



Meeting Agenda Planning and Zoning Commission Workshop

The City Council may or may not attend the Planning & Zoning Commission Regular Meeting.

Thursday, August 7, 2014

6:30 PM

City Hall Council Chambers

1. Call the meeting to order.
2. Discussion of Consent and Regular Agenda items.
3. Presentation, possible action, and discussion regarding the status of items within the 2014 P&Z Plan of Work (see attached). **(J. Schubert)**

Attachments: [2014 P&Z Plan of Work](#)

4. Presentation, possible action, and discussion regarding an update on the following item:
 - An amendment to Chapter 12-7.5.O "Fuel Price Signs" and Section 12-7.5.CC "Electronic Reader Boards" of the Code Ordinances regarding sign regulations. The Planning & Zoning Commission heard this item on July 3 and voted 5-0 to recommend approval. The City Council heard this item on July 24 and voted 6-0 to approve the amendment.
5. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
 - Thursday, August 14, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. **(Liaison - Rektorik)**
 - Thursday, August 21, 2014 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
6. Discussion of new development applications submitted to the City. [New Development List](#)
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.

APPROVED

City Manager

Notice is hereby given that a Workshop Meeting of the Planning & Zoning Commission of the City of College Station, Texas will be held on _____ at _____ at the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subject will be discussed to wit: See Agenda

Posted this ___ day of _____ 2014

City Secretary

I, undersigned, do hereby certify that the above Notice of Meeting of the Governing Body 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 _____ at _____ and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

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 3517 or (TDD) 1 800 735 2989. Agendas may be viewed on www.cstx.gov. Council meetings are broadcast live on Cable Access Channel 19.



Legislation Details (With Text)

File #: 14-604 **Version:** 1 **Name:** 2014 P&Z Plan of Work update
Type: Report **Status:** Agenda Ready
File created: 7/30/2014 **In control:** Planning and Zoning Comission Workshop
On agenda: 8/7/2014 **Final action:**
Title: Presentation, possible action, and discussion regarding the status of items within the 2014 P&Z Plan of Work (see attached). (J. Schubert)
Sponsors:
Indexes:
Code sections:
Attachments: [2014 P&Z Plan of Work](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the status of items within the 2014 P&Z Plan of Work (see attached). (**J. Schubert**)

2014 Planning & Zoning Commission Plan of Work

Comprehensive Plan Implementation

Implementation of Adopted Plans	
<p>Summary:</p> <p>Implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Central College Station, Eastgate, Southside Area, Wellborn Community, and South Knoll Area neighborhood plans, and Bicycle, Pedestrian & Greenways, Parks and Recreation, Water, Waste Water, Medical District, and Economic Development master plans.</p>	<p>Project Dates:</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

Five-Year Comprehensive Plan Report	
<p>Summary:</p> <p>As called for in the Comprehensive Plan, complete a five-year evaluation and appraisal report to assess existing Plan and its success in achieving the community's goals.</p>	<p>Project Dates:</p> <p>4/23/14: Joint subcommittee meeting. 5/9/14: Joint subcommittee meeting. 6/3/14: Joint subcommittee meeting. 7/16/14: Joint subcommittee meeting.</p>
Staff Assigned: J. Prochazka	Anticipated Completion: Summer 2014

Five-Year Comprehensive Plan Report Implementation	
<p>Summary:</p> <p>Begin implementation of items and tasks identified in the Five-Year Comprehensive Plan Report.</p>	<p>Project Dates:</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

Multi-Family & Mixed Use Zoning Districts	
<p>Summary:</p> <p>Create and adopt new zoning districts for Urban and Urban Mixed Use designations to implement these future land use and character designations identified in the Comprehensive Plan.</p>	<p>Project Dates:</p>
Staff Assigned: J. Prochazka	Anticipated Completion: Summer 2014

Walton Drive Commercial Overlay	
<p>Summary:</p> <p>Create and adopt a zoning overlay to address parking and other non-conformities for the commercial area at Walton Drive and Texas Avenue as identified in the Eastgate Neighborhood Plan.</p>	<p>Project Dates:</p> <p>12/11/13: Stakeholder meeting with property owners to introduce possible overlay concept. 5/15/14: Presentation at P&Z Workshop.</p>
Staff Assigned: J. Schubert	Anticipated Completion: Summer 2014

Wellborn Zoning Districts	
<p>Summary:</p> <p>Create and adopt new or modified zoning districts as identified in the Wellborn Community Plan.</p>	<p>Project Dates:</p>
Staff Assigned: P&DS Staff	Anticipated Completion: Fall 2014

Research and Education

College Station Population	
Summary: Overview of College Station's current population estimate and report on implications of exceeding the 100,000 mark.	Project Dates: 5/1/14: Presentation at P&Z Workshop.
Staff Assigned: M. Hester	Item Completed: May 2014

Easterwood Airport Master Plan	
Summary: Report on Easterwood Airport Master Plan and consideration of potential implications of any future plans for expansion.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Non-Residential Architecture Standards	
Summary: Review existing standards to evaluate if updates are needed to reflect current practices and allow more flexibility in design.	Project Dates: 6/19/14: Presentation at P&Z Workshop. 7/17/14: Discussion of proposed amendment review at P&Z Workshop.
Staff Assigned: Jason Schubert	Anticipated Completion:

Planning & Development Services Organizational Review Implementation	
Summary: Continue implementation of the review by completing identified policy discussions, ordinance revisions, and process and service improvements.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Recently-Adopted Zoning Districts	
Summary: Overview of the recently adopted zoning districts.	Project Dates: 4/17/14: Presentation at P&Z Workshop.
Staff Assigned: T. Rogers	Item Completed: April 2014

Review of Adopted Plans	
Summary: This item includes after action review of Northgate, BioCorridor, and Medical Districts, update on Water/Wastewater Master Plan, and update on implementation of adopted neighborhood and small area plans.	Project Dates: 6/5/14: Tour during P&Z Workshop to include sites in Northgate, BioCorridor, and Medical District.
Staff Assigned: P&DS Staff	Anticipated Completion:

Sign Regulations	
<p>Summary:</p> <p>Evaluate sign regulations related to electronic message boards.</p>	<p>Project Dates:</p> <p>5/12/14: Presentation at Council Workshop to receive direction from Council.</p> <p>7/3/14: P&Z unanimously recommended approval of proposed sign ordinance.</p> <p>7/24/14: Council adopted proposed ordinance.</p>
Staff Assigned: M. Hester/J. Schubert	Anticipated Completion:

Transportation Planning	
<p>Summary:</p> <p>Update regarding Metropolitan Planning Organization (MPO) transportation planning initiatives.</p>	<p>Project Dates:</p>
Staff Assigned: P&DS Staff	Anticipated Completion:



Legislation Details (With Text)

File #: 14-608 **Version:** 1 **Name:**

Type: Updates **Status:** Agenda Ready

File created: 7/31/2014 **In control:** Planning and Zoning Comission Workshop

On agenda: 8/7/2014 **Final action:**

Title: Presentation, possible action, and discussion regarding an update on the following item:
 · An amendment to Chapter 12-7.5.O "Fuel Price Signs" and Section 12-7.5.CC "Electronic Reader Boards" of the Code Ordinances regarding sign regulations. The Planning & Zoning Commission heard this item on July 3 and voted 5-0 to recommend approval. The City Council heard this item on July 24 and voted 6-0 to approve the amendment.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding an update on the following item:

- An amendment to Chapter 12-7.5.O "Fuel Price Signs" and Section 12-7.5.CC "Electronic Reader Boards" of the Code Ordinances regarding sign regulations. The Planning & Zoning Commission heard this item on July 3 and voted 5-0 to recommend approval. The City Council heard this item on July 24 and voted 6-0 to approve the amendment.



Legislation Details (With Text)

File #: 14-599 **Version:** 1 **Name:**

Type: Updates **Status:** Agenda Ready

File created: 7/28/2014 **In control:** Planning and Zoning Commission Workshop

On agenda: 8/7/2014 **Final action:**

Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
· Thursday, August 14, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (Liaison - Rektorik)
· Thursday, August 21, 2014 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.

- Thursday, August 14, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison - Rektorik**)
- Thursday, August 21, 2014 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.



Meeting Agenda Planning and Zoning Commission Regular

*The City Council may or may not attend the Planning & Zoning
Commission Regular Meeting.*

Thursday, August 7, 2014

7:00 PM

Council Chambers

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 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 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 [14-600](#) Consideration, possible action, and discussion to approve Meeting Minutes.
- July 17, 2014 ~ Workshop
 - July 17, 2014 ~ Regular

Attachments: [July 17, 2014 Workshop](#)
[July 17, 2014 Regular](#)

- 4.2 [14-606](#) Presentation, possible action, and discussion on a Preliminary Plan for Equinox Subdivision consisting of 120 townhouse lots and 20 single-family lots on approximately 21.842 acres located at 3270 Rock Prairie Road West, more generally located west of the Buena Vida subdivision and south of the Barracks II Subdivision. Case #14-00900164 (J. Schubert)

Attachments: [Staff Report](#)
 [Application](#)
 [Preliminary Plan](#)

Regular Agenda

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

6. [14-605](#) Presentation, possible action, and discussion regarding a waiver request to Unified Development Ordinance Section 12-8.3.F 'Alleys' and a presentation, possible action, and discussion on a Preliminary Plan for Barron Crossing Subdivision consisting of 79 lots on approximately 13.404 acres located at 2985 Barron Cut-Off, more generally located between William D. Fitch Parkway and future W.S. Phillips Parkway north of the Bridgewood Subdivision. Case #14-00900152 (J. Schubert)

Attachments: [Staff Report](#)
 [Application](#)
 [Preliminary Plan](#)

7. [14-603](#) 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 and PDD Planned Development District to PDD Planned Development District for approximately 36 acres, including 19.125 acres in the Samuel Davidson League, Abstract No. 13, being a remainder of Tract One as described in Volume 7633, Page 239 of the Official Public Records of Brazos County, and 5.79 acres and 11.4 acres in the Samuel Davidson League, Abstract No. 13, being remainders of Tract One as described in Volume 7068, Page 220 of the Official Public Records of Brazos County, Texas, the property generally located at 3850 Greens Prairie Road West, and more generally located near the entrance of Creek Meadows Subdivision at the intersection of Greens Prairie Road West and Creek Meadows Boulevard North. Case #14-00900166 (J. Prochazka) (Note: Final action of this item is scheduled for the August 25, 2014 City Council meeting - subject to change)

Attachments: [Staff Report](#)
 [Application](#)
 [Rezoning Map & Concept Plan](#)

8. [14-607](#) Public Hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Restricted Suburban to Suburban Commercial for approximately 2.2 acres for the property located at 3751 Rock Prairie Road West, and more generally located at the southwest corner of Holleman Drive South and Rock Prairie Road West. Case #14-00900154 (J. Prochazka) (Note: Final action on this item is scheduled for the August 25, 2014 City Council meeting - subject to change)

Attachments: [Staff Report](#)
[Application](#)

9. Adjourn

The Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion.

APPROVED

City Manager

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

Posted this _ day of _

City Secretary

I, the undersigned, do hereby certify that the above Notice of Meeting of the Governing Body 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 ___ at 5:00p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

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Legislation Details (With Text)

File #: 14-600 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 7/28/2014 **In control:** Planning and Zoning Commission Regular
On agenda: 8/7/2014 **Final action:**

Title: Consideration, possible action, and discussion to approve Meeting Minutes.
· July 17, 2014 ~ Workshop
· July 17, 2014 ~ Regular

Sponsors:

Indexes:

Code sections:

Attachments: [July 17, 2014 Workshop](#)
[July 17, 2014 Regular](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion to approve Meeting Minutes.

- July 17, 2014 ~ Workshop
- July 17, 2014 ~ Regular

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
July 17, 2014, 6:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Bo Miles, Casey Oldham, Jerome Rektorik, Jane Kee, Jodi Warner, Jim Ross, and Rick Floyd

COMMISSIONERS ABSENT: None

CITY COUNCIL MEMBERS PRESENT: Blanche Brick

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Alan Gibbs, Carol Cotter, Danielle Singh, Jason Schubert, Jennifer Prochazka, Erika Bridges, Kevin Ferrer, Jessica Bullock, Jerry Cuaron, Mark Bombek, Robin Cross, Marcus Zarate, and Brittany Caldwell

1. Call the meeting to order.

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

2. Discussion of consent and regular agenda items.

There was general discussion regarding Consent Agenda Items 4.2 and 4.3 and Regular Agenda Item 6.

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

- Final Plat ~ Minor Plat ~ College Hills Woodlands Lots 15R – 16R **Case #14-00900041 (J. Schubert)**

There was no discussion regarding the above-mentioned plat.

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

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

5. Presentation, possible action, and discussion regarding the status of items within the 2014 P&Z Plan of Work (see attached). (**J. Schubert**)

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

6. Presentation, possible action, and discussion regarding the scope and process for pursuing possible revisions to the non-residential architecture standards. (**J.Schubert**)

Principal Planner Schubert gave a presentation regarding the scope and process for pursuing possible revisions to the non-residential architecture standards.

There was general discussion amongst the Commission regarding the process.

7. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
- Thursday, July 24, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – Oldham**)
 - Thursday, August 7, 2014 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Chairman Miles reviewed the above-mentioned meetings and stated that he would serve as the liaison for the July 24th City Council meeting in place of Commissioner Oldham.

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

Director Simms stated that there would be a seminar supper held on July 28th.

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

There was no discussion regarding future agenda items.

10. Adjourn.

The meeting was adjourned at 6:52 p.m.

Approved:

Bo Miles, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
July 17, 2014, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

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

COMMISSIONERS ABSENT: None

CITY COUNCIL MEMBERS PRESENT: Blanche Brick

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Alan Gibbs, Carol Cotter, Danielle Singh, Jason Schubert, Jennifer Prochazka, Erika Bridges, Kevin Ferrer, Jessica Bullock, Jerry Cuaron, Mark Bombek, Robin Cross, Marcus Zarate, and Brittany Caldwell

1. **Call Meeting to Order**

Chairman Miles called the meeting to order at 7:03 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

No citizens spoke.

4. **Consent Agenda**

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

- July 3, 2014 ~ Workshop
- July 3, 2014 ~ Regular

4.2 Presentation, possible action, and discussion on a Preliminary Plan for Indian Lakes Phase 25 consisting of 10 lots on approximately 31.53 acres generally located east of the southern-most end of Indian Lakes Drive in the Indian Lakes Subdivision, approximately one mile southwest of State Highway 6 in the City's Extraterritorial Jurisdiction. **Case #14-00900117 (J. Schubert)**

4.3 Presentation, possible action, and discussion on a Final Plat for Pebble Creek Phase 7-C consisting of 49 residential lots on approximately 29.545 acres located at 1320 Royal Adelaide Loop, generally located east of Pebble Creek Parkway and south of Pebble Creek Subdivision Phases 7A & 7B. **Case #13-00900217 (J. Schubert)**

Commissioner Kee asked that her concerns regarding parkland dedication on Regular Agenda Item 6 be added to the minutes for the July 3rd Regular meeting.

Commissioner Rektorik motioned to approve Consent Agenda Items 4.1 – 4.3 with the condition that the July 3rd Regular meeting minutes be changed to reflect Commissioner Kee’s concerns regarding parkland dedication. Commissioner Kee 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. Presentation, possible action, and discussion regarding a waiver request to Unified Development Ordinance Section 12-8.3.G ‘Blocks’ and a presentation, possible action, and discussion on a Preliminary Plan for Barron Crest Subdivision consisting of 31 lots on approximately 9.892 acres located at 2668, 2670 & 2716 Barron Road, more generally located across from the Sonoma Subdivision. **Case #14-00900053 (J. Schubert)**

Principal Planner Schubert presented the waiver request to block length along Hofburg Drive and recommended denial. If the waiver is approved, Staff would recommend approval of the Preliminary Plan.

There was general discussion amongst the Commission and Staff regarding the waiver request.

Jeff Robertson, McClure & Browne Engineering, explained the rationale behind the block length waiver request.

There was general discussion amongst the Commission regarding connectivity and the possibility of providing a pedestrian walkway.

Commissioner Oldham motioned to approve the waiver request. Commissioner Warner seconded the motion.

Commissioner Oldham withdrew his motion.

Commissioner Oldham motioned to approve the waiver request to block length along Hofburg contingent on a pedestrian walkway being provided. Commissioner Warner seconded the motion, motion passed (4-3). Commissioners Floyd, Ross, and Rektorik were in opposition.

Commissioner Warner motioned to approve the Preliminary Plan with the condition that a pedestrian access way be provided between Lots 13 and 14 following the current easements. Commissioner Oldham 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 GC General Commercial and R-4 Multi-Family to R-4 Multi-Family on

approximately 2.6 acres for Herman F. Krenek Subdivision Phase Two Lot 5B and a 0.752-acre tract described as Tract 1 and 0.393-acre tract described as Tract 2 by a deed to Sylvia H. Robinson recorded in volume 9511, page 270 of the Official Public Records of Brazos County, Texas, the property generally located at 2315 and 2317 Texas Avenue South. **Case #14-00900144 (J. Schubert) (Note: Final action of this item is scheduled for the August 14, 2014 City Council meeting – subject to change)**

Principal Planner Schubert presented the rezoning and recommended approval.

Chairman Miles opened the public hearing.

Quint Floyd, 209 Brentwood, College Station, Texas, expressed concern about drainage issues.

Caleb Venable, 318 North Bryan Avenue, Bryan, Texas, stated that he is aware of the drainage issues and plans to help the issues rather than make it worse.

Joe Schultz, 2730 Longmire Drive, College Station, Texas, acknowledged that there is a drainage problem. He said that it will be a challenge to prevent the problem from worsening, but is not something that cannot be fixed.

Alan Gibbs, City Engineer, said that there are existing issues that will have to be looked at and potentially corrected before the project can move forward, but he is confident that the problem will be fixed.

Maureen Floyd, 209 Brentwood, College Station, Texas, expressed concern about foot traffic and residents having access to her property.

Mr. Venable said that he would be happy to work with Ms. Floyd to create a buffer with plantings and/or building a fence between her property and the proposed development.

Chairman Miles closed the public hearing.

Commissioner Floyd motioned to recommend approval of the rezoning. Commissioner Oldham seconded the motion, motion passed (7-0).

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

There was no discussion regarding future agenda items.

9. Adjourn.

The meeting was adjourned at 8:21 p.m.

Approved:

Attest:

Bo Miles, Chairman
Planning & Zoning Commission

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



Legislation Details (With Text)

File #: 14-606 **Version:** 1 **Name:** Equinox Subdivision Preliminary Plan
Type: Preliminary Plan **Status:** Agenda Ready
File created: 7/30/2014 **In control:** Planning and Zoning Commission Regular
On agenda: 8/7/2014 **Final action:**
Title: Presentation, possible action, and discussion on a Preliminary Plan for Equinox Subdivision consisting of 120 townhouse lots and 20 single-family lots on approximately 21.842 acres located at 3270 Rock Prairie Road West, more generally located west of the Buena Vida subdivision and south of the Barracks II Subdivision. Case #14-00900164 (J. Schubert)

Sponsors:
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Preliminary Plan](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion on a Preliminary Plan for Equinox Subdivision consisting of 120 townhouse lots and 20 single-family lots on approximately 21.842 acres located at 3270 Rock Prairie Road West, more generally located west of the Buena Vida subdivision and south of the Barracks II Subdivision.
Case #14-00900164 (J. Schubert)



CITY OF COLLEGE STATION

**PRELIMINARY PLAN
for
Equinox Subdivision
14-00900164**

SCALE: 120 townhouse lots and 20 single-family lots on 21.842 acres

LOCATION: 3270 Rock Prairie Rd W
Generally located west of the Buena Vida subdivision and south of the Barracks II subdivision

ZONING: T Townhouse and GS General Suburban

APPLICANT: Craig Browne, agent for owner

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

RECOMMENDATION: Staff recommends approval of the Preliminary Plan.

DEVELOPMENT HISTORY

Annexation: March 2008
Zoning: A-O Agricultural Open upon annexation, renamed R Rural (2013)
T Townhouse and GS General Suburban (June 2014)
Site development: Agricultural uses

COMMENTS

Water: The subject tract is located in Wellborn Water's service area. Development of the tract will have to meet the City's fire flow requirements. There are 6-inch and 8-inch sanitary sewer lines adjacent to the tract which will need to be extended according to City Guidelines.

Sewer: The subject tract is located adjacent to an 8" sanitary sewer main to the south and a 6" sanitary sewer line to the north. Both sanitary sewer lines gravity flow into the Bee Creek Trunk Line. The site is located in the Steeplechase Sanitary Sewer Impact Fee Area.

Off-site Easements: None required.

Drainage: The subject tract is located in the Bee Creek Tributary "B" drainage basin and drains generally to the north. Development of the tract will have to meet the requirements of City Storm Water Design Guidelines.

Flood Plain: No floodplain has been identified on the subject tract.

Greenways: No greenway is required or proposed.

Pedestrian Connectivity: Sidewalks are required and provided on both side of all streets. A sidewalk is proposed along Rock Prairie Road West. As Block 7 along the southwest portion of the tract exceeds 900 feet in length, an Access Way has been provided between lots 7 & 8 in Block 7 and will connect to the future extension of Towers Parkway.

Bicycle Connectivity: Towers Parkway will be constructed with bike lanes and bike lanes are anticipated on Rock Prairie Road West when it is widened at an unknown time in the future.

Streets: Towers Parkway, a two-lane minor collector, is proposed for part of the western boundary of the tract and the remainder will be constructed in the future with the adjacent tract and tie into Towers Parkway planned to be constructed in the Barracks II subdivision to the north.

Oversize Request: None requested.

Parkland Dedication Fees: Fees in lieu of parkland dedication in the amount of \$1,261 per residential lot will be due with each Final Plat phase.

Impact Fees: The site is located in the Steeplechase Sanitary Sewer Impact Fee Area.

REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:** The subject tract is located in an area designated as General Suburban on the Comprehensive Plan Future Land Use & Character Map and Growth Area V on the Concept Map which allows the potential for townhouse and neighborhood-serving commercial opportunities. The tract was rezoned to T Townhouse and GS General Suburban districts in June 2014. The proposed lots comply with the applicable zoning requirements contained in the Unified Development Ordinance.
2. **Compliance with Subdivision Regulations:** The proposed Preliminary Plan complies with the Subdivision Regulations contained in the Unified Development Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plan.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan



FOR OFFICE USE ONLY	
CASE NO.:	<u>14-1104</u>
DATE SUBMITTED:	<u>06/23/14</u>
TIME:	<u>12:00</u>
STAFF:	<u>AJ</u>

PRELIMINARY PLAN APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

- \$932 Preliminary Plan Application Fee.
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Six (6) 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 March 5, 2014

NAME OF PROJECT _____

ADDRESS 3270 Rock Prairie Road West

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

North side of Rock Prairie Road 0.5 miles west of Wellborn Road

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

Name Craig Browne E-mail craig@craigbrowne.com

Street Address 2801 Earl Rudder Freeway

City College Station State Texas Zip Code 77845

Phone Number 979.764.7653 Fax Number _____

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

Name Charles & Mary Turner E-mail diamondt3375@yahoo.com

Street Address 3270 Rock Prairie Road West

City College Station State Texas Zip Code 77845

Phone Number 979.764.2967 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Joe Schultz, P.E. - Schultz Engineering LLC E-mail joeschultz84@verizon.net

Street Address 3730 Longmire Drive, Suite A

City College Station State Texas Zip Code _____

Phone Number 979.764.3900 Fax Number 979.764.3910

Total Acreage 21.842 Total No. of Lots 140 R-O-W Acreage 5.652

Number of Lots By Zoning District 20 / GS 120 / TH /

Average Acreage Of Each Residential Lot By Zoning District:

0.155 / GS 0.086 / TH / /

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? fee in lieu of land

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

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

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

Yes

No

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

Project Name: _____

City Project Number (in known): _____

Date / Timeframe when submitted: _____

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

Regarding the waiver request, explain how:

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

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

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

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

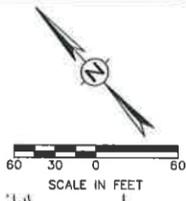
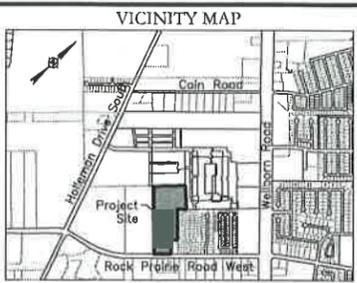
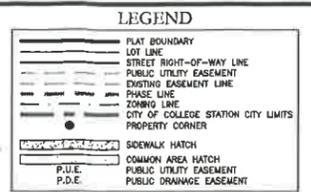
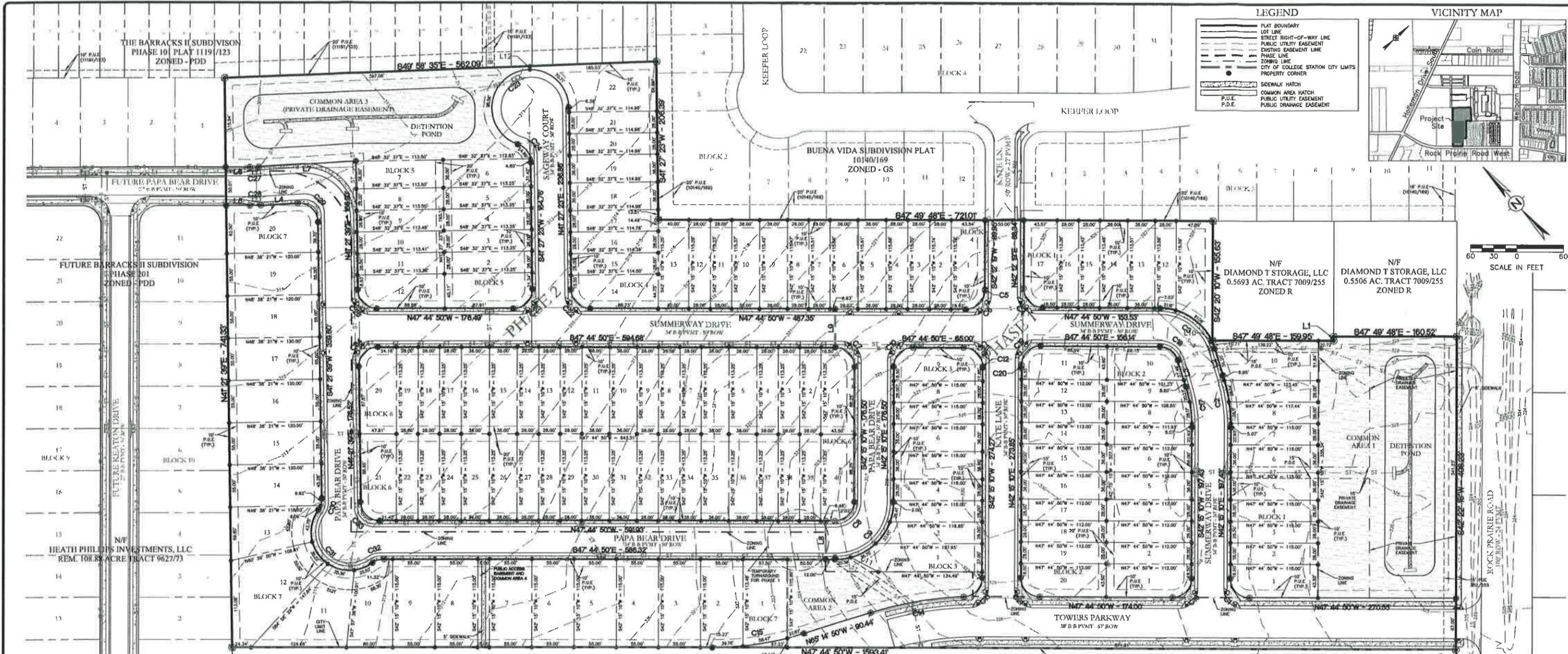
Fee in lieu of sidewalk construction is being requested because of the following condition (if applicable):

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

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

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

- | 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. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Alleys. |
| N/A <input type="checkbox"/> | N/A <input type="checkbox"/> | Well site locations. |
| N/A <input type="checkbox"/> | N/A <input type="checkbox"/> | Pipelines. If carrying flammable gas or fuel, also show size of line, design pressure and product transported through the line. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Utility services (water & sanitary sewer). All existing and proposed utilities of sufficient size/depth to meet the utility master plan and any future growth areas. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Easements. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Drainage structures and improvements including underground storm sewer and all overland systems (flow line of existing watercourses) and showing where these will discharge. Proposed channel cross sections, if any. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | A number or letter to identify each lot or site and each block (numbered sequentially). |
| N/A <input type="checkbox"/> | N/A <input 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. |
| N/A <input type="checkbox"/> | N/A <input type="checkbox"/> | Greenways dedication. |
| N/A <input type="checkbox"/> | N/A <input type="checkbox"/> | Public areas. |
| N/A <input type="checkbox"/> | N/A <input type="checkbox"/> | Other public improvements, including but not limited to parks, schools and other public facilities. |
| <input checked="" type="checkbox"/> | | Proposed phasing. Each phase must be able to stand alone to meet ordinance requirements and infrastructure costs shown to be distributed evenly throughout the subdivision. Phases must be final platted in sequential order as shown or defined on the preliminary plan. |
| <input checked="" type="checkbox"/> | | Are there impact fees associated with this development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |



METES AND BOUNDS DESCRIPTION OF A 11.419 ACRES TRACT CRAWFORD BURNETT LEAGUE, A-7 COLLEGE STATION, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF A 9.211 ACRES TRACT CRAWFORD BURNETT LEAGUE, A-7 COLLEGE STATION, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF A 1.212 ACRES TRACT HENRY P. MAYO AND WIFE, SANDRA K. MAYO 23.00 ACRES TRACT 1253/878

NOTES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE CRAWFORD BURNETT LEAGUE, ABSTRACT NO. 7, COLLEGE STATION, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 21.92 ACRES TRACT AS DESCRIBED BY A DEED TO HEATH PHILLIPS INVESTMENTS, LLC RECORDED IN VOLUME 1231 PAGE 12 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

COMMENTARY A: A 1/2 INCH IRON ROD FOUND IN THE NORTHWEST CORNER OF BLOCK 1 MARKING THE SOUTH CORNER OF SAID REMAINDER OF 21.92 ACRES TRACT AND THE EAST CORNER OF A CALLED 21.92 ACRES TRACT AS DESCRIBED BY A DEED TO HEATH PHILLIPS INVESTMENTS, LLC RECORDED IN VOLUME 1231 PAGE 12 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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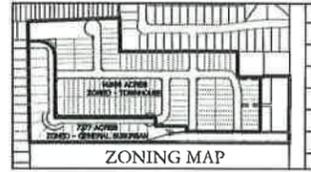
COMMENTARY B: A 1/2 INCH IRON ROD FOUND IN THE NORTHWEST CORNER OF BLOCK 1 MARKING THE SOUTH CORNER OF SAID REMAINDER OF 21.92 ACRES TRACT AND THE EAST CORNER OF A CALLED 21.92 ACRES TRACT AS DESCRIBED BY A DEED TO HEATH PHILLIPS INVESTMENTS, LLC RECORDED IN VOLUME 1231 PAGE 12 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

COMMENTARY C: A 1/2 INCH IRON ROD FOUND IN THE NORTHWEST CORNER OF BLOCK 1 MARKING THE SOUTH CORNER OF SAID REMAINDER OF 21.92 ACRES TRACT AND THE EAST CORNER OF A CALLED 21.92 ACRES TRACT AS DESCRIBED BY A DEED TO HEATH PHILLIPS INVESTMENTS, LLC RECORDED IN VOLUME 1231 PAGE 12 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

NOTES:

- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
- THE TOPOGRAPHY SHOWN IS FROM FIELD SURVEY DATA.
- THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100303-E, EFFECTIVE MAY 16, 2012.
- THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WILLBORN SUBURBAN UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
- A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
- ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU.
- ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
- DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA). DOCUMENTS WILL BE PROVIDED WITH THE FINAL PLAT IN ACCORDANCE WITH LUD SECTION 12-3.3.3 OWNERS ASSOCIATIONS FOR COMMON AREAS AND FACILITIES.
- ALL LOTS IN BLOCKS 1, 2, 3, 4, 5 & 6 ARE ZONED T, TOWNHOUSE. ALL LOTS IN BLOCK 7 ARE ZONED OS, GENERAL SUBURBAN.
- THIS AREA IS IN THE STEEP SLOPE SANITARY SEWER IMPACT FEE AREA. IMPACT FEES SHALL BE PAID IN CONJUNCTION WITH THE ISSUANCE OF BUILDING PERMITS.
- DRIVEWAY ACCESS FROM RESIDENTIAL LOTS SHALL NOT BE PERMITTED onto TOWERS PARKWAY.
- SIX FOOT SIDEWALKS, FOUR FEET OFFSET FROM THE BACK OF CURB SHALL BE REQUIRED ON BOTH SIDES OF TOWERS PARKWAY. FIVE FOOT SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL OTHER STREETS.
- TOWERS PARKWAY SHALL HAVE BIKE LANES.
- EACH SINGLE-FAMILY AND TOWNHOME LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2 INCHES IN CALIPER OR ONE 4 INCH CALIPER TREE PER ORDINANCE 3222.
- ON THE FINAL PLAT ALL LOTS WILL HAVE A 2 1/2" WIDE PUBLIC ACCESS EASEMENT ACROSS THE FRONT OF THE LOT FOR THE PROPOSED SIDEWALK.
- THE TRAFFIC SIGNALING MEASURES PROPOSED WITH THE WIDER STREET OPTION FOR THE SINGLE-FAMILY PARKING REQUIREMENTS IS BUILT-OUTS. THE LOCATION OF THESE WILL BE DETERMINED WITH THE CONSTRUCTION PLANS.
- PHASE 2 OF EQUINOX SUBDIVISION IS CONTINGENT ON THE OFF-SITE EXTENSION OF SANITARY SEWER MAINS.
- PHASE 2 WILL REQUIRE TWO REMOTE ACCESS POINTS FOR EMERGENCY ACCESS PURPOSES.



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	8.83	N42° 20' 10"E
L2	38.20	N54° 44' 00"E
L3	38.20	S24° 44' 00"W
L4	48.82	S01° 00' 00"E
L5	35.85	S47° 40' 42"E
L6	31.42	N47° 40' 42"E
L7	127.18	N01° 00' 00"W
L8	50.00	N42° 12' 49"E
L9	36.00	N42° 10' 12"E
L10	5.77	M72° 27' 23"W
L11	40.03	N10° 48' 07"W
L12	4.30	N41° 27' 23"E

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	39.27	25.00	070°00'00"	25.00	35.36	N02°44'30"W
C2	68.80	220.00	017°31'08"	34.87	68.53	N33°29'35"E
C3	64.88	75.00	072°28'01"	54.87	68.68	N11°30'25"W
C4	38.25	25.00	089°57'10"	24.80	35.34	N02°48'18"W
C5	6.81	825.00	000°00'11"	0.48	6.81	S42°14'10"E
C6	38.25	25.00	089°57'10"	24.80	35.34	S07°18'15"W
C7	38.27	25.00	089°00'00"	25.00	35.36	S02°44'30"E
C8	117.81	75.00	089°00'00"	75.00	106.07	N07°15'10"W
C9	117.81	75.00	089°00'00"	75.00	106.07	N07°15'10"E
C10	38.27	25.00	089°00'00"	25.00	35.36	N07°15'10"E
C11	39.29	25.00	000°03'11"	29.03	35.37	S02°44'30"E
C12	6.82	675.00	000°03'11"	0.31	6.82	S42°14'15"E
C13	38.24	25.00	087°38'18"	23.89	34.82	S08°04'17"W
C14	122.48	483.00	010°00'10"	61.58	122.10	N07°40'45"W
C15	121.30	388.00	017°00'00"	61.03	120.83	N08°29'30"W
C16	38.27	25.00	089°00'00"	25.00	35.36	N07°15'10"W
C17	83.81	175.00	017°31'08"	26.87	83.30	S33°29'35"W

PRELIMINARY PLAN
NOT FOR RECORD
PRELIMINARY PLAN
EQUINOX SUBDIVISION
 21.842 ACRES - 140 LOTS
 CRAWFORD BURNETT LEAGUE, A-7
 COLLEGE STATION, BRAZOS COUNTY, TEXAS
 PHASE 1: 9.223 - 51 LOTS - (1.753 ACRES COMMON AREA)
 PHASE 2: 12.619 - 89 LOTS - (1.014 ACRES COMMON AREA)
 SCALE: 1"=60'
 DATE: 7/31/14

DEVELOPER: OPS DEVELOPMENT, P.O. BOX 4008, BRYAN, TX 77805
 OWNER: CHARLES J. & MARY E. TURNER, 3270 ROCK PRAIRIE RD., COLLEGE STATION, TX 77845
 SURVEYOR: BRAD KERN, RPLS NO. 4803, 1228 SURVEYING, LLC, 408 N. TEXAS AVE., BRYAN, TEXAS 77807, 737.246.3181
 ENGINEER: Schultz Engineering, LLC, 3730 LAMARINE DR., SUITE A, COLLEGE STATION, TEXAS 77845, 778.784.3800

14-104
 7-31-14
 8:31
 GB



Legislation Details (With Text)

File #: 14-605 **Version:** 1 **Name:** Barron Crossing Preliminary Plan
Type: Preliminary Plan **Status:** Agenda Ready
File created: 7/30/2014 **In control:** Planning and Zoning Commission Regular
On agenda: 8/7/2014 **Final action:**
Title: Presentation, possible action, and discussion regarding a waiver request to Unified Development Ordinance Section 12-8.3.F 'Alleys' and a presentation, possible action, and discussion on a Preliminary Plan for Barron Crossing Subdivision consisting of 79 lots on approximately 13.404 acres located at 2985 Barron Cut-Off, more generally located between William D. Fitch Parkway and future W.S. Phillips Parkway north of the Bridgewood Subdivision. Case #14-00900152 (J. Schubert)

Sponsors:

Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)
[Preliminary Plan](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a waiver request to Unified Development Ordinance Section 12-8.3.F 'Alleys' and a presentation, possible action, and discussion on a Preliminary Plan for Barron Crossing Subdivision consisting of 79 lots on approximately 13.404 acres located at 2985 Barron Cut-Off, more generally located between William D. Fitch Parkway and future W.S. Phillips Parkway north of the Bridgewood Subdivision. **Case #14-00900152 (J. Schubert)**



CITY OF COLLEGE STATION

**PRELIMINARY PLAN
for
Barron Crossing
14-00900152**

SCALE: 78 townhouse lots, 1 commercial lot, and multiple common areas on 13.404 acres

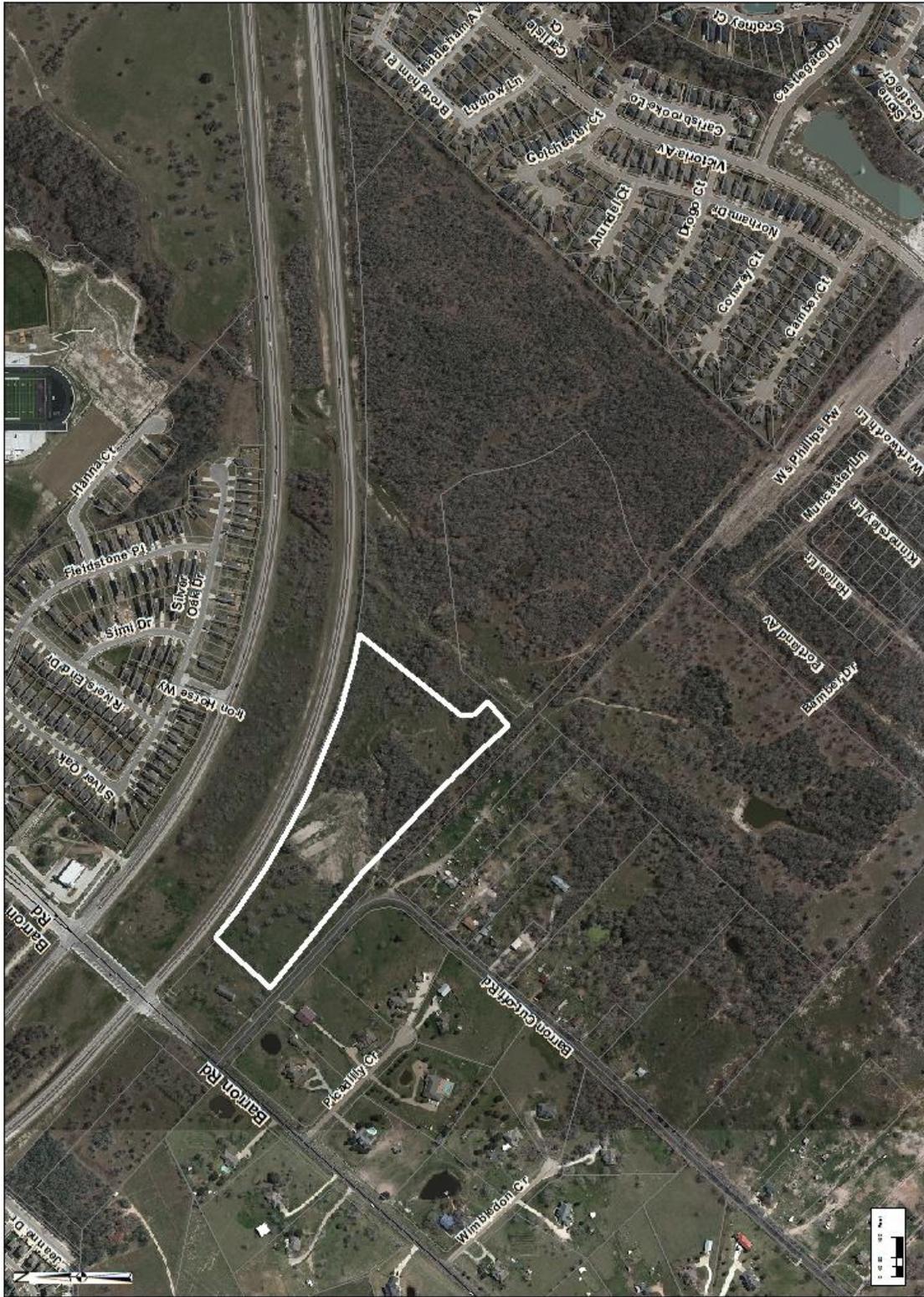
LOCATION: 2985 Barron Cut-Off Road
Generally located between William D. Fitch Parkway and the future extension of W.S. Phillips Parkway north of the Bridgewood Subdivision.

ZONING: PDD Planned Development District

APPLICANT: Doug French, BCS Development

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

RECOMMENDATION: Staff recommends approval of the waiver request to Unified Development Ordinance Section 12-8.3.F Alleys. If the waiver is approved by the Commission, the Preliminary Plan should be approved. If the waiver is denied, the Preliminary Plan should also be denied.



PRELIMINARY PLAN Case: 14-152	BARRON CROSSING	DEVELOPMENT REVIEW
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DEVELOPMENT HISTORY

Annexation: June 1995

Zoning: A-O Agricultural Open upon annexation;
Rezoned R-1 Single-Family Residential (May 2008)
Rezoned PDD Planned Development District (August 2013),
Modified PDD Concept Plan (December 2013)

Site development: Vacant

COMMENTS

Water: There is a proposed 12-inch waterline along W.S. Phillips Parkway, which is currently under construction as part of the Bridgewood Phase 1 project. The Bridgewood Phase 1 infrastructure will need to be constructed and accepted prior to acceptance of the Barron Crossing infrastructure. Domestic and fire flow demands will necessitate future water main extensions with the Final Plat. These utilities will be required to be designed and constructed in accordance with the BCS Unified Design Guidelines.

Sewer: There is an existing 15-inch sanitary sewer line adjacent to the property. A sewer report for the subdivision will be required with the Final Plat, but preliminary analysis of the existing system has indicated that there is available capacity to serve this development. Sewer is to be provided to each lot and extended across the tract to the northwest in accordance with the BCS Unified Design Guidelines.

Off-site Easements: N/A

Drainage: The subject tract is located in the Spring Creek drainage basin. Development of the subject tract will be required to meet the requirements of the BCS Unified Stormwater Design Guidelines.

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

Greenways: No greenways are required or provided.

Pedestrian Connectivity: Sidewalks are proposed on both sides of all streets except for William D. Fitch Parkway which is classified as a Freeway/Expressway on the Thoroughfare Plan and is exempt from sidewalk requirements.

Bicycle Connectivity: No bicycle facilities are required or proposed.

Streets: Access to the tract is proposed via William D. Fitch Parkway and W.S. Phillips Parkway, which is currently under construction as part of the Bridgewood Phase 1 project. The Bridgewood Phase 1 infrastructure will need to be constructed and accepted prior to

acceptance of the Barron Crossing infrastructure. Each townhouse lot will have driveway access via a public alley. All streets are required to be designed and constructed in accordance with the BCS Unified Design Guidelines.

Oversize Request: None requested at this time.

Parkland Dedication Fees: Fees in lieu of parkland dedication in the amount of \$1,261 per residential lot will be due with the Final Plat.

Impact Fees: This project is located within the Spring Creek Sanitary Sewer Impact Fee Area. Impact fees will be due when Building Permits are issued.

REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:** The Comprehensive Plan Future Land Use & Character Map designates the subject tract as Restricted Suburban and Growth Area IV on the Concept Map. Growth Area IV allows for townhouse and neighborhood-serving commercial when part of a Planned Development of 30 acres or greater. The proposed tract was rezoned PDD Planned Development that allows townhouses and commercial areas with single-family residential being located within the adjacent Bridgewood Subdivision to the south. The proposed Preliminary Plan meets the use and zoning requirements contained within the PDD for this tract.
2. **Compliance with Subdivision Regulations:** The proposed Preliminary Plan complies with the Subdivision Regulations contained in the Unified Development Ordinance except the following waiver request;
 - **UDO Section 12-8.3.F 'Alleys'** – The applicant is requesting a waiver to the limitation that dead end alleys not exceed 100 feet. The applicant is proposing dead end alleys that exceed 100 feet between Blocks 2 & 3 and behind Block 8. The limitation of dead end alleys to 100 feet is related to fire and sanitation service requirements. The dead end areas are not needed for sanitation service as the Preliminary Plan depicts the consolidation of sanitation into dumpster enclosure areas that are not located on dead end alleys. Fire coverage is accomplished for Block 8 by the fronting street, Chinoak Way, and for Blocks 2 & 3 by providing a fire access gate with knox box, Grasspave2, and laydown curb at the end of the alley stubbing to Barron Cut-Off.

In accordance with the Subdivision Regulations, when considering a waiver the Planning and Zoning Commission should make the following findings to approve the waiver:

- 1) **That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this chapter will deprive the applicant of the reasonable use of his land;**
The applicant states that the topography and shape of the tract restrict the options to layout the subdivision lots such that these are special circumstance that would otherwise deprive them of reasonable use of their land.
- 2) **That the waivers are necessary for the preservation and enjoyment of a substantial property right of the applicant;**

The applicant again states that the topography and shape of the tract necessitate the waiver.

- 3) That the granting of the waivers will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this chapter; and**

Granting the waiver will not be detrimental public health, safety, or welfare as the purpose of the requirement is to provide adequate fire and sanitation service. These services are being accommodated by other means as stated above. Also, restricting alley access to Barron Cut-Off near the intersection of W.S. Phillips Parkway will likely increase vehicular safety in the area.

- 4) That the granting of the waivers will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.**

Granting of the waiver does not affect the ability of surrounding areas to subdivide.

STAFF RECOMMENDATION

Staff recommends approval of the waiver request to Unified Development Ordinance Section 12-8.3.F Alleys. If the waiver is approved by the Commission, the Preliminary Plan should be approved. If the waiver is denied, the Preliminary Plan should also be denied.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan



FOR OFFICE USE ONLY	
CASE NO.:	_____
DATE SUBMITTED:	_____
TIME:	_____
STAFF:	_____

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 Barron Crossing Subdivision

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

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

Located along the south side of William D. Fitch Parkway just east of the Barron Road intersection.

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

Name Doug French, Vice President of BCS Development E-mail dfrench@stylecraftbuilders.com

Street Address 4090 State Highway 6 South

City College Station State Texas Zip Code 77845

Phone Number 979-690-1222 Fax Number _____

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

Name Same as applicant. E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

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

Street Address 1008 Woodcreek Drive, Suite 103

City College Station State Texas Zip Code 77845

Phone Number 979-693-3838 Fax Number _____

Total Acreage 13.404 Total No. of Lots 79 R-O-W Acreage 2.93

Number of Lots By Zoning District 79 / PDD / /

Average Acreage Of Each Residential Lot By Zoning District:

0.067 / PDD / /

Floodplain Acreage None

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

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

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

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

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

Yes
 No

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

Project Name: _____

City Project Number (in known): _____

Date / Timeframe when submitted: _____

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

We respectfully request a wavier from Section 12-8.3., F., 4. of the Unified Development Ordinance for the alleys between Blocks 2 & 3 and behind Block 8. Due to topographic features and parent tract configuration, the length of the alley needs to be greater than 100 feet. The alley between Blocks 2 & 3 could be connected to Barron Cut-off but we believe this would cause traffic issues on Barron Cut-off due to the distance from the intersection of Barron Cut-off and W. S. Phillips Parkway. We recommend the installation of Grasspave2 and gate with a Knox box for Fire Department use only. It is our understanding, that the alley behind Block 8 is not needed by the Fire or Sanitation Departments.

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.

Yes, the topography and shape of the tract impacts the way in which the property and be used. We believe that the strict adherence to the subdivision regulations deprives us of reasonable use of the property.

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

Yes, we believe that the waiver is necessary for the preservation and enjoyment of our property rights due to the topography and shape of the property.

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.

We do not believe the granting of the waiver will be detrimental to the public. We believe it would be better for the public health, safety and welfare of the public to allow the two alleys to be constructed as requested. The alley between Block 2 & 3 would allow emergency vehicles while preventing the public from using the through access. The alley behind Block 8 is not required for fire protection as per our conversations with the Fire Department.

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.

No, granting the waiver will not impact or prevent the orderly subdivision of other land in accordance with the UDO.

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

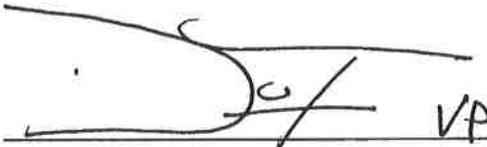
1. An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
2. The presence of unique or unusual topographic, vegetative, or other natural conditions exist so that strict adherence to the sidewalk requirements of the UDO is not physically feasible or is not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

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

Detailed explanation of condition identified above:

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

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



Signature and title

May 16, 2014

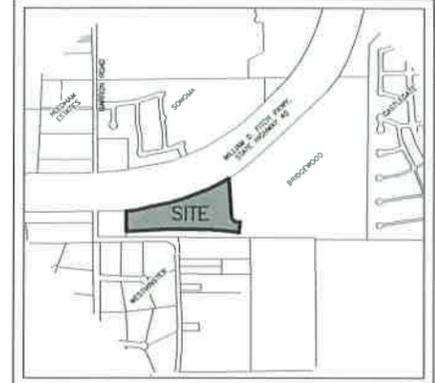
Date

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

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

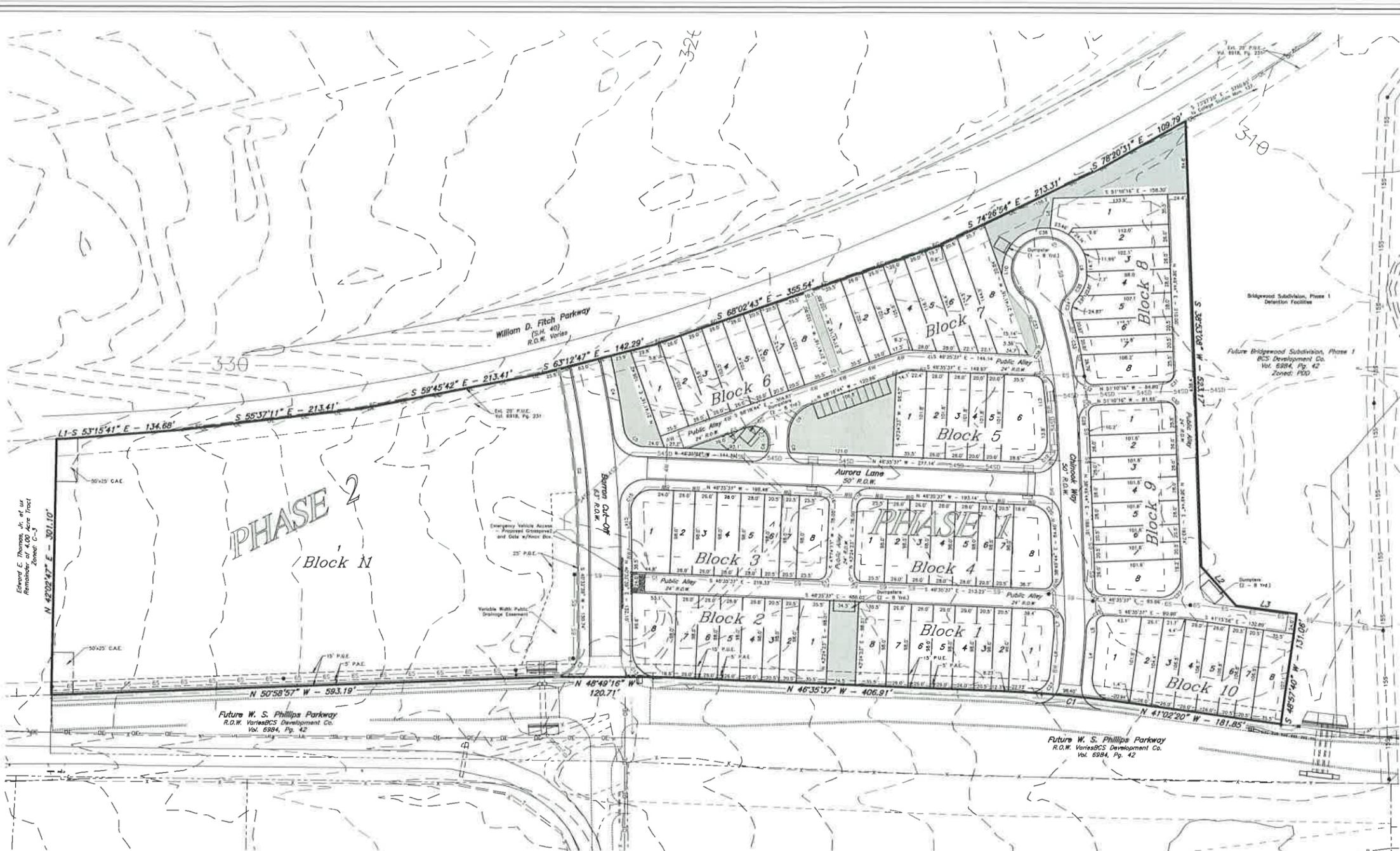
Existing Proposed

- 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.
- Public and private R.O.W. locations and widths. (All existing and proposed R.O.W.'s sufficient to meet Thoroughfare Plan.)
- Street offsets and/or intersection angles meet ordinance.
- Alleys.
- Well site locations.
- Pipelines. If carrying flammable gas or fuel, also show size of line, design pressure and product transported through the line.
- Utility services (water & sanitary sewer). All existing and proposed utilities of sufficient size/depth to meet the utility master plan and any future growth areas.
- Easements.
- Drainage structures and improvements including underground storm sewer and all overland systems (flow line of existing watercourses) and showing where these will discharge. Proposed channel cross sections, if any.
- A number or letter to identify each lot or site and each block (numbered sequentially).
- Parkland dedication/greenbelt area/park linkages. All proposed dedications must be reviewed by the Parks and Recreation Advisory Board and documentation of their recommendation provided prior to being scheduled for P&Z Commission consideration.
- Greenways dedication.
- Public areas.
- Other public improvements, including but not limited to parks, schools and other public facilities.
- Proposed phasing. Each phase must be able to stand alone to meet ordinance requirements and infrastructure costs shown to be distributed evenly throughout the subdivision. Phases must be final platted in sequential order as shown or defined on the preliminary plan.
- Are there impact fees associated with this development? Yes No



VICINITY MAP

- GENERAL NOTES:**
- ZONING: PDD (Refer to Ordinance 2013-3512 & Revised Concept Plan Project 13-238)
 - Proposed Development Type: Townhomes
 - Proposed Number of Lots: 78 Lots
 - Minimum Required Average Lot Size: 2,000 SF
 - Proposed Average Lot Size: 2,817 SF
 - Minimum Required Lot Size: 2,000 SF
 - Proposed Minimum Lot Size: 2,009 SF
 - Maximum Allowable Density: 14.0 Units/Acre
 - Lot Density (does not include Block 11, Lot 1): 8.9 Units/Acre
 - The building setback requirements are established by the City of College Station Unified Development Ordinance.
 - Portland Specifications: See in lieu of bond.
 - Sidewalks: Sidewalks are not shown for clarity, but shall be installed in accordance with the current Unified Development Ordinance, Section 12-8.3, K, Sidewalks. Sidewalks shall be on both sides of all streets except around the bulb of cut-de-sacs.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and incorporated Areas, Map Number 4834100305 E, effective May 15, 2012, this property is not located in a 100-year flood hazard area.
 - ORIGIN OF BEARING SYSTEM: The origin of bearing for this tract is based on the Texas State Coordinate System, Central Zone (NAD83) as determined from the position of found TxDOT Concrete Monuments with brass disks along the northeast line of State Highway No. 40.
 - Existing ground contours are based on City of College Station Aerial Mapping Program (2011).
 - Common Areas, Open Areas and Landscaping Easements shall be owned & maintained by Homeowner's Association.
 - All Open and Common Areas shall be Public Utility and Private Drainage Easements, unless noted otherwise.
 - Abbreviations:
C.A.E. - Common Access Easement
P.A.E. - Public Access Easement
P.U.E. - Public Utility Easement
P.D.E. - Public Drainage Easement
H.O.A. - Homeowner's Association
 - The proposed Townhome Parking Requirements for this plan will be to provide a 27' wide (back-of-curb to back-of-curb) street and allow parking on one side of the street only. The Townhome Parking Requirements as required by Section 12-8.3.4 of the Unified Development Ordinance will be achieved by parking removal with platting.
 - Each lot shall provide a minimum of two (2) trees of at least two inches (2") in caliper or one (1) tree of four inch (4") caliper per Ordinance No. 3222.
 - The legal documentation establishing the H.O.A. will be submitted prior to the filing of the Final Plat.
 - This property lies within the Spring Creek Sanitary Sewer Impact Fee Area. Unless noted otherwise, the following public utility easements shall be provided for each lot:
A. 5' Public Utility Easement shall be provided along the rear of all lots.
B. 5' Public Utility Easement shall be provided along the front of all lots.
 - Permissible Easements as per Title Report of No. 28265:
A. Bryan Texas Utilities Blanket Easement, Vol. 350, Pg. 130 with no exact location described.
B. Bryan Texas Utilities Blanket Easement, Vol. 478, Pg. 267 with no exact location described.
 - Townhomes with access to a public alley shall only have driveway access via the alley.
 - Townhome units shall face the public street to which they have frontage.
 - The dumpster pad and enclosure areas shall meet the College Station Site Design Standards including for interior clearance and enclosure facing a public street right-of-way shall have gates.
 - Construction, including solid fences, shall not impede, constrict or block the flow of water in a public drainage easement.



Edward L. Thomas, Jr. et al. as Remnants of 400 Acre Tract Corner G-3

PHASE 2
Block N

Future W. S. Phillips Parkway
R.O.W. Varies/BCS Development Co.
Vol. 6984, Pg. 42

Future W. S. Phillips Parkway
R.O.W. Varies/BCS Development Co.
Vol. 6984, Pg. 42

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 51°24'07" E	11.84'
L2	S 1°13'34" E	81.89'
L3	S 41°55'56" E	72.23'
L4	N 40°22'10" E	52.36'
L5	N 50°49'44" E	16.12'
L6	N 48°22'10" E	64.66'
L7	N 38°49'44" E	18.43'
L8	N 47°28'38" E	34.83'

CURVE TABLE

CURVE	BEARING	RADIUS	LENGTH	CHORD BEG.	CHORD END.
C1	S 3°32'53" E	1524.78'	150.31'	N 43°49'34" W	N 43°49'34" W
C2	S 11°38'33" E	888.50'	202.43'	S 54°23'50" E	S 54°23'50" E
C3	S 6°29'24" E	30.00'	16.32'	S 84°48'51" E	S 84°48'51" E
C4	S 4°48'14" E	1021.50'	86.48'	N 30°51'33" E	N 30°51'33" E
C5	S 7°51'21" E	25.00'	34.84'	S 83°28'54" E	S 83°28'54" E
C6	S 2°10'43" E	18.00'	8.85'	N 52°29'45" E	N 52°29'45" E
C7	S 11°43'11" E	18.00'	35.10'	N 12°27'13" E	N 12°27'13" E
C8	S 2°10'43" E	18.00'	8.85'	S 29°19'51" E	S 29°19'51" E
C9	S 6°18'49" E	38.00'	45.28'	S 77°22'41" E	S 77°22'41" E
C10	S 7°10'39" E	10.00'	13.84'	N 8°08'18" E	N 8°08'18" E
C11	S 0°06'42" E	500.00'	53.33'	N 39°46'23" E	N 39°46'23" E
C12	S 4°24'38" E	25.00'	41.23'	N 88°03'05" E	N 88°03'05" E
C13	S 7°06'18" E	30.00'	49.62'	N 3°01'29" E	N 3°01'29" E
C14	S 1°48'40" E	1031.50'	22.80'	N 29°28'18" E	N 29°28'18" E
C15	S 4°42'23" E	25.00'	41.31'	S 86°04'11" E	S 86°04'11" E
C16	S 6°28'34" E	19.00'	15.71'	N 1°35'39" E	N 1°35'39" E
C17	S 7°59'56" E	10.00'	13.31'	N 88°24'21" E	N 88°24'21" E
C18	S 6°38'38" E	10.00'	13.31'	S 88°24'25" E	S 88°24'25" E
C19	S 0°00'00" E	10.00'	15.71'	S 1°35'42" E	S 1°35'42" E
C20	S 6°29'21" E	25.00'	37.97'	N 3°52'51" E	N 3°52'51" E

CURVE TABLE

CURVE	BEARING	RADIUS	LENGTH	CHORD BEG.	CHORD END.
C21	S 4°24'33" E	10.00'	13.31'	N 88°07'04" E	N 88°07'04" E
C22	S 6°29'21" E	10.00'	14.41'	N 3°52'51" E	N 3°52'51" E
C23	S 6°29'21" E	25.00'	38.48'	S 89°33'13" E	S 89°33'13" E
C24	S 4°24'39" E	10.00'	13.31'	S 88°07'03" E	S 88°07'03" E
C25	S 6°29'21" E	10.00'	14.41'	S 3°52'51" E	S 3°52'51" E
C26	S 6°29'21" E	10.00'	14.41'	S 3°52'51" E	S 3°52'51" E
C27	S 4°24'39" E	25.00'	41.23'	N 88°07'03" E	N 88°07'03" E
C28	S 1°55'47" E	500.00'	53.33'	N 39°46'23" E	N 39°46'23" E
C29	S 1°35'42" E	10.00'	13.31'	S 88°07'03" E	S 88°07'03" E
C30	S 0°00'00" E	10.00'	15.71'	N 8°10'18" E	N 8°10'18" E
C31	S 0°00'00" E	10.00'	15.71'	N 8°10'18" E	N 8°10'18" E
C32	S 3°52'51" E	10.00'	14.41'	S 3°52'51" E	S 3°52'51" E
C33	S 1°35'42" E	500.00'	53.33'	N 29°04'21" E	N 29°04'21" E
C34	S 7°06'18" E	25.00'	41.23'	S 83°34'49" E	S 83°34'49" E
C35	S 0°36'23" E	50.00'	38.71'	N 81°05'47" E	N 81°05'47" E
C36	S 3°38'49" E	50.00'	38.71'	N 83°07'52" E	N 83°07'52" E
C37	S 0°00'00" E	50.00'	38.71'	N 25°22'18" E	N 25°22'18" E
C38	S 0°00'00" E	10.00'	13.31'	N 80°25'01" E	N 80°25'01" E



NOT FOR RECORD

REVISED PRELIMINARY PLAN

BARRON CROSSING
Phases 1 & 2
± 13.404 ACRES
out of the
ROBERT STEVENSON SURVEY, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS

June 16, 2014
Revised July 17, 2014
SCALE: 1" = 50'

Owner:
BCS Development Co.
4090 State Highway 8 South
College Station, Texas 77845
(979) 590-1222

Engineer:
McClure & Browne Engineering/Surveying, Inc.
1006 Woodcreek Dr., Suite 105
College Station, Texas 77845
(979) 593-3838
Firm Reg. No. F-458

MB

14-152
7-17-14
227
G18



Legislation Details (With Text)

File #: 14-603 **Version:** 1 **Name:**

Type: Rezoning **Status:** Agenda Ready

File created: 7/30/2014 **In control:** Planning and Zoning Commission Regular

On agenda: 8/7/2014 **Final action:**

Title: 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 and PDD Planned Development District to PDD Planned Development District for approximately 36 acres, including 19.125 acres in the Samuel Davidson League, Abstract No. 13, being a remainder of Tract One as described in Volume 7633, Page 239 of the Official Public Records of Brazos County, and 5.79 acres and 11.4 acres in the Samuel Davidson League, Abstract No. 13, being remainders of Tract One as described in Volume 7068, Page 220 of the Official Public Records of Brazos County, Texas, the property generally located at 3850 Greens Prairie Road West, and more generally located near the entrance of Creek Meadows Subdivision at the intersection of Greens Prairie Road West and Creek Meadows Boulevard North. Case #14-00900166 (J. Prochazka) (Note: Final action of this item is scheduled for the August 25, 2014 City Council meeting - subject to change)

Sponsors:

Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)
[Rezoning Map & Concept Plan](#)

Date	Ver.	Action By	Action	Result
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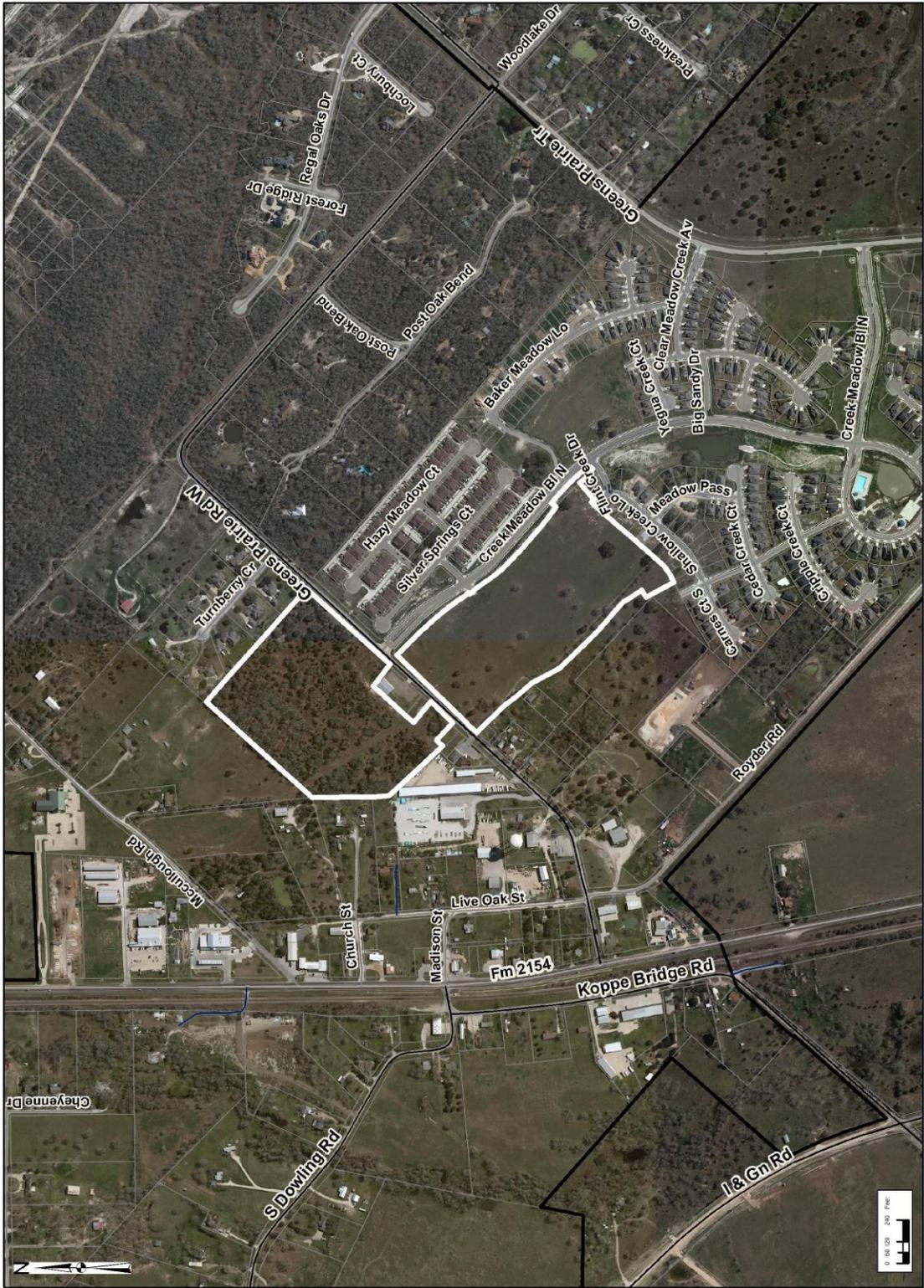
Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural and PDD Planned Development District to PDD Planned Development District for approximately 36 acres, including 19.125 acres in the Samuel Davidson League, Abstract No. 13, being a remainder of Tract One as described in Volume 7633, Page 239 of the Official Public Records of Brazos County, and 5.79 acres and 11.4 acres in the Samuel Davidson League, Abstract No. 13, being remainders of Tract One as described in Volume 7068, Page 220 of the Official Public Records of Brazos County, Texas, the property generally located at 3850 Greens Prairie Road West, and more generally located near the entrance of Creek Meadows Subdivision at the intersection of Greens Prairie Road West and Creek Meadows Boulevard North. Case #14-00900166 (J. Prochazka) (Note: Final action of this item is scheduled for the August 25, 2014 City Council meeting - subject to change)



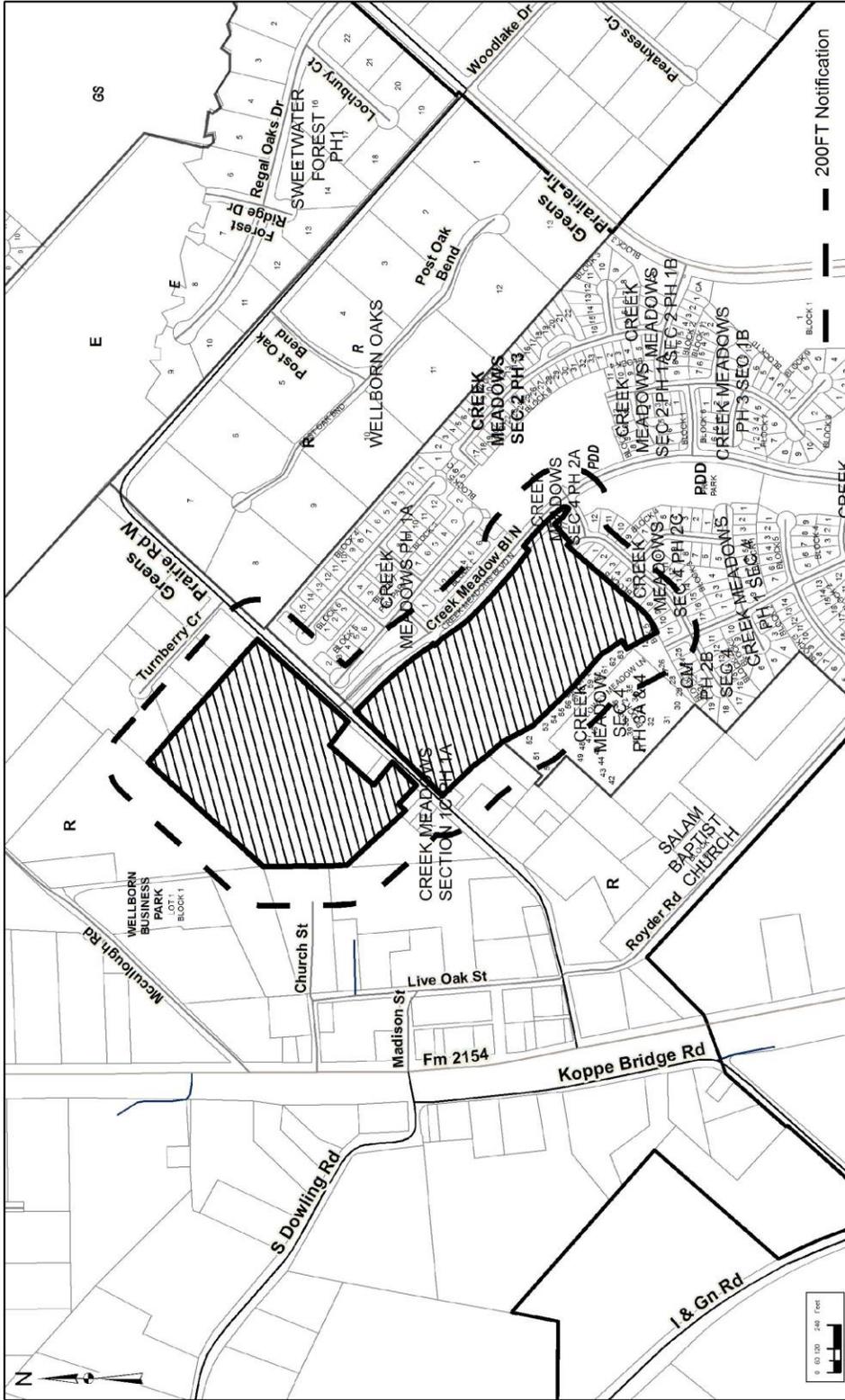
CITY OF COLLEGE STATION
Home of Texas A&M University®

**REZONING REQUEST
FOR
A PORTION OF CREEK MEADOWS
14-00900166**

- REQUEST:** R Rural and PDD Planned Development District to PDD Planned Development District
- SCALE:** Approximately 36 acres
- LOCATION:** Located at 3850 Greens Prairie Road West, and more generally located near the entrance of Creek Meadows Subdivision at the intersection of Greens Prairie Road West and Creek Meadows Boulevard North, including 19.125 acres in the Samuel Davidson League, Abstract No. 13, being a remainder of Tract One as described in Volume 7633, Page 239, and 5.79 acres and 11.4 acres in the Samuel Davidson League, Abstract No. 13, being remainders of Tract One as described in Volume 7068, Page 220 of the Official Deed Records of Brazos County.
- APPLICANTS:** Natalie Ruiz, IPS Group
- PROJECT MANAGER:** Jennifer Prochazka, AICP, Principal Planner
jprochazka@cstx.gov
- PROJECT OVERVIEW:** Creek Meadows began development in the ETJ and is vested to the uses proposed at that time. The rezoning would allow approximately 19 acres north of Greens Prairie Road West to develop as single-family (currently vested for multi-family), approximately 11.4 acres south of Greens Prairie Road West to develop as multi-family (currently vested to and zoned for duplexes), and approximately 5.8 acres south of the proposed multi-family to develop as single-family (currently vested to and zoned for duplexes). The density exchange will result in an overall reduction of 74 potential dwelling units.
- RECOMMENDATION:** Staff recommends approval of the rezoning request.



	DEVELOPMENT REVIEW	CREEK MEADOWS SEC 1A PH 3	REZONING
Case: 14-166			



Zoning District	Planned Development District	BPI	Business Park Industrial	PDD	Planned Development District
R - 4	Multi-Family	NAP	Natural Areas Protected	WPC	Wolf Pen Creek Dev. Corridor
R - 6	High Density Multi-Family	C - 3	Light Commercial	NG - 1	Core Northgate
MHP	Manufactured Home Park	M - 1	Light Industrial	NG - 2	Transitional Northgate
O	Office	M - 2	Heavy Industrial	NG - 3	Residential Northgate
SC	Suburban Commercial	C - U	College and University	OV	Corridor Overlay
GC	General Commercial	R & D	Research and Development	RDD	Redevelopment District
R - 1B	Single Family Residential	P-MUD	Planned Mixed-Use Development	KO	Krenek Tap Overlay
D	Duplex				
T	Townhouse				



DEVELOPMENT REVIEW

CREEK MEADOWS SEC 1A PH 3

REZONING

Case: 14-166

NOTIFICATIONS

Advertised Commission Hearing Date: August 7, 2014
Advertised Council Hearing Dates: August 25, 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:

Creek Meadows HOA

Past members of the Wellborn Community Plan Resource Team were notified via email.

The applicant held a meeting on July 29, 2014 at the Wellborn Community Center in which former Wellborn Community Plan Resource Team members were invited. No Resource Team members attended, however approximately 15 Creek Meadows residents were present. Some of the residents expressed concerns about shared amenities with the new development. Those present were in favor of the proposed changes.

Property owner notices mailed: 34

Contacts in support: At the time of staff report, two individuals had expressed support of the rezoning as it reduces densities north of Greens Prairie Road West.

Contacts in opposition: At the time of staff report, two individuals expressed opposition with concerns of existing roadway conditions throughout this area, including Greens Prairie Trail, Greens Prairie Road West, Live Oak Street, and Royder Road. Additional concerns included the location of multi-family housing in this area because of both its distance to Texas A&M and potential character impacts on the single-family housing in developed portions of Creek Meadows.

Inquiry contacts: Six

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Wellborn Estate	R Rural	Rural home
South	Restricted Suburban	PDD Planned Development District	Single-family housing
East	Wellborn Estate and Restricted Suburban	R Rural and PDD Planned Development District	Duplexes, estate subdivision
West	Wellborn Preserve, Restricted Suburban, Wellborn Commercial, and Wellborn Estate	R Rural and PDD Planned Development District	Rural home, storage units, and vacant

DEVELOPMENT HISTORY

Annexation:	South of Greens Prairie Road West (2008) North of Greens Prairie Road West (2011)
Zoning:	South: PDD Planned Development District (2008) North: R Rural (upon annexation in 2011)
Final Plat:	Not platted
Site development:	Vacant

BACKGROUND

The subject property was master-planned as part of the Creek Meadows Subdivision prior to annexation into the City of College Station and without the benefit of land use controls. The Master Plan designates the portion of the subject property north of Greens Prairie Road West for multi-family housing and the portion south of Greens Prairie Road West for duplex development. While the properties have since been annexed into the City limits, the development is vested to the original master-planned uses. After the southern portion was annexed in 2008, a PDD rezoning was approved that conformed to the Master Plan. The portion north of Greens Prairie Road West was not included in that PDD zoning because it was still in the Extra Territorial Jurisdiction (ETJ).

During the development of the Wellborn Community Plan (an amendment to the Comprehensive Plan), members of the Resource Team expressed a desire to reduce the planned density north of Greens Prairie Road West. At that time, representatives of Creek Meadows Partners, LP agreed to pursue a rezoning in the area that would essentially exchange the originally planned density north of Greens Prairie Road West with the lower density originally intended south of Greens Prairie Road West.

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject property is designated Wellborn Suburban north of Greens Prairie Road West and Restricted Suburban south of Greens Prairie Road West on the Comprehensive Plan Future Land Use and Character Map.

The Wellborn Suburban designation is described in the Wellborn Community Plan as having "...an intense level of development activities. These areas will tend to consist of high-density single-family residential lots (minimum 5,000 square feet). Development features should be incorporated such as greenbelts, garages, and limited lot coverage to reduce the character impact of surrounding residential uses." The proposed uses on this portion of the subject property are single-family homes.

The Restricted Suburban designation is described as having "...a moderate level of development activities. These areas will tend to consist of medium-density single-family residential lots (acreage 8,000 square feet) when clustered around open space, or larger lot sizes when not clustered." The proposed uses on this portion of the subject property are multi-family and single-family homes.

The density of the overall Creek Meadows Development is proposed to be four dwelling units per acre – consistent with the Future Land Use and Character designations on the property.

2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:

Portion north of Greens Prairie Road West: The subject property and surrounding area are currently zoned R Rural and are developed as both rural density single-family homes and rural-character commercial. The proposed uses for this area include single-family homes on minimum 5,000 square foot lots. The original Master Plan for the Creek Meadows showed a future land use of multi-family in this area. Through the Wellborn Community Plan, area residents expressed a desire to reduce future densities. Single-family uses are more compatible with the existing uses and zoning of nearby properties.

Portion south of Greens Prairie Road West: The subject property and surrounding area are included in the Creek Meadows PDD zoning, which includes single-family and duplex uses. The proposed multi-family use is denser than uses in the surrounding area.

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 subject property is suitable for the uses and density proposed in the PDD Planned Development District. The overall density of the Creek Meadows neighborhood will remain around 4 dwelling units per acre. The rezoning reduces the possible number of dwelling units in Creek Meadows. Road infrastructure in this area (at the perimeter of the subdivision) was developed while in still in the ETJ and does not meet an urban City standard.

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:

North of Greens Prairie Road West: The existing zoning of this portion of the property is R Rural, however, because the Creek Meadows development began in the ETJ without the benefit of land use control, this portion was shown for multi-family development and is vested to that use.

South of Greens Prairie Road West: The current PDD in place on this portion of the property allows for duplex units in this area similar to the developed portion of Creek Meadows to the east and is suitable for this property.

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 proposed PDD rezoning essentially relocates permitted multi-family units from north of Greens Prairie Road West to south of Greens Prairie Road West, and locates single-family to the north. The intent of the swapped land use densities is to maintain the permitted densities while responding to the character of the surrounding area.

6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use: Water service will be provided by Wellborn Special Utility District via existing 6-, 8-, and 16-inch mains. There are also 6- and 8-inch sanitary sewer lines available to serve this property. There is currently capacity in the existing sanitary sewer system to support some additional development, however capacity will need to be analyzed further with the platting of each individual phase. It is anticipated that improvements to the downstream sanitary sewer system will be needed in the near future. Drainage is mainly to the south within the

Peach Creek Drainage Basin. Access to the sites will be available via Greens Prairie Road West and Creek Meadows Boulevard North. Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Existing infrastructure, with the exception of the referenced sanitary sewer, appears to be adequate for the proposed use.

SUMMARY OF CONCEPT PLAN

The following base districts are requested for the proposed residential uses:

- Single-family land uses – GS General Suburban Zoning District
- Multi-family land uses – R-4 Multi-Family Zoning District

Meritorious Modifications

The following modifications are proposed through this rezoning request:

Setbacks:

Single-family land uses –

- Reduction of the minimum **front setback from 25 feet to 20 feet** to conform with existing modifications in the Creek Meadows neighborhood
- Reduction of the minimum **side setback from 7.5 feet to 5 feet** to conform with existing modifications in the Creek Meadows neighborhood

Multi-family land uses –

- Minimum **side setback reduced from 7.5 feet to 5 feet**
- Minimum **front setback reduced from 25 feet to 20 feet**

Density: Reduced **maximum multi-family density from 20 dwelling units per acre to 12 dwelling units per acre.**

Height: Maximum **multi-family height reduced to 35 feet** to conform to the single-family detached maximum height of 35 feet and that the Single-Family Protection included in Section 7.2.H of the Unified Development Ordinance (UDO) not be required. The Section of the ordinance limits commercial and multi-family structures to a height equivalent to half of the distance to adjacent single-family property lines.

Buffering: The applicant requests that no buffering or additional plantings be required between multi-family and single-family residential land uses. The UDO requires a planted ten-foot buffer with a wooden fence.

Parking: Garages incorporated into the multi-family design shall count towards the required number of parking spaces.

Community Benefits and Additional Enhancements

The applicant offers the following as community benefits and/or project enhancements:

- Reduced densities on the north side of Greens Prairie Road West adjacent to rural and estate properties;
- Open spaces provided through future detention and easements as shown on the Concept Plan;
- Attached and/or detached two car garages required with each single-family dwelling unit as requested by residents through the Wellborn Community Plan;
- Reduced allowable heights within the multi-family area to mirror surrounding single-family zoning and land uses; and

- Reduced multi-family density potential.

STAFF RECOMMENDATION

Staff recommends approval of the proposed rezoning.

SUPPORTING MATERIALS

1. Application
2. Rezoning map
3. Concept Plan



FOR OFFICE USE ONLY	
CASE NO.:	<u>K.1100</u>
DATE SUBMITTED:	<u>6.25.14</u>
TIME:	<u>1:17</u>
STAFF:	<u>JS</u>

ZONING MAP AMENDMENT (REZONING) APPLICATION PLANNED DISTRICTS

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

- \$315 - 1,165 Rezoning Application Fee.
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
- One (1) copy of a fully dimensioned Rezoning Map on 24"x36" paper showing:
- Land affected;
 - Legal description of area of proposed change;
 - Present zoning;
 - Zoning classification of all abutting land; and
 - All public and private rights-of-way and easements bounding and intersecting subject land.
- Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
- A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to PDSDigitalSubmittal@cstx.gov).
- Fourteen (6) copies of the Concept Plan on 24"x36" paper in accordance with Section 3.4.D of the UDO.
- One (1) copy of the Concept Plan on 8.5"x11" paper in accordance with Section 3.4.D of the UDO.
- The attached Concept Plan checklist with all items checked off or a brief explanation as to why they are not checked off.

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

Date of Optional Preapplication Conference April 30, 2014

NAME OF PROJECT Creek Meadows - Section 1A Phase 3, 4A & 4B; Section 1C, Phases 1-5 & Section 4, Phase 3B

ADDRESS _____

LEGAL DESCRIPTION (Lot, Block, Subdivision) _____

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

The property is generally located near the entrance of the Creek Meadows Subdivision at the intersection of Greens Prairie Road and Creek Meadow Boulevard North.

TOTAL ACREAGE 36.325

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

Name Natalie Ruiz, IPS Group E-mail natalie@ipsgroup.us
Street Address 3204 Earl Rudder Freeway South
City College Station State Texas Zip Code 77845
Phone Number 979.846.9259 Fax Number 979.324.9196

PROPERTY OWNER'S INFORMATION:

Name Randy K. Lowry, JR. , Creek Meadows Partners, LP E-mail rlowry@uniongas.net
Street Address 14505 Torrey Chase Boulevard, Suite 205
City Houston State Texas Zip Code 77014
Phone Number 281.397.0091 Fax Number _____

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

Name Travis Nance, Oldham Goodwin E-mail travis.oldhamgoodwin.com
Street Address 2800 Texas Avenue South, Suite 401
City Bryan State Texas Zip Code 77802
Phone Number 979.268.2000 Fax Number _____

This property was conveyed to owner by deed dated December 19, 2005 and recorded in Volume 7068 , Page 220 of the Brazos County Official Records.

Existing Zoning Rural & Planned Development District Proposed Zoning Planned Development District - PDD

Present Use of Property Vacant

Proposed Use of Property Residential - Single and Multi-Family

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

Residential land uses per the base zoning districts.

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

If P-MUD:

Approximate percentage of residential land uses: _____

Approximate percentage of non-residential land uses: _____

REZONING SUPPORTING INFORMATION

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

Annexation by the City of College Station in 2008. A rezoning change is necessary to continue the next phases of the Creek Meadows Subdivision and continue the development that was approved when the property was in the City's ETJ.

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

The proposed zone change is in accordance with the Comprehensive Plan. The property on the north side of Greens Prairie Road is shown as Rural on the Land Use Plan; however, the property is vested to allow a multi-family residential uses. The property on the south side of Greens Prairie Road is shown as Restricted Suburban on the Land Use 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?

The intent of this PDD request is to modify the previously approved residential densities to blend with the character of the area and maintain the overall density. The multi-family residential uses approved along the north side of Greens Prairie Road are being moved to the south side at the entrance to the Creek Meadows Subdivision. In exchange, the north side density will be reduced to provide a single family density adjacent to existing commercial and rural property.

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

The original master planned Creek Meadows community integrated a mix of commercial, residential and multi-family land uses. This rezoning is simply modifying the previously approved residential and multi-family land uses and applying additional character standards.

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

Existing permitted land uses on the subject property are single-family and multi-family residential uses.

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

Marketability for the property is primarily for residential uses as previously approved and planned in the PDD request and Concept Plan.

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

The proposed PDD will allow the continued development of an existing master planned community. The additional standards will provide for the mix of single family and multi family products within close proximity.

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

The previously approved purpose and intent of the PDD is to provide single-family, multi-family and commercial development within the master planned community of Creek Meadows in such a way that provides integration of mixed uses within the community. The proposed concept plan simply modifies the previously approved and vested residential densities resulting in no net gain of dwelling units.

CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

Future building heights for both multi-family and single-family land uses will be a maximum of 35'.

2. Provide a general statement regarding the proposed drainage.

The existing and future development of Creek Meadows has and will be in conformance with the B/CS United Stormwater Design Guidelines and B/CS Unified Standards for construction of street and drainage improvements.

3. List the general bulk or dimensional variations sought.

See attached.

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

See attached.

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

The proposed PDD and Concept Plan is designed to blend a mix of residential densities and products that fit in with the character of the surrounding area. The multi-family development will have "Big House" characteristics and design elements to look like a large home with the same density of a townhome development.

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

The rezoning proposal is in compliance with the City's Comprehensive Plan and meets the overall density of 8,000 sq. ft. per unit even though this project is vested and development began prior to annexation.

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

By modifying the existing residential densities, the proposed PDD and Concept Plan is more compatible with existing land uses than the previously approved approach. Reducing the density along the north side of Greens Prairie Road to single family provides a step down approach from the previously approved multi-family. The character standards proposed with this PDD makes the previously approved densities more compatible.

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

All dwelling units will have adequate access to a public street. Single family lots will have direct access and multi-family units will have shared access.

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

The existing Creek Meadows subdivision has provided all required public improvements and will continue to meet all development standards.

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

The Concept Plan is a minor change from the previously approved Plan. The additional character standards offered through this PDD guarantees a much more attractive and sustainable development than previously approved.

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

Adequate vehicular, bicycle and pedestrian circulation is provided with the overall master plan. The proposed PDD zoning and Concept Plan does not increase the overall density that was previously approved.

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

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

Signature and title


R.K. LOWREY JR
MANAGER

Date

6/23/14

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

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

CREEK MEADOWS

PDD Zoning Regulations

Base Zoning Districts & Land Use Restrictions: As required through the PDD, the following base districts are established for the proposed residential uses.

Single-Family Land Uses - GS General Suburban Zoning District

Multi-Family Land Uses – R4 Multi-Family Zoning District

Meritorious Modifications: The following modifications are proposed.

Setbacks

Single-Family Land Uses – Areas designated as single family detached shall conform to General Suburban zoning district land uses and all dimensional standards with the following exceptions:

- Minimum front setback reduced from 25' to 20' to conform with previously approved modifications.
- Minimum side setback reduced from 7.5' to 5' to conform with previously approved modifications.

Multi-Family Land Uses – Areas designated as multi-family shall conform to R-4 Multi-Family zoning district land uses and all dimensional standards with the following exceptions:

- Maximum height reduced to mirror the single family detached maximum height of 35'. (Additional height limitations provided in Section 7.2.H are not required.)
- Minimum side setback reduced from 7.5' to 5'.
- Minimum front setback of 25' reduced to 20'.

Buffering

No buffering or additional plantings are required between multi-family and single-family residential land uses.

Project Enhancements

The following additional enhancements are proposed in exchange for the requested modifications:

North side of Greens Prairie Road:

- Reduce the densities and modify previously approved multi-family to single family.
- Open spaces provided through future detention and easements as shown on the Concept Plan.
- Attached and/or detached two car garages are required with each dwelling unit as requested by residents through the Wellborn Community Plan.

South side of Greens Prairie Road:

- Reduce the maximum allowed height within the R-4 multi-family district from unlimited to 35' to mirror surrounding single-family zoning and land uses.
- Reduce the maximum allowed dwelling units per acre from 20 to 12.
- Garages incorporated into the multi-family design shall count towards the required number of parking spaces.

CREEK MEADOWS

The following densities are based upon the approved preliminary plan for Creek Meadows:

TOTAL ACREAGE: 293.233 acres (includes Section 1C)
COMMERCIAL ACREAGE: 11.55 acres
CURRENT DU TOTAL: 1175 total dwelling units approved

SECTION 1C (Current R4): 230 DU (19.125 acres x 12 du/acre)
SECTION 1C (Single-Family): 90 DU (see attached Concept Plan)
Reduction of 140 DU's in Section 1C

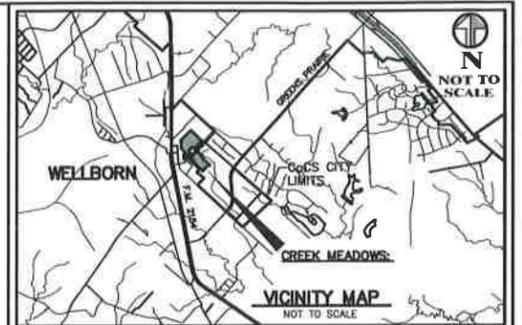
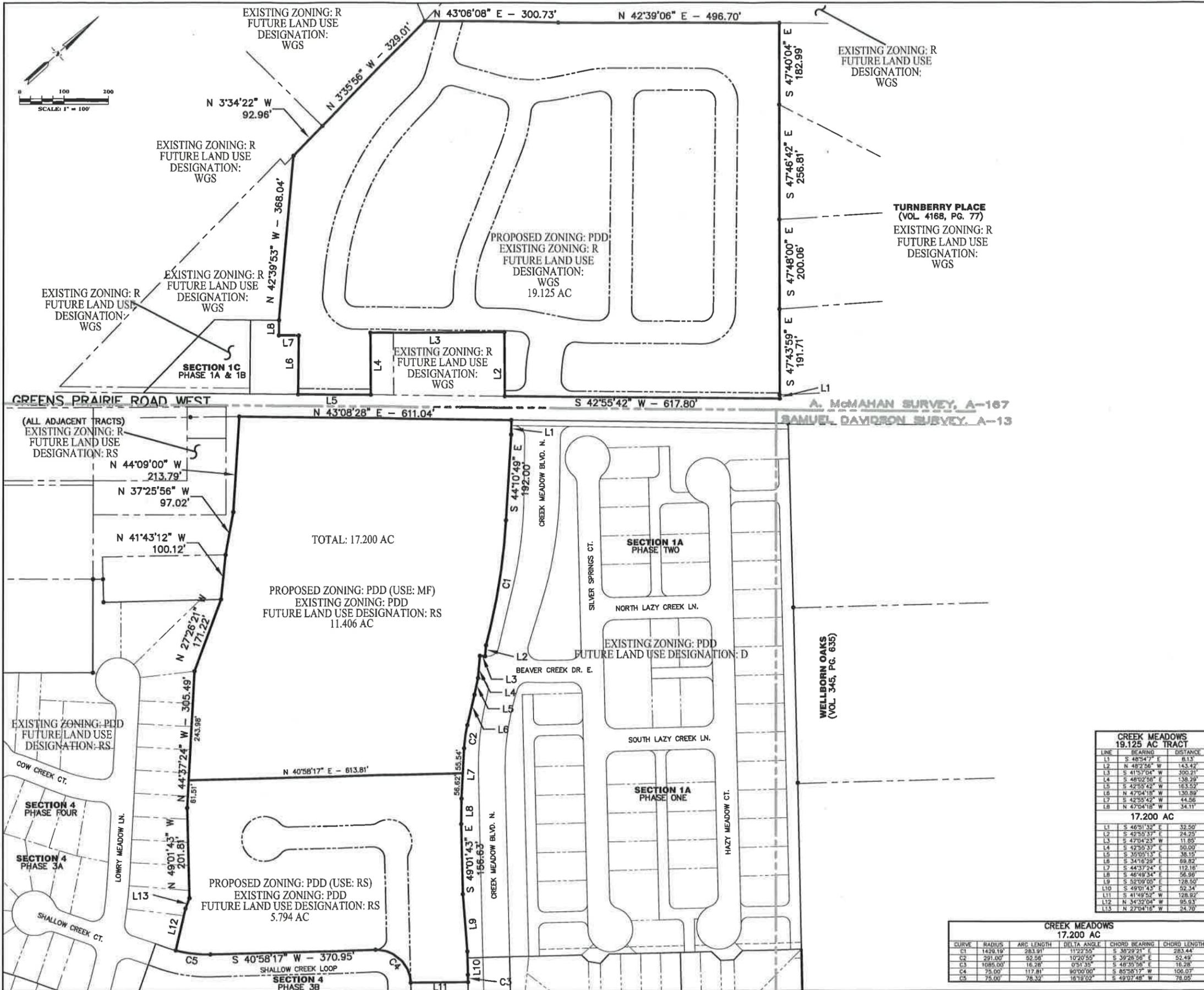
SECTION 1A (Current R2): 92 DU
SECTION 1A (Modified): 158 DU (137 Big House + 21 SF)
(11.4 acres MF x 12 du/acre = 137 units)
Increase of 66 DU's in Section 1A

TOTAL PROPOSED DU'S: 1101 (*Overall reduction of 74 dwelling units*)

NOTES:

- Rabon originally used a density of 7.3 du/acre on the 19.125 acre multi-family tract. I adjusted that to 12 du/acre which increased the overall density from 140 du's to 230.
- I've modified our density request on Section 1A to mirror the 12 du/acre.
- The overall density of the entire 293.233 acres is 4 du/acre vs. 3.7 du/acre.

7/28/14



REZONING NOTES:

- THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAN AS GRAPHICALLY DEPICTED ON F.E.M.A. - FIRM COMMUNITY PANEL NO. 48041C 0325E, MAY 16, 2012.
- BASES OF BEARING:** NORTH ORIENTATION IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
- ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS UNLESS OTHERWISE NOTED.
- THE BOUNDARY DATA SHOWN WAS SURVEYED AND PROVIDED BY KERR SURVEYING, UNDER THE DIRECTION OF MR. BRAD KERR, RPLS 4502.
- THE EXISTING USE OF THIS TRACT IS VACANT/AGRICULTURAL.
- FUTURE LAND USE DESIGNATION & ZONING NAMING CONVENTION:**
 R = RURAL
 E = ESTATE
 D = OFFICE
 DC = DUPLEX
 GC = GENERAL COMMERCIAL
 RS = RESTRICTED SUBURBAN
 MF = MULTI-FAMILY
 OS = GENERAL SUBURBAN
 PDD = PLANNED DEVELOPMENT DISTRICT
 WGS = WELLBORN GENERAL SUBURBAN
- FUTURE LAND USE DESIGNATION:**
SINGLE FAMILY:
 AREAS DEVELOPED AS SINGLE FAMILY-DETACHED SHALL CONFORM TO R-1 ZONING DISTRICT USES AND ALL DIMENSIONAL STANDARDS WITH THE EXCEPTIONS AS APPROVED BY THE PLANNED DEVELOPMENT CONCEPT PLAN.
MULTI-FAMILY:
 AREAS DEVELOPED AS MULTI-FAMILY SHALL CONFORM TO R-4 ZONING DISTRICT USES AND ALL DIMENSIONAL STANDARDS WITH THE EXCEPTIONS AS APPROVED BY THE PLANNED DEVELOPMENT CONCEPT PLAN.
COMMERCIAL:
 AREAS DEVELOPED AS COMMERCIAL SHALL CONFORM TO C-1 ZONING DISTRICT USES WITH THE PERMITTED USES RESTRICTED TO THE FOLLOWING:
 - RESTAURANTS WITH DRIVE IN/THROUGH WINDOWS;
 - DRY CLEANERS & LAUNDRY;
 - FUEL SALES;
 - HEALTH CLUB/SPORTS FACILITY, INDOOR;
 - PERSONAL SERVICE SHOP;
 - PRINTING/COPY SHOP;
 - RESTAURANTS;
 - RETAIL SALES & SERVICE;

CREEK MEADOWS 19.125 AC TRACT

LINE	BEARING	DISTANCE
L1	S 48°54'7" E	6.13
L2	N 48°2'56" W	143.42
L3	S 41°57'04" W	300.21
L4	S 48°02'58" E	138.29
L5	S 42°55'42" W	163.52
L6	N 47°54'18" W	130.89
L7	S 42°55'42" W	44.56
L8	N 42°54'18" W	34.11

17.200 AC

LINE	BEARING	DISTANCE
L1	S 46°51'39" E	32.50
L2	S 42°55'37" E	24.25
L3	S 42°54'23" W	11.80
L4	S 42°55'37" E	50.00
L5	S 35°05'13" E	38.10
L6	S 34°10'29" E	69.82
L7	S 44°37'54" E	112.16
L8	S 46°49'34" E	56.90
L9	S 52°09'05" E	128.50
L10	S 49°01'43" E	52.34
L11	S 41°49'32" W	128.82
L12	N 34°32'04" W	65.93
L13	N 27°34'18" W	34.70

CREEK MEADOWS 17.200 AC

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1429.19'	283.91'	11°22'55"	S 38°29'21" E	283.44'
C2	291.00'	52.06'	10°20'55"	S 39°28'56" E	52.49'
C3	1685.00'	16.28'	0°51'35"	S 48°25'56" E	16.28'
C4	75.00'	117.81'	90°00'00"	S 85°58'17" W	108.07'
C5	75.00'	78.32'	161°8'02"	S 49°07'48" W	78.05'

REZONING EXHIBIT OF CREEK MEADOWS SECTION 1A, PHASE 3, 4A & 4B SECTION 1C, PHASE 1 thru 5 AND A PORTION OF SECTION 4, PHASE 3B

TOTAL = 36.325 ACRES
 A. McMAHAN SURVEY, A-187
 SAMUEL DAVIDSON SURVEY, A-13
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

RME Consulting Engineers

3800 SH No. 6 SOUTH, STE 108G <77845>
 POST OFFICE BOX 9253
 COLLEGE STATION, TEXAS 77842
 EMAIL: civil@rmeengineer.com
 OFFICE - (979) 764-0704
 FAX - (979) 764-0704
 TEXAS FIRM REGISTRATION No. F-4695

LANDOWNER INFORMATION
 CREEK MEADOWS PARTNERS, L.P.
 c/o OLDHAM GOODWIN GROUP, LLC
 280 SOUTH TEXAS AVENUE
 SUITE 401
 BRYAN, TX 77802
 EMAIL: Chris.rhodes@oldhamgoodwin.com

FILENAME: 0536R21A SCALE: 1"=100'
 SUBMITTED DATE: 6/23/14
 REVISIONS: 7/21/14

DRAWN BY: R.A.M. CHECKED BY: KERR
 FIELD BOOK: N/A PAGES: N/A
 RME CONSULTING ENGINEERS
 CLIENT NO. PROJECT NO.
 296 - 0536

14-166
 7-22-14
 1030



Legislation Details (With Text)

File #: 14-607 **Version:** 1 **Name:**

Type: Comprehensive Plan **Status:** Agenda Ready

File created: 7/31/2014 **In control:** Planning and Zoning Commission Regular

On agenda: 8/7/2014 **Final action:**

Title: Public Hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Restricted Suburban to Suburban Commercial for approximately 2.2 acres for the property located at 3751 Rock Prairie Road West, and more generally located at the southwest corner of Holleman Drive South and Rock Prairie Road West. Case #14-00900154 (J. Prochazka) (Note: Final action on this item is scheduled for the August 25, 2014 City Council meeting - subject to change)

Sponsors:

Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)

Date	Ver.	Action By	Action	Result
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Public Hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Restricted Suburban to Suburban Commercial for approximately 2.2 acres for the property located at 3751 Rock Prairie Road West, and more generally located at the southwest corner of Holleman Drive South and Rock Prairie Road West. Case #14-00900154 (J. Prochazka) (Note: Final action on this item is scheduled for the August 25, 2014 City Council meeting - subject to change)



**COMPREHENSIVE PLAN AMENDMENT
FOR
Holleman Drive & Rock Prairie Road
14-00900154**

REQUEST: Restricted Suburban to Suburban Commercial

SCALE: Approximately 2.2 acres

LOCATION: 3751 Rock Prairie Road West, generally located at the southwest corner of Rock Prairie Road West and Holleman Drive South.

APPLICANT: Rabon Metcalf, PE, RME Consulting Engineers

PROJECT MANAGER: Jennifer Prochazka, AICP, Principal Planner
jprochazka@cstx.gov

RECOMMENDATION: Staff recommends approval of the Future Land Use & Character amendment.

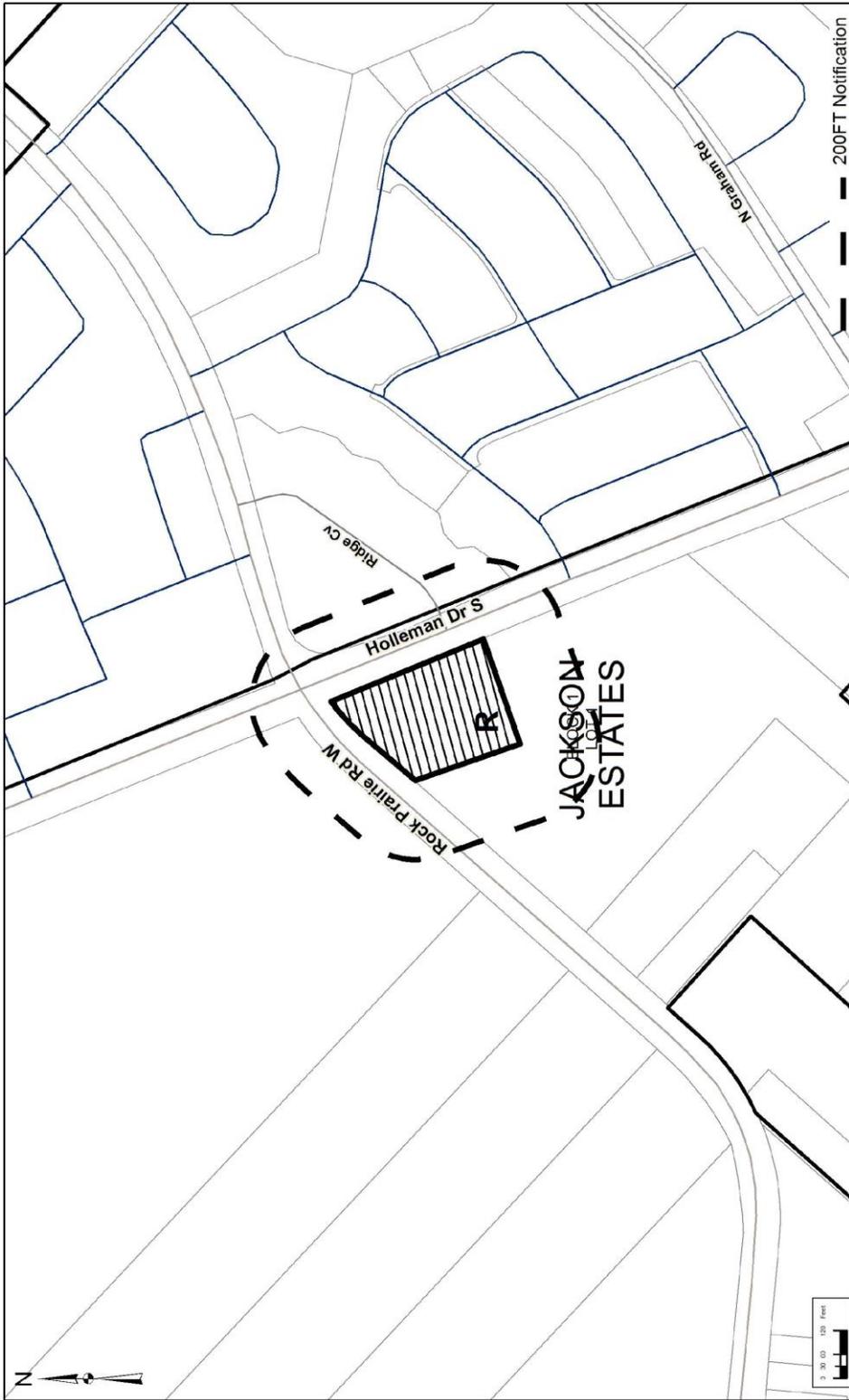


Case: 14-154

HOLLEMAN & ROCK PRAIRIE RD

DEVELOPMENT REVIEW





Zoning Districts

R	Rural	R-4	Multi-Family	BPI	Business Park Industrial	PDD	Planned Development District
E	Estate	R-6	High Density Multi-Family	NAP	Natural Areas Protected	WPC	Wolf Pen Creek Dev. Corridor
RS	Restricted Suburban	MHP	Manufactured Home Park	C-3	Light Commercial	NG-1	Core Northgate
GS	General Suburban	O	Office	M-1	Light Industrial	NG-2	Transitional Northgate
R-1B	Single Family Residential	SC	Suburban Commercial	M-2	Heavy Industrial	NG-3	Residential Northgate
D	Duplex	GC	General Commercial	C-U	College and University	OV	Corridor Overlay
T	Townhouse	CI	Commercial-Industrial	R & D	Research and Development	RDD	Redevelopment District
		BP	Business Park	P-MUD	Planned Mixed-Use Development	KO	Krenek Tap Overlay

	DEVELOPMENT REVIEW	HOLLEMAN & ROCK PRAIRIE RD	Case: 14-154
DEVELOPMENT REVIEW		COMP PLAN AMENDMENT	



NOTIFICATIONS

Advertised Commission Hearing Date: August 7, 2014
Advertised Council Hearing Dates: August 25, 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:

N/A

Contacts in support: None as of date of staff report
Contacts in opposition: None as of date of staff report
Inquiry contacts: One as of date of staff report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Restricted Suburban and Urban	RS Restricted Suburban and unzoned property in the ETJ	Vacant and manufactured home park
South	Restricted Suburban	R Rural	Vacant
East	Urban	Unzoned property in the ETJ	Manufactured home park
West	Restricted Suburban	R Rural	Driving Range

DEVELOPMENT HISTORY

Annexation: 2008
Zoning: A-O Agricultural Open upon annexation (2008)
District renamed to R Rural (2013)
Final Plat: Part of Lot 1, Block One, Jackson Estates (2010)
Site development: Undeveloped

REVIEW CRITERIA

- 1. Changed or changing conditions in the subject area or the City:** The subject property and surrounding area are designated as Restricted Suburban on the Comprehensive Plan Future Land Use and Character Map. The applicant has requested the proposed amendment as a step toward permitting a convenience store development on approximately 2.2 acres located at the corner of Holleman Drive South (future minor arterial) and Rock Prairie Road West (future major collector).

The subject property is a portion of the Jackson Estates subdivision that platted prior to the development of the Jackson Hole Driving Range in 2011. Driving ranges are permitted uses in the R Rural district and so a Comprehensive Plan amendment and rezoning were not required for that type of commercial development. The subject property is the remaining undeveloped portion of Jackson Hole Estates. With just over 300 feet of frontage along Rock Prairie Road West, Restricted Suburban (medium-density single-family) may not be appropriate on the subject property located between the commercial use (driving range) and a major intersection.

2. **Scope of the request:** The request is to amend the Comprehensive Plan Future Land Use and Character Map designation for approximately 2.2 acres from Restricted Suburban to Suburban Commercial. This amendment will allow for a small commercial development between an existing driving range and the intersection of a future major collector and future minor arterial. The proposed land use is more intense than the surrounding land uses to the north, west, and south, but is less intense than the existing urban development across Holleman Drive South to the east.
3. **Availability of adequate information:** A Suburban Commercial designation allows for future development of low intensity commercial uses. Properties in this area are served by Bryan Texas Utilities (electric) and Wellborn Special Utility District (water). These entities have indicated ability to serve the proposed land use. There is no sewer service in this area, requiring the use of an on-site septic system.

Staff can determine trips generated by the proposed land use to assess impact. In addition, Staff has traffic counts on Holleman Drive from 2010. The current land use designation is Restricted Suburban with no improvements, generating no vehicles per day (VPD). The proposed Suburban Commercial designation may generate approximately 880 VPD. Using 6% growth rate, staff estimates the current traffic on Holleman Drive South to be approximately 5,300 VPD. Holleman Drive South has a capacity of 10,000 VPD in the current configuration. Based on the trips generated by the site, no further traffic impact analysis would be required.

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

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

- Establish and protect distinct boundaries between various character areas:
 - The proposed land use and character designation provides a transition from the Urban property to the west to the Restricted Suburban property to the east. Additionally, the subject property, located between a major intersection and a commercially developed property may not be suitable for Restricted Suburban use.
- Provide a diversified economy generating quality, stable, full-time jobs; bolstering the sales and property tax base; and contributing to a high quality of life:
 - The proposed land use amendment may generate jobs to stimulate the local economy, bolster sales and the tax base.

- 5. Consideration of the Future Land Use & Character and/or Thoroughfare Plans:** The subject property is currently designated as Restricted Suburban on the Comprehensive Plan Future Land Use and Character Map. The proposed amendment is to Suburban Commercial.

Restricted Suburban: intended for areas that should have a moderate level of development activities. These areas will tend to consist of medium-density single-family residential lots (average 8,000 square feet) when clustered around open space, or larger lot sizes when not clustered.

Suburban Commercial: intended for concentrations of commercial activities that cater primarily to nearby residents versus the larger community or region. Generally, these areas tend to be small in size and located adjacent to major roads (arterials and collectors). Design of these structures is compatible in size, roof type and pitch, architecture, and lot coverage with the surrounding single-family residential use.

Holleman Drive South is designated a 4-lane major collector (General Suburban context) and Rock Prairie Road West is designated a 2-lane major collector (Restricted Suburban context) on the City's Thoroughfare Plan. Both roadways are currently built to a 2-lane rural section.

- 6. Compatibility with the surrounding area:** The proposed amendment to Suburban Commercial would allow for future light commercial development at the southwest corner of Holleman Drive South and Rock Prairie Road West. Properties located to the east across Holleman Drive South are designated as Urban on the Future Land Use and Character Map and developed as a manufactured home park in the ETJ. The City does not have zoning or land use control in the ETJ.

Adjacent to the west is the Jackson Hole Driving Range – developed as a permitted use in the R Rural zoning district, leaving just a little over 300 feet along Rock Prairie Road West for future development.

To the north, across Rock Prairie Road West, a Preliminary Plan was recently approved for Mission Ranch, a Restricted Suburban development.

The proposed amendment is compatible as a transitional use on a small remainder of property at a major intersection.

- 7. Impacts on infrastructure including water, wastewater, drainage, and the transportation network:** Water service will be provided by the Wellborn Special Utilities District via existing 12-inch water lines located along Rock Prairie Road West and Holleman Drive South. A fire flow analysis meeting the minimum requirements of the BCS Unified Design Guidelines will need to be submitted and approved prior to a final plat being forwarded to the Planning & Zoning Commission. There are currently no existing sanitary sewer mains available to serve this property, so an On-Site Sewage Facility (septic system)

will be required to sewer the lot. The septic system must be installed and maintained in accordance with Brazos County Health Department regulations. Drainage is generally to the south within the Hope's Creek Drainage Basin. There is no FEMA regulated floodplain identified on the tract. The development will be required to comply with the City's drainage ordinance.

Staff estimates the current traffic on Holleman Drive South to be approximately 5,300 VPD. Holleman Drive South has a capacity of 10,000 VPD in its current configuration. Based on the trips generated by the site, no further traffic impact analysis would be required.

8. **Impact on the City's ability to provide, fund, and maintain services:** The proposed land use amendment will not negatively impact the City's ability to provide, fund, and maintain services.
9. **Impact on environmentally sensitive and natural areas:** The subject property is located within the Hope's Creek draining basin. There is no FEMA regulated floodplain identified on the property.
10. **Contribution to the overall direction and character of the community as captured in the Plan's vision and goals:** The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment. The proposed amendment from Restricted Suburban to Suburban Commercial on acres 2.2 acres neither furthers, nor limits the general goals of the Comprehensive Plan.

STAFF RECOMMENDATION

Staff recommends approval of the Land Use and Community Character amendment.

SUPPORTING MATERIALS

1. Application



FOR OFFICE USE ONLY
CASE NO.: A-154
DATE SUBMITTED: 6-17-14
TIME: 10:06
STAFF: CD

COMPREHENSIVE PLAN AMENDMENT APPLICATION

(Check all applicable)

Related to Community Character Related to Transportation Related to Other _____

MINIMUM SUBMITTAL REQUIREMENTS:

- \$1,165 Comprehensive Plan Amendment Application Fee.
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Two (2) copies of a fully dimensioned map on 24" X 36" paper showing (if applicable):
 - a. Land affected;
 - b. Present zoning of property and zoning classification of all abutting property;
 - c. Current Concept Map and Future Land Use and Character Map classifications and proposed classifications;
 - d. Current Concept Map and Future Land Use and Character Map classifications of all abutting property;
 - e. Current and proposed thoroughfare alignments;
 - f. Currently planned utility infrastructure and proposed utility infrastructure;
 - g. General location and address of property; and
 - h. Total acres of property.

Date of Optional Preapplication Conference April 30, 2014

NAME OF PROJECT Holleman & Rock Prairie Road

ADDRESS _____

LEGAL DESCRIPTION (Lot, Block, Subdivision) Lot 1, Block One - Jackson Estates, Phase One

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

SW Corner of Holleman & Rock Prairie Road

TOTAL ACREAGE 14.48

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

Name RME Consulting Engineers (c/o Rabon Metcalf)

E-mail rabon@rmengineer.com

Street Address PO Box 9253

City College Station

State TX

Zip Code 77842

Phone Number (979) 764-0704

Fax Number (979) 764-0704

PROPERTY OWNER'S INFORMATION:

Name JH Driving Range LLC E-mail _____
Street Address 3751 Rock Prairie Road West
City College Station State TX Zip Code 77845
Phone Number _____ Fax Number _____

ANSWER ALL OF THE FOLLOWING:

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

Land Use and Character Designation

2. What is the amendment request?

Restricted Suburban to Suburban Commercial

3. Explain the reason for this amendment.

A Suburban Commercial land use classification would allow for rezoning to a permit a commercial convenience store development.

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

The subject area is "sandwiched" between the existing Jackson Hole Driving Range (to the west) and the Rolling Ridge Manufactured Home community (to the east and northeast). Currently the land to the north (and across from Rock Prairie Road West) is undeveloped and heavily wooded. Also there is 670 LF of undeveloped and heavily wooded area to the south (contained within the Jackson Estates, Ph 1 Subdivision).

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

Suburban Commercial would be ideal at the "hard" corner of Rock Prairie Road West and Holleman Drive. Also this type of development is a compatible fit for transitional uses between the surrounding existing developments (i.e. driving range - manufactured home community).

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

Existing land features help to provide a desirable Suburban Commercial development. These desirable conditions are as follows: (1) The existing creek traverse parallel to Holleman Drive. This natural feature will provide an approximate 120 LF buffer with the "adjacent" manufactured home community. (2) USACE restrictions will minimize disturbance to the existing tributary. (3) These natural features will minimize the intensify of the Suburban Commercial development. (4) The "light" commercial uses (i.e. Jackson Hole Driving Range & this subject area) will provide a reasonable transitional use to the Restricted Residential on the north side of Rock Prairie Road West.

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

Same as Comment #6.

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


Signature and title

6-04-14
Date