



# College Station, TX

City Hall  
1101 Texas Ave  
College Station, TX 77840

## Meeting Agenda

### Planning and Zoning Commission Workshop

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

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Thursday, January 15, 2015

6:00 PM

City Hall Council Chambers

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1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. [15-0017](#) Discussion on Minor and Amending plats approved by Staff.  
\* Final Plat ~ Minor Plat ~ Crescent Pointe Phase 2 Block 1 Lot 6R-1 Case # 14-00900124 (J. Schubert)
4. Discussion of new development applications submitted to the City.  
New Development Link: [www.cstx.gov/newdev](http://www.cstx.gov/newdev)
5. [15-0020](#) Presentation, possible action, and discussion regarding an overview of and status of items within the 2014 P&Z Plan of Work (see attached). (J. Schubert)  
  
**Attachments:** [2014 P&Z Plan of Work](#)
6. [15-0005](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:  
\* Thursday, January 22, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.  
\* Thursday, February 5, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
7. Discussion, review and possible action regarding the following meetings: Design Review Board
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.

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

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on January 9, 2015 at 5:00 p.m.

\_\_\_\_\_  
City Secretary

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](http://www.cstx.gov). Council meetings are broadcast live on Cable Access Channel 19.



## Legislation Details (With Text)

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**File #:** 15-0017      **Version:** 1      **Name:** Minor/Amending Plats  
**Type:** Updates      **Status:** Agenda Ready  
**File created:** 1/7/2015      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 1/15/2015      **Final action:**  
**Title:** Discussion on Minor and Amending plats approved by Staff.  
\* Final Plat ~ Minor Plat ~ Crescent Pointe Phase 2 Block 1 Lot 6R-1 Case # 14-00900124 (J. Schubert)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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Discussion on Minor and Amending plats approved by Staff.  
\* Final Plat ~ Minor Plat ~ Crescent Pointe Phase 2 Block 1 Lot 6R-1 Case # 14-00900124 (J. Schubert)



## Legislation Details (With Text)

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**File #:** 15-0020      **Version:** 1      **Name:** 2014 P&Z Plan of Work update  
**Type:** Updates      **Status:** Agenda Ready  
**File created:** 1/7/2015      **In control:** Planning and Zoning Commission Workshop  
**On agenda:**      **Final action:**

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

**Sponsors:** Jason Schubert

**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 an overview of and 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

<b>Implementation of Adopted Plans</b>	
<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 &amp; Greenways, Parks and Recreation, Water, Waste Water, Medical District, and Economic Development master plans.</p>	<p>Project Dates:</p> <p>June 2014: Entered into a contract with Freese and Nichols, Inc to complete update of Water Master Plan model by May 2015.</p> <p>9/10/14: Entered into contract with Kimley-Horn and Associates, Inc to evaluate intersections identified in neighborhood plans.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

<b>Five-Year Comprehensive Plan Report</b>	
<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>7/16/14: Joint subcommittee meeting.</p> <p>8/22/14: Joint subcommittee meeting.</p> <p>9/18/14: P&amp;Z recommend approval of report.</p> <p>9/22/14: Council adopted report.</p>
Staff Assigned: J. Prochazka	Item Completed: September 2014

<b>Five-Year Comprehensive Plan Report Implementation</b>	
<p>Summary:</p> <p>Begin implementation of items and tasks identified in the Five-Year Comprehensive Plan Report.</p>	<p>Project Dates:</p> <p>9/10/14: Entered into contract with Kimley-Horn and Associates, Inc to update Thoroughfare Plan.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

<b>Multi-Family &amp; Mixed Use Zoning Districts</b>	
<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> <p>10/13/14: Zoning District subcommittee meeting.</p> <p>10/29/14: Draft ordinance language distributed for public comment.</p> <p>12/4/14: P&amp;Z recommended approval of the proposed ordinance.</p> <p>12/18/14: Council adopted the proposed ordinance.</p>
Staff Assigned: J. Prochazka	Item Completed: December 2014

<b>Walton Drive Commercial Overlay</b>	
<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.</p> <p>5/15/14: Presentation at P&amp;Z Workshop.</p>
Staff Assigned: J. Schubert	Anticipated Completion: Fall 2014

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

## Research and Education

<b>College Station Population</b>	
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

<b>Easterwood Airport Master Plan</b>	
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:

<b>Non-Residential Architectural Standards</b>	
Summary: Review existing standards to evaluate if updates are needed to reflect current practices and allow more flexibility in design.	Project Dates: 10/2/14: Stakeholder meetings at P&Z Workshop. 11/11/14: Stakeholder meeting with AIA Brazos Chapter at noon in Council Chambers. 11/20/14: P&Z Workshop follow up discussion.
Staff Assigned: Jason Schubert	Anticipated Completion: Spring 2015

<b>Planning &amp; Development Services Organizational Review Implementation</b>	
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:

<b>Recently-Adopted Zoning Districts</b>	
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

<b>Review of Adopted Plans</b>	
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:

<b>Sign Regulations</b>	
Summary: Evaluate sign regulations related to electronic message boards.	Project Dates: 5/12/14: Presentation at Council Workshop to receive direction from Council. 7/3/14: P&Z unanimously recommended approval of proposed sign ordinance. 7/24/14: Council adopted proposed ordinance.
Staff Assigned: M. Hester/J. Schubert	Item Completed: July 2014

<b>Transportation Planning</b>	
Summary: Update regarding Metropolitan Planning Organization (MPO) transportation planning initiatives.	Project Dates: 11/6/14: Presentation by Brad McCaleb, MPO Director, at P&Z Workshop.
Staff Assigned: D. Singh	Item Completed: November 2014



## Legislation Details (With Text)

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**File #:** 15-0005      **Version:** 1      **Name:** Upcoming Meetings  
**Type:** Updates      **Status:** Agenda Ready  
**File created:** 1/5/2015      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 1/15/2015      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:  
\* Thursday, January 22, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.  
\* Thursday, February 5, 2015 ~ 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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# College Station, TX

City Hall  
1101 Texas Ave  
College Station, TX 77840

## Meeting Agenda Planning and Zoning Commission Regular

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

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Thursday, January 15, 2015

7:00 PM

City Hall Council Chambers

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1. Call meeting to order.
2. Pledge of Allegiance.
3. Hear Citizens.

At this time, the Chairman will open the floor to citizens wishing to address the Commission on 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** [15-0014](#) Presentation, possible action, and discussion regarding a Final Plat for Summit Crossing Subdivision Phase 2A consisting of 46 townhouse lots on approximately 5.607 acres located at 1447 Buena Vista, generally located north of Harvey Road and east of the Crescent Pointe Subdivision. Case # 13-00900223 (M. Bombek)

**Attachments:** [Staff Report](#)  
[Application](#)  
[Final Plat](#)

- 4.2** [15-0010](#) Presentation, possible action, and discussion regarding a Preliminary Plan for Duck Haven Subdivision Phases 7 & 8 consisting of 23 residential lots on approximately 31 acres located

at 18185 Wigeon Trail Drive, generally located southwest of the intersection of Wellborn Road and Drake Drive in the City's Extraterritorial Jurisdiction. Case # 14-00900278 (J. Schubert)

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

- 4.3     [15-0018](#)     Presentation, possible action, and discussion regarding a Final Plat for The Barracks II Subdivision Phase 108 consisting of 63 townhouse lots on approximately 6.906 acres located at 100 Tang Cake Drive, generally located between General Parkway and Old Wellborn Road. Case # 14-00900151 (J. Schubert)

**Attachments:**     [Staff Report](#)  
                          [Application](#)  
                          [Final Plat](#)

#### Regular Agenda

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

6.     [15-0009](#)     Public hearing, presentation, possible action, and discussion regarding a Final Plat for Eastmark Subdivision Phase II Lot 2R-1 & 2R-2, Block A being a replat of Eastmark Subdivision Phase II Lot 2R, Block A consisting of two lots on 1.74 acres located at 909 Southwest Parkway East, generally located at the northeast corner of the intersection of Central Park Lane and Southwest Parkway East.. Case #14-00900282 (J. Schubert)

**Attachments:**     [Staff Report](#)  
                          [Application](#)  
                          [Final Plat](#)

7.     [15-0019](#)     Public Hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from PDD Planned Development District to PDD Planned Development District to amend the concept plan and uses for approximately 30 acres for the property situated in the Crawford Burnett League, Abstract No. 7, College Station, Brazos County, Texas, being 3.508-acre and 4.911-acre portions of the remainder of a called 108.88-acre tract as described by a deed to Heath Phillips Investments, LLC recorded in Volume 9627, Page 73 of the Official Records of

Brazos County, Texas, a 8.651-acre portion of a called 29.869-acre tract as described by a deed to Heath Phillips Investments, LLC recorded in Volume 11623, Page 227 of the Official Records of Brazos County, Texas, and a 12.939-acre tract being portions of the remainder of a called 108.88-acre tract as described by a deed to Heath Phillips Investments, LLC recorded in Volume 9627, Page 73 of the Official Records of Brazos County, Texas and a called 29.869-acre tract as described by a deed to Heath Phillips Investments, LLC recorded in Volume 11623, Page 227 of the Official Records of Brazos County, Texas, generally located at the northeast, northwest, southeast and southwest corners of The Barracks II Subdivision between Old Wellborn Road and Holleman Drive South. Case # 14-00900290 (J. Schubert)

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

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

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

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City Secretary

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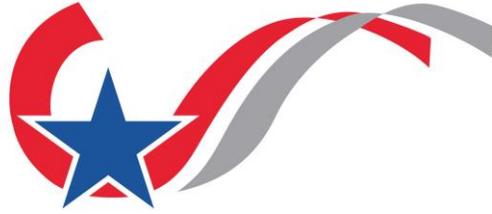


## Legislation Details (With Text)

**File #:** 15-0014      **Version:** 1      **Name:** Summit Crossing Ph 2A Final Plat  
**Type:** Final Plat      **Status:** Agenda Ready  
**File created:** 1/6/2015      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 1/15/2015      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding a Final Plat for Summit Crossing Subdivision Phase 2A consisting of 46 townhouse lots on approximately 5.607 acres located at 1447 Buena Vista, generally located north of Harvey Road and east of the Crescent Pointe Subdivision. Case # 13-00900223 (M. Bombek)  
**Sponsors:** Mark Bombek  
**Indexes:**  
**Code sections:**  
**Attachments:** [Staff Report](#)  
[Application](#)  
[Final Plat](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Final Plat for Summit Crossing Subdivision Phase 2A consisting of 46 townhouse lots on approximately 5.607 acres located at 1447 Buena Vista, generally located north of Harvey Road and east of the Crescent Pointe Subdivision. Case # 13-00900223 (M. Bombek)



CITY OF COLLEGE STATION

**FINAL PLAT  
for  
Summit Crossing Phase 2A  
13-00900223**

**SCALE:** 46 townhouse lots on 5.607 acres

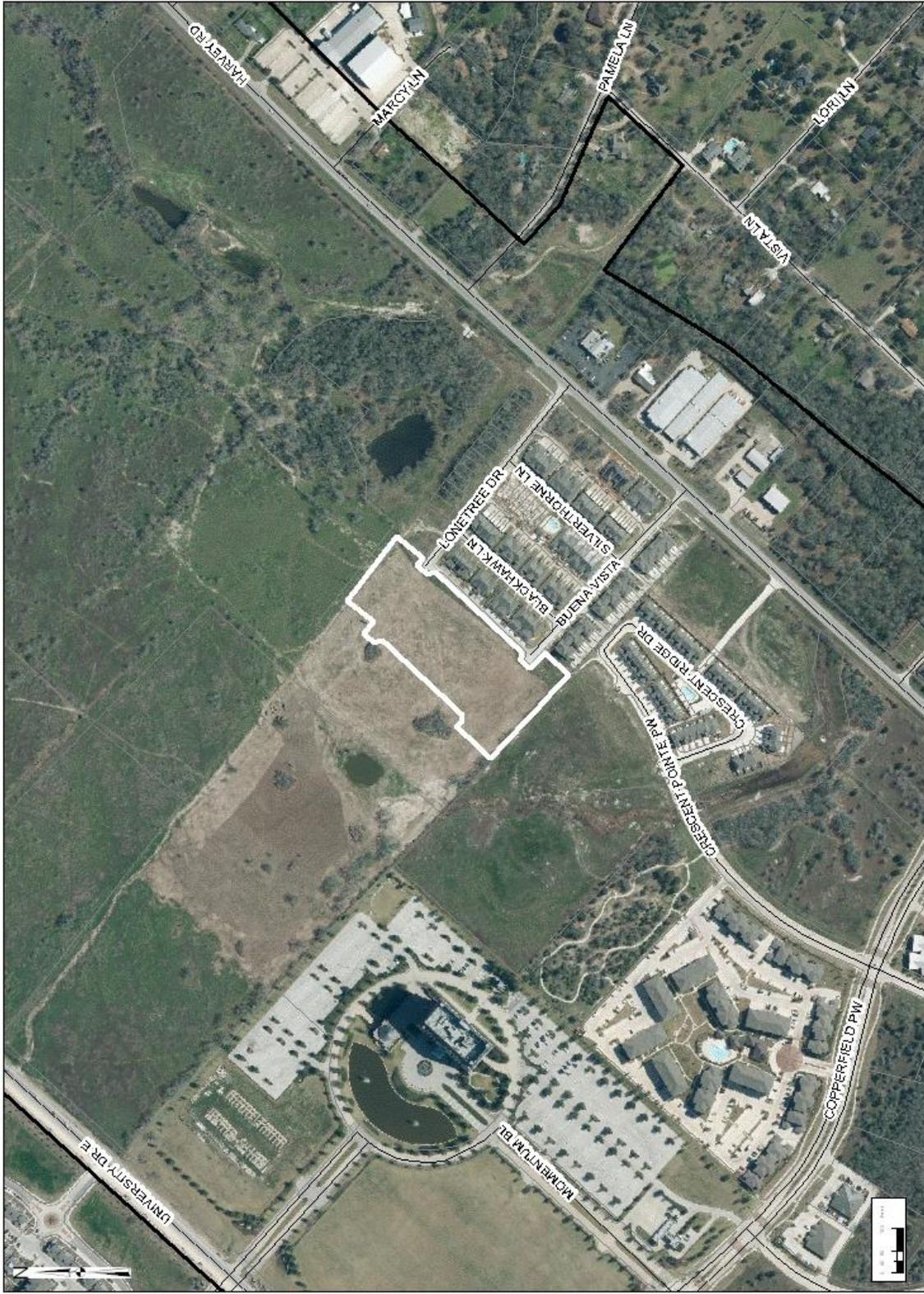
**LOCATION:** 1447 Buena Vista, generally north of Harvey Road and east of the Crescent Pointe Subdivision.

**ZONING:** PDD Planned Development District

**APPLICANT:** Rabon Metcalf, RME Consulting Engineers

**PROJECT MANAGER:** Mark Bombek, Staff Planner  
mbombek@cstx.gov

**RECOMMENDATION:** Staff recommends approval of the Final Plat.



Case: 13-223

SUMMIT CROSSING PH 2A

DEVELOPMENT REVIEW



FINAL  
PLAT

## **DEVELOPMENT HISTORY**

- Annexation:** 1980
- Zoning:** A-O Agricultural Open to PDD Planned Development District (2003); revision to PDD Planned Development District (2007)
- Preliminary Plan:** November 2013; The Master Plan for the project was approved in 2007.
- Site development:** Phase 1 of Summit Crossing is currently developed with townhomes.

## **COMMENTS**

- Parkland Dedication:** Park land dedication was previously dedicated with initial development (Summit Crossing Phase 1). Neighborhood parkland development fees of \$16,468 (46 lots x \$358) will be due prior to filing of the Final Plat, which is the fee amount in effect when the Master Plan was approved. No Community Park fees are required.
- Greenways:** No greenway dedication is required or proposed.
- Pedestrian Connectivity:** Sidewalks will be continued along one side of Buena Vista and Lone Tree Drive in accordance with the subdivision regulations in effect when the Master Plan was approved.
- Bicycle Connectivity:** There are no planned bicycle improvements proposed with the Final Plat and none called for as part of the Bicycle, Pedestrian, and Greenways Master Plan.
- Impact Fees:** None in this area currently.

## **REVIEW CRITERIA**

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

## **STAFF RECOMMENDATIONS**

Staff recommends approval of the Final Plat.

## **SUPPORTING MATERIALS**

1. Application
2. Copy of Final Plat



<b>FOR OFFICE USE ONLY</b>	
CASE NO.:	<u>13-223</u>
DATE SUBMITTED:	<u>10-23-13</u>
TIME:	<u>9:10</u>
STAFF:	<u>PK</u>

## FINAL PLAT APPLICATION

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

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

### MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication or Stormwater Management Conference \_\_\_\_\_

NAME OF PROJECT Summit Crossing, Phase 2A

ADDRESS \_\_\_\_\_

SPECIFIED LOCATION OF PROPOSED PLAT:

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

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

Name RME Consulting Engineers (c/o Rabon Metcalf) E-mail rabon@rmengineer.com

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

City College Station State TX Zip Code 77845

Phone Number (979) 764-0704 Fax Number (979) 764-0704

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

Name The Summit Crossing, LLC (c/o Jim Easterly) E-mail jimeasterly@gmail.com  
Street Address 809 University Drive E. Ste. 101B  
City College Station State TX Zip Code 77840  
Phone Number (979) 218-6775 Fax Number \_\_\_\_\_

ARCHITECT OR ENGINEER'S INFORMATION:

Name Same As Applicant E-mail \_\_\_\_\_  
Street Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

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

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

Total Acreage 5.607 Total No. of Lots 46 R-O-W Acreage 1.480

Existing Use Vacant Proposed Use Towhome

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

Average Acreage Of Each Residential Lot By Zoning District:  
0.090 / PD \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Floodplain Acreage 0.0

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

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

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

Yes  
 No

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

Project Name: Master Development Plan - Summit Crossing Subdivision

City Project Number (if known): 07-160

Date / Timeframe when submitted: June 2007

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

N/A

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

N/A

Regarding the waiver request, explain how:

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

N/A

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

N/A

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

N/A

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

N/A

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

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

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

Detailed explanation of condition identified above:

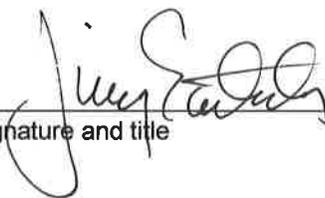
NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation N/A

<p style="text-align: center;"><b>Total Linear Footage of Proposed Public:</b></p> <p><u>1117</u> Streets</p> <p><u>1117</u> Sidewalks</p> <p><u>1405</u> Sanitary Sewer Lines</p> <p><u>1157</u> Water Lines</p> <p><u>        </u> Channels</p> <p><u>203</u> Storm Sewers</p> <p><u>        </u> Bike Lanes / Paths</p>	<p><b>Parkland Dedication due prior to filing the Final Plat:</b></p> <p>ACREAGE:</p> <p><u>        </u> No. of acres to be dedicated + \$ <u>        </u> development fee</p> <p><u>        </u> No. of acres in floodplain</p> <p><u>        </u> No. of acres in detention</p> <p><u>        </u> No. of acres in greenways</p> <p><b>OR</b></p> <p>FEE IN LIEU OF LAND:</p> <p><u>        </u> No. of SF Dwelling Units X \$ <u>        </u> = \$ <u>        </u></p> <p><u>        </u> (date) Approved by Parks &amp; Recreation Advisory Board</p>
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**NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.**

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

  
 \_\_\_\_\_  
 Signature and title

10-15-13  
 \_\_\_\_\_  
 Date

## CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

### Owner Certification:

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

\_\_\_\_\_  
Property Owner(s)

\_\_\_\_\_  
Date

### Engineer Certification:

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

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

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

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

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

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

Initial

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

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

B. I, Not Applicable, certify to the following:

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

**Additional certification for Floodway Encroachments:**

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

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

**Residential Structures:**

D. I, Not Applicable , certify that all new construction or any substantial improvement of any residential structure shall have the lowest floor, including all utilities, ductwork and any basement, at an elevation at least one foot above the Base Flood Elevation. Required Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.

\_\_\_\_\_  
Engineer / Surveyor

\_\_\_\_\_  
Date

**Commercial Structures:**

E. I, Not Applicable , certify that all new construction or any substantial improvement of any commercial, industrial, or other non-residential structure are designed to have the lowest floor, including all utilities, ductwork and basements, elevated at least one foot above the Base Flood Elevation

\_\_\_\_\_  
Engineer / Surveyor

\_\_\_\_\_  
Date

**OR**

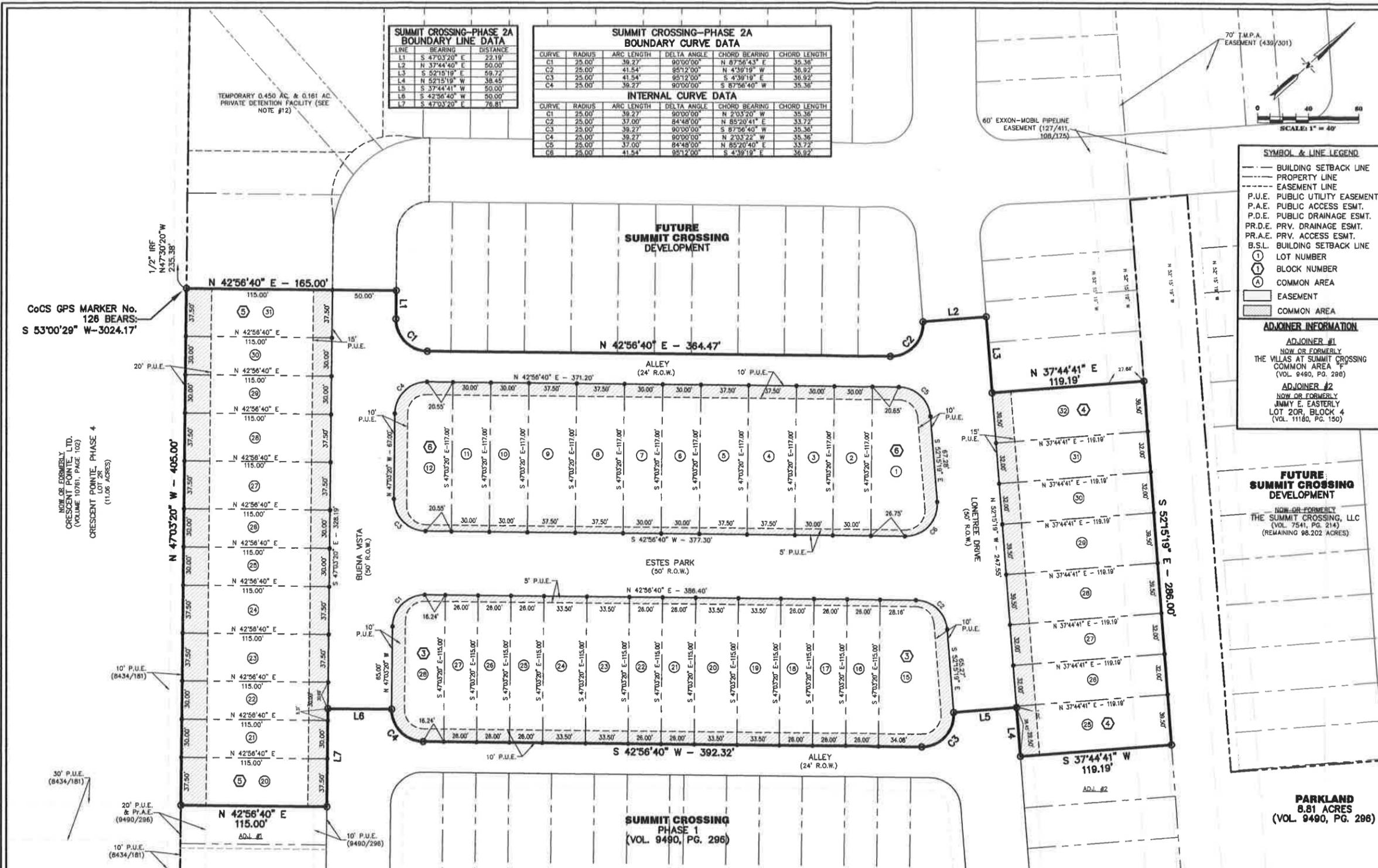
I, Not Applicable , certify that the structure with its attendant utility, ductwork, basement and sanitary facilities is designed to be flood-proofed so that the structure and utilities, ductwork, basement and sanitary facilities are designed to be watertight and impermeable to the intrusion of water in all areas below the Base Flood Elevation, and shall resist the structural loads and buoyancy effects from the hydrostatic and hydrodynamic conditions.

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

\_\_\_\_\_  
Engineer / Surveyor

\_\_\_\_\_  
Date

Conditions or comments as part of approval: \_\_\_\_\_



**SUMMIT CROSSING-PHASE 2A BOUNDARY LINE DATA**

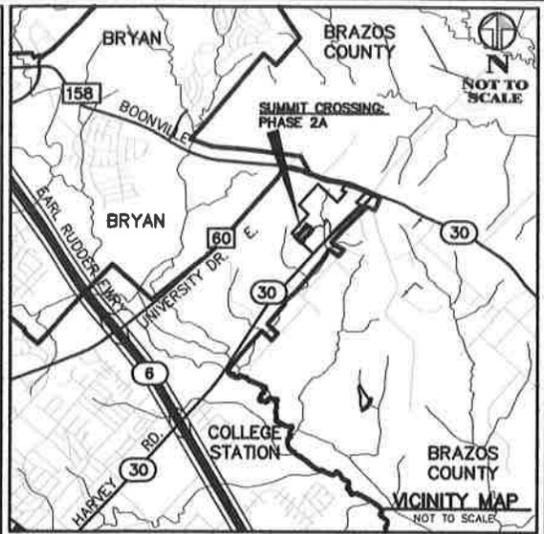
LINE	BEARING	DISTANCE
L1	S 47°03'20" E	22.19'
L2	N 37°44'41" E	50.00'
L3	S 52°15'19" E	59.72'
L4	N 52°15'19" W	38.45'
L5	S 37°44'41" W	50.00'
L6	S 42°56'40" W	50.00'
L7	S 47°03'20" E	76.81'

**SUMMIT CROSSING-PHASE 2A BOUNDARY CURVE DATA**

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

**INTERNAL CURVE DATA**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	90°00'00"	N 2°03'20" W	35.36'
C2	25.00'	37.00'	84°48'00"	N 85°20'41" E	33.72'
C3	25.00'	39.27'	90°00'00"	S 87°56'40" W	35.36'
C4	25.00'	39.27'	90°00'00"	N 2°03'22" W	35.36'
C5	25.00'	37.00'	84°48'00"	N 85°20'40" E	33.72'
C6	25.00'	41.54'	95°12'00"	S 4°39'19" E	36.92'



**SYMBOL & LINE LEGEND**

- BUILDING SETBACK LINE
- PROPERTY LINE
- EASEMENT LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.A.E. PUBLIC ACCESS ESMT.
- P.D.E. PUBLIC DRAINAGE ESMT.
- PR.D.E. PRV. DRAINAGE ESMT.
- PR.A.E. PRV. ACCESS ESMT.
- B.S.L. BUILDING SETBACK LINE
- LOT NUMBER
- BLOCK NUMBER
- COMMON AREA
- EASEMENT
- COMMON AREA

**ADJOINER INFORMATION**

**ADJOINER #1**  
NOW OR FORMERLY THE VILLAS AT SUMMIT CROSSING COMMON AREA (VOL. 9490, PG. 298)

**ADJOINER #2**  
NOW OR FORMERLY JIMMY E. EASTERLY LOT 20R, BLOCK 4 (VOL. 11180, PG. 150)

- FINAL PLAT NOTES:**
- (O/D.R.B.C.T.) DENOTES OFFICIAL/DEED RECORDS OF BRAZOS COUNTY, TEXAS.
  - THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAN AS GRAPHICALLY DEPICTED ON F.E.M.-FIRM COMMUNITY PANEL NO. 48041C 0220E, MAY 16, 2012.
  - BASIS OF BEARING.** BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
  - ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON ROOS UNLESS OTHERWISE NOTED.
  - RIGHT-OF-WAY DEDICATION OF ALL LOCAL STREET DEDICATION WILL CONSIST OF 1.480 ACRES IN TOTAL.
  - ALL UTILITY EASEMENTS MUST BE CLEARED OF ALL BRUSH AND TREES, IMPLYING NO LANDSCAPING OR PERMANENT STRUCTURES WITHIN THE UTILITY EASEMENT WILL BE ALLOWED.
  - DIMENSIONS SHOWN INTERIOR TO THE LOT, ALONG CURVES, BEGINNING WITH "A" ARE ARC LENGTHS.
  - THE INSTALLATION OF STREET LIGHTS WILL BE REQUIRED AND INSTALLED IN ACCORDANCE WITH THE COCS UNIFIED DEVELOPMENT ORDINANCE (LATEST EDITION).
  - BUILDING SETBACKS SHALL BE IN COMPLIANCE WITH THE UNIFIED DEVELOPMENT ORDINANCE (UDO), LATEST EDITION, FOR THE CURRENT ZONING, PDD-PLANNED DEVELOPMENT DISTRICT (ORDINANCE #2888).
  - NO PARKING IS ALLOWED WITHIN THE ALLEY RIGHT-OF-WAYS (PUBLIC OR PRIVATE).
  - COMMON AREAS, DRAINAGE STRUCTURE AREAS AND ACCESS EASEMENTS ARE PRIVATE AND THEY WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA). SIDEWALKS LOCATED IN PRIVATE ACCESS EASEMENTS WILL ALSO BE MAINTAINED BY THE HOA.
  - THE 0.450 & 0.181 AC EASEMENTS ARE TEMPORARY. THESE EASEMENTS WILL DISSOLVE WHEN PHASE 2B DEVELOPS AND PERMANENT EASEMENTS AND COMMON AREAS ARE ESTABLISHED FOR DEVELOPMENT DRAINING TO THIS FACILITY. THE DETENTION FACILITY IS PRIVATELY OWNED AND SHALL BE MAINTAINED BY THE HOA.

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

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

BRAD KERR, RPLS No. 4502

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

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, DWS DEVELOPMENT, INC., owner and developer of the land shown on this plat, and designated herein as the SUMMIT CROSSING PHASE 2A Subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Owner: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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

Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Notary Public, \_\_\_\_\_ County, State of Texas

**CERTIFICATE OF PLANNING AND ZONING COMMISSION**

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

Chairman  
ATTEST: \_\_\_\_\_

Secretary

**CERTIFICATE OF CITY ENGINEER**

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

City Engineer  
City of College Station

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_ County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ in the Deed Records of Brazos County, Texas, in Volume \_\_\_\_\_ Page \_\_\_\_\_.

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

County Clerk  
Brazos County, Texas

**FINAL PLAT**  
OF  
**SUMMIT CROSSING PHASE 2A**

LOTS 15-28, BLOCK THREE    LOTS 25-32, BLOCK FOUR  
LOTS 20-31, BLOCK FIVE    LOTS 1-12, BLOCK SIX  
1.480 AC R.O.W. DEDICATION  
**46 LOTS - TOTAL: 5.607 ACRES**

J.W. SCOTT SURVEY, A-49  
COLLEGE STATION, BRAZOS COUNTY, TEXAS  
SURVEYED: AUGUST, 2013

**LANDOWNER INFORMATION**  
DWS DEVELOPMENT, INC.  
c/o DAVID SCARBARDO  
PO BOX 4508  
BRYAN, TX 77803  
OFF: (979) 229-5118  
EMAIL: DAVID@DWSDEVELOPMENT.COM

FILENAME: 0495FP1A    SCALE: 1"=40'  
SUBMITTED DATE: 9/30/13  
REVISIONS: 10/21/13

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

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

OFFICE - (979) 764-0704  
FAX - (979) 764-0704  
RME CONSULTING ENGINEERS  
CLIENT NO.    PROJECT NO.  
TEXAS FIRM REGISTRATION No. F-4695    **247 - 0495**



## Legislation Details (With Text)

**File #:** 15-0010      **Version:** 1      **Name:** Duck Haven Phase 7 & 8 Preliminary Plan  
**Type:** Preliminary Plan      **Status:** Agenda Ready  
**File created:** 1/5/2015      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 1/15/2015      **Final action:**  
**Title:** Presentation, possible action, and dicussion regarding a Preliminary Plan for Duck Haven Subdivision Phases 7 & 8 consisting of 23 residential lots on approximately 31 acres located at 18185 Wigeon Trail Drive, generally located southwest of the intersection of Wellborn Road and Drake Drive in the City's Extraterritorial Jurisdiction. Case # 14-00900278 (J. Schubert)  
**Sponsors:** Jason Schubert  
**Indexes:**  
**Code sections:**  
**Attachments:** [Staff Report](#)  
[Application](#)  
[Preliminary Plan](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and dicussion regarding a Preliminary Plan for Duck Haven Subdivision Phases 7 & 8 consisting of 23 residential lots on approximately 31 acres located at 18185 Wigeon Trail Drive, generally located southwest of the intersection of Wellborn Road and Drake Drive in the City's Extraterritorial Jurisdiction. Case # 14-00900278 (J. Schubert)



CITY OF COLLEGE STATION

**PRELIMINARY PLAN**  
**for**  
**Duck Haven Phase 7 & 8**  
**14-00900278**

**SCALE:** 23 residential lots on approximately 31 acres.

**LOCATION:** 18185 Wigeon Trail Drive, generally located southwest of the intersection of Wellborn Road and Drake Drive in the City's Extraterritorial Jurisdiction (ETJ)

**ZONING:** N/A (ETJ)

**APPLICANT:** Travis Martinek, Clarke & Wyndham, Inc.

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

**RECOMMENDATION:** Staff recommends approval of the Preliminary Plan.



PRELIMINARY PLAN  
Case: 14-278

DUCK HAVEN PH 7 & 8

DEVELOPMENT REVIEW



## DEVELOPMENT HISTORY

<b>Annexation:</b>	N/A (ETJ)
<b>Zoning:</b>	N/A (ETJ)
<b>Platting:</b>	The original Master Plan for this development was approved in 2001 and this project is vested to the Subdivision Regulations in effect in 2001. A Preliminary Plan was approved for Phase 7 at the October 2, 2014 Commission meeting. The proposed Preliminary Plan adds 13 more lots as part of Phase 8.
<b>Site development:</b>	Vacant. Twenty-three residential lots are proposed, with 10 in Phase 7 and 13 in Phase 8.

## COMMENTS

<b>Water:</b>	The subject property will receive water service by the Wellborn Special Utility District.
<b>Sewer:</b>	Sanitary sewer service will be provided by individual On-Site Sewage Facilities. These facilities will be permitted through the Brazos County Health Department.
<b>Off-site Easements:</b>	No off-site easements are being proposed at this time.
<b>Drainage:</b>	The site drains generally to the south to an unnamed tributary to Frank's Creek.
<b>Flood Plain:</b>	There is no FEMA regulated floodplain on the subject property.
<b>Greenways:</b>	No greenway dedication is proposed or required.
<b>Pedestrian Connectivity:</b>	This tract is located in the ETJ and no specific facilities for pedestrian connectivity are proposed or required.
<b>Bicycle Connectivity:</b>	This tract is located in the ETJ and no specific facilities for bicycle connectivity are proposed or required.
<b>Streets:</b>	This phase of Duck Haven will be accessed from Drake Drive which is off FM 2154. The lots will have access via Widgeon Trail Drive, a new 24-foot wide rural residential street, which will end in a temporary cul-de-sac with Phase 7 until extended with Phase 8.
<b>Oversize Request:</b>	N/A
<b>Parkland Dedication Fees:</b>	This development was approved as a Master Plan in the ETJ prior to parkland dedication requirements being applicable in the ETJ; therefore, no parkland dedication is required.
<b>Impact Fees:</b>	N/A

## **REVIEW CRITERIA**

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:** The subject property is classified as Rural on the Comprehensive Land Use Plan. While the subject property is being developed as a residential subdivision, the City does not have zoning or land use authority in the Extraterritorial Jurisdiction.
2. **Compliance with Subdivision Regulations:** The Preliminary Plan is in compliance with the applicable Subdivision Regulations as they apply in the Extraterritorial Jurisdiction.

## **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>14-278</u>
DATE SUBMITTED:	<u>11-11-14</u>
TIME:	<u>10:50</u>
STAFF:	<u>CD</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 N/A

NAME OF PROJECT Duck Haven - Phases 7 & 8

ADDRESS West of northern-most intersection of Drake Drive and Widgeon Trail Drive

### SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

West of northern-most intersection of Drake Drive and Widgeon Trail Drive

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

Name Travis Martinek E-mail travis@clarkewyndham.com

Street Address 3608 East 29th Street, Suite 100

City Bryan State Texas Zip Code 77802

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

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

Name Duck Haven, Ltd. E-mail travis@clarkewyndham.com

Street Address 3608 East 29th Street, Suite 100

City Bryan State Texas Zip Code 77802

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

### ARCHITECT OR ENGINEER'S INFORMATION:

Name McClure & Browne, Inc. E-mail jeffr@mcclurebrowne.com

Street Address 1008 Woodcreek Drive, Suite 103

City College Station State Texas Zip Code 77845

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

Total Acreage 31.17 Total No. of Lots 23 R-O-W Acreage 2.91

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

Average Acreage Of Each Residential Lot By Zoning District:

N/A / N/A N/A / N/A N/A / N/A N/A / N/A

Floodplain Acreage 0.00

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

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

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

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

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

- Yes
- No

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

Project Name: Duck Haven Subdivision

City Project Number (in known): Unknown

Date / Timeframe when submitted: 2000

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

N/A

Regarding the waiver request, explain how:

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

N/A

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

N/A

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

N/A

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

N/A

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

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

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

Detailed explanation of condition identified above:

N/A

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

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



Signature and title

11/10/14

Date

# PRELIMINARY PLAN NOT FOR RECORD

OF  
DUCK HAVEN SUBDIVISION  
PHASES 7 & 8

31.17 ACRE TRACT - 23 LOTS

B. MCGREGOR SURVEY, A-170

BRAZOS COUNTY, TEXAS

SCALE: 1" = 80' NOVEMBER 10, 2014

SHEET 1 OF 1

OWNED AND DEVELOPED BY:

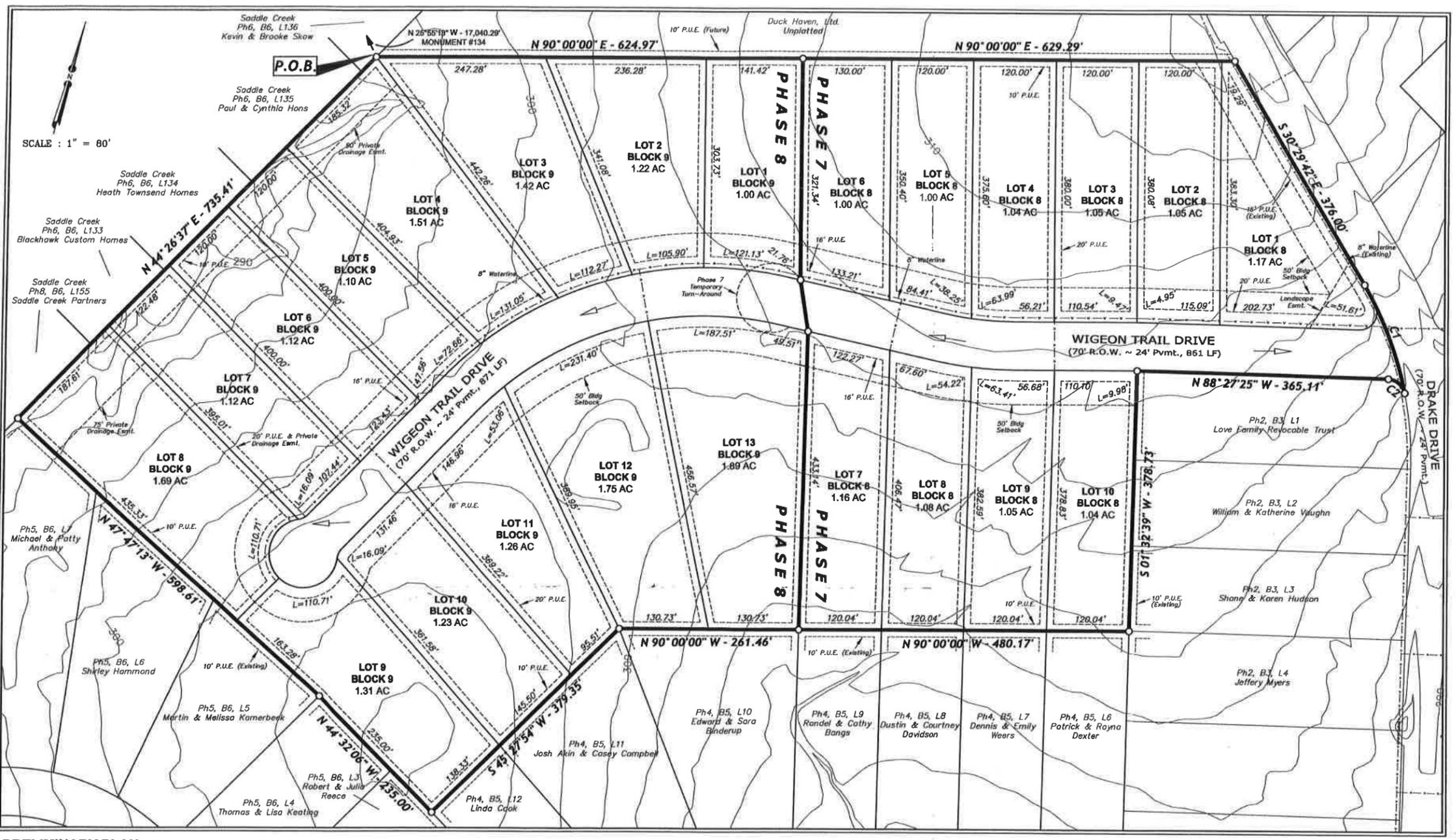
DUCK HAVEN, LTD.  
3608 EAST 29TH STREET, SUITE 100  
BRYAN, TEXAS 77802  
(979) 816-4384

PREPARED BY:

DUCK HAVEN, LTD.  
3608 EAST 29TH STREET, SUITE 100  
BRYAN, TEXAS 77802  
(979) 816-4384

ENGINEER/SURVEYOR:

MCCLURE & BROWNE ENGINEERING  
1008 WOODCREEK DRIVE, SUITE 103  
COLLEGE STATION, TEXAS 77845  
(979) 693-3838



- NOTES:
- BASIS OF BEARINGS IS TRUE NORTH OBTAINED BY SOLAR OBSERVATION. REFER TO THE PLAT FOR POINT OF BEGINNING (P.O.B.) LOCATION.
  - NO LOT LIES WITHIN THE ZONE "A" SPECIAL FLOOD HAZARD AREA INDICATED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 481195, MAP NO. 480410375E. EFFECTIVE DATE: MAY 16, 2012. BASE FLOOD ELEVATIONS ARE NOT DETERMINED FOR ZONE "A".
  - THERE IS A 16' PUBLIC UTILITY EASEMENT ALONG THE RIGHT OF WAY FRONTAGE OF ALL LOTS, UNLESS OTHERWISE NOTED.
  - THERE IS A 20' PUBLIC UTILITY EASEMENT CENTERED ON ALL INTERIOR LOT LINES AND A 10' PUBLIC UTILITY EASEMENT ALONG THE REAR OF ALL LOTS.
  - BUILDING LINE SETBACKS ARE AS FOLLOWS:  
FRONT SETBACK: 50'  
SIDE SETBACK: 20'  
REAR SETBACK: 25'
  - CONTOURS PROVIDED BY THE CITY OF COLLEGE STATION.
  - ALL LOTS WITHIN THIS PLAT SHALL HAVE INDIVIDUAL ON SITE SEWAGE FACILITIES.
  - ALL LOTS ARE SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS DELINEATED IN THE COVENANTS, CONDITIONS, RESERVATIONS, AND RESTRICTIONS OF THE SUBDIVISION.
  - NOTES FROM THE BRAZOS COUNTY HEALTH DEPARTMENT:  
a.) ALL LOTS SERVED BY AN OSSF MUST COMPLY WITH COUNTY AND STATE REGULATIONS. NO OSSF MAY BE INSTALLED ON ANY LOT WITHOUT THE ISSUANCE OF AN "AUTHORIZATION TO CONSTRUCT" ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT UNDER THE PROVISIONS OF THE PRIVATE SEWAGE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY. PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE, NO OSSF DRAIN FIELD IS TO ENCRUCH ON THE 100-FOOT SANITARY ZONE OF PRIVATE WATER WELLS OR 150 FEET OF PUBLIC WATER WELLS. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING PUBLIC OR PRIVATE WELLS ON THE SUBDIVISION PLAT OR WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY.  
b.) ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITY MAY BE CONSTRUCTED.  
c.) ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCRUCH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING WELLS ON THE PLAT.

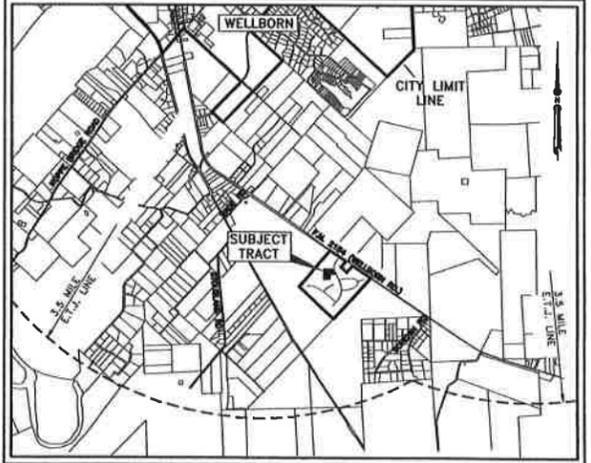
PRELIMINARY PLAN

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	19° 28' 27"	496.00'	187.81'	84.72'	S 20° 48' 59" E	167.01'
C2	77° 29' 06"	26.00'	33.77'	20.02'	N 48° 48' 48" W	31.20'

ABBREVIATIONS

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



ACREAGE CALCULATIONS - PHASE 7

TOTAL LOT COUNT:	10 LOTS
TOTAL LOT ACREAGE:	10.64 AC
TOTAL H.O.A. COMMON AREA ACREAGE:	0.00 AC
TOTAL RIGHT-OF-WAY ACREAGE:	1.41 AC
TOTAL ACREAGE OF PHASE 7:	12.05 AC

ACREAGE CALCULATIONS - PHASE 8

TOTAL LOT COUNT:	13 LOTS
TOTAL LOT ACREAGE:	17.62 AC
TOTAL H.O.A. COMMON AREA ACREAGE:	0.00 AC
TOTAL RIGHT-OF-WAY ACREAGE:	1.50 AC
TOTAL ACREAGE OF PHASE 8:	19.12 AC



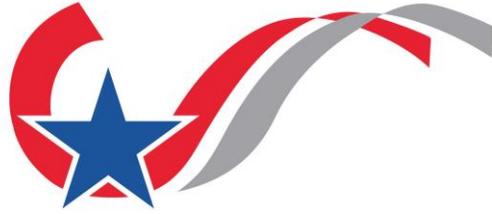


## Legislation Details (With Text)

**File #:** 15-0018      **Version:** 1      **Name:** Barracks II Phase 108 Final Plat  
**Type:** Final Plat      **Status:** Agenda Ready  
**File created:** 1/7/2015      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 1/15/2015      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding a Final Plat for The Barracks II Subdivision Phase 108 consisting of 63 townhouse lots on approximately 6.906 acres located at 100 Tang Cake Drive, generally located between General Parkway and Old Wellborn Road. Case # 14-00900151 (J. Schubert)  
**Sponsors:** Jason Schubert  
**Indexes:**  
**Code sections:**  
**Attachments:** [Staff Report](#)  
[Application](#)  
[Final Plat](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Final Plat for The Barracks II Subdivision Phase 108 consisting of 63 townhouse lots on approximately 6.906 acres located at 100 Tang Cake Drive, generally located between General Parkway and Old Wellborn Road. Case # 14-00900151 (J. Schubert)



CITY OF COLLEGE STATION

**FINAL PLAT**  
**for**  
**The Barracks II Phase 108**  
**14-00900151**

**SCALE:** 63 townhouse lots on 6.906 acres

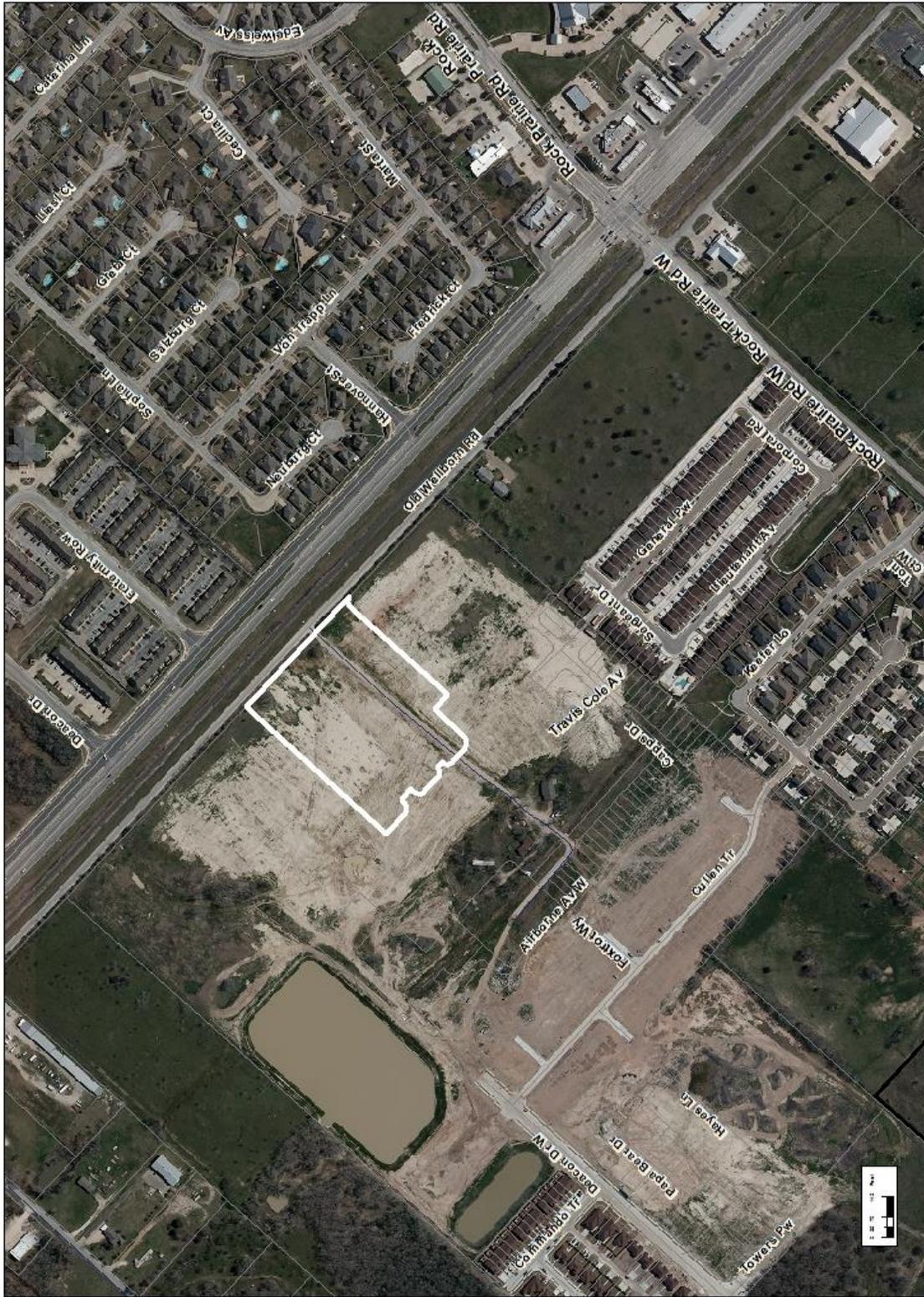
**LOCATION:** 100 Tang Cake Drive, generally located between General Parkway and Old Wellborn Road

**ZONING:** PDD Planned Development District

**APPLICANT:** Heath Phillips, Heath Phillips Investments, LLC

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

**RECOMMENDATION:** Staff recommends approval of the Final Plat.



FINAL PLAT

Case: 14-151

THE BARRACKS II PH 108

DEVELOPMENT REVIEW



## DEVELOPMENT HISTORY

<b>Annexation:</b>	2002
<b>Zoning:</b>	A-O Agricultural Open upon annexation A-O Agricultural Open to PDD Planned Development District (2011); PDD Planned Development District to PDD Planned Development District to revise layout and add additional use (2012); PDD Planned Development District to PDD Planned Development District to add a 29-acre tract development and revise some of the commercial uses (2014)
<b>Preliminary Plan:</b>	2011, revised in October 2012 and again in February 2014
<b>Site Development:</b>	Phases 100-106, 200, 201, and 300 have been filed for record. Final Plat applications have been submitted for Phases 107 and 400 and are currently under review.

## COMMENTS

<b>Parkland Dedication:</b>	Neighborhood park land dedication was provided with previous phases. Also, as the developer is constructing Neighborhood Park improvements, parkland dedication fees of \$39,375 (63 lots x \$625) for Community Parks are due prior to filing of the Final Plat.
<b>Greenways:</b>	N/A
<b>Pedestrian Connectivity:</b>	Sidewalks are provided on both sides of all proposed streets and on the development side of Old Wellborn Road.
<b>Bicycle Connectivity:</b>	Bikes lanes are along General Parkway (Minor Collector).
<b>Impact Fees:</b>	The subject tract is located within the Steeplechase Sanitary Sewer Impact Fee Area and will be required to pay \$144.87 per LUE (Living Unit Equivalent) at time of building permit.

## REVIEW CRITERIA

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

## SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>14-151</u>
DATE SUBMITTED:	<u>6-18-14</u>
TIME:	<u>2:30</u>
STAFF:	<u>KH</u>

## FINAL PLAT APPLICATION

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

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

### MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication or Stormwater Management Conference \_\_\_\_\_

NAME OF PROJECT The Barracks II Subdivision Phase 108

ADDRESS Intersection of Deacon Drive and General Parkway

SPECIFIED LOCATION OF PROPOSED PLAT:

East Side of Holleman Drive South between Cain Road and Rock Prairie Road

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

Name Heath Phillips E-mail heath\_superiorstructures@yahoo.co

Street Address P.O. Box 262

City Wellborn State Tx Zip Code 77881

Phone Number 979-229-5906 Fax Number 979-703-7903

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

Name Heath Phillips Investments, LLC (Heath Phillips, manager) E-mail heath\_superiorstructures@yahoo.co  
Street Address P.O. Box 262  
City Wellborn State Tx Zip Code 77881  
Phone Number 979-229-5906 Fax Number 979-703-7903

ARCHITECT OR ENGINEER'S INFORMATION:

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

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

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

Total Acreage 6.906 Total No. of Lots 63 R-O-W Acreage 1.78 Acres

Existing Use Vacant Proposed Use Townhouse Residential

Number of Lots By Zoning District 63 / PDD / / /

Average Acreage Of Each Residential Lot By Zoning District:

0.08 / PDD / / /

Floodplain Acreage None

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

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

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

Yes  
 No

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

Project Name: THE BARRACKS II (PP)

City Project Number (if known): 14-00900010

Date / Timeframe when submitted: 2/5/14

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

N/A

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

N/A

Regarding the waiver request, explain how:

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

N/A

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

N/A

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

N/A

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

N/A

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

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

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

Detailed explanation of condition identified above:

N/A

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

Requested Oversize Participation None

<p style="text-align: center;"><b>Total Linear Footage of Proposed Public:</b></p> <p><u>1746'</u> Streets</p> <p><u>3492'</u> Sidewalks</p> <p><u>581'</u> Sanitary Sewer Lines</p> <p><u>1559'</u> Water Lines</p> <p><u>1343'</u> Channels</p> <p><u>1820'</u> Storm Sewers</p> <p><u>0</u> Bike Lanes / Paths</p>	<p><b>Parkland Dedication due prior to filing the Final Plat:</b></p> <p>ACREAGE: <u>Previously Dedicated</u></p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p><b>OR</b></p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks &amp; Recreation Advisory Board</p>
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**NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.**

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

Heath K. Phillips

Signature and title

6/18/2014

Date

## CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

### Owner Certification:

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

Heath K. Phillips

6/18/2014

Property Owner(s)

Date

### Engineer Certification:

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

Joseph P. Schiltz  
Engineer



6-13-14  
Date

METER AND BOUNDS DESCRIPTION  
OF A  
6.909 ACRE TRACT  
CRAWFORD BURNETT LEAGUE, A-7  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

METER 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 108.88 ACRE TRACT AS DESCRIBED BY A DEED TO HEATH PHILLIPS INVESTMENTS, LLC, RECORDED IN VOLUME 9627, PAGE 73 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

COMMENCING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF OLD WELLBORN ROAD MARKING THE EAST CORNER OF SAID REMAINDER OF 108.88 ACRE TRACT;

THENCE: N 47° 04' 17" W ALONG THE SOUTHWEST LINE OF OLD WELLBORN ROAD FOR A DISTANCE OF 406.98 FEET TO THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: THROUGH SAID REMAINDER OF 108.88 ACRE TRACT FOR THE FOLLOWING: CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 41' 36" FOR AN ARC DISTANCE OF 39.57 FEET (CHORD BEARS: S 87° 14' 17" W - 35.36 FEET) TO THE END OF SAID CURVE;

S 42° 14' 17" W ALONG THE EXTENSION OF THE SOUTHEAST LINE OF TANG CAKE DRIVE FOR A DISTANCE OF 49.63 FEET;

N 47° 45' 43" W ACROSS THE RIGHT-OF-WAY OF TANG CAKE DRIVE FOR A DISTANCE OF 67.00 FEET TO THE NORTHWEST LINE OF TANG CAKE DRIVE;

S 42° 14' 17" W ALONG THE NORTHWEST LINE OF TANG CAKE DRIVE FOR A DISTANCE OF 139.01 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: S 87° 14' 17" W - 35.36 FEET) TO THE END OF SAID CURVE ON THE NORTHEAST LINE OF GENERAL PARKWAY;

N 47° 45' 43" W ALONG THE NORTHEAST LINE OF GENERAL PARKWAY FOR A DISTANCE OF 65.00 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: N 62° 49' 43" W - 35.36 FEET) TO THE END OF SAID CURVE;

N 47° 45' 43" W ACROSS THE END OF A 24' PUBLIC ALLEY FOR A DISTANCE OF 24.00 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: N 62° 49' 43" W - 35.36 FEET) TO THE END OF SAID CURVE ON THE NORTHEAST LINE OF GENERAL PARKWAY;

N 47° 45' 43" W ALONG THE NORTHEAST LINE OF GENERAL PARKWAY FOR A DISTANCE OF 65.00 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: N 62° 49' 43" W - 35.36 FEET) TO THE END OF SAID CURVE ON THE EXTENSION OF THE SOUTHEAST LINE OF ARMORED AVENUE;

N 42° 14' 17" E ALONG THE EXTENSION OF THE SOUTHEAST LINE OF ARMORED AVENUE FOR A DISTANCE OF 16.50 FEET;

N 47° 45' 43" W ACROSS ARMORED AVENUE FOR A DISTANCE OF 50.00 FEET;

S 42° 14' 17" W ALONG THE EXTENSION OF THE NORTHWEST LINE OF ARMORED AVENUE FOR A DISTANCE OF 16.50 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

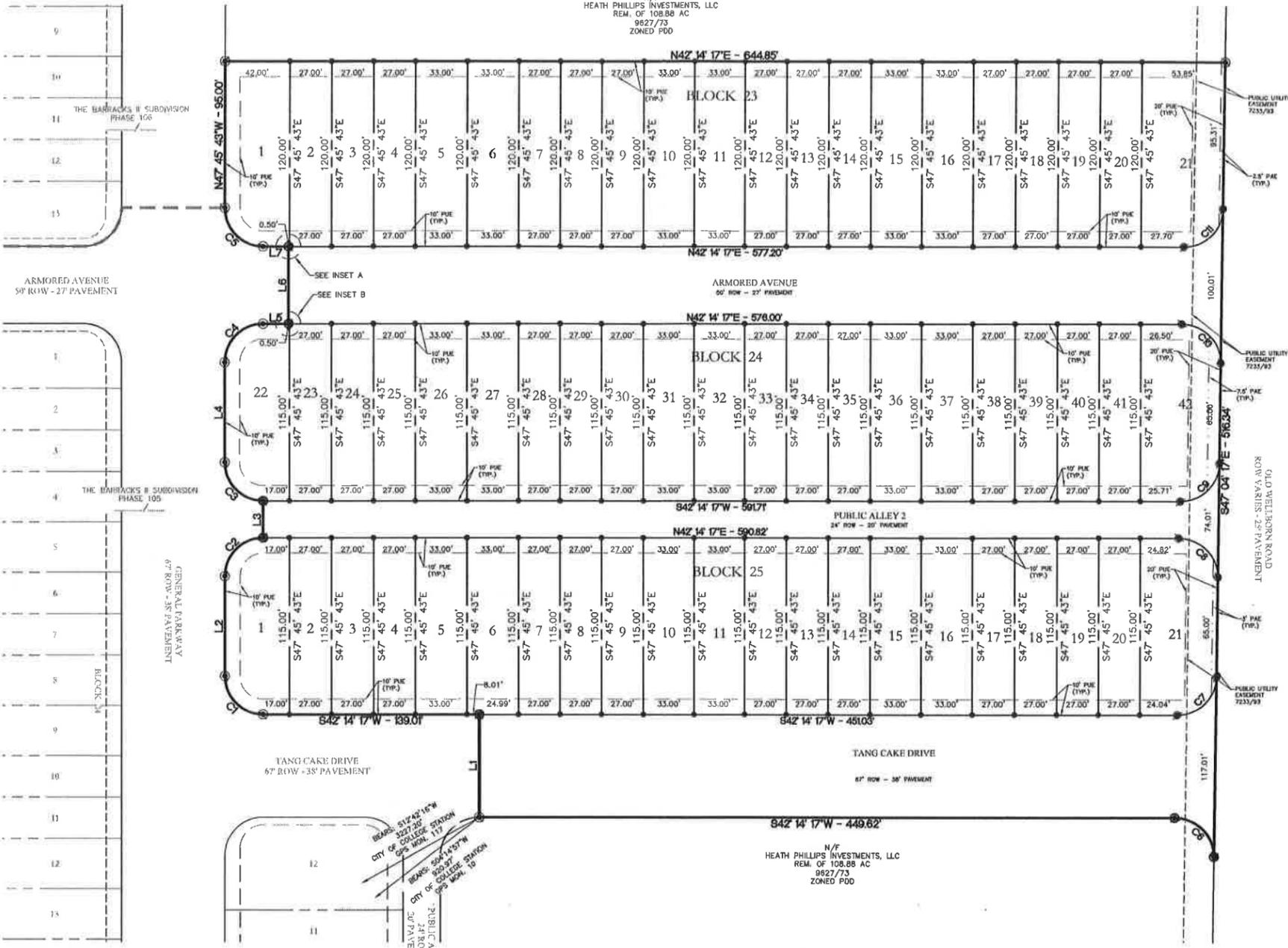
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: S 87° 14' 17" W - 35.36 FEET) TO THE END OF SAID CURVE ON THE NORTHEAST LINE OF GENERAL PARKWAY;

N 47° 45' 43" W ALONG THE NORTHEAST LINE OF GENERAL PARKWAY FOR A DISTANCE OF 95.00 FEET;

N 42° 14' 17" E FOR A DISTANCE OF 844.85 FEET TO THE SOUTHWEST LINE OF OLD WELLBORN ROAD FOR THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 47° 04' 17" E ALONG THE SOUTHWEST LINE OF OLD WELLBORN ROAD FOR A DISTANCE OF 516.34 FEET TO THE POINT OF BEGINNING CONTAINING 4.909 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

N/F  
HEATH PHILLIPS INVESTMENTS, LLC  
REM. OF 108.88 AC  
9627/73  
ZONED PDD



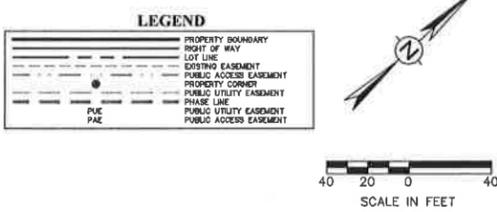
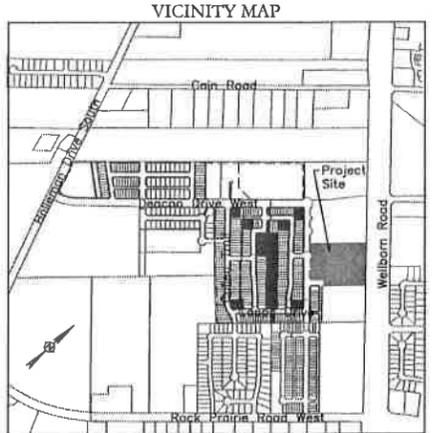
- GENERAL NOTES:
1. THE BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
  2. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48041C0305F, EFFECTIVE DATE: 04/02/2014.
  3. THE ZONING OF THIS TRACT IS PDD (PLANNED DEVELOPMENT DISTRICT).
  4. 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
  5. STORM WATER DETENTION FACILITIES FOR THIS PHASE ARE LOCATED OFF SITE AND ARE TO BE MAINTAINED BY THE HOA.
  6. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
  7. WATER SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY WELLBORN SPECIAL UTILITY DISTRICT. A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
  8. ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU.
  9. THIS PROPERTY LIES WITHIN THE STEEPLECHASE SANITARY SEWER IMPACT FEE AREA.
  10. LOTS ADJACENT TO PUBLIC ALLEY 2 MUST HAVE ACCESS SOLELY FROM THE ALLEY.
  11. EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2 INCHES IN CALIPER OR ONE 4 INCH CALIPER TREE PER ORDINANCE 3222.

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	39.27'	25.00'	090°00'00"	25.00'	35.36'	S87°14'17"W
C2	39.27'	25.00'	090°00'00"	25.00'	35.36'	N02°45'43"W
C3	39.27'	25.00'	090°00'00"	25.00'	35.36'	S87°14'17"W
C4	39.27'	25.00'	090°00'00"	25.00'	35.36'	N02°45'43"W
C5	39.27'	25.00'	090°00'00"	25.00'	35.36'	S87°14'17"W
C6	39.57'	25.00'	090°41'28"	25.30'	35.57'	S87°35'00"W
C7	38.97'	25.00'	089°18'34"	24.70'	35.14'	S02°25'00"E
C8	39.57'	25.00'	090°41'28"	25.30'	35.57'	N87°35'00"E
C9	38.97'	25.00'	089°18'34"	24.70'	35.14'	S02°25'00"E
C10	39.57'	25.00'	090°41'28"	25.30'	35.57'	N87°35'00"E
C11	38.97'	25.00'	089°18'34"	24.70'	35.14'	N02°25'00"W

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	67.00'	N47° 45' 43"W
L2	65.00'	N47° 45' 43"W
L3	24.00'	N47° 45' 44"W
L4	65.00'	N47° 45' 43"W
L5	16.50'	N42° 14' 17"E
L6	50.00'	N47° 45' 43"W
L7	16.50'	S42° 14' 17"W



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Heath Phillips, Manager of Heath Phillips Investments, LLC, owner and developer of the 6.909 acre tract shown on this plat, and designated herein as The Barracks II Subdivision, Phase 108, in the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places therein shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Heath Phillips, Manager

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

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

R.P.L.S. No. \_\_\_\_\_

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

Chairman

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_ County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication are filed for record in my office the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Deed Records of Brazos County, Texas, in Volume \_\_\_\_\_ Page \_\_\_\_\_.

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

County Clerk  
Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

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

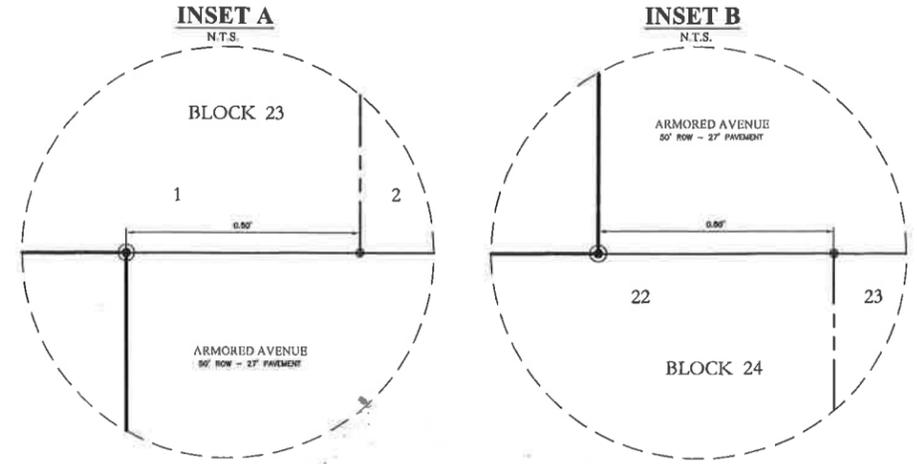
City Engineer

STATE OF TEXAS  
COUNTY OF BRAZOS

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

Given under my hand and seal on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, Brazos County, Texas



FINAL PLAT  
THE BARRACKS II SUBDIVISION  
PHASE 108 - 6.906 ACRES  
BLOCK 23, LOTS 1-21  
BLOCK 24, LOTS 22-42  
BLOCK 25, LOTS 1-21  
CRAWFORD BURNETT LEAGUE, A-7  
COLLEGE STATION, BRAZOS COUNTY, TEXAS  
JULY 2014

SURVEYOR:  
BRAD KERR, R.P.L.S. NO. 4502  
KERR SURVEYING, LLC  
408 N. TEXAS AVE.  
BRYAN, TEXAS 77803  
979.266.3188

ENGINEER:  
Schütz Engineering, LLC  
2730 LINDHURST DR., SUITE A  
COLLEGE STATION, TEXAS 77848  
979.764.3900

OWNER/DEVELOPER:  
HEATH PHILLIPS INVESTMENTS, LLC  
P.O. BOX 242  
WELLBORN, TEXAS 77881  
979.229.9906

SCALE: 1"=40'

14-151  
01/02/15  
8:35  
AJ

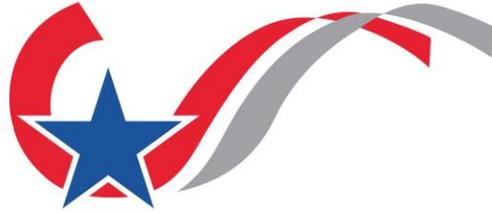


Legislation Details (With Text)

**File #:** 15-0009      **Version:** 1      **Name:** Eastmark Phase Block A Lot 2R-1 & 2R2 Final Plat  
**Type:** Final Plat      **Status:** Agenda Ready  
**File created:** 1/5/2015      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 1/15/2015      **Final action:**  
**Title:** Public hearing, presentation, possible action, and discussion regarding a Final Plat for Eastmark Subdivision Phase II Lot 2R-1 & 2R-2, Block A being a replat of Eastmark Subdivision Phase II Lot 2R, Block A consisting of two lots on 1.74 acres located at 909 Southwest Parkway East, generally located at the northeast corner of the intersection of Central Park Lane and Southwest Parkway East.. Case #14-00900282 (J. Schubert)  
**Sponsors:** Jason Schubert  
**Indexes:**  
**Code sections:**  
**Attachments:** [Staff Report](#)  
[Application](#)  
[Final Plat](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding a Final Plat for Eastmark Subdivision Phase II Lot 2R-1 & 2R-2, Block A being a replat of Eastmark Subdivision Phase II Lot 2R, Block A consisting of two lots on 1.74 acres located at 909 Southwest Parkway East, generally located at the northeast corner of the intersection of Central Park Lane and Southwest Parkway East.. Case #14-00900282 (J. Schubert)



CITY OF COLLEGE STATION

**FINAL PLAT**  
for  
**Eastmark Subdivision Phase II Lots 2R-1 & 2R-2, Block A**  
Being a Replat of  
**Eastmark Subdivision Phase II Lot 2R, Block A**  
**14-00900282**

**SCALE:** Two commercial lots on 1.74 acres

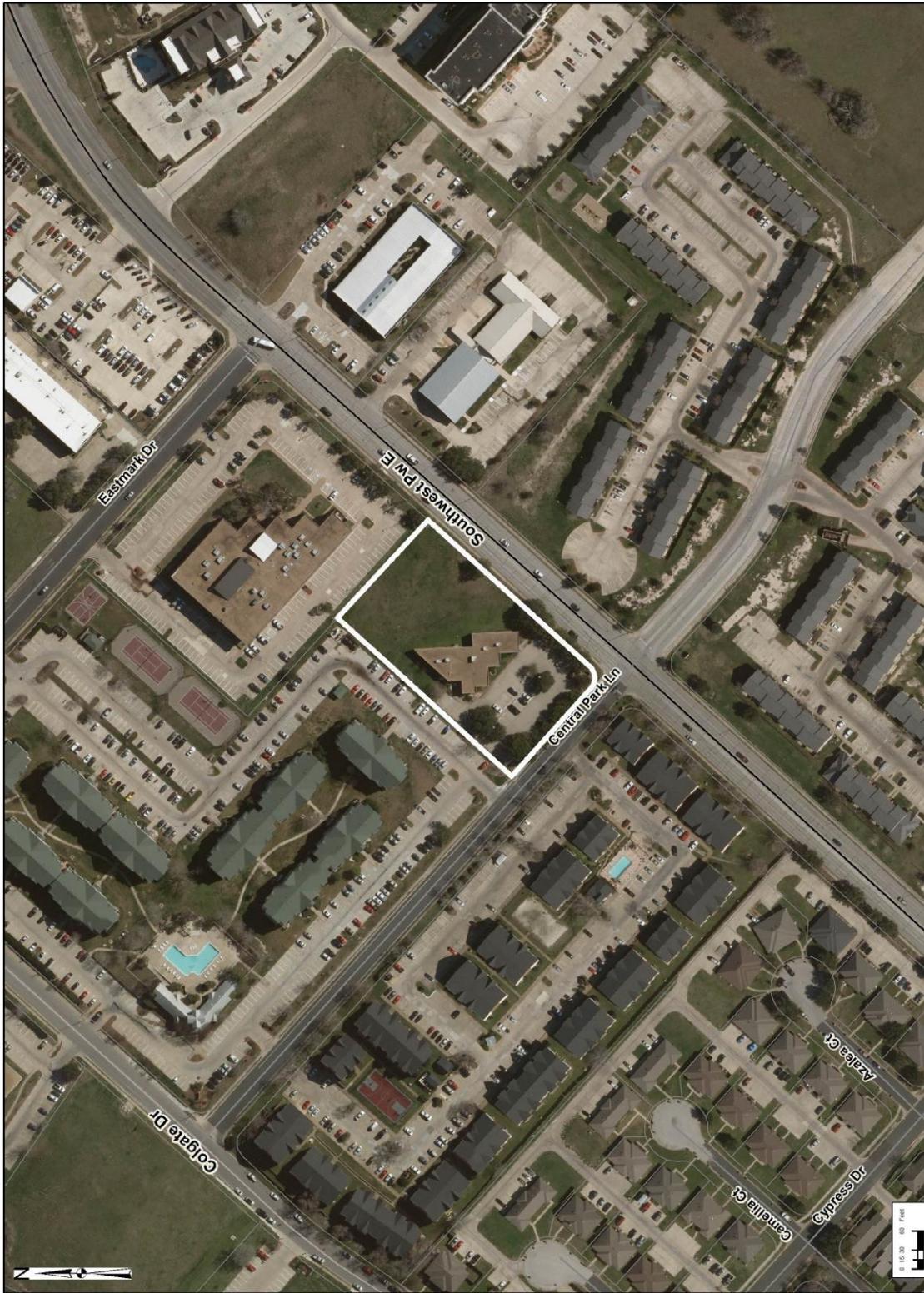
**LOCATION:** 909 Southwest Parkway East, located at the northeast corner of the intersection of Central Park Lane and Southwest Parkway East.

**ZONING:** O Office

**APPLICANT:** United Way of the Brazos County

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

**RECOMMENDATION:** Staff recommends approval of the Final Plat.



Case: 14-282

EASTMARK SUBDIVISION LOT 2R BLOCK A

DEVELOPMENT REVIEW



REPLAT

## **DEVELOPMENT HISTORY**

<b>Annexation:</b>	February 1971
<b>Zoning:</b>	R-1 Single Family Residential (upon annexation) to A-P Administrative Professional (1981), renamed to O Office (2012)
<b>Final Plat:</b>	Eastmark Subdivision, Phase II originally platted in 1982 and replatted in 2004.
<b>Site Development:</b>	Office building located at the corner of Southwest Parkway East and Central Park Lane.

## **COMMENTS**

<b>Parkland Dedication:</b>	N/A
<b>Greenways:</b>	N/A
<b>Pedestrian Connectivity:</b>	Sidewalks exist along Central Park Lane and Southwest Parkway East.
<b>Bicycle Connectivity:</b>	Bicycle lanes exist along Central Park Lane. No additional bicycle connectivity is required.
<b>Impact Fees:</b>	N/A

## **REVIEW CRITERIA**

**Compliance with Subdivision Regulations:** The proposed Final Plat is a replat that divides one lot into two and is in compliance with the Subdivision Requirements contained in the Unified Development Ordinance.

## **STAFF RECOMMENDATION**

Staff recommends approval of the Final Plat.

## **SUPPORTING MATERIALS**

1. Application
2. Copy of Final Plat



<b>FOR OFFICE USE ONLY</b>	
CASE NO.:	<u>4282</u>
DATE SUBMITTED:	<u>11/18/14</u>
TIME:	<u>3:54</u>
STAFF:	<u>[Signature]</u>

## FINAL PLAT APPLICATION

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

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

**MINIMUM SUBMITTAL REQUIREMENTS:**

- \$700-\$932 Final Plat Application Fee (see above).
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Six (6) folded copies of plat. (A signed mylar original must be submitted after approval.)
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- Copy of original deed restrictions/covenants for replats (if applicable).
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

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

Date of Optional Preapplication or Stormwater Management Conference PAC Date: 06/18/14

NAME OF PROJECT Replat of Lot 2R, Block "A" Eastmark Subdivision

ADDRESS 909 Southwest Parkway East, College Station, TX

SPECIFIED LOCATION OF PROPOSED PLAT:

North corner of the Southwest Parkway / Central Park Lane intersection

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

Name United Way of the Brazos Valley      E-mail aprince@uwbv.org

Street Address 909 Southwest Parkway East

City College Station      State TX      Zip Code 77840

Phone Number (979)696-4483 x101      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 Civil Engineering Consultants E-mail fpaine@cectexas.com  
Street Address 4101 S. Texas Ave. Suite A  
City Bryan State TX Zip Code 77802  
Phone Number (979)846-6212 Fax Number (979)846-8252

Do any deed restrictions or covenants exist for this property?  Yes  No  
Is there a temporary blanket easement on this property? If so, please provide the Volume n/a and Page No. \_\_\_\_\_  
Total Acreage 1.74 Total No. of Lots 2 R-O-W Acreage 0  
Existing Use Office Proposed Use no change  
Number of Lots By Zoning District 2 / 0 \_\_\_\_\_ / \_\_\_\_\_  
Average Acreage Of Each Residential Lot By Zoning District:  
n/a / \_\_\_\_\_ \_\_\_\_\_ / \_\_\_\_\_ \_\_\_\_\_ / \_\_\_\_\_ \_\_\_\_\_ / \_\_\_\_\_  
Floodplain Acreage n/a

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

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

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

Yes  
 No

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

Project Name: \_\_\_\_\_  
City Project Number (if known): \_\_\_\_\_  
Date / Timeframe when submitted: \_\_\_\_\_

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

n/a

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

n/a

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

Requested Oversize Participation n/a

<p style="text-align: center;"><b>Total Linear Footage of Proposed Public:</b></p> <p>_____ Streets</p> <p>_____ Sidewalks</p> <p><u>260</u> Sanitary Sewer Lines</p> <p>_____ Water Lines</p> <p>_____ Channels</p> <p>_____ Storm Sewers</p> <p>_____ Bike Lanes / Paths</p>	<p style="text-align: center;"><b>Parkland Dedication due prior to filing the Final Plat:</b></p> <p><b>ACREAGE:</b></p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p><b>OR</b></p> <p><b>FEE IN LIEU OF LAND:</b></p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks &amp; Recreation Advisory Board</p>
--	---

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

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

*Lison Jui* President & CEO  
Signature and title

11/17/14  
Date

*Jeffery W. [Signature]* Sr. Business Relationships Mgr, V.P.  
for Wells Fargo Bank, N.A.

## CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

### Owner Certification:

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

  
\_\_\_\_\_  
Property Owner(s)

11/17/14  
\_\_\_\_\_  
Date

### Engineer Certification:

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

  
\_\_\_\_\_  
Engineer

11/17/2014  
\_\_\_\_\_  
Date

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

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

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

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

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

Initial

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

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

B. I, \_\_\_\_\_, certify to the following:

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

**Additional certification for Floodway Encroachments:**

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

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

**Residential Structures:**

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

\_\_\_\_\_  
Engineer / Surveyor

\_\_\_\_\_  
Date

**Commercial Structures:**

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

\_\_\_\_\_  
Engineer / Surveyor

\_\_\_\_\_  
Date

**OR**

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

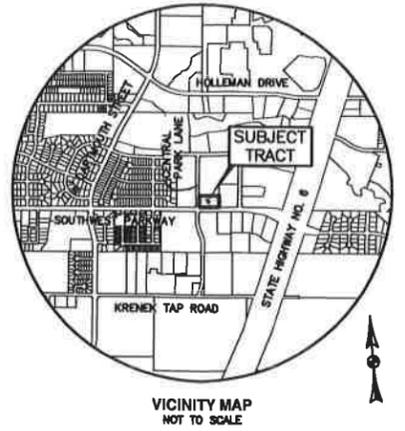
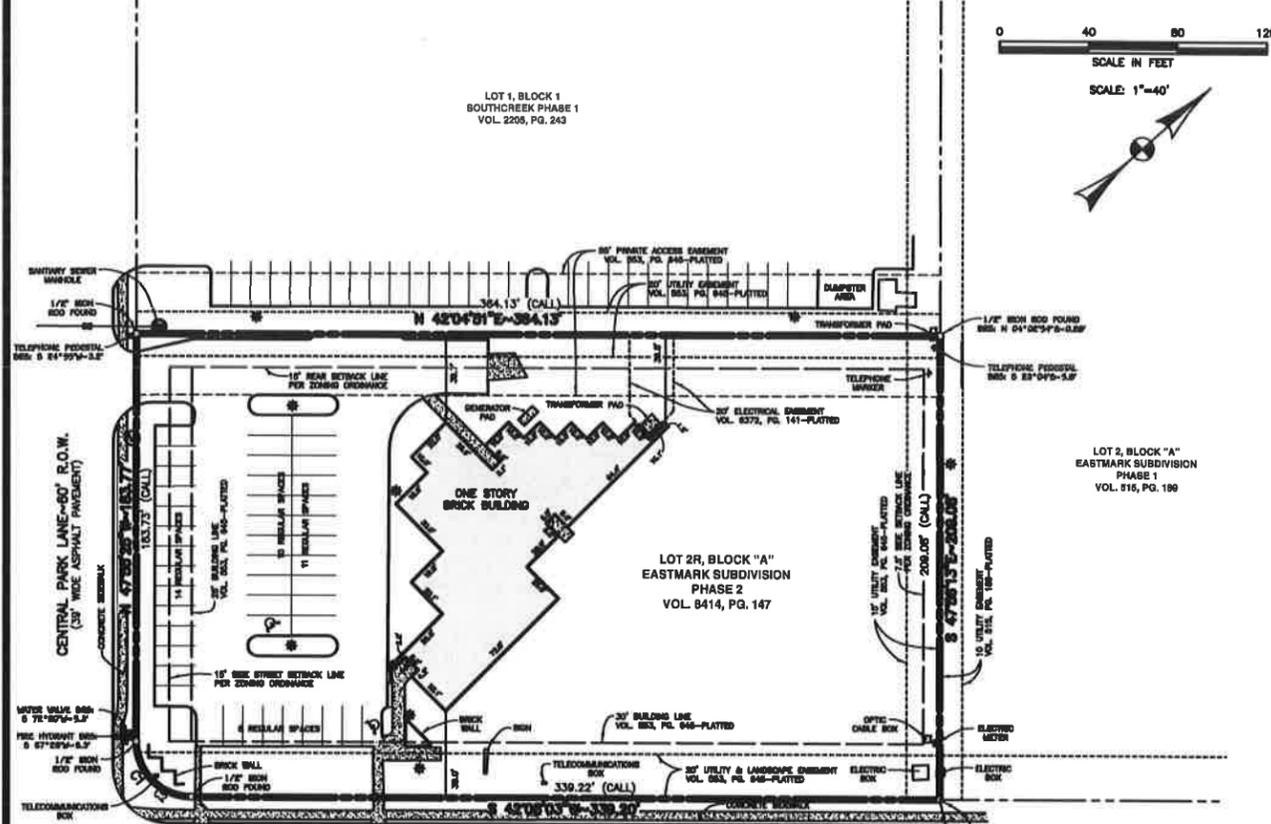
Required Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.

\_\_\_\_\_  
Engineer / Surveyor

\_\_\_\_\_  
Date

Conditions or comments as part of approval: \_\_\_\_\_

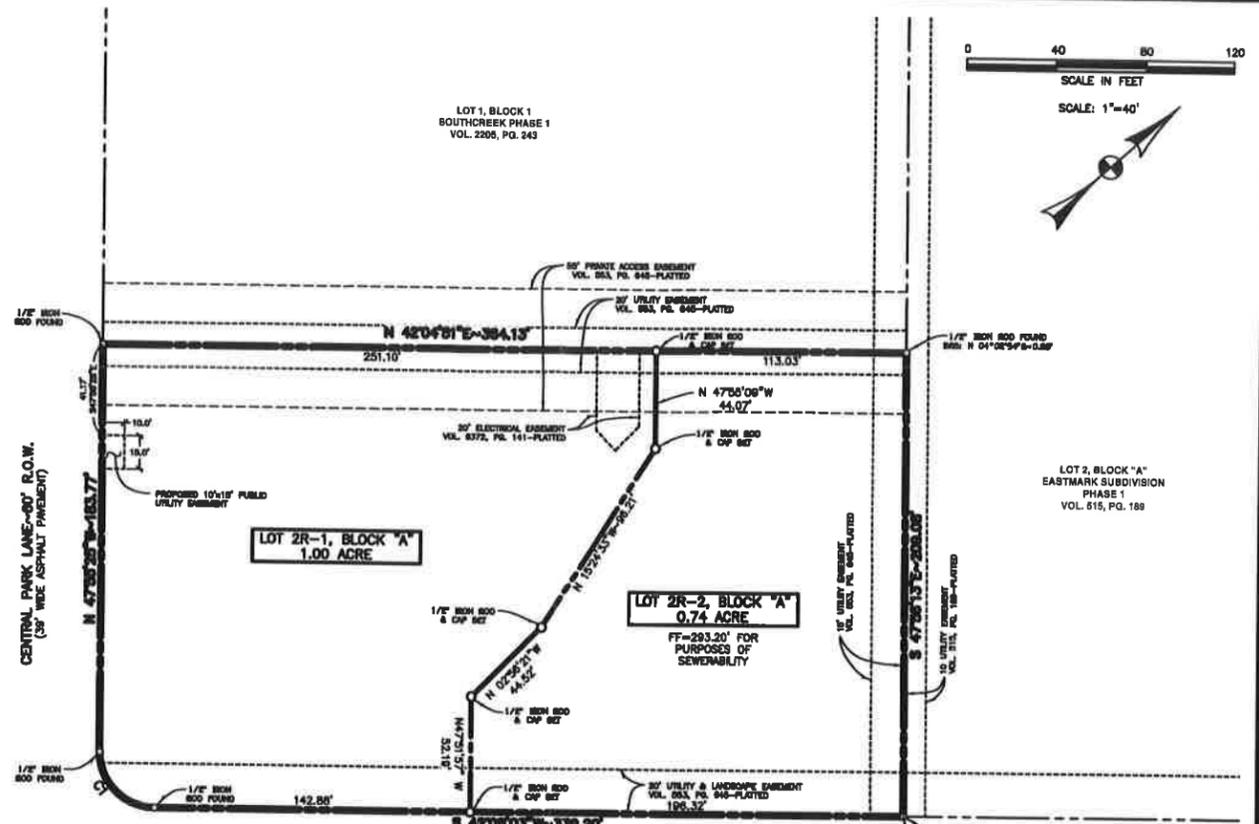
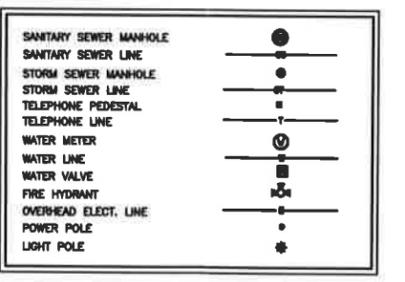
11 Land Projects 02/04/14 Vector Morgan A-46 Central Park Lane-Southwest Parkway\Map\Map1.dwg 12/16/2014 4:37:34 PM CST



**NOTES:**  
1. BASIS OF BEARINGS IS THE MONUMENTED NORTHWEST RIGHT OF WAY LINE OF SOUTHWEST PARKWAY ACCORDING TO THE PLAT RECORDED IN VOL. 8414, PG. 147 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: S 42°08'03"W.  
2. CURRENT TITLE APPEARS VESTED IN UNITED WAY OF THE BRAZOS VALLEY, INC. BY VIRTUE OF DEED RECORDED IN VOL. 6450, PG. 295 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.  
3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480063, PANEL NO. 0310F, MAP NO. 4804100310F. EFFECTIVE DATE: APRIL 2, 2014.  
4. SITUS ADDRESS: #909 SOUTHWEST PARKWAY EAST.  
5. FOR PURPOSES OF SIGNAGE, NON-RESIDENTIAL ARCHITECTURAL STANDARDS, AND LANDSCAPING LOTS 2R-1 AND 2R-2 WILL BE CONSIDERED ONE BUILDING PLOT.

**CURVE TABLE:**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1 (MEAS.)	39.24'	25.00'	89°56'32"	S 87°06'19"W-35.34'
C2 (CALL)	39.25'	25.00'	89°56'23"	S 87°10'05"W-35.35'



**REPLAT**  
SCALE: 1"=40'

**ORIGINAL PLAT**  
VOL. 8414, PG. 147

**FINAL PLAT**  
OF  
**LOTS 2R-1 & 2R-2, BLOCK "A"**  
**EASTMARK SUBDIVISION**  
**PHASE II**  
BEING A  
**REPLAT**  
OF  
**LOT 2R, BLOCK "A"**  
**EASTMARK SUBDIVISION**  
**PHASE II**  
**1.74 ACRES**

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

We, The United Way, owners and developers of the land shown on this plat, and designated herein as the Replat of Lot 2R, Block "A", Eastmark Subdivision Phase II, a Subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purposes and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Alison Prince, President and CED

STATE OF TEXAS  
COUNTY OF BRAZOS

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

Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Notary Public, Brazos County, Texas

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

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

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

County Clerk,  
Brazos County, Texas

**CERTIFICATE OF CITY ENGINEER**

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

City Engineer  
City of College Station

**CERTIFICATE OF PLANNING AND ZONING COMMISSION**

\_\_\_\_\_, Chairman of the Planning and Zoning Commission of the City of College Station, hereby certify that the attached plat was duly approved by the Commission on the day of \_\_\_\_\_, 2014.

**CERTIFICATE OF SURVEYOR AND/OR ENGINEER**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, S. M. Kling, Registered Public Surveyor, No. 2003, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

S. M. Kling, R.P.L.S. No. 2003



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

OWNED AND DEVELOPED BY:  
UNITED WAY OF THE BRAZOS VALLEY, INC.  
909 SOUTHWEST PARKWAY EAST  
COLLEGE STATION, TEXAS 77840  
(979) 696-4483 ext. 113

SCALE: 1"=40' OCTOBER, 2014  
PREPARED BY:  
KLING ENGINEERING & SURVEYING (A DIVISION OF)  
CIVIL ENGINEERING CONSULTANTS  
4101 S. TEXAS AV. STE. A • BRYAN, TX • PH. 979/846-8218

14.282  
12.9.14  
11:02  
80



## Legislation Details (With Text)

**File #:** 15-0019      **Version:** 1      **Name:** Barracks II Rezoning  
**Type:** Rezoning      **Status:** Agenda Ready  
**File created:** 1/7/2015      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 1/15/2015      **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 PDD Planned Development District to PDD Planned Development District to amend the concept plan and uses for approximately 30 acres for the property situated in the Crawford Burnett League, Abstract No. 7, College Station, Brazos County, Texas, being 3.508-acre and 4.911-acre portions of the remainder of a called 108.88-acre tract as described by a deed to Heath Phillips Investments, LLC recorded in Volume 9627, Page 73 of the Official Records of Brazos County, Texas, a 8.651-acre portion of a called 29.869-acre tract as described by a deed to Heath Phillips Investments, LLC recorded in Volume 11623, Page 227 of the Official Records of Brazos County, Texas, and a 12.939-acre tract being portions of the remainder of a called 108.88-acre tract as described by a deed to Heath Phillips Investments, LLC recorded in Volume 9627, Page 73 of the Official Records of Brazos County, Texas and a called 29.869-acre tract as described by a deed to Heath Phillips Investments, LLC recorded in Volume 11623, Page 227 of the Official Records of Brazos County, Texas, generally located at the northeast, northwest, southeast and southwest corners of The Barracks II Subdivision between Old Wellborn Road and Holleman Drive South. Case # 14-00900290 (J. Schubert)

**Sponsors:** Jason Schubert

**Indexes:**

**Code sections:**

- Attachments:** [Staff Report](#)  
[Application](#)  
[Rezoning Map](#)  
[Proposed Concept Plan](#)  
[Existing 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 PDD Planned Development District to PDD Planned Development District to amend the concept plan and uses for approximately 30 acres for the property situated in the Crawford Burnett League, Abstract No. 7, College Station, Brazos County, Texas, being 3.508-acre and 4.911-acre portions of the remainder of a called 108.88-acre tract as described by a deed to Heath Phillips Investments, LLC recorded in Volume 9627, Page 73 of the Official Records of Brazos County, Texas, a 8.651-acre portion of a called 29.869-acre tract as described by a deed to Heath Phillips Investments, LLC recorded in Volume 11623, Page 227 of the Official Records of Brazos County, Texas, and a 12.939-acre tract being portions of the remainder of a called 108.88-acre tract as described by a deed to Heath Phillips Investments, LLC recorded in Volume 9627, Page 73 of the Official Records of Brazos County, Texas and a called 29.869-acre tract as described by a deed to Heath Phillips Investments, LLC recorded in Volume 11623, Page 227 of the Official Records of Brazos County, Texas, generally

located at the northeast, northwest, southeast and southwest corners of The Barracks II Subdivision between Old Wellborn Road and Holleman Drive South. Case # 14-00900290 (J. Schubert)



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

**REZONING REQUEST  
FOR  
THE BARRACKS II  
14-00900290**

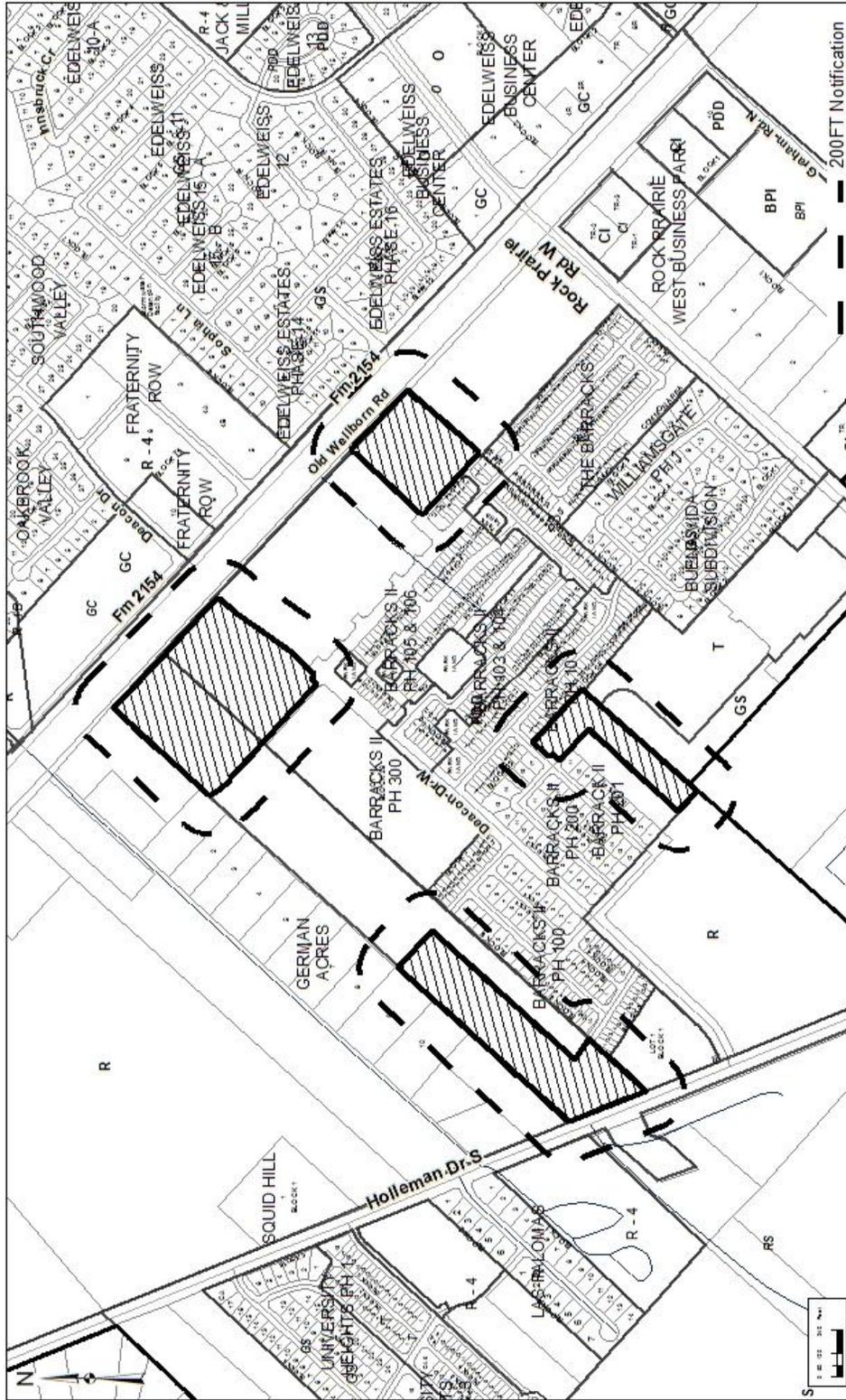
- REQUEST:** PDD Planned Development District to PDD Planned Development District to amend the Concept Plan and associated uses
- SCALE:** Approximately 30 acres; consisting of four separate tracts of 3.508 acres, 4.911 acres, 8.651 acres, and 12.939 acres
- LOCATION:** The northeast, northwest, southeast and southwest corners of The Barracks II project between Old Wellborn Road and Holleman Drive South being the property situated in the Crawford Burnett League, Abstract No. 7, College Station, Brazos County, Texas, being 3.508-acre and 4.911-acre portions of the remainder of a called 108.88-acre tract as described by a deed to Heath Phillips Investments, LLC recorded in Volume 9627, Page 73 of the Official Records of Brazos County, Texas, a 8.651-acre portion of a called 29.869-acre tract as described by a deed to Heath Phillips Investments, LLC recorded in Volume 11623, Page 227 of the Official Records of Brazos County, Texas, and a 12.939-acre tract being portions of the remainder of a called 108.88-acre tract as described by a deed to Heath Phillips Investments, LLC recorded in Volume 9627, Page 73 of the Official Records of Brazos County, Texas and a called 29.869-acre tract as described by a deed to Heath Phillips Investments, LLC recorded in Volume 11623, Page 227 of the Official Records of Brazos County, Texas.
- APPLICANT:** Heath Phillips, Heath Phillips Investments, LLC
- PROJECT MANAGER:** Jason Schubert, AICP, Principal Planner  
jschubert@cstx.gov
- PROJECT OVERVIEW:** The proposed PDD rezoning revises the Concept Plan and associated uses to add more townhouse areas in the northeast, northwest, southeast and southwest corners of the development.
- RECOMMENDATION:** Staff recommends approval the rezoning request.



REZONING  
Case: 14-290

THE BARRACKS II SUBDIVISION

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	WFC	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	R&D	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**

**THE BARRACKS II SUBDIVISION**

Case: **14-290**

**REZONING**

## NOTIFICATIONS

Advertised Commission Hearing Date: January 15, 2015  
Advertised Council Hearing Date: February 12, 2015

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:

The Barracks at Rock Prairie Owner's Association

Property owner notices mailed: 93  
Contacts in support: None at time of staff report.  
Contacts in opposition: None at time of staff report.  
Inquiry contacts: None at time of staff report.

## ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Urban – Growth Area 5	R Rural	Vacant, single-family, commercial businesses
South	General Suburban – Growth Area 5	GS General Suburban; T Townhome; R Rural	Single-family and townhouse subdivisions; Vacant
East (across Wellborn Rd)	Suburban Commercial; Urban; Neighborhood Conservation	GC General Commercial; R-4 Multi-Family; GS General Suburban	Vacant; Multi-family; Single-family
West (across Holleman Dr S)	Restricted Suburban – Growth Area 5	RS Restricted Suburban	Planned single-family subdivision

## DEVELOPMENT HISTORY

**Annexation:** 2002  
**Zoning:** A-O Agricultural Open upon annexation (2002); A-O Agricultural Open to PDD Planned Development District (2011); PDD Planned Development District to PDD Planned Development District (2012, 2013, & 2014 to revise the Concept Plan and add to the development).  
**Final Plat:** The areas within the proposed rezoning have not been platted.  
**Site development:** Large portion of The Barracks II project have developed into single-family and townhouse uses with a commercial amusement/amenity area under construction.

## REVIEW CRITERIA

1. Consistency with the Comprehensive Plan;
2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood;
3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment;

- 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;**
- 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; and**
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use.**

The Comprehensive Plan designates the subject area as Urban and General Suburban on the Future Land Use and Character Map and in Growth Area 5 on the Concept Map. The Comprehensive Plan states that the area near and north of Cain Road is Urban and should be used for intense land use activities including general commercial, office uses, townhomes, high-density apartments, and vertical mixed use. The areas further south of Cain Road to Rock Prairie Road West should be used for General Suburban activities including high-density single-family lots (minimum 5,000 square feet), townhomes, duplexes, as well as suburban or neighborhood commercial and office uses.

The area within the existing and proposed PDD Planned Development District allow for a mixture of single-family residences, townhouses, multi-family, and commercial development. Residential uses are capped at a gross density of 8 units per acre, which is the maximum allowable density of the other single-family and townhouse developments in the area, namely The Barracks, a townhome development, Williamsgate and Buena Vida, single-family subdivisions, and the planned 12 at Rock Prairie subdivision consisting of single-family and townhouse lots.

The proposed PDD Planned Development District revises the Concept Plan and associated uses to remove commercial and multi-family areas and provide more townhouse lots. Except for the recreation facilities in the center of the development, commercial uses are located on the western edge along Holleman Drive South, a future four-lane major collector, and on the eastern edge of the development along Old Wellborn Road. Additional details regarding the commercial and recreational uses are described as part of the Concept Plan.

The subject property is located within Wellborn Special Utility District water service area, the City's sanitary sewer service area, and Bryan Texas Utilities (BTU) electric service area. The property is located in the Steeplechase Sanitary Sewer Impact Fee Area that gravity flows into the Bee Creek Trunk Line, which serves many developments along Harvey Mitchell Parkway.

The subject property is in the Bee Creek Tributary "B" drainage basin. The subject property is not located within a FEMA regulated Special Flood Hazard Area per FEMA FIRM panel 182C. Future development of the tract will have to meet the requirements of the City Storm Water Design Guidelines. The subject property is located adjacent to Old Wellborn Road (local) to the east and Holleman Drive South (four-lane major collector) to the west. Three future thoroughfares bi-sect the development: Deacon Drive West (two-lane major collector), General Parkway (two-lane minor collector) and Towers Parkway (two-lane minor collector). These thoroughfares have been constructed as the development has built-out. A left-turn lane from Holleman Drive South will be installed when the unnamed, ABCD, street is constructed.

## REVIEW OF CONCEPT PLAN

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

*“The Barracks II Subdivision was previously granted PDD Zoning to develop a residential community for students in the 18-30 year age range. The planned development includes a mixture of housing options, recreation facilities and commercial businesses that cater to the student population. The intent has not changed. The rezoning request adds additional land and uses to the Barracks II Development and PDD Zoning.”*

The proposed rezoning revises four separate areas at the corners of the development that can be summarized as:

### Zoning Area 1 – 4.911 acres at southeast corner

The existing Concept Plan designates this area as Commercial Tract 3 which has modified C-3 Light Commercial uses and standards as described in the attached Concept Plan notes. The proposed Concept Plan retains about one-third of the area as Commercial Tract 3 and converts the remaining two-thirds to a street for townhouse lots.

### Zoning Area 2 – 12.939 acres at northeast corner

The existing Concept Plan designates this area as two water detention ponds, Commercial Tract 2 with modified SC Suburban Commercial uses and standards, and Commercial Tract 4 with modified GC General Commercial uses and standards. The proposed Concept Plan reconfigures the two water detention areas, removes the two commercial tract areas, and replaces them with two residential streets for townhouse lots.

### Zoning Area 3 – 8.651 acres at northwest corner

The existing Concept Plan designates this area with townhouse lots, parkland, two multi-family tracts, and one tract for multi-family and/or general commercial use. The proposed Concept Plan removes one of the multi-family tracts and reconfigures the residential streets to add more townhouse lots. The uses and standards of Commercial Tract 1A are being revised from a modified GC General Commercial uses and standards to the modified SC Suburban Commercial uses and standards of the adjacent Commercial Tract 1.

### Zoning Area 4 – 3.508 acres at southwest corner

The existing Concept Plan designates this area with single-family detached houses. The proposed Concept Plan converts these to townhouse lots.

### Base Zoning and Meritorious Modifications

The applicant proposes to utilize the following base zoning districts: T Townhouse for all townhouse lots, R-4 Multi-Family for Multi-Family Tracts 1 & 2, SC Suburban Commercial for Commercial Tract 1A, and C-3 Light Commercial for Commercial Tract 3. The existing PDD zoning approved meritorious modifications that will carry over with this PDD rezoning and are described in the attached Concept Plan notes.

**STAFF RECOMMENDATION**

Staff recommends approval the rezoning request.

**SUPPORTING MATERIALS**

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



FOR OFFICE USE ONLY	
CASE NO.:	<u>14-290</u>
DATE SUBMITTED:	<u>12/01/14</u>
TIME:	<u>1:15</u>
STAFF:	<u>AJ</u>

## ZONING MAP AMENDMENT (REZONING) APPLICATION PLANNED DISTRICTS

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

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

### MINIMUM SUBMITTAL REQUIREMENTS:

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

NAME OF PROJECT The Barracks II Subdivision

ADDRESS 3100 Haupt Road, College Station

LEGAL DESCRIPTION (Lot, Block, Subdivision) Crawford Burnett League, A-7

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

*Generally located north of Rock Prairie Road, between Old Wellborn Road and Holleman Drive South*

TOTAL ACREAGE 30.009 Acres

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

Name Heath Phillips E-mail heath\_superiorstructures@yahoo.com  
Street Address P.O. Box 262  
City Wellborn State Texas Zip Code 77881  
Phone Number 979.229.5906 Fax Number 979.703.7903

PROPERTY OWNER'S INFORMATION:

Name Heath Phillips Investments, LLC (Heath Phillips, Manager) E-mail heath\_superiorstructures@yah  
Street Address P.O. Box 262  
City Wellborn State Texas Zip Code 77881  
Phone Number 979.229.5906 Fax Number 979.703.7903

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

Name Joe Schultz, P.E. - Engineer E-mail joeschultz@verizon.net  
Street Address 2730 Longmire Drive, Suite A  
City College Station State Texas Zip Code 77845  
Phone Number 979.764.3900 Fax Number 979.764.3910

This property was conveyed to owner by deed dated 5/13/2010 and recorded in Volume 9627, Page 073 of the Brazos County Official Records.

Existing Zoning PDD Proposed Zoning PDD

Present Use of Property vacant, with residential and recreational center uses developed

Proposed Use of Property residential, commercial & recreation facility

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

*(see accompanying Concept Plan and related documents for specific uses.)*

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.

*There is a highly competitive student housing market in College Station that continues to expand southward along Holleman Drive. Due to the success of the townhome development, additional townhomes are proposed resulting in less commercial development.*

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

*Yes, it is in accordance with the Comprehensive Plan.*

3. How will this zone change be compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood?

*The approved Concept Plan for The Barracks II was developed with the Recreation Center as an integral part of the development, and with townhome and commercial uses proposed. The success of the townhome development is the reason for the request for a reduction in commercial uses and the addition of more townhomes.*

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

*The change in uses with this request is for additional townhomes, which is the primary use of the development so it is suitable for the property.*

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

*The existing Barracks II development has shown the suitability of the uses allowed by the current PDD and there has not been a demand for commercial uses so the development is increasing the townhome use.*

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

*The student housing market in College Station is highly competitive, with numerous new options coming on-line that include amenities such as indoor/outdoor fitness centers, high-def theatres, lazy rivers, and cyber cafes. The developer believes the additional townhomes requested by this rezoning and other enhancements of the Recreation Center will greatly improve the success of the overall development.*

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

*The demand for the townhomes and multi-family residential developments has led to this change in the zoning and the Concept Plan. This rezoning will result in more residents to support the amenities provided at the Recreation Center and the Commercial uses requested.*

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

*The Barracks II Subdivision was previously granted PDD Zoning to develop a residential community for students in the 18-30 year age range. The planned development includes a mixture of housing options, recreation facilities and commercial businesses that cater to the student population. That intent has not changed. This rezoning request adds additional land and uses to the Barracks II Development and PDD Zoning.*

### CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

*(see accompanying documents)*

2. Provide a general statement regarding the proposed drainage.

*(see accompanying documents)*

3. List the general bulk or dimensional variations sought.

*(see accompanying documents)*

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

*(see accompanying documents)*

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

*The approved Concept Plan for the Barracks II was developed with the Recreation Center as an integral part of the development along with townhome and commercial uses. This proposed concept plan increases the townhome use for student housing which is the primary land use in the surrounding area.*

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

*(see accompanying documents)*

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

*(see accompanying documents)*

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

*(not applicable)*

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

*The demand for the townhomes and multi-family residential developments has led to this change in the zoning and the Concept Plan. This rezoning will result in more residents to support the amenities provided at the Recreation Center and the Commercial uses requested.*

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.

(see accompanying documents)

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.

(see accompanying documents)

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

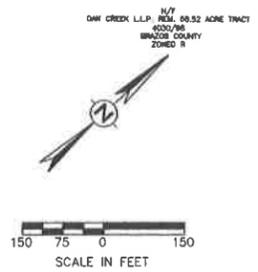
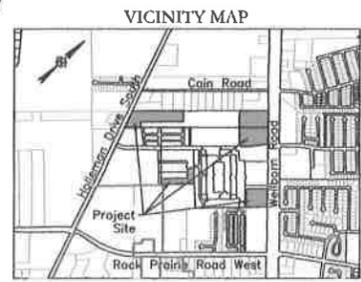
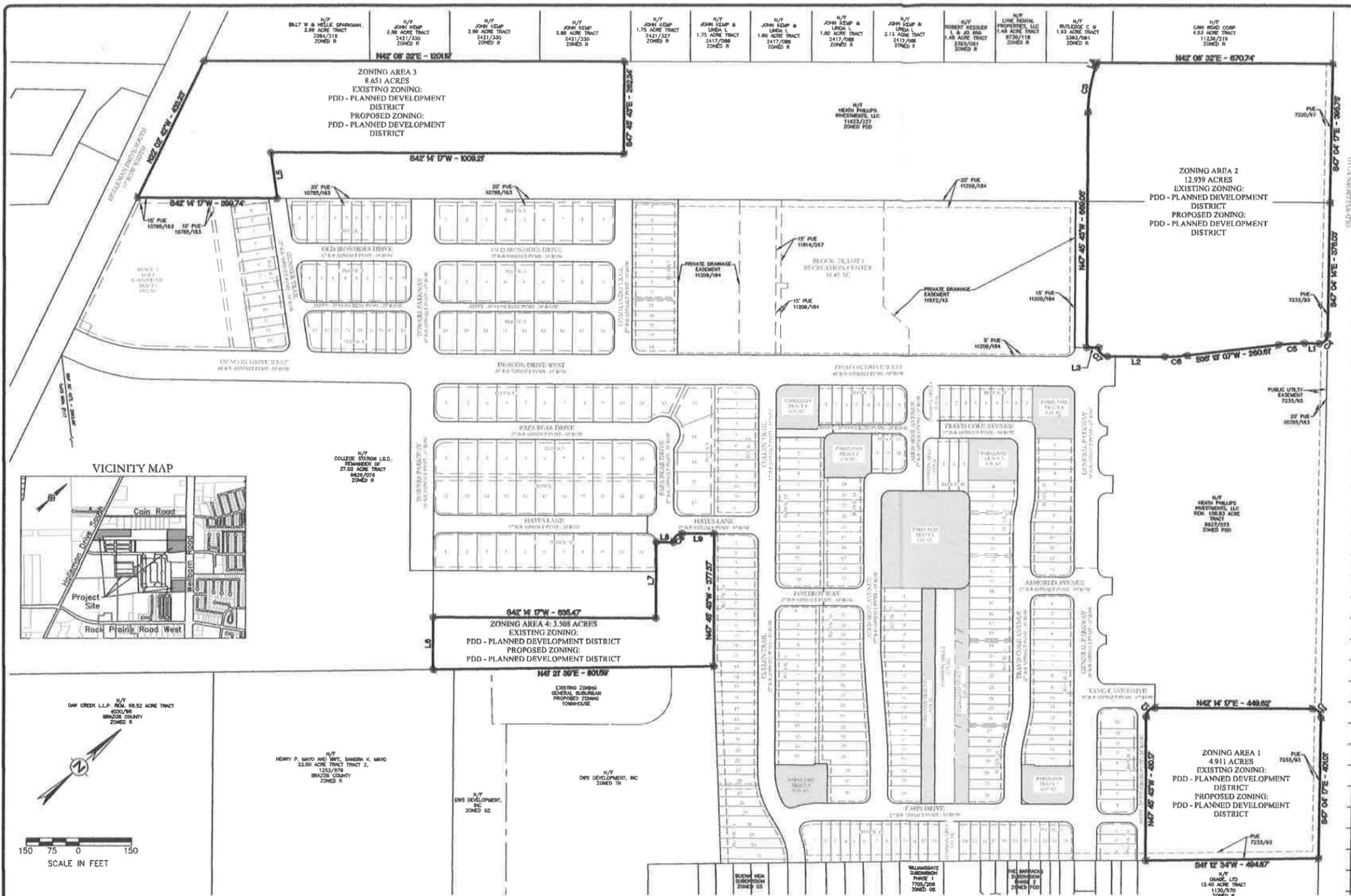
  
\_\_\_\_\_  
Date

1. The land uses proposed for this property are as listed on this plan.
  - a. Townhomes (TH) meeting T-Townhouse zoning requirements with variances as noted below.
  - b. General Commercial (GC) meeting GC zoning requirements
  - c. Commercial (COM) meeting C-3 zoning requirements with variances noted below. The following additional uses are permitted in Commercial Tract 3 only:
    - Shooting Range - Indoor
    - Car Wash subject to supplemental standards contained within the UDO
    - Commercial garden/greenhouse/landscape maintenance subject to supplemental standards contained within the UDO
    - Commercial amusement subject to supplemental standards contained in the UDO
    - Office and retail sales/services with storage areas being greater than 50% of the space (i.e. office/warehouse with overhead doors)
    - Self Storage - equipment, materials, recreational vehicles, or boats - in buildings with at least 3 enclosed sides.
    - Restaurants shall NOT be permitted in Commercial Tract 3
  - d. Recreation Facility (RF) including commercial amusement activities, cable wake board ski facility, flyboarding, administrative offices, pool, exercise room, jogging track, food & beverage services, micro-industrial use for a micro-brewery, and similar recreational offerings for members of the HOA and the general public, and Radio/TV Stations/Studios. Retail sales of equipment, clothing, and accessories related to these uses are permitted in conjunction with normal operations of the Recreation Facility. Additional accessory uses for this area include a development sales office and model residential condo units, (attached to the commercial building), upon build out of the development the model residential condos will become rental condo unit. Also, additional rental condo units for overnight accommodations on a short or long basis will be allowed in this area. The total number of rental condo units will not exceed 20 units. The units will be rental only and will be owned by the Recreation Facility Developer.
  - e. Multi-Family (MF-4) meeting R-4 zoning requirements. Duplexes are not permitted in this designation.
  - f. Suburban Commercial (SC) meeting SC zoning requirements with the addition of retail sales, convenience store with fuel sales up to 10 fueling stations, car wash and a drive through window restaurant, and retail sales and service - alcohol.



- One commercial building will be allowed up to a maximum of 15,000 sf. The building may be located on Commercial Tract 3.
    - This maximum building size does not apply to the Recreation Facility (RF) & Recreation Facility 2 (RF-2).
  - f. The following applies to tracts 1, 1A & 3. Unless otherwise noted herein, commercial buildings and related parking areas shall comply with the Non-Residential Architectural Standards as applied with SC-Suburban Commercial Zoning.
  - g. All commercial tracts shall provide cross access in accordance with the UDO.
  - h. Convenience stores with fuel sales in SC areas shall be limited to Commercial Tract 1.
4. Special conditions for the Recreation Facility (RF) are as follows:
- a. Food and beverage services are permitted within the Recreation Facility.
  - b. Commercial amusement activities, including water recreation and associated equipment, shall be allowed within the Recreation Facility. Motorized vehicles are allowed for recreational activities and for rescue or maintenance purposes.
  - c. Any buildings and parking areas associated with the Recreation Facility shall comply with the Non-Residential Architectural Standards in the UDO.
  - d. Landscaping requirements in the UDO will be applied to the building, parking, and adjacent amenity areas of the Recreation Facility. The remainder of the Recreation Facility is excluded from these requirements.
  - e. Drainage and access easements shall be granted to the Homeowners Association for maintenance purposes associated with the detention ponds and their related appurtenances.
  - f. The following operational restrictions shall be imposed on the Recreation Facility and its related facilities:
    - Hours of operation for the cable wake board ski facility shall be no earlier than 8:00 a.m. and no later than 12:00 midnight. All other recreational amenities may be open for use between the hours of 7:00 a.m. and 2:00 a.m. The restaurant will be allowed to set its own hours of operation.
    - Lighting shall be designed in accordance with the Unified Development Ordinance. Lights used for the ski facility shall be turned off no later than 1 hour following the closing times noted above except when necessary for maintenance purposes that cannot be undertaken during daylight hours.

- The Recreation Facility shall have a maximum of three 2-tower cable wake board ski systems.
5. A block length of up to 1270 feet is allowed along Deacon Drive in front of the Recreation Facility and along the north boundary of Recreation Facility 2 (RF-2). A block length of 860 feet is allowed along the east side of Commando Trail, the West side of General Parkway. A block perimeter of 4,179 feet is required for the block created by General Parkway, Deacon Drive West, Commando Trail, and the German Acres Subdivision.
  6. Recreation Facility (RF) shall be limited to a maximum height of 50 feet. All other designations shall meet the requirements of the UDO based on the use.
  7. When there are more than 30 lots to be served by external street connections, a minimum of two connections to external paved public streets shall be required. A Remote Emergency Access is permitted to serve as one of these connections. Two street connections to external paved public streets shall be required when 100 or more lots are served.
  8. Unless otherwise noted herein, buffer areas will be provided in accordance with the UDO.
  9. Driveway access from residential lots shall not be permitted onto streets designated as minor collector or larger.
  10. Right-of-way and pavement widths shown on this plan reflect the widths that are required along the majority length of each street. These widths can be increased at intersections of collector streets as needed to accommodate turning lanes, medians or other traffic controls.
  11. All stormwater requirements (including detention) shall be designed to comply with the BCS Drainage Design Guidelines.
  12. If the City of College Station or another entity constructs a regional detention facility in the drainage basin encompassing this tract of land that has capacity to serve this development, one or more of the detention facilities shown here may be eliminated upon approval by the City Engineer. Any land released from use as a detention facility may be developed for other uses pending approval of revised PDD Zoning.
  13. Pedestrian and bicycle circulation will be provided throughout the project as required by the UDO. Location and details of these facilities will be determined at platting or site plan submittal.
  14. A left turn lane will be constructed on Holleman Drive when the Gunner Drive connection is made.
  15. Density for the residential development portions of this PDD shall not exceed 8 dwelling units per acre (Subdivision Gross). The density area excludes Commercial, Multi-family, Recreation Facility and Recreation Facility 2 areas.

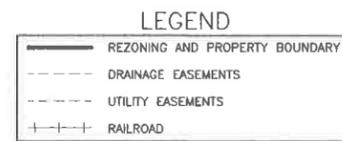


LINE TABLE

LINE #	LENGTH	DIRECTION
L1	48.54'	S42°14'17"W
L2	182.04'	S42°14'17"W
L3	33.48'	S42°14'17"W
L4	12.00'	S30°09'24"W
L5	121.48'	S08°23'09"E
L6	148.64'	S47°43'19"E
L7	218.00'	S47°43'19"E
L8	20.00'	S42°14'17"W
L9	95.92'	S42°14'17"W

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEHALF
C1	28.27'	25.00'	089°00'00"	25.00'	28.27'	N02°43'43"W
C2	28.27'	25.00'	089°41'28"	25.20'	28.27'	N87°35'00"E
C3	122.23'	430.00'	017°37'18"	86.60'	121.77'	N18°57'04"W
C4	58.97'	25.00'	089°18'31"	24.70'	58.14'	S02°24'36"E
C5	75.65'	817.00'	007°01'10"	33.87'	75.60'	S28°43'43"W
C6	85.24'	532.00'	007°01'10"	33.87'	85.20'	S28°43'43"W
C7	38.28'	25.00'	089°00'00"	25.00'	38.27'	S87°15'14"W
C8	38.27'	25.00'	090°00'00"	25.00'	38.27'	S02°43'43"E



## REZONING MAP

### THE BARRACKS II SUBDIVISION

CRAWFORD BURNETT LEAGUE, A-7  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

ZONING AREA 1 - 4.911 ACRES  
ZONING AREA 2 - 12.939 ACRES  
ZONING AREA 3 - 8.651 ACRES  
ZONING AREA 4 - 3.508 ACRES

DECEMBER 2014

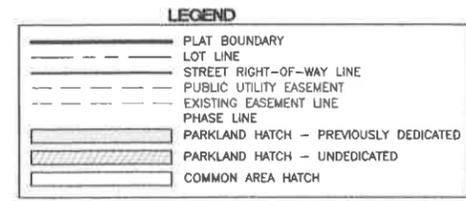
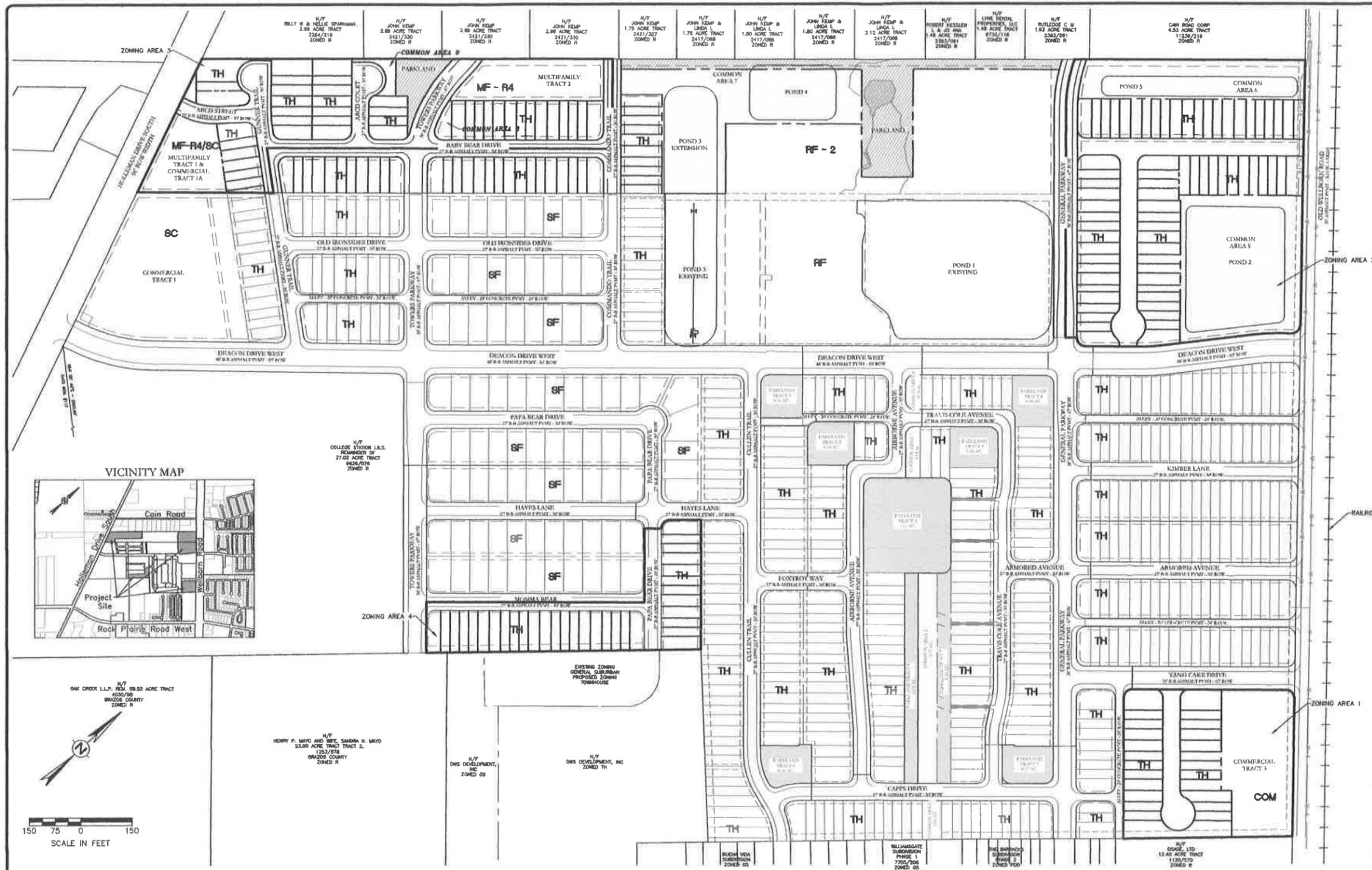
OWNER/DEVELOPER:  
HEATH PHILLIPS INVESTMENTS, LLC  
P.O. BOX 243  
WELLSBORO, TEXAS 77981  
(979) 229-2804

ENGINEER:  
Schultz Engineering, LLC  
2730 LINDHURST DR., SUITE A  
COLLEGE STATION, TEXAS 77945  
879.764.2990

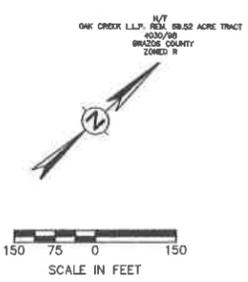
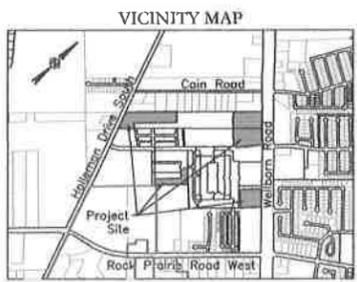
SURVEYOR:  
DAVID KEHR, RPLS, REG. 2002  
KEHR SURVEYING, LLC  
409 N. TEXAS AVE.  
BRYAN, TEXAS 77803  
979.388.3180

ZONING STATUS:  
CURRENT ZONING: PDD  
PROPOSED ZONING: PDD

14-290  
12/19/14  
4:40  
AJ



- SITE NOTES:**
- THE BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
  - THE SITE ADDRESS IS 3100 HAUPT ROAD, COLLEGE STATION, TEXAS.
  - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.E. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48041C0305 F, EFFECTIVE DATE: 04/02/2014.



**CONCEPT PLAN**

**THE BARRACKS II SUBDIVISION**

CRAWFORD BURNETT LEAGUE, A-7  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

ZONING AREA 1 - 4.911 ACRES  
ZONING AREA 2 - 12.939 ACRES  
ZONING AREA 3 - 8.651 ACRES  
ZONING AREA 4 - 3.508 ACRES

DECEMBER 2014

OWNER/DEVELOPER:  
HEATH PHILLIPS INVESTMENTS, LLC  
P.O. BOX 282  
WELLSBORO, TEXAS 77881  
(979) 228-0888

ENGINEER:  
Schultz Engineering, LLC  
2730 LINDBERG DR., SUITE A  
COLLEGE STATION, TEXAS 77845  
979.784.3800

SURVEYOR:  
BRAD KICOR, RPLS NO. 4582  
KORR SURVEYING, LLC  
408 N. TEXAS AVE.  
MRYLAND, TEXAS 77963  
979-268-3193

14-290  
12/19/14  
4:40  
AJ

1. The land uses proposed for this property are as listed on this plan.
  - a. Townhomes (TH) meeting T - Townhouse zoning requirements with variances as noted below.
  - b. Commercial (COM) meeting C-3 zoning requirements with variances noted below. The following additional uses are permitted in Commercial Tract 3 only:
    - Shooting Range - Indoor
    - Car Wash subject to supplemental standards contained within the UDO
    - Commercial garden/greenhouse/landscape maintenance subject to supplemental standards contained within the UDO
    - Commercial amusement subject to supplemental standards contained in the UDO
    - Office and retail sales/services with storage areas being greater than 50% of the space (i.e. office/warehouse with overhead doors)
    - Self Storage - equipment, materials, recreational vehicles, or boats - in buildings with at least 3 enclosed sides.
    - Restaurants shall NOT be permitted in Commercial Tract 3.
  - c. Recreation Facility (RF) including commercial amusement activities, cable wake board ski facility, flyboarding, administrative offices, pool, exercise room, jogging track, food & beverage services, micro-industrial use for a micro-brewery, and similar recreational offerings for members of the HOA and the general public, and Radio/TV Stations/Studios. Retail sales of equipment, clothing, and accessories related to these uses are permitted in conjunction with normal operations of the Recreation Facility. Additional accessory uses for this area include a development sales office and model residential condo units, (attached to the commercial building), upon build out of the development the model residential condos will become rental condo unit. Also, additional rental condo units for overnight accommodations on a short or long basis will be allowed in this area. The total number of rental condo units will not exceed 20 units. The units will be rental only and will be owned by the Recreation Facility Developer.
  - d. Multi-Family (MF-4) meeting R-4 zoning requirements. Duplexes are not permitted in this designation.
  - e. Suburban Commercial (SC) meeting SC zoning requirements with the addition of retail sales, convenience store with fuel sales up to 10 fueling stations and a drive through window restaurant, retail sales, car wash and service - alcohol.
  - f. Recreation Facility 2 (RF-2) Mixed Use Tract including all uses in the Recreation Facility (RF) with additions of multi-family units or condos meeting R-6 requirements, General Commercial uses including health clubs, indoor sports facilities, outdoor sports facilities, hotel, offices, personal service shop, restaurants, and theaters. Night clubs, bars, and taverns may be permitted by Conditional Use Permit. Duplexes are not permitted in this designation.
2. General bulk or dimensional variations (meritorious modifications) are as follows:
  - a. Townhome (TH) development (variations from T - Townhouse Zoning)
    - Front setback distance - 20 ft without rear access, 15' with rear access
    - Rear setback distance - 20 ft
    - Street side setback distance - 15 ft
    - Side setback distance - 5 ft
    - Common area side setback distance - 5 ft
  - b. Commercial Tract 3 shall each be permitted to erect a freestanding sign in accordance with Section 12- 7.5.N of the UDO. These signs may be raised to a maximum height of 20 feet.
  - c. Dead-end streets in residential areas are permitted up to maximum of 100 feet in length.
3. Special conditions for Commercial (COM), Suburban Commercial (SC) or General Commercial (GC) development for Commercial Tracts 1, 1A & 3:
  - a. The total building area of all commercial buildings shall not exceed (50,000) sf. This figure excludes self storage units and buildings associated with the Recreation Facility (RF) and Recreation Facility (RF-2).
  - b. Self storage units shall be allowed in Commercial Tract 3 only. The total leasable area of all self storage units shall not exceed (15,000) sf.
  - c. No openings to self storage buildings are allowed on the sides adjacent to any street right-of-way or alley that is associated with residential development.
  - d. The self storage facility will be permitted to incorporate an office on the premises for management and security. The office shall be permitted to sell equipment or materials related to storage and moving, but shall not sell/rent trucks or trailers. The office will be limited to a maximum of 1,000 sf. Living quarters for the managers of the facility will also be permitted within the premises. These quarters shall be no larger than 1,000 sf.
  - e. Individual commercial buildings shall not exceed 10,000 sf with the following exceptions:
    - One commercial building will be allowed up to a maximum of 15,000 sf. The building may be located on Commercial Tract 3.
    - This maximum building size does not apply to the Recreation Facility (RF) & Recreation Facility 2 (RF-2).
  - f. The following applies to Commercial Tracts 1, 1A & 3. Unless otherwise noted herein, commercial buildings and related parking areas shall comply with the Non-Residential Architectural Standards as applied with SC-Suburban Commercial zoning.
    - g. All commercial tracts shall provide cross access in accordance with the UDO.
    - h. Convenience stores with fuel sales in SC areas shall be limited to Commercial Tract 1.
4. Special conditions for the Recreation Facility (RF) are as follows:
  - a. Food and beverage services are permitted within the Recreation Facility.
  - b. Commercial amusement activities, including water recreation and associated equipment, shall be allowed within the Recreation Facility. Motorized vehicles are allowed for recreational activities and for rescue or maintenance purposes.
  - c. Any buildings and parking areas associated with the Recreation Facility shall comply with the Non-Residential Architectural Standards in the UDO.
  - d. Landscaping requirements in the UDO will be applied to the building, parking, and adjacent amenity areas of the Recreation Facility. The remainder of the Recreation Facility is excluded from these requirements.
  - e. Drainage and access easements shall be granted to the Homeowners Association for maintenance purposes associated with the detention ponds and their related appurtenances.
  - f. The following operational restrictions shall be imposed on the Recreation Facility and its related facilities:
    - g. Hours of operation for the cable wake board ski facility shall be no earlier than 8:00 a.m. and no later than 12:00 midnight. All other recreational amenities may be open for use between the hours of 7:00 a.m. and 2:00 a.m. The restaurant will be allowed to set its own hours of operation.
      - Lighting shall be designed in accordance with the Unified Development Ordinance. Lights used for the ski facility shall be turned off no later than 1 hour following the closing times noted above except when necessary for maintenance purposes that cannot be undertaken during daylight hours.
      - The Recreation Facility shall have a maximum of three 2-tower cable wake board ski systems.
5. A block length of up to 1270 feet is allowed along Deacon Drive in front of the Recreation Facility and along the north boundary of Recreation Facility 2 (RF-2). A block length of 860 feet is allowed along the east side of Commando Trail, the West side of General Parkway. A block perimeter of 4,179 feet is required for the block created by General Parkway, Deacon Drive West, Commando Trail, and the German Acres Subdivision.
6. Recreation Facility (RF) shall be limited to a maximum height of 50 feet. All other designations shall meet the requirements of the UDO based on the use.
7. When there are more than 30 lots to be served by external street connections, a minimum of two connections to external paved public streets shall be required. A Remote Emergency Access is permitted to serve as one of these connections. Two street connections to external paved public streets shall be required when 100 or more lots are served.
8. Unless otherwise noted herein, buffer areas will be provided in accordance with the UDO.
9. Driveway access from residential lots shall not be permitted onto streets designated as minor collector or larger.
10. Right-of-way and pavement widths shown on this plan reflect the widths that are required along the majority length of each street. These widths can be increased at intersections of collector streets as needed to accommodate turning lanes, medians or other traffic controls.
11. All stormwater requirements (including detention) shall be designed to comply with the BCS Drainage Design Guidelines.
12. If the City of College Station or another entity constructs a regional detention facility in the drainage basin encompassing this tract of land that has capacity to serve this development, one or more of the detention facilities shown here may be eliminated upon approval by the City Engineer. Any land released from use as a detention facility may be developed for other uses pending approval of revised PDD Zoning.
13. Pedestrian and bicycle circulation will be provided throughout the project as required by the UDO. Location and details of these facilities will be determined at platting or site plan submittal.
14. A left turn lane will be constructed on Holleman Drive when the ABCD connection is made.
15. Density for the residential development portions of this PDD shall not exceed 8 dwelling units per acre (Subdivision Gross). The density area excludes Commercial, Multi-family, Recreation Facility and Recreation Facility 2 areas.

# CONCEPT PLAN

## THE BARRACKS II SUBDIVISION

CRAWFORD BURNETT LEAGUE, A-7  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

ZONING AREA 1 - 4.911 ACRES  
ZONING AREA 2 - 12.939 ACRES  
ZONING AREA 3 - 8.651 ACRES  
ZONING AREA 4 - 3.508 ACRES

DECEMBER 2014

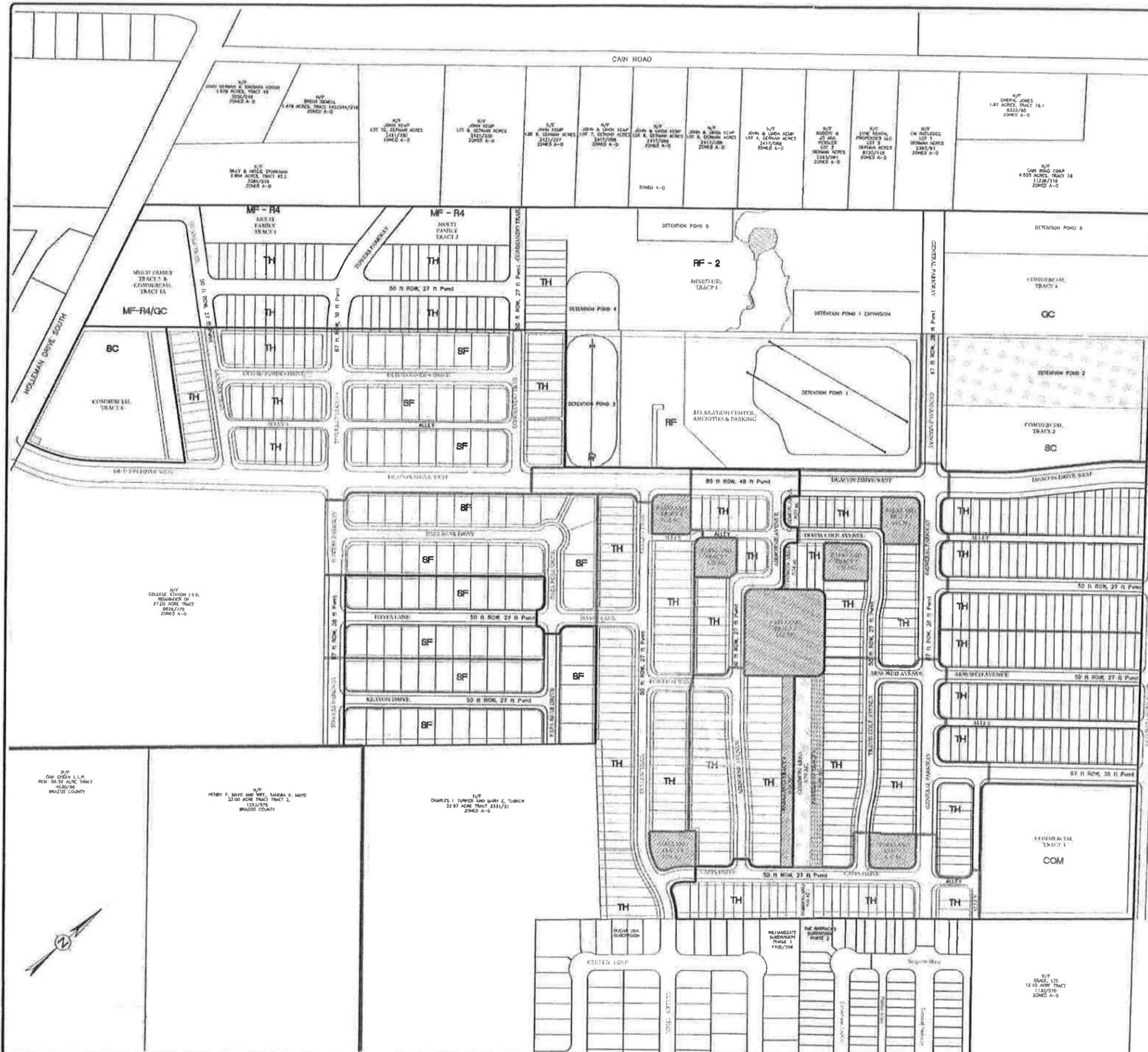
**OWNER/DEVELOPER:**  
HEATH PHILLIPS INVESTMENTS, LLC  
P.O. BOX 2852  
WELLSBORO, TEXAS 77981  
(979) 223-8800

**ENGINEER:**  
 Schultz Engineering, LLC

2730 LOHMEYER DR., SUITE A  
COLLEGE STATION, TEXAS 77845  
979-764-3900

**SURVEYOR:**  
BRAD SCHULZ, RPLS NO. 1082  
HEATH PHILLIPS INVESTMENTS, LLC  
409 N. TEXAS AVE.  
WYATT, TEXAS 77983  
979-288-1190

**ZONING STATUS:**  
CURRENT ZONING: PDD  
PROPOSED ZONING: PDD



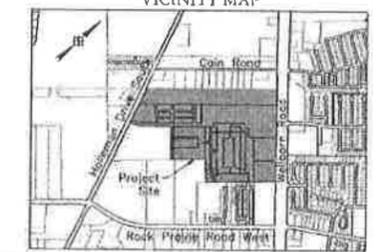
# EXISTING CONCEPT PLAN

- SITE NOTES:**
1. THE BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
  2. THE SITE ADDRESS IS 3100 HAUPT ROAD, COLLEGE STATION, TEXAS.
  3. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.E. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, COMMUNITY PANEL NO. 4804100305 E, EFFECTIVE DATE: 05-16-2012.
  4. PARKS 3, 4 & 7 ARE NOT INCLUDED IN THIS REZONING.

**LEGEND**

- EDGE OF PAVEMENT
- RIGHT OF WAY (APPROX.)
- EASEMENT
- ZONING CHANGE BOUNDARY
- PROPERTY LINE
- ▨ PREVIOUSLY PLATTED PARK PROPERTY (NOT INCLUDED IN 59.68 ACRES)
- ▨ FUTURE PARK PROPERTY
- ▨ DRAINAGE EASEMENT

**VICINITY MAP**



## CONCEPT PLAN

**THE BARRACKS II DEVELOPMENT**  
 84.857 ACRES  
 & COMMERCIAL TRACT 1 LOT 1A, BLOCK 1,  
 THE BARRACKS II SUBDIVISION PHASE 100  
 3.822 ACRES  
 CRAWFORD BURNETT LEAGUE, A-7  
 COLLEGE STATION, BRAZOS COUNTY, TEXAS  
 FEBRUARY 2014

**OWNER/DEVELOPER**  
 Frank Dillig Inc. & Partners, LLC  
 P.O. Box 262  
 Weller, Texas 77781

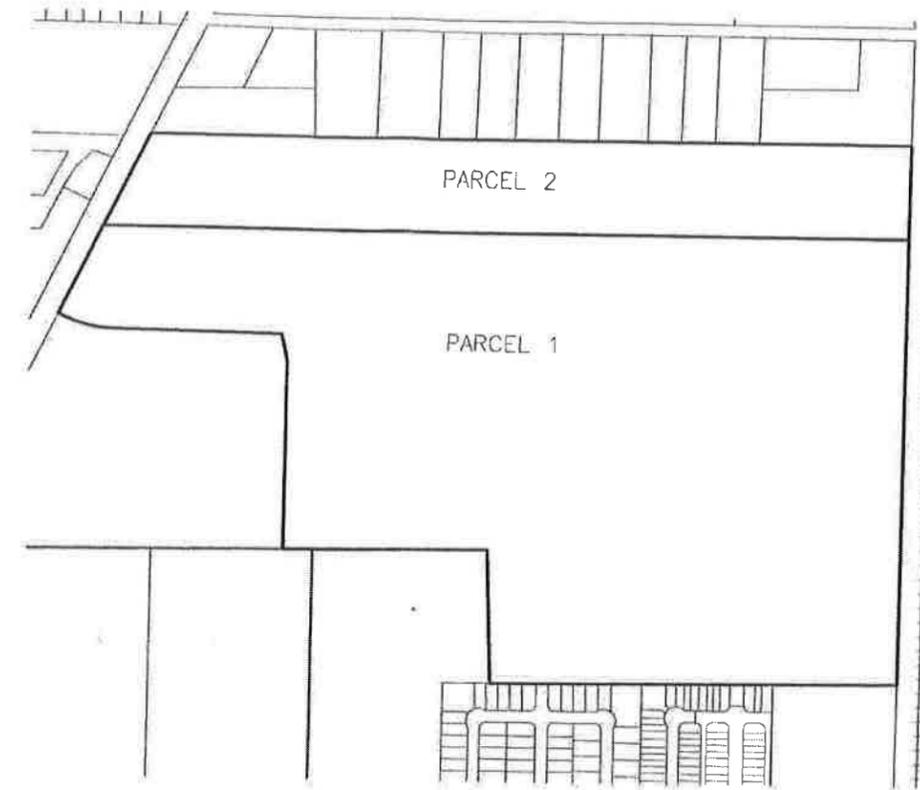
**ZONING STATUS**  
 Current: THD & R  
 Proposed: FDD  
**ENGINEER**

**SURVEYOR**  
 The Surveyors, Inc.  
 1100 E. Highway 111  
 P.O. Box 207  
 College Station, TX 77804  
 (979) 254-5393

**Schultz Engineering, LLC**  
 TRS: The Reg. No. 8341  
 2700 Loop West, Suite A  
 College Station, TX 77804  
 (979) 744-1100

1. The land uses proposed for this property are as listed on this plan.
  - a. Townhomes (TH) meeting R-3 zoning requirements with variances as noted below.
  - b. General Commercial (GC) meeting GC zoning requirements
  - c. Commercial (COM) meeting C-3 zoning requirements with variances noted below. The following additional uses are permitted in Commercial Tract 3 only:
    - Shooting Range - Indoor
    - Car Wash subject to supplemental standards contained within the UDO
    - Commercial garden/greenhouse/landscape maintenance subject to supplemental standards contained within the UDO
    - Commercial amusement subject to supplemental standards contained in the UDO
    - Office and retail sales/services with storage areas being greater than 50% of the space (i.e. office/warehouse with overhead doors)
    - Self Storage - equipment, materials, recreational vehicles, or boats - in buildings with at least 3 enclosed sides.
  - d. Recreation Facility (RF) including commercial amusement activities, cable wake board ski facility, flyboarding, administrative offices, pool, exercise room, jogging track, food & beverage services, micro-industrial use for a micro-brewery, and similar recreational offerings for members of the HOA and the general public. Retail sales of equipment, clothing, and accessories related to these uses are permitted in conjunction with normal operations of the Recreation Facility. Additional accessory uses for this area include a development sales office and model residential condo units, (attached to the commercial building), upon build out of the development the model residential condos will become rental condo unit. Also, additional rental condo units for overnight accommodations on a short or long basis will be allowed in this area. The total number of rental condo units will not exceed 20 units. The units will be rental only and will be owned by the Recreation Facility Developer.
  - e. Multi-Family (MF-4) meeting R-4 zoning requirements. Duplexes are not permitted in this designation.
  - f. Suburban Commercial (SC) meeting SC zoning requirements with the addition of retail sales, convenience store with fuel sales up to 10 fueling stations and a drive through window restaurant, and retail sales and service - alcohol.
  - g. Recreation Facility 2 (RF-2) Mixed Use Tract including all uses in the Recreation Facility (RF) with additions of multi-family units or condos meeting R-6 requirements, General Commercial uses including health clubs, indoor sports facilities, outdoor sports facilities, hotel, offices, personal service shop, restaurants, and theaters. Night clubs, bars, and taverns may be permitted by Conditional Use Permit. Duplexes are not permitted in this designation.
2. General bulk or dimensional variations (meritorious modifications) are as follows:
  - a. Townhome (TH) development (variations from R-3 Zoning)
    - Front setback distance - 20 ft without rear access, 15' with rear access
    - Rear setback distance - 20 ft
    - Street side setback distance - 15 ft
    - Side setback distance - 5 ft
    - Common area side setback distance - 5 ft
  - b. Commercial (COM) development (variations from C-3 Zoning)
    - Restaurants shall not be permitted in Commercial Tract 3.
    - The rear setback for self storage structures adjacent to a public alley or common area will be 5 feet.
    - In locations where the rear wall of self storage building is adjacent to an alley serving residential units, the rear wall may serve as the buffering wall between land uses. The wall shall be constructed of stone or a concrete wall with stone veneer.
  - c. Commercial Tracts 2 and 3 shall each be permitted to erect a freestanding sign in accordance with Section 7.4.N of the UDO. These signs may be raised to a maximum height of 20 feet.
  - d. Dead-end streets in residential areas are permitted up to maximum of 100 feet in length.
3. Special conditions for Commercial (COM), Suburban Commercial (SC) or General Commercial (GC) development for Commercial Tracts 1, 1A, 2, 3, & 4:
  - a. The total building area of all commercial buildings shall not exceed 100,000 sf. This figure excludes self storage units and buildings associated with the Recreation Facility (RF) and Recreation Facility (RF-2).
  - b. Self storage units shall be allowed in Commercial Tract 3 only. The total leasable area of all self storage units shall not exceed 21,400 sf.
  - c. No openings to self storage buildings are allowed on the sides adjacent to any street right-of-way or alley that is associated with residential development.
  - d. The self storage facility will be permitted to incorporate an office on the premises for management and security. The office shall be permitted to sell equipment or materials related to storage and moving, but shall not sell/rent trucks or trailers. The office will be limited to a maximum of 1,000 sf. Living quarters for the managers of the facility will also be permitted within the premises. These quarters shall be no larger than 1,000 sf.
  - e. Individual commercial buildings shall not exceed 10,000 sf with the following exceptions:
    - Commercial buildings on Commercial Tract 4 are not restricted in size.

- One commercial building will be allowed up to a maximum of 15,000 sf. The building may be located on Commercial Tract 3.
  - This maximum building size does not apply to the Recreation Facility (RF) & Recreation Facility 2 (RF-2).
- f. The following applies to tracts 1, 1A, 2, & 3. Unless otherwise noted herein, commercial buildings and related parking areas shall comply with the Non-Residential Architectural Standards in the UDO. Design of these structures shall be compatible in size, roof type and pitch, architecture, and lot coverage with the surrounding single-family residential uses.
  - g. All commercial tracts shall provide cross access in accordance with the UDO.
  - h. Convenience stores with fuel sales in SC areas shall be limited to either Commercial Tract 1 or Commercial Tract 2.
4. Special conditions for the Recreation Facility (RF) are as follows:
    - a. Food and beverage services are permitted within the Recreation Facility. Maximum size of the restaurant shall be 5000 sf inclusive of all indoor seating, kitchen, office, and storage spaces.
    - b. Commercial amusement activities, including water recreation and associated equipment, shall be allowed within the Recreation Facility boundary shown on the Concept Plan. Motorized vehicles are allowed for recreational activities and for rescue or maintenance purposes.
    - c. Any buildings and parking areas associated with the Recreation Facility shall comply with the Non-Residential Architectural Standards in the UDO.
    - d. Landscaping requirements in the UDO will be applied to the building, parking, and adjacent amenity areas of the Recreation Facility. The remainder of the Recreation Facility is excluded from these requirements.
    - e. Drainage and access easements shall be granted to the Homeowners Association for maintenance purposes associated with the detention ponds and their related appurtenances.
    - f. The following operational restrictions shall be imposed on the Recreation Facility and its related facilities:
      - Hours of operation for the cable wake board ski facility shall be no earlier than 8:00 a.m. and no later than 12:00 midnight. All other recreational amenities may be open for use between the hours of 7:00 a.m. and 2:00 a.m. The restaurant will be allowed to set its own hours of operation.
      - Lighting shall be designed in accordance with the Unified Development Ordinance. Lights used for the ski facility shall be turned off no later than 1 hour following the closing times noted above except when necessary for maintenance purposes that cannot be undertaken during daylight hours.
      - The Recreation Facility shall have a maximum of three 2-tower cable wake board ski systems.
  5. A block length of up to 1270 feet is allowed along Deacon Drive in front of the Recreation Facility and along the north boundary of Recreation Facility 2 (RF-2). A block length of 860 feet is allowed along the east side of Commando Trail, the East and West sides of General Parkway and the west side of Old Wellborn Road. A block perimeter of 4,179 feet is required for the block created by General Parkway, Deacon Drive West, Commando Trail, and the German Acres Subdivision. A block perimeter of 2,936 feet is required for the block created by General Parkway, Deacon Drive West, Old Wellborn Road, and the Cain Road Corporation Tract.
  6. Density for the residential development portions of Parcel 1 shall not exceed 8.50 dwelling units per acre. This figure is computed by dividing the total number of dwelling units by the sum total of open space areas (parks, detention pond, common areas) plus the privately owned properties inside the residential areas. Detention ponds used in conjunction with the Recreation Facility are excluded from this computation as long as commercial operations are offered at the facility. Detention pond 2 is to be used for Parcel 1 density calculations. Detention pond 2, Commercial Tract 2, & Commercial Tract 4 can be reconfigured as long as detention pond 2 is contiguous across Parcels 1 and 2.
  7. Recreation Facility (RF) and Commercial Tract 4 shall be limited to a maximum height of 50 feet. All other designations shall meet the requirements of the UDO based on the use.
  8. When there are more than 30 lots to be served by external street connections, a minimum of two connections to external paved public streets shall be required. A Remote Emergency Access is permitted to serve as one of these connections. Two street connections to external paved public streets shall be required when 100 or more lots are served.
  9. Unless otherwise noted herein, buffer areas will be provided in accordance with the UDO.
  10. Driveway access from residential lots shall not be permitted onto streets designated as minor collector or larger.
  11. Right-of-way and pavement widths shown on this plan reflect the widths that are required along the majority length of each street. These widths can be increased at intersections of collector streets as needed to accommodate turning lanes, medians or other traffic controls.
  12. All stormwater requirements (including detention) shall be designed to comply with the BCS Drainage Design Guidelines. The detention pond adjacent to Commercial Tracts 2 & 4 shall also meet commercial standards including landscaping and treatment of concrete structures.
  13. If the City of College Station or another entity constructs a regional detention facility in the drainage basin encompassing this tract of land that has capacity to serve this development, one or more of the detention facilities shown here may be eliminated upon approval by the City Engineer. Any land released from use as a detention facility may be developed for other uses pending approval of revised PDD Zoning.
  14. Pedestrian and bicycle circulation will be provided throughout the project as required by the UDO. Location and details of these facilities will be determined at platting or site plan submittal.
  15. A left turn lane will be constructed on Holleman Drive when the Gunner Drive connection is made.



**EXISTING  
CONCEPT PLAN**

**CONCEPT PLAN**

**THE BARRACKS II DEVELOPMENT**  
84.857 ACRES  
& COMMERCIAL TRACT 1 LOT 1A, BLOCK 1,  
THE BARRACKS II SUBDIVISION PHASE 100  
3.822 ACRES  
CRAWFORD BURNETT LEAGUE, A-7  
COLLEGE STATION, BRAZOS COUNTY, TEXAS  
FEBRUARY 2014

<p><b>OWNER/DEVELOPER:</b> Black Phillip Investments, LLC P.O. Box 262 Wellborn, Texas 77884</p> <p><b>SURVEYOR:</b> David D. Smith, P.E. No. 4548 Rural Services, LLC P.O. Box 805 College Station, TX 77840 (979) 206-3103</p>	<p><b>ZONING STATUS:</b> Current: PD3 &amp; R Proposed: PD10</p> <p><b>ENGINEER:</b> Schultz Engineering, LLC 7800 Farm Bldg. No. 1214 235 Loopgrove Dr., Suite A College Station, TX 77845 (979) 766-1994</p>
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