

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

**Planning & Zoning
Commission**
February 6, 2014
City Hall Council Chambers
1101 Texas Avenue
College Station, Texas

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



AGENDA
PLANNING & ZONING COMMISSION
WORKSHOP MEETING
FEBRUARY 6, 2014, AT 6:00 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 Minor and Amending Plats approved by Staff.
 - Final Plat ~ Amending ~ Saddle Creek Phase 9 Block 9, Lot 166A and 175A ~ 18158 Martingdale Court **Case # 13-00900169 (M.Hester)**
 - Final Plat ~ Minor ~ Castlegate Business Center Block 1 Lot 1R ~ 1900 Greens Prairie Road **Case # 13-00900262 (M.Robinson)**
 - Final Plat ~ Minor ~ Greens Prairie Center Phase 1 Lot 1A and 2A Block 2 ~ 710 William D. Fitch Parkway **Case # 13-00900274 (M.Robinson)**
4. Discussion of new development applications submitted to the City. [[New Development List](#)]
5. Presentation, possible action, and discussion regarding an update on the Five-Year Comprehensive Plan Evaluation Report & Appraisal. (**M. Robinson**)
6. Presentation, possible action, and discussion regarding an update on the comprehensive plan amendment for the BioCorridor area. (**M. Hitchcock**)
7. Presentation, possible action, and discussion regarding possible dates and agenda items for the P&Z Retreat. (**L. Simms**)
8. Presentation, possible action, and discussion regarding an update on organizational changes. (**L. Simms**)
9. Presentation, discussion, and possible action regarding an update on the following items:
 - A rezoning of approximately 0.76 acres located at 180 Forest Drive from GC (General Commercial) to R-4 (Multi-Family). The Planning & Zoning Commission heard this item on October 17 and voted 4-0 to recommend approval with the condition that the 100-foot landscape buffer remained as required. The City Council heard this item on January 9 and voted 7-0 to approve the request with the condition recommended by the Commission.

- An ordinance amending Chapter 12, “Unified Development Ordinance,” Section 12-7.5, “Signs,” regarding sign regulations for Places of Worship. The Planning & Zoning Commission heard this item on December 5 and voted (5-0) to recommend approval. The City Council heard this item on January 9 and voted (7-0) to approve the item.
 - An ordinance amending the Comprehensive Plan – Future Land Use & Character Map from Estate to General Commercial for approximately 1.3 acres for the property located at 13913 FM 2154m generally located north of the intersection of Norton Lane and Wellborn Road. The Planning & Zoning Commission heard this item on December 5 and voted (5-0) to recommend denial. The City Council heard this item on January 9 and voted (5-2) to approve the item by changing it from GC General Commercial to SC Suburban Commercial.
 - An ordinance amending the Comprehensive Plan – Future Land Use & Character Map from Suburban Commercial, Urban, and Natural Areas Reserved to Urban and Natural Areas Reserved for the property located at 2021 Harvey Mitchell Parkway South, generally located at the intersection of Rio Grande Boulevard and Harvey Mitchell Parkway. The Planning & Zoning Commission heard this item on January 2 and voted (2-2) to amend the Comprehensive Plan from Suburban Commercial to Urban and leave Natural Areas Reserved as it exists. The City Council heard this item on January 23 and voted (5-1) to approve the item as proposed by the applicant.
 - A rezoning of approximately 294 acres located in the Great Oaks Subdivision from R-1 B (Single-Family Residential) and R (Rural) to RS (Restricted Suburban). The Planning & Zoning Commission heard this item on January 2 and voted 4-0 to recommend approval. The City Council heard this item on January 23 and voted 7-0 to approve the request.
10. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
- Thursday, February 13, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – Warner**)
 - Thursday, February 20, 2014 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
11. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, BioCorridor Board, BioCorridor Plan Process, 5-Year Comprehensive Plan Review Subcommittee, and Zoning District Subcommittee.
12. 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.
13. Adjourn.



AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING
FEBRUARY 6, 2014, 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.
 - January 2, 2014 ~ Workshop
 - January 2, 2014 ~ Regular
 - 4.2 Presentation, possible action, and discussion on a Preliminary Plan for The Bridgewood Subdivision consisting of 120 lots on approximately 60.93 acres located at 2985 Barron Cut-Off Road, generally located between Barron Road and The Castlegate Subdivision. **Case #13-00900264 (T. Rogers)**
 - 4.3 Presentation, possible action, and discussion on a Final Plat for the Barracks II Subdivision Phases 103 & 104 consisting of 59 lots on approximately eight acres located at 3200 Airborne Avenue, generally located between Deacon Drive West and Cullen Trail. **Case #13-00900111 (M. Robinson)**

- 4.4 Presentation, possible action, and discussion on a Final Plat for Shenandoah Phase 15 consisting of 86 residential lots on approximately 28.41 acres located at 4160 Alexandria Avenue, generally located between Shenandoah Phases 14 and 8B. **Case #13-00900149 (T. Rogers)**
- 4.5 Presentation, possible action, and discussion on a Final Plat for Carter's Crossing Phase 4 consisting of 38 residential lots on approximately 10.54 acres located at 7960 Appomattox Drive, generally located north of Carter's Crossing Phase 3 and east of Appomattox Drive. **Case #13-00900244 (J. Paz)**

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 regarding a waiver request to Section 12-8.3.H.1.h of the Unified Development Ordinance to lot frontage to a public or private street, and presentation, possible action, and discussion on a Development Plat for TTP Addition, consisting of one lot on two acres located at 2196 Bradley Road. **Case #13-00900273 (J. Paz)**
7. Public hearing, presentation, possible action, and discussion, regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, by changing the zoning district boundaries from PDD Planned Development District and R-4 Multi-Family to PDD Planned Development District for approximately 11.3 acres in the Northpoint Crossing Subdivision Lots 1 & 2, Block One, North Park Lots 2-4, Block 1, a 0.345-acre tract in the J.E. Scott League A-50, and a 0.055-acre tract of abandoned right-of-way recorded in Volume 10778, Page 243 of the Official Records of Brazos County, Texas, generally located at 410 Texas Avenue. **Case #13-00900278 (J. Schubert) (Note: Final action on this item is scheduled for the February 27, 2014 City Council meeting – subject to change)**
8. Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan – Future Land Use & Character Map from Estate to Suburban Commercial for approximately 5.4 acres for the property located at 1201 Norton Lane, generally located at the intersection of Norton Lane and Wellborn Road. **Case #13-00900259 (M. Hester) (Note: Final action on this item is scheduled for the February 27, 2014 City Council meeting – subject to change)**
9. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
10. Adjourn.



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

MEMORANDUM

February 6, 2013

TO: Members of the Planning & Zoning Commission
FROM: Matt Robinson, AICP, Senior Planner
SUBJECT: Update on the Five-Year Comprehensive Plan Evaluation Report and Appraisal

Item: Presentation, possible action, and discussion regarding an update on the Five-Year Comprehensive Plan Evaluation and Appraisal Report.

Background: The Comprehensive Plan 2009-2030 is a statement of the community's vision for future development. The Plan serves as a twenty-year document intended to provide strategic direction and to guide the City's physical growth. As part of the implementation and administration of the Comprehensive Plan, an evaluation and appraisal report should be prepared every five years. The purpose of the report is to evaluate the existing plan and assess how successful it has been in achieving the community's goals. Successes and shortcomings of the plan are identified, changing conditions considered and appropriate modifications recommended.

The first step of the Five-Year Report was compiling an existing conditions report, to help provide a foundation on which to base future expectations. This report included the following topics: context, demographics, economic development, land use, public facilities, and transportation. The report was delivered to the Commission at their November 13th workshop meeting.

The next steps in the Five-Year Report process include interviews with City Council members, engaging the Planning & Zoning Commission, and meeting with other appropriate boards. The goal is for the Five-Year Evaluation Report to be adopted by City Council in May - the five year anniversary of the plan.

The Existing Conditions Report can be found online at the following link:
<http://www.cstx.gov/Modules/ShowDocument.aspx?documentid=18155>

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
January 2, 2014, 6:30 p.m.
City Hall Council Chambers
College Station, Texas

COMMISSIONERS PRESENT: Mike Ashfield, Jodi Warner, Bo Miles, and Jerome Rektorik

COMMISSIONERS ABSENT: Brad Corrier and Jim Ross

CITY COUNCIL MEMBERS PRESENT: Karl Mooney

CITY STAFF PRESENT: Lance Simms, Jason Schubert, Carol Cotter, Danielle Singh, Morgan Hester, Brittany Caldwell, Timothy Green, and Macie Quick

1. Call the meeting to order.

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

2. Discussion of consent and regular agenda items.

There was general discussion amongst the Commission regarding Regular Agenda Items 6 and 9.

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

- Final Plat ~ Minor ~ West Park Block 9 Lots 9R & 10 ~ 206 Grove Street **Case # 13-00900192 (M.Hester)**
- Final Plat ~ Amending ~ Caprock Crossing Block 1 Lots 2-3, Block 2 Lot 1, Block 3 Lot 1 ~ 950 William D. Fitch Parkway **Case # 13-00900216 (M.Robinson)**
- Final Plat ~ Minor ~ Tower Point Phase 3 Block 3 Lot 28AR ~ 943 William D. Fitch Parkway **Case # 13-00900227 (J.Paz)**
- Final Plat ~ Amending ~ Plazas at Rock Prairie Phase 3 ~ 3975 State Highway 6 South **Case # 13-00900180 (T.Rogers)**
- Final Plat ~ Minor ~ Saddlecreek Phase 3 Block 6 Lot 128R **Case # 13-00900225 (M.Hester)**

There was no discussion regarding minor and amending plats.

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

There was no discussion regarding new development activity in 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)**

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

6. Presentation, discussion, and possible action regarding an update on the following items:
 - An ordinance amending the Comprehensive Plan – Future Land Use & Character Map from Suburban Commercial and Natural Areas-Reserved to General Commercial and Natural Areas-Reserved for approximately 11.4 acres for the property located at 2560 Earl Rudder Freeway South at the corner of Earl Rudder Freeway South and Harvey Mitchell Parkway. The Planning & Zoning Commission heard this item on November 21 and voted (4-0) to recommend approval. The City Council heard this item on December 12 and voted (7-0) to approve the item.
 - An ordinance amending Chapter 12, “Unified Development Ordinance,” Section 12-3.4, “Plat Review,” and Section 12-3.18, “Administrative Adjustments,” regarding title reports, tax certificates, and administrative adjustments. The Planning & Zoning Commission heard this item on December 5 and voted (5-0) to recommend approval. The City Council heard this item on December 12 and voted (7-0) to approve the item.

There was no discussion regarding the above-mentioned items heard by City Council.

7. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
 - Thursday, January 9, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. **(Liaison – Rektorik)**
 - Thursday, January 16, 2014 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Chairman Ashfield reviewed the meeting dates with the Commission.

8. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, BioCorridor Board, BioCorridor Plan Process, 5-Year Comprehensive Plan Review Subcommittee, and Zoning District Subcommittee.

There was no discussion regarding the above-mentioned 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.

There was no discussion regarding future agenda items.

10. Adjourn.

The meeting was adjourned at 6:42 p.m.

Approved:

Mike Ashfield, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
January 2, 2014, 7:00 p.m.
City Hall Council Chambers
College Station, Texas

COMMISSIONERS PRESENT: Mike Ashfield, Jodi Warner, Bo Miles, and Jerome Rektorik

COMMISSIONERS ABSENT: Brad Corrier & Jim Ross

CITY COUNCIL MEMBERS PRESENT: Karl Mooney

CITY STAFF PRESENT: Lance Simms, Jason Schubert, Carol Cotter, Danielle Singh, Morgan Hester, Brittany Caldwell, Timothy Green, and Macie Quick

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 citizens spoke.

4. **Consent Agenda**

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

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

- Jim Ross ~ January 2, 2014

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

- December 5, 2013 ~ Workshop
- December 5, 2013 ~ Regular

Commissioner Miles motioned to approve Consent Agenda Items 4.1 and 4.2. Commissioner Warner 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.

There were no items removed from the Consent Agenda.

6. Public hearing, presentation, possible action, and discussion regarding a request to seek reapplication of a Comprehensive Plan Amendment to the Future Land Use & Character Map within 180 days of the denial of a previous request for approximately 5.4 acres for the property located at 1201 Norton Lane at the corner of Wellborn Road and Norton Lane. **Case #13-00900259 (M.Hester)**

Staff Planner Hester presented the request for the reapplication of the Comprehensive Plan Amendment for the property located at 1201 Norton Lane.

Chairman Ashfield opened the public hearing

Ray Bomnskie, 4691 River Valley Drive, College Station, Texas, asked that the Commission allow for the request to be heard again. He said that they would like for the designation to be changed to Suburban Commercial.

Fiona Trizard, 3180 Barron Road, College Station, Texas, spoke in opposition to the request.

Chairman Ashfield closed the public hearing.

There was general discussion amongst the Commission regarding the request.

Commissioner Warner motioned to approve the request to rehear the Comprehensive Plan Amendment. Commissioner Miles seconded the motion, motion passed (3-1). Chairman Ashfield was in opposition.

7. Presentation, possible action, and discussion regarding a waiver request to Unified Development Ordinance Section 8.3.H.2 “Platting and Replatting within Older Residential Subdivisions”, and a public hearing, presentation, possible action, and discussion on a Final Plat for McCulloch’s Subdivision Lots 12R, 13R, & 14R, Block 3 being a replat of McCulloch’s Subdivision Lots 12, 13, 14, & 15, Block 3 on approximately 0.45 acres located at 1117 Phoenix Street. **Case #13-00900214 (M.Hester)**

Staff Planner Hester presented the waiver requests regarding minimum lot sizes and widths and recommended approval of the replat if the waivers requests were approved.

James T. David, 400 Timber, College Station, Texas, stated that he feels like the waivers and replat would make better use of the property.

Chairman Ashfield opened the public hearing.

Christian Galindo, engineer for the applicant, 3107 Rolling Glen, Bryan, Texas, provided additional information regarding the replat.

Chairman Ashfield closed the public hearing.

Commissioner Rektorik motioned to approve the waiver requests regarding minimum lots sizes and widths. Commissioner Warner seconded the motion, motion passed (4-0).

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

8. 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 294 acres of R-1 B Single-Family Residential and R Rural to RS Restricted Suburban in the area of the Great Oaks Subdivision, generally bounded by the existing Great Oaks Subdivision to the west, Rock Prairie Road West to the south, Quail Run Subdivision to the north, and Holleman Drive South to the east. **Case #13-00900246 (M.Hester) (Note: Final action on this item is scheduled for the January 23, 2014 City Council Meeting - subject to change)**

Staff Planner Hester presented the rezoning and recommended approval.

Veronica Morgan, Mitchell & Morgan Engineers, 511 University Drive, College Station, Texas, stated that it would be a master planned community with significant open space.

Chairman Ashfield opened the public hearing.

No one spoke during the public hearing.

Chairman Ashfield closed the public hearing.

Commissioner Miles motioned to recommend approval of the rezoning. Commissioner Rektorik seconded the motion, 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 Suburban Commercial, Urban, and Natural Areas Reserved to Urban and Natural Areas Reserved for the property located at 2021 Harvey Mitchell Parkway South, generally located at the intersection of Rio Grande Boulevard and Harvey Mitchell Parkway. **Case #13-00900247 (M.Hester) (Note: Final action on this item is scheduled for the January 23, 2014 City Council Meeting - subject to change)**

Staff Planner Rogers presented the staff report and stated that the Planning and Zoning Commission and City Council are requested to make a policy decision. At least three options for action are available as noted below:

- Accept the applicant's proposal of amending the Comprehensive Plan to General Commercial and Natural Areas-Reserved designation;
- Deny the applicant's proposal and maintain Suburban Commercial and Natural Areas-Reserved designation on the Comprehensive Plan;
- Propose an alternative land use and character designation for this property.

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

Chairman Ashfield opened the public hearing.

Veronica Morgan, Mitchell & Morgan Engineers, 511 University Drive, College Station, Texas, gave an overview of the FEMA floodplain on the property. She said that there was land being put in the preserve that was not in the floodplain.

There was general discussion amongst the Commission, Staff, and the applicant regarding the floodplain.

Francis Daconturbia, 2011 Langford, College Station, Texas, expressed concern about possible flooding.

Curtis Braswell, 1300 Augustine, College Station, Texas, voiced his concern about traffic congestion.

Kamal Ahmad Rahman, 2905 Oakbrook Court, College Station, Texas, stated that a commercial development would produce more traffic. He also said that several trees would be planted on the property.

Chairman Ashfield closed the public hearing.

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

Commissioner Rektorik motioned to recommend approval of the Comprehensive Plan Amendment from Suburban Commercial to Urban, but to leave Natural Areas Reserved as it exists. Commissioner Ashfield seconded the motion, motion failed (2-2). Commissioners Warner and Miles were in opposition.

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

There was no discussion regarding future agenda items.

11. Adjourn.

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

Approved:

Mike Ashfield, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



CITY OF COLLEGE STATION

**PRELIMINARY PLAN
for
Bridgewood Subdivision
13-00900264**

SCALE: 120 lots on approximately 60.93 acres

LOCATION: 2985 Barron Cut-Off Road, generally located between Barron Road and Castlegate Subdivision

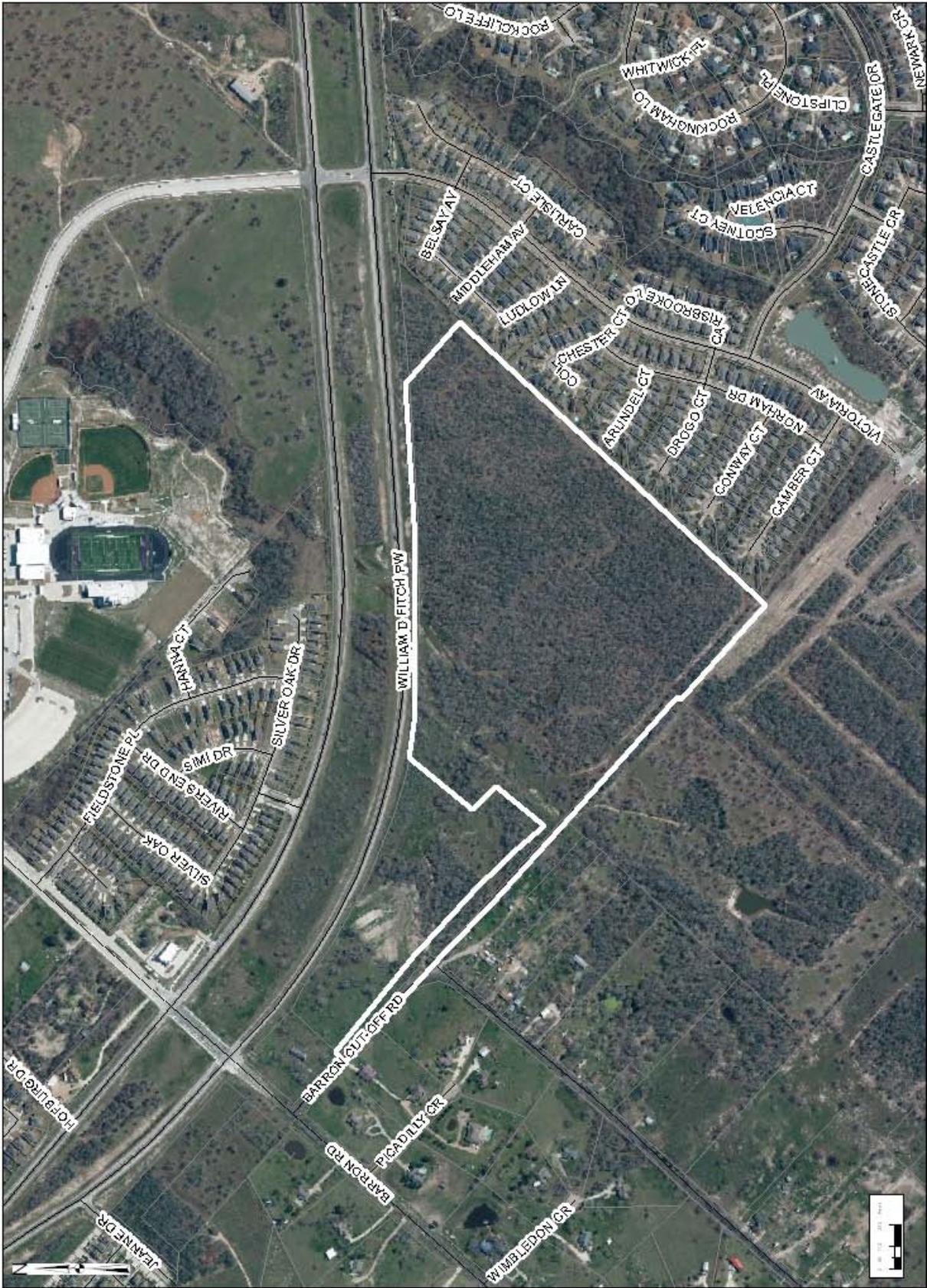
ZONING: GS General Suburban

APPLICANT: Randy French, BCS Development Company

PROJECT MANAGER: Teresa Rogers, Staff Planner
trogers@cstx.gov

PROJECT OVERVIEW: This request is for a Preliminary Plan of 120 lots. The plan consists of 119 single-family lots and one lot for the future CSISD elementary school. The property was rezoned in August 2013 as a PDD Planned Development District in order to allow for townhomes, Suburban Commercial uses, and clustered single-family residential lots with larger minimum lot sizes and preserved open space.

RECOMMENDATION: Staff recommends approval of the Preliminary Plan.



PRELIMINARY
PLAN

Case: 13-264

BRIDGEWOOD SUBDIVISION
2885 BARRON CUT OFF RD

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation: June 21, 1995
Zoning: A-O Agricultural Open (upon annexation)
A-O Agricultural Open and R-1 Single-Family Residential (2008)
PDD Planned Development District (2013)
Site development: Vacant

COMMENTS

Water: The subject property will be served by the City of College Station. There are existing 12-inch and 18-inch water mains within Castlegate and along Barron Road, respectively, which are available to serve this development. Public waterlines will be required to be extended through the site in accordance with the B/CS Unified Design Guidelines with the Final Plat.

Sewer: The subject property will be served by the City of College Station. There is an existing 15-inch sanitary sewer line traversing the site which will provide service to the site. Public sanitary sewer lines will be required to be extended to all lots in accordance with the B/CS Unified Design Guidelines with the Final Plat.

Off-site Easements: No off-site easements are proposed at this time.

Drainage: The subject property is located within the Spring Creek Drainage Basin. Drainage infrastructure required with site development will be designed and constructed in accordance with the B/CS Unified Design Guidelines.

Flood Plain: There are no FEMA designated special flood hazard areas on the property.

Greenways: No greenway dedication is required or proposed.

Pedestrian Connectivity: Sidewalks will be constructed along both sides of all proposed residential streets. Sidewalks are also proposed in the Thoroughfare Plan for W.S. Phillips Parkway and will be constructed in the future.

Bicycle Connectivity: Bicycle lanes are proposed in the Thoroughfare Plan for W.S. Phillips Parkway and will be constructed in the future.

Streets: Access will be provided to the subdivision from William D. Fitch Parkway, a Freeway/Expressway on the Thoroughfare Plan and the future W.S. Phillips Parkway, a four lane Major Collector on the Thoroughfare Plan.

Oversize Request: A 12-inch waterline is required to be installed to serve this area of the City in accordance with the Water Master Plan. The applicant will be requesting oversized participation for the increased

waterline size over and above what they demonstrate is necessary for this development.

Parkland Dedication Fees: The Parks and Recreation Board recommended accepting 1.386 acres for Neighborhood Parkland Dedication. Parkland Development fees of \$117,453.00 (119 lots x \$987.00) will be required prior to the filing of the Final Plat.

Impact Fees: The subject property is located within the Spring Creek Sanitary Sewer Impact Fee Area: \$98.39/Living Unit Equivalent.

REVIEW CRITERIA

- 1. Compliance with Comprehensive Plan and Unified Development Ordinance:** The subject property is located in Growth Area IV and designated Restricted Suburban on the Comprehensive Plan Future Land Use and Character Map. The proposed subdivision is consistent with these designations in addition to the land use designations surrounding the subject tract which include Restricted Suburban and Estate. In addition, the applicant is proposing the extension of W.S. Phillips Parkway, which will connect to Castlegate Subdivision in accordance with the Thoroughfare 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>13-264</u>
DATE SUBMITTED:	<u>12-3-13</u>
TIME:	<u>2:20</u>
STAFF:	<u>PK</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 Bridgewood Subdivison

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

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

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

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

Name Randy French, President of BCS Development Co. E-mail rfrench@stylecraftbuilders.com

Street Address 4090 State Highway 6 South

City College Station State Texas Zip Code 77845

Phone Number 979-690-1222 Fax Number _____

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

Name Same as applicant. E-mail _____

Street Address _____

City _____ State Texas Zip Code _____

Phone Number _____ Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name J. Dale Browne, Jr., P.E. / McClure & Browne Engr./Surv., Inc. E-mail daleb@mcclurebrowne.com

Street Address 1008 Woodcreek Drive, Suite 103

City College Station State Texas Zip Code 77845

Phone Number 979-693-3838 Fax Number _____

Total Acreage 60.933 Total No. of Lots 120 R-O-W Acreage 12.42

Number of Lots By Zoning District 120 / PDD / / /

Average Acreage Of Each Residential Lot By Zoning District:

0.20 / PDD / / / /

Floodplain Acreage None

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? Yes

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

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

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

Yes

No

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

Project Name: _____

City Project Number (in known): _____

Date / Timeframe when submitted: _____

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

Regarding the waiver request, explain how:

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

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

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

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

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

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

PRELIMINARY PLAN

**BRIDGEWOOD SUBDIVISION
Phases 1 - 4
±60.933 ACRES**

out of the
ROBERT STEVENSON SURVEY, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS

December 4, 2013
Revised: January 24, 2014
SCALE: 1" = 100'

Owner:
BCS Development Co.
1090 State Highway 6 South
College Station, Texas 77845
(979) 690-1222

Engineer:
McClure & Brown Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3638
Firm Reg. No. F-458



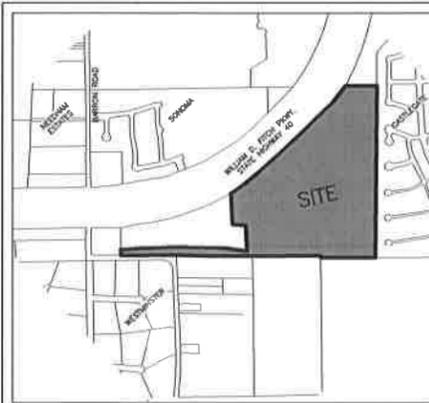
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Legend

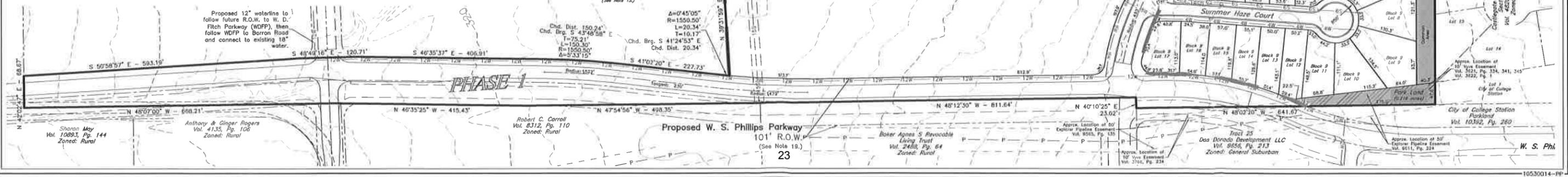
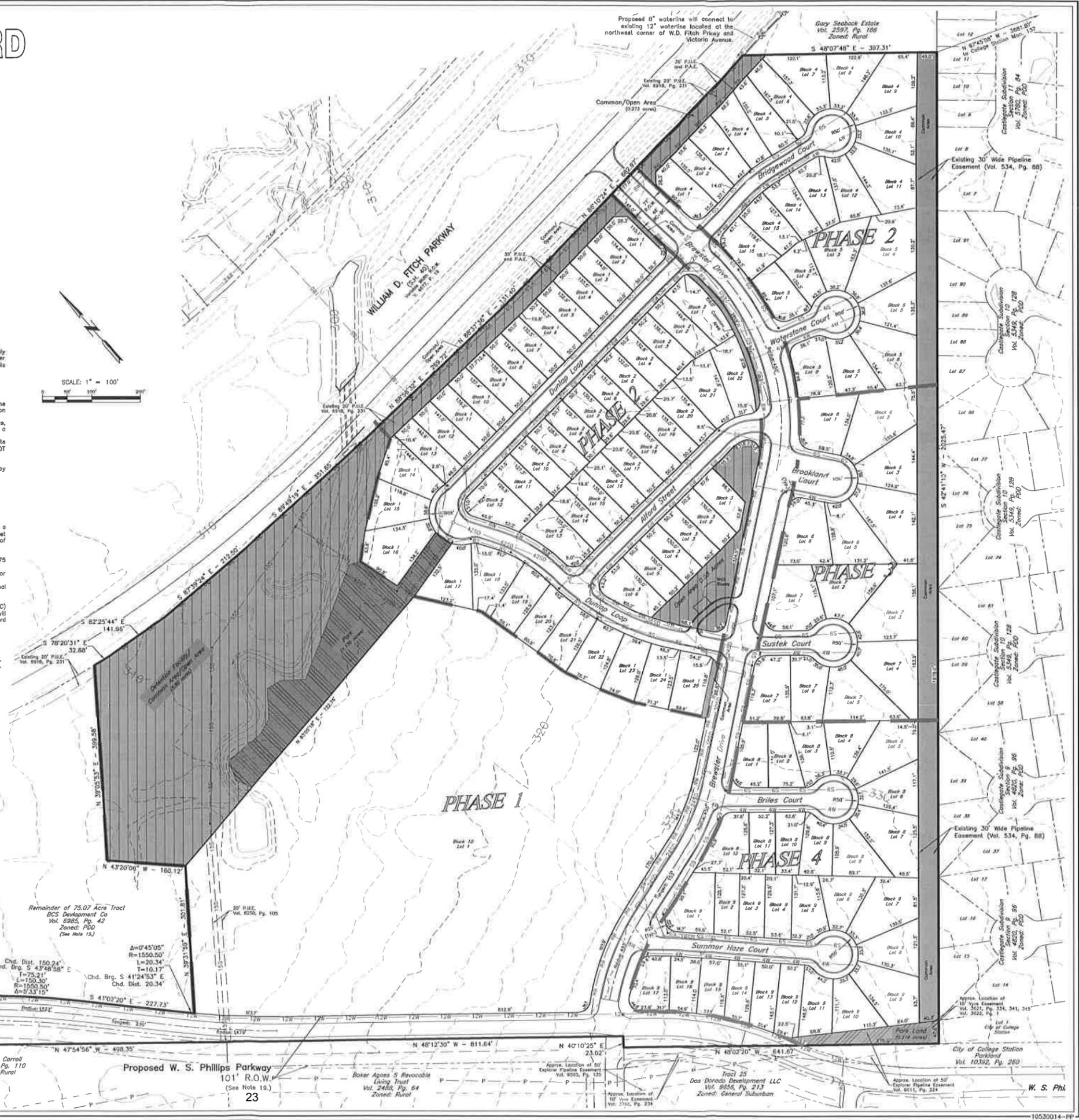
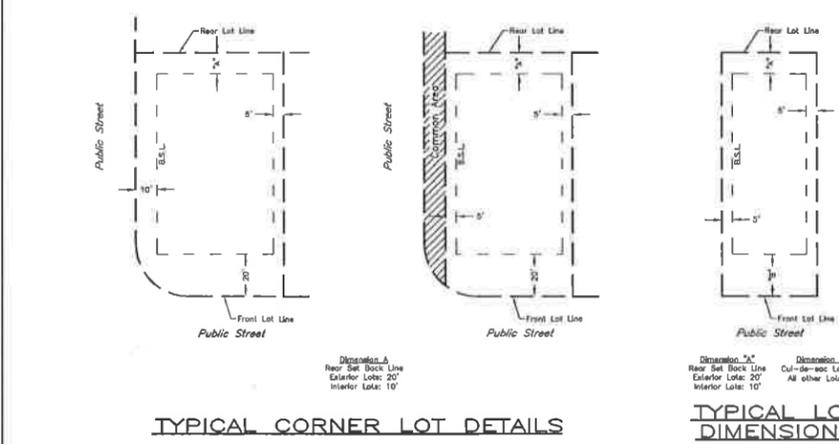
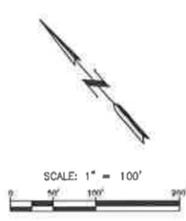
- 18SD 18SD Storm Drain System
- 8S 8S Sewer Line w/approx. size
- 8W 8W Water Line w/approx. size
- 8S 8S Ex. Sewer Line w/approx. size
- 8W 8W Ex. Water Line w/approx. size
- Boundary Line
- Existing Contour Line (2' Interval)
- Sewer Manhole
- Fire Hydrant
- Storm Drain Inlet
- Storm Drain Inlet
- Detention Facilities/Open Area/Common Area
- Common Area
- Park Land

GENERAL NOTES:

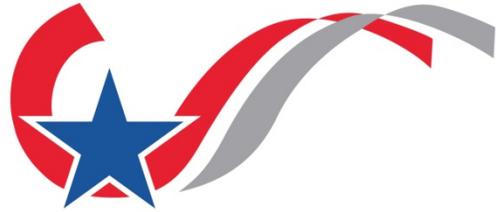
1. ZONING: PDD
(Refer to Ordinance 2013-3512 & Revised Concept Plan Project 13-236)
2. Proposed Development Type: Cluster
Proposed Use: Single Family Residential and Institutional
Proposed Number of Lots: 120 Lots
Required Average Lot Size: 8,000 SF
Proposed Average Residential Lot Size: 8,857 SF
Minimum Required Lot Size: 6,500 SF
Maximum Allowable Density: 4.0 Units/Acre
Lot Density (does not include Block 10, Lot 1): 2.6 Units/Acre
Open Area Required: 6.00 acres (min.)
Open Area Provided: 6.05 acres
3. Building Set Back Lines: The minimum setback standards of the base zoning district apply along the perimeter of the cluster development. All detached structures within a cluster development must be separated by a minimum distance of 10 feet (See Typical Lot Details below).
4. Right-of-way acreage: ±12.41 Ac.
5. Parkland Dedication:
Area Required: 1.02 acres
Area Provided: ±1.38 Acres
6. Sidewalks: Sidewalks are not shown for clarity, but shall be installed in accordance with the current Unified Development Ordinance, Section 12-8.3, K. Sidewalks shall be on both sides of all street except around the bulb of cul-de-sacs.
7. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804100325 E, effective May 18, 2012, this property is not located in a 100-year flood hazard area.
8. ORIGIN OF BEARING SYSTEM: The origin of bearing for this tract is based on the Texas State Coordinate System, Central Zone (NAD83) as determined from the position of found TADOT Concrete Monuments with brass disks along the northeast line of State Highway No. 40.
9. Existing ground contours are based on City of College Station Aerial Mapping Program (2011).
10. Common Areas, Open Areas and Landscape Easements shall be owned & maintained by Homeowner's Association.
11. All Open and Common Areas shall be Public Utility and Private Drainage Easements, unless noted otherwise.
12. Abbreviations:
P.A.E. - Public Access Easement
P.U.E. - Public Utility Easement
P.D.E. - Public Drainage Easement
H.O.A. - Homeowner's Association
13. The proposed Single-Family Residential Parking Requirements for this plan will be to provide a 27' wide (back-of-curb to back-of-curb) street and allow parking on one side of the street only. The Single-Family Residential Parking Requirements as required by Section 12-8.3.W of the Unified Development Ordinance will be achieved by parking removal with platting.
14. Residential driveway access is not allowed off of Brewster Drive.
15. The remaining 15 acres (i.e. proposed Suburban Commercial and Townhome area) of the 75 acre tract shall be subdivided from the parent tract prior to application of the Final Plat.
16. Each lot shall provide a minimum of two (2) trees of at least two inches (2") in caliper or one (1) tree of four inch (4") caliper per Ordinance No. 3222.
17. The legal documentation establishing the H.O.A. will be submitted prior to the filing of the Final Plat.
18. This property lies within the Spring Creek Sanitary Sewer Impact Fee Area.
19. W. S. Phillips Parkway will be a boulevard section consisting of two (2) 31' wide (BC-BC) street separated by a raised median approximately 15' wide. The pavement section will increase in width at intersection to account for turning lanes. Only half of the boulevard section will be constructed with this development.
20. The following public utility easements shall be provided for each lot:
A. 10' Public Utility Easement shall be provided along the rear of all lots.
B. 5' Public Utility Easement shall be provided along the front of all lots.
21. Possible Relevant Easements as per Title Report of No. 28285:
A. Bryan Texas Utilities Blanket Easement, Vol. 350, Pg. 130 with no exact location described.
B. Bryan Texas Utilities Blanket Easement, Vol. 478, Pg. 267 with no exact location described.



VICINITY MAP



13-264
01/27/14
10:00
AJ



CITY OF COLLEGE STATION

FINAL PLAT
for
The Barracks II Ph. 103 & 104
13-00900111

SCALE: 59 lots on 8 acres

LOCATION: 3200 Airborne Avenue

ZONING: PDD Planned Development District

APPLICANT: Heath Phillips, Heath Phillips Investments, LLC

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

RECOMMENDATION: Staff recommends approval of the Final Plat.



FINAL
PLAT

Case: 13-111

THE BARRACKS II SUBDIVISION
PH 103 & 104

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation: 2002

Zoning: A-O Agricultural Open upon annexation
A-O Agricultural Open to PDD Planned Development District (2011); PDD Planned Development District to PDD Planned Development District to revise layout and add additional use (2012)

Preliminary Plat: 2011, revised in October 2012

Site Development: Phases 100 and 101 of the development have been completed. Townhomes are currently being constructed on Phase 102 and single-family detached structures on Phase 200.

COMMENTS

Parkland Dedication: Neighborhood park land dedication was provided with previous phases and the developer is constructing neighborhood park improvements for the development. Parkland Dedication fees of \$36,875 (59 lots x \$625) for Community Parks are due prior to filing of the Final Plat.

Greenways: N/A

Pedestrian Connectivity: Sidewalks are provided on both sides of all streets within the development.

Bicycle Connectivity: Bikes lanes will be provided along Towers Parkway. Bike lanes are currently provided along Deacon Drive West (Major Collector) and Towers Parkway (Minor Collector).

Impact Fees: The subject tract is located within the Steeplechase Sanitary Sewer Impact Fee Area and will be required to pay \$357.74/LUE (Living Unit Equivalent) at time of building permit.

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>13-111</u>
DATE SUBMITTED:	<u>6-5-13</u>
TIME:	<u>4:58</u>
STAFF:	<u>COO</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 The Barracks II Subdivision - Phase 103 & 104

ADDRESS Airborn Avenue

SPECIFIED LOCATION OF PROPOSED PLAT:

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

Name John Rusk, P.E. E-mail jrusk@goodwinlasiter.com

Street Address 4077 Cross Park Drive, Suite 100

City Bryan State TX Zip Code 77802

Phone Number 979-776-9700 Fax Number 979-776-3838

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

Name Heath Phillips Investments, LLC E-mail _____
Street Address 3302 General Parkway
City College Station State TX Zip Code 77845
Phone Number 979-690-5000 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Goodwin-Lasiter, Inc. - Chad Emmel P.E. E-mail _____
Street Address 4077 Cross Park Drive, Suite 100
City Bryan State TX Zip Code 77802
Phone Number 979-776-9700 Fax Number 979-776-3838

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 8.00 Acres Total No. of Lots 59 R-O-W Acreage 2.49 Acres

Existing Use _____ Proposed Use _____

Number of Lots By Zoning District 59 / PDD _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:
0.08 / PDD _____ / _____ / _____

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):

N/A

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

N/A

Regarding the waiver request, explain how:

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

- 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>2,060</u> Streets</p> <p><u>3,340</u> Sidewalks</p> <p><u>1,336</u> Sanitary Sewer Lines</p> <p><u>1,889</u> Water Lines</p> <p><u>40</u> Channels</p> <p><u>58</u> Storm Sewers</p> <p><u>685</u> Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p><u>0.54</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.

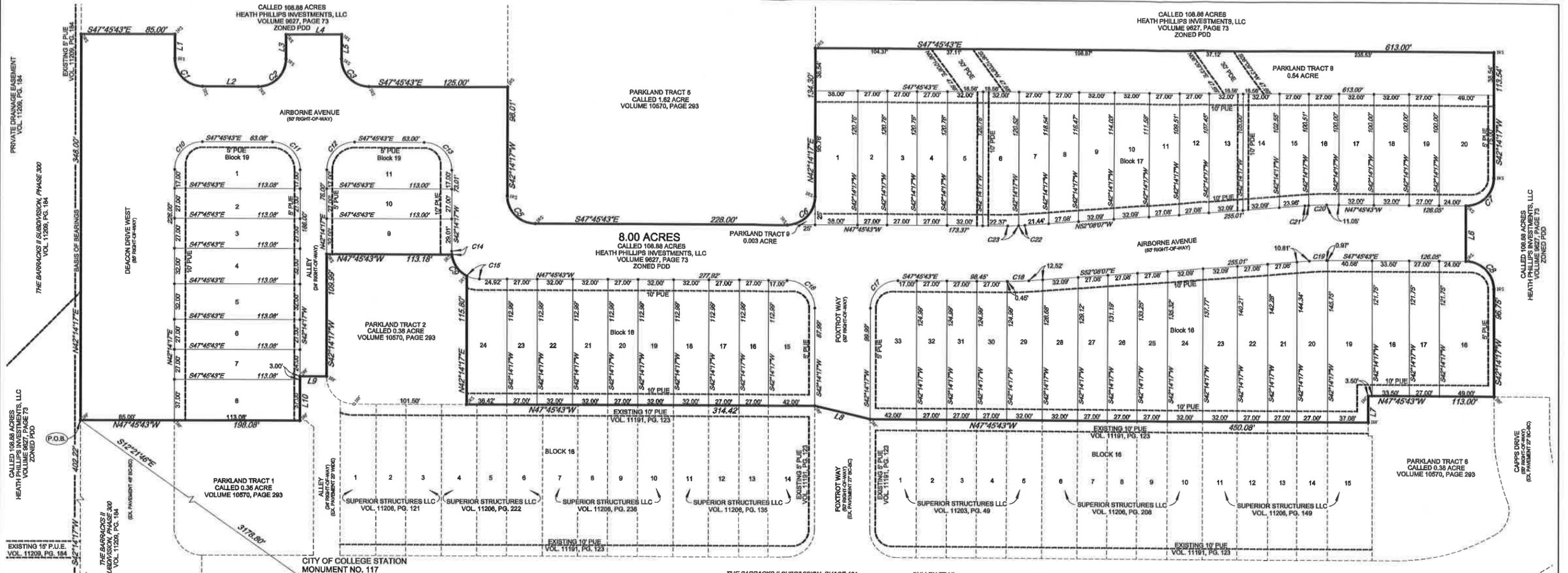
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from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

6/4/2013

 Date



Fieldnotes to all that certain lot, tract, or parcel of land situated in the Crawford Burnett Survey, Abstract No. 7, City of College Station, Brazos County, Texas, being 8.00 acres, more or less, and being a part of a called 108.88 acre tract described in a deed dated May 13, 2010, from Arnela H. Ellis, Florence H. King, Lewis M. Haupt, III and Luella H. Trotter to Heath Phillips Investments, LLC, and recorded in Volume 9627, Page 73 of the Deed Records of Brazos County, Texas, to which reference is hereby made to for any and all purposes. Said tract described as follows, to-wit:

Beginning at a 1/2 inch iron rod capped "Goodwin Laester" found for corner in the southeast line of Lot 1, Block 28 of The Barracks II Subdivision, Phase 300, an addition to the City of College Station, Brazos County, Texas, according to the plat thereof recorded in Volume 11200, Page 184 of the Deed Records of Brazos County, Texas, and marking the north corner of the existing Deacon Drive West right-of-way (86 foot wide right-of-way). From which a 1/2 inch iron rod capped "Goodwin Laester" found for reference marking the south corner of said Lot 1 bears South 42°14'17" West, 402.22 feet;

Thence with the southeast line of said Lot 1, North 42°14'17" East, 348.00 feet to a 1/2 inch iron rod capped "Goodwin Laester" set for corner. From which a 1/2 inch iron rod capped "Goodwin Laester" found for reference in the southeast line of said Lot 1 bears North 42°14'17" East, 350.03 feet;

Thence crossing said 108.88 acre tract as follows:

South 47°45'43" East, 85.00 feet to a 1/2 inch iron rod capped "Goodwin Laester" set for corner,

South 42°14'17" West, 22.00 feet to a 1/2 inch iron rod capped "Goodwin Laester" set for the beginning of a curve to the left,

With said curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc distance of 39.27 feet and a chord bearing and distance of South 02°45'43" East, 35.36 feet to a 1/2 inch iron rod capped "Goodwin Laester" set for corner,

South 47°45'43" East, 50.06 feet to a 1/2 inch iron rod capped "Goodwin Laester" set for the beginning of a curve to the left,

With said curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc distance of 39.27 feet and a chord bearing and distance of North 87°14'17" East, 35.36 feet to a 1/2 inch iron rod capped "Goodwin Laester" set for corner,

North 42°14'17" East, 22.00 feet to a 1/2 inch iron rod capped "Goodwin Laester" set for corner,

South 47°45'43" East, 60.00 feet to a 1/2 inch iron rod capped "Goodwin Laester" set for corner,

South 42°14'17" West, 22.00 feet to a 1/2 inch iron rod capped "Goodwin Laester" set for the beginning of a curve to the left,

With said curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc distance of 39.27 feet and a chord bearing and distance of South 02°45'43" East, 35.36 feet to a 1/2 inch iron rod capped "Goodwin Laester" set for corner,

South 47°45'43" East, 125.00 feet to a 1/2 inch iron rod capped "Goodwin Laester" set for corner in the northeast line of Parkland Tract 5 as shown on the plat of The Barracks II Subdivision, Phase 100, an addition to the City of College Station, Brazos County, Texas, according to the plat thereof recorded in Volume 10570, Page 293 of the Deed Records of Brazos County, Texas;

Thence with the west line of said Parkland Tract 5 as follows:

South 42°14'17" West, 96.01 feet to a 1/2 inch iron rod capped "Goodwin Laester" set for the beginning of a curve to the left,

With said curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc distance of 39.27 feet and a chord bearing and distance of South 02°45'43" East, 35.36 feet to a 1/2 inch iron rod capped "Goodwin Laester" set for corner,

South 47°45'43" East, 228.00 feet to a 1/2 inch iron rod capped "Goodwin Laester" set for the beginning of a curve to the left,

With said curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc distance of 39.27 feet and a chord bearing and distance of North 87°14'17" East, 35.36 feet to a 1/2 inch iron rod capped "Goodwin Laester" set for corner,

North 42°14'17" East, 134.30 feet to a 1/2 inch iron rod capped "Goodwin Laester" set for corner,

Thence continuing across said 108.88 acre tract,

South 47°45'43" East, 613.00 feet to a 1/2 inch iron rod capped "Goodwin Laester" set for corner,

South 42°14'17" West, 113.54 feet to a 1/2 inch iron rod capped "Goodwin Laester" set for the beginning of a curve to the right,

With said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc distance of 39.27 feet and a chord bearing and distance of South 87°14'17" West, 35.36 feet to a 1/2 inch iron rod capped "Goodwin Laester" set for corner,

South 42°14'17" West, 60.00 feet to a 1/2 inch iron rod capped "Goodwin Laester" set for the beginning of a curve to the right,

With said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc distance of 39.27 feet and a chord bearing and distance of South 02°45'43" East, 35.36 feet to a 1/2 inch iron rod capped "Goodwin Laester" set for corner, and

South 42°14'17" West, 96.75 feet to a 1/2 inch iron rod capped "Goodwin Laester" found marking the east corner of Parkland Tract 6 as shown on said plat of The Barracks II Subdivision, Phase 100 and the north corner of Capps Drive (50 foot wide right-of-way) as shown on the plat of The Barracks II Subdivision, Phase 101, an addition to the City of College Station, Brazos County, Texas, according to the plat thereof recorded in Volume 11191, Page 123 of the Deed Records of Brazos County, Texas;

Thence with the northeast line of said Parkland Tract 6, North 47°45'43" West, 113.00 feet to a 1/2 inch iron rod capped "Goodwin Laester" found for the north corner of said Parkland Tract 6;

Thence with the northwest line of said Parkland Tract 6, South 42°14'17" West, 24.00 feet to a 1/2 inch iron rod capped "Goodwin Laester" found marking the east corner of Lot 15, Block 16 of The Barracks II Subdivision, Phase 101;

Thence with the northeast line of said The Barracks II Subdivision, Phase 101 as follows:

North 47°45'43" West, 460.00 feet to a 1/2 inch iron rod capped "Goodwin Laester" found for a bend,

North 34°15'01" West, 51.42 feet to a 1/2 inch iron rod capped "Goodwin Laester" found for a bend, and

North 47°45'43" West, 314.42 feet to a 1/2 inch iron rod capped "Goodwin Laester" set marking the south corner of Parkland Tract 2 as shown on the plat of The Barracks II Subdivision, Phase 100;

Thence with the southeast, northeast and northwest lines of said Parkland Tract 2 as follows:

North 42°14'17" East, 115.80 feet to a 1/2 inch iron rod capped "Goodwin Laester" set in a curve to the right,

With said curve to the right having a radius of 25.00 feet, a central angle of 65°42'50", an arc length of 24.31 feet and a chord bearing and distance of North 07°29'30" East, 23.36 feet to a 1/2 inch iron rod capped "Goodwin Laester" set for corner,

North 47°45'43" West, 113.18 feet to a 1/2 inch iron rod capped "Goodwin Laester" set for corner, and

South 42°14'17" West, 109.98 feet to a 1/2 inch iron rod capped "Goodwin Laester" found for corner in the northeast line of The Barracks II Subdivision, Phase 101;

Thence with the northeast line of The Barracks II Subdivision, Phase 101 as follows:

North 47°45'43" West, 24.00 feet to a 1/2 inch iron rod capped "Goodwin Laester" found for corner, and

South 42°14'17" West, 40.00 feet to a 1/2 inch iron rod capped "Goodwin Laester" found for corner in the northeast line of Parkland Tract 1 as shown on said plat of The Barracks II Subdivision, Phase 100;

Thence with the northeast line of said Parkland Tract 1 and the northeast line of said The Barracks II Subdivision, Phase 300, North 47°45'43" West, 186.00 feet to Point of Beginning and containing 8.00 acres, more or less.

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kirk Raymond, Registered Professional Land Surveyor No. 4957, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

_____, R.P.L.S. No. 4957

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Heath Phillips, Manager of Heath Phillips Investments, LLC, owner and developer of the 8.00 acre tract shown on this plat, and designated as The Barracks II Subdivision, Phases 103 & Phase 104, in the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, paths, easements, infrastructure, assessments and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Heath Phillips, Manager of Heath Phillips Investments, LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Heath Phillips, 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 purposes and consideration therein stated.

Given under my hand and seal on this ____ day of _____, 2014.

Notary Public, Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

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

CERTIFICATE 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 _____, 2014.

Chairman

CITY ENGINEER

CITY SECRETARY

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificate of authentication was filed for record in my office on the ____ day of _____, 2014, in the Deed Records of Brazos County, Texas, in Volume ____ Page ____.

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

County Clerk
Brazos County, Texas

CURVE TABLE

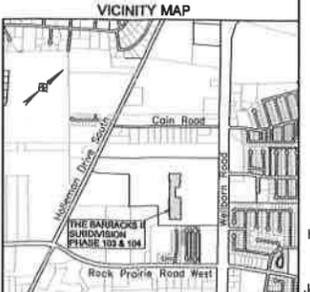
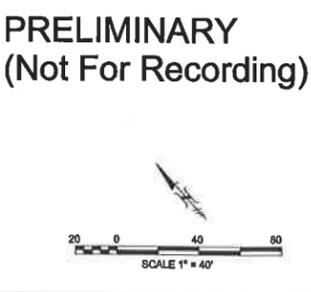
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C1	90°00'00"	39.27	25.00	LC: S02°45'43"E 35.36'	C13	90°00'00"	39.27	25.00	LC: N02°45'43"W 35.36'
C2	90°00'00"	39.27	25.00	LC: N87°14'17"E 35.36'	C14	06°53'17"	3.01	25.00	LC: S38°47'39"W 3.00'
C3	90°00'00"	39.27	25.00	LC: S02°45'43"E 35.36'	C15	27°23'54"	11.95	25.00	LC: S34°03'46"E 11.84'
C4					C16	90°00'00"	39.27	25.00	LC: N02°45'43"W 35.36'
C5	90°00'00"	39.27	25.00	LC: S02°45'43"E 35.36'	C17	90°00'00"	39.27	25.00	LC: S87°14'17"W 35.36'
C6	90°00'00"	39.27	25.00	LC: N87°14'17"E 35.36'	C18	04°22'24"	15.27	200.00	LC: N49°58'55"W 15.28'
C7	90°00'00"	39.27	25.00	LC: S87°14'17"W 35.36'	C19	04°22'24"	15.27	200.00	LC: N49°58'55"W 15.28'
C8	90°00'00"	39.27	25.00	LC: S02°45'43"E 35.36'	C20	03°39'29"	15.98	250.00	LC: N49°32'27"W 15.98'
C9	55°42'50"	24.31	25.00	LC: N07°29'30"E 23.36'	C21	00°42'55"	3.12	250.00	LC: N51°48'39"W 3.12'
C10	90°00'00"	39.27	25.00	LC: S87°14'17"W 35.36'	C22	01°38'50"	5.83	200.00	LC: S51°19'42"E 5.83'
C11	90°00'00"	39.27	25.00	LC: N02°45'43"W 35.36'	C23	02°45'34"	9.63	200.00	LC: S49°08'30"E 9.63'
C12	90°00'00"	39.27	25.00	LC: S87°14'17"W 35.36'					

LINE TABLE

NUM	BEARING	DISTANCE
L1	S42°14'17"W	22.00'
L2	S47°45'43"E	50.08'
L3	N42°14'17"E	22.00'
L4	S47°45'43"E	50.08'
L5	S42°14'17"W	22.00'
L6	S42°14'17"W	50.00'
L7	S42°14'17"W	24.00'
L8	N34°15'51"W	51.42'
L9	N47°45'43"W	24.00'
L10	S42°14'17"W	40.00'

Legend

- 1/2" Iron Rod
- 1/2" Iron Rod
- Found Iron Rod
- Found Iron Rod
- PUE Public Utility Easement
- DPUE Drainage & Public Utility Easement
- PDE Private Drainage Easement
- R Record Measurement
- Wire Fence



GENERAL NOTES:

- THE BEARING SYSTEM SHOWN HEREON IS BASED ON THE NORTHWEST RIGHT-OF-WAY LINE OF DEACON DRIVE, AS DEDICATED ON THE FINAL PLAT OF THE BARRACKS II SUBDIVISION PHASE 300, WITH A RECORD BEARING OF NORTH 42°14'17" EAST.
- ZONING (PLANNED DEVELOPMENT DISTRICT) AND BUILDING SETBACK PER CITY ORDINANCE NO. 2012-3407 SHALL BE AS FOLLOWS:
TOWNSHIP (TH) DEVELOPMENT
-FRONT SETBACK DISTANCE - 20 FEET WITHOUT REAR ACCESS, 15 FEET WITH REAR ACCESS;
-REAR SETBACK DISTANCE - 20 FEET;
-STREET SIDE SETBACK DISTANCE - 15 FEET;
-SIDE SETBACK DISTANCE - 5 FEET;
-COMMON AREA SIDE SETBACK DISTANCE - 5 FEET;
- ALL LOTS, COMMON AREAS AND RIGHTS-OF-WAY IN THIS PLAT ARE ZONED PDD PER CITY ORDINANCE 2012-3407.
- COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
- 1/2" IRON RODS CAPPED "GOODWIN LAESTER" WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
- NO PORTION OF THE BARRACKS II SUBDIVISION PHASE 102 LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FIRM PANEL NO. 48041C0305E, DATED MAY 16, 2012.
- EACH LOT WILL BE REQUIRED TO PROVIDE A MINIMUM OF TWO (2) TREES OF AT LEAST TWO INCHES (2") IN CALIPER OR ONE (1) TREE OF FOUR INCH (4") CALIPER PER ORDINANCE NO. 3222.
- THIS PROPERTY IS LOCATED WITHIN THE STEEPLECHASE IMPACT FEE AREA.
- THE BLANKET EASEMENTS RECORDED IN VOLUME 10420, PAGE 236, VOLUME 141, PAGE 392 & VOLUME 132, PAGE 98 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS DO AFFECT THE SUBJECT PROPERTY.
- THE EASEMENT RECORDED IN VOLUME 9845, PAGE 296 & VOLUME 7233, PAGE 93 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS DO NOT AFFECT THE SUBJECT PROPERTY.

FINAL PLAT
THE BARRACKS II SUBDIVISION
PHASE 103 & PHASE 104
8.00 ACRES
CRAWFORD BURNETT LEAGUE, A-7
COLLEGE STATION, BRAZOS COUNTY, TEXAS

59 LOTS
BLOCK 18, LOTS 16 THROUGH 33
BLOCK 17, LOTS 1 THROUGH 20
BLOCK 16, LOTS 15 THROUGH 24
BLOCK 19, LOTS 1 THROUGH 11

SCALE 1:40
JUNE, 2013

OWNER/DEVELOPER:
Heath Phillips Investments, LLC
3302 General Parkway
College Station, TX 77845
(979) 690-0000

SURVEYOR:
Goodwin Laester, Inc.
4077 Cross Park Drive, #100
Bryan, TX 77802
(979) 776-9700

ENGINEER:
John Rusk, P.E.
Goodwin Laester, Inc.
4077 Cross Park Drive, #100
Bryan, TX 77802
(979) 776-9700

Job No. 051783
SHEET 1 OF 1

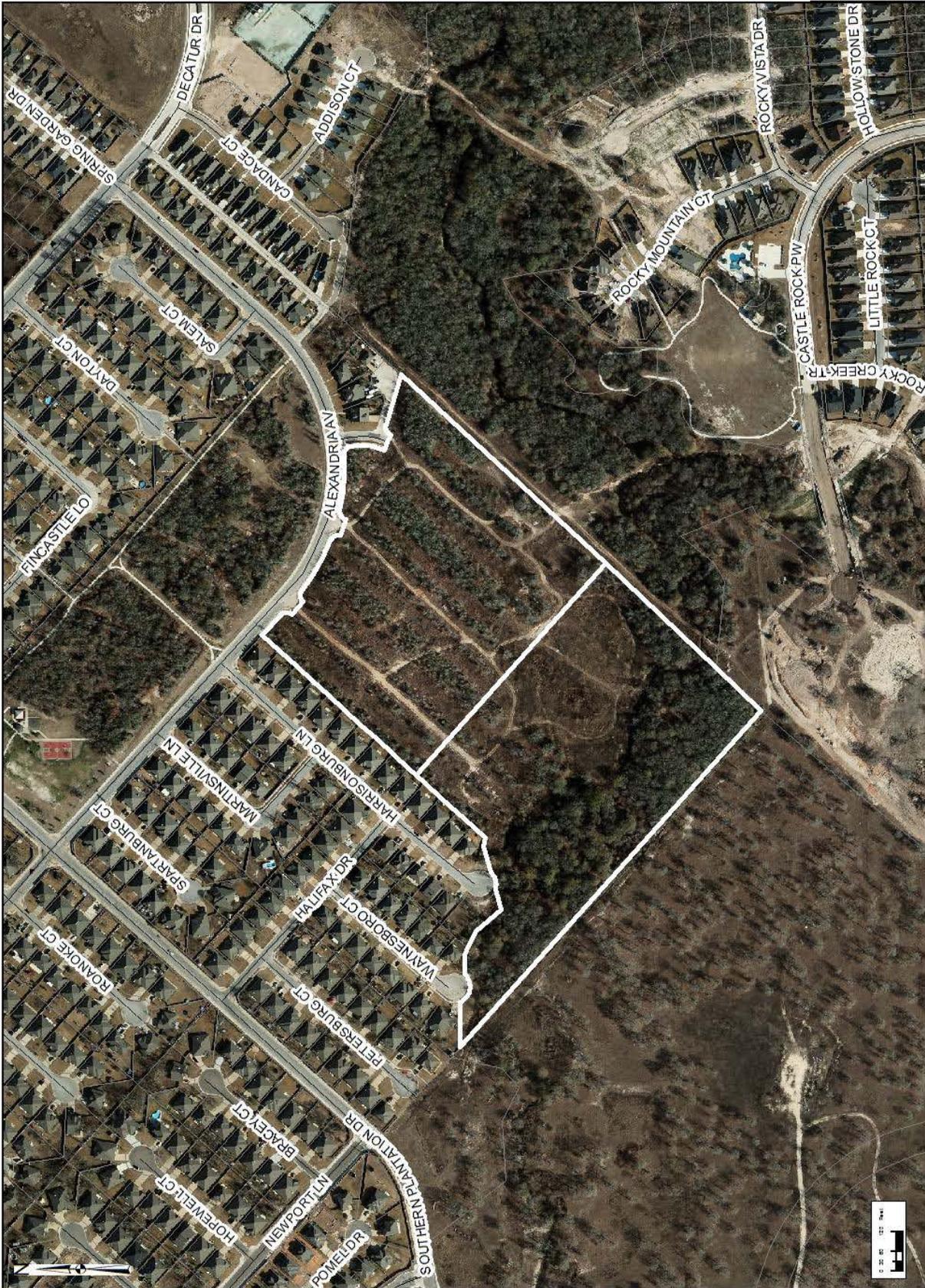
13-111
1-21-14
3:15
PK



CITY OF COLLEGE STATION

**FINAL PLAT
for
Shenandoah Ph 15
13-00900149**

- SCALE:** 86 lots on 28.41 acres
- LOCATION:** 4160 Alexandria Avenue, generally located between Shenandoah Phases 14 and 8B
- ZONING:** GS General Suburban and R Rural
- APPLICANT:** Edward Froehling
- PROJECT MANAGER:** Teresa Rogers, Staff Planner
trogers@cstx.gov
- PROJECT OVERVIEW:** This request is for a Final Plat of 86 lots on 28.41 acres. The Preliminary Plan was approved by the Planning and Zoning Commission on September 5, 2013. This property was included in the Shenandoah Master Development Plan. Phases 10, 11, 12, 13, and 14 were final platted in January 2009, October 2007, June 2004, July 2004, and January 2005 respectively.
- RECOMMENDATION:** Staff recommends approval of the Final Plat.



FINAL
PLAT

Case: 13-149

SHENANDOAH PH 15

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	June 21, 1995
Zoning:	A-O Agricultural Open (upon annexation) R-1 Single-Family Residential (1998) R-1 Single-Family Residential (2004) R-1 Single-Family Residential, renamed GS General Suburban (2013)
Preliminary Plan:	Approved on September 5, 2013
Site Development:	Vacant

COMMENTS

Parkland Dedication:	The Parks and Recreation Board accepted parkland dedication with the Master Development Plan. Parkland development fees of \$30,788 (86 lots x \$358) will be required prior to the filing of the Final Plat.
Greenways:	No greenway dedication is required or proposed.
Pedestrian Connectivity:	A multi-use path is proposed and will be constructed by the City in the future to run from the City of College Station property south of this subdivision through the west side of the plat (through the common area) to the Seaback tract to the west. The multi-use path will be located within a 20-foot public access easement provided with this project; the location of both will be determined by the City at the time of design and construction. At this time, a blanket access easement in the common area has been provided on the Final Plat for the future multi-use path.
Bicycle Connectivity:	See comment for pedestrian connectivity.
Impact Fees:	The subject property is located within the Spring Creek Sanitary Sewer Impact Fee Area: \$98.39/Living Unit Equivalent.

REVIEW CRITERIA

Compliance with Subdivision Regulations: The proposed Final Plat is in compliance with the Preliminary Plan and Subdivision Regulations contained in the Unified Development Ordinance.

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	13-149
DATE SUBMITTED:	7-17-13
TIME:	9:50
STAFF:	CPD

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 Shenandoah Phases 15-17

ADDRESS _____

SPECIFIED LOCATION OF PROPOSED PLAT:

Adjacent to existing Shenandoah Subdivision

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

Name Edward Froehling E-mail _____

Street Address 3887 High Lonesome

City C.S. State TX Zip Code 77845

Phone Number 979-776-8266 Fax Number 979-774-0565

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

Name Same as Applicant E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

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

Street Address 1008 Woodcreek

City CS State Tx Zip Code 77845

Phone Number 693-3838 Fax Number 693-2554

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

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

Total Acreage 28.41 Total No. of Lots 86 R-O-W Acreage 4.46

Existing Use Open Proposed Use Single Family Residential

Number of Lots By Zoning District 86 / R1 _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:
0.18 / R1 _____ / _____ / _____

Floodplain Acreage 0.40

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: Shenandoah

City Project Number (if known): _____

Date / Timeframe when submitted: _____

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

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

Regarding the waiver request, explain how:

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

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

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

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

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

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

Jun. 18. 2013 4:49PM

No. 2513 P. 2

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

Detailed explanation of condition identified above:

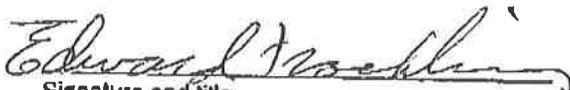
NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation

<p>Total Linear Footage of Proposed Public:</p> <p><u>3792</u> Streets</p> <p><u>7610</u> Sidewalks</p> <p><u>3964</u> Sanitary Sewer Lines</p> <p><u>3615</u> Water Lines</p> <p><u> </u> Channels</p> <p><u>2.200</u> Storm Sewers</p> <p><u> </u> Bike Lanes / Paths</p>	<p>Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p><u> </u> No. of acres to be dedicated + \$ <u> </u> development fee</p> <p><u> </u> No. of acres in floodplains</p> <p><u> </u> No. of acres in detention</p> <p><u> </u> No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p><u> </u> No. of SF Dwelling Units x \$ <u> </u> = \$ <u> </u></p> <p><u> </u> (date) Approved by Parks & Recreation Advisory Board</p>
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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

6/19/13
 Date

Jun. 18. 2013 4:50PM

No. 2513 P. 3

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

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



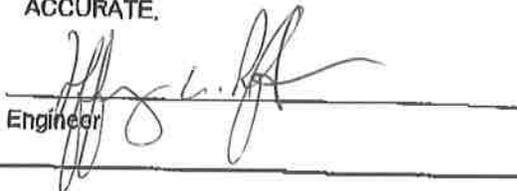
 Property Owner(s)

6/19/13

 Date

Engineer Certification:

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



 Engineer

6/20/13

 Date

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

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

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

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

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

Engineer

6/21/13

Date

Initial

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

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

B. I, _____, certify to the following:

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

Engineer

Date

Additional certification for Floodway Encroachments:

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

Engineer

6/20/13

Date

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

Residential Structures:

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

Engineer / Surveyor

Date

Commercial Structures:

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

Engineer / Surveyor

Date

OR

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

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

Engineer / Surveyor

Date

Conditions or comments as part of approval: _____



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	113°39'25"	50.00'	99.18'	76.49'	S 78°39'21" E	83.70'
C2	61°58'26"	50.00'	54.06'	30.03'	N 77°45'48" E	51.48'
C3	90°00'00"	25.00'	39.27'	25.00'	S 0°26'36" W	35.36'
C4	85°36'04"	25.00'	37.35'	23.15'	N 88°14'38" E	33.97'
C5	16°32'16"	600.00'	173.18'	87.20'	S 57°13'28" E	172.58'
C6	85°24'41"	25.00'	37.27'	23.07'	S 22°47'16" E	33.91'
C7	85°24'41"	25.00'	37.27'	23.07'	N 62°37'25" E	33.91'
C8	15°48'05"	600.00'	165.47'	83.26'	S 82°34'17" E	164.95'
C9	85°24'41"	25.00'	37.27'	23.07'	S 47°45'59" E	33.91'
C10	30°56'43"	187.08'	101.04'	51.79'	S 10°24'44" W	99.82'
C11	84°18'23"	50.00'	36.79'	22.63'	N 68°02'17" E	33.56'
C12	41°24'35"	50.00'	36.14'	18.90'	S 68°08'53" W	35.36'
C13	282°49'09"	50.00'	229.35'	-56.89'	S 44°33'24" E	75.00'
C14	41°24'35"	50.00'	36.14'	18.90'	N 24°44'18" E	35.36'
C15	90°00'00"	25.00'	39.27'	25.00'	S 89°33'24" E	35.36'
C16	90°00'00"	25.00'	39.27'	25.00'	S 0°26'36" W	35.36'
C17	22°54'23"	400.00'	159.92'	81.04'	S 33°59'24" W	158.85'
C18	232°37'00"	50.00'	203.00'	-101.13'	N 86°13'43" E	88.64'
C19	67°58'32"	50.00'	59.32'	33.71'	N 3°54'29" E	55.90'
C20	7°32'51"	350.00'	46.10'	23.09'	N 41°40'10" E	46.07'
C21	90°00'00"	25.00'	39.27'	25.00'	S 89°33'24" E	35.36'
C22	90°00'00"	25.00'	39.27'	25.00'	S 0°26'36" W	35.36'
C23	24°47'28"	714.78'	309.27'	157.09'	S 57°50'20" W	308.88'
C24	44°11'06"	50.00'	38.56'	20.30'	N 87°40'24" W	37.61'
C25	282°41'19"	50.00'	229.24'	-56.82'	S 16°55'30" E	75.08'
C26	39°01'36"	50.00'	34.06'	17.72'	N 51°14'39" E	33.40'
C27	25°18'52"	764.76'	337.89'	171.75'	N 58°06'01" E	335.14'
C28	10°51'45"	236.64'	44.86'	22.50'	N 31°17'52" E	44.80'
C29	19°54'54"	188.64'	63.79'	32.21'	N 35°39'08" E	63.48'
C30	90°00'00"	25.00'	39.27'	25.00'	S 89°33'24" E	35.36'
C31	90°00'00"	25.00'	39.27'	25.00'	S 0°26'36" W	35.36'
C32	25°31'31"	100.00'	44.55'	22.85'	S 32°40'50" W	44.18'
C33	25°31'31"	50.00'	22.28'	11.33'	S 32°40'50" W	22.09'
C34	90°00'00"	25.00'	39.27'	25.00'	N 89°33'24" W	35.36'
C35	90°00'00"	25.00'	39.27'	25.00'	N 0°26'36" E	35.36'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 86°37'23" E	134.97'
L2	S 86°37'23" E	58.93'
L3	S 60°41'00" E	22.13'
L4	S 60°41'00" E	58.98'
L5	N 77°45'46" E	63.39'
L6	N 77°45'46" E	82.48'
L7	S 74°51'10" E	24.23'
L8	S 44°33'24" E	90.00'
L9	S 46°39'56" E	50.03'
L10	S 70°04'56" E	50.00'
L11	S 64°06'55" E	50.00'
L12	S 84°10'54" E	35.65'

LINE TABLE

LINE	BEARING	DISTANCE
L13	S 40°21'47" W	90.04'
L14	S 55°18'25" E	55.84'
L15	S 40°25'28" W	37.84'
L16	S 60°52'13" W	57.39'
L17	N 74°52'22" W	33.36'
L18	S 11°13'14" W	53.57'
L19	S 78°46'46" E	20.00'
L20	S 81°18'23" W	60.00'
L21	N 8°41'37" W	20.00'
L22	S 19°55'04" W	5.02'
L23	S 19°55'04" W	5.02'

GENERAL NOTES

1. **ORIGIN OF BEARING SYSTEM:** The record bearings and actual measured distances to the found 1/2" iron rods along the adjoining phases of Shenandoah Subdivision were used as the basis of the bearing system shown on this final plat.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0325E, Map Revised May 15, 2012, a portion of this property is located in the Special Flood Hazard Area Zone AE.
3. This property is zoned R-1. The building setback requirements are established by the City of College Station Unified Development Ordinance.
4. No lot shall have driveway access to Alexandria Avenue.
5. All distances shown along curves are arc lengths.
6. All common areas and landscape easements shall be owned and maintained by the homeowner's association.
7. This subdivision is within the Spring Creek Sanitary Sewer Impact Fee Area.
8. Monumentation: Unless otherwise indicated, all lot corners are marked with 1/2" iron rods.
 - - 3/4" Iron Pipe set
 - ⊙ - 3/4" Iron Pipe found
 - ⊗ - 1/2" Iron Rod found
 - ⊙ - 1/2" Iron Rod Set
 - ⊙ - PK Nail Control Monuments set in Asphalt Pavement, at intersections and radius of Cul-de-sacs.

(285.5) - indicates minimum habitable finish floor elevations (N.G.V.D.) commensurate with the requirements of the City of College Station Stormwater Management Ordinance.

9. **ABBREVIATION:**
 P.U.E. - Public Utility Easement
 P.D.E. - Public Drainage Easement

SHEET NO.
1
OF 2 SHEETS

FINAL PLAT

SHENANDOAH PHASE 15

28.411 ACRES

ROBERT STEVENSON LEAGUE, A-54

Lots 15-27, Block 41 Lots 1-5, Block 45
 Lots 1-18, Block 42 Lots 1-6, Block 46
 Lots 1-9, Block 43 Lots 1-14, Block 47
 Lots 1-21, Block 44

JUNE, 2013
SCALE: 1" = 60'

OWNER:
Edward Freshling
3887 High Lanesome
College Station, TX 77845
(979) 776-6266

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

13-149
01/28/14
2:35
AJ

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

I, Edward Froehling, owner and developer of the land shown on this plat, and designated herein as LOTS 15-27, BLOCK 41, LOTS 1-18, BLOCK 42, LOTS 1-9, BLOCK 43, LOTS 1-21, BLOCK 44, LOTS 1-5, BLOCK 45, LOTS 1-8, BLOCK 46, & LOTS 1-14, BLOCK 47 OF THE SHENANDOAH PHASE 15 SUBDIVISION of the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever, all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Owner(s)

STATE OF TEXAS

COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose and consideration therein stated.

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

Notary Public, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS

COUNTY OF BRAZOS

I, Karen McQueen, 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

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 SURVEYOR AND/OR ENGINEER

STATE OF TEXAS

COUNTY OF BRAZOS

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

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

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

Chairman

FIELD NOTES

Being all that certain tract or parcel of land, lying and being situated in the ROBERT STEVENSON LEAGUE, Abstract No. 54 in College Station, Brazos County, Texas and being a part of the 49.35 acre tract conveyed to Edward Froehling by Charles Elmo Ferguson, Jr. recorded in Volume 4248, Page 144 of the Official Records of Brazos County, Texas (O.R.B.C.) and a portion of the 87.888 acre tract of land conveyed to Edward Froehling by James D. Ingram III, et al recorded in Volume 2985, Page 201 (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING; at a found 1/2-inch iron rod marking the south corner of the said 49.35 acre tract, the east corner of the 95.661 acre Gary Seaback tract as described in the Volume 2597, Page 185 (O.R.B.C.) and being in the northwest line of the called 19.7173 acre Greene Prairie Investors Ltd. tract recorded in Volume 7368, Page 294 (O.R.B.C.);

THENCE: N 44° 22' 55" W along the common line of the said 49.35 acre Froehling tract and the said 95.661 acre Seaback tract for a distance of 1333.35 feet to a found 1/2-inch iron rod marking the southwest corner of SHENANDOAH PHASE 13 Subdivision as recorded in Volume 6580, Page 214 (O.R.B.C.);

THENCE: along the south line of said SHENANDOAH PHASE 13 for the following four (4) calls:

- 1) S 86° 37' 23" E for a distance of 134.97 feet to a found 1/2-inch iron rod for corner,
2) 89.18 feet in a counter-clockwise direction along the arc of a curve having a central angle of 113° 39' 25", a radius of 50.00 feet, a tangent of 76.49 feet and a long chord bearing S 78° 39' 21" E at a distance of 83.70 feet to a found 1/2-inch iron rod for corner,
3) S 86° 37' 23" E for a distance of 58.93 feet to a found 1/2-inch iron rod for corner, and
4) S 60° 41' 00" E for a distance of 22.13 feet to a found 1/2-inch iron rod marking the common most southerly corner of said PHASE 13 and SHENANDOAH PHASE 14 Subdivision as recorded in Volume 6893, Page 105 (O.R.B.C.);

THENCE: along the south and east lines of said SHENANDOAH PHASE 14 for the following seven (7) calls:

- 1) S 60° 41' 00" E for a distance of 56.98 feet to a found 1/2-inch iron rod for corner,
2) S 37° 50' 08" E for a distance of 99.52 feet to a found 1/2-inch iron rod for corner,
3) N 77° 45' 46" E for a distance of 63.39 feet to a found 1/2-inch iron rod for corner,
4) 54.08 feet in a counter-clockwise direction along the arc of a curve having a central angle of 61° 58' 26", a radius of 50.00 feet, a tangent of 30.63 feet and a long chord bearing N 77° 45' 46" E at a distance of 51.48 feet to a found 1/2-inch iron rod for corner,
5) N 77° 45' 46" E for a distance of 82.48 feet to a found 1/2-inch iron rod for corner,
6) S 74° 51' 10" E for a distance of 24.23 feet to a found 1/2-inch iron rod for corner, and
7) N 45° 26' 36" E for a distance of 901.85 feet to a found 1/2-inch iron rod marking the east corner of said Phase 14 and being in the southwest right-of-way line of Alexandria Avenue (based on a 60-foot width);

THENCE: along the said southwest right-of-way line of Alexandria Avenue as depicted on the Final Plat of SHENANDOAH PHASE 8-A Subdivision recorded in Volume 5923, Page 201 (O.R.B.C.) for the following ten (10) calls:

- 1) S 44° 33' 24" E for a distance of 90.00 feet to a found 3/4-inch iron pipe for Point of Curvature of a curve to the right,
2) 39.27 feet along the arc of said curve having a central angle of 90° 00' 00", a radius of 25.00 feet, a tangent of 25.00 feet and a long chord bearing S 00° 26' 36" W at a distance of 35.35 feet to a found 3/4-inch iron pipe for corner,
3) S 46° 39' 56" E for a distance of 50.03 feet to a found 3/4-inch iron pipe for corner,
4) 37.35 feet in a clockwise direction along the arc of a curve having a central angle of 85° 36' 04", a radius of 25.00 feet, a tangent of 23.15 feet and a long chord bearing N 88° 14' 38" E at a distance of 33.97 feet to a found 3/4-inch iron pipe for the Point of Reverse Curvature,
5) 173.18 feet along the arc of said reverse curve having a central angle of 16° 32' 15", a radius of 600.00 feet, a tangent of 87.20 feet and a long chord bearing S 57° 13' 28" E at a distance of 172.56 feet to a found 3/4-inch iron pipe for the Point of Reverse Curvature,
6) 37.27 feet along the arc of said reverse curve having a central angle of 85° 24' 41", a radius of 25.00 feet, a tangent of 23.07 feet and a long chord bearing S 22° 47' 16" E at a distance of 33.91 feet to a found 3/4-inch iron pipe for corner,
7) S 70° 04' 56" E for a distance of 50.00 feet to a found 3/4-inch iron pipe for corner,
8) 37.27 feet in a clockwise direction along the arc of a curve having a central angle of 85° 24' 41", a radius of 25.00 feet, a tangent of 23.07 feet and a long chord bearing N 62° 37' 25" E at a distance of 33.91 feet to a found 3/4-inch iron pipe for the Point of Reverse Curvature,
9) 165.47 feet along the arc of said reverse curve having a central angle of 15° 48' 05", a radius of 600.00 feet, a tangent of 63.28 feet and a long chord bearing S 62° 34' 17" E at a distance of 164.95 feet to a found 3/4-inch iron pipe for the Point of Reverse Curvature, and
10) 37.27 feet along the arc of said reverse curve having a central angle of 85° 24' 41", a radius of 25.00 feet, a tangent of 23.07 feet and a long chord bearing S 47° 45' 59" E at a distance of 33.91 feet to a found 3/4-inch iron pipe marking the northwest corner SHENANDOAH PHASE 8-B Subdivision as recorded in Volume 6046, Page 257 (O.R.B.C.);

THENCE: along the west and south lines of said SHENANDOAH PHASE 8-B for the following four (4) calls:

- 1) 101.04 feet along the arc of said curve having a central angle of 30° 56' 43", a radius of 187.08 feet, a tangent of 51.79 feet and a long chord bearing S 10° 24' 44" W at a distance of 99.82 feet to a found 1/2-inch iron rod for corner,
2) S 64° 06' 55" E for a distance of 50.00 feet to a found 3/4-inch iron pipe for corner,
3) 36.79 feet in a clockwise direction along the arc of a curve having a central angle of 84° 18' 23", a radius of 25.00 feet, a tangent of 22.63 feet and a long chord bearing N 68° 02' 17" E at a distance of 33.56 feet to a found 3/4-inch iron pipe for the Point of Tangency, and
4) S 69° 48' 31" E for a distance of 156.31 feet to a found 1/2-inch iron rod in the southeast line of the said 87.888 acre tract, said iron rod also being in the northwest line of the called 60.153 acre City of College Station tract recorded in Volume 6974, Page 241 (O.R.B.C.);

THENCE: S 46° 27' 23" W along the common line of the said 87.888 acre Froehling tract and the called 60.153 acre City of College Station tract for a distance of 842.86 feet to a found 1/2-inch iron rod marking the south corner of the said 87.888 acre tract and the east corner of the said 49.35 acre tract;

THENCE: S 46° 29' 41" W along the southeast line of the said 49.35 acre tract for a distance of 646.57 feet to the POINT OF BEGINNING and containing 28.411 acres of land, more or less.



VICINITY MAP

SHEET NO. 2 OF 2 SHEETS

FINAL PLAT

SHENANDOAH PHASE 15 28.411 ACRES

ROBERT STEVENSON LEAGUE, A-54

- Lots 15-27, Block 41
Lots 1-18, Block 42
Lots 1-9, Block 43
Lots 1-21, Block 44
Lots 1-5, Block 45
Lots 1-6, Block 46
Lots 1-14, Block 47

JUNE, 2013 SCALE: 1" = 60'

Owner: Edward Froehling 3897 High Lanesome College Station, TX 77845 (979) 776-8286

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





CITY OF COLLEGE STATION

FINAL PLAT
for
Carter's Crossing Ph 4
13-00900244

- SCALE:** 38 lots on approximately 10.54 acres
- LOCATION:** North of Carter's Crossing Phase 3 and west of Appomattox Drive
- ZONING:** GS General Suburban
- APPLICANT:** Carter's Crossing Joint Venture
- PROJECT MANAGER:** Jenifer Paz, Staff Planner
jpaz@cstx.gov
- RECOMMENDATION:** Staff recommends approval of the Final Plat.



DEVELOPMENT REVIEW	CARTER'S CROSSING PH 4	Case: 13-244	FINAL PLAT
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DEVELOPMENT HISTORY

Annexation:	1977
Zoning:	A-O Agricultural Open upon annexation (1977); rezoned to R-1 Single-Family Residential (2005); district renamed to GS General Suburban (2013)
Preliminary Plat:	A Master Plan was approved for the property in 2005. A Preliminary Plat was approved in 2007. A new Preliminary Plan was later approved in 2010 due to the expiration of the previous Plan.
Site Development:	Vacant

COMMENTS

Parkland Dedication:	A 7.33-acre park was dedicated with Phase 1. Additionally, park improvements were completed at the developers expense that exceeded the required development fee required for this phase of the project. No additional parkland dedication is required.
Greenways:	N/A
Pedestrian Connectivity:	Sidewalks will continue along Chestnut Oak Drive from Phase 3.
Bicycle Connectivity:	Bike route are not required or proposed in this phase of Carter's Crossing. Bike routes exist along Appomattox Drive.
Impact Fees:	None

REVIEW CRITERIA

Compliance with Subdivision Regulations: The proposed Final Plat is in compliance with the approved Preliminary Plat and 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.:	13-244
DATE SUBMITTED:	11.06.13
TIME:	9:49
STAFF:	JS

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 Carter's Crossing Phase 4

ADDRESS 7690 Appomattox Drive

SPECIFIED LOCATION OF PROPOSED PLAT:

Adjacent to Phase 3 & Phase 2 of the Carter's Crossing Subdivision

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

Name Steve Arden (Carter's Crossing JV) E-mail steve@stevea@berbes.com

Street Address 311 Cecilia Loop

City C.S. State Tx Zip Code 77845

Phone Number 979.229.7275 Fax Number _____

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

Name Same as Applicant E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name McClure & Browne Engineering/surveying E-mail jeff@mcclurebrowne.com

Street Address 1008 Woodcreek

City C.S. State Tx Zip Code 77845

Phone Number 979.693.3838 Fax Number _____

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

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

Total Acreage 10.543 Total No. of Lots _____ R-O-W Acreage 1.82

Existing Use open Proposed Use single family residential

Number of Lots By Zoning District 37 / R1 _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

0.19 / R1 _____ / _____ / _____

Floodplain Acreage 0 (FEMA Regulated)

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: Carters Crossing Preliminary Plan (Phases 1-4)

City Project Number (if known): ~~10-100562~~ 10-500162

Date / Timeframe when submitted: _____

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

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

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

Requested Oversize Participation _____

Total Linear Footage of Proposed Public:
<u>1450</u> Streets
<u>1753</u> Sidewalks
<u>1208</u> Sanitary Sewer Lines
<u>185</u> Water Lines
<u> </u> Channels
<u>332</u> Storm Sewers
<u> </u> Bike Lanes / Paths

<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>

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.

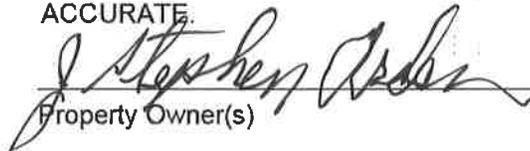
J. S. [Signature]
Signature and title

11/6/13
Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

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



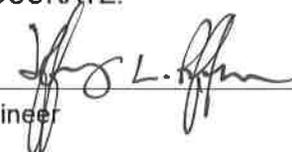
Property Owner(s)

11/6/13

Date

Engineer Certification:

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



Engineer

11/6/13

Date

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

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

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

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

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

Jeffery L. Robertson
Engineer

11/6/13
Date

Initial

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

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

B. I, _____, certify to the following:

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

Engineer

Date

Additional certification for Floodway Encroachments:

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

Engineer

Date

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

Residential Structures:

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

Engineer / Surveyor

Date

Commercial Structures:

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

Engineer / Surveyor

Date

OR

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

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

Engineer / Surveyor

Date

Conditions or comments as part of approval: _____

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the MORGAN RECTOR LEAGUE, Abstract No. 46, College Station, Brazos County, Texas, and being all of the 10.543 acre tract described in the deed from B.A. Cothey Ltd. to Carter's Crossing Joint Venture recorded in Volume 10992, Pages 270 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the west corner of the said 10.543 acre tract, the north corner of Lot 1, LORD'S ACRES SUBDIVISION as recorded in Volume 628, Page 641 (O.R.B.C.) and said iron rod also being in the southeast line of the 53.883 acre CS Science Park, LLC tract described in Volume 694, Page 203 (O.R.B.C.);

THENCE: along the common line of the said 10.543 acre Carter's Crossing Joint Venture tract and the said 53.883 acre CS Science Park, LLC tract for the following three (3) calls:

- 1) N 43° 21' 02" E for a distance of 333.86 feet to a found 1/2-inch iron rod,
- 2) N 43° 48' 28" E for a distance of 124.29 feet to a found 1/2-inch iron rod and
- 3) N 42° 04' 53" E for a distance of 399.32 feet to a found 1/2-inch iron rod marking the west corner of CARTER'S CROSSING SUBDIVISION, PHASE TWO recorded in Volume 11351, Page 129 (O.R.B.C.);

THENCE: along the southwest line of said CARTER'S CROSSING SUBDIVISION, PHASE THREE for the following six (6) calls:

- 1) S 38° 35' 40" E for a distance of 206.95 feet for corner,
- 2) N 77° 04' 13" E for a distance of 63.39 feet for corner,
- 3) N 84° 33' 40" E for a distance of 146.23 feet for corner,
- 4) N 63° 37' 22" E for a distance of 31.27 feet for corner,
- 5) N 70° 53' 46" E for a distance of 72.55 feet for corner and
- 6) S 47° 25' 15" E for a distance of 361.99 feet to a found 1/2-inch iron rod marking the west corner of Appomattox Drive as depicted on CARTER'S CROSSING SUBDIVISION, PHASE ONE recorded in Volume 8355, Page 49 (O.R.B.C.), said iron rod also marking the most northerly corner of CARTER'S CROSSING SUBDIVISION, PHASE THREE as recorded in Volume 6414, Page 148 (O.R.B.C.);

THENCE: along the northwest line of said CARTER'S CROSSING SUBDIVISION, PHASE THREE for the following fourteen (14) calls:

- 1) S 42° 34' 45" W for a distance of 135.00 feet to a found 1/2-inch iron rod for corner,
- 2) N 47° 25' 15" W for a distance of 10.00 feet to a found 1/2-inch iron rod for corner,
- 3) S 42° 34' 45" W for a distance of 50.00 feet to a found 1/2-inch iron rod for corner,
- 4) S 47° 25' 15" E for a distance of 60.12 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the right,
- 5) 33.00 feet along the arc of said curve having a central angle of 89° 22' 25", a radius of 25.00 feet, a tangent of 24.73 feet and a long chord bearing S 02° 44' 03" E at a distance of 35.16 feet to a found 3/4-inch iron pipe for the Point of Tangency,
- 6) S 41° 57' 10" W for a distance of 100.28 feet to a found 1/2-inch iron rod for corner,
- 7) N 47° 25' 15" W for a distance of 187.51 feet to a found 1/2-inch iron rod for corner,
- 8) N 80° 10' 32" W for a distance of 110.00 feet to a found 1/2-inch iron rod for corner,
- 9) N 85° 49' 32" W for a distance of 50.00 feet to a found 1/2-inch iron rod for corner,
- 10) S 78° 08' 45" W for a distance of 172.75 feet to a found 1/2-inch iron rod for corner,
- 11) N 87° 54' 20" W for a distance of 105.96 feet to a found 1/2-inch iron rod for corner,
- 12) S 42° 04' 53" W for a distance of 357.50 feet to a found 1/2-inch iron rod for corner,
- 13) S 45° 02' 50" E for a distance of 102.21 feet to a found 1/2-inch iron rod for corner and
- 14) S 41° 57' 10" W for a distance of 132.44 feet to a found 1/2-inch iron rod marking the most westerly corner of said PHASE THREE, said iron rod also being in the northeast line of said Lot 1, LORD'S ACRES SUBDIVISION;

THENCE: N 49° 02' 02" W along the northeast line of said Lot 1 for a distance of 413.73 feet to the POINT OF BEGINNING and containing 10.543 acres of land, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, owner and developer of the land shown on this plat, and designated herein as the CARTER'S CROSSING PHASE FOUR Subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed.

Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein stated.

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

Notary Public, Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

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

City Engineer
City of College Station

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

Chairman

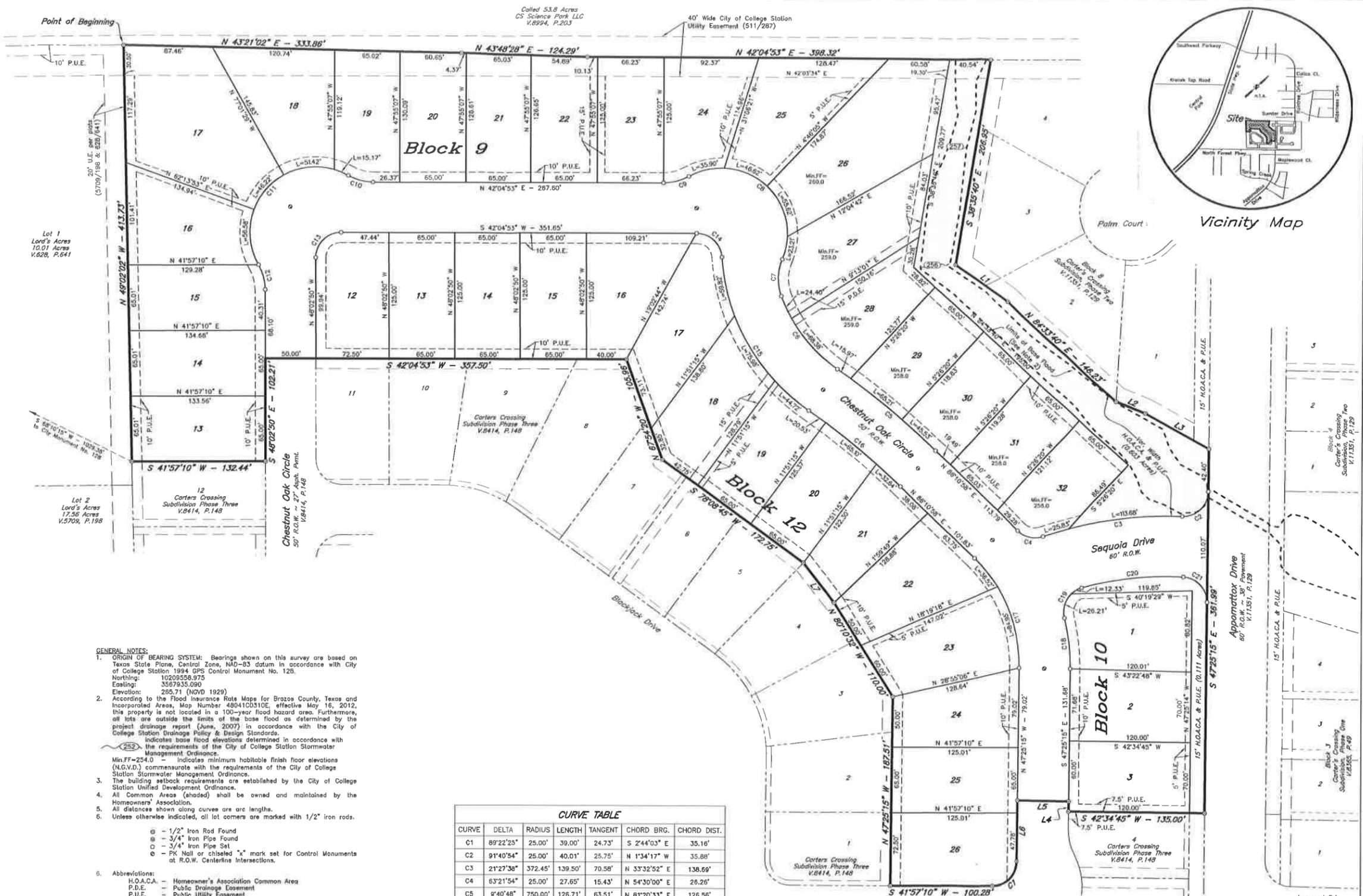
CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____, in the 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



GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: Bearings shown on this survey are based on Texas State Plane, Central Zone, NAD-83 datum in accordance with City of College Station 1994 GPS Control Monument No. 126.
Northing: 10209556.975
Easting: 357935.090
Elevation: 265.71 (NGVD 1929)
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804100310E, effective May 16, 2012, this property is not located in a 100-year flood hazard area. Furthermore, all lots are outside the limits of the base flood as determined by the project drainage report (June, 2007) in accordance with the City of College Station Drainage Policy & Design Standards.
Indicates base flood elevations determined in accordance with the requirements of the City of College Station Stormwater Management Ordinance.
Min.FF=254.0 - Indicates minimum habitable finish floor elevations (N.G.V.D.) commensurate with the requirements of the City of College Station Stormwater Management Ordinance.
3. The building setback requirements are established by the City of College Station Unified Development Ordinance.
4. All Common Areas (shaded) shall be owned and maintained by the Homeowners' Association.
5. All distances shown along curves are arc lengths.
6. Unless otherwise indicated, all lot corners are marked with 1/2" iron rods.

- ⊙ - 1/2" Iron Rod Found
- ⊙ - 3/4" Iron Pipe Found
- ⊙ - 1" Iron Pipe Set
- ⊙ - PK Nail or chiseled "x" mark set for Control Monuments at R.O.W. Centerline Intersections.

6. Abbreviations:
- H.O.A.C.A. - Homeowner's Association Common Area
 - P.D.E. - Public Drainage Easement
 - P.U.E. - Public Utility Easement
 - U.E. - Utility Easement
 - Current Zoning: GS-General Suburban
 - Land Use: 38 Residential Lots
 - Avg. Lot Size: 0.21 Ac.
 - ROW Dedication: 1.82 Ac.
 - Common Area: 0.71 Ac.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	89°22'25"	25.00'	39.00'	24.73'	S 2°44'03" E	35.16'
C2	91°40'54"	25.00'	40.01'	25.75'	N 1°34'17" W	35.88'
C3	21°27'38"	372.45'	139.50'	70.58'	N 33°32'52" E	138.69'
C4	63°21'54"	25.00'	27.65'	15.43'	N 54°30'00" E	26.26'
C5	9°40'48"	750.00'	126.71'	63.51'	N 81°20'33" E	126.56'
C6	35°26'14"	150.00'	92.77'	47.92'	S 85°46'43" E	91.30'
C7	42°46'54"	50.00'	37.33'	19.59'	S 46°40'09" E	36.47'
C8	142°13'56"	65.00'	161.36'	190.02'	N 83°38'20" E	123.00'
C9	29°35'31"	50.00'	25.82'	13.21'	N 27°17'07" E	25.54'
C10	29°35'31"	50.00'	25.82'	13.21'	N 56°52'38" E	25.54'
C11	149°18'44"	65.00'	169.39'	236.89'	N 2°58'59" W	125.37'
C12	29°35'31"	50.00'	25.82'	13.21'	N 62°50'35" W	25.54'
C13	90°07'42"	25.00'	39.33'	25.06'	S 2°58'59" E	35.39'
C14	86°08'07"	25.00'	37.58'	23.37'	S 85°08'56" W	34.14'
C15	51°42'51"	200.00'	180.52'	96.93'	N 77°38'25" W	174.45'
C16	9°40'48"	700.00'	118.28'	59.27'	S 81°20'33" W	118.12'
C17	46°23'47"	150.00'	121.47'	64.26'	N 70°37'09" W	118.17'
C18	14°34'08"	200.00'	50.86'	25.57'	S 54°42'19" E	50.72'
C19	88°18'57"	25.00'	38.54'	24.28'	S 17°49'55" E	34.83'
C20	16°38'09"	312.45'	101.44'	51.17'	S 35°37'36" W	101.00'
C21	87°39'01"	25.00'	38.24'	24.00'	S 88°45'13" W	34.62'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 77°04'13" E	63.39'
L2	N 63°37'22" E	31.27'
L3	N 70°53'46" E	72.55'
L4	N 47°25'15" W	10.00'
L5	S 42°34'45" W	50.00'
L6	S 47°25'15" E	60.12'
L7	N 85°49'32" W	50.00'

FINAL PLAT

CARTER'S CROSSING SUBDIVISION, PHASE FOUR

10.543 ACRES

LOTS 13-32, BLOCK 9
LOTS 1-3, BLOCK 10
LOTS 12-26, BLOCK 12

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

NOVEMBER, 2013
SCALE: 1" = 50'

Owner: Carter's Crossing Joint Venture
311 Cecilia Loop
College Station, TX 77845

Surveyor: McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3638

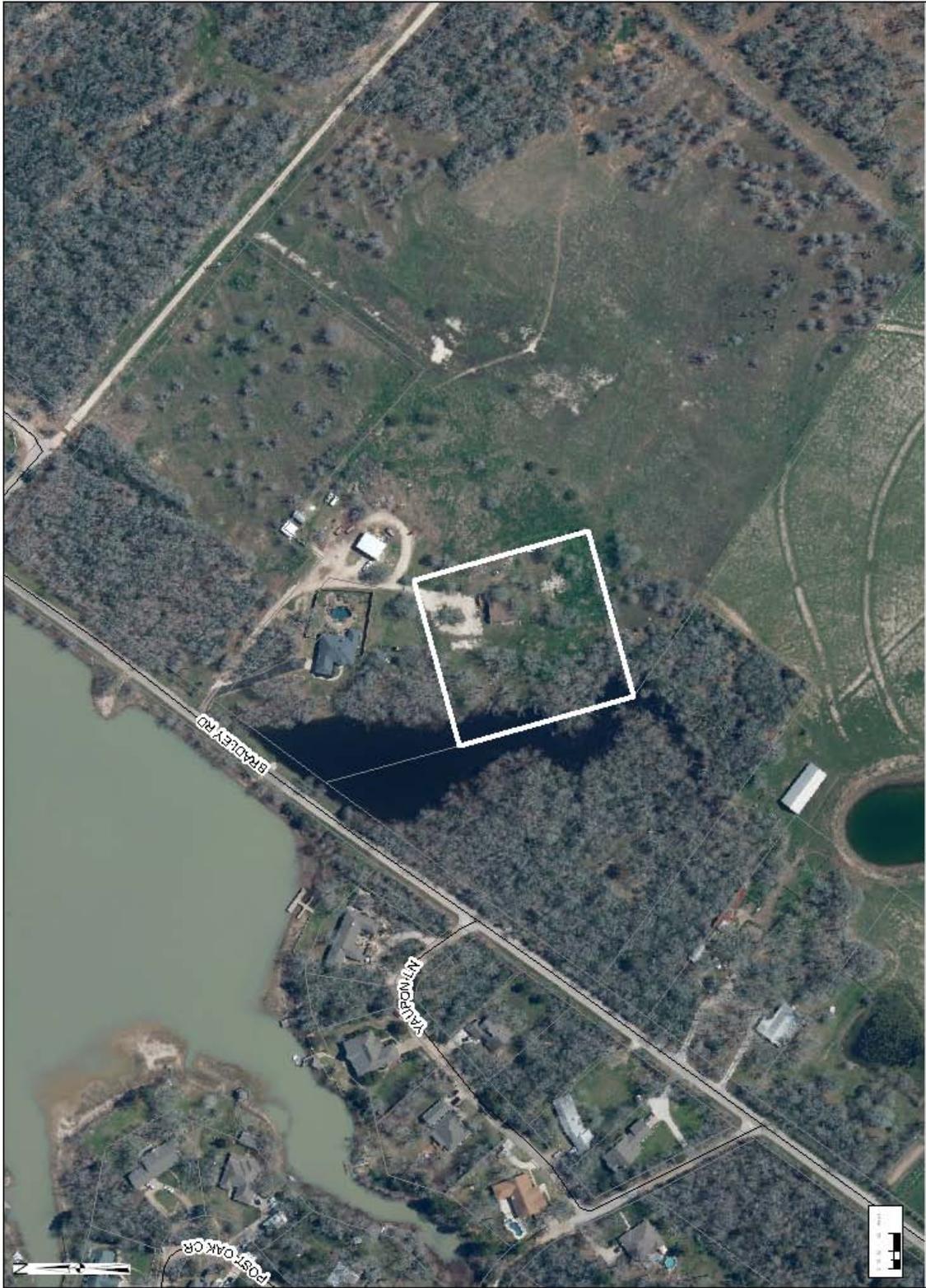
13-244
01/23/14
3:20
AJ



CITY OF COLLEGE STATION

**Development Plat
for
TTP Addition
13-00900273**

- SCALE:** One single-family lot on 2 acres
- LOCATION:** 2196 Bradley Road
- ZONING:** R Rural
- APPLICANT:** Thomas & Theresa Putz, Property Owners
- PROJECT MANAGER:** Jenifer Paz, Staff Planner
jpaz@cstx.gov
- RECOMMENDATION:** Staff recommends approval of the applicant's request for a waiver to UDO Section 12-8.3.H.1.h that requires the lot have frontage on a public or private street. If the waiver is approved, Staff recommends approval of the Development Plat. If the waiver is denied, the Development Plat should be denied.



	DEVELOPMENT REVIEW	TTP ADDITION 2196 BRADLEY RD	Case: 13-273	DEVELOPMENT PLAT

DEVELOPMENT HISTORY

Annexation:	November 2002
Zoning:	A-O Agricultural Open upon annexation (2002); district renamed to R Rural (2013)
Preliminary Plan:	A Preliminary Plan is not required because the tract is not being subdivided.
Site Development:	Existing single-family home

COMMENTS

Parkland Dedication:	Parkland dedication is not required given the tract already contains a single-family home.
Greenways:	N/A
Pedestrian Connectivity:	Sidewalks are not required along existing streets within a rural residential subdivision constructed to rural standards.
Bicycle Connectivity:	N/A
Impact Fees:	None.

REVIEW CRITERIA

Compliance with Subdivision Regulations: The property is zoned R Rural, which requires an average lot size of 3 acres and an absolute minimum of 2 acres for an individual lot. Given that this is a single lot subdivision, the lot is required to be at least 3 acres. This tract meets the requirements of Section 12-9.5, Non-Conforming Tracts that allows properties to plat if it was made non-conforming due to zoning adopted at the time of annexation.

The Development Plat does not propose lot frontage to a public or private street as required by UDO Section 8.3.H.1.h. The applicant has requested a waiver given that the property is developed for single-family use.

The Planning & Zoning Commission may authorize a waiver from the subdivision regulations based on the following four findings:

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

The proposed Development Plat includes only one lot that has an existing single-family home and cannot be further developed. It is adjacent on three sides to a platted lot, Paterson Estate, and a lake on another with no possibility for frontage to Bradley Road. Additionally, the property has access to Bradley Road via an existing access easement through Paterson Estate.

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

The subject property is surrounded by a platted lot to the north; east and south and a lake to the west, which does not allow the construction of a public street.

3. That 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 this chapter;

The property is currently developed for single-family use and is served with the necessary utilities. There is an existing access easement to the property from Bradley Road that will serve as fire access.

4. That 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 this UDO.

Given that the property currently has an access easement from Bradley Road and is surrounded by property that has frontage to a public street, the waiver request does not prevent the orderly subdivision of other land in the area.

STAFF RECOMMENDATIONS

Staff recommends approval of the applicants request for a waiver to UDO Section 12-8.3.H.1.h that requires the lot have frontage on a public or private street. If the waiver is approved, Staff recommends approval of the Development Plat. If the waiver is denied, the Development Plat should be denied.

SUPPORTING MATERIALS

1. Application
2. Copy of Development Plat



FOR OFFICE USE ONLY	
CASE NO.:	13-273
DATE SUBMITTED:	12-11-13
TIME:	11:45
STAFF:	JK

DEVELOPMENT PLAT APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

- \$932 Development Plat Application Fee.
- \$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 staff review).
- 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).
- 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 Development Plat checklist with all items checked off or a brief explanation as to why they are not.

Date of Optional Preapplication or Stormwater Management Conference N/A

NAME OF PROJECT The TTP Addition

ADDRESS 2196 Bradley Road

LEGAL DESCRIPTION (Lot, Block, Subdivision) 2.0 ac T. Carothers, A-9

SPECIFIED LOCATION OF PROPOSED PLAT:
2196 Bradley Road

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

Name Theresa A. Ptz E-mail tputz54@aol.com

Street Address 9925 CR 270

City Somerville State TX Zip Code 77879

Phone Number (979) 268-1247 Fax Number (979) 731-1818

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

Name Theresa Putz E-mail tputz54@aol.com
Street Address 9925 CR 270
City Somerville State Tx. Zip Code 77879
Phone Number (979) 268-1247 Fax Number (979) 731-1818

ARCHITECT OR ENGINEER'S INFORMATION:

Name Kerr Surveying LLC E-mail louise.barkere.suddenlinkmail.com
Street Address 409 N. Texas Ave.
City Bryan State TX Zip Code 77803
Phone Number 268-3195 Fax Number 691-8904

Total Acreage 2.0 R-O-W Acreage NA

Current zoning of subject property R

Floodplain Acreage NA

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

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

Public Street frontage

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.

Property does not have direct access to a public street, but accesses across private property via an existing access easement. No other means to gain access to public street.

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

Property cannot be further developed or used without waiver of street frontage

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.

Current access easement already in place and use.

4. 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.

Requested oversize participation NA

Total Linear Footage of Proposed Public:

____ Streets

____ Sidewalks

____ Sanitary Sewer Lines

____ Water Lines

____ Channels

____ Storm Sewers

____ Bike Lanes / Paths

Parkland Dedication due prior to filing the Development Plat:

ACREAGE:

____ No. of acres to be dedicated + \$ ____ development fee

____ No. of acres in floodplain

____ No. of acres in detention

____ No. of acres in greenways

OR

FEE IN LIEU OF LAND:

____ No. of SF Dwelling Units X \$ ____ = \$ ____

____ (date) Approved by Parks & Recreation Advisory Board

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

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

Theresa Putz
Signature and title

12-30-13
Date



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

**REZONING REQUEST
FOR
Northpoint Crossing
13-00900278**

REQUEST: PDD Planned Development District & R-4 Multi-Family to PDD Planned Development District

SCALE: 11.26 acres

LOCATION: 410 Texas Ave

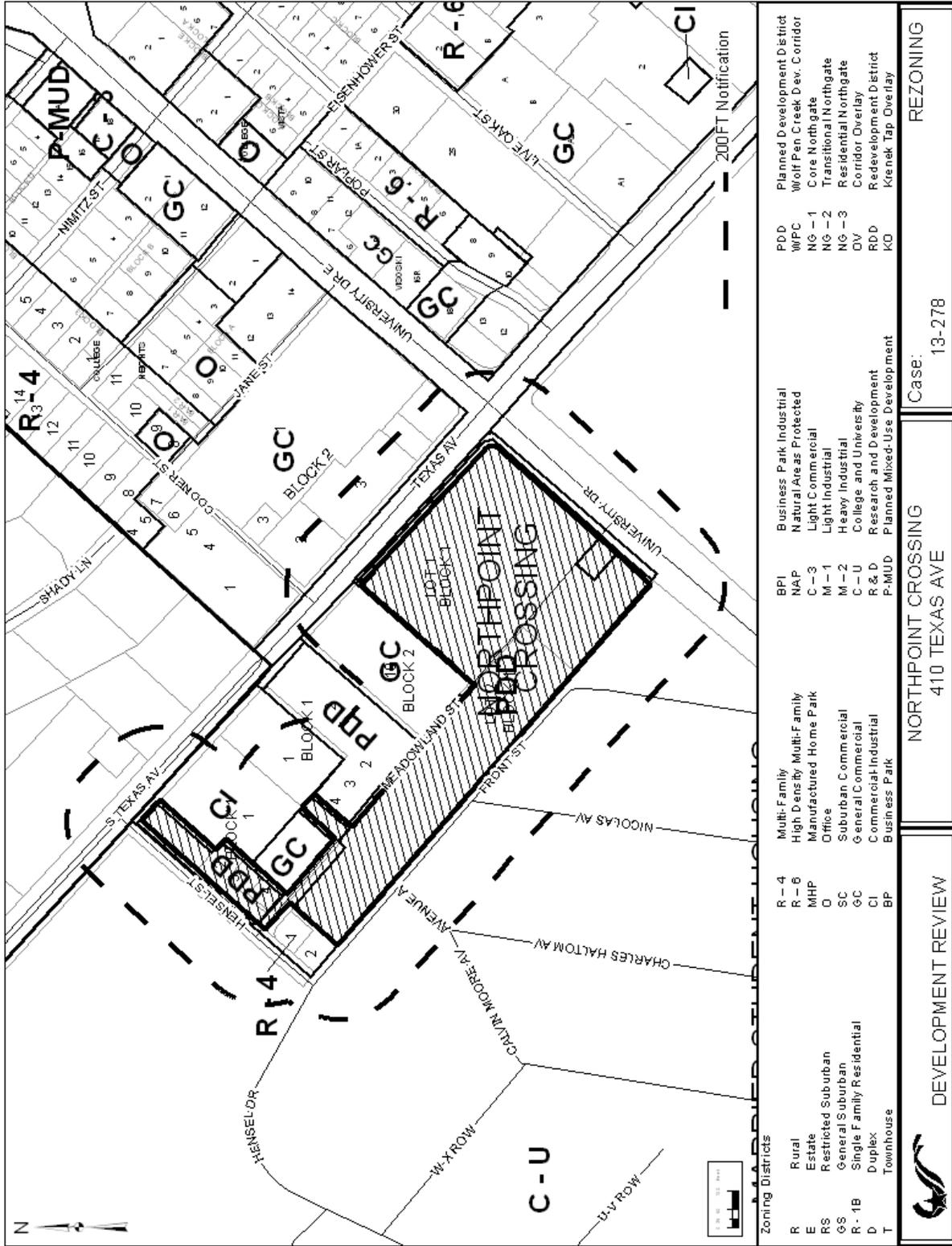
APPLICANT: Mitchell & Morgan, LLP

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

PROJECT OVERVIEW: The purpose of this request is to modify the Concept Plan and propose additional modifications. The existing PDD Concept Plan shows fourplex-style multi-family buildings along Hensel Street. The proposed Concept Plan consolidates these buildings into one large, five-story building on a podium with parking underneath. The scale of the proposed building is in keeping with the other buildings in the development. Also, clarifications and additions to the modifications granted regarding parking, landscaping, and signage are described and bolded in this Staff Report.

RECOMMENDATION: Staff recommends approval of the proposed rezoning.





NOTIFICATIONS

Advertised Commission Hearing Date: February 6, 2014
 Advertised Council Hearing Dates: February 27, 2014

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

None

Property owner notices mailed: 18
 Contacts in support: None
 Contacts in opposition: One
 Inquiry contacts: One

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
Northwest	Texas A&M University	CU College and University	Vacant
Northeast	Urban & Redevelopment	GC General Commercial CI Commercial Industrial PDD Planned Development District	Hotels, Restaurant
Southeast	Texas A&M University (across University Drive, major arterial)	CU College and University	Texas A&M polo field
Southwest	Texas A&M University; future Century Square Development	CU College and University	Former Texas A&M Married Student housing

DEVELOPMENT HISTORY

Annexation: 1939
Zoning: GC General Commercial, CI Commercial-Industrial, R-4 Multi-Family, and D Duplex rezoned PDD Planned Development District in March and May 2012.
Final Plat: Northpoint Crossing Subdivision Lots 1 & 2, Block 1 (2013), North Park Lots 2-4, Block 1, remaining portions are not platted.
Site development: Multiple former developments located in this area have been demolished including the former Plaza Hotel, Kettle restaurant, Daylight Donuts, and a gas station. Currently, Phase 1 of the development is under construction and is anticipated to be complete in summer 2014.

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject property is designated as Urban and part of Redevelopment Area II on the Comprehensive Plan Future Land Use and Character Map. The intersection of Texas Avenue and University Drive has also been identified as a Primary Arrival Gateway into the City. The Comprehensive Plan describes Urban as:

This land use designation is generally for areas that should have a very intense level of development activities. These areas will tend to consist of townhomes, duplexes, and high-density apartments. General commercial and office uses, business parks, and vertical mixed-use may also be permitted within growth and redevelopment areas.

Redevelopment Area II: Texas Avenue, University Drive, and Harvey Road is described by the Comprehensive Plan as:

This area includes a number of underperforming land uses that, due to their proximity to two of the busiest corridors in the City, are poised for redevelopment. Much of the area is currently subdivided into small lots, making it difficult to assemble land for redevelopment....The proximity of existing neighborhoods and the Texas A&M University campus requires careful site planning and appropriate building design. These efforts should be complimentary to the Area V: Hospitality corridor plan, the neighborhood plan for the Eastgate area, and the Texas A&M University Campus Master Plan and should focus on bringing vertical mixed use and other aspects of urban character to this portion of the City.

The revised PDD zoning with associated Concept Plan is consistent with the objectives of the Comprehensive Plan to redevelop and consolidate underperforming properties in this area of the City. The requested rezoning proposes to provide vertical mixed use, high density multi-family, and pedestrian oriented development at the corner of Texas Avenue and University Drive in proximity to the Texas A&M University campus.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The existing zoning and conforming uses of nearby property are consistent with the proposed uses. The scale of the proposed uses, however are intended to be developed at a higher intensity than the nearby existing hotel, fourplex and restaurant uses. The neighboring developments are developed in more of a suburban style with surface parking lots and open space while the proposed development utilizes structured parking and requests reduced setbacks and increased density.
- 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 revised PDD Planned Development District proposes a vertical mixed use development with a mixture of commercial and multi-family uses. These uses are suitable for the property based on its location within the core of the City and proximity to the Texas A&M University campus. The scale and density of the development factor into the availability of transportation and utility capacity in the area. As described later, the proposed development proposes some transportation improvements and mitigation efforts and utility upgrades to provide adequate services to the development.

4. **Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property is currently zoned PDD Planned Development District with a small amount of R-4 Multi-Family where a former fourplex lot existed and along with some abandoned Meadowland Street right-of-way. The current zoning is suitable though the proposed PDD Planned Development District cleans up the boundary by incorporating the R-4 Multi-Family.
5. **Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property should be considered marketable with the current zoning. The proposed rezoning optimizes the PDD Planned Development District by making some refinements to increase the market potential of the development.
6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** This site is served by 12-inch waterlines along Texas Avenue and University Drive. The site has been served by an 8-inch gravity sanitary sewer collection line that spans from University Drive to the existing Hensel Park Lift Station. The lift station pumps sanitary sewer flow to the 'Northeast Trunkline' via a 12-inch force main which conveys the flow to the Carters Creek Wastewater Treatment Plant. This development will reconstruct some waterlines and sanitary sewer lines as it redevelops. Some off-site sanitary sewer improvements are needed to provide additional capacity.

Drainage is generally to the south and west within the Wolf Pen Creek and Burton Creek Drainage Basins, respectively. Stormwater and other public infrastructure improvements required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines.

As part of the previous rezoning application, a Traffic Impact Analysis (TIA) was submitted. To maintain the traffic level of service in this area, the following mitigation strategies have been identified:

- An additional left turn bay will be added to University Drive eastbound to northbound Texas Avenue, creating a dual left configuration by modifying the existing raised median.
- An additional right turn lane will be provided on southbound Texas Avenue to westbound University Drive.
- On University Drive, a right turn deceleration lane for the proposed driveway will be built. The raised median on Texas Avenue will also be extended north beyond the proposed driveway location.
- The former Meadowland Street intersection at University Drive has been closed and the existing median break in University Drive will be closed as well.
- To meet help block length requirements, a public way stub to the TAMU property to the west of the site has been provided. It is anticipated that TAMU property will redevelop with commercial, retail, and residential uses. If utilized, this stub could serve as an alternative route to University Drive and Texas Avenue, somewhat relieving traffic at that intersection.

SUMMARY OF CONCEPT PLAN (revisions to the Concept Plan and Modifications are bolded)

The requested rezoning and associated Concept Plan propose a vertical mixed use and multi-family redevelopment at the intersection of Texas Avenue and University Drive. The vertical mixed use area consists ground floor general commercial uses with multi-family units above. The multi-family area consists of multi-story buildings oriented along the side and rear of the development along the former Meadowland Street. The applicant proposes building heights of roughly five stories with parking garages being up to seven or eight stories. **The existing PDD Concept Plan illustrates fourplex-style multi-family buildings along Hensel Street while the proposed Concept Plan consolidates these buildings into one large, five-story building on a podium with parking underneath. The scale of the proposed building is in keeping with the other buildings in the development.** The development is proposed in two phases with the vertical mixed use and some of the multi-family buildings developed in the first phase that is under construction and expected to be completed in summer 2014 with the remainder of multi-family areas along Hensel Street and former Meadowland Street in the second phase to be complete construction in summer 2015. Parking will be provided in three parking garages with some surface parking in the retail area and for the units along Hensel Street.

The development will use the dimensional standards of the GC General Commercial zoning district for the commercial uses and R-6 High Density Multi-Family zoning district for the residential uses. Additional description, standards and improvements by the development will be provided later.

Meritorious Modifications

This area is designated as a Redevelopment area in the Comprehensive Plan which acknowledges some role for the City may be necessary to encourage redevelopment. Some modifications result from the intended urban nature of the proposed development and some are due to the suburban style of some of the applicable development regulations. The applicant is requesting the following meritorious modifications or alternatives to standard ordinance requirements:

1. Zoning District Standards – UDO Section 12-5.2 “Residential Dimensional Standards” and Section 12-5.4 “Non-Residential Dimensional Standards”: An increase to the maximum residential unit density from 30 units per acre to 60 units per acre is proposed. While this increase in density can be supported, it is necessary to ensure that adequate infrastructure and transportation facilities including vehicular, bicycle, and pedestrian are provided for the development and surrounding area.

The applicant requests to reduce minimum building setbacks for the GC General Commercial and R-6 High Density Multi-Family based zoning districts to 5 feet along all property lines with the understanding that sufficient easements for utilities will be provided. The standard building setbacks for these districts are 25-foot front setback, 7.5-foot side setback, 15-foot side street setback, and 15-foot rear setback for the GC district and 20-foot rear setback for R-6.

2. Use – UDO Section 12-6.3.C “Use Table”: The P-MUD Planned Mixed Use District is the base district for uses for the development with Health Care, Medical Clinic being added as a permitted use and Conference/Convention Center, Country Club, Duplex, Fraternal Lodge, Fuel Sales, Golf Course/Driving Range, Parking as a Primary Use, Sexual Oriented Businesses, Single-Family Detached, and Shooting Range (Indoor) uses removed from the permitted list.

3. Parking – UDO Section 12-7.3 “Off-Street Parking Standards”: The applicant proposes the standard shopping center ratio of 1 parking space per every 250 gross square feet of commercial use (1:250), though not required to provide additional parking if more than 25% of these areas are utilized as intense commercial uses. The applicant proposes the minimum residential parking requirement be reduced to one parking space per bedroom. The current ordinance requires one space per bedroom for three and four bedroom units though some additional parking is provided with one and two bedroom units (1.5 spaces/bedroom). Parking spaces in the garage may be compact parking spaces. **Also, parking along Hensel Street does not require interior or double landscape islands in the row.**
4. Transportation – UDO Section 12-7.4 “Access Management and Circulation”, Section 12-8.3.G “Blocks”, and Section 12-11.2 “Defined Terms”- Public Way: The applicant proposes some modifications to transportation related requirements:
 - Three driveways existed along Texas Avenue and six driveways along University Drive, including the former Meadowland Street. The Concept Plan consolidates these to one driveway on Texas Avenue and one driveway on University Drive, though they still do not meet minimum spacing standards. The applicant requests the proposed spacing be acceptable and the concept has been agreed by TxDOT.
 - The maximum block length in Urban designated areas is 660 feet with a maximum block perimeter of 2,000 feet. Based on these dimensions, two street or public way projections are required along the Public Way Section C-C toward the Texas A&M System property to the southwest. One public way stub is provided with Hensel Street also stubbed to the Texas A&M System property. It is anticipated that the Texas A&M System property will redevelop with commercial, retail, residential uses but it is not known how these connections will be incorporated into their development.
 - Public Ways are defined with certain dimensional and design criteria. The applicant requests to reduce the maximum curve radius from a 200-foot radius to a 45-foot radius, allow sidewalks to be back of curb instead of three feet off and have sidewalk widths as shown in the **attached public way cross sections**.
5. Signs – UDO Section 12-7.4 “Signs”: Instead of using standard commercial or multi-family signage as the basis, the applicant proposes to utilize the signage permitted in Wolf Pen Creek (UDO Section 12-5.8.A.11 Signs) with the following modifications:
 - Signs may be approved administratively by staff with appeals to staff’s interpretations being able to considered by the Design Review Board;
 - Wayfinding signage (UDO Section 12-7.5.AA Campus Wayfinding Signs) is permitted for this development **and may also be located at street intersections with public ways and along public ways with parallel parking**;
 - **Hanging signage (UDO Section 12-5.8.B.12.c.3) is permitted with a minimum clearance of three inches from the building and edge of canopy**;
 - **Low profile freestanding signs do not have a setback requirement and may be allowed within 150 feet of each other at the interior intersection**;
 - **Light pole signage may be utilized and is limited to 21 square feet per light pole. These signs are not in lieu of freestanding signage, are intended as development identification and special event signage, will not be utilized for tenant signage, and do not count against attached signage limitations**;

- **Attached signage used as development identification signage at the corner of Texas Avenue and University Drive may extend up to two feet from any exterior building face, mansard, awning, or canopy;** and
 - Projections signs may be used for identification signage for the general area and not count against the attached signage square feet unless they contain copy of the individual business. Projection signs may be oriented toward the public rights-of-way or public ways and one permitted per tenant per public way frontage.
6. Landscaping – UDO Section 12-7.6 “Landscaping and Tree Protection”: With the one exception as stated below, the applicant proposes to utilize the Northgate standards contained in UDO Section 12-5.8.B.9 “Landscape and Streetscape Standards” with the following modifications:
- **The Hensel Street portion of the development shall meet the standard requirements of UDO Section 12-7.6 Landscaping and Tree Protection;**
 - The street trees along Texas Avenue and University Drive may be placed outside of TxDOT right-of-way. Street trees along Public Way Sections A-A and B-B shall be 50 feet on center with alternating planting areas spaced at 50 feet on center consisting of non-canopy trees, hedges or seasonal plantings. The Public Way Section C-C will have planting areas of 25 feet on center consisting of non-canopy trees, hedges, or seasonal plantings;
 - Building and Site Lighting shall still comply with UDO Section 12-7.11 Outdoor Lighting Standards;
 - The Street Lights section is not applicable as lights are owned and maintained by property owner.
7. Architecture – UDO Section 12-7.10 “Non-Residential Architecture Standards”: Instead of using this Section as the basis for architecture standards, the applicant proposes to utilize the Northgate standards contained in UDO Section 12-5.8.B.4 “Building Design Standards.” All subsections (Building Orientation and Access, Building Transparency, Architectural Relief, Roof Type, Exterior Building Material, Exterior Building Colors, and Canopies/Awnings) shall apply to all non-residential and residential buildings.
8. Infrastructure – Section 12-3.4.A “Applicability”: Most of the property is platted though some areas are tracts of land. The applicant has requested that building permits may be issued on these tracts prior to the platting of these areas with the provision that a temporary blanket easement be placed on the property and the property platted/replatted once all utilities are constructed and relocated and before Certificates of Occupancy are issued for the buildings.

Community Benefits and Additional Enhancements

The applicant has identified the following community benefits, additional enhancements or improvements:

1. Implementation of the Comprehensive Plan through redevelopment of an under-performing, blighted area that is designated as a Primary Arrival Gateway and described by the Comprehensive Plan as an area that should “focus on bringing vertical mixed-use and other aspects of urban development to this portion of the City.” All existing buildings will be demolished before building permits will be issued for any new construction.
2. The Northgate Building Design Standards (UDO Section 12-5.8.B.4) apply to all buildings, residential and non-residential. Currently there are no architectural requirements for residential buildings outside of the Northgate District.

3. The Northgate Bicycle Parking Standards (UDO Section 12-5.8.B.7) apply to the development except that the design of the bicycle rack design is determined by the owner and approved by the City and bicycle parking may be located within the parking garage areas. Currently there are not bicycle parking (bike rack) requirements for residential developments outside of the Northgate District.
4. Installation of a bus stop shelter as approved by the City internal to the site to promote transit usage and another along University Drive to utilize District bus service. Bus stops or bus shelters are not required by standard ordinance.
5. The Northgate Dumpster and Mechanical Equipment Standards (UDO Section 12-5.8.B.10) shall apply with the exception that vegetation may also be used as a screening tool.
6. The Northgate Outside Storage and Display Standards (UDO Section 12-5.8.B.13) shall apply to the development.
7. The parking garage on Texas Avenue is wrapped with general commercial use on ground floor and residential above and the other parking garages along the former Meadowland Street are wrapped with multi-family uses.
8. An eight-foot bicycle and pedestrian route is proposed along the majority of the southwest property line to connect multi-family buildings and two parking garages to University Drive to allow easier bicycle and pedestrian movements from the development toward the Texas A&M University campus.
9. Mitigation for the Texas Avenue and University Drive intersection is proposed through a variety of transportation improvements including the intersection and median break for the former Meadowland Street being closed, a dual left turn lane on University Drive eastbound to Texas Avenue northbound and queue length extended, a dual right turn lane on Texas Avenue southbound to University Drive westbound, multiple driveways consolidated into one driveway on Texas Avenue and one driveway on University Drive, the median on Texas Avenue will be extended north past the proposed Public Way driveway, and a deceleration lane will be added to the proposed Public Way driveway on University Drive.

STAFF RECOMMENDATION

Staff recommends approval of the proposed rezoning.

SUPPORTING MATERIALS

1. Application with supporting documents
2. Rezoning Map
3. Proposed Concept Plan
4. Existing Concept Plan



FOR OFFICE USE ONLY	
CASE NO.:	<u>13-278</u>
DATE SUBMITTED:	<u>12/18/13</u>
TIME:	<u>9:20</u>
STAFF:	<u>AJ</u>

ZONING MAP AMENDMENT (REZONING) APPLICATION PLANNED DISTRICTS

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication Conference December 21, 2011

NAME OF PROJECT Northpoint Crossing

ADDRESS 410 Texas Ave South, College Station

LEGAL DESCRIPTION (Lot, Block, Subdivision) Lot 1 & 2 Northpoint Crossing Subdivision and***

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

Northwest corner of Texas Ave & University Drive

TOTAL ACREAGE ~~11.07~~ acres 11.26 ACRES

*** Lot 2-4, Block 1 North Park, a 0.345 acre tract J.E. Scott League A-50 and 0.055 acres of abandoned right-of-way (10778/243).*

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

Name Mitchell & Morgan, LLP c/o Veronica Morgan E-mail v@mitchellandmorgan.com
Street Address 511 University Drive East Suite 204
City College Station State Texas Zip Code 77840
Phone Number 979-260-6963 Fax Number 979-260-3564

PROPERTY OWNER'S INFORMATION:

Name Woodridge College Station I, LLC c/o Rick Arambulo E-mail rick@woodridgecapital.com
Street Address 1999 Avenue of the Stars, Suite 2850
City Los Angeles State California Zip Code 90067
Phone Number 310-824-2200 Fax Number 310-824-7931

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

Name Amanda Wallis E-mail Awallis@Capstone-dev.com
Street Address 431 Office Park Drive
City Birmingham State Alabama Zip Code 35223
Phone Number 205-949-3849 Fax Number 205-949-2070

This property was conveyed to owner by deed dated July 07, 2011 and recorded in Volume 10242/253 Page 70
of the Brazos County Official Records. 10243/24
10243 101

Existing Zoning PDD/R4 Proposed Zoning PDD

Present Use of Property Under Construction as Multi-Family, Retail

Proposed Use of Property Same

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

P-MUD uses w/o the following: Conference/Convention Center, Country Club, Fraternal Lodge, Fuel Sales, Golf Course or Driving Range, Parking as Primary Use, SOB, Shooting Range, Utility

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

If P-MUD:

Approximate percentage of residential land uses: N/A

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

REZONING SUPPORTING INFORMATION

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

This change is to accommodate a change in the Concept Plan from 4-plex units at Hensel and Meadowland to a 5 story podium building on that area as well as the necessary modifications to accommodate that building and signage.

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

The zone change is in accordance with the Comprehensive Plan

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?

This modification to the existing PDD zoning will fit with the character of the remaining development and surrounding areas.

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

The Comprehensive Plan recognized this property as suitable to the higher densities and mixed use given its location in the community.

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

The existing zoning district is PDD and R-4 Apartments. The current modification will incorporate two areas of the site that are currently zoned R-4. Area 1 is the portion of right-of-way for Meadowland Street that was abandoned by the City of College Station and adjacent to Phase 3. Area 2 is the remainder lot along the east side of Meadowland that is now incorporated as a part of Lot 2, Block 1.

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

N/A

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

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

This PDD modification is to allow a higher density building on the project at Hensel and Meadowland Street. This building is more in keeping with the style and type of the other buildings located in phase 1 and those in phase 2 along Meadowland.

CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

5 stories - garage 7 stories

2. Provide a general statement regarding the proposed drainage.

The drainage design for the project is to maintain the existing runoff patterns and flow volumes to each of the existing outfall locations. In phase 2 there will be underground detention on Lot 3 under the parking lot area. In Phase 1 there was no detention requirement because of all the impervious cover that was on the lot originally.

3. List the general bulk or dimensional variations sought.

See attached letter.

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

See attached letter.

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

As stated in our earlier PDD rezoning, the Concept Plan shows redevelopment with a strong mix of uses in a TND setting. The walkability of the development and the mix of uses will allow for easy interaction with each other without the use of vehicles.

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

The Comprehensive Plan illustrates this site as Urban Mixed Use development. The desire in that category is to provide "areas that should have the most intense development activities. These areas will tend to consist exclusively of residential, commercial, and office uses in vertical mixed use structure." This development will fulfill those goals and objectives as stated in the Comprehensive Plan.

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

The change with this PDD zoning is altering the building type on the Hensel side of the property. That structure will be compatible in style and height to the other buildings in Phase2.

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

All portions of the development that do not have access to a public street will have access to a public way.

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

Public improvements that are necessary to provide service to this project have been designed and constructed. The project itself has several "gathering spaces" and amenity areas to support the pedestrians, customers and tenants of the project.

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

This Concept Plan and project has already benefitted the overall area by removing existing structures that were detrimental to the public health, safety and welfare. The overall design is such that it complements the adjacent properties.

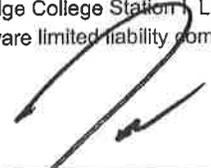
11. Explain how the concept plan proposal will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable anticipated in the area considering existing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

A TIA was written for this PDD and improvements per that report are being implemented to proved safe and convenient vehicular, bicycle and pedestrian circulation. The modification to the existing PDD does not change the conclusions of that TIA because the number of units on the project is not increasing from original projections even with the building type alteration.

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

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

Woodridge College Station, LLC
a Delaware limited liability company

Signature and title  Michael Rosenfeld, Authorized Signatory

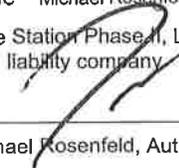
December 17, 2013

Date

Woodridge College Station Phase II, LLC
a Delaware limited liability company

10/10

By:

 Michael Rosenfeld, Authorized Signatory

**CONCEPTUAL PDD/P-MUD SITE PLAN MINIMUM REQUIREMENTS
(ALL CITY ORDINANCES MUST BE MET)
INCLUDING BUT NOT LIMITED TO THE FOLLOWING:**

- A key map (not necessarily to scale).
- Title block to include:
 - Name, address, location, and legal description.
 - Name, address, and telephone number of applicant
 - Name, address, and telephone number of developer/owner (if differs from applicant)
 - Name, address, and telephone number of architect/engineer (if differs from applicant)
 - Date of submittal
 - Total site area
- North arrow.
- 100-year floodplain and floodway (if applicable) on or adjacent to the proposed project site, note if there is none on the site.
- Show the approximate location of the following:
 - Parking areas
 - Building sites and an indication of their use
 - Artificially lit areas
 - Open spaces/conservation areas
 - Greenways
 - Streets and access
 - Parks
 - Schools
 - Trails
 - Buffer areas (or a statement indicating buffering proposed)
 - Other special features
- Approximate accessways, pedestrian and bikeways.
- Common and open space areas.



January 18, 2014

Jason Schubert, AICP
City of College Station
P.O. Box 9960
College Station, Texas 77840

RE: NORTHPOINT CROSSING REZONING (REZ=PDD) - REVISED

Dear Jason,

As you are aware, we would like to modify our approved Concept Plan for Northpoint Crossing. The modification consists of altering the housing type near Hensel Street. The original Plan shows fourplexes on this property and we would like to change that to a 5 story building on podium. Another housekeeping item with this PDD request includes incorporating two properties that are zoned R-4. Property one is approximately 0.055 acres of land that consists of abandoned right-of-way along the east side of Meadowland Street at the Hensel intersection. Property two is approximately 0.345 acres located along the east side of Meadowland Street near the new Hilton hotel. Similar to the original rezoning of this property to PDD we are requesting the following bulk variances:

We understand that we must choose a base zoning district for the residential and retail development upon which we base all variance requests, we have chosen the P-MUD district for all use restrictions and GC, General Commercial and R-6, High-Density Multi-Family for all dimensional criteria.

Bulk Variance Requests:

1. Allow for reduced required parking at commercial locations within this development to create a more pedestrian friendly environment.
2. Allow for reduced setbacks on all sides to 5 feet.
3. Allow for block length variances along Texas A&M University property line.
4. Allow for driveway spacing variances to allow drive locations as shown on the Concept Plan. These drive locations have been discussed with TxDOT and they are agreeable to their locations with the deceleration lane on University Drive and the extension of the raised median in Texas Avenue to force the Texas Avenue driveway to operate as right-in/right-out.
5. We would request that we be allowed to construct all uses within the P-MUD district with the exception of the following:
 - a. Conference/Convention Center
 - b. Country Club
 - c. Fraternal Lodge
 - d. Fuel Sales

- e. Golf Course/Driving Range
- f. Parking as a Primary Use
- g. Sexually Oriented Business
- h. Shooting Range, Indoor
- i. Single Family Detached
- j. Duplexes

And the addition of the following:

- k. Medical Clinics
6. Allow for a reduction in right-of-way acquisition on Texas Avenue from 12.5 feet to 7.5 feet.
 7. Allow for a reduction in parking requirements for the residential component based upon 1 parking space per bed.
 8. Allow for an increase in density on the property to a maximum of 60 units/acre.
 9. Allow for reduction in geometric standards for a public way.
 10. Allow for flexibility in sidewalk locations on the public way.
 11. Allow for flexibility in easement widths for any infrastructure that is not publicly maintained (i.e. public ways and sidewalks)
 12. Allow for compact spaces to be utilized within the development.
 13. Allow for a reduction in landscape points if necessary due to the redevelopment limitations and expanse of hardscape being utilized. All landscaping along the Hensel Street portion of the development will be designed to meet standard streetscape and parking screening requirements while the remainder of the development will be designed to meet the NG-1 standards as modified in the current PDD.
 14. Reduction in side setbacks between buildings to be a minimum as established by fire code.
 15. Allow for reduction in easement separation distances from structures.
 16. Allow for a public way to be utilized in place of a Thoroughfare on the Thoroughfare Plan.
 17. Allow for flexibility in meeting NRA standards for all commercial store fronts.
 18. Allow for wayfinding signage throughout the development, including at the Hensel Street and Meadowland intersection and at street intersections with public ways and along public ways with parallel parking
 19. Allow for street light pole banners with the identifying area name and not count them toward attached signage limitations.
 20. Allow for relief of the double island requirement on the parking lot facing Hensel Street.
 21. Allow for hanging signs in accordance with the Northgate signage requirements with the following modifications:
 - a. The sign will have 3 inches of clearance from the building face and 3 inches of clearance from the edge of the canopy
 22. Allow for the following modifications to freestanding signs
 - a. Allow 2 signs within 150 feet from each other at the interior intersection
 - b. Allow for low profile signs to be placed at a zero foot setback
 23. Allow for the following modifications to attached signage

- a. Allow the developments identification signs at the corner of Texas Avenue and University Drive to extend no more than 2 feet from any exterior building face, mansard, awning, or canopy
- 24. Allow for the following modification to light pole signs
 - a. Light pole signs shall not exceed 21 square feet in size
- 25. Signage for the proposed leasing office and clubhouse will be based upon commercial sign standards and allow attached signage including blade identification signs, property identification signs and other signage allowed within multi-family and commercial zoning districts.

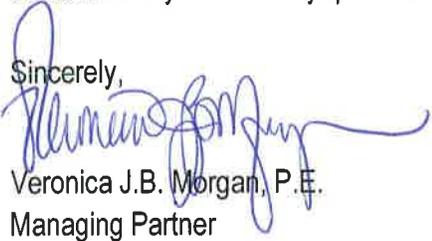
The subject property is located at the most highly visible and traveled intersection in Brazos County. The City's Comprehensive Plan recognizes the importance of redeveloping the subject property and designated this area as both urban redevelopment and an anchor of the University Drive hospitality corridor. The Plan goes on to recommend some form of "direct market intervention by the City" that may involve "regulation", "investment" or "incentives" to encourage redevelopment activities in such prominent areas of the city.

As stated in the UDO, the purpose of the Planned Development District is to promote and encourage innovative development that is sensitive to surrounding land uses and to the natural environment. A PDD may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts. Finally, the PDD allows development to vary from certain development standards so long as there are community benefits which outweigh the requested modifications. The redevelopment envisioned in the Comprehensive Plan is very urban in character; however, the City does not have an urban zoning classification or urban development standards. The PDD zoning classification is the only process currently available to implement the vertical mix of uses and urban character envisioned in the Comprehensive Plan. In order to provide that urban character, we are required to modify current suburban development standards. We have utilized the city's existing development standards including the urban standards in the NG-1 Historic Northgate district. The modifications requested are essentially creating urban standards to be used outside of the historic Northgate district. We believe that this project offers significant community benefits that certainly outweigh the modifications being requested. These community benefits are as follows:

1. Implementation of the Comprehensive Plan at a critical intersection of the two busiest corridors in the entire county. The Plan states that the city should "focus on bringing vertical mixed-use and other aspects of urban character" to this portion of the city.
2. Creation of an urban mixed use concept development located in a highly visible redevelopment area and anchoring the University Drive hospitality corridor.
3. Converting an underperforming land use at a major intersection within close proximity to Texas A&M University identified specifically in the Comprehensive Plan.
4. Major redevelopment of a blighted property within two major image corridors as defined in the Comprehensive Plan.

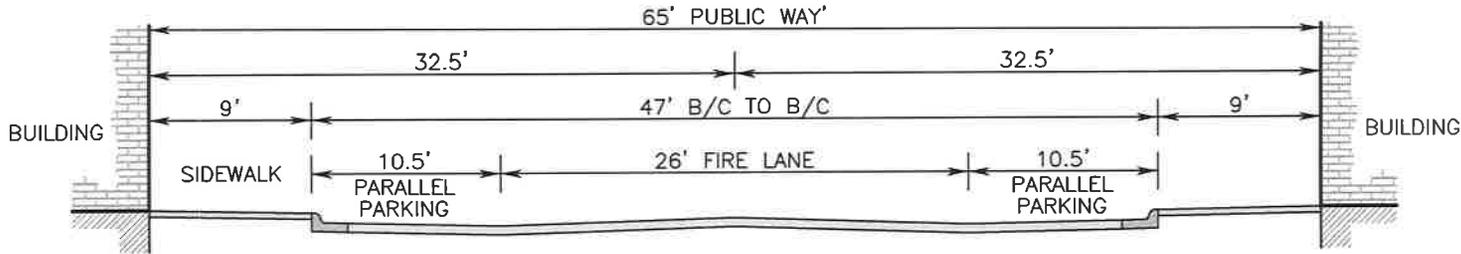
Creation of a major mixed use development that follows a Traditional Neighborhood Development concept, promotes Smart Growth principles, encourages walkability within close proximity to the University and creates a sense of place through a new outdoor plaza at the intersection of Texas Avenue and University Drive. Feel free to contact me if you have any questions or concerns. Thanks again for all your help on the project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Veronica J.B. Morgan', with a long, sweeping flourish extending to the right.

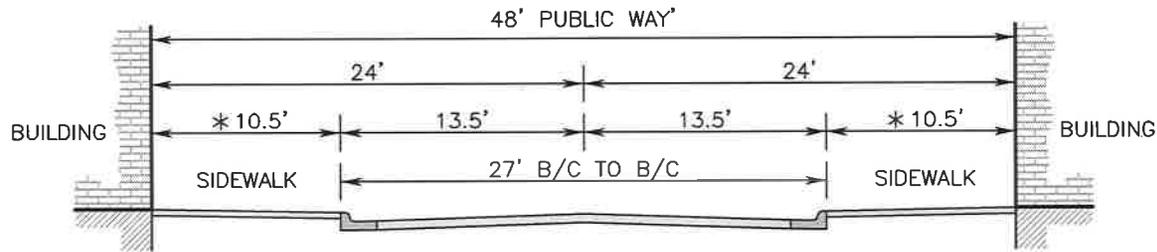
Veronica J.B. Morgan, P.E.
Managing Partner

Cc: file



CROSS-SECTION A-A

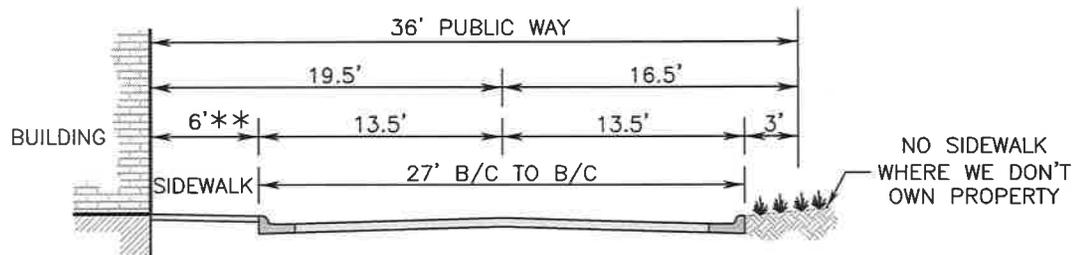
N.T.S.



CROSS-SECTION B-B

N.T.S.

* AREAS WHERE PARALLEL PARKING IS PROVIDED, SIDEWALK CAN BE REDUCED DOWN TO 8.0 FEET.



CROSS-SECTION C-C

N.T.S.

** WHEN POSSIBLE PROVIDE 8' WIDE SIDEWALKS ON AREAS NOT ADJACENT TO A BUILDING/GARAGE WALL.

For Interim Review Only
 These documents are not intended for construction, bidding, or permit purposes.
 Prepared by:
 Joel J. Mitchell, P.E.
 No. B0649

Revisions

JANUARY, 2014
 Designed by: WJBM
 Drawn By: JTB,ALJ
 Checked By: WJBM



T.979.260.6963
 F.979.260.3564
 TX. FIRM # F-1443
 811 UNIVERSITY DRIVE SUITE 204
 COLLEGE STATION, TX 77904

PLANNING & DESIGN SPECIALISTS IN:
 CIVIL ENGINEERING • HIGHWAYS
 HYDROLOGY • UTILITIES • STREETS
 SITE PLANS • SUBDIVISIONS

www.mitchellmorgan.com

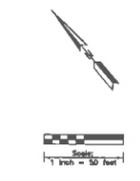
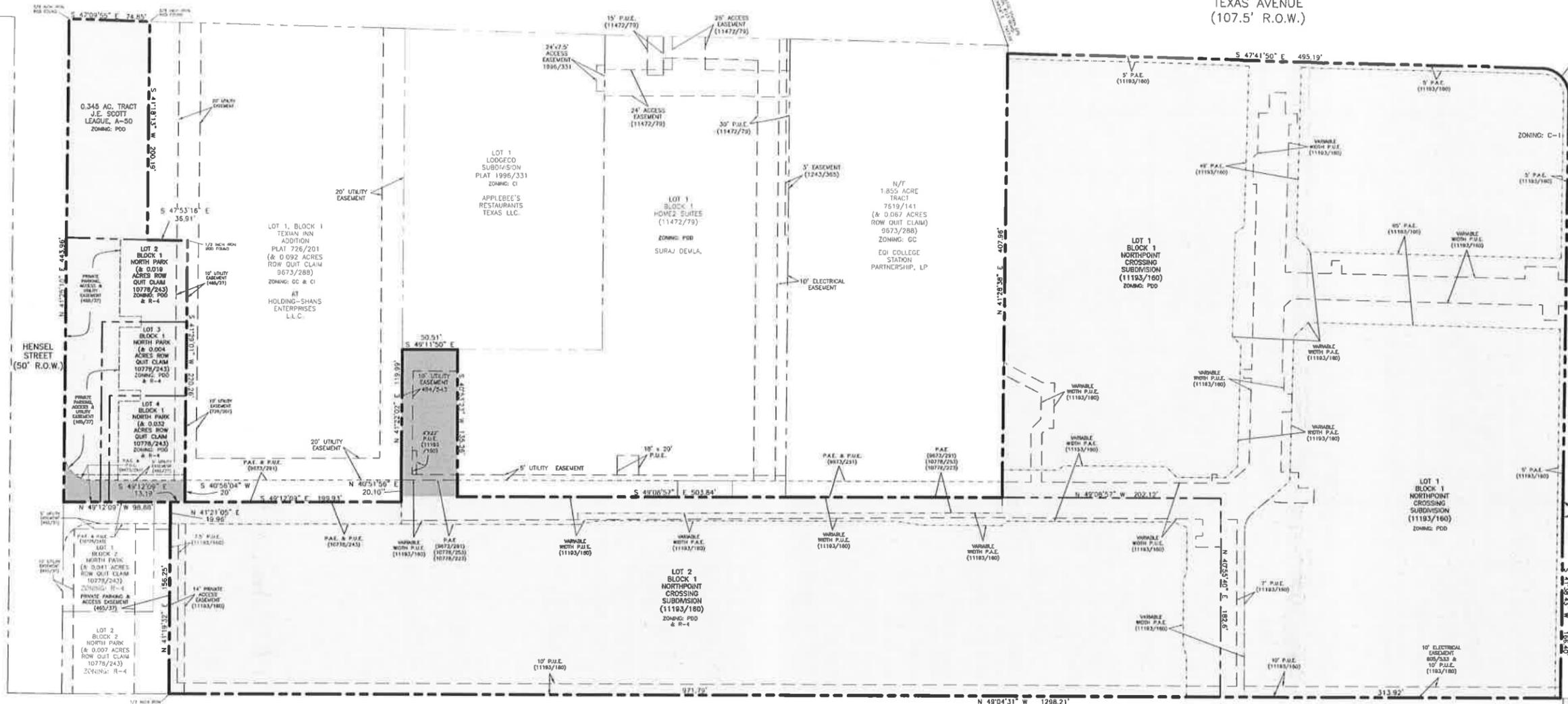
PUBLIC WAY
 CROSS SECTIONS
 NORTHPOINT CROSSING

CS

TEXAS AVENUE
(100 R.O.W.)

TEXAS AVENUE
(107.5' R.O.W.)

R=25.00'
D=89°24'25"
L=35.01'
T=24.74'
LC=35.13'
CB=52°59'37"E



ADD5001 JE SCOTT (CL),
TRACT 41, ACRES 169.7
TEXAS A&M UNIVERSITY SYSTEM

LOT 1, BLOCK 1
TEXIAN INN
ADDITION
PLAT 726/201
(8.0092 ACRES
ROW QUIT CLAIM
9673/288)
ZONING: GC & CI
HOLDING-SHANS
ENTERPRISES
L.L.C.

LOT 1
LODGEWOOD
SUBDIVISION
PLAT 1996/331
ZONING: CI
APPLEBEE'S
RESTAURANTS
TEXAS LLC.

LOT 1
BLOCK 1
HOMES SQUARE
(11472/79)
ZONING: PDB
SURAJ DEWLA,

N/T
1.855 ACRE
TRACT
7519/141
(8.0057 ACRES
ROW QUIT CLAIM)
9573/288)
ZONING: GC
EDI COLLEGE
STATION
PARTNERSHIP, LP

LOT 1
BLOCK 1
NORTHPOINT
CROSSING
SUBDIVISION
(11193/160)
ZONING: PDB

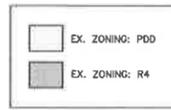
HENSEL
STREET
(50' R.O.W.)

UNIVERSITY
DRIVE
FM 60
(132.5' R.O.W.)

ADD5001 JE SCOTT (CL),
TRACT 41, ACRES 169.7
TEXAS A&M UNIVERSITY SYSTEM

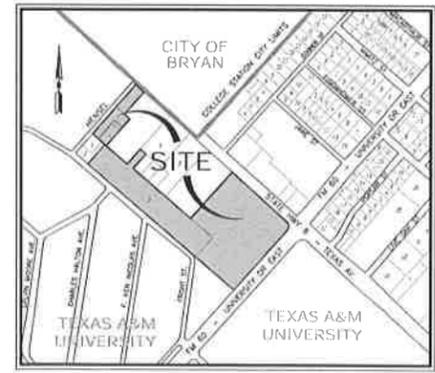
ADD5001 JE SCOTT (CL),
TRACT 41, ACRES 169.7
TEXAS A&M UNIVERSITY SYSTEM

LEGEND



GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.L.R.M. MAPS, COMMUNITY PANEL NO. 48041C0215E, EFFECTIVE DATE MAY 16, 2012.



VICINITY MAP
(N.T.S.)

REZONING OF 11.26 ACRES

0.345 ACRE TRACT JE SCOTT LEAGUE A-50, LOTS 2-4 BLOCK 1 NORTH PARK & LOTS 1 & 2, BLOCK 1, NORTHPOINT CROSSING SUBDIVISION.

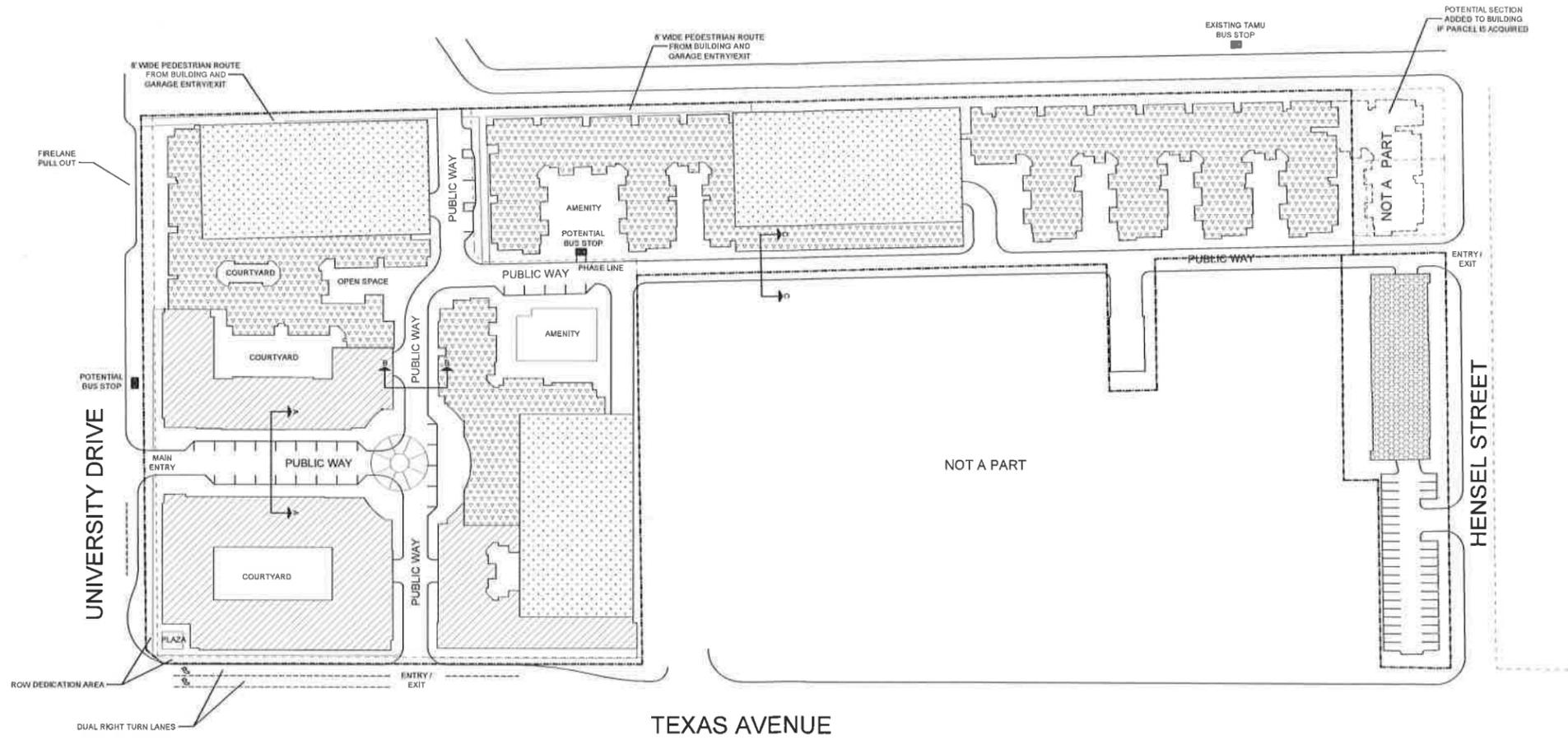
COLLEGE STATION
Brazos County, Texas
DATE: JANUARY 2013
SCALE: 1"=50'

OWNER: Woodridge College Station I, LLC 1999 Avenue of the Stars, Ste 2850 Los Angeles, CA 90067 Phone (310) 824-2200 Fax (310) 824-7931	ENGINEER: Mitchell & Morgan, L.L.P. 511 University Dr. E, Ste. 204 College Station, TX 77840 Phone (979) 260-6963 Fax (979) 260-3564	SURVEYOR: Brad Kerr Kerr Surveying L.L.C. 409 N. Texas Avenue Bryan, Texas 77803 (979) 268-3195
--	--	---

13.278
01.2114
10.0
80

GENERAL NOTES

1. BICYCLE PARKING WILL BE PROVIDED IN EACH STRUCTURED GARAGE ON SITE.



Original by: _____
 Drawn by: _____
 Review of Record: _____
 Date: 12/1/14
 Issue: 12/1/14 (Issued)
 Issue: 12/1/14 (Issued)

#	DATE	COMMENTS

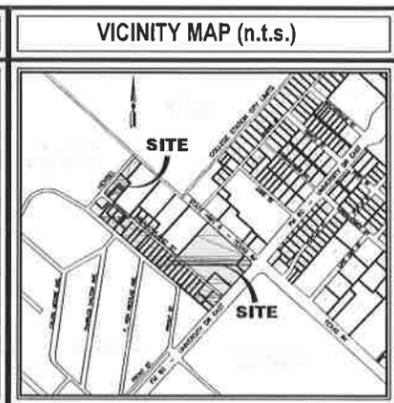
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**THE PLAZA REDEVELOPMENT
 COLLEGE STATION, TX**
 CAPSTONE COLLEGIATE COMMUNITIES, LLC.
 WOODRIDGE COLLEGE STATION I, LLC.
 MITCHELL AND MORGAN, LLP.

**HUMPHREYS & PARTNERS
 ARCHITECTS, L.P.**
 5339 ALPINE ROAD, SUITE 100, DALLAS, TEXAS 75240
 (972) 701-9638 (972) 701-9638 FAX
 DALLAS, CHARLOTTE, IRVINE, LAS VEGAS
 NEW ORLEANS, ORLANDO, PHOENIX
 www.humphreys.com

LEGEND

	MIXED USE - 1st FLOOR GENERAL COMMERCIAL WITH MF ABOVE
	HIGH DENSITY RESIDENTIAL ON GRADE
	HIGH DENSITY RESIDENTIAL OVER SURFACE PARKING
	STRUCTURED PARKING



LEGAL DESCRIPTION

Lot 1 and Lot 2, Northpoint Crossing, Lot 2-4, Block 1, North Park, a 0.345 acre Tract J.E. Scott League A-50 and 0.055 acres of abandoned right-of-way (10778/243).

APPLICANT	OWNER	DEVELOPER
MITCHELL AND MORGAN	WOODRIDGE COLLEGE STATION I, LLC.	CAPSTONE COLLEGIATE COMMUNITIES, LLC.
511 University Dr. E., Ste. 204 College Station, TX 77840 VOICE: (979) 260-6983 FAX: (979) 260-3584	1999 Avenue of the Stars, Suite 2850 Los Angeles, CA 90067 VOICE: (310) 824-2200 FAX: (310) 824-7931	431 Office Park Drive Birmingham, AL 35223 VOICE: (205) 949-2061
CONTACT: VERONICA MORGAN EMAIL: v@mitchellandmorgan.com	CONTACT: MICHAEL ROSENFELD EMAIL: michael@woodridgecapital.com	CONTACT: AMANDA WALLIS EMAIL: awallis@capstoneall.com



SHEET CONTENTS
 PDD, P-MUD
 CONCEPT PLAN

SHEET NO.
CP1a

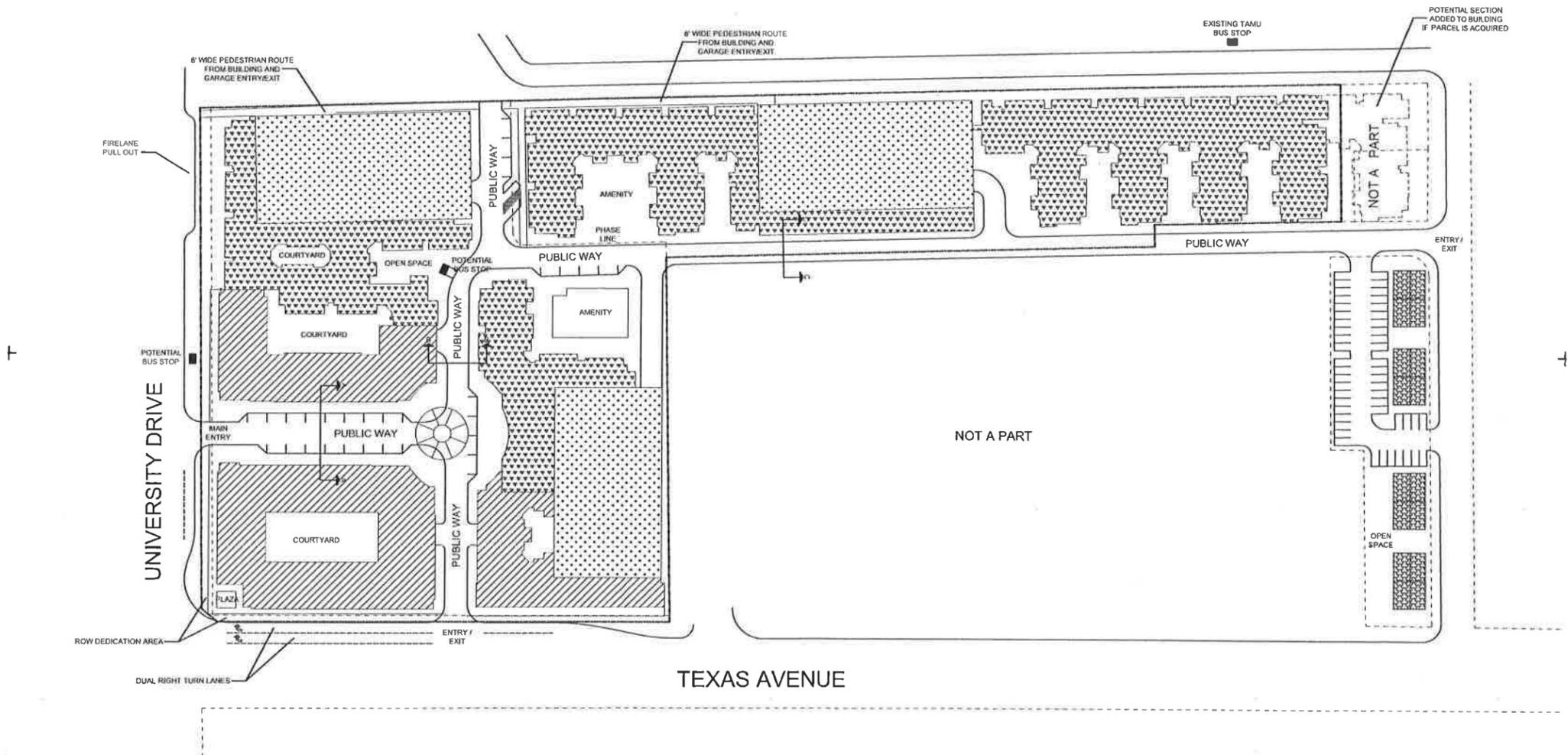
13278
 01.21.14
 10:10
 SS

USER: hump PARTNER DATE: 12/1/14 12:14:44 PM
 SCALE: 48 LAYOUT PHASE: CONCEPT PLAN DWGSTYLE: HPA TEXTSTYLE: HPA

GENERAL NOTES

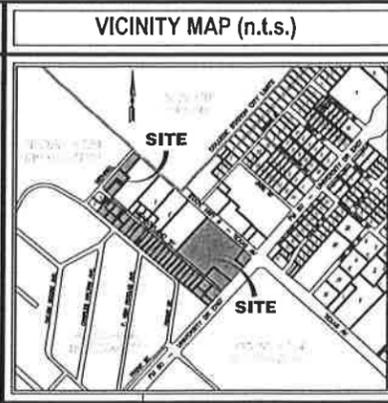
1. ALL DEMOLITION OF BUILDINGS IN BOTH PHASES SHALL BE COMPLETED PRIOR TO ANY BUILDING PERMIT ISSUANCE FOR NEW CONSTRUCTION.
2. BICYCLE PARKING WILL BE PROVIDED IN EACH STRUCTURED GARAGE ON SITE.
3. THIS CONCEPT PLAN REPLACES THE CONCEPT PLANS SHOWN IN EXHIBIT "C" OF ORDINANCE 2012-3400 APPROVED BY CITY COUNCIL ON MARCH 8, 2012 AND EXHIBIT "C" OF ORDINANCE 2012-3417 APPROVED BY CITY COUNCIL ON MAY 24, 2012.

EXISTING PDD CONCEPT PLAN



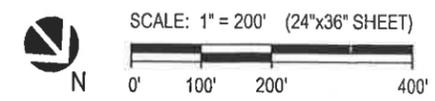
LEGEND

	MIXED USE - 1st FLOOR GENERAL COMMERCIAL WITH MF ABOVE
	HIGH DENSITY RESIDENTIAL
	MEDIUM DENSITY RESIDENTIAL
	STRUCTURED PARKING



LEGAL DESCRIPTION

0.345 acre tract JE Scott League A-50, Lots 2-4, Block 1, North Park, Lots 3-10, Block 2 North Park, Lots 4-19 Meadowland Addition, 4.82 acre tract JE Scott League A-50, 0.17 acre tract JE Scott League A-50, Lots 1, 2 and a portion of Lot 3 Meadowland Addition, a 0.54 acre tract being the abandoned right-of-way of Meadowland Street, Gorzycki's Meadowland Addition, Block 1, Lot 3 (pt of) and a 0.035 acre tract being the abandoned right-of-way and Meadowland Street.



APPLICANT	OWNER	DEVELOPER
MITCHELL AND MORGAN 511 University Dr., Ste. 204 College Station, TX 77840 VOICE: (979) 260-6963 FAX: (979) 260-3564	WOODRIDGE COLLEGE STATION HV, LLC. 1999 Avenue of the Stars, Suite 2850 Los Angeles, CA 90067 VOICE: (310) 824-2200 FAX: (310) 824-7931	CAPSTONE COLLEGIATE COMMUNITIES, LLC. 431 Office Park Drive Birmingham, AL 35223 VOICE: (205) 649-2061
CONTACT: VERONICA MORGAN EMAIL: veronica@mitchellandmorgan.com	CONTACT: MICHAEL ROSENFELD EMAIL: michael@woodridgecapital.com	CONTACT: AMANDA WALLIS EMAIL: amallis@capstonemail.com

Designed by: _____
 Drawn by: _____
 Architect of Record: _____
 Date Plotted: 9/12/12
 Issue for PDD / Bldg: _____
 Issue for Permit Application: _____
 Revisions:

#	DATE	COMMENTS

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THE PLAZA REDEVELOPMENT
COLLEGE STATION, TX
 CAPSTONE COLLEGIATE COMMUNITIES, LLC.
 WOODRIDGE COLLEGE STATION HV, LLC.
 MITCHELL AND MORGAN, LLP.

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 5139 ALPHA ROAD, SUITE 200, DALLAS, TEXAS 75240
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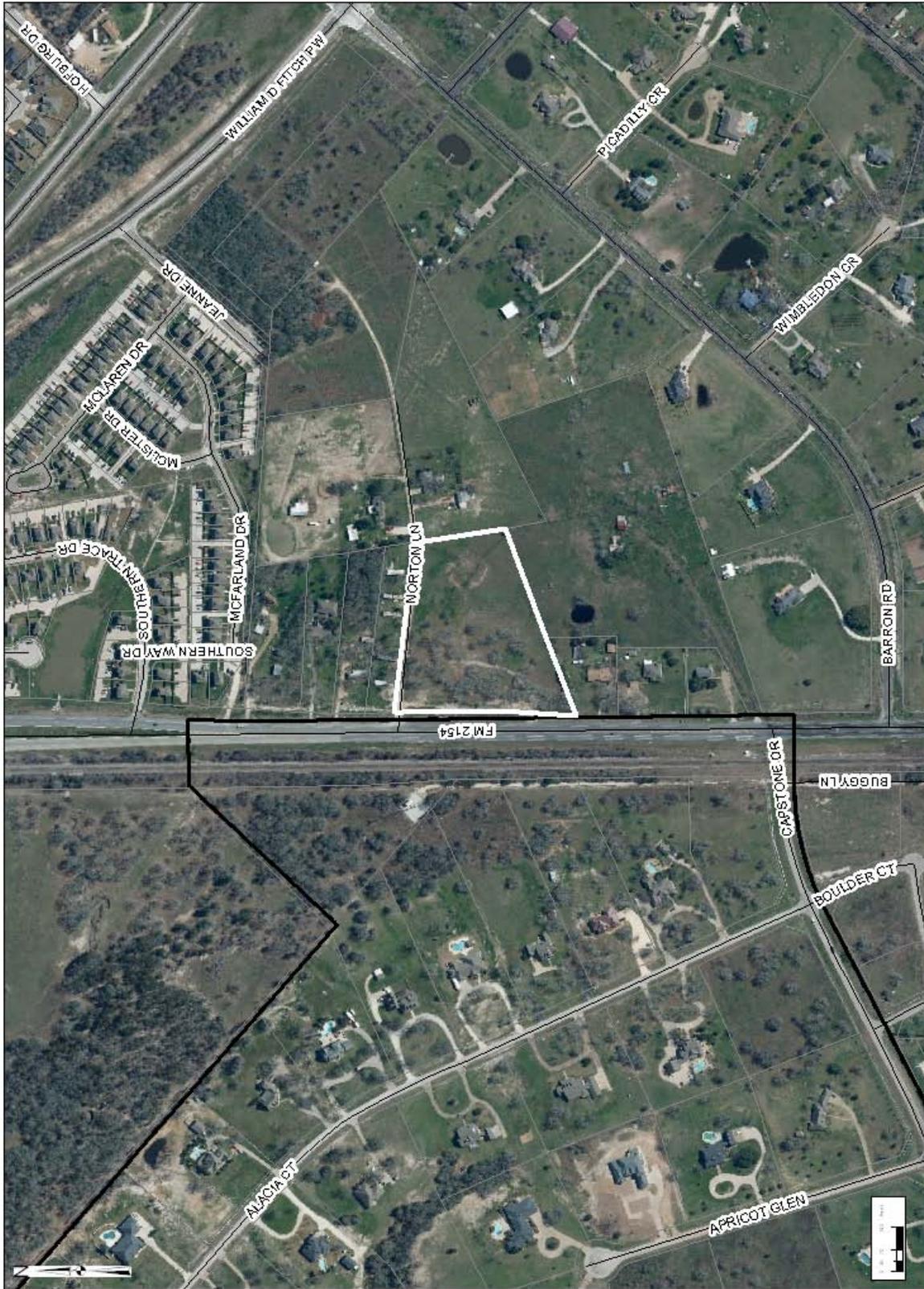
SHEET CONTENTS:
 PDD, P-MUD
 CONCEPT PLAN
 SHEET NO.
CP1a

P: USER: mwmh DATE/TIME: Sep 12 2012 10:50am SCALE: 1/8" = 1'-0" LAYOUT: FINAL CONCEPT PLAN DWG: D:\STYLING\PA



**COMPREHENSIVE PLAN AMENDMENT
FOR
Brazos Valley Church of Christ
13-009000259**

- REQUEST:** Estate to Suburban Commercial
- SCALE:** Approximately 5.4 acres
- LOCATION:** 1201 Norton Lane
- APPLICANT:** Ray Bomnskie, representative of Brazos Valley Church of Christ
- PROJECT MANAGER:** Morgan Hester, Staff Planner
mhester@cstx.gov
- OPTIONS FOR ACTION:** The Planning & Zoning Commission and City Council are requested to make a policy decision. At least three options for action are available as noted below:
- Approval – Accept the applicant’s proposal of amending the Comprehensive Plan to a Suburban Commercial designation;
 - Denial – The property will remain Estate as currently designated on the Comprehensive Plan;
 - Propose an alternative land use and character designation for this property.

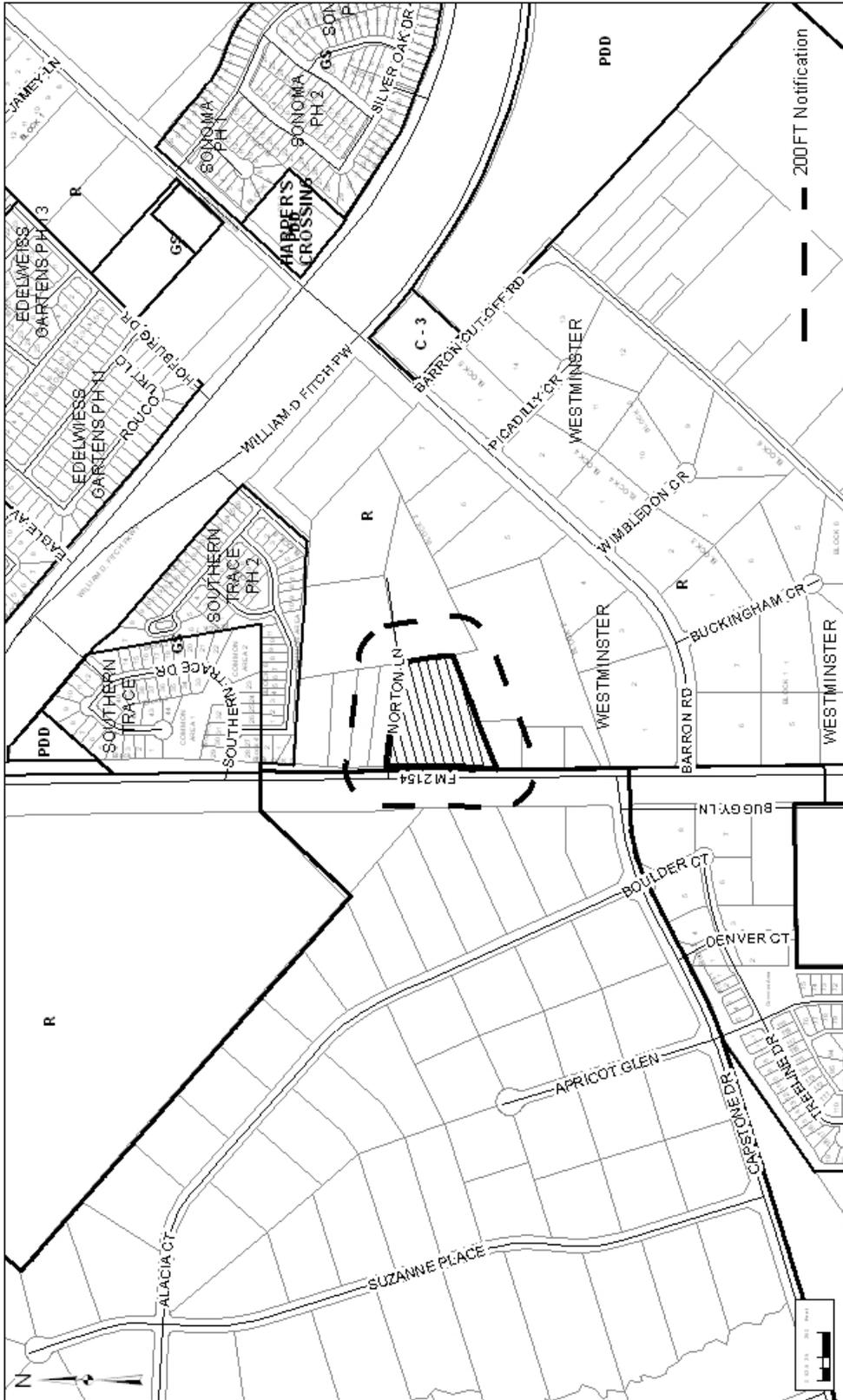


COMP PLAN
AMENDMENT

Case: 13-259

BRAZOS VALLEY CHURCH OF CHRIST
1201 NORTON LN

DEVELOPMENT REVIEW



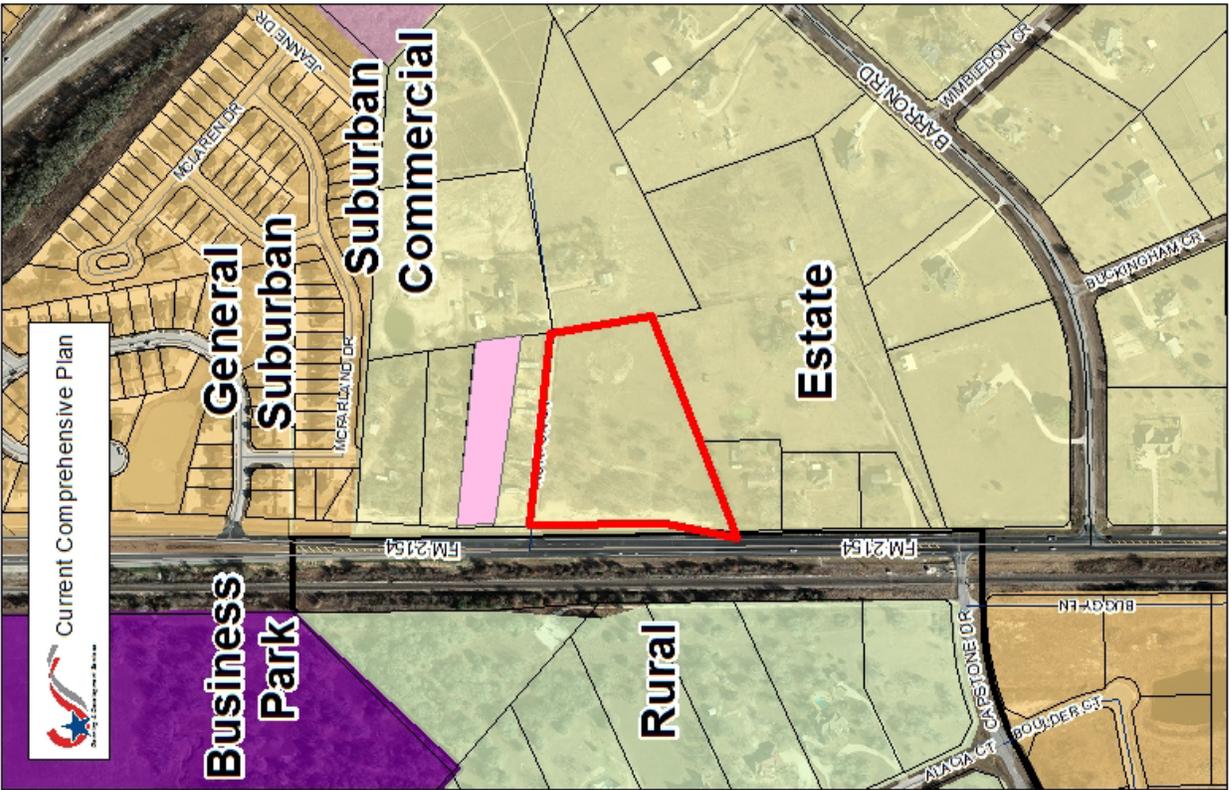
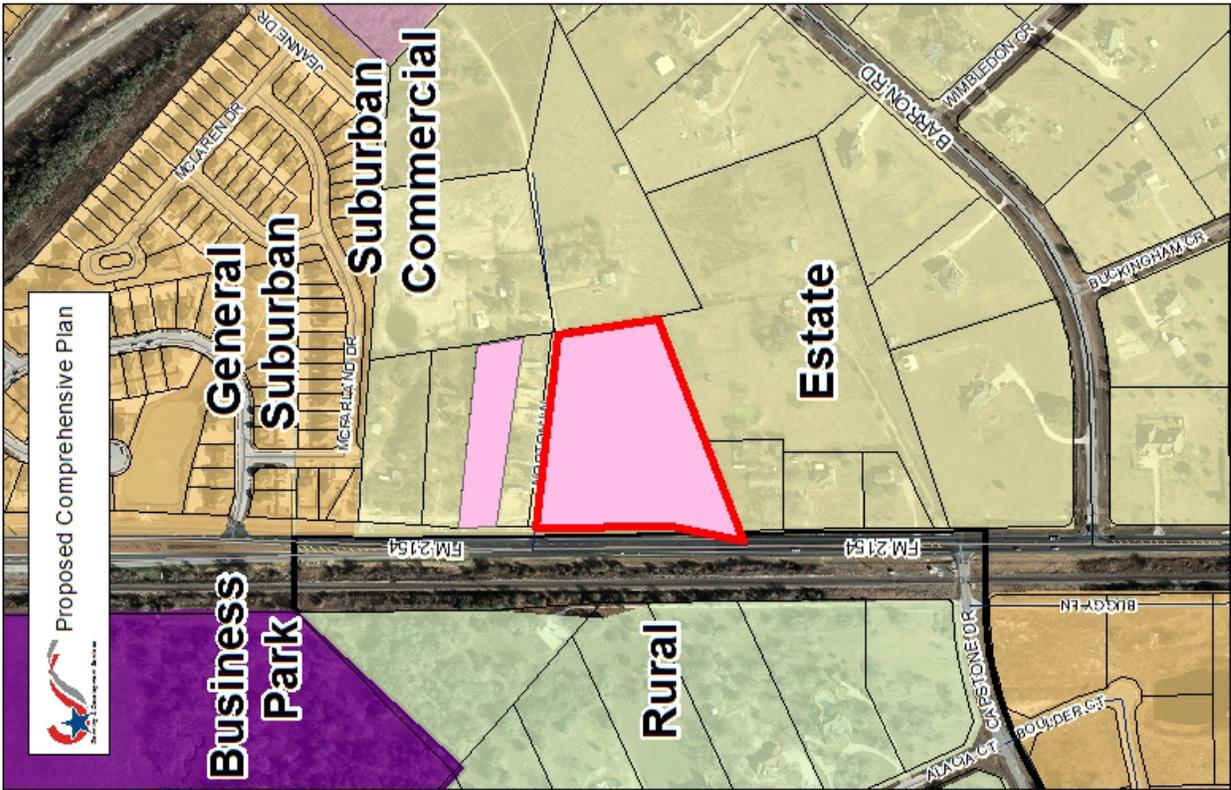
Zoning Districts	R - 4	Multi-Family	BPI	BPD	Planned Development District
R	Rural	High Density Multi-Family	NAP	WPC	Woff Pen Creek Dev. Corridor
E	R - 6	Manufactured Home Park	C - 3	NG - 1	Core Northgate
RS	MHP	Office	M - 1	NG - 2	Transitional Northgate
GS	O	Suburban Commercial	M - 2	NG - 3	Residential Northgate
R - 1B	SC	General Commercial	C - U	OV	Corridor Overlay
D	GC	Commercial-Industrial	R & D	RDD	Redevelopment District
T	CI	Business Park	P-MUD	KD	Krenek Tap Overlay
	BP				

DEVELOPMENT REVIEW

BRAZOS VALLEY CHURCH OF CHRIST
1201 NORTON LN

Case: 13-259

COMP PLAN
AMENDMENT



NOTIFICATIONS

Advertised Commission Hearing Date: February 6, 2014
Advertised Council Hearing Dates: February 27, 2014

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:

Southern Trace 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	Estate	R Rural	Single-family residential
South	Estate	R Rural	Single-family residential
East	Estate	R Rural	Single-family residential
West (across Wellborn Road)	Rural	N/A (ETJ)	Single-family residential

DEVELOPMENT HISTORY

Annexation: June 1995
Zoning: R Rural
Final Plat: This property is unplatted.
Site development: The site is currently undeveloped.

REVIEW CRITERIA

- 1. Changed or changing conditions in the subject area or the City:** The subject tract and properties immediately surrounding the area have been designated as Estate on the Comprehensive Plan Future Land Use and Character Map. The applicant has stated that the Estate designation has made it difficult for the property to sell and develop. Other than market opportunities, there appears to be no change in conditions in the subject area that would invalidate the current land use and character designations for the area. A similar request for amending the Comprehensive Plan from Estate to Suburban Commercial for a tract north of the subject property was recently approved by City Council.
- 2. Scope of the request:** This request is to introduce a commercial land use and character into an area that is otherwise suburban and single-family in character. The request would

enable a land use that is more intense than surrounding land uses and enable traffic generation and other service demands in excess of current land uses.

A previous request to amend the land use from Estate to General Commercial for this site was proposed in November, but was ultimately denied by City Council. This request is being made based on the outcome of that decision and due to Suburban Commercial being created to be more compatible with single-family land uses. A similar request was submitted for a tract to the north of the subject property. The applicant requested a Comprehensive Plan Amendment from Estate to General Commercial, but City Council voted to approve a Suburban Commercial land use as they felt it was more appropriate based on the surrounding characteristics.

- 3. Availability of adequate information:** Staff can determine trips generated by the proposed land use and subtract trips already generated by current use to assess impact. In addition, Staff has 2009 TxDOT traffic counts on Wellborn Road and 2011 projected traffic volumes created by the Travel Demand Model.

The current land use is Estate with no improvements and generating no vehicles per day (VPD). The proposed Suburban Commercial designation may generate approximately 2,160 VPD. TxDOT's 2009 traffic counts along Wellborn Road in this area are 4,800 VPD. The City's travel demand model projected to 2011 indicates a volume of 10,500 VPD. Adding the proposed land use trip generation of 2,160 VPD to 10,500 VPD, the volumes on Wellborn Road equals 12,660 VPD. Wellborn Road in this area has a capacity of approximately 20,000 VPD with a Level of Service (LOS) "D" of approximately 16,666 VPD.

- 4. Consistency with the goals and strategies set forth in the Plan:** The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment.

Relevant Strategies identified in the Plan to achieve this goal include:

- Establish and protect distinct boundaries between various character areas:
 - The current Future Land Use and Character Map depicts retaining the distinct single-family character from other more developed areas.
 - The proposed land use and character designation represents the second Suburban Commercial character intrusion into the otherwise Estate character area.
- Promote public and private development and design practices that ensure distinct neighborhoods, districts, and corridors:

- The Wellborn Community, south of the subject tract, was designated as an area for further study in the City's Comprehensive Plan. In 2013, a Plan was adopted to enhance the area's character. To that end, the Plan established the following goals and reinforced the land use and character designation for the area:
 - Be a community of rural character positioned for contextually appropriate growth that embodies and sustains the uniqueness and history of the area;
 - Promote a multi-modal transportation network that responds to the low density, rural context of the community.
- Provide a diversified economy generating quality, stable, full-time jobs; bolstering the sales and property tax base; and contributing to a high quality of life:
 - The proposed land use amendment may generate jobs to stimulate the local economy, bolster sales and the tax base.
- Provide improved mobility through a safe, efficient, and well-connected multi-modal transportation system designed to be sensitive to the surrounding land uses:
 - The proposed Suburban Commercial land use designation and the existing Estate land use designation generate different trip rates and so must be evaluated against the capacity of the current transportation network. Furthermore, though outside the Wellborn Community Plan area, the strategy in the Plan was to limit the Suburban Commercial land use to correspond to the widening of Wellborn Road by TxDOT in the future to ensure roadway capacity.

5. **Consideration of the Future Land Use & Character and/or Thoroughfare Plans:** The subject tract is designated as Estate on the Comprehensive Plan Future Land Use and Character Map. Estate is intended for areas that are not likely to be the focus of extensive infill development. This area primarily consists of larger-lot homes along Wellborn Road that were developed prior to annexation.

The proposed Suburban Commercial designation is intended for a more intense level of development activity and consists of uses that are permitted in the Suburban Commercial zoning district. The applicant states as a justification for the request that developments south of this property consist of commercial use, and that noise from the Wellborn Road and the railroad make this property unsuitable for residential development. The Comprehensive Plan identifies a considerable amount of Estate across Wellborn Road and the railroad to protect the existing large lot, rural single-family character.

In this area, Wellborn Road will remain rural in context as per the Wellborn Community Plan. Wellborn Road will also remain a four-lane Minor Arterial in functional classification. Norton

Lane is a private roadway and access considerations will need to be discussed between the applicant and co-owners.

6. **Compatibility with the surrounding area:** As stated previously, the subject property is located in an area designated as Estate and currently developed as a large-lot single-family. With the proposed Suburban Commercial development, an increased amount of traffic and infrastructure demands can be expected. The Unified Development Ordinance requires screening and buffering to Suburban Commercial properties.
7. **Impacts on infrastructure including water, wastewater, drainage, and the transportation network:**

Water - Water service to the tract may be provided by an existing 12-inch water main located along the east side of Wellborn Road and a 2-inch waterline along the south side of Norton Lane. Domestic and fire flow demands may necessitate future water main extensions at the time of site development. These utilities will be required to be designed and constructed in accordance with the BCS Unified Design Guidelines.

Sewer - There is currently an 8-inch sanitary sewer main located along the east side of Wellborn Road available to serve the property. Although the proposed Suburban Commercial Land Use will be creating more density, preliminary analysis of the system has indicated that there is available capacity to serve this type of development.

Drainage - The subject tract is located in the Hopes 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.

Transportation - The current land use is Estate with no improvements and generating no vehicles per day (VPD). The proposed Suburban Commercial designation may generate approximately 2,160 VPD. TxDOT's 2009 traffic counts along Wellborn Road in this area are 4,800 VPD. The City's travel demand model projected to 2011 indicates a volume of 10,500 VPD. Adding the proposed land use trip generation of 2,160 VPD to 10,500 VPD the volumes on Wellborn Road equals 12,660 VPD. Wellborn Road in this area has a capacity of approximately 20,000 VPD with a level of Service (LOS) "D" of approximately 16,666 VPD.

8. **Impact on the City's ability to provide, fund, and maintain services:** No indication exists that the City will have any difficulty in providing or funding services to the subject property based on the requested land use and character designation.
9. **Impact on environmentally sensitive and natural areas:** There have not been any areas studied as floodplain in the subject area; however, a change in character in this area could lead to increases in population, traffic, etc. and may impact this natural area.
10. **Contribution to the overall direction and character of the community as captured in the Plan's vision and goals:** The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment.

This request recognizes and promotes economic opportunity and the property is located adjacent to an existing single-family neighborhood.

OPTIONS FOR ACTION

The Planning & Zoning Commission and City Council are requested to make a policy decision. At least three options for action are available as noted below:

- Approval – Accept the applicant's proposal of amending the Comprehensive Plan to a Suburban Commercial designation;
- Denial – The property will remain Estate as currently designated on the Comprehensive Plan;
- Propose an alternative land use and character designation for this property.

SUPPORTING MATERIALS

1. Application
2. Copy of Land Use Amendment Map



FOR OFFICE USE ONLY	
CASE NO.:	<u>13-259</u>
DATE SUBMITTED:	<u>11/27/13</u>
TIME:	<u>10:15</u>
STAFF:	<u>AJ</u>

COMPREHENSIVE PLAN AMENDMENT APPLICATION

(Check all applicable)

- Related to Community Character
 Related to Transportation
 Related to Other Land Use

MINIMUM SUBMITTAL REQUIREMENTS:

- \$1,165 Comprehensive Plan Amendment 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.
- Two (2) copies of a fully dimensioned map on 24" X 36" paper showing (if applicable):
 - a. Land affected;
 - b. Present zoning of property and zoning classification of all abutting property;
 - c. Current Concept Map and Future Land Use and Character Map classifications and proposed classifications;
 - d. Current Concept Map and Future Land Use and Character Map classifications of all abutting property;
 - e. Current and proposed thoroughfare alignments;
 - f. Currently planned utility infrastructure and proposed utility infrastructure;
 - g. General location and address of property; and
 - h. Total acres of property.

Date of Optional Preapplication Conference _____

NAME OF PROJECT Brazos Valley Church of Christ

ADDRESS 1201 Norton Lane

LEGAL DESCRIPTION (Lot, Block, Subdivision) Unplatted

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

The property is located at the southeast corner of Wellborn Road and Norton Lane.

TOTAL ACREAGE ~~5.044~~ ^{5.41} acres (MTH)

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

Name Ray Bomnskie E-mail jlaggiescout@gmail.com

Street Address 6662 Cargill Drive

City Bryan State Texas Zip Code 77808

Phone Number 979-218-6082 Fax Number _____

PROPERTY OWNER'S INFORMATION:

Name Brazos Valley Church of Christ E-mail _____
Street Address Same as Applicant
City _____ State _____ Zip Code _____
Phone Number _____ Fax Number _____

ANSWER ALL OF THE FOLLOWING:

1. What specific element of the Comprehensive Plan (for example, Land Use and Character designation, Thoroughfare Plan Context Class, or thoroughfare alignment) and at what specific location (if applicable) is requested to be amended?

The requested changes is for the proposed Land Use and will be for the entire tract.

2. What is the amendment request?

The request is to change the future land use from Estate to Suburban Commercial.

3. Explain the reason for this amendment.

Due to the growth that is occurring south of the City and along Wellborn Road, a suburban commercial use is the most appropriate land use for the property. Numerous individuals have approached the property owner to purchase the property, but upon determining the proposed land use, these individual have not made an offer for the property. All individuals looking to purchase the property have indicated that the property needs to be zone for some type of commercial use and that estate residential use for the property is not applicable. In order to make a marketable estate residential subdivision, a significant amount of property (i.e. 50 acres min,) would be required.

4. Identify the conditions that have changed to warrant this change to the existing Comprehensive Plan.

Developments south of this property consist of commercial use, which is a logical use for property that is located along a major thoroughfare such as Wellborn Road. Also, noise from traffic on Wellborn Road and the railroad make this property not suitable for residential development.

5. Explain why the existing element of the Comprehensive Plan in question is no longer appropriate.

The existing proposed land use is no longer appropriate due to the extensive amount of automobile and rail traffic adjacent to the property and the development of other commercial properties south of the subject site.

6. How does the requested amendment further the goals and objectives of the Comprehensive Plan?

Yes, it allows for controlled, logical growth within the City and allows the property to be used at its highest and best use.

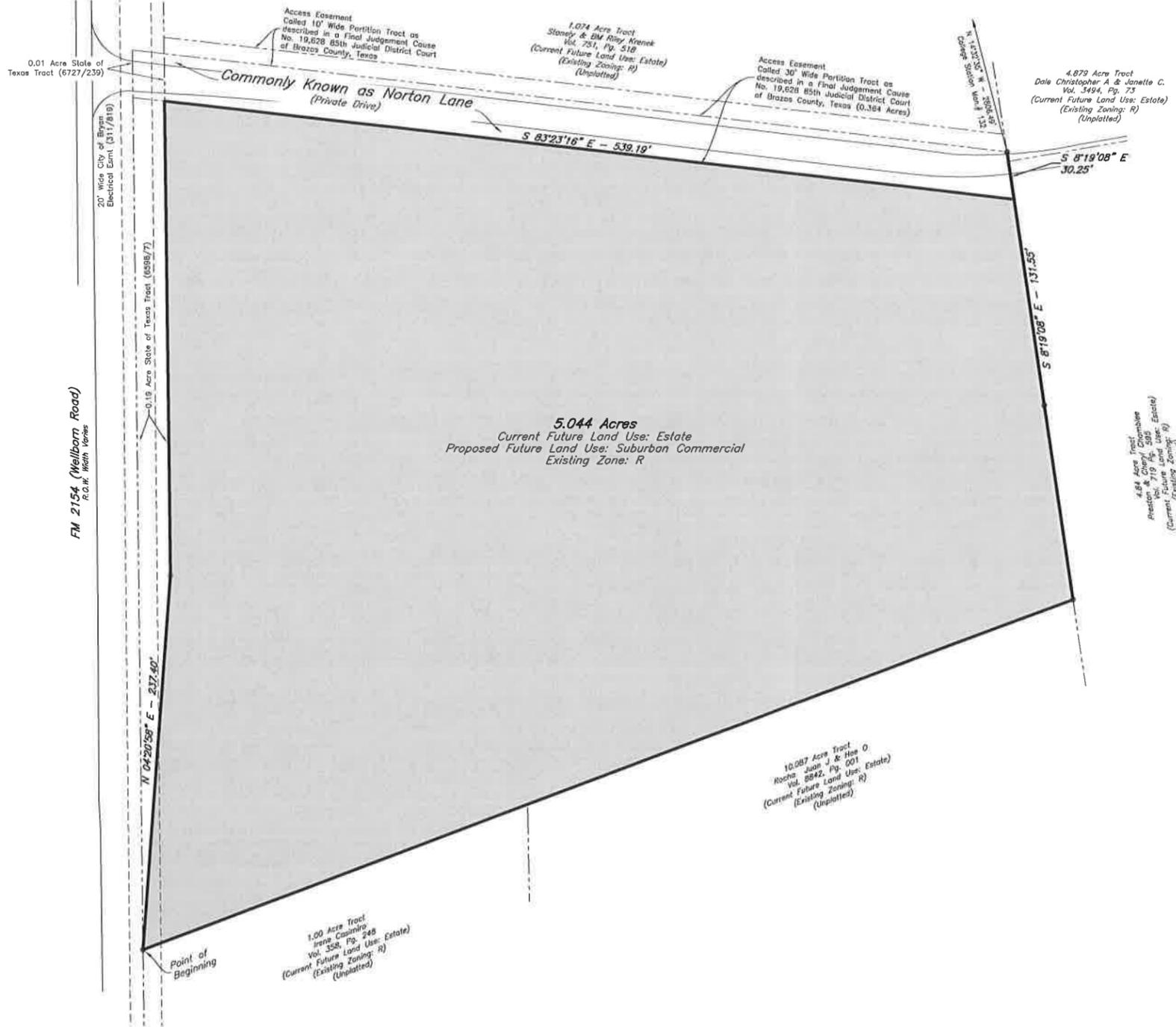
7. What other information are you providing to support the proposed amendment (for example, transportation impact study)?

None.

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.

Ray Burk - Elber
Signature and title

11-26-13
Date



Vicinity Map

FM 2154 (Wellborn Road)
R.O.W. Width Varies

5.044 Acres
Current Future Land Use: Estate
Proposed Future Land Use: Suburban Commercial
Existing Zone: R

10.087 Acres Tract
Roche Juan J & Hae O
Vol. 8842, Pg. 001
Future Land Use: Estate
(Current Future Land Use: R)
(Existing Zoning: R)
(Unplatted)

1.00 Acres Tract
Irene Casimiro
Vol. 358, Pg. 248
Future Land Use: Estate
(Current Future Land Use: R)
(Existing Zoning: R)
(Unplatted)

4.84 Acres Tract
Preston & Dawn
Vol. 505, Pg. 505
Future Land Use: Estate
(Current Future Land Use: R)
(Existing Zoning: R)
(Unplatted)

- NOTES:
1. This property is located at 1201 Norton Lane.
 2. There are no thoroughfares shown to traverse this property as per the current Thoroughfare Plan.
 3. There are no planned or proposed utility infrastructure improvements for the property.



**COMPREHENSIVE PLAN
AMENDMENT**

**Brazos Valley
Church of Christ**
5.044 Acres

ROBERT STEVENSON SURVEY, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SUBMITTED: December 2013
Revised: January 7, 2014
SCALE: 1" = 40'

13,259
01-10-14
420
83

OWNER:
Brazos Valley Church of Christ
c/o Roy Bomnskle
6662 Cargill Drive
Bryan, TX 77808
Phone

SURVEYOR:
McClure & Browne Engineering/Surveying, Inc.
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College Station, Texas 77845
(979) 693-3838

