7/9/13-8/5/13: Stakeholder comment period. 9/5/13: P&Z recommended approval of ordinance. 9/12/13: Council adopted proposed ordinance.</p>
Staff Assigned: B. Cowell, T. Rogers	Completed: September 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. 9/5/13: P&Z recommended approval of ordinance. 9/12/13: Council adopted proposed ordinance.</p>
Staff Assigned: J. Prochazka, T. Rogers	Completed: September 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>TBD: Discussion at P&Z Retreat.</p> <p>TBD: Discussion at P&Z Retreat.</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>7/18/13: Discussion at P&Z Workshop.</p> <p>8/8/13: Council adopted Annual Action Plan.</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:

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
October 17, 2013, 6:00 p.m.
City Hall Council Chambers
College Station, Texas

COMMISSIONERS PRESENT: Mike Ashfield, Jodi Warner, Brad Corrier, and Jerome Rektorik

COMMISSIONERS ABSENT: Jim Ross and Bo Miles

CITY COUNCIL MEMBERS PRESENT: None

CITY STAFF PRESENT: Bob Cowell, Lance Simms, Jennifer Prochazka, Jason Schubert, Matt Robinson, Morgan Hester, Jenifer Paz, Alan Gibbs, Danielle Singh, Erika Bridges, Robin Cross, Timothy Green, 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 general discussion amongst the Commission regarding Consent Agenda Items 4.4 and 4.5

Chairman Ashfield stated that Commissioner Miles was absent from the meeting and an absence request needed to be added to Consent Agenda Item 4.2

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

- Final Plat ~ Amending ~ Sutton Place Lots 1R, 2R, & 3 ~ 3 Lots ~ 2300 Earl Rudder Freeway **Case # 13-00900118 (T.Rogers)**
- Final Plat ~ Minor ~ Spring Creek Townhomes Ph. 2 Block 2 Lots 17R-18R ~ 2 Lots ~ 4309 Dawn Lynn Drive **Case # 13-00900177 (J.Paz)**
- Final Plat ~ Minor ~ The Business Center at College Station ~ 2 Lots ~ 210 Technology Way **Case # 13-00900179 (M.Hester)**

There was no discussion regarding Plats approved by Staff.

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

There was no discussion regarding development applications submitted to the City.

5. Presentation, possible action, and discussion 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 P&Z Plan of Work.

6. Presentation, discussion, and possible action regarding an update on the following items:
 - An ordinance amending the Unified Development Ordinance to address single-family parking requirements. The Planning & Zoning Commission heard this item on August 15th and voted 5-0 to recommend approval. The City Council heard this item on September 12th and voted 5-1 to approve the ordinance.
 - An ordinance amending the Unified Development Ordinance, changing the street network and block length requirements. The Planning & Zoning Commission heard this item on September 5th and voted 5-1 to recommend denial. The City Council heard this item on September 12th and voted 4-2 to approve the ordinance.
 - An ordinance amending the Unified Development Ordinance, changing the one- and two-family residential zoning districts in compliance with the Comprehensive Plan. The Planning & Zoning Commission heard this item on September 5th and voted 6-0 to recommend approval. The City Council heard this item on September 12th and voted 5-1 to approve the ordinance.
 - An ordinance amending the College Station Comprehensive Plan by adopting the Economic Development Master Plan. The Planning & Zoning Commission heard this item on September 5th and voted 6-0 to recommend approval. The City Council heard this item on September 12th and voted 5-1 to approve the ordinance.
 - A rezoning from NG-3 (Residential Northgate) to NG-2 (Transitional Northgate) for St. Mary's Church in Northgate. The Planning & Zoning Commission heard this item on September 5th and voted 6-0 to recommend approval. The City Council heard this item on September 26th and voted 7-0 to approve the rezoning.
 - Adoption of the South Knoll Area Neighborhood Plan. The Planning and Zoning Commission heard this item on August 15th and voted 5-0 to recommend approval of the plan with a change to the on-street parking removal option. The City Council heard this item on September 26th and voted 7-0 to adopt the plan after removing a proposal to reduce the number of unrelated individuals (from four to two), modifying the process to request removal of on-street parking, removing the requirement for additional rental registration information, and removing the prohibition of on-street parking from 2:00 am until 6:00 am.

There was general discussion amongst the Commission regarding items approved by City Council.

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

- Thursday, October 24, 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – Corrier**)
- Thursday, November 7, 2013 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

There was no discussion regarding upcoming meetings.

8. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, BioCorridor Board, and Zoning District Subcommittee.

There was no discussion regarding the above meetings.

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

Commissioner Warner asked for a future agenda item regarding development in Area 5 of Southside; specifically developers building five-bedroom homes.

10. Adjourn.

The meeting was adjourned at 6:20 p.m.

Approved:

Attest:

 Mike Ashfield, Chairman
 Planning & Zoning Commission

 Brittany Caldwell, Admin. Support Specialist
 Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
October 17, 2013, 6:30 p.m.
City Hall Council Chambers
College Station, Texas

COMMISSIONERS PRESENT: Mike Ashfield, Jodi Warner, Brad Corrier, and Jerome Rektorik

COMMISSIONERS ABSENT: Jim Ross and Bo Miles

CITY COUNCIL MEMBERS PRESENT: Julie Schultz

CITY STAFF PRESENT: Bob Cowell, Lance Simms, Jennifer Prochazka, Jason Schubert, Matt Robinson, Teresa Rogers, Morgan Hester, Jenifer Paz, Alan Gibbs, Danielle Singh, Erika Bridges, Robin Cross, Timothy Green, 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, possible action, and discussion to approve Meeting Minutes.

- September 19, 2013 ~ Workshop
- September 19, 2013 ~ Regular

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

- Jim Ross ~ October 17, 2013

4.3 Presentation, possible action, and discussion on a Final Plat for Indian Lakes Phase 17 consisting of 19 residential lots on approximately 36.4 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 #13-00900191 (M.Hester)**

- 4.4 Presentation, possible action, and discussion on a Final Plat for Creek Meadows Section 3 Phase 1 consisting of 24 residential lots on approximately 5.9 acres generally located at the corner of Creek Meadows Boulevard North and Greens Prairie Trail. **Case #12-00500009 (M.Hester)**
- 4.5 Presentation, possible action, and discussion on a Preliminary Plan for Reatta Corner Subdivision consisting of two commercial lots on approximately 3.661 acres generally located at 4001 Victoria Avenue, southeast corner of Barron Road and Victoria Avenue. **Case #13-00900186 (J.Paz)**
- 4.6 Presentation, possible action, and discussion on a Final Plat for Reatta Corner Subdivision consisting of two commercial lots on approximately 3.661 acres generally located at 4001 Victoria Avenue, southeast corner of Barron Road and Victoria Avenue. **Case #13-00900187 (J.Paz)**
- 4.7 Presentation, possible action, and discussion on a Final Plat for Castlegate II Section 103 consisting of 39 single-family residential lots on approximately 9.6 acres generally located at the intersection of Victoria Avenue and Norwich Drive. **Case #13-00900181 (M.Robinson)**

Commissioner Warner motioned to approve Consent Agenda Items 4.1 - 4.7 with the addition of Commissioner Miles being added to Item 4.2 for the October 17th meeting. Commissioner Rektorik seconded the motion, motion passed (4-0).

Regular Agenda

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

No items were removed from the Consent Agenda.

6. Presentation, possible action, and discussion on a waiver request to Unified Development Ordinance Section 12-8.3.H.2, "Platting and Replatting in Older Subdivisions," regarding average lot width and public hearing, presentation, possible action, and discussion on a Final Plat for Breezy Heights Addition Lots 9, 10, 11, and 12, Block 1 being a Replat of Breezy Heights Addition 1.26 acres, Block 1 consisting of 4 lots on approximately 1.3 acres located at 900 Hereford Street. **Case # 13-00900159 (T.Rogers)**

Staff Planner Rogers presented the waiver request to average lot width and the replat and recommended approval.

Trey Guseman, 3131 Briarcrest Drive Suite 111, Bryan, Texas, stated that the lots were replatted into four lots at an earlier Planning and Zoning meeting, but after speaking with the neighbors decided that the existing historic house would remain and three lots could front Welsh Avenue.

Commissioner Carrier motioned to approve the waiver request to average lot width. Commissioner Rektorik seconded the motion, motion passed (4-0).

Chairman Ashfield opened the public hearing.

No one spoke during the public hearing

Chairman Ashfield closed the public hearing.

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

7. Public hearing, presentation, possible action, and discussion 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 approximately 7.4 acres in the Crawford Burnett League, Abstract No. 7, College Station, Brazos County, Texas. Said tract being the same tract of land as described by a deed to Texas A&M Foundation Trust Company, trustee of the Wanona Carol Randolph charitable remainder unitrust recorded in Volume 9361, Page 87 of the Official Public Records of Brazos County, Texas, more generally located at 2900 North Graham Road from PDD Planned Development District to BPI Business Park Industrial. **Case #13-00900189 (T.Rogers)**

Staff Planner Rogers presented the rezoning and recommended approval.

Chairman Ashfield opened the public hearing.

No one spoke during the public hearing.

Chairman Ashfield closed the public hearing.

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

8. Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan – Future Land Use & Character Map from Institutional/Public to General Commercial for approximately 4.4 acres for the property located at 1600 University Drive East at the corner of University Drive East and Glenhaven Drive. **Case #13-00900196 (M.Hester)**

Staff Planner Hester presented the Comprehensive Plan Amendment and gave the following options for action:

- Denial – The property would remain Institutional/Public as currently designated on the Comprehensive Plan;
- Accept the applicant's proposal of amending the Comprehensive Plan to a General Commercial designation;
- Propose an alternative land use and character designation for the property.

There was general discussion amongst the Commission regarding buffer requirements.

Jesse Durden, 2809 Earl Rudder Freeway South, College Station, Texas, gave a presentation in support of the Comprehensive Plan Amendment and stated that the property is a great location for a General Commercial use because of it being a gateway into the City. He also said that General Commercial conforms with the existing uses on University Drive.

Cully Lipsey, 1021 University Drive East, College Station, Texas, representing Scott & White, read letters from Pappas and Scott & White.

Chairman Ashfield opened the public hearing.

Janet Fanguy, 705 Summerglenn, College Station, Texas, expressed concern about the potential of a restaurant being located on the property and the traffic and noise that would produce.

Chairman Ashfield closed the public hearing.

There was more discussion amongst the Commission regarding buffers.

Commissioner Corrier motioned to recommend that the City Council accept the applicant's proposal of amending the Comprehensive Plan to a General Commercial designation. Commissioner Rektorik seconded the motion, then withdrew his motion, then seconded the motion again, motion passed (4-0)

9. Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan – Future Land Use & Character Map from Estate to General Commercial for approximately 5.4 acres for the property located at 1201 Norton Lane at the corner of Wellborn Road and Norton Lane. **Case #13-00900193 (M.Hester)**

Staff Planner Hester presented the Comprehensive Plan Amendment and gave the following options for action:

- Denial – The property would remain Institutional/Public as currently designated on the Comprehensive Plan;
- Accept the applicant's proposal of amending the Comprehensive Plan to a General Commercial designation;
- Propose an alternative land use and character designation for the property.

J L Taylor, representative for the church, said that there were inquires on the property, but only for commercial, not residential. The concerns were the railroad tracks and FM 2154.

There was general discussion amongst the Commission and Staff regarding the Comprehensive Plan Amendment.

Chairman Ashfield opened the public hearing.

Ray Bomnskie, 4691 River Valley Drive, College Station, Texas, said that the property would be difficult to sell with the Estate designation due to the property being located next to a mobile home park and its proximity to the railroad tracks.

Janette Dale, 3130 Norton Lane, College Station, Texas, stated that she was opposed to a large-commercial development on the property.

Juan Rocha, 14097 FM 2154, College Station, Texas, stated that he felt that the property is better suited for a residential development.

Chairman Ashfield closed the public hearing.

There was general discussion amongst the Commission regarding the rezoning.

Commissioner Corrier motioned to recommend that the City Council accept the applicant's proposal of amending the Comprehensive Plan to a General Commercial designation. Commissioner Warner seconded the motion, motion passed (3-1). Commissioner Rektorik was in opposition.

10. Public hearing, presentation, possible action, and discussion regarding the annual review of the Comprehensive Plan and the Unified Development Ordinance. **(B.Cowell)**

Executive Director Cowell gave an overview of the item.

Principal Planner Prochazka presented the annual review of the Comprehensive Plan and the Unified Development Ordinance.

Chairman Ashfield opened the public hearing.

Ron Gay, 1106 Deacon Drive, College Station, Texas, representing St. Thomas Aquinas Church, stated that the church would like a larger sign.

Jim Jett, 5004 Congressional Court, College Station, Texas, requested a change to the Comprehensive Plan. He said that he was currently developing Aggieland Business Park and recently acquired a 5.5-acre tract on State Highway 47 that he was interested in changing from Business Park to General Commercial.

John Dylan, 351 Adriatic Parkway, McKinney, Texas, stated that he was the owner of the 20-acre tract adjacent to Mr. Jett's property. He said that he was in support and concurred with Mr. Jett's recommendation for the land use to be changed from Business Park to General Commercial.

Kim Eubanks, 351 Adriatic Parkway, McKinney, Texas, bought the property 6 years ago with Mr. Dylan and agreed that the land use be changed to General Commercial.

Chairman Ashfield closed the public hearing.

The Commission concurred with the potential land use change from Business Park to General Commercial and said that it could be considered as part of a study of the area.

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

There was no discussion regarding future agenda items.

12. Adjourn.

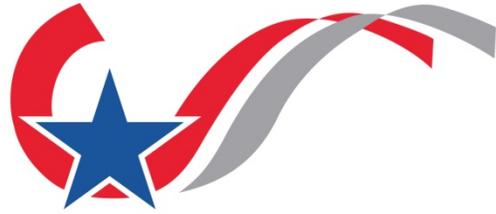
The meeting was adjourned at 8:30 p.m.

Approved:

Mike Ashfield, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



CITY OF COLLEGE STATION

**FINAL PLAT
for
Castlegate II Sec 204
13-00900181**

SCALE: 41 lots on approximately 18.8 acres

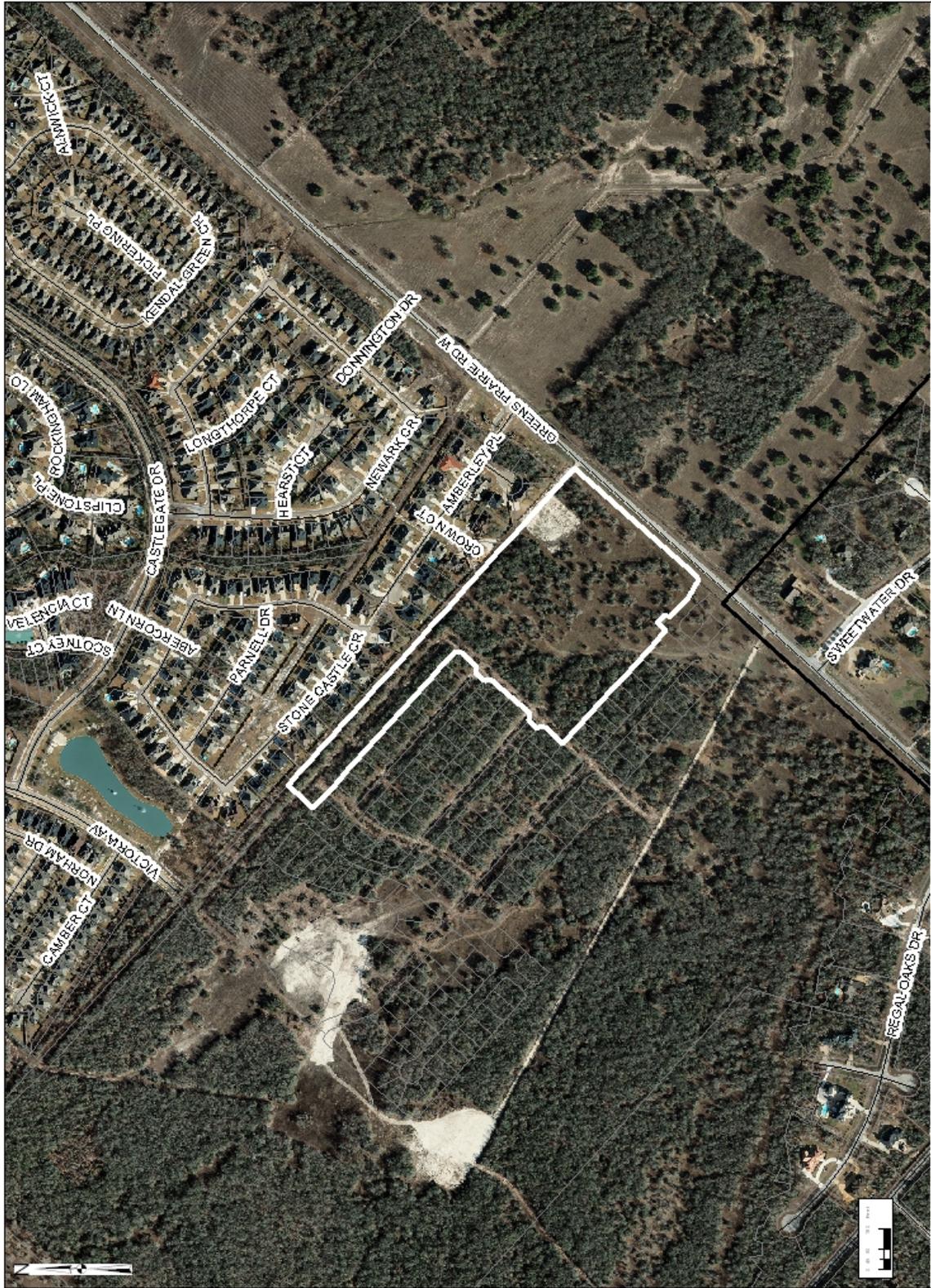
LOCATION: 4401 Toddington Lane

ZONING: GS General Suburban

APPLICANT: Wallace Phillips IV, 3-D Development LLC

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

RECOMMENDATION: Staff recommends approval of the Final Plat.



Case: 13-198	CASTLEGATE II SUBDIVISION	DEVELOPMENT REVIEW
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DEVELOPMENT HISTORY

- Annexation:** 1995
- Zoning:** A-O Agricultural Open (upon annexation) to A-O Agricultural Open and R-1 Single-Family Residential (2007), Renamed to GS General Suburban.
- Preliminary Plat:** Castlegate II preliminary plat was approved in January 2011 and subsequently revised in March 2012.
- Site Development:** Infrastructure is currently under construction for Sections 101, 103 and 203, with Sections 100 and 200-202 currently platted with homes under construction.

COMMENTS

- Parkland Dedication:** Land dedication was provided with the first Final Plat of the Castlegate II subdivision and the developer is currently constructing neighborhood park improvements. Community Parkland dedication fees of \$25,625 (41 lots X \$625) are due prior to filing of the Final Plat.
- Greenways:** N/A
- Pedestrian Connectivity:** Sidewalks are required and will be provided on both sides of all thoroughfares and on one side of all local streets. In addition, sidewalks are proposed to be provided in designated common areas throughout the development.
- Bicycle Connectivity:** Bike lanes will be provided along W.S. Phillips Parkway.
- Impact Fees:** The subject tract is located in the Spring Creek Sanitary Sewer Impact Fee Area and will be assessed \$98.39 per Living Unit Equivalent (LUE).

REVIEW CRITERIA

Compliance with Subdivision Regulations: The proposed Final Plat is in compliance with the Subdivision Requirements 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>13-198</u>
DATE SUBMITTED:	<u>09/25/13</u>
TIME:	<u>9:30</u>
STAFF:	<u>AJ</u>

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication or Stormwater Management Conference N/A

NAME OF PROJECT Castlegate II Subdivision - Section 204

ADDRESS Intersection of WS Phillips Parkway and Greens Prairie Road

SPECIFIED LOCATION OF PROPOSED PLAT:

Southeast of Castlegate II Subdivision, Section 200

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

Name Wallace Phillips IV E-mail dustyphillips52@yahoo.com

Street Address 4490 Castlegate Drive

City College Station State TX Zip Code 77845

Phone Number 979.690.7250 Fax Number 979.690.1041

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

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

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering, LLC - Joe Schultz E-mail joeschultz84@verizon.net
Street Address 2730 Longmire Drive, Suite A
City College Station State TX Zip Code 77845
Phone Number 979.764.3900 Fax Number 979.764.3910

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

Is there a temporary blanket easement on this property? If so, please provide the Volume 10392 and Page No. 276

Total Acreage 18.848 Total No. of Lots 41 R-O-W Acreage 7.28359

Existing Use Agricultural - Vacant Proposed Use Single Family Residential

Number of Lots By Zoning District 41 / R1 / / /

Average Acreage Of Each Residential Lot By Zoning District:

0.228 / R1 / / /

Floodplain Acreage n/a

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

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

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

Yes

No

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

Project Name: Castlegate II Preliminary Plat

City Project Number (if known): 12-00500004

Date / Timeframe when submitted: January 2012

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

none

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

none

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

Requested Oversize Participation _____

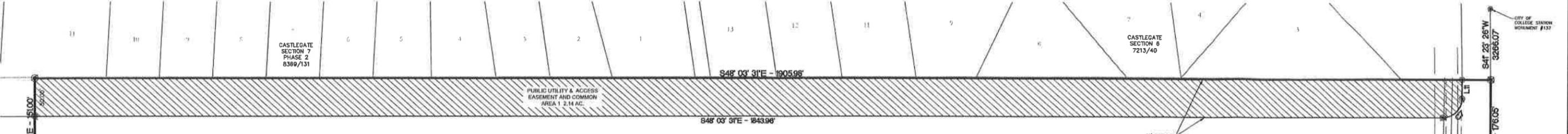
<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>4445</u> Streets</p> <p><u>8400</u> Sidewalks</p> <p><u>1220</u> Sanitary Sewer Lines</p> <p><u>2085</u> Water Lines</p> <p><u>-</u> Channels</p> <p><u>1165</u> Storm Sewers</p> <p><u>-</u> Bike Lanes / Paths</p>	<p>Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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

Wallace Phillip Agent
Signature and title

Sept 17-13
Date



W.S. Phillips Parkway
PMT VARIES, 101' ROW

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, Wallace Phillips IV, Manager of 3-D Development, owner and developer of the land shown on this plat, and designated herein as the Castlegate II Subdivision, Section 204, to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration herein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Wallace Phillips IV, Manager

CERTIFICATE OF CITY ENGINEER

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

Notary Public, Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

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

City Engineer

APPROVAL OF PLANNING AND ZONING COMMISSION

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

Chairman

CERTIFICATE OF THE SURVEYOR

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

R.P.L.S. No. 4502

CERTIFICATE OF THE COUNTY CLERK

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

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

County Clerk
Brazos County, Texas

METS AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCELS OF LAND LYING AND BEING SITUATED IN THE ROBERT STEVENSON LEAGUE ABSTRACT NO. 54, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 202.655 ACRES TRACT AS DESCRIBED BY A DEED TO D03 DORADO DEVELOPMENT, LLC RECORDED IN VOLUME 1064, PAGE 213 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

BEGINS AT A 1/4 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF LOT 11, BLOCK 6, CASTLEGATE II SUBDIVISION, SECTION 204, ACCORDING TO THE PLAT RECORDED IN VOLUME 1092, PAGE 206 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE EAST CORNER OF LOT 2, BLOCK 6, CASTLEGATE II SUBDIVISION, SECTION 204, ACCORDING TO THE PLAT RECORDED IN VOLUME 1081, PAGE 31 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND BEING ON THE NORTHWEST LINE OF UPHOR DRIVE (50' R.O.W.).

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 202.655 ACRES TRACT AND SAID SECTION 200 FOR THE FOLLOWING CALLS:
N 41° 56' 29" E ALONG THE EXTENSION OF THE NORTHWEST LINE OF UPHOR DRIVE FOR A DISTANCE OF 105.00 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET.

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: N 03° 03' 31" W - 35.36 FEET) TO THE END OF SAID CURVE.

N 41° 56' 29" E ACROSS THE RIGHT-OF-WAY OF HADLEIGH LANE (50' R.O.W.) FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET.

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: N 03° 03' 31" W - 35.36 FEET) TO THE END OF SAID CURVE.

N 41° 56' 29" E ACROSS THE RIGHT-OF-WAY OF TONBRIDGE DRIVE (50' R.O.W.) FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET.

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: N 03° 03' 31" W - 35.36 FEET) TO THE END OF SAID CURVE.

N 48° 03' 31" W ALONG THE EXTENSION OF THE SOUTHWEST LINE OF W.S. PHILLIPS PARKWAY (101' R.O.W.) FOR A DISTANCE OF 910.33 FEET TO THE PLATTED END OF W.S. PHILLIPS PARKWAY.

THENCE: S 48° 03' 31" E ALONG THE COMMON LINE OF SAID REMAINDER OF 202.655 ACRES TRACT AND CASTLEGATE II SUBDIVISION, SECTION 204, PHASE 2, AND CASTLEGATE SUBDIVISION, SECTION 4, ACCORDING TO THE PLAT RECORDED IN VOLUME 1213, PAGE 49 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 186.99 FEET TO THE MOST EASTERLY CORNER OF SAID REMAINDER OF 202.655 ACRES TRACT LYING WITHIN THE APPARENT RIGHT-OF-WAY OF GREENS PRAIRIE ROAD (VARIABLE WIDTH R.O.W.).

THENCE: S 41° 55' 42" W THROUGH SAID APPARENT RIGHT-OF-WAY AND ALONG THE SOUTHWEST LINE OF SAID REMAINDER OF 202.655 ACRES TRACT FOR A DISTANCE OF 196.05 FEET.

THENCE: N 48° 03' 31" W CONTINUING THROUGH SAID APPARENT RIGHT-OF-WAY AND ALONG THE NORTHEAST LINE OF COMMON AREA "A", ACCORDING TO A REPLAT OF CASTLEGATE II SUBDIVISION, SECTION 202 FOR A DISTANCE OF 111.18 FEET TO THE NORTH CORNER OF SAID COMMON AREA.

THENCE: S 41° 56' 29" W ALONG THE COMMON LINE OF SAID REMAINDER OF 202.655 ACRES TRACT AND SAID COMMON AREA FOR A DISTANCE OF 362.60 FEET TO THE NORTHEAST LINE OF DALTON LANE (VARIABLE WIDTH R.O.W.).

THENCE: ALONG THE NORTHEAST LINE OF DALTON LANE FOR THE FOLLOWING CALLS:
N 79° 12' 35" W FOR A DISTANCE OF 31.42 FEET;
N 48° 03' 31" W FOR A DISTANCE OF 84.42 FEET;

S 41° 56' 29" W FOR A DISTANCE OF 2.50 FEET; TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET.

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: N 03° 03' 31" W - 35.36 FEET) TO THE SOUTHWEST LINE OF TONBRIDGE DRIVE (50' R.O.W.).

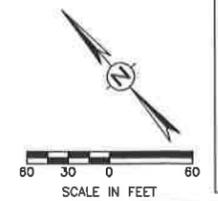
THENCE: N 48° 03' 31" W ACROSS THE END OF TONBRIDGE DRIVE FOR A DISTANCE OF 50.00 FEET TO THE NORTHWEST LINE OF TONBRIDGE DRIVE.

THENCE: S 41° 56' 29" W ALONG THE NORTHWEST LINE OF TONBRIDGE DRIVE FOR A DISTANCE OF 50.00 FEET TO THE EAST CORNER OF LOT 16, BLOCK 5, CASTLEGATE II SUBDIVISION, SECTION 202 (PLAT 1106131).

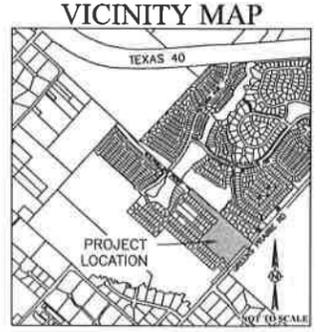
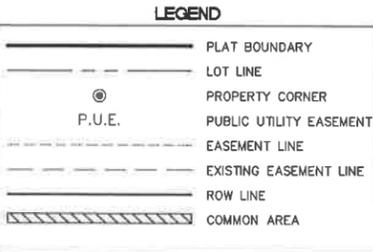
THENCE: N 48° 03' 31" W ALONG THE COMMON LINE OF SAID REMAINDER OF 202.655 ACRES TRACT AND CASTLEGATE II SUBDIVISION, SECTION 202, FOR A DISTANCE OF 663.00 TO THE POINT OF BEGINNING CONTAINING 19.88 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

LINE #	LENGTH	DIRECTION
L1	111.18	N48° 03' 31" W
L2	33.82	N59° 21' 35" W
L3	36.41	N48° 03' 31" W
L4	2.50	N41° 56' 29" E
L5	36.27	N48° 03' 31" W
L6	36.27	N41° 56' 29" E
L7	105.00	N41° 56' 29" E
L8	36.27	N41° 56' 29" E
L9	36.27	N41° 56' 29" E
L10	81.17	N41° 56' 29" E
L11	25.00	N41° 56' 29" E
L12	0.00	N41° 56' 29" E
L13	81.17	N41° 56' 29" E
L14	85.00	N41° 56' 29" E
L15	105.00	N41° 56' 29" E
L16	129.88	N41° 56' 29" E
L17	131.17	N41° 56' 29" E

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	39.27	25.00	270°00'00"	25.00	35.36	N03°03'31"W
C2	39.27	25.00	270°00'00"	25.00	35.36	N03°03'31"W
C3	39.27	25.00	270°00'00"	25.00	35.36	N03°03'31"W
C4	39.27	25.00	270°00'00"	25.00	35.36	N03°03'31"W
C5	39.27	25.00	270°00'00"	25.00	35.36	N03°03'31"W
C6	39.27	25.00	270°00'00"	25.00	35.36	N03°03'31"W
C7	39.27	25.00	270°00'00"	25.00	35.36	N03°03'31"W
C8	39.27	25.00	270°00'00"	25.00	35.36	N03°03'31"W
C9	39.27	25.00	270°00'00"	25.00	35.36	N03°03'31"W
C10	39.27	25.00	270°00'00"	25.00	35.36	N03°03'31"W
C11	21.03	25.00	248°17'21"	11.18	25.41	S72°00'13"E
C12	182.88	30.00	248°17'21"	11.18	25.41	S66°02'10"W
C13	21.03	25.00	260°00'00"	25.00	35.36	S03°03'31"E
C14	39.27	25.00	260°00'00"	25.00	35.36	S03°03'31"E
C15	39.27	25.00	260°00'00"	25.00	35.36	S03°03'31"E
C16	39.27	25.00	260°00'00"	25.00	35.36	S03°03'31"E
C17	39.27	25.00	260°00'00"	25.00	35.36	S03°03'31"E
C18	39.27	25.00	260°00'00"	25.00	35.36	S03°03'31"E
C19	39.27	25.00	260°00'00"	25.00	35.36	S03°03'31"E
C20	39.27	25.00	260°00'00"	25.00	35.36	S03°03'31"E



- GENERAL NOTES:**
- THE BEARING SYSTEM SHOWN HEREON IS REFERRED TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT PROJECTION, CENTRAL ZONE, AND AS MONUMENTED ON THE GROUND.
 - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
 - ALL LOTS ARE ZONED GS - GENERAL SUBURBAN.
 - NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE 12-08-1841P LETTER OF MAP REVISION, DATED MAY 18, 2012.
 - COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
 - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2 INCHES IN CALIPER OR ONE 4 INCH CALIPER TREE PER ORDINANCE 3222.
 - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.



FINAL PLAT
CASTLEGATE II SUBDIVISION
SECTION 204
18.848 ACRES
ROBERT STEVENSON LEAGUE, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS
41 LOTS

OWNER/DEVELOPER:
J-D Development
4400 Castlegate Drive
College Station, TX 77845
(979) 690-7250

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

SCALAR 1" = 60'
October, 2013

ENGINEER:
Schulz Engineering, LLC
7816 No. 1237
2730 LONGMARE, SUITE A
College Station, Texas 77846
(979) 764-9000

13-198
10/18/13
10:00
AJ



PRELIMINARY PLAN
for
Summit Crossing Phase 2A
13-00900200

SCALE: 46 lots on 5.607 acres

LOCATION: 1447 Buena Vista, generally north of Harvey Road and east of Crescent Pointe

ZONING: PDD Planned Development District

APPLICANT: Rabon Metcalf, RME Consulting Engineers

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

RECOMMENDATION: Staff recommends approval of the Preliminary Plan



	DEVELOPMENT REVIEW	SUMMIT CROSSING PH 2A	Case: 13-200	PRELIMINARY PLAN
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DEVELOPMENT HISTORY

Annexation: 1980
Zoning: A-O Agricultural Open to PDD Planned Development District (2003); revision to PDD Planned Development District (2007)
Site development: Phase 1 of Summit Crossing is currently developed with townhomes.

COMMENTS

Water: There are existing 8-inch waterlines along Lonetree Drive and Buena Vista. Domestic and fire flow demands will necessitate future water main extensions with the Final Plat. These utilities will be required to be designed and constructed in accordance with the BCS Unified Design Guidelines.

Sewer: Sanitary sewer service will be provided from existing 6-inch and 8-inch mains which were extended to serve this phase with the construction of Summit Crossing Phase 1. A sewer report for the subdivision is required with the Final Plat, but preliminary analysis of the existing system has indicated that there is available capacity to serve this development. Sewer is to be provided to each lot in accordance with the BCS Unified Design Guidelines.

Off-site Easements: An offsite private drainage easement will be needed for private detention and drainage infrastructure with the Final Plat.

Drainage: The subject tract is located in the Hudson Creek drainage basin. Development of the subject tract will be required to meet the requirements of the BCS Unified Stormwater Design Guidelines. Detention will be required when the property is final platted.

Flood Plain: No portion of the property has been designated FEMA Special Flood Hazard Area.

Greenways: No greenway dedication is required or proposed.

Pedestrian Connectivity: Sidewalks will be continued along Buena Vista and Lone Tree Drive.

Bicycle Connectivity: There are no planned bicycle improvements proposed with the Preliminary Plan and none called for as part of the Bicycle, Pedestrian, and Greenways Master Plan.

Streets: The proposed development will continue Buena Vista and Lone Tree Drive, which connect to Harvey Road to the south.

Oversize Request: None at this time.

Parkland Dedication Fees: Park land dedication was previously dedicated with initial development (Summit Crossing Phase 1). Neighborhood parkland

development fees of \$16,468 (46 lots x \$358) will be due prior to filing of the Final Plat.

Impact Fees: None in this area currently.

REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:** The subject property is designated Urban on the Comprehensive Plan Future Land Use and Character Map. The property is currently zoned PDD Planned Development District with townhomes the intended use as proposed with this Preliminary Plan.
2. **Compliance with Subdivision Regulations:** The proposed Preliminary Plan is in compliance with the Subdivision Regulations contained in the Unified Development Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plan.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan



FOR OFFICE USE ONLY	
CASE NO.:	<u>13-200</u>
DATE SUBMITTED:	<u>09/27/13</u>
TIME:	<u>3:00</u>
STAFF:	<u>AJ</u>

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 Summit Crossing - Phase 2A

ADDRESS N/A

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

SW (back side of existing subdivision) of Summit Crossing, Phase One

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 3800 S.H. No. 6 South, Suite 108G

City College Station State TX Zip Code 77845

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 Summit Crossing, LLC (c/o Jim Easterly) E-mail jimeasterly@gmail.com

Street Address 809 University Drive E, Ste. 101B

City College Station State TX Zip Code 77840

Phone Number (979) 218-6775 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Same As Applicant E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

Total Acreage 5.608 Total No. of Lots 46 R-O-W Acreage 1.480

Number of Lots By Zoning District 46 / PD / / /

Average Acreage Of Each Residential Lot By Zoning District:

0.090 / PD / / /

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: Summit Crossing

City Project Number (in known): _____

Date / Timeframe when submitted: July 2007 to September 2007

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):

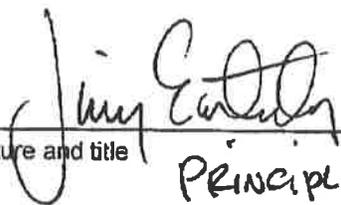
1. An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
2. The presence of unique or unusual topographic, vegetative, or other natural conditions exist so that strict adherence to the sidewalk requirements of the UDO is not physically feasible or is not 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 PRINCIPLE

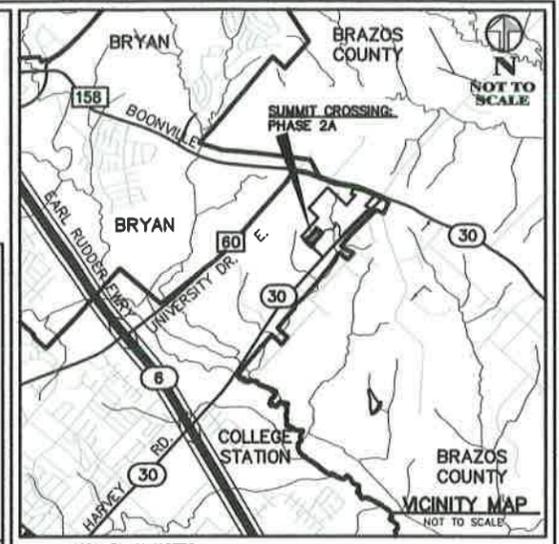
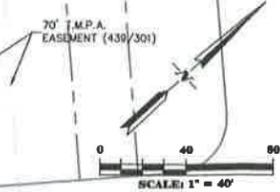
9-10-13

Date

LINE	BEARING	DISTANCE
L1	S 47°03'20" E	22.19'
L2	N 37°44'41" E	50.00'
L3	S 52°15'19" E	59.72'
L4	N 37°15'19" W	39.45'
L5	S 37°44'41" W	50.00'
L6	S 42°56'40" W	50.00'
L7	S 47°03'20" E	76.81'

SUMMIT CROSSING-PHASE 2A BOUNDARY CURVE DATA					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	90°00'00"	N 87°56'43" E	35.36'
C2	25.00'	41.54'	95°12'00"	N 4°39'19" W	36.92'
C3	25.00'	41.54'	95°12'00"	S 4°39'19" E	36.92'
C4	25.00'	39.27'	90°00'00"	S 87°56'40" W	35.36'

INTERNAL CURVE DATA					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	90°00'00"	N 2°03'20" W	35.36'
C2	25.00'	37.00'	84°48'00"	N 85°20'41" E	33.72'
C3	25.00'	39.27'	90°00'00"	S 87°56'40" W	35.36'
C4	25.00'	39.27'	90°00'00"	N 2°03'20" W	35.36'
C5	25.00'	37.00'	84°48'00"	N 85°20'40" E	33.72'
C6	25.00'	41.54'	95°12'00"	S 4°39'19" E	36.92'



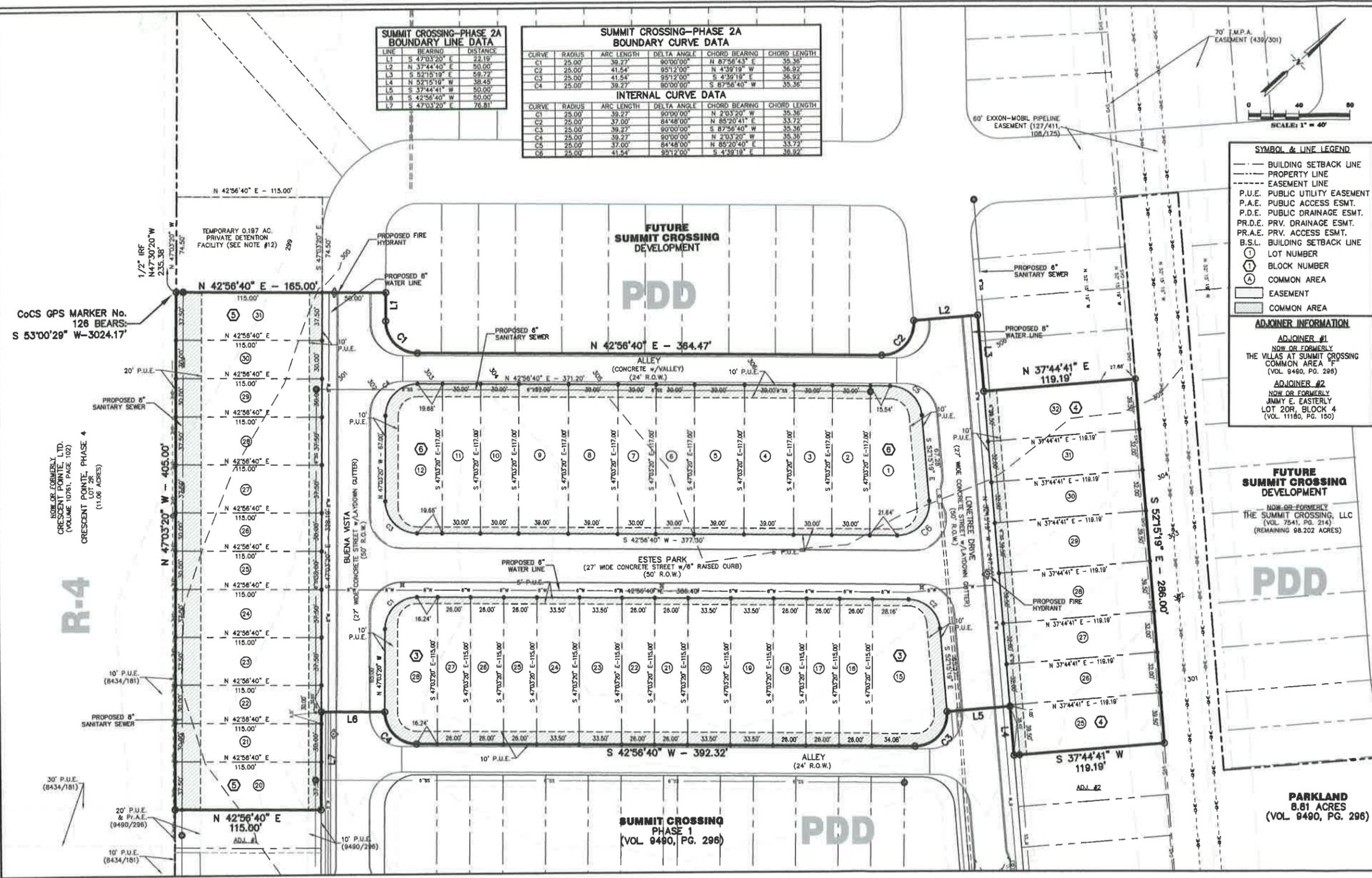
- SYMBOL & LINE LEGEND**
- BUILDING SETBACK LINE
 - PROPERTY LINE
 - EASEMENT LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.A.E. PUBLIC ACCESS ESMT.
 - P.D.E. PUBLIC DRAINAGE ESMT.
 - PR.D.E. PRV. DRAINAGE ESMT.
 - PR.A.E. PRV. ACCESS ESMT.
 - B.S.L. BUILDING SETBACK LINE
 - LOT NUMBER
 - BLOCK NUMBER
 - COMMON AREA
 - EASEMENT
 - COMMON AREA
- ADJOINER INFORMATION**
- ADJOINER #1**
NOW OR FORMERLY THE VILLAS AT SUMMIT CROSSING COMMON AREA #1 (VOL. 9490, PG. 298)
- ADJOINER #2**
NOW OR FORMERLY JIMMY E. EASTERLY LOT 20R, BLOCK 4 (VOL. 11180, PG. 150)

- PRELIMINARY PLAN NOTES:**
- (O/D/R/B/C/T) DENOTES OFFICIAL/DEED RECORDS OF BRAZOS COUNTY, TEXAS.
 - THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAN AS GRAPHICALLY DEPICTED ON F.E.M.A.- FIRM COMMUNITY PANEL NO. 48041C 0220E, MAY 18, 2012.
 - BASIS OF BEARING: BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 - ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS UNLESS OTHERWISE NOTED.
 - RIGHT-OF-WAY DEDICATION OF ALL LOCAL STREET DEDICATION WILL CONSIST OF 1.480 ACRES IN TOTAL.
 - ALL UTILITY EASEMENTS MUST BE CLEARED OF ALL BRUSH AND TREES, IMPLYING NO LANDSCAPING OR PERMANENT STRUCTURES WITHIN THE UTILITY EASEMENT WILL BE ALLOWED.
 - DIMENSIONS SHOWN INTERIOR TO THE LOT, ALONG CURVES, BEGINNING WITH "A" ARE ARC LENGTHS.
 - THE INSTALLATION OF STREET LIGHTS WILL BE REQUIRED AND INSTALLED IN ACCORDANCE WITH THE COCS UNIFIED DEVELOPMENT ORDINANCE (LATEST EDITION).
 - BUILDING SETBACKS SHALL BE IN COMPLIANCE WITH THE UNIFIED DEVELOPMENT ORDINANCE (UDO), LATEST EDITION, FOR THE CURRENT ZONING, PDD-PLANNED DEVELOPMENT DISTRICT (ORDINANCE #2806).
 - NO PARKING IS ALLOWED WITHIN THE ALLEY RIGHT-OF-WAYS (PUBLIC OR PRIVATE).
 - COMMON AREAS, DRAINAGE STRUCTURE AREAS AND ACCESS EASEMENTS ARE PRIVATE AND THEY WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA). SIDEWALKS LOCATED IN PRIVATE ACCESS EASEMENTS WILL ALSO BE MAINTAINED BY THE HOA.
 - THE 0.197 AC DETENTION FACILITY IS A TEMPORARY IMPROVEMENT AND PRIVATE DRAINAGE EASEMENT. THIS FACILITY AND EASEMENT WILL BE DISSOLVED WHEN PHASE 2B DEVELOPS AND PERMANENT DETENTION ESTABLISHED FOR AREAS DRAINING TO THIS TEMPORARY DETENTION FACILITY. THE TEMPORARY DETENTION FACILITY IS PRIVATELY OWNED AND MAINTAINED BY THE HOA.
 - TOPOGRAPHICAL & UTILITY INFORMATION WAS OBTAINED FROM AN ON-THE-GROUND SURVEY PERFORMED BY KERR SURVEYING, UNDER THE DIRECTION OF BRAD KERR, R.P.L.S. 4502.

CoCS GPS MARKER No. 126 BEARS: S 53°00'29" W-3024.17'

NOW OR FORMERLY CRESCENT POINTE, LTD. (VOLUME 10761, PAGE 102) CRESCENT POINTE, PHASE 4 (11.06 ACRES)

R-4



FUTURE SUMMIT CROSSING DEVELOPMENT
NOW OR FORMERLY THE SUMMIT CROSSING, LLC (VOL. 7541, PG. 214) (REMAINING 98.202 ACRES)

PARKLAND
8.81 ACRES
(VOL. 9490, PG. 298)

SUMMIT CROSSING PHASE 1
(VOL. 9490, PG. 298)

NOT FOR RECORD

SURVEYED BY: KERR SURVEYING, LLC
409 NORTH TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 288-3195

PRELIMINARY PLAN OF SUMMIT CROSSING PHASE 2A

LOTS 15-28, BLOCK THREE LOTS 25-32, BLOCK FOUR
LOTS 20-31, BLOCK FIVE LOTS 1-12, BLOCK SIX
1.480 AC R.O.W. DEDICATION
46 LOTS - TOTAL: 5.607 ACRES
J.W. SCOTT SURVEY, A-49
COLLEGE STATION, BRAZOS COUNTY, TEXAS
SURVEYED: AUGUST, 2013

RME Consulting Engineers

LANDOWNER INFORMATION
MONTE VERDE DEVELOPMENT, INC.
c/o JIM EASTERLY
309 UNIVERSITY DR. E. STE. 101B
COLLEGE STATION, TX 77840
OFF: (979) 218-8775
EMAIL: JIM.EASTERLY@GMAIL.COM

FILENAME: 0495PPIA SCALE: 1"=40'
SUBMITTED DATE: 9/30/13
REVISIONS: 10/21/13

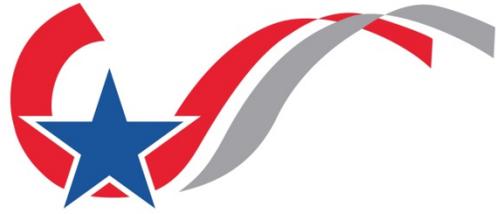
3800 S.H. No. 6 SOUTH, STE. 108G <77845>
POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842
EMAIL: civil@rmengineer.com

OFFICE - (979) 764-0704
FAX - (979) 764-0704

DRAWN BY: R.A.M. CHECKED BY: BRAD KERR
FIELD BOOK: N/A PAGES: N/A

RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
247 - 0495

13:200
10 21:13
9:23
PK



CITY OF COLLEGE STATION

FINAL PLAT
for
Caprock Crossing Lots 1R & 2R, Block 2
Being a Replat of
Caprock Crossing Lot 1, Block 2
13-00900121

SCALE: Two lots on 8.15 acres

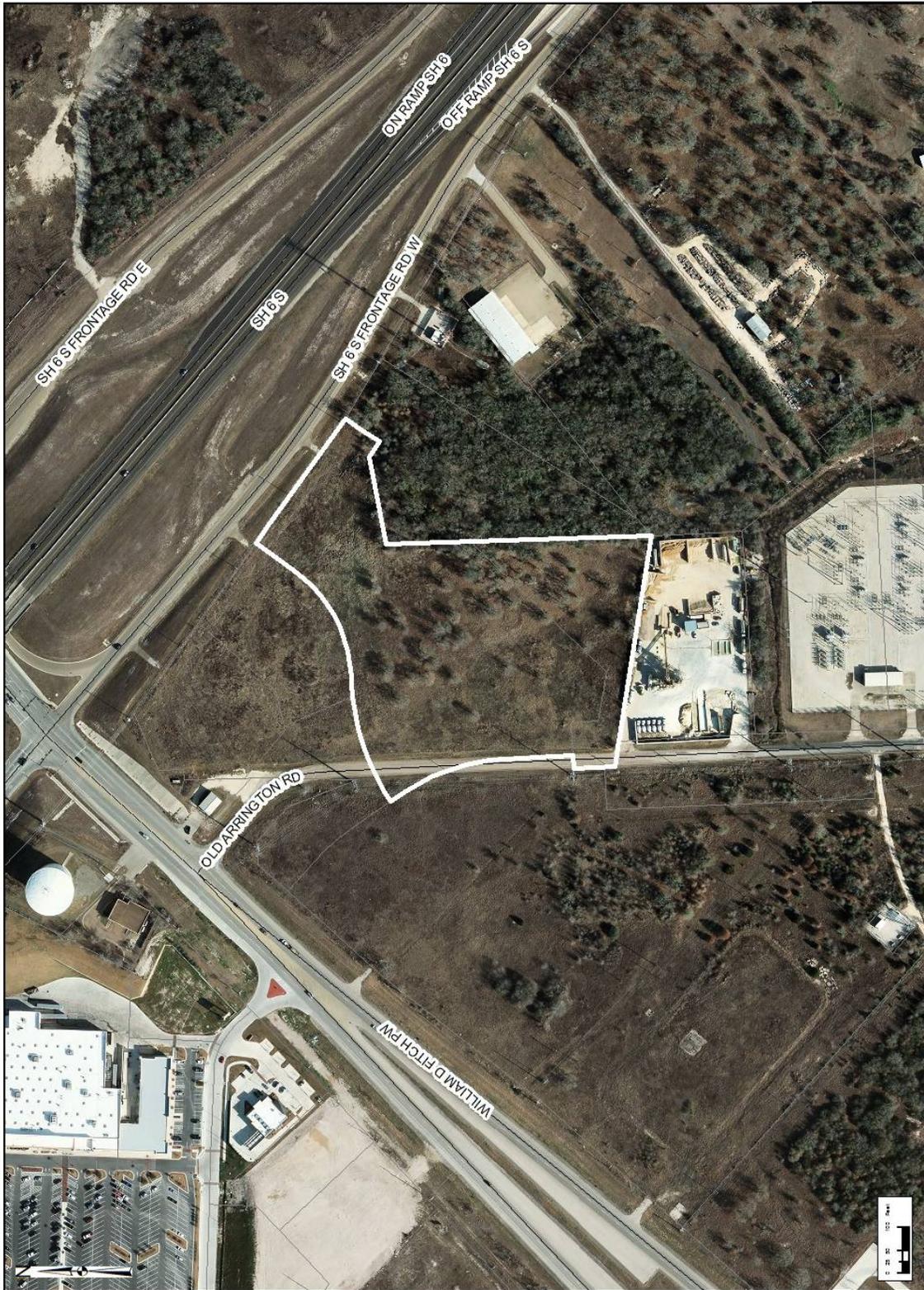
LOCATION: 950 William D Fitch Pkwy

ZONING: GC General Commercial
OV Corridor Overlay

APPLICANT: Jesse Durden, CapRock Texas

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

RECOMMENDATION: Staff recommends approval of the Final Plat.



Case: 13-121 REPLAT

CAPROCK CROSSING
LOT 1R & 2R, BLK 2

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation: 1983
Zoning: A-O Agricultural Open upon annexation; A-O Agricultural Open to C-1 General Commercial (1983, 2004 & 2006); C-1 General Commercial to C-1 General Commercial and OV Corridor Overlay (2006); C-1 General Commercial renamed to GC General Commercial (2012)
Preliminary Plat: 2012
Site Development: Vacant

COMMENTS

Parkland Dedication: None required – non-residential development.
Greenways: N/A
Pedestrian Connectivity: Public Ways are proposed throughout the development which include 5-foot sidewalks along both sides of the drive aisle.
Bicycle Connectivity: Bike lanes and routes are not proposed nor required within the development. The nearest bike lane is located on Arrington Road.
Impact Fees: The subject property is located within the Alum Creek Impact Fee Area. Impact fees are assessed at the time of Final Plat. The current impact fees for Alum Creek are \$59.42 per LUE.

REVIEW CRITERIA

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

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat

SUPPORTING MATERIALS

- 1. Application
- 2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>13121</u>
DATE SUBMITTED:	<u>01/11/13</u>
TIME:	<u>9:30</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 _____

NAME OF PROJECT Caprock Crossing Lot 1, Block 2 Replat

ADDRESS ~~950 William D. Fitch Parkway~~, ~~4416~~ SH6 South

SPECIFIED LOCATION OF PROPOSED PLAT:

South of the intersection of William D. Fitch Parkway and SH 6 South

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

Name CapRock Texas E-mail jesse.durden@caprocktx.com

Street Address 110 Lincoln Avenue, Suite 103

City College Station State Texas Zip Code 77840

Phone Number 979-307-0321 Fax Number 979-314-7606

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

Name Brazos Texas Land Development, LLC. E-mail Salimc1@hotmail.com
Street Address 1203 University Drive East
City College Station State Texas Zip Code 77840
Phone Number _____ Fax Number 979-314-7606

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering, LLC. - Deven Doyen, P.E. E-mail deven@schultzengineeringllc.com
Street Address 2730 Longmire Drive, Suite A
City College Station State Texas Zip Code 77845
Phone Number 979-764-3900 Fax Number 979-764-3910

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

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

Total Acreage 8.15 Total No. of Lots 2 R-O-W Acreage 0

Existing Use Vacant Proposed Use Commercial

Number of Lots By Zoning District 2 / C1 _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

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

Floodplain Acreage N/A

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

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

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

Yes

No

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

Project Name: _____

City Project Number (if known): _____

Date / Timeframe when submitted: _____

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

Lot 1, Block 2 has been divided into two lots.

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

None

Regarding the waiver request, explain how:

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

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;
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5. When a sidewalk is required along a street where a multi-use path is shown on the Bicycle, Pedestrian, and Greenways Master Plan;

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

Detailed explanation of condition identified above:

N/A

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

Requested Oversize Participation N/A

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>0</u> Streets</p> <p><u>0</u> Sidewalks</p> <p><u>747</u> Sanitary Sewer Lines</p> <p><u>0</u> Water Lines</p> <p><u>0</u> Channels</p> <p><u>0</u> Storm Sewers</p> <p><u>0</u> Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p><u>0</u> No. of acres to be dedicated + \$ _____ development fee</p> <p><u>0</u> No. of acres in floodplain</p> <p><u>0</u> No. of acres in detention</p> <p><u>0</u> No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
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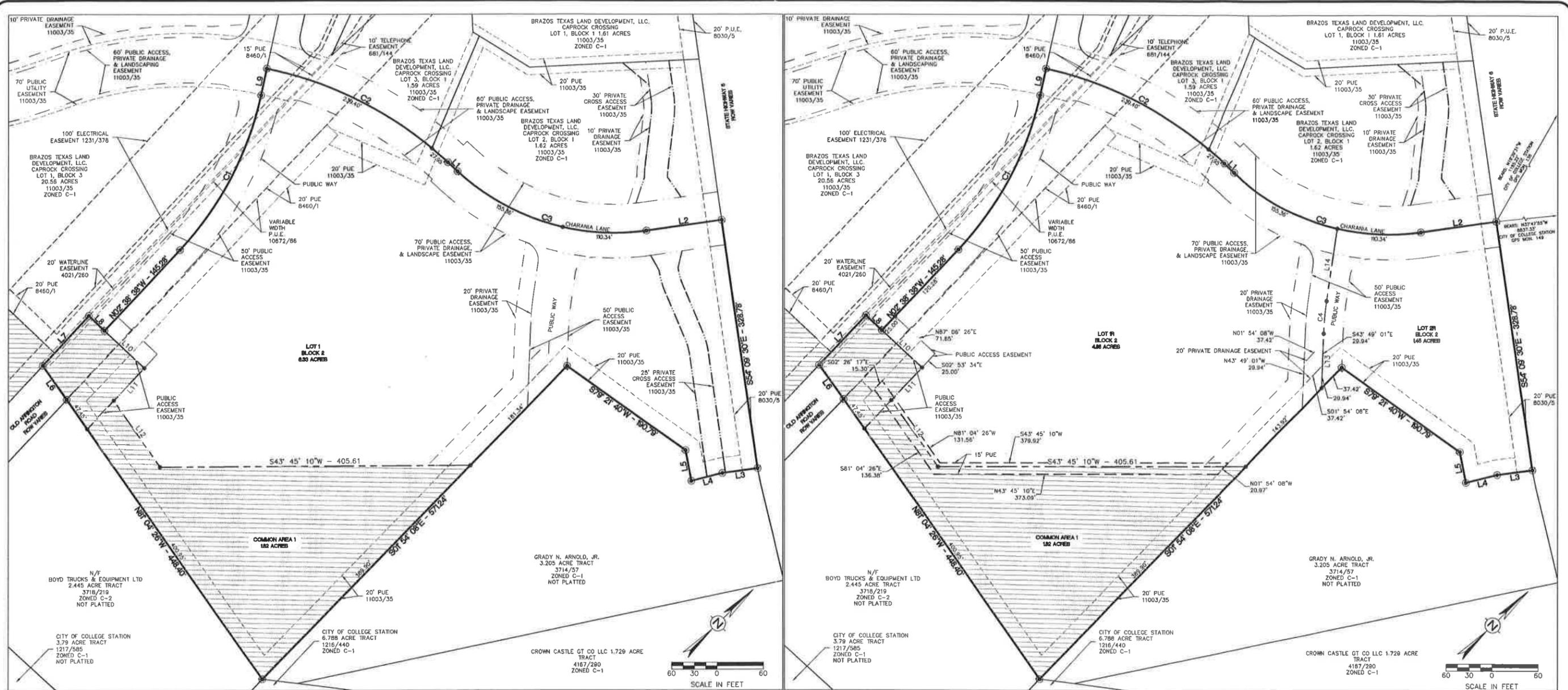
NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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

Signature and title

SALIM ISMAIL, DIRECTOR

Date



CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I, Salim M. Ismail, individually and as President of Salim Ismail, LLC, the General partner of Brazos Texas Land Development, LLC, owner and developer of the land shown on this plat, and designated herein as the Caprock Crossing Lots 1R, 2R and Common Area 1 to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Salim M. Ismail, individually and President

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public 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, R.P.L.S. No. 4502

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 THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS

_____, 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.

County Clerk
Brazos County, Texas

NOTES:

- THIS PROPERTY IS CURRENTLY ZONED C-1 & OV. ALL LOTS ARE PROPOSED TO BE COMMERCIAL USES.
- NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 48041C0325E EFFECTIVE DATE MAY 16, 2012.
- SEWER SYSTEM SHOWN HEREON IS SHOWING THE PLAT CALLED BEHAVIOR AS SHOWN ON THE PLAT RECORDED IN VOL. 11002, PG. 35 AND AS MONUMENTED ON THE GROUND.
- THE COMMON AREAS, PUBLIC WAYS AND PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE PRIVATE CROSS ACCESS EASEMENTS WILL BE BY EACH LOT OWNER OR THE PROPERTY OWNER'S ASSOCIATION.
- BLOCK 2 IS CONSIDERED ONE BUILDING PLAT.
- THIS DEVELOPMENT IS LOCATED WITHIN THE ALUM CREEK IMPACT FEE AREA.
- 1/2" IRON ROPS AT ALL LOT CORNERS AND ANGLE POINTS, AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF COLLEGE STATION.
- CURVE LENGTHS SHOWN ARE CHORD LENGTHS.
- THE FOLLOWING EASEMENTS DO APPLY TO THIS PROPERTY SHOWN HEREON:
CITY OF COLLEGE STATION 8400/18
CITY OF COLLEGE STATION 8400/18
CITY OF COLLEGE STATION (TEMPORARY) 11000/28
WILLIAMS WATER SUPPLY CO. 803/118
GENERAL TELEPHONE CO. OF THE SOUTHWEST 888/541
CITY OF BRAZOS 516/753
- THE FOLLOWING EASEMENTS DO NOT CROSS THIS TRACT:
CITY OF COLLEGE STATION 8400/18
B-C5 CELLULAR TELEPHONE CO. INC. 2511/23
CITY OF BRAZOS 813/490
CITIES SERVICES CO. 518/345
CITIES SERVICES CO. 537/792
CITY OF BRAZOS 773/522
CITY OF COLLEGE STATION 1211/378
CITY OF BRAZOS 814/234
CITY OF BRAZOS 814/289
- PUBLIC WAYS WILL BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF UNDEVELOPED TRACTS.

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- ADJACENT PROPERTY BOUNDARY
- PROPERTY CORNER
- EXISTING EASEMENTS
- PUBLIC UTILITY EASEMENT
- PRIVATE DRAINAGE EASEMENT
- PRIVATE ACCESS EASEMENT
- PUBLIC ACCESS EASEMENT

VICINITY MAP

SCALE TABLE

CURVE #	LENGTH	CHORD	CHORD DIRECTION
C1	231.53'	425.00'	S31°12'44" W 118.71'
C2	268.70'	509.00'	S07°54'10" W 136.23'
C3	268.12'	508.00'	S51°12'20" W 143.78'
C4	42.82'	405.00'	S06°04'10" W 21.40'

FINAL PLAT
OF
CAPROCK CROSSING
LOTS 1R AND 2R, BLOCK 2
COMMON AREA 1
A TOTAL OF 8.15 ACRES
BEING A
REPLAT
OF
CAPROCK CROSSING
LOT 1, BLOCK 2
COMMON AREA 1
VOLUME 1103, PAGE 35
A. BABBILE SURVEY, A-75
S.W. ROBERTSON LEAGUE, A-202
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1"=60' JULY 2015

OWNER/DEVELOPER: Brazos Texas Land Development, LLC
SURVEYOR: Brad Kerr, R.P.L.S. No. 4502
ENGINEER: Schultz Engineering, LLC

13-121
7-18-13
8-30
CDD



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

**REZONING REQUEST
FOR
1600 UNIVERSITY DR EAST
13-00900197**

REQUEST: O Office with OV Corridor Overlay to GC General Commercial with OV Corridor Overlay

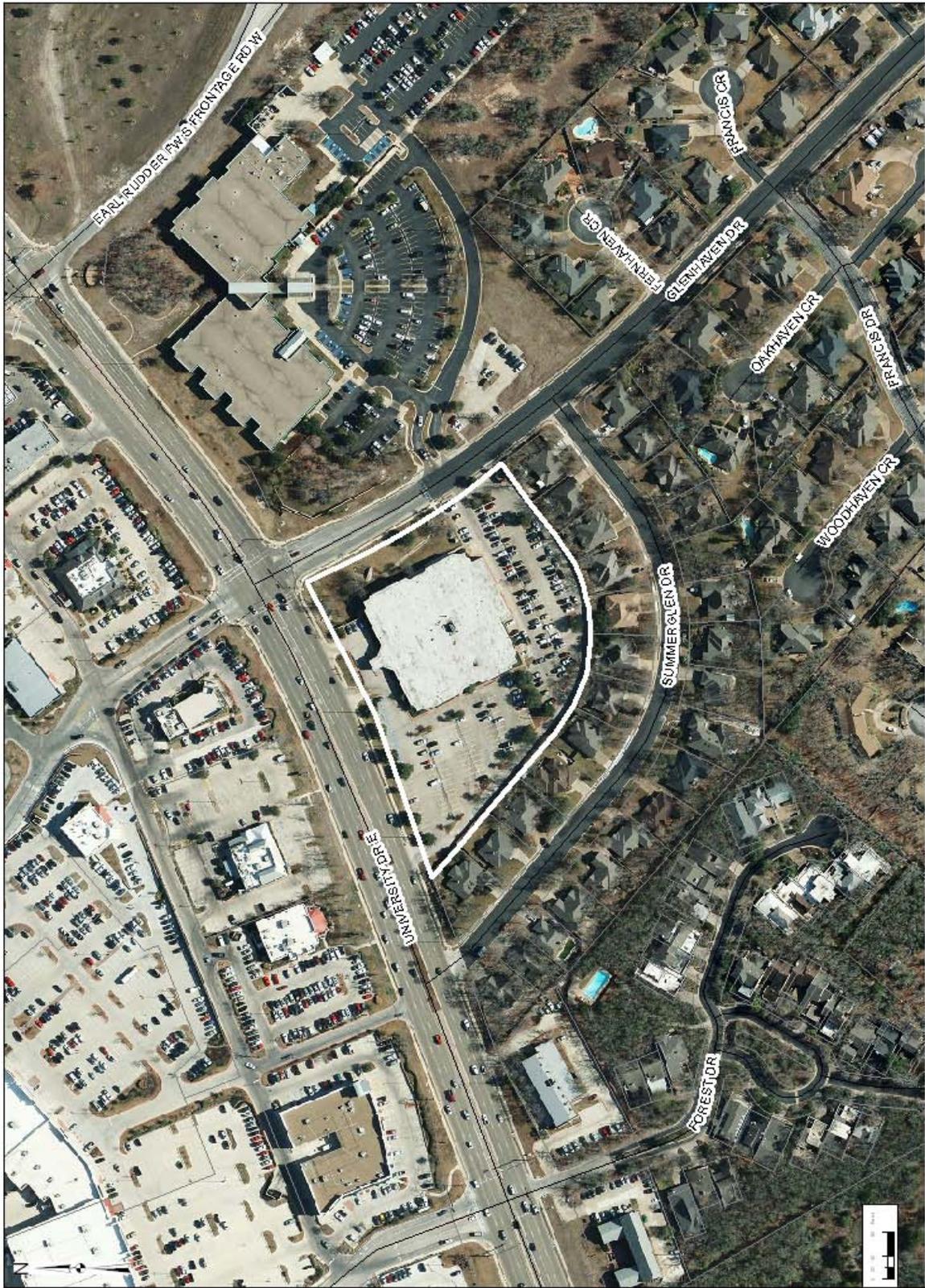
SCALE: One lot on approximately 4.4 acres

LOCATION: 1600 University Dr East, generally located at the southwest corner of Glenhaven Drive and University Drive East

APPLICANT: Jesse Durden, CapRock Texas

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

RECOMMENDATION: A request has been submitted for this property to amend the Comprehensive Plan from Institutional/Public to General Commercial. The Planning & Zoning Commission heard this request on October 17, 2013 and recommended approval with a 4-0 vote. City Council will hear this request and make the final action at their November 14, 2013 meeting. Contingent on City Council's approval of the Comprehensive Plan Amendment request, Staff recommends approval of the proposed rezoning.

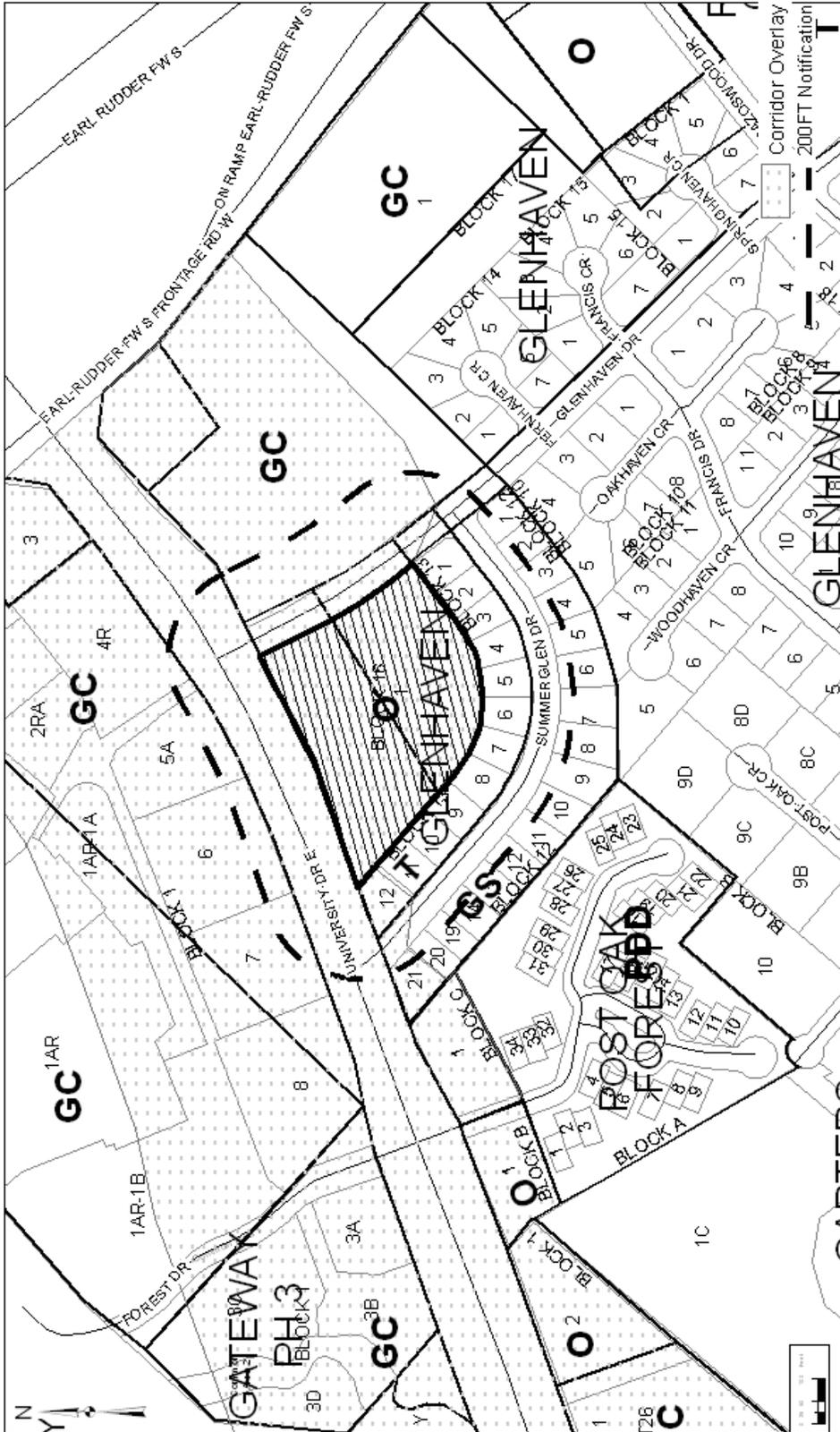


REZONING
Case: 13-197

1600 UNIVERSITY DR E

DEVELOPMENT REVIEW





Zoning Districts	R-4	Multi-Family	BPI	Business Park, Industrial	PDD	Planned Development District
R	Rural	High Density Multi-Family	NAP	Natural Areas Protected	WPC	Wolf Pen Creek Dev. Corridor
E	Estate	Manufactured Homes Park	C-3	Light Commercial	NG-1	Core Northgate
RS	Restricted Suburban	Office	M-1	Light Industrial	NG-2	Transitional Northgate
GS	General Suburban	Suburban Commercial	M-2	Heavy Industrial	NG-3	Residential Northgate
R-1B	Single Family Residential	General Commercial	C-U	College and University	OV	Corridor Overlay
D	Duplex	Commercial-Industrial	R & D	Research and Development	RDD	Redevelopment District
T	Townhouse	Business Park	P-MUD	Planned Mixed-Use Development	KO	Krenek Tap Overlay

DEVELOPMENT REVIEW

1600 UNIVERSITY DR E

Case: 13-197

REZONING

NOTIFICATIONS

Advertised Commission Hearing Date: November 7, 2013
 Advertised Council Hearing Dates: November 25, 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:
 Summerglen HOA
 Post Oak Forest HOA

Contacts in support: None at the time of this report.
 Contacts in opposition: None at the time of this report.
 Inquiry contacts: None at the time of this report.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North (across University Drive East)	General Commercial	General Commercial with OV Corridor Overlay	Restaurants and retail
South	Neighborhood Conservation	T Townhome with NPO Neighborhood Prevailing Overlay	Glenhaven Estates (Single-family residential)
East (across Glenhaven Drive)	Institutional/Public	General Commercial with OV Corridor Overlay	Scott & White Clinic
West	Neighborhood Conservation	T Townhome with NPO Neighborhood Prevailing Overlay	Glenhaven Estates (Single-family residential)

DEVELOPMENT HISTORY

Annexation: August 1958
Zoning: R-3 Townhouse (back portion of property) March 1981
 A-P Administrative Professional (front portion of property) March 1981
 A-P Administrative Professional (back portion of property) December 1984
 OV Corridor Overlay January 1992
Final Plat: June 1985 Glenhaven Estates Phase 6
Site development: Scott & White Offices

REVIEW CRITERIA

1. Consistency with the Comprehensive Plan: The subject property is designated at Institutional/Public on the Comprehensive Plan. GC General Commercial is not consistent with this designation. A Comprehensive Plan Amendment request is currently being processed for this property to amend the Future Land Use and Character Map from Institutional/Public to General Commercial.

2. **Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The subject property is currently zoned O Office and abuts a single-family area, designated as Neighborhood Conservation on the Comprehensive Land Use Plan. The existing medical clinic acts as a transition between the single-family residential areas and University Drive East and the major commercial activities that occur along it.

With the proposed General Commercial zoning, an increased amount of traffic can be anticipated. The Unified Development Ordinance requires screening and buffering between commercial and residential properties. Permitted development would include all uses within the General Commercial zoning district.

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 rezoning for this property is GC General Commercial from O Office. Immediately adjacent to this property is an area zoned T Townhome, a single-family use in an area designated as Neighborhood Conservation on the Comprehensive Plan. A GC General Commercial zoning will allow for development that is more intense than what is permitted in the current O Office zoning district. Requirements are in place to protect single-family properties that abut commercial developments, such as a buffering, allowable building height, and permitted site lighting, but these will not mitigate all impacts. This property is a corner lot along a major arterial with a signalized intersection.
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 current O Office zoning of the property acts as a transitional buffer from University Drive East to the abutting single-family development. Office uses typically operate during working hours of 8:00 am to 5:00 pm which limits the amount of noise and need for site lighting in the evening. Uses that are permitted in this zoning typically do not cater to the general public and create less traffic than a commercial development.
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 applicant states as a justification for the request that the Scott & White clinic will relocate to the new hospital in the Medical District, leaving this property with an office land use that will no longer be marketable. It is understood that the current owner is restricting the use of the property so it may not be used for medical use. Adjacent property, across Glenhaven Drive, owned by the same party is currently zoned GC General Commercial though also designated Institutional/Public on the Comprehensive Plan.
6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water service to the property is provided by an existing 16-inch water main running along the south side of University Drive East and an 8-inch waterline along the west side of Glenhaven Drive. Domestic and fire flow demands may necessitate future water main extensions at the time of site development. There are currently two 8-inch sanitary sewer mains extending across Glenhaven Drive to serve the property. The proposed General Commercial land use may create more intensity and preliminary analysis of the system has indicated that there is available capacity to serve this type of development.

The subject tract is located in the Carters Creek drainage basin. No portion of the property has been designated FEMA Special Flood Hazard Area. Development of the subject tract will be required to meet the requirements of the City's Storm Water Design Guidelines, and site development impacts on the drainage system will be evaluated further at that time.

The current zoning is O Office and could generate up to approximately 749 vehicles per day (VPD). The proposed GC General Commercial zoning could generate up to approximately 2,200 VPD, a net increase of 1,451 VPD. TxDOT's 2009 traffic counts along University Drive East in this area are 34,000 VPD and the City's travel demand model projected to 2011 indicates a volume of 42,000 VPD. In this area, University Drive East has a capacity of 60,000 VPD with a level of service (LOS) "D" being at 50,000 VPD. University Drive East's capacity is sufficient; however, changes may have to be made to the traffic signal timing along this corridor. At the time of site changes, a Traffic Impact Analysis (TIA) will be required if more than 150 vehicle trips are generated in the peak hour.

STAFF RECOMMENDATION

A request has been submitted for this property to amend the Comprehensive Plan from Institutional/Public to General Commercial. The Planning & Zoning Commission heard this request on October 17, 2013 and recommended approval with a 4-0 vote. City Council will hear this request and make the final action at their November 14, 2013 meeting. Contingent on City Council's approval of the Comprehensive Plan Amendment request, Staff recommends approval of the proposed rezoning.

SUPPORTING MATERIALS

1. Application
2. Rezoning map



FOR OFFICE USE ONLY	
CASE NO.:	<u>13-197</u>
DATE SUBMITTED:	<u>09/24/13</u>
TIME:	<u>4:45</u>
STAFF:	<u>AJ</u>

ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication Conference _____

NAME OF PROJECT 1600 University Drive ReZoning

ADDRESS 1600 University Drive, College Station, TX 77840

LEGAL DESCRIPTION (Lot, Block, Subdivision) Block 16, Glenhaven Subdivision

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

TOTAL ACREAGE 4.37

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

Name CapRock Texas E-mail jesse.durden@caprocktx.com

Street Address 2809 Earl Rudder Freeway S, Ste. 203

City College Station State TX Zip Code 77845

Phone Number 979-307-0321 Fax Number 979-314-7606

PROPERTY OWNER'S INFORMATION:

Name Scott & White Memorial Hospital c/o Hoelscher, Lipsey, Elmore & Pool E-mail cully@hle.com

Street Address 1021 University Drive East

City College Station State TX Zip Code 77840

Phone Number 979-314-1172 Fax Number 979-846-4725

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

Name _____ E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

This property was conveyed to owner by deed dated Oct. 16, 1987 and recorded in Volume 1006, Page 230 of the Brazos County Official Records.

Existing Zoning O - Office Proposed Zoning GC - General Commercial w/ Corridor Over

Present Use of Property Medical Clinic

Proposed Use of Property General Commercial

REZONING SUPPORTING INFORMATION

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

For nearly 3 decades, the subject tract has been operated as a medical facility by Scott & White Memorial Hospital ("SW"). With the opening of the new SW Hospital and relocation of SW personnel to the Medical Corridor, the tract needs to be repositioned to achieve its highest and best use for the Owner and the City. General commercial zoning supports strong tax generating industries like retail, restaurants and hotels. The tract is located at the gateway into College Station, and therefore should be zoned in a manner that encourages uses that create regional demand.

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.

Due to the longevity of SW's operation, the Comprehensive Plan designation for the tract has remained "Institutional / Public". Because SW has now vacated the facility, this Land Use and Character designation is no longer appropriate.

The Owner and Applicant have submitted a Comprehensive Plan Amendment application which is currently being review by the City. That application aligns directly with this rezoning request.

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 requested rezoning will result in uses that are 1) compatible with nearby uses, 2) responsible, and 3) reasonable given the tract's location, adjacency to University Drive and State Highway 6, and its size (nearly 4.5 acres). Per the UDO, General Commercial zoned properties are those that "provide locations for general commercial purposes, that is, retail sales and service uses that function to serve the entire community and its visitors." This tract is situated in the heart of College Station's restaurant and retail corridor on a light-controlled hard corner and is no doubt a superb and well-suited General Commercial tract.

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

If rezoned to General Commercial, the property will be a premier redevelopment site at the main gateway into College Station. General Commercial zoning will make possible the highest and best use of the property, and will surely help attract first-class developments that create regional draws and have regional impacts. Zoning the property to anything other than General Commercial will limit its potential to becoming a distinctive and renowned site.

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

As currently zoned, the tract is unsuitable for redevelopment and reinvestment, or for occupancy by medical office users. Without a rezoning, economic factors and medical use restrictions will ensure the property remains in its current state - likely becoming a dark spot on the otherwise bustling University Drive. Even if rezoned to Suburban Commercial, the tract will be potentially void of reinvestment. Suburban Commercial zoning will limit restaurant sizes to a maximum of 8,000 SF - not nearly large enough for a 4+ acre tract. In short, by keeping the current zoning designation or applying a designation of Suburban Commercial, the City will fail to realize the intent of the Comprehensive Plan and the great potential for the property.

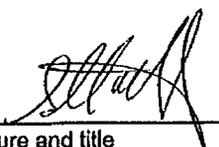
6. Explain the marketability of the property for uses permitted by the current zoning district.

The tract, as currently zoned, is highly unmarketable. Other medical providers will have no use for the facility, as SW must restrict the tract against use by other medical providers in order to remain competitive and ensure the success of their new hospital. For other office users, the cost of the land and the function obsolescence of the building make it undesirable. The best opportunity for the City and the Owner is incentivize redevelopment and reinvestment in the area by allowing those general commercial uses that have major local and regional impacts.

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

Given a successful rezoning, there is no doubt that the property will redevelop and emerge as a premier site that creates regional opportunities for tourism, retail, restaurants, and/or other commerce. The tract, once properly positioned, will create a real opportunity for economic development and a sizeable expansion of the City's tax base.

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.



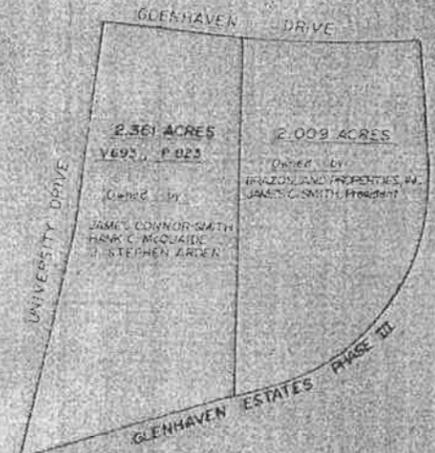
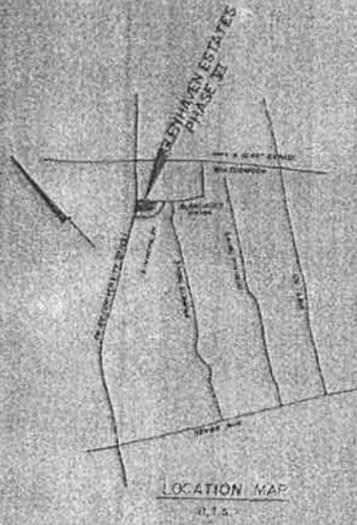
Signature and title
SHAHIN MOTAKEF
PRESIDENT AND CEO

4044 SCOTT & WHITE MEMORIAL
HOSPITAL

9/15/13

Date

Print Form



THE TWO TRACTS OF LAND SHOWN ABOVE AND OWNED BY
DIFFERENT OWNERS ARE BEING COMBINED INTO ONE
TRACT TO SUBMIT UNDER PHASE VII OF THE GLENHAVEN ESTATE
SUBDIVISION SHOWN ON THIS PLAN.

APPROVAL OF THE CITY ENGINEER

I, **DAVID J. PULLER**, City Engineer of the City of College Station, Texas, hereby certify that this subdivision plan conforms to the regulations and requirements of the Subdivision Regulations of the City of College Station, Texas.

David J. Puller
City Engineer, College Station, Texas

STATEMENTS OF THE ENGINEER AND SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, **MARVIN L. BROWN**, Registered Professional Engineer No. 50317 and Registered Public Surveyor No. 4090 in the State of Texas, hereby certify that this plan and survey were prepared from an actual survey made on the ground and that properly sworn and recorded maps were filed with the proper authorities and that proper engineering consideration was given this plan.

Marvin L. Brown
MARVIN L. BROWN, P.E., P.S.
No. 4090



APPROVAL OF THE CITY COUNCIL

This subdivision plan was approved by the City Council of the City of College Station, Texas, on the 13th day of December, 1994, and conforms to the conditions and requirements of the City of College Station, Texas.

[Signature]
City Secretary

APPROVAL OF THE PLANNING COMMISSION

I, **David H. White**, Chairman of the Planning and Zoning Commission of the City of College Station, Texas, hereby certify that the attached plan was duly approved by the Commission on the 6th day of December, 1994.

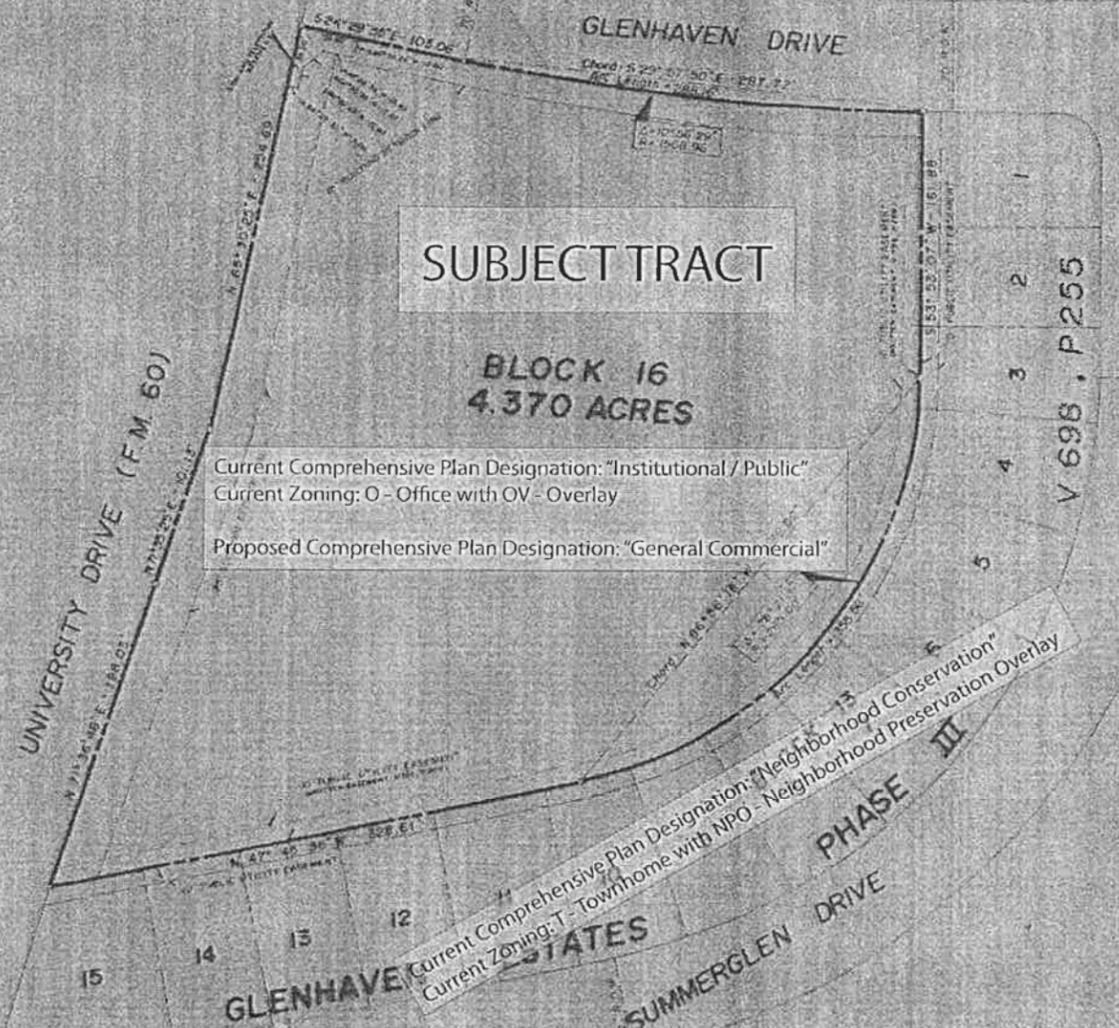
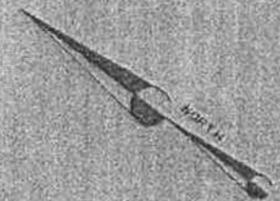
David H. White
Chairman

APPROVAL OF THE CITY CLERK

[Signature]
City Secretary

APPROVAL OF THE CITY CLERK

[Signature]
City Secretary



APPROVAL OF THE COUNTY CLERK

I, **David H. White**, County Clerk of Brazos County, Texas, hereby certify that this plan and survey were prepared from an actual survey made on the ground and that properly sworn and recorded maps were filed with the proper authorities and that proper engineering consideration was given this plan.

David H. White
County Clerk, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, **James C. Smith**, President of Brazosland Properties, Inc., hereby certify that this plan and survey were prepared from an actual survey made on the ground and that properly sworn and recorded maps were filed with the proper authorities and that proper engineering consideration was given this plan.

James C. Smith
President, Brazosland Properties, Inc.

STATE OF TEXAS
COUNTY OF BRAZOS

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James C. Smith
President, Brazosland Properties, Inc.



STATE OF TEXAS
COUNTY OF BRAZOS

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David J. Puller
City Engineer, College Station, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

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Marvin L. Brown
MARVIN L. BROWN, P.E., P.S.
No. 4090

STATE OF TEXAS
COUNTY OF BRAZOS

I, **David H. White**, Chairman of the Planning and Zoning Commission of the City of College Station, Texas, hereby certify that the attached plan was duly approved by the Commission on the 6th day of December, 1994.

David H. White
Chairman

FINAL PLAT
for

GLENHAVEN ESTATES - PHASE VII
4.370 ACRES
RICHARD CARTER LEAGUE, A-8
COLLEGE STATION, BRAZOS COUNTY, TEXAS

Owned and Developed by
BRAZOSLAND PROPERTIES, INC.
JAMES C. SMITH, President

James C. Smith
HANK C. MCQUAIDE
J. STEPHEN ARDEN

8035 TEXAS AVE., SUITE 100, BRYAN, TEXAS 77807-7361

Prepared by
RILEY ENGINEERING COMPANY
457 BRYAN, TEXAS 77807
589-2457

COPY

NOTE: Use Copy for Copying Purposes.