

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

**Planning & Zoning
Commission**
February 20, 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 20, 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 ~ Minor ~ Indian Lakes Phase 13 Block 24 Lots 5R – 6R ~ 18509 Anasazi Bluff Drive **Case # 13-00900230 (M.Hester)**
 - Final Plat ~ Minor ~ Saddle Creek Phase 10 Block 10 Lot2 03R & Common Area 10 ~ 5395 Stirrup **Case # 13-00900277 (M.Hester)**
 4. Discussion of new development applications submitted to the City. [[New Development List](#)]
 5. Presentation, possible action, and discussion regarding concepts related to a future Comprehensive Plan Amendment for the BioCorridor area. **Case #14-00900009 (M.Hitchcock)**
 6. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
 - Thursday, February 27, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – Kee**)
 - Thursday, March 6, 2014 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
 7. 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.
 8. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
 9. Adjourn.

Consultation with Attorney {Gov't Code Section 551.071} ; possible action.

The Planning and Zoning Commission may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this Planning and Zoning Commission meeting, an executive session will be held.

Notice is hereby given that a Workshop Meeting of the College Station Planning & Zoning Commission, College Station, Texas will be held on February 20, 2014 at 6:00 PM at City Hall Council Chamber, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this the _____ day of February, 2014, at _____.

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

By _____
Kelly Templin, City Manager

I, the undersigned, do hereby certify that the above Notice of the Workshop Meeting of the Planning & Zoning Commission of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on February _____, 2014, at _____ and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: _____ by _____.

Dated this _____ day of _____, 2014.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the _____ day of _____, 2014.

Notary Public- Brazos County, Texas

My commission expires: _____

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3541 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov. Planning and Zoning Commission meetings are broadcast live on Cable Access Channel 19.



MEMORANDUM

February 10, 2014

TO: Planning & Zoning Commission

FROM: Molly Hitchcock, Assistant Director of P&DS

SUBJECT: **COCS BIOCORRIDOR AREA COMP PLAN AMENDMENT**

Item: Presentation, possible action, and discussion regarding concepts related to a future Comprehensive Plan Amendment for the BioCorridor area.

Background Information

The study area is the property within the bounds of Raymond Stotzer Parkway to the south, the City limits line to the west and northwest, F&B Road, and Harvey Mitchell Parkway (see attachment).

The following subsections provide a summary of major concepts involved in the recent history of the property. Resource links are provided for access to additional information.

BioCorridor Master Plan and Zoning

In 2010, through the coordination of the Research Valley Partnership, the community came together with Broaddus Planning to provide input into the [Research Valley BioCorridor Concept Master Plan](#). Through this plan, the BioCorridor is considered a conceptual area of approximately 3,500 acres, anticipated to be an international destination for education, research, development, commercialization, and production of innovative technologies to improve global health. The land crosses the jurisdictions of the City of College Station, the City of Bryan, and the Texas A&M University System. In 2011, the cities of College Station and Bryan initiated the municipal implementation of that plan.

On December 16, 2011, the College Station City Council adopted an interlocal agreement (ILA) with the City of Bryan for a Joint BioCorridor Development Project. The project site is approximately 196 acres at the eastern intersection of Raymond Stotzer Parkway and State Highway 47 and is owned by the City of Bryan through the Bryan Commerce Development Corporation. Of this acreage, 147 are located within the City limits of College Station. The major provisions of the ILA include cost and revenue sharing between the municipalities, coordinated infrastructure delivery, unified economic development incentives, and unified land uses, development standards, and project review processes.

To develop unified land uses, development standards, and project review processes, city staff from both communities worked together and in conjunction with a subcommittee of both communities' Planning and Zoning Commissions. In addition to the technical and regulatory expertise and planning and zoning policy experience dedicated to these efforts, the City of Bryan's development partner, Traditions Acquisitions Partnership, LP participated by bringing direct development interest into the collaboration. Using the cities' comprehensive plans, the BioCorridor Master Plan, the BioCorridor Design Guidelines proposed by Jacobs Consultancy, and local zoning and development codes as guides, and with considerations from Traditions representatives and their consultants, the [BioCorridor Planned Development District \(BioC PDD\) Ordinance](#) was developed and adopted for the property affected by the ILA. The ordinance provides for flexible land uses that are processed differently and developed to standards different than in other areas of the City.

The PDD ordinance was created with the ability to expand into neighboring properties with a minor amount of adjustments, if and when desired. The intent of the regulations was to allow for development patterns in accordance with the master plan, but to also allow for a less dense version of the master plan. In general, the area was envisioned as preserving the natural greenways as unifying assets that epitomize the interrelated health of plants, animal, and humans. Green buffers would extend around the HWY 47/Raymond Stotzer frontages to not only preserve a natural viewshed but to insulate the district from the highways, contributing to the placemaking of the district. Manufacturing uses were envisioned for the land west of the Whites Creek tributary with supporting office, research and development, and commercial uses near the intersection of Health Science Center Parkway and HWY 47. Offices, research and development, and commercial uses were primarily east of the tributary and across Turkey Creek Road, with a residential component allowed in the area of Health Science Center Parkway and Turkey Creek. While the greater area was kept in mind during the formation of the PDD ordinance for the ILA area, no surrounding property owners were consulted on the topic during the process and the ordinance was adopted for the area it was committed for—the ILA area.

The City of College Station Comprehensive Plan

As designated through the [City of College Station's Comprehensive Plan](#), the future land use and character of this area is predominantly Business Park, with smaller portions of Suburban Commercial, Texas A&M, and Institutional/Public. The Institutional/Public is the new City cemetery. Texas A&M is noted as such because as a division of the state system, the City does not have jurisdiction of the university's development of its property. The Business Park designation is defined as one generally for areas that include office, research, or industrial uses, planned and developed as a unified project, and that need good access to arterial roadways. This area has been identified as Business Park for many years, essentially surrounded by highways and across from an airport, with limited utilities to serve any notable density. The current Comprehensive Plan added the small stretches of Suburban Commercial to provide for supporting uses of the Business Park and those travelling between the airport and F&B. Suburban Commercial is also currently identified for properties with frontage on Harvey Mitchell Parkway that are removed from the interior properties via public land and that, for the most part, have existing commercial zonings.

Including the BioCorridor ILA area and surrounding properties, the City has approximately 5% of its acreage in the City designated for Business Park. There is approximately 2% of land within the City currently zoned for office (exclusive of retail) and industrial uses. A map identifying the Comprehensive Plan's Business Park land use and character areas and one showing areas zoned BioCorridor PDD, BP Business Park, BPI Business Park Industrial, CI Commercial

Industrial, and the retired districts of R&D Research and Development, M-1 Light Industrial, and M-2 Heavy Industrial are attached.

The property is located in the conceptual Presidential Corridor Gateway District identified for further planning. The Comprehensive Plan states that the focus of planning efforts for the Presidential Corridor Gateway “should be accommodating business (research and development, office, and light industrial) that builds upon the assets in the area and protects and enhances this primary gateway into the City”. The TxDOT roadways (and their adjacent properties) surrounding the subject area are all considered image corridors, with the intersections of Raymond Stotzer with HWY 47 and Harvey Mitchell Parkway considered gateways. The College Station Memorial Cemetery/Aggie Field of Honor was identified as a community asset located along an image corridor, as was Easterwood Airport.

Note regarding City of Bryan plans

The City limits line shared with the City of Bryan is to the northwest of this area. The City of Bryan’s [Southwest Bryan Highest & Best Use Study](#) and [City of Bryan Comprehensive Plan](#) reflect the HWY 47 corridor (within College Station and Bryan) as one that should be visually appealing and that would be appropriate for commercial enterprises. It should be noted that these are undertakings of the City of Bryan for the City of Bryan and have neither been reviewed nor accepted by any appointed or elected body of the City of College Station.

A Comprehensive Plan Amendment

The City of College Station’s Comprehensive Plan was developed before Texas A&M and its partners were awarded a \$285 million dollar grant from the US Department of Health and Human Services founding the [Texas A&M Center for Innovation](#), which was the impetus for unprecedented cooperation between the two municipalities that accelerated the development of the Business Park plan for the area. With the extension of Health Science Center Parkway to HWY 47 and its upgrade near completion, utility extensions and improvements almost complete, and the anchor of the ILA area—the Center for Innovation in Advanced Development and Manufacturing—almost to construction, land owners along HWY 47 have pointed out that conditions have changed such in the area that its original land use and character should be reconsidered.

Area Property Owners Comments

When staff met with area property owners to discuss a Comprehensive Plan amendment, the following information was gathered. In general:

- Property owners with HWY 47 frontage had the most sense of urgency to pursue zoning entitlements. They felt strongly that a General Commercial land use and character would be appropriate for their properties. They cited the limited amount of commercial properties in this area of College Station and the commercial potential of being at the the intersection of major thoroughfares. They did not wish for any heightened standards that would limit the land use options on their property and/or slow down the ability to pursue and/or successfully attain development rights.
- Property owners west of the Whites Creek tributary without HWY 47 frontage, would also prefer a General Commercial designation on their properties.

- Property owners east of the Whites Creek Tributary felt less urgency to prepare for growth. As predominantly single-family homeowners or existing business owners in the area, they were open to options that may expand the BioCorridor master plan concepts to their properties as part of a twenty-year plan. The concepts that were discussed the owners included land use patterns similar to those allowed in the ILA area with development standards that would be higher than in other areas of town, but that would not be to the level as those required through the BioCorridor PDD. A current property/business owner along Harvey Mitchell anticipates additional development on his property within this timeframe, but recognizes that he has one of the few properties already is zoned for commercial in the area (Commercial Industrial) and that he may continue to develop under those standards.
- Property owners along Raymond Stotzer near the Whites Creek tributary have experienced flooding and were concerned with development and the condition of TxDOT culverts.
- Property owners in the area of Turkey Creek and F&B roads were concerned about the condition of F&B and the amount of construction traffic on the road.

Staff has investigated the possible impact to infrastructure plans by changing land use designations in accordance with these property owner discussions. Impacts were determined to be minimal and would not necessitate changes to infrastructure plans. As is true in all other areas of College Station, infrastructure is not immediately available to all properties, but will be extended or upgraded as development occurs, private investments are made, or with capital projects.

Additional Comments

In the open questions and answers/discussion portion of the property owner meeting in December, staff heard that:

- There is a need to consider protecting the investments of the City made through the ILA.
- The ILA is the extent of the BioCorridor in the City of College Station and that the adopted PDD will protect ILA investments.

Central Policy Questions/Direction Requested

Before bringing forth a Comprehensive Plan Amendment for formal consideration by the Commission, staff respectfully requests direction on the following to help create a proposal that meets the desires of property owners within the framework of policy expectations:

- Is the extent of the BioCorridor master plan concept to be pursued by the City of College Station complete through the ILA area? In other words, is there a desire to proceed with expanding uses and character in the area—or a part of this area—in the spirit of the BioCorridor concept, or should land uses and character outside of the ILA area be as defined for other areas of town?

- If the ILA area is the extent of the BioCorridor, is it important to reserve land in this area for additional Business Park uses?
- If the ILA area is the extent of the BioCorridor, does the PDD ordinance provide the desired level of investment protections, or should the Comprehensive Plan identify that additional protections via zoning regulations on surrounding properties are necessary (e.g., use restrictions, building orientations, tree preservation, sign heights)?
- Should the image corridor and gateway concepts for this area be accomplished through zoning regulations, future public investments, or both? With several property owners discussing future rezoning requests, direction at this time could possibly help to accelerate processes to seek development entitlements.

After Staff has received direction on these items, another meeting with property owners will be held, if necessary, to facilitate further discussions; otherwise a proposed amendment will be completed and brought forward for consideration.

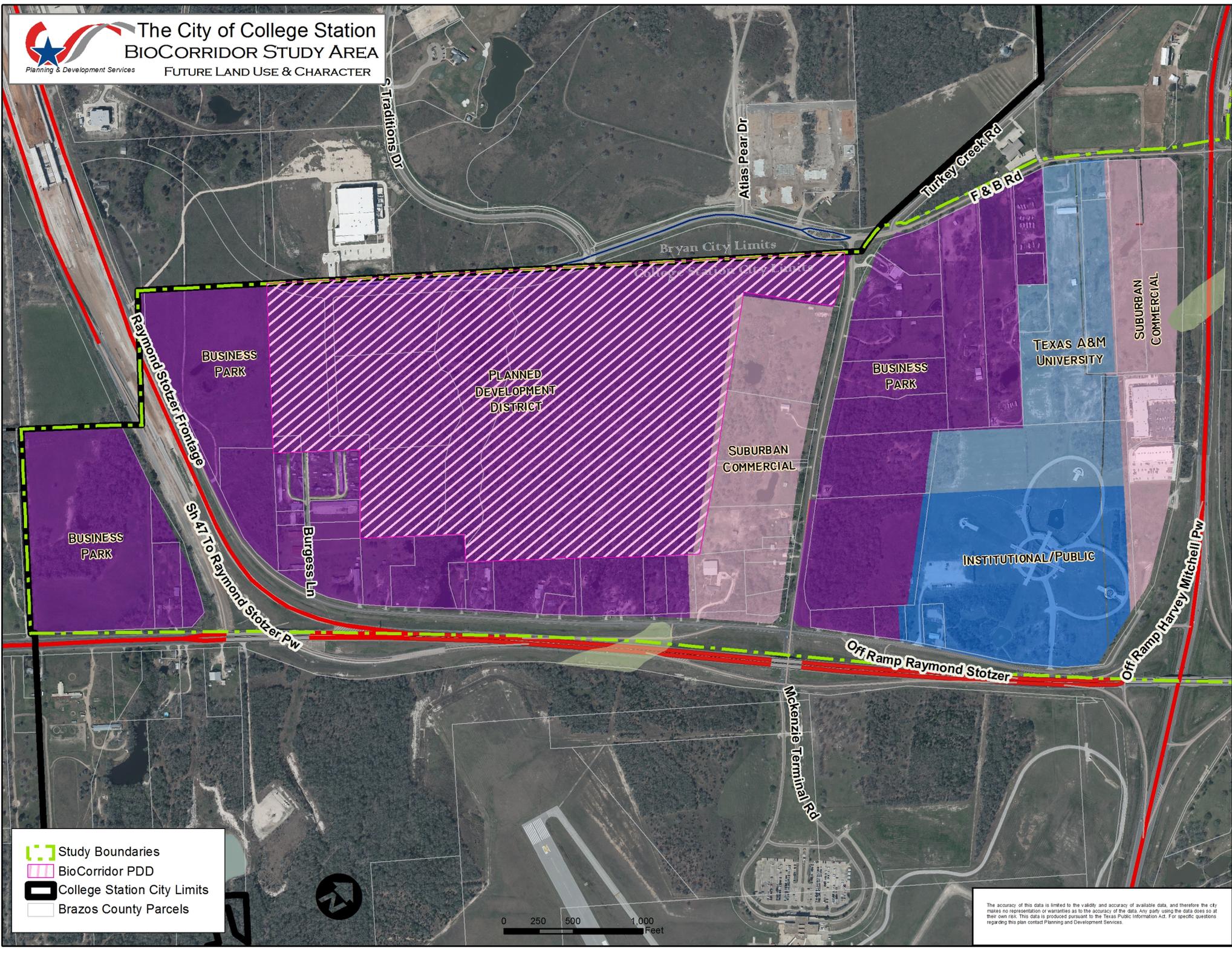
Attachments

1. Study Boundaries/Future Land Use and Character (map)
2. Business Park Land Use and Character Areas (map)
3. Areas Zoned for Business Park Land Uses (map)

pc: Case file #14-00900009



The City of College Station
BIOCORRIDOR STUDY AREA
 FUTURE LAND USE & CHARACTER



- Study Boundaries
- BioCorridor PDD
- College Station City Limits
- Brazos County Parcels



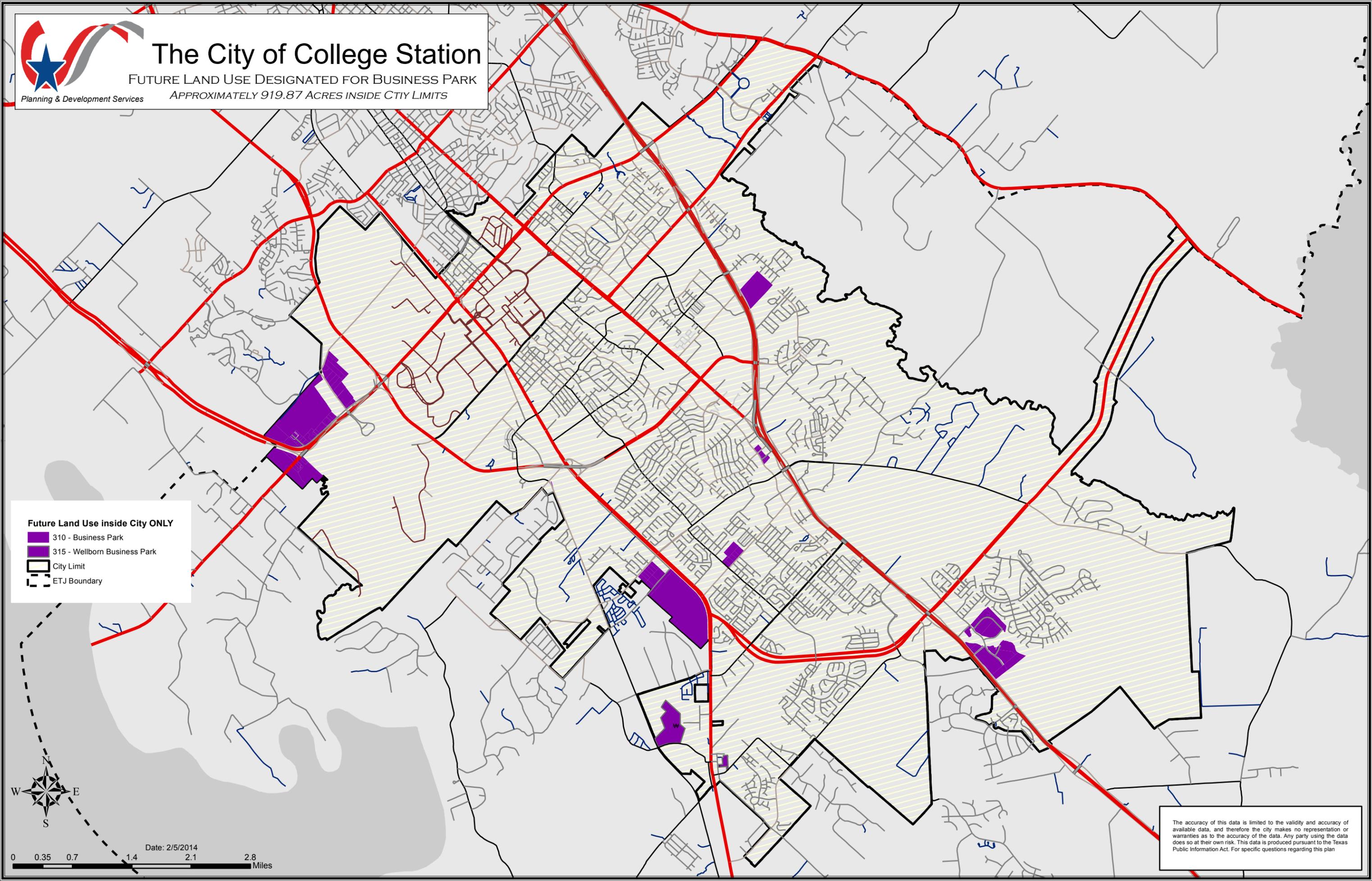
The accuracy of this data is limited to the validity and accuracy of available data, and therefore the city makes no representation or warranties as to the accuracy of the data. Any party using the data does so at their own risk. This data is produced pursuant to the Texas Public Information Act. For specific questions regarding this plan contact Planning and Development Services.



The City of College Station

FUTURE LAND USE DESIGNATED FOR BUSINESS PARK
APPROXIMATELY 919.87 ACRES INSIDE CITY LIMITS

Planning & Development Services



Future Land Use inside City ONLY

-  310 - Business Park
-  315 - Wellborn Business Park
-  City Limit
-  ETJ Boundary



Date: 2/5/2014

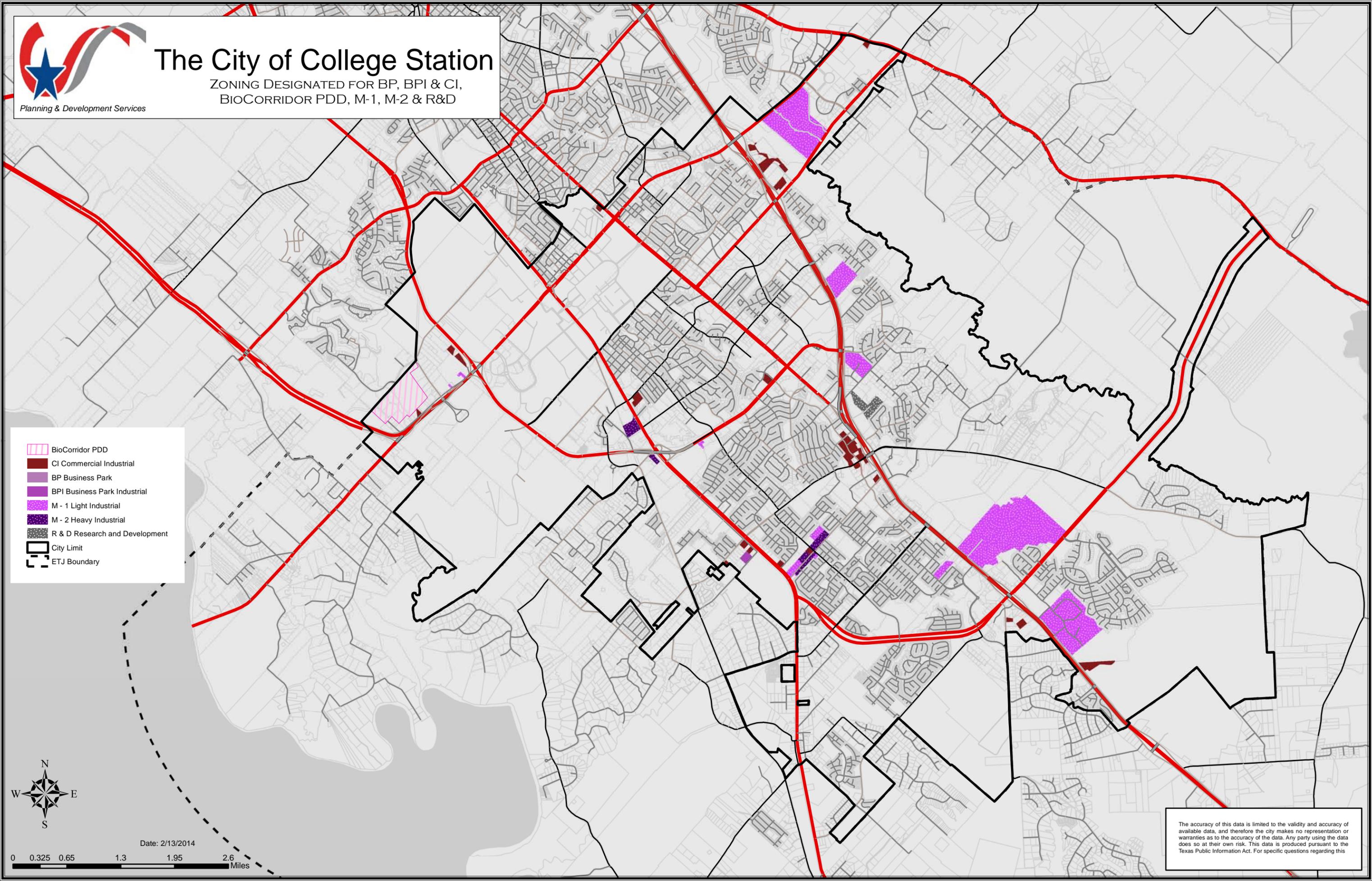


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The City of College Station

ZONING DESIGNATED FOR BP, BPI & CI,
BioCORRIDOR PDD, M-1, M-2 & R&D



- BioCorridor PDD
- CI Commercial Industrial
- BP Business Park
- BPI Business Park Industrial
- M - 1 Light Industrial
- M - 2 Heavy Industrial
- R & D Research and Development
- City Limit
- ETJ Boundary



Date: 2/13/2014



The accuracy of this data is limited to the validity and accuracy of available data, and therefore the city makes no representation or warranties as to the accuracy of the data. Any party using the data does so at their own risk. This data is produced pursuant to the Texas Public Information Act. For specific questions regarding this



AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING
FEBRUARY 20, 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.
 - February 6, 2014 ~ Workshop
 - February 6, 2014 ~ Regular
 - 4.2 Presentation, possible action, and discussion on a Final Plat for Indian Lakes Phase 15 consisting of 2 residential lots on approximately 5.03 acres generally located off of Indian Lakes Drive in the Indian Lakes Subdivision, approximately one mile southwest of State Highway 6 in the City's Extraterritorial Jurisdiction. **Case #13-00900252 (M. Hester)**
 - 4.3 Presentation, possible action, and discussion on a Preliminary Plan for the Barracks II Subdivision consisting of 258 residential lots on approximately 51 acres generally located between Old Wellborn Road and Holleman Drive South, north of the Buena Vida Subdivision. **Case #14-00900010 (M. Robinson)**

Regular Agenda

5. Consideration, possible action, and discussion on items removed from the Consent Agenda by Commission action.
6. Public hearing, presentation, possible action, and discussion 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 R Rural to SC Suburban Commercial for approximately 1.3 acres in the Robert Stevenson League, Abstract No. 54 as described by a deed to Akaal Holdings, LLC recorded in Volume 10876, Page 89 of the office of public records of Brazos County Texas, located at 13913 Wellborn Road. **Case #14-00900007 (M. Hester) (Note: Final action on this item is scheduled for the March 13, 2014 City Council meeting – subject to change)**
7. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
8. Adjourn.

Consultation with Attorney (Gov't Code Section 551.071) : possible action.

The Planning and Zoning Commission may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this Planning and Zoning Commission meeting, an executive session will be held.

Notice is hereby given that a Regular Meeting of the College Station Planning & Zoning Commission, College Station, Texas will be held on February 20, 2014 at 7:00 p.m. at City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this the ____ day of February, 2014, at _____

CITY OF COLLEGE STATION, TEXAS

By: _____
Sherry Mashburn, City Secretary

By: _____
Kelly Templin, City Manager

I, the undersigned, do hereby certify that the above Notice of Meeting of the Planning & Zoning Commission of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on February __, 2014, at _____ and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: _____ by _____.

Dated this ____ day of _____, 2014.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the _____ day of _____, 2014.

Notary Public- Brazos County, Texas

My commission expires: _____

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3541 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov. Planning and Zoning Commission meetings are broadcast live on Cable Access Channel 19.

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
February 6, 2014, 6:00 p.m.
City Hall Council Chambers
College Station, Texas

COMMISSIONERS PRESENT: Bo Miles, Jodi Warner, Jerome Rektorik, Jim Ross, Brad Corrier, Jane Kee, Casey Oldham

COMMISSIONERS ABSENT: None

CITY COUNCIL MEMBERS PRESENT: Julie Schultz

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Alan Gibbs, Jason Schubert, Carol Cotter, Danielle Singh, Erika Bridges, Morgan Hester, Teresa Rogers, Jenifer Paz, Brittany Caldwell, Robin Cross, and Macie Quick

1. Call the meeting to order.

Chairman Bo Miles called the meeting to order at 6:02 p.m.

2. Discussion of consent and regular agenda items.

There was general discussion amongst the Commission regarding Regular Agenda Item 8.

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)**

There was no discussion regarding the above-mentioned plats approved by Staff.

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

There was no discussion regarding new development applications.

5. Presentation, possible action, and discussion regarding an update on the Five-Year Comprehensive Plan Evaluation Report & Appraisal. (**L. Simms**)

Interim Director Simms gave an update on the Five-Year Comprehensive Plan Evaluation Report and Appraisal.

6. Presentation, possible action, and discussion regarding an update on the comprehensive plan amendment for the BioCorridor area. **(M. Hitchcock)**

Assistant Director Hitchcock gave an update on the comprehensive plan amendment in the BioCorridor area.

There was general discussion amongst the Commission regarding the amendment and they asked that the item be brought back to a future meeting for further discussion.

7. Presentation, possible action, and discussion regarding possible dates and agenda items for the P&Z Retreat. **(L. Simms)**

Assistant Director Simms said that the P&Z Retreat would be held on February 18th from 4:00 p.m. to 7:00 p.m. at the Carter Creek Wastewater Facility.

He also reviewed potential agenda items.

8. Presentation, possible action, and discussion regarding an update on organizational changes. **(L. Simms)**

Assistant Director Simms gave an update on the organizational changes in the City and the Planning & Development Services Department.

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 2154 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.

Chairman Miles reviewed the above-referenced items that had been heard by the Planning & Zoning Commission and City Council.

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.

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

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.

Chairman Miles gave an update regarding the 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.

There was no discussion amongst the Commission regarding future agenda items.

13. Adjourn.

The meeting was adjourned at 7:06 p.m.

Approved:

Bo Miles, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
February 6, 2014, 7:00 p.m.
City Hall Council Chambers
College Station, Texas

COMMISSIONERS PRESENT: Bo Miles, Jodi Warner, Jerome Rektorik, Jim Ross, Brad Corrier, Jane Kee, Casey Oldham

COMMISSIONERS ABSENT: None

CITY COUNCIL MEMBERS PRESENT: Julie Schultz

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Alan Gibbs, Jason Schubert, Carol Cotter, Danielle Singh, Erika Bridges, Morgan Hester, Teresa Rogers, Jenifer Paz, Brittany Caldwell, Robin Cross, and Macie Quick

1. **Call Meeting to Order**

Chairman Miles called the meeting to order at 7:10 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 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)**

Commissioner Rektorik motioned to approve Consent Agenda Items 4.1 – 4.5. Commissioner Warner seconded the motion, motion passed (7-0).

Regular Agenda

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

No items were removed from the Consent Agenda.

6. 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)**

Staff Planner Paz presented the waiver request to lot frontage to a public or private street and recommended approval of the Development Plat if the waiver was approved.

Chairman Miles opened the public hearing.

No one spoke during the public hearing.

Chairman Miles closed the public hearing.

Commissioner Rektorik motioned to approve the waiver request. Commissioner Ross seconded the motion, motion passed (7-0).

Commissioner Ross motioned to approve the Development Plat. Commissioner Rektorik seconded the motion, motion passed (7-0).

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)**

Principal Planner Schubert presented the rezoning and recommended approval.

Chairman Miles opened the public hearing.

Veronica Morgan, Mitchell & Morgan Engineering, reviewed the proposed signage for the property and the meritorious modifications being requested.

Chairman Miles closed the public hearing.

Commissioner Rektorik motioned to recommend approval of the meritorious modifications and the rezoning. Commissioner Corrier seconded the motion, motion passed (7-0).

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)**

Staff Planner Hester 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 amendment.

Chairman Miles opened the public hearing.

Ray Bomnskie, 4691 River Valley Drive, College Station, Texas, stated that the City Council suggested that Suburban Commercial would be a better use than the initial proposal of General Commercial. He also said that access to the property would be on Wellborn Road.

Chairman Miles closed the public hearing.

Commissioner Rektorik motioned to recommend approval of the applicant's request. Commissioner Kee seconded the motion.

There was general discussion amongst the Commission regarding splitting land use designations on the property.

The motion passed (7-0).

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 amongst the Commission regarding future agenda items.

10. Adjourn.

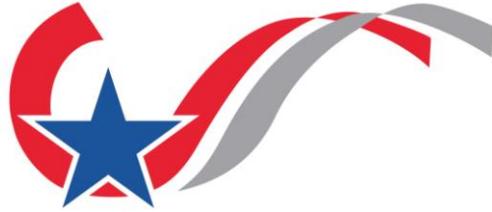
The meeting was adjourned at 7:44 p.m.

Approved:

Attest:

Bo Miles, Chairman
Planning & Zoning Commission

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



CITY OF COLLEGE STATION

**FINAL PLAT
for
Indian Lakes Ph 15
13-00900252**

SCALE: Two lots on approximately 5.03 acres

LOCATION: Generally located off of Indian Lakes Drive in the College Station Extraterritorial Jurisdiction (ETJ).

ZONING: N/A (ETJ)

APPLICANT: Travis Martinek, Smiling Mallard Development, Ltd.

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

RECOMMENDATION: Staff recommends approval of the Final Plat.



FINAL
PLAT

Case:
13-252

INDIAN LAKES PH 15
17864 INDIAN LAKES DR

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	N/A (ETJ)
Zoning:	N/A (ETJ)
Preliminary Plat:	Approved March 2013
Site Development:	Vacant. Two residential lots are proposed, ranging from 2.14 acres to 2.15 acres.

COMMENTS

Parkland Dedication: This development was approved as a Master Plan in the ETJ prior to parkland dedication requirements being applicable in the ETJ. Therefore, no parkland dedication is required.

Greenways: N/A

Pedestrian Connectivity: This site is located in the ETJ so sidewalks are not required.

Bicycle Connectivity: This site is located in the ETJ and no specific facilities for bicycle connectivity are required.

Impact Fees: N/A

REVIEW CRITERIA

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

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>13-0150</u>
DATE SUBMITTED:	<u>11.18.13</u>
TIME:	<u>9:15</u>
STAFF:	<u>[Signature]</u>

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication or Stormwater Management Conference N/A

NAME OF PROJECT Indian Lakes - Phase 15

ADDRESS East of intersection of Indian Lakes Drive and Chaco Canyon Drive

SPECIFIED LOCATION OF PROPOSED PLAT:

East of intersection of Indian Lakes Drive and Chaco Canyon Drive

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

Name Travis Martinek E-mail travis@clarkewyndham.com

Street Address 3608 East 29th Street, Suite 100

City Bryan State Texas Zip Code 77802

Phone Number (979) 846-4384 Fax Number (979) 846-1461

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

Name Smiling Mallard Development, Ltd. E-mail travis@clarkewyndham.com
Street Address 3608 East 29th Street, Suite 100
City Bryan State Texas Zip Code 77802
Phone Number (979) 846-4384 Fax Number (979) 846-1461

ARCHITECT OR ENGINEER'S INFORMATION:

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

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 N/A and Page No. N/A

Total Acreage 5.030 Total No. of Lots 2 R-O-W Acreage 0.736

Existing Use Vacant Proposed Use Single Family Residential

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

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

Floodplain Acreage 0.000

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: Indian Lakes Subdivision
City Project Number (if known): Unknown
Date / Timeframe when submitted: 2000

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

N/A

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

N/A

Regarding the waiver request, explain how:

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

N/A

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

N/A

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

N/A

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

N/A

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

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

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

Detailed explanation of condition identified above:

N/A

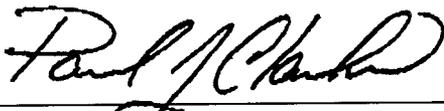
NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation N/A

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p>_____ Streets</p> <p>_____ Sidewalks</p> <p>_____ Sanitary Sewer Lines</p> <p>_____ Water Lines</p> <p>_____ Channels</p> <p>_____ Storm Sewers</p> <p>_____ Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p>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

11/14/13

 Date

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

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

Existing

Proposed

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

- | Existing | Proposed | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Alleys. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Easements. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | A number or letter to identify each lot or site and each block (numbered sequentially). |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Parkland dedication/greenbelt area/park linkages. All proposed dedications must be reviewed by the Parks and Recreation Advisory Board and documentation of their recommendation provided prior to being scheduled for P&Z Commission consideration. |

- Construction documents for all public infrastructure drawn on 24" x 36" sheets and properly sealed by a Licensed Texas Professional Engineer that include the following:
 - Street, alley and sidewalk plans, profiles and sections. One sheet must show the overall street, alley and/or sidewalk layout of the subdivision. (may be combined with other utilities).
 - Sewer Design Report.
 - Sanitary sewer plan and profile showing depth and grades. One sheet must show the overall sewer layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)
 - Water Design Report and/or Fire Flow Report.
 - Water line plan showing fire hydrants, valves, etc. with plan and profile lines showing depth and grades. One sheet must show the overall water layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)
 - Storm drainage system plan with contours, street profile, inlets, storm sewer and drainage channels, with profiles and sections. Drainage and runoff areas, and runoff based on 5, 10, 25, 50 and 100 year rain intensity. Detailed drainage structure design, channel lining design & detention if used. One sheet must show the overall drainage layout of the subdivision.
 - Detailed cost estimates for all public infrastructure listed above sealed by Texas P.E.
 - Letter of completion for public infrastructure or guarantee / surety in accordance with UDO Section 8.6.
 - Drainage Report with a Technical Design Summary.
 - Erosion Control Plan (must be included in construction plans).
- All off-site easements necessary for infrastructure construction must be shown on the final plat with a volume and page listed to indicate where the separate instrument easements were filed. Separate instrument easements must be provided in recordable form to the City prior to being scheduled for P&Z Commission consideration.
- Are there impact fees associated with this development? Yes No
Impact fees must be paid prior to building permit.
- Will any construction occur in TxDOT rights-of-way? Yes No
If yes, TxDOT permit must be submitted along with the construction documents.

NOTE:

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

Print Form

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Paul Clarke, Manager Smiling Mallard Management, LLC, the general partner of Smiling Mallard Development, LTD., owner and developer of the land shown on this plat, and designated herein as INDIAN LAKES SUBDIVISION, PHASE XV, of Brazos County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Smiling Mallard Development, LTD.
By: Smiling Mallard Development Management, LLC.
It: General Partner
By: Paul Clarke
It: Manager

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

Notary Public, Brazos County, Texas

CERTIFICATE OF 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 this ____ 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 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

A CERTIFICATE OF APPROVAL

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the ____ day of _____ 20__

Signed this ____ day of _____ 20__

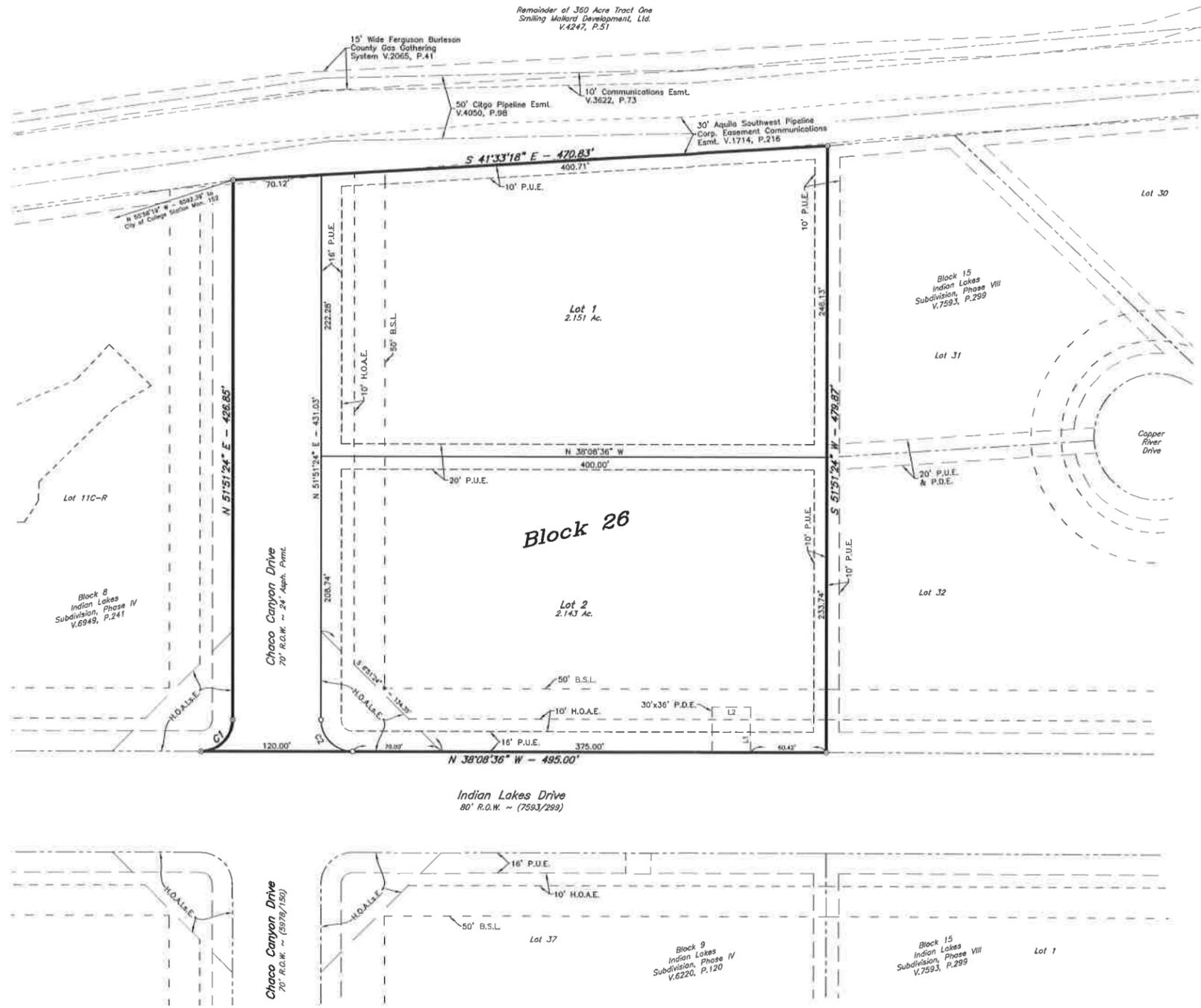
County Judge, Brazos County, Texas

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



- GENERAL NOTES:**
- The record bearings and actual measured distances to the found 1/2" iron rods along the adjoining phases of Indian Lakes Subdivision were used as the basis of the bearing system shown on this final plat.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0350E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.
 - Except as shown the front, side, and rear setbacks are established by the covenants, conditions, and restrictions of the subdivision and are equal to or in excess of the minimum County and City requirements for single family rural lots.
 - All Common Areas and Conservation Buffers are owned and maintained by the Homeowners' Association. See the covenants, conditions, and restrictions for additional information.
 - Unless otherwise indicated, all distances shown along curves are arc distances.
 - Notes from the Brazos County Health Department:
 - All lots served by an OSSF must comply with county and state regulations. No OSSF may be installed on any lot without the issuance of an "authorization to construct" issued by the Brazos County Health Department under the provisions of the Private Sewage Facility Regulations adopted by the Commissioners Court of Brazos County, pursuant to the provisions of section 21.024 of the Texas Water Code. No OSSF drain field is to encroach on the 100-foot sanitary zone of private water wells or 150 feet of public water wells.
 - All lots will be required to have a site/soil evaluation on file with the Brazos County Health Department before on-site sewage facility may be constructed.
 - On-site sewage facility disposal areas shall not encroach the 100 foot or the 150 foot sanitary zone of a private or public well, respectively.
 - Walborn Spatial Utility District will provide water service for the subdivision.
 - There is a minimum 50' wide Drainage Buffer (25' on each side of the centerline of all drainage ways). See the covenants, conditions, and restrictions for additional information.
 - H.O.A. Easements along all streets run parallel to and adjacent to the public utility easements shown hereon. H.O.A. Easement activities and/or infrastructure is referenced in the covenants, conditions, and restrictions of the subdivision.
 - All proposed structures must be no more than 500 feet from a fire hydrant based on the lay of hose along the street.
 - Unless otherwise indicated 1/2" iron rods are set at all corners.
 - - 1/2" Iron Rod Found
 - - 3/4" Iron Pipe Set
 - ⊙ - 3/4" Iron Pipe Found
 - ⊙ - PK Nail Control Monuments set in E of asphalt pavement for reference.
 - Abbreviation:
 - B.S.L. - Building Setback Line
 - H.O.A.C.A. - Homeowners Association Common Area
 - H.O.A.E. - Homeowners Association Easement
 - P.U.E. - Public Utility Easement
 - Pr.D.E. - Private Drainage Easement

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the J. M. BARRERA SURVEY, Abstract No. 69, Brazos County, Texas and being part of the 360.00 acre Tract One described in the deed from Thousand Oaks Development Company Joint Venture to Smiling Mallard Development Ltd. recorded in Volume 4247, Page 51, of the Official Records of Brazos County, Texas (O.R.B.C.), and being more particularly described as follows:

BEGINNING: at a found 1/2-inch iron rod marking the north corner of Lot 31, Block 15, INDIAN LAKES SUBDIVISION, PHASE VIII recorded in Volume 7593, Page 299 (O.R.B.C.);

THENCE: S 51° 51' 24" W along the northwest line of Lots 31 and 32 of said Block 15 for a distance of 479.87 feet to a found 1/2-inch iron rod for corner in the northeast right-of-way line of Indian Lakes Drive (based on a 80-foot width);

THENCE: N 38° 08' 36" W along said Indian Lakes Drive line for a distance of 495.00 feet to a found 3/4-inch iron pipe marking the southwest corner of Lot 11C-R, Block 8, INDIAN LAKES SUBDIVISION, PHASE IV according to the vocating and final plat recorded in Volume 6949, Page 241 (O.R.B.C.);

THENCE: along the southeast line of said Lot 11C-R, Block 8 for the following two (2) calls:

- 39.27 feet in a counter-clockwise direction along the arc of a 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 83° 08' 36" E at a distance of 35.36 feet to a found 3/4-inch iron pipe for the Point of Tangency, and
- N 51° 51' 24" E for a distance of 426.85 feet to a found 1/2-inch iron rod marking the east corner of said Lot 11C-R;

THENCE: S 41° 33' 18" E for a distance of 470.83 feet to the POINT OF BEGINNING and containing 5.030 acres of land, more or less.

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	90°00'00"	25.00'	39.27'	25.00'	S 83°08'36" E	35.36'
C2	90°00'00"	25.00'	39.27'	25.00'	S 61°51'24" W	35.36'

LINE	BEARING	DISTANCE
L1	N 51°51'24" E	36.00'
L2	N 38°08'36" W	30.00'

FINAL PLAT

INDIAN LAKES SUBDIVISION, PHASE XV

LOTS 1-2, BLOCK 26
5.030 ACRES

J.M. BARRERA SURVEY, A-69
BRAZOS COUNTY, TEXAS

OCTOBER, 2013
SCALE: 1" = 50'

Owner: Smiling Mallard Development, Ltd.
3608 East 26th Street
Bryan, Texas 77802
(979) 646-4384

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

13-252
01/22/14
9:30
AJ



**PRELIMINARY PLAN
for
The Barracks II
14-00900010**

- SCALE:** 258 lots on approximately 51 acres
- LOCATION:** 3100 Haupt Rd, generally located between Old Wellborn Road and Holleman Drive South, north of the Buena Vida Subdivision.
- ZONING:** PDD Planned Development District
- APPLICANT:** Heath Phillips, Heath Phillips Investments, LLC.
- PROJECT MANAGER:** Matt Robinson AICP, Senior Planner
mrobinson@cstx.gov
- PROJECT OVERVIEW:** This Preliminary Plan is a revision to the already approved Preliminary Plan. Revisions incorporate the layout of the revised PDD rezoning that was approved in August 2013. The plat incorporates 105 additional townhome lots, while removing three planned commercial areas.
- RECOMMENDATION:** Staff recommends approval of the Preliminary Plan.



PRELIMINARY
PLAN

Case: 14-010

THE BARRACKS II
3100 HAUPT RD

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). PDD Planned Development District to PDD Planned Development District to revise layout, add additional uses (2013).
- Site development:** Phases 100-104, 200 and 300 have been final platted in the development with townhomes and single-family detached homes being constructed.

COMMENTS

- Water:** The subject tract is located in Wellborn Water's service area. Future development of the tract will have to meet the City's minimum fire flow requirements.
- Sewer:** The subject tract is located adjacent to a 12-inch sanitary sewer main which runs along the south and east property boundaries. The tract is located in the Steeplechase Sanitary Sewer Impact Fee Area that gravity flows into the Bee Creek Trunk Line. This respective trunk line's sub-basin currently serves many developments along Harvey Mitchell Parkway, from areas east of Wellborn Road, to the Carters Creek Wastewater Treatment Plant. Much of the existing trunk line was constructed in 1973 and was shown to have several surcharging line segments in the 2011 HDR Sanitary Sewer Collection System Master Plan Update. The City is currently constructing a capital improvement project entitled the 'Bee Creek Parallel Trunk Line' that will install a larger diameter gravity line to increase the system capacity of the overall sub-basin in order to accept the ultimate build-out demand anticipated in this respective area. This trunk line capacity increase is necessary to proactively prevent surcharge events, and customer service disruptions. Preliminary analysis of this area has identified that the existing sanitary sewer capacity can support the increased sanitary sewer demand from the proposed development until construction of the Bee Creek Trunk Line is complete.
- Off-site Easements:** None known at this time.
- Drainage:** The subject tract is in the Bee Creek Tributary "B" drainage basin. Future development of the tract will have to meet the requirements of the City Storm Water Design Guidelines. The three detention facilities illustrated on the Preliminary Plan are to serve the entire subdivision and are proposed to be constructed with the initial phases of construction.
- Flood Plain:** The subject tract is not located within a FEMA regulated Special Flood Hazard Area per FEMA FIRM panel 182C.

- Greenways:** No greenway area is required or proposed.
- Pedestrian Connectivity:** Sidewalks will be constructed on both sides of all streets within the development.
- Bicycle Connectivity:** Bike lanes will be provided along Deacon Drive West (Major Collector), General Parkway (Minor Collector) and Towers Parkway (Minor Collector) in accordance with the Bicycle, Pedestrian, and Greenways Master Plan.
- Streets:** The subject tract is located adjacent to Old Wellborn Road (local) to the east and Holleman Drive South (future 4 Lane Major Collector – Suburban Context) to the west. Three future thoroughfares bi-sect the property: Deacon Drive West (3-Lane Major Collector – Urban Context), General Parkway (2-Lane Minor Collector – Suburban/Urban Context) & Towers Parkway (2-Lane Minor Collector – Suburban/Urban Context) adjacent to the College Station ISD owned property.
- Parkland Dedication Fees:** Neighborhood park land dedication was provided with the first phase of development. Neighborhood park development has occurred on two of the parks. Community park land and development fees totaling \$625 per residential lot will be due for 45 lots, and \$987 for 211 lots (includes Neighborhood park development fees in addition to Community parkland and development fees).
- Impact Fees:** The subject tract is located within the Steeplechase Sanitary Sewer Impact Fee Area and will be required \$144.87/LUE with building permits.

REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:** The Preliminary Plan is in compliance with the Comprehensive Plan and the Unified Development Ordinance and as required through the existing PDD.
2. **Compliance with Subdivision Regulations:** The Preliminary Plan is in compliance with the Subdivision Regulations contained within 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>14.10</u>
DATE SUBMITTED:	<u>1.15.14</u>
TIME:	<u>9:40</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 The Barracks II Subdivision

ADDRESS 3100 Haupt Road, College Station

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

Crawford Burnett League, A-7 - Generally located north of Rock Prairie Road Between Wellborn Road & Holleman Drive South

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

Name Heath Phillips E-mail _____
Street Address P.O. Box 262 heath_superiorstructures@yahoo.com
City Wellborn State Texas Zip Code 77881
Phone Number 979-229-5906 Fax Number 979-703-7903

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

Name Heath Phillips Investments, LLC (Heath Phillips, Manager) E-mail _____
Street Address P.O. Box 262 heath_superiorstructures@yahoo.com
City Wellborn State Texas Zip Code 77881
Phone Number 979-229-5906 Fax Number 979-703-7903

ARCHITECT OR ENGINEER'S INFORMATION:

Name Joe Schultz, P.E. - Engineer E-mail joeschultz84@verizon.net
Street Address 2730 Longmire Drive, Suite A
City College Station State Texas Zip Code 77845
Phone Number 979-764-3900 Fax Number 979-764-3910

Total Acreage 50.55 Total No. of Lots 258 R-O-W Acreage 12.1

Number of Lots By Zoning District 258 / PDD / /

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

Floodplain Acreage 0

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

Are you proposing to dedicate park land by acreage or fee in lieu of land? No

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: The Barracks II (PP)

City Project Number (in known): 11-500088 & 12-500141

Date / Timeframe when submitted: _____

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

N/A

Regarding the waiver request, explain how:

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

N/A

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

N/A

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

N/A

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

N/A

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

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

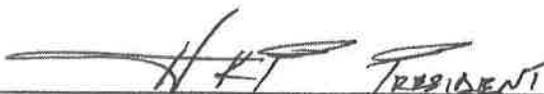
- 6. The proposed development is within an older residential subdivision meeting the criteria in Platting and Replatting within Older Residential Subdivisions Section of the UDO; or
- 7. The proposed development contains frontage on a Freeway / Expressway as designated by Map 6.6, Thoroughfare Plan -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

Detailed explanation of condition identified above:

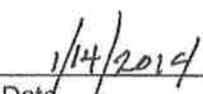
N/A

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

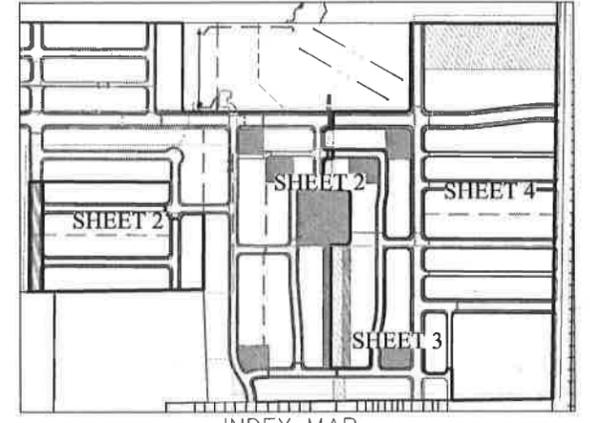
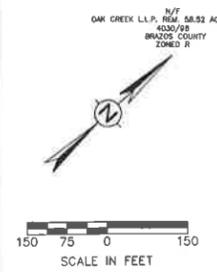
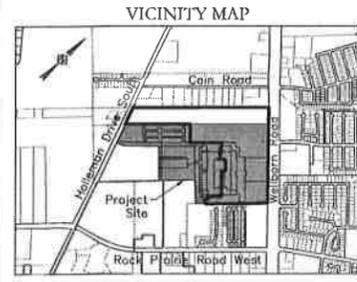
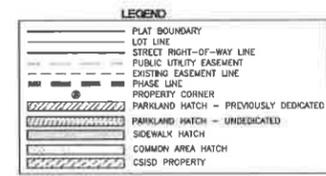
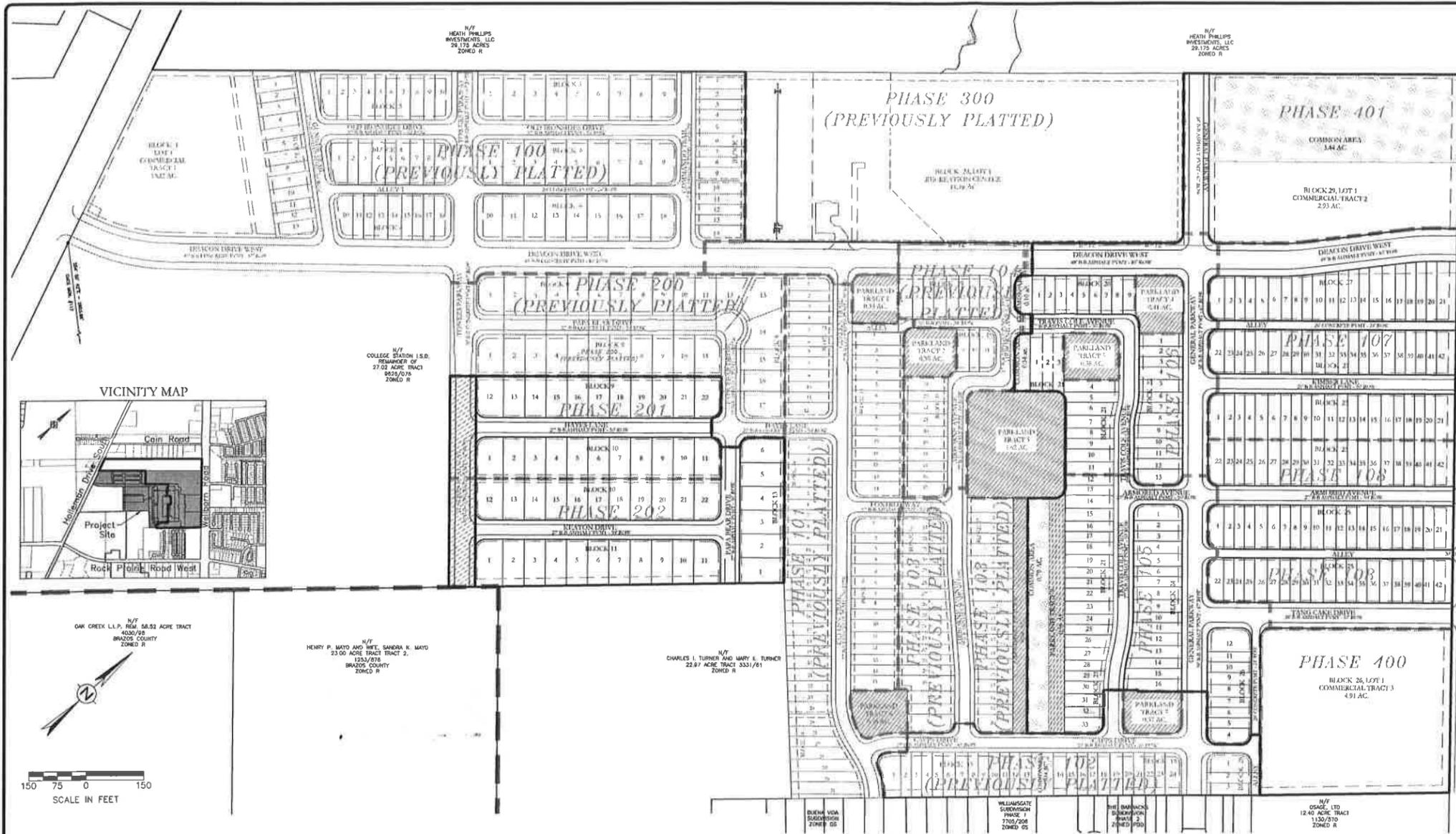
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from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



Signature and title



Date



**PRELIMINARY PLAN
NOT FOR RECORD**

REVISED
PRELIMINARY PLAN
THE BARRACKS II SUBDIVISION
 50.55 ACRES - 258 LOTS
 CRAWFORD BURNETT LEAGUE, A-7
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

TOWERS PARKWAY RIGHT-OF-WAY: 0.43 ACRES
 PHASE 100: 253 ACRES - 47 LOTS - (0.56 ACRES PARKLAND & 0.79 ACRES COMMON AREA)
 PHASE 106: 6.32 ACRES - 33 LOTS - (0.39 ACRES PARKLAND & 0.41 ACRES COMMON AREA)
 PHASE 107: 2.21 ACRES - 61 LOTS
 PHASE 108: 6.93 ACRES - 61 LOTS
 PHASE 201: 4.25 ACRES - 22 LOTS
 PHASE 202: 5.94 ACRES - 24 LOTS
 PHASE 400: 4.91 ACRES - 11 LOTS
 PHASE 401: 7.01 ACRES - 1 LOT
SAVE & EXCEPT
 PARKLAND TRACTS 2, 4 & 7

- GENERAL NOTES:**
- GENERAL BULK OR DIMENSIONAL VARIATIONS (MERITORIOUS MODIFICATIONS) ARE AS FOLLOWS:
 - TOURISM (T4) DEVELOPMENT (VARIATIONS FROM R-3 ZONING)
 - FRONT SETBACK DISTANCE - 20 FT WITHOUT REAR ACCESS, 15' WITH REAR ACCESS
 - REAR SETBACK DISTANCE - 20 FT
 - STREET SIDE SETBACK DISTANCE - 10 FT
 - SIDE SETBACK DISTANCE - 5 FT
 - COMMON AREA SIDE SETBACK DISTANCE - 5 FT
 - COMMERCIAL (C200) DEVELOPMENT (VARIATIONS FROM C-3 ZONING)
 - FRONT SETBACK FOR SELF STORAGE STRUCTURES ADJACENT TO A PUBLIC ALLEY OR COMMON AREA WILL BE 5 FEET.
 - SINGLE FAMILY (DETACHED) RESIDENTIAL DEVELOPMENT
 - FRONT SETBACK DISTANCE - 20 FT WITHOUT REAR ACCESS, 15' WITH REAR ACCESS
 - REAR SETBACK DISTANCE - 20 FT
 - SIDE SETBACK DISTANCE - 10 FT
 - STREET SIDE SETBACK DISTANCE - 15 FT
 - COMMERCIAL TRACTS 2 AND 3 SHALL EACH BE PERMITTED TO ERECT A FREESTANDING SIGN IN ACCORDANCE WITH SECTION 7.4.4 OF THE UDO. THESE SIGNS MAY BE RAISED TO A MAXIMUM HEIGHT OF 20 FEET.
 - DEAD-END STREETS IN RESIDENTIAL AREAS ARE PERMITTED UP TO MAXIMUM OF 100 FEET IN LENGTH. THE DEAD-END ALLEY ADJACENT TO COMMERCIAL TRACT 3 SHALL EXTEND TO THE PROPERTY LINE (APPROXIMATELY 110 FEET).
 - WHEN THERE ARE MORE THAN 30 LOTS TO BE SERVED BY EXTERNAL STREET CONNECTIONS, A MINIMUM OF TWO CONNECTIONS TO EXTERNAL PAVED PUBLIC STREETS SHALL BE REQUIRED. A REMOTE EMERGENCY ACCESS IS PERMITTED TO SERVE AS ONE OF THESE CONNECTIONS. TWO STREET CONNECTIONS TO EXTERNAL PAVED PUBLIC STREETS SHALL BE REQUIRED WHEN 100 OR MORE LOTS ARE SERVED.
 - DRIVEWAY ACCESS FROM RESIDENTIAL LOTS SHALL NOT BE PERMITTED ONTO ROADS DESIGNATED AS MINOR COLLECTOR OR LARGER.
 - RIGHT-OF-WAY AND PARALLEL WIDTHS SHOWN ON THIS PLAN REFLECT THE WIDTHS THAT ARE REQUIRED ALONG THE MAJORITY LENGTH OF EACH STREET. THESE WIDTHS CAN BE INCREASED AT INTERSECTIONS OF COLLECTOR STREETS AS NEEDED TO ACCOMMODATE TURNING LANES, MEDIANS OR OTHER TRAFFIC CONTROLS.
 - ALL STORMWATER REQUIREMENTS (INCLUDING DETENTION) SHALL BE DESIGNED TO COMPLY WITH THE BCI DRAINAGE DESIGN GUIDELINES. THE DETENTION POND ADJACENT TO COMMERCIAL TRACT 3 SHALL ALSO MEET COMMERCIAL STANDARDS INCLUDING LANDSCAPING AND TREATMENT OF CONCRETE STRUCTURES.
 - SETBACK POINTS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
 - PHASES 100-108 AND 201-202 SHALL BE PLATTED AND CONSTRUCTED USING TWO INDEPENDENT ORDINANCES, BUT WITH EACH RESPECTIVE THE PHASES SHALL PROCEED IN NUMERICAL ORDER. PHASES 400-401 ARE ALLOWED TO BE PLATTED AND CONSTRUCTED INDEPENDENTLY, IN NO PARTICULAR ORDER. PHASES 100 AND 106 WILL BE CONSTRUCTED TOGETHER.
 - CSISD MUST SIGN ALL FINAL PLATS THAT INCORPORATE A PORTION OF THEIR PROPERTY.
 - SIX FOOT SIDEWALKS, THREE FEET OFFER FROM THE EDGE OF CURB SHALL BE REQUIRED ON BOTH SIDES OF DEACON DRIVE, TOWERS PARKWAY & GENERAL PARKWAY. FIVE FOOT SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL OTHER STREETS. SIX FOOT SIDEWALKS SHALL ALSO BE REQUIRED ON THE ADJACENT SIDES OF OLD WELLSBORO ROAD AND HOLLMAN DRIVE SOUTH.
 - DEACON DRIVE, GENERAL PARKWAY AND TOWERS PARKWAY SHALL HAVE BIKE LANES.
 - EACH SINGLE-FAMILY AND TOURISM LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2 INCHES IN CALIPER OR ONE 4 INCH CALIPER TREE PER ORDINANCE 3272.
 - THE BARRACKS II SUBDIVISION LIES WITHIN THE STEEP-SLOPE SANITARY SEWER IMPACT FEE AREA.
 - NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM 480416E DATED MAY 16, 2012.

OWNER/DEVELOPER: HEATH PHILLIPS INVESTMENTS, LLC
 P.O. BOX 582
 WELLSBORO, TEXAS 77861
 (979) 229-9908
 COLLEGE STATION 150
 1815 WELSH
 COLLEGE STATION, TX 77840
 (979) 784-5400

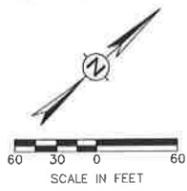
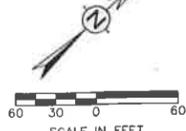
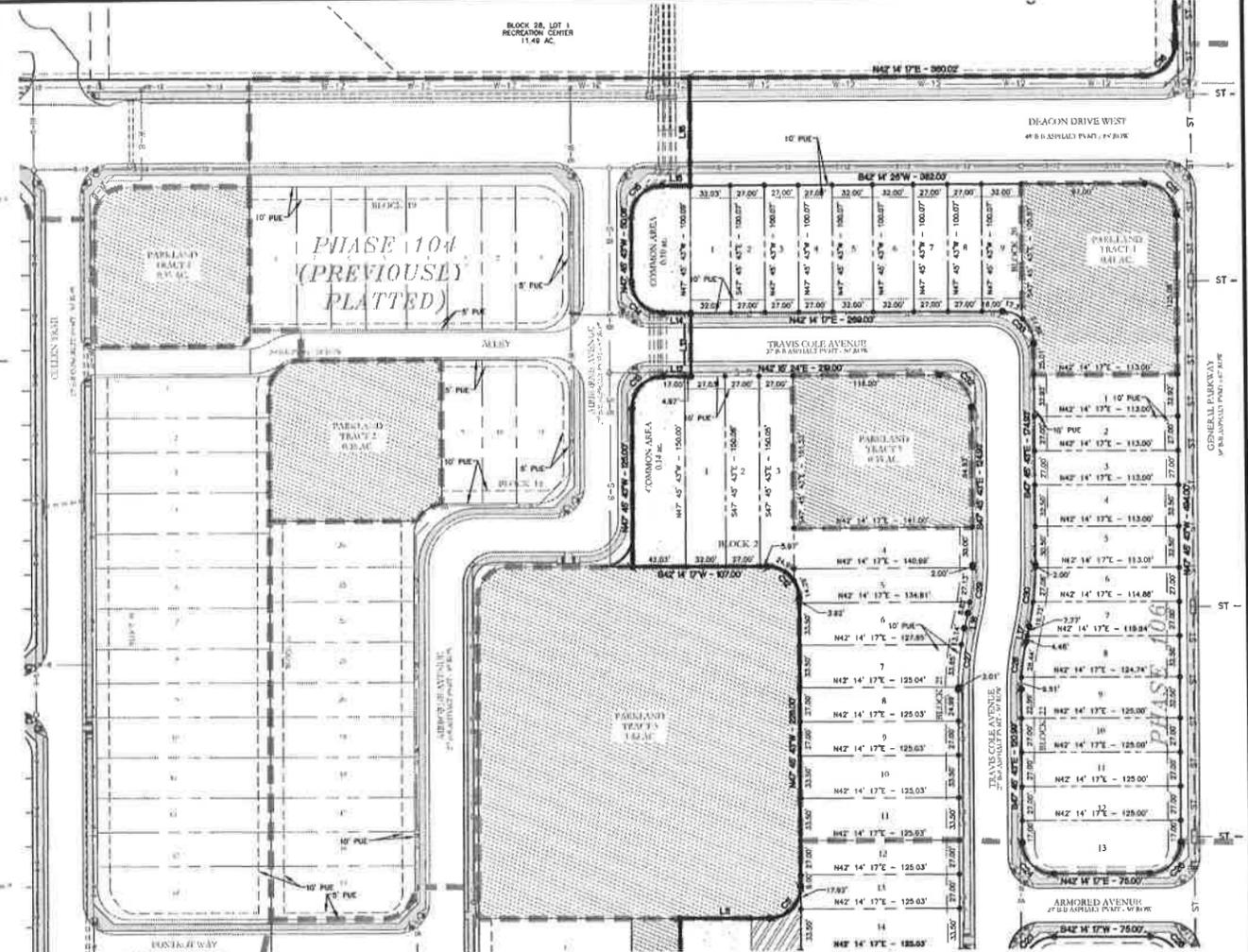
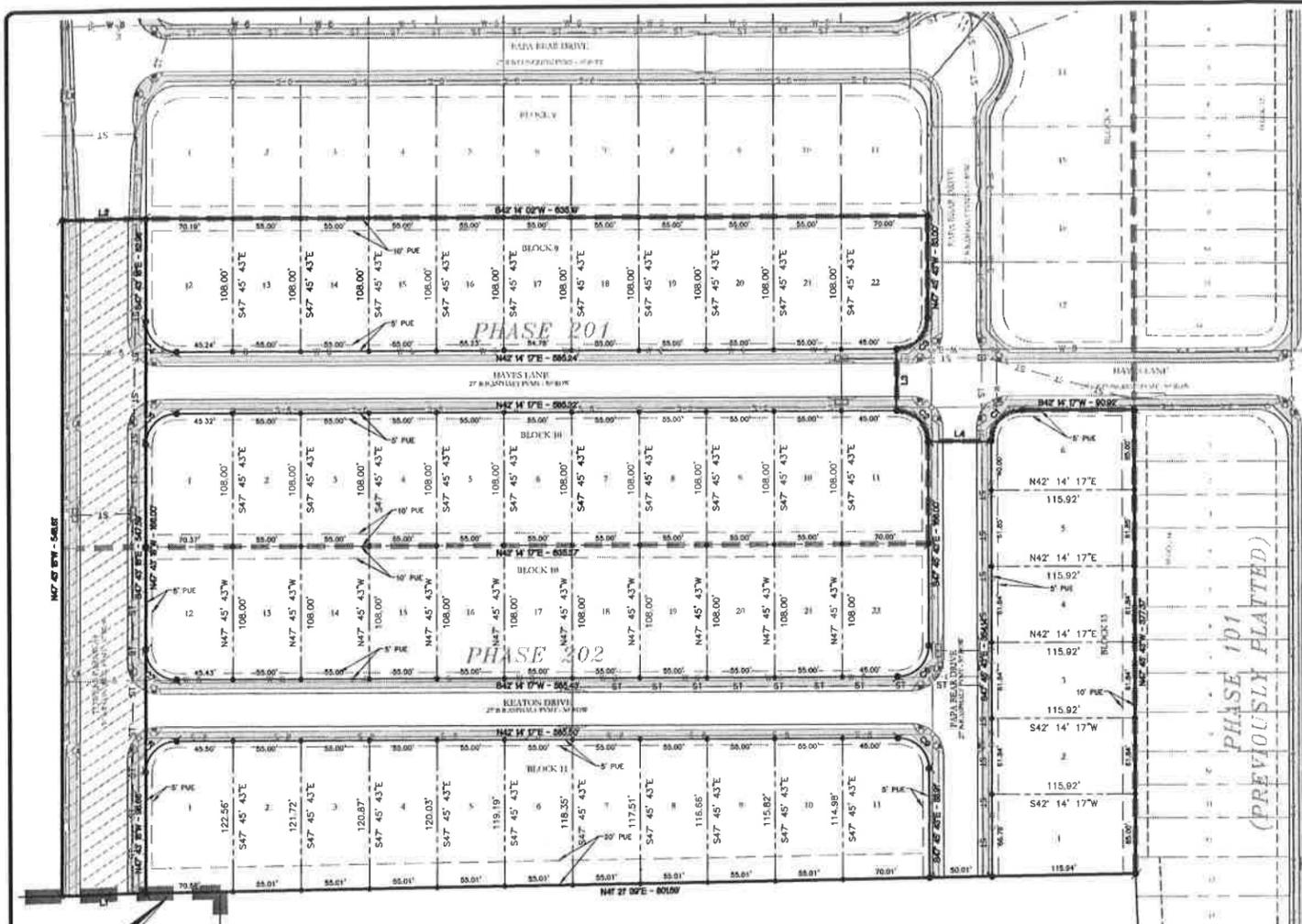
SURVEYOR: BRAD KERR, RPLS NO. 4202
 KERR SURVEYING, LLC
 408 W. TEXAS AVE.
 RYAN, TEXAS 77803
 979.268.5195

ENGINEER: Schulz Engineering, LLC
 2730 LONGHORN DR., SUITE A
 COLLEGE STATION, TEXAS 77845
 979.784.5800

SCALE: AS SHOWN
 REVISED JANUARY 2014

SHEET 1 OF 4

14:10
 8.7.14
 12.08
 [Signature]



LEGEND

- PLAT BOUNDARY
- LOT LINE
- STREET RIGHT-OF-WAY LINE
- PUBLIC UTILITY EASEMENT
- EXISTING EASEMENT LINE
- PHASE LINE
- PROPERTY CORNER
- ▨ PARKLAND HATCH - PREVIOUSLY DEDICATED
- ▨ PARKLAND HATCH - UNDEDICATED
- ▨ SIDEWALK HATCH
- ▨ COMMON AREA HATCH
- ▨ CSDS PROPERTY

**PRELIMINARY PLAN
NOT FOR RECORD**

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	67.01'	S81° 21' 30"W
L2	67.00'	N43° 14' 00"E
L3	50.00'	N47° 45' 43"W
L4	50.00'	S42° 14' 17"W
L5	24.00'	S42° 14' 17"W
L6	45.00'	S42° 14' 17"W
L7	47.00'	S42° 14' 17"W
L8	5.00'	N47° 45' 43"W
L9	36.00'	S42° 14' 17"W
L10	50.00'	S42° 14' 17"W
L11	70.70'	N42° 14' 17"E
L12	32.00'	N42° 14' 17"E
L13	50.00'	N47° 45' 43"W
L14	22.00'	S42° 14' 17"W
L15	22.00'	N42° 14' 17"E
L16	85.00'	N47° 45' 43"W
L17	12.22'	S30° 20' 00"E
L18	12.22'	S30° 20' 00"E
L19	15.56'	S30° 20' 00"E
L20	15.56'	S30° 20' 00"E

Curve Table

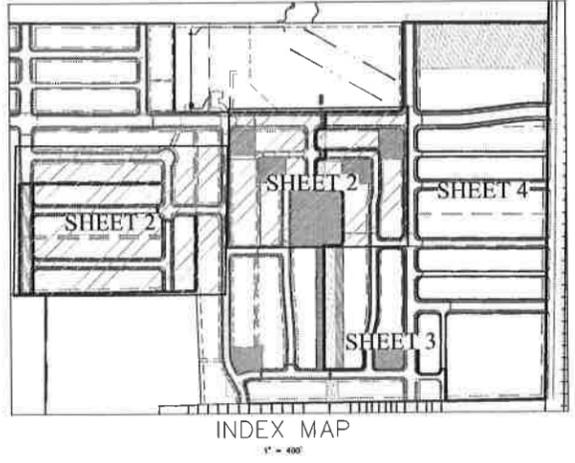
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	30.27'	25.00'	090°00'00"	25.00'	35.36'	S02°45'43"E
C2	30.27'	25.00'	090°00'00"	25.00'	35.36'	S81°14'17"W
C3	30.27'	25.00'	090°00'00"	25.00'	35.36'	N02°45'43"W
C4	30.28'	25.00'	080°02'25"	25.02'	35.37'	N87°15'30"E
C5	30.25'	25.00'	087°51'25"	24.98'	35.34'	N82°44'30"W
C6	30.27'	25.00'	087°00'00"	25.00'	35.36'	S02°45'43"E
C7	30.29'	25.00'	080°02'25"	25.02'	35.37'	S87°15'30"W
C8	30.25'	25.00'	089°57'25"	24.98'	35.34'	N02°44'30"W
C9	30.27'	25.00'	087°00'00"	25.00'	35.36'	N87°14'17"E
C10	30.20'	25.00'	090°00'00"	25.01'	35.36'	S02°45'43"E
C11	30.20'	25.00'	090°00'00"	25.01'	35.36'	N02°45'43"W
C12	28.20'	25.00'	090°00'00"	25.01'	35.36'	S81°14'17"W
C13	28.20'	25.00'	087°00'00"	25.01'	35.36'	N02°45'43"W
C14	28.20'	25.00'	087°00'00"	25.01'	35.36'	S81°14'17"W
C15	28.20'	25.00'	087°00'00"	25.01'	35.36'	N02°45'43"W
C16	28.20'	25.00'	087°00'00"	25.01'	35.36'	N02°45'43"W
C17	28.20'	25.00'	087°00'00"	25.01'	35.36'	S81°14'17"W
C18	28.20'	25.00'	087°00'00"	25.01'	35.36'	N02°45'43"W
C19	28.20'	25.00'	087°00'00"	25.01'	35.36'	S81°14'17"W
C20	28.20'	25.00'	087°00'00"	25.01'	35.36'	N02°45'43"W

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C21	62.17'	425.00'	012°25'33"	48.23'	61.09'	S43°32'36"E
C22	103.61'	478.00'	012°25'33"	81.71'	102.81'	S43°32'36"E
C23	38.27'	25.00'	090°00'00"	25.00'	35.36'	S02°45'43"E
C24	38.27'	25.00'	080°02'25"	25.02'	35.37'	N87°15'30"E
C25	30.27'	25.00'	087°00'00"	25.00'	35.36'	S87°14'17"E
C26	38.27'	25.00'	080°02'25"	25.02'	35.37'	N87°15'30"E
C27	48.80'	225.00'	012°25'33"	24.49'	48.70'	S43°32'36"E
C28	37.95'	175.00'	012°25'33"	18.65'	37.86'	S43°32'36"E
C29	37.95'	175.00'	012°25'33"	18.65'	37.86'	S43°32'36"E
C30	48.80'	225.00'	012°25'33"	24.49'	48.70'	S43°32'36"E
C31	38.27'	25.00'	080°02'25"	25.02'	35.37'	N87°15'30"E
C32	38.27'	25.00'	080°02'25"	25.02'	35.37'	N87°15'30"E
C33	38.27'	25.00'	080°02'25"	25.02'	35.37'	N87°15'30"E
C34	38.27'	25.00'	080°02'25"	25.02'	35.37'	N87°15'30"E
C35	38.27'	25.00'	080°02'25"	25.02'	35.37'	N87°15'30"E
C36	81.24'	332.50'	007°01'10"	32.80'	82.20'	N38°43'42"E
C37	75.00'	417.50'	007°01'10"	37.87'	76.81'	N38°43'42"E
C38	75.00'	417.50'	007°01'10"	37.87'	76.81'	N38°43'42"E
C39	85.24'	332.50'	007°01'10"	32.80'	86.20'	N38°43'42"E
C40	38.27'	25.00'	080°02'25"	25.02'	35.37'	N87°15'30"E

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C41	38.27'	25.00'	080°02'25"	25.02'	35.37'	N87°15'30"E
C42	38.27'	25.00'	080°02'25"	25.02'	35.37'	N87°15'30"E
C43	38.27'	25.00'	080°02'25"	25.02'	35.37'	N87°15'30"E
C44	38.27'	25.00'	080°02'25"	25.02'	35.37'	N87°15'30"E
C45	38.27'	25.00'	080°02'25"	25.02'	35.37'	N87°15'30"E
C46	38.27'	25.00'	080°02'25"	25.02'	35.37'	N87°15'30"E
C47	38.27'	25.00'	080°02'25"	25.02'	35.37'	N87°15'30"E
C48	38.27'	25.00'	080°02'25"	25.02'	35.37'	N87°15'30"E
C49	38.27'	25.00'	080°02'25"	25.02'	35.37'	N87°15'30"E
C50	38.27'	25.00'	080°02'25"	25.02'	35.37'	N87°15'30"E



REVISED
PRELIMINARY PLAN
THE BARRACKS II SUBDIVISION
50.55 ACRES - 258 LOTS
CRAWFORD BURNETT LEAGUE, A 7
COLLEGE STATION, BRAZOS COUNTY, TEXAS

TOWERS PARKWAY RIGHT OF WAY: 0.43 ACRES
PHASE 105: 7.53 ACRES - 47 LOTS - (0.36 ACRES PARKLAND & 0.79 ACRES COMMON AREA)
PHASE 106: 6.32 ACRES - 33 LOTS - (0.38 ACRES PARKLAND & 0.41 ACRES COMMON AREA)
PHASE 107: 3.71 ACRES - 63 LOTS
PHASE 108: 6.93 ACRES - 63 LOTS
PHASE 201: 4.25 ACRES - 22 LOTS
PHASE 202: 5.98 ACRES - 28 LOTS
PHASE 400: 4.51 ACRES - 11 LOT
PHASE 401: 7.01 ACRES - 11 LOT
PARKLAND TRACTS 3, 4 & 7

SAVE & EXCEPT
PARKLAND TRACTS 3, 4 & 7

OWNER/DEVELOPER:
HEATH PHILLIPS INVESTMENTS, LLC
P.O. BOX 342
WELLSBORO, TEXAS 77881
(979) 221-5908

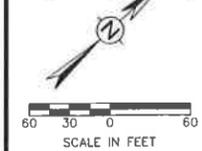
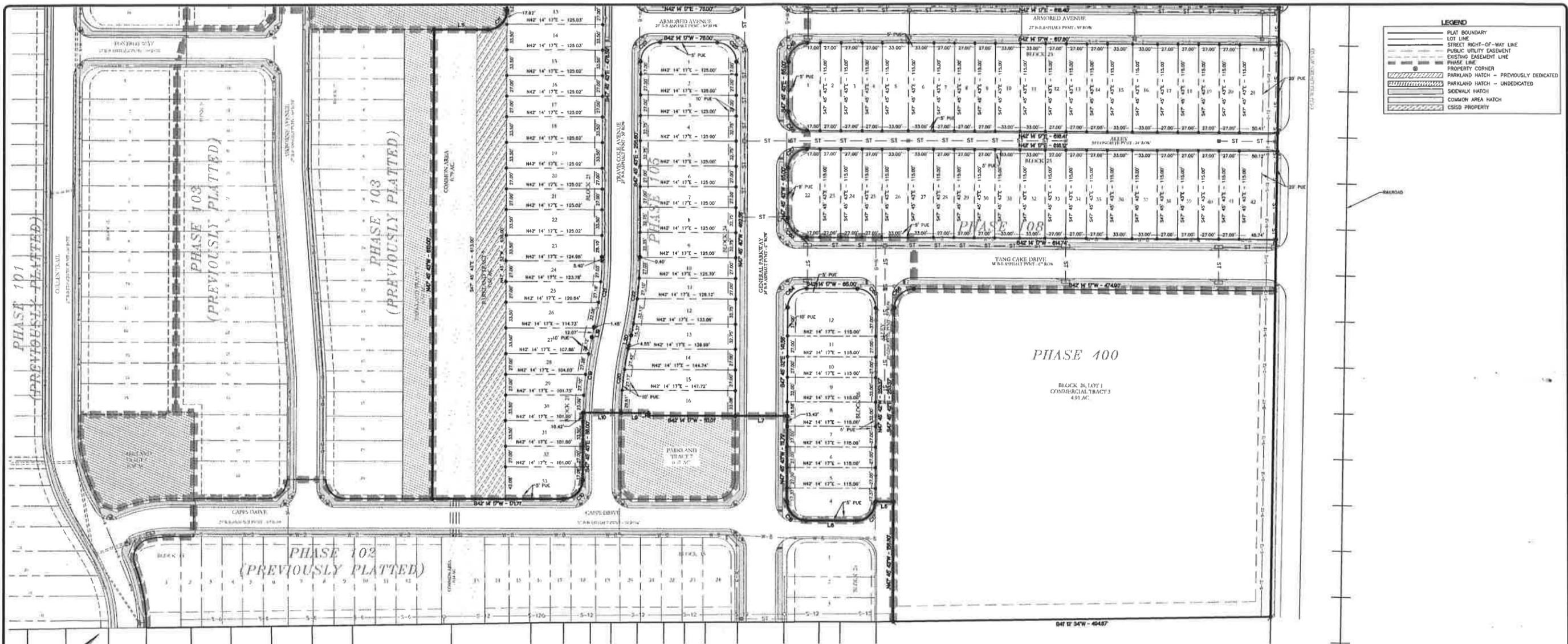
SURVEYOR:
DAVID KERN, P.E. NO. 4502
KERN SURVEYING, LLC
409 N. TEXAS AVE.
MOUNTAIN VIEW, TEXAS 77003
979.246.3185

ENGINEER:
Schultz Engineering, LLC
2730 LONGHORN DR., SUITE A
1812 WELSH
COLLEGE STATION, TEXAS 77840
(979) 784-5400

SCALE: AS SHOWN
REVISED JANUARY 2014

COLLEGE STATION ISD
1812 WELSH
COLLEGE STATION, TX 77840
(979) 784-5400

SHEET 2 OF 4



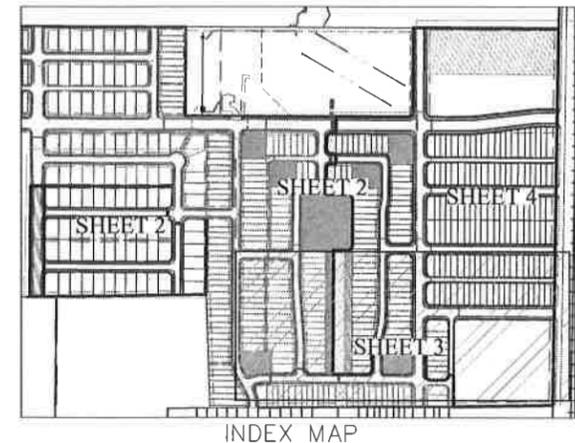
**PRELIMINARY PLAN
NOT FOR RECORD**

LINE #	LENGTH	DIRECTION
L1	87.00'	S41°21'30"W
L2	87.00'	N42°14'00"E
L3	50.00'	N47°45'43"W
L4	50.00'	S42°14'17"W
L5	34.00'	S42°14'17"W
L6	85.00'	S42°14'17"W
L7	87.00'	S42°14'17"W
L8	3.00'	N47°45'43"W
L9	38.00'	S42°14'17"W
L10	30.00'	S42°14'17"W
L11	70.30'	N42°14'17"E
L12	23.00'	N42°14'17"E
L13	50.00'	N47°45'43"W
L14	32.00'	S42°14'17"W
L15	23.00'	N42°14'17"E
L16	85.00'	N47°45'43"W
L17	12.22'	S30°20'00"E
L18	15.83'	S30°20'00"E
L19	13.58'	S30°20'00"E
L20	13.58'	S30°20'00"E

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	39.27'	25.00'	090°00'00"	25.00'	35.38'	S02°45'43"E
C2	39.27'	25.00'	090°00'00"	25.00'	35.38'	S87°14'17"W
C3	39.27'	25.00'	090°00'00"	25.00'	35.38'	S02°45'43"E
C4	39.28'	25.00'	090°02'25"	25.02'	35.37'	N07°15'30"E
C5	39.25'	25.00'	089°57'30"	24.98'	35.34'	N02°44'30"W
C6	39.27'	25.00'	090°00'00"	25.00'	35.38'	S02°45'43"E
C7	39.28'	25.00'	090°02'25"	25.02'	35.37'	S87°15'30"W
C8	39.25'	25.00'	089°57'30"	24.98'	35.34'	N02°44'30"W
C9	39.27'	25.00'	090°00'00"	25.00'	35.38'	S87°14'17"E
C10	39.28'	25.00'	090°02'25"	25.02'	35.37'	S02°45'43"E
C11	39.28'	25.00'	090°00'00"	25.00'	35.38'	N02°45'43"W
C12	39.28'	25.00'	090°00'00"	25.00'	35.38'	S87°14'17"W
C13	39.28'	25.00'	090°00'00"	25.00'	35.38'	N02°45'43"W
C14	39.28'	25.00'	090°00'00"	25.00'	35.38'	S87°14'17"W
C15	39.28'	25.00'	090°00'00"	25.00'	35.38'	N02°45'43"W
C16	39.28'	25.00'	090°00'00"	25.00'	35.38'	N02°45'43"W
C17	39.28'	25.00'	090°00'00"	25.00'	35.38'	S02°45'43"E
C18	39.28'	25.00'	090°00'00"	25.00'	35.38'	S87°14'17"W
C19	39.28'	25.00'	090°00'00"	25.00'	35.38'	S41°17'54"E
C20	39.27'	25.00'	011°53'04"	44.53'	86.59'	S41°17'54"E

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C21	82.17'	450.00'	012°25'33"	48.27'	81.89'	S41°32'36"E
C22	103.61'	478.00'	012°25'33"	61.71'	102.81'	S41°32'36"E
C23	39.27'	25.00'	090°00'00"	25.00'	35.38'	S02°45'43"E
C24	39.27'	25.00'	090°00'00"	25.00'	35.38'	N87°14'17"E
C25	39.27'	25.00'	090°00'00"	25.00'	35.38'	S87°14'17"W
C26	39.27'	25.00'	090°00'00"	25.00'	35.38'	N02°45'43"W
C27	48.80'	228.00'	012°25'33"	24.40'	48.70'	S41°32'36"E
C28	37.85'	178.00'	012°25'33"	18.05'	37.68'	S41°32'36"E
C29	37.85'	178.00'	012°25'33"	18.05'	37.68'	S41°32'36"E
C30	48.80'	228.00'	012°25'33"	24.40'	48.70'	S41°32'36"E
C31	39.27'	25.00'	090°00'00"	25.00'	35.38'	S87°14'17"E
C32	39.27'	25.00'	090°00'00"	25.00'	35.38'	N87°14'17"E
C33	39.27'	25.00'	090°00'00"	25.00'	35.38'	N87°14'17"E
C34	39.27'	25.00'	090°00'00"	25.00'	35.38'	S87°14'17"E
C35	39.27'	25.00'	090°00'00"	25.00'	35.38'	S02°45'43"E
C36	39.27'	25.00'	090°00'00"	25.00'	35.38'	N87°14'17"E
C37	75.85'	312.00'	007°11'17"	32.86'	85.20'	N08°42'42"E
C38	75.85'	312.00'	007°11'17"	32.86'	75.85'	S08°42'42"W
C39	88.24'	332.00'	007°11'17"	32.86'	85.20'	S08°42'42"W
C40	39.27'	25.00'	090°00'00"	25.00'	35.38'	N87°14'17"E

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C41	39.27'	25.00'	090°00'00"	25.00'	35.38'	N02°45'43"W
C42	39.27'	25.00'	090°00'00"	25.00'	35.38'	S87°14'17"W
C43	39.27'	25.00'	090°00'00"	25.00'	35.38'	S02°45'43"E
C44	39.27'	25.00'	090°00'00"	25.00'	35.38'	N87°14'17"E
C45	39.27'	25.00'	090°00'00"	25.00'	35.38'	S02°45'43"E
C46	39.27'	25.00'	090°00'00"	25.00'	35.38'	N87°14'17"E
C47	39.27'	25.00'	090°00'00"	25.00'	35.38'	N02°45'43"W
C48	39.27'	25.00'	090°00'00"	25.00'	35.38'	S02°45'43"E
C49	39.27'	25.00'	090°00'00"	25.00'	35.38'	S87°14'17"W
C50	39.27'	25.00'	090°00'00"	25.00'	35.38'	S02°45'43"E
C51	39.27'	25.00'	090°00'00"	25.00'	35.38'	S87°14'17"E
C52	39.27'	25.00'	090°00'00"	25.00'	35.38'	N87°14'17"E
C53	39.27'	25.00'	090°00'00"	25.00'	35.38'	N87°14'17"E
C54	39.27'	25.00'	090°00'00"	25.00'	35.38'	S87°14'17"E
C55	39.27'	25.00'	090°00'00"	25.00'	35.38'	S02°45'43"E
C56	39.27'	25.00'	090°00'00"	25.00'	35.38'	S02°45'43"E



REVISED
PRELIMINARY PLAN
THE BARRACKS II SUBDIVISION
50.55 ACRES - 258 LOTS
CRAWFORD BURNETT LEAGUE, A 7
COLLEGE STATION, BRAZOS COUNTY, TEXAS

TOWNS PARKWAY RIGHT-OF-WAY: 0.443 ACRES
PHASE 106: 3.53 ACRES - 47 LOTS - 0.36 ACRES PARKLAND & 0.39 ACRES COMMON AREA
PHASE 106: 6.32 ACRES - 33 LOTS - 0.38 ACRES PARKLAND & 0.41 ACRES COMMON AREA
PHASE 107: 7.71 ACRES - 63 LOTS
PHASE 108: 6.93 ACRES - 63 LOTS
PHASE 201: 4.25 ACRES - 22 LOTS
PHASE 202: 5.88 ACRES - 24 LOTS
PHASE 400: 4.91 ACRES - 1 LOT
PHASE 401: 7.01 ACRES - 1 LOT

SAVE & EXCEPT
PARKLAND TRACTS 3, 4 & 7

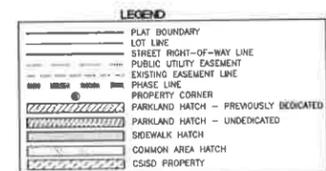
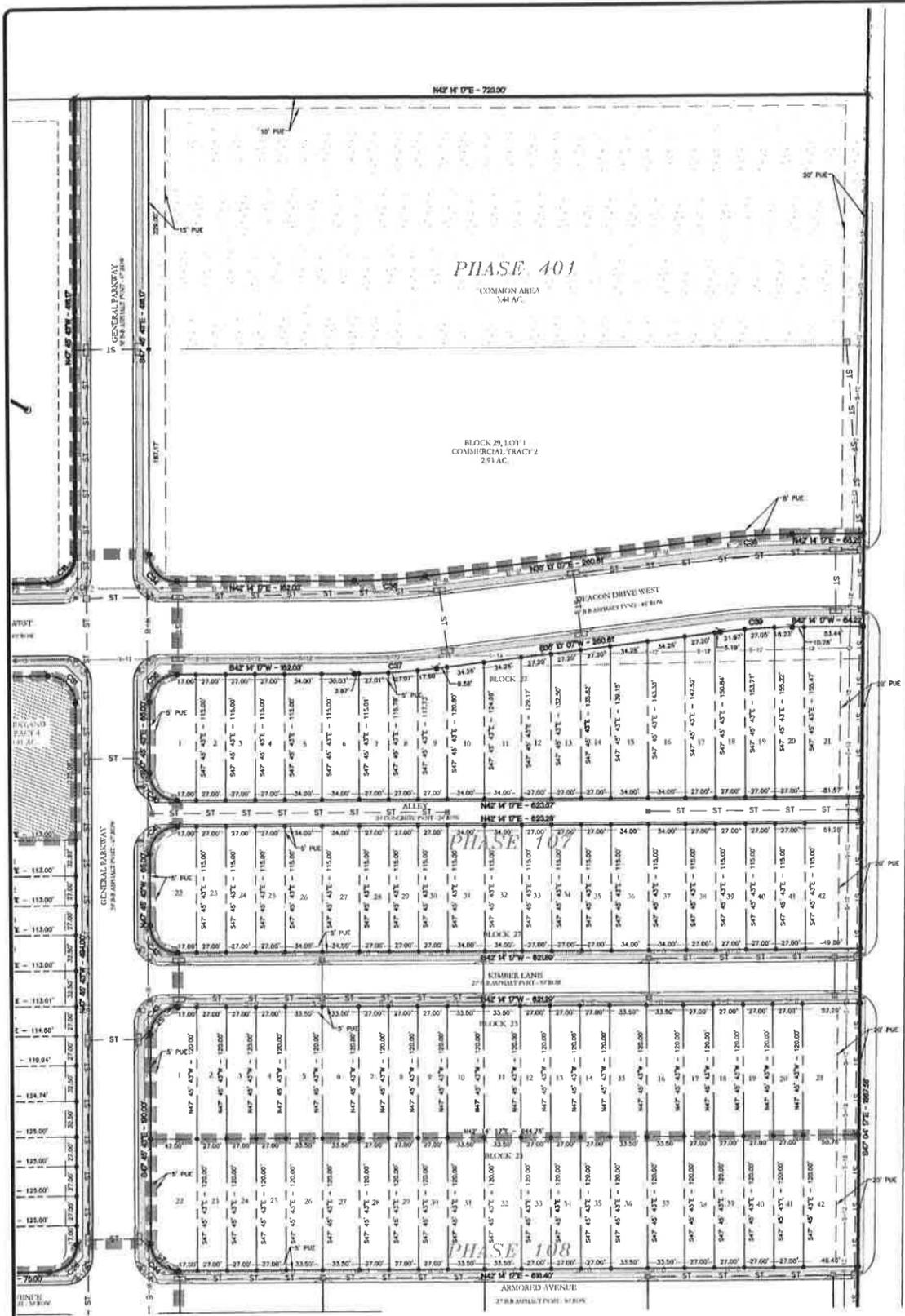
OWNER/DEVELOPER:
HEATH PHILLIPS DEVELOPMENTS, LLC
P.O. BOX 842
WELLSBORO, TEXAS 77881
(817) 233-9064
COLLEGE STATION, TX 77840
(817) 784-5400

SURVEYOR:
BRAD KEAR, RPLS NO. 4502
KEAR SURVEYING, LLC
409 N. TEXAS AVE.
BRYAN, TEXAS 77803
(817) 208-3183

ENGINEER:
Schulz Engineering, LLC
2730 LOWMIRE DR., SUITE A
COLLEGE STATION, TEXAS 77845
(817) 784-3900

SCALE: AS SHOWN
REVISED JANUARY 2014

SHEET 3 OF 4

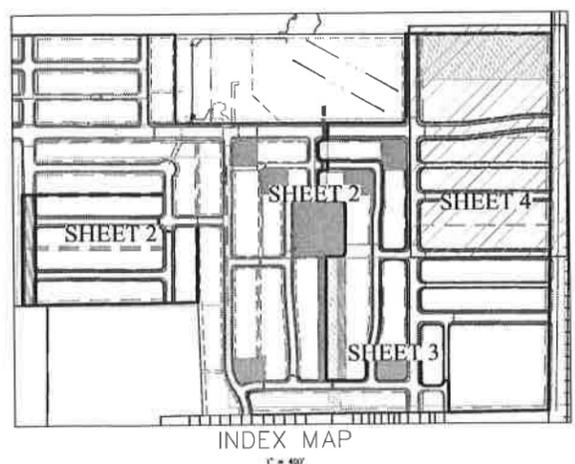
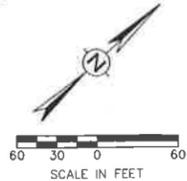


LINE #	LENGTH	DIRECTION
L1	87.61	S41° 21' 38"W
L2	67.00	N42° 14' 02"E
L3	50.00	N47° 45' 43"W
L4	58.50	S42° 14' 17"W
L5	34.00	S42° 14' 17"W
L6	65.00	S42° 14' 17"W
L7	87.00	S42° 14' 17"W
L8	3.50	N47° 45' 43"W
L9	38.00	S42° 14' 17"W
L10	30.00	S42° 14' 17"W
L11	70.70	N42° 14' 17"E
L12	25.00	N42° 14' 17"E
L13	80.00	N47° 45' 43"W
L14	22.00	S42° 14' 17"W
L15	22.00	N42° 14' 17"E
L16	85.00	N47° 45' 43"W
L17	12.00	S30° 22' 08"E
L18	12.00	S30° 22' 08"E
L19	13.54	S30° 22' 08"E
L20	13.54	S30° 22' 08"E

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	39.27	25.00	090°00'00"	25.00	35.36	S02°45'43"E
C2	36.27	25.00	090°00'00"	25.00	35.36	S87°14'17"W
C3	38.27	25.00	090°00'00"	25.00	35.36	N02°45'43"W
C4	38.27	25.00	090°00'00"	25.00	35.36	N87°14'17"E
C5	38.27	25.00	090°00'00"	25.00	35.36	N02°45'43"W
C6	38.27	25.00	090°00'00"	25.00	35.36	S02°45'43"E
C7	38.27	25.00	090°00'00"	25.00	35.36	S87°14'17"W
C8	38.27	25.00	090°00'00"	25.00	35.36	N02°45'43"W
C9	38.27	25.00	090°00'00"	25.00	35.36	N87°14'17"E
C10	38.27	25.00	090°00'00"	25.00	35.36	N02°45'43"W
C11	38.27	25.00	090°00'00"	25.00	35.36	N87°14'17"E
C12	38.27	25.00	090°00'00"	25.00	35.36	S87°14'17"W
C13	38.27	25.00	090°00'00"	25.00	35.36	N02°45'43"W
C14	38.27	25.00	090°00'00"	25.00	35.36	N87°14'17"E
C15	38.27	25.00	090°00'00"	25.00	35.36	N02°45'43"W
C16	38.27	25.00	090°00'00"	25.00	35.36	N87°14'17"E
C17	38.27	25.00	090°00'00"	25.00	35.36	N02°45'43"W
C18	38.27	25.00	090°00'00"	25.00	35.36	N87°14'17"E
C19	38.27	25.00	090°00'00"	25.00	35.36	N02°45'43"W
C20	38.27	25.00	090°00'00"	25.00	35.36	N87°14'17"E

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C21	82.17	425.00	012°29'33"	46.27	81.89	S41°32'54"E
C22	103.01	475.00	012°29'33"	51.71	102.81	S41°32'54"E
C23	38.27	25.00	090°00'00"	25.00	35.36	S02°45'43"E
C24	38.27	25.00	090°00'00"	25.00	35.36	S87°14'17"W
C25	38.27	25.00	090°00'00"	25.00	35.36	N02°45'43"W
C26	38.27	25.00	090°00'00"	25.00	35.36	N87°14'17"E
C27	38.27	25.00	090°00'00"	25.00	35.36	N02°45'43"W
C28	38.27	25.00	090°00'00"	25.00	35.36	N87°14'17"E
C29	38.27	25.00	090°00'00"	25.00	35.36	N02°45'43"W
C30	38.27	25.00	090°00'00"	25.00	35.36	N87°14'17"E
C31	38.27	25.00	090°00'00"	25.00	35.36	N02°45'43"W
C32	38.27	25.00	090°00'00"	25.00	35.36	N87°14'17"E
C33	38.27	25.00	090°00'00"	25.00	35.36	N02°45'43"W
C34	38.27	25.00	090°00'00"	25.00	35.36	N87°14'17"E
C35	38.27	25.00	090°00'00"	25.00	35.36	N02°45'43"W
C36	85.24	532.00	007°01'10"	32.88	85.20	N08°43'42"E
C37	75.80	617.00	007°01'10"	33.87	75.61	S38°45'42"W
C38	75.80	617.00	007°01'10"	33.87	75.61	N08°43'42"E
C39	85.24	532.00	007°01'10"	32.88	85.20	S38°45'42"W
C40	38.27	25.00	090°00'00"	25.00	35.36	N87°14'17"E

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C41	38.27	25.00	090°00'00"	25.00	35.36	N02°45'43"W
C42	38.27	25.00	090°00'00"	25.00	35.36	S87°14'17"W
C43	38.27	25.00	090°00'00"	25.00	35.36	S02°45'43"E
C44	38.27	25.00	090°00'00"	25.00	35.36	S87°14'17"W
C45	38.27	25.00	090°00'00"	25.00	35.36	N02°45'43"W
C46	38.27	25.00	090°00'00"	25.00	35.36	N87°14'17"E
C47	38.27	25.00	090°00'00"	25.00	35.36	N02°45'43"W
C48	38.27	25.00	090°00'00"	25.00	35.36	N87°14'17"E
C49	38.27	25.00	090°00'00"	25.00	35.36	N02°45'43"W
C50	38.27	25.00	090°00'00"	25.00	35.36	N87°14'17"E
C51	38.27	25.00	090°00'00"	25.00	35.36	N02°45'43"W
C52	38.27	25.00	090°00'00"	25.00	35.36	N87°14'17"E
C53	38.27	25.00	090°00'00"	25.00	35.36	N02°45'43"W
C54	38.27	25.00	090°00'00"	25.00	35.36	N87°14'17"E
C55	38.27	25.00	090°00'00"	25.00	35.36	N02°45'43"W
C56	38.27	25.00	090°00'00"	25.00	35.36	N87°14'17"E
C57	38.27	25.00	090°00'00"	25.00	35.36	N02°45'43"W
C58	38.27	25.00	090°00'00"	25.00	35.36	N87°14'17"E



PRELIMINARY PLAN
NOT FOR RECORD

REVISED
PRELIMINARY PLAN
THE BARRACKS II SUBDIVISION

50.55 ACRES - 258 LOTS
CLAWFORD BURNETT LEAGUE, A 7
COLLEGE STATION, BRAZOS COUNTY, TEXAS

TOWERS PARKWAY RIGHT OF WAY-0.843 ACRES
PHASE 105: 7.53 ACRES - 47 LOTS - (0.56 ACRES PARKLAND & 0.79 ACRES COMMON AREA)
PHASE 106: 6.32 ACRES - 33 LOTS - (0.28 ACRES PARKLAND & 0.41 ACRES COMMON AREA)
PHASE 107: 7.71 ACRES - 43 LOTS
PHASE 108: 6.93 ACRES - 43 LOTS
PHASE 201: 4.25 ACRES - 22 LOTS
PHASE 202: 3.44 ACRES - 20 LOTS
PHASE 400: 4.51 ACRES - 11 LOT
PHASE 401: 7.01 ACRES - 11 LOT
SAVE & EXCEPT
PARKLAND TRACTS 3, 4 & 7

OWNER/DEVELOPER:
HEATH PHILLIPS INVESTMENTS, LLC
P.O. BOX 242
WELLSBORO, TEXAS 77881
(979) 226-9608

SURVEYOR:
BRAD KEHR, RLS NO. 4502
KEHR SURVEYING, LLC
428 W. TEXAS AVE.
BRYAN, TEXAS 77803
876.246.3185

ENGINEER:
Schultz Engineering, L.L.C.
3750 LONGMERE DR., SUITE A
COLLEGE STATION, TEXAS 77840
(979) 764-5400

SCALE: AS SHOWN
REVISED JANUARY 2014



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

**REZONING REQUEST
FOR
BCS SIKH ASSOCIATION CHURCH
14-00900007**

REQUEST: R Rural to SC Suburban Commercial

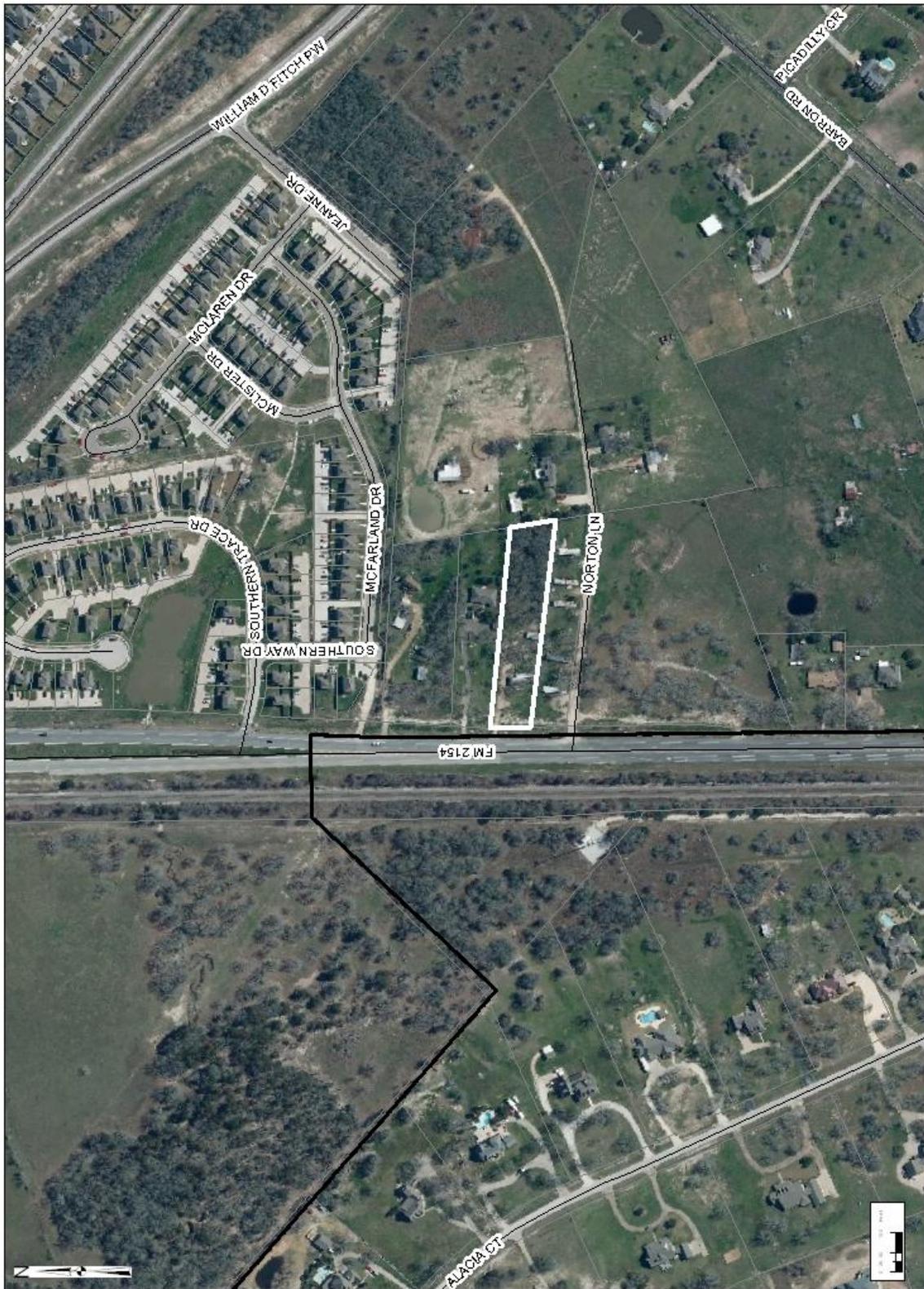
SCALE: Approximately 1.3 acres

LOCATION: 13913 FM 2154, generally located north of the intersection of Norton Lane and Wellborn Road

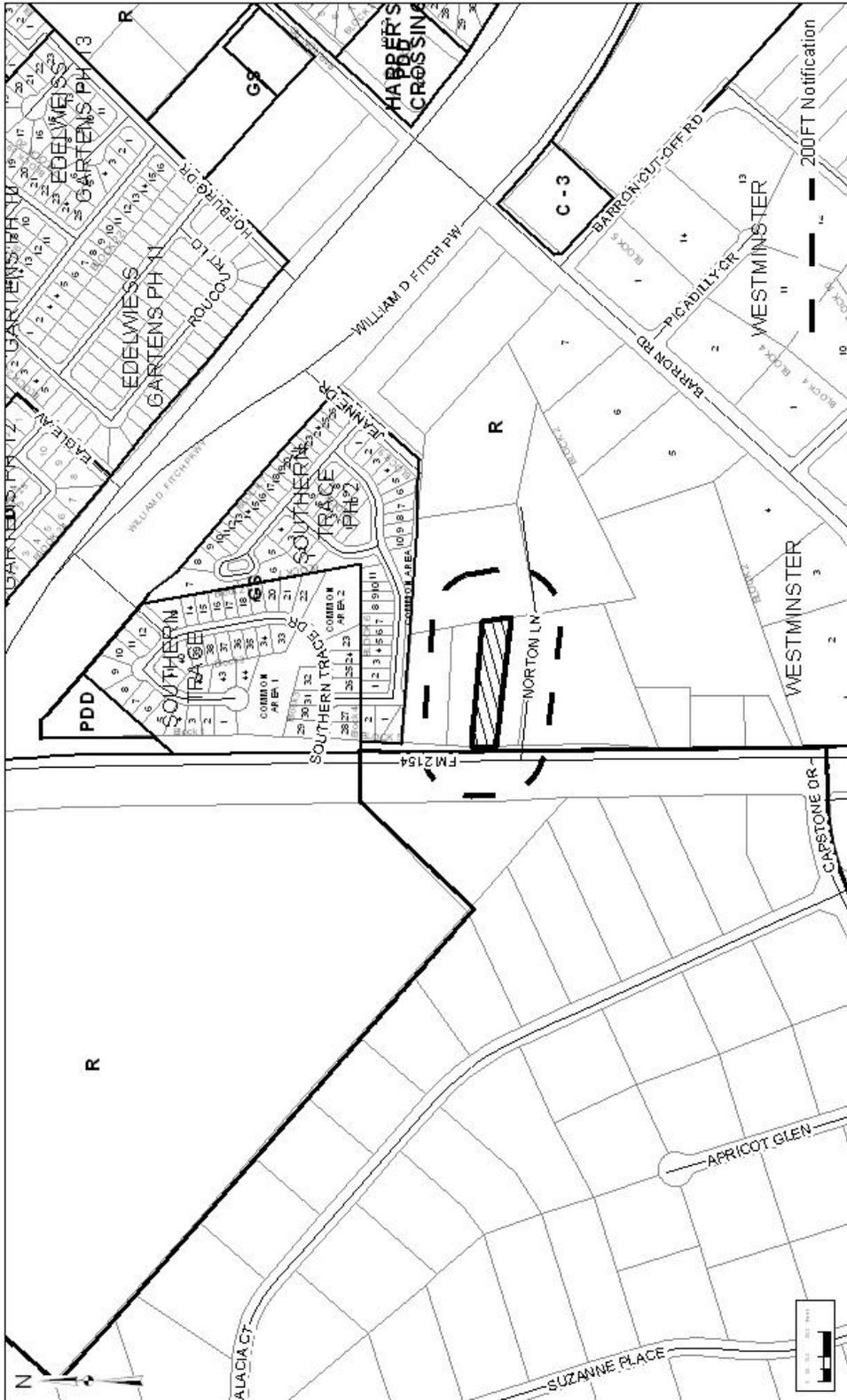
APPLICANTS: Glenn Jones, J4 Engineering

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

RECOMMENDATION: Staff recommends approval of the rezoning request based on its compatibility with the Comprehensive Future Land Use and Character Map.



REZONING
Case: 14-007
BCS SIKH ASSOCIATION CHURCH 13913 FM 2154
DEVELOPMENT REVIEW



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

DEVELOPMENT REVIEW

BCS SIKH ASSOCIATION CHURCH
13913 FM 2154

Case: 14-007

REZONING

NOTIFICATIONS

Advertised Commission Hearing Date: February 20, 2014
Advertised Council Hearing Dates: March 13, 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

Property owner notices mailed:

Contacts in support: None at the time of the report.

Contacts in opposition: None at the time of the report.

Inquiry contacts: None at the time of the 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 (ETJ - across FM 2154)	Rural	N/A - ETJ	Single-Family Residential – Willow Run Phase 3A

DEVELOPMENT HISTORY

Annexation: June 1995

Zoning: R Rural

Final Plat: This property is unplatted.

Site development: A manufactured structure is currently on site home to the BCS Sikh Association.

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject property is designated as Suburban Commercial on the Comprehensive Plan Future Land Use and Character Map. The proposed rezoning is consistent with this designation.
- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The proposed rezoning will allow for the development permitted in SC Suburban Commercial, both the zoning district and the land use designation. 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.
- 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 current zoning designation of R Rural permits development of single-family lots. Although the

minimum lot requirement is which more conducive to more intense uses, the configuration of the property will make development and access to the property more complicated.

4. **Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The current zoning designation of R Rural permits large-lot single-family development. Although the property is surrounded by other single-family development, it is located along Wellborn Road, a major arterial on the City of College Station's Thoroughfare Plan.
5. **Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The applicant states that although there is no market for the property as it is currently zoned, the property is marketable for commercial development as it is located along a major thoroughfare.
6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water service to the tract may be provided by an existing 12-inch water main running along the east side of Wellborn Road. 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.

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

The subject tract is located in the 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.

Currently on the subject property is a manufactured structure currently serving as the home for the BCS Sikh Association which generates minimal vehicles per day (VPD). The proposed Suburban Commercial zoning may generate up to 650 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 possible trip generation of 650 VPD to 10,500 VPD, the volumes on Wellborn Road could become 11,150 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.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request based on its compatibility with the Comprehensive Future Land Use and Character Map.

SUPPORTING MATERIALS

1. Application
2. Rezoning map



FOR OFFICE USE ONLY	
CASE NO.:	<u>14-7</u>
DATE SUBMITTED:	<u>01/13/14</u>
TIME:	<u>10:00</u>
STAFF:	<u>AJ</u>

ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:	
<input checked="" type="checkbox"/>	\$1,165 Rezoning Application Fee.
<input checked="" type="checkbox"/>	Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
<input checked="" type="checkbox"/>	TIA . Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
<input checked="" type="checkbox"/>	One (1) copy of a fully dimensioned map on 24" x 36" paper showing: <ul style="list-style-type: none"> 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.
<input checked="" type="checkbox"/>	Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
<input checked="" type="checkbox"/>	A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to P&DS_Digital_Submittal@cstx.gov).
NOTE: If a petition for rezoning is denied by the City Council, another application for rezoning shall not be filed within a period of 180 days from the date of denial, except with permission of the Planning & Zoning Commission.	

Date of Optional Preapplication Conference October 25, 2013

NAME OF PROJECT BCS Sikh Association Church

ADDRESS 13913 Wellborn Road

LEGAL DESCRIPTION (Lot, Block, Subdivision) R. Stevenson A005401, TR 92 (unplatted)

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

The property is located near the intersection of Wellborn Road and Norton Lane (13913 FM 2154)

TOTAL ACREAGE 1.27

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

Name J4 Engineering c/o Glenn Jones, PE-CFM E-mail gjones@j4engineering.com

Street Address PO Box 5192

City Bryan State TX Zip Code 77805

Phone Number 979-739-0567 Fax Number --

PROPERTY OWNER'S INFORMATION:

Name AKAAL HOLDINGS, LLC c/o Yadvindra (Bobby) Bains E-mail DoctorBains@gmail.com

Street Address 13913 FM 2154

City College Station State TX Zip Code 77845

Phone Number 979-695-3333 Fax Number 979-695-0998

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

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

This property was conveyed to owner by deed dated 6/13/2012 and recorded in Volume 10753, Page 260 of the Brazos County Official Records.

Existing Zoning R: Rural Proposed Zoning SC: Suburban Commercial

Present Use of Property Church & Business Office Bldg.

Proposed Use of Property Church & Business Office Bldg.

REZONING SUPPORTING INFORMATION

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

The property has frontage on a major thoroughfare that makes it attractive to commercial type developments. In addition, TxDOT has initiated a plan to upgrade Wellborn Road to provide improved traffic conditions and access to commercial developments already in and coming to the area. Additional ROW has been obtained and utilities have been relocated/upgraded in advance of these improvements. With the growth occurring south of College Station and along Wellborn Road as well as this location, commercial use of the property is the most logical and beneficial use.

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.

Yes, the requested zoning 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?

Traditional residential development along a major arterial such as Wellborn Road will not comply with the current rural zoning. The property is currently noncomplying with the requirements of rural zoning and the area surrounding this site is beginning to become more commercialize. Wellborn Road is a major thoroughfare with a major intersection with WD Fitch, located adjacent to the site, resulting in the area no longer being suitable for residential development. The proposed commercial zoning classification will allow the property to develop commercially while still being compatible with nearby residential characteristics.

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

Commercial types of development are traditionally along major thoroughfares and arterials such as Wellborn Road. Having a major intersection adjacent to the property adds to the marketability for commercial types of development. In addition, the existing heavily wooded undergrowth along with well-established oaks trees will allow the required buffer zones to be left uncleared and provide a natural delineation between the proposed development and the existing residential structures along the shared rear lot lines. This buffer along with the architectural requirements of the the proposed zoning will allow for commercial activities while preserving nearby residential character.

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

The undesirable frontage on a major thoroughfare has and will continue to suppress residential development on this property.

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

There is no market for the property as it is currently zoned.

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

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.

Graban, Manager, Akkaal Holding LLC
Signature and title

1/10/2014
Date

**METES AND BOUNDS DESCRIPTION
OF A
1.273 ACRE TRACT
ROBERT STEVENSON LEAGUE, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE ROBERT STEVENSON LEAGUE, ABSTRACT NO. 54, COLLEGE STATION, BRAZOS COUNTY, TEXAS SAID TRACT BEING THE REMAINDER OF A CALLED 1.315 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO AKAAL HOLDINGS, L.L.C. RECORDED IN VOLUME 10876, PAGE 89 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

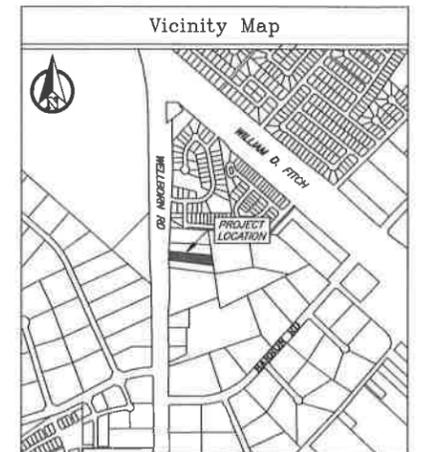
BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE EAST LINE OF FM 2154 - WELLBORN ROAD (R.O.W. VARIES) MARKING THE NORTHWEST CORNER OF SAID REMAINDER OF 1.315 ACRE TRACT AND THE SOUTHWEST CORNER OF THE REMAINDER OF A CALLED 1.303 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO CLENDEN E. ADAMS AND DANA D. ADAMS RECORDED IN VOLUME 9515, PAGE 17 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD FOUND MARKING THE NORTHEAST CORNER OF A CALLED 0.05 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 6997, PAGE 77 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 82° 16' 40" E ALONG THE COMMON LINE OF SAID REMAINDER OF 1.315 ACRE TRACT AND SAID REMAINDER OF 1.303 ACRE TRACT FOR A DISTANCE OF 503.05 FEET (DEED CALL BEARING: S 82° 17' 00" E, 10876/89) (DEED CALL: S 83° 51' 32" E - 502.96 FEET, 6997/77) TO A 3/8 INCH IRON ROD FOUND ON THE WEST LINE OF A CALLED 4.819 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO CHRISTOPHER A. DALE AND WIFE, JANETTE C. DALE RECORDED IN VOLUME 3498, PAGE 295 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD FOUND MARKING THE NORTHEAST CORNER OF THE REMAINDER OF SAID 1.315 ACRE TRACT AND THE SOUTHWEST CORNER OF THE REMAINDER OF SAID 1.303 ACRE TRACT;

THENCE: S 07° 31' 00" E ALONG THE COMMON LINE OF SAID REMAINDER OF 1.315 ACRE TRACT AND SAID 4.819 ACRE TRACT FOR A DISTANCE OF 119.97 FEET (DEED CALL: S 07° 31' 00" E - 120.00 FEET, 10876/89) (THIS LINE USED FOR BEARING ORIENTATION HONORING THE DEED CALL BEARING AS SHOWN IN SAID DEED, 10876/89) TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID REMAINDER OF 1.315 ACRE TRACT AND THE NORTHEAST CORNER OF THE REMAINDER OF A CALLED 1.00 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BERNICE M. RILEY RECORDED IN VOLUME 751, PAGE 518 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 80° 40' 07" W ALONG THE COMMON LINE OF SAID REMAINDER OF 1.315 ACRE TRACT AND SAID REMAINDER OF 1.00 ACRE TRACT FOR A DISTANCE OF 522.95 FEET (DEED CALL BEARING: N 80° 35' 30" W, 10876/89) (DEED CALL: N 82° 15' 27" W - 523.16 FEET, 6997/77) TO A 1/2 INCH IRON ROD FOUND ON THE EAST LINE OF FM 2154 MARKING THE SOUTHWEST CORNER OF SAID REMAINDER OF 1.315 ACRE TRACT AND THE NORTHWEST CORNER OF SAID REMAINDER OF 1.00 ACRE TRACT. SAID IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID 0.05 ACRE TRACT;

THENCE: N 01° 02' 29" E ALONG THE EAST LINE OF FM 2154 FOR A DISTANCE OF 101.76 FEET (DEED CALL: N 00° 32' 20" W - 101.19 FEET, 6997/77) TO THE **POINT OF BEGINNING** CONTAINING 1.273 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND OCTOBER, 2013. SEE PLAT PREPARED OCTOBER, 2013, FOR MORE DESCRIPTIVE INFORMATION.



WELLBORN ROAD ~ FM 2154
(ROW VARIES)



R. STEVENSON A005401
TR 89-19 AC
1.265 FM 2154
ZONED: R-RURAL

R. STEVENSON A005401
TR 86-253 AC
1.595 FM 2154
ZONED: R-RURAL

R. STEVENSON A005401
TR 73-4-819 AC
31.50 NORTON LN
ZONED: R-RURAL

R. STEVENSON A005401, TR 92
1.273 ACRE TRACT
CURRENTLY UNPLATTED
PROPOSED ZONING: SC-
SUBURBAN COMMERCIAL

R. STEVENSON A005401
TR 84-107 AC
3156 NORTON LN
ZONED: R-RURAL

R. STEVENSON A005401
TR 77-341 AC
1201 UNPLATTED LN
ZONED: R-RURAL

20' PUBLIC UTILITY EASEMENT
9180/144

POINT OF BEGINNING
1/2 INCH IRON
ROD FOUND - CM

3/8 INCH IRON
ROD FOUND - CM

1/2 INCH IRON
ROD FOUND - CM

1/2 INCH IRON
ROD FOUND - CM

APPROXIMATE LOCATION
OF EXISTING HYDRANT

SANITARY
SEWER MANHOLE

APPROXIMATE LOCATION
OF 8" WATER LINE

APPROXIMATE LOCATION
OF 8" SANITARY SEWER LINE

APPROXIMATE LOCATION
OF 2" WATER LINE

NORTON LANE
(PRIVATE ROAD)

N 82° 16' 40" W 503.05'

S 80° 40' 08" E 922.95'

S 1° 02' 29" W 101.76'

N 7° 31' 00" W 119.97'

Notes:

1. Current Zoning: R-Rural
2. Proposed Zoning: SC-Suburban Commercial
3. Building Setback lines are per City of College Station U.D.O.
4. CM - controlling monument found and used to establish property lines.
5. Blanket easement to Sinclair Refining Company, 138/111, does apply to this tract as amended in 135/88 (actual pipeline does not cross this tract).
6. Easement to Lone Star Gas Company, 148/470, does not cross this tract as amended in 70/481 (release records).

REZONING MAP

**BCS SIKH
ASSOCIATION
CHURCH**

1.273 Acres ~ R. Stevenson League, A-54
13913 Wellborn Road,
College Station, Brazos County, Texas
January 2014

Owner:
AKAAL Holdings LCC,
902 Winged Foot DR
College Station, TX 77845

Engineer:
JA Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBP# F-9951

Surveyor:
Keri Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195

01.27.14

1407
T.W.