



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.

Thursday, February 5, 2015

4:00 PM

City Hall Council Chambers

1. Call the meeting to order.
2. [15-0045](#) Presentation, possible action, and discussion regarding an overview of and status of items within the 2014 P&Z Plan of Work (see attached) and the development of the 2015 Plan of Work. (J. Schubert)

Attachments: [2014 P&Z Plan of Work](#)
3. [15-0053](#) Presentation, possible action, and discussion on platting and replatting in older neighborhoods. (M. Hitchcock)
4. [15-0050](#) Presentation, possible action, and discussion regarding an overview of the annexation process and future plans for annexion. (L. Simms)
5. [15-0054](#) Presentation, possible action, and discussion on dates for a future joint meeting with the City of Bryan Planning & Zoning Commission. (M. Hitchcock)
6. Discussion of consent and regular agenda items.
7. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev
8. [15-0048](#) Discussion on Minor and Amending plats approved by Staff.
* Final Plat ~ Minor Plat ~ Murphy Subdivision ~ 805 Montclair Avenue Case # 14-00900071 (J. Bullock)
9. [15-0049](#) Presentation, possible action, and discussion regarding an update on the following item:
A rezoning of approximately 12.753 acres located at 3270 Rock Prairie Road from GS General Suburban to T Townhouse. The Planning & Zoning Commission heard this item January 5, 2015 and voted 6-0 to recommend approval. The City Council heard this item on January 22, 2015 and voted 6-0 to approve the request.
10. [15-0051](#) Presentation, possible action, and discussion regarding the Texas Open Meetings Act.
11. [15-0052](#) Presentation, possible action, and discussion regarding conflicts of interest.

12. [15-0041](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
* Thursday, February 12, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (Liaison - Kee)
* Thursday, February 19, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
13. Discussion, review and possible action regarding the following meetings: Design Review Board
14. 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.
15. 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 30, 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. Council meetings are broadcast live on Cable Access Channel 19.



Legislation Details (With Text)

File #: 15-0045 **Version:** 1 **Name:** 2014 P&Z Plan of Work Update
Type: Updates **Status:** Agenda Ready
File created: 1/28/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 2/5/2015 **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) and the development of the 2015 Plan of Work. (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) and the development of the 2015 Plan of Work. (J. Schubert)

2014 Planning & Zoning Commission Plan of Work

Comprehensive Plan Implementation

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

Five-Year Comprehensive Plan Report	
<p>Summary:</p> <p>As called for in the Comprehensive Plan, complete a five-year evaluation and appraisal report to assess existing Plan and its success in achieving the community's goals.</p>	<p>Project Dates:</p> <p>7/16/14: Joint subcommittee meeting.</p> <p>8/22/14: Joint subcommittee meeting.</p> <p>9/18/14: P&Z recommend approval of report.</p> <p>9/22/14: Council adopted report.</p>
Staff Assigned: J. Prochazka	Item Completed: September 2014

Five-Year Comprehensive Plan Report Implementation	
<p>Summary:</p> <p>Begin implementation of items and tasks identified in the Five-Year Comprehensive Plan Report.</p>	<p>Project Dates:</p> <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

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

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

Wellborn Zoning Districts	
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

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

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

Non-Residential Architectural Standards	
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

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

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

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

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

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



Legislation Details (With Text)

File #: 15-0053 **Version:** 1 **Name:**

Type: Updates **Status:** Agenda Ready

File created: 1/29/2015 **In control:** Planning and Zoning Commission Workshop

On agenda: 2/5/2015 **Final action:**

Title: Presentation, possible action, and discussion on platting and replatting in older neighborhoods. (M. Hitchcock)

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion on platting and replatting in older neighborhoods. (M. Hitchcock)



Legislation Details (With Text)

File #: 15-0050 **Version:** 1 **Name:**
Type: Updates **Status:** Agenda Ready
File created: 1/29/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 2/5/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding an overview of the annexation process and future plans for annexion. (L. Simms)
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding an overview of the annexation process and future plans for annexion. (L. Simms)



Legislation Details (With Text)

File #: 15-0054 **Version:** 1 **Name:**

Type: Updates **Status:** Agenda Ready

File created: 1/29/2015 **In control:** Planning and Zoning Commission Workshop

On agenda: 2/5/2015 **Final action:**

Title: Presentation, possible action, and discussion on dates for a future joint meeting with the City of Bryan Planning & Zoning Commission. (M. Hitchcock)

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion on dates for a future joint meeting with the City of Bryan Planning & Zoning Commission. (M. Hitchcock)



Legislation Details (With Text)

File #: 15-0048 **Version:** 1 **Name:** Minor/Amending Plats
Type: Updates **Status:** Agenda Ready
File created: 1/29/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 2/5/2015 **Final action:**
Title: Discussion on Minor and Amending plats approved by Staff.
* Final Plat ~ Minor Plat ~ Murphy Subdivision ~ 805 Montclair Avenue Case # 14-00900071 (J. Bullock)

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 ~ Murphy Subdivision ~ 805 Montclair Avenue Case # 14-00900071 (J. Bullock)



Legislation Details (With Text)

File #:	15-0049	Version:	1	Name:	Update
Type:	Updates	Status:		Status:	Agenda Ready
File created:	1/29/2015	In control:		In control:	Planning and Zoning Commission Workshop
On agenda:	2/5/2015	Final action:		Final action:	

Title: Presentation, possible action, and discussion regarding an update on the following item:
A rezoning of approximately 12.753 acres located at 3270 Rock Prairie Road from GS General Suburban to T Townhouse. The Planning & Zoning Commission heard this item January 5, 2015 and voted 6-0 to recommend approval. The City Council heard this item on January 22, 2015 and voted 6-0 to approve the request.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding an update on the following item:
A rezoning of approximately 12.753 acres located at 3270 Rock Prairie Road from GS General Suburban to T Townhouse. The Planning & Zoning Commission heard this item January 5, 2015 and voted 6-0 to recommend approval. The City Council heard this item on January 22, 2015 and voted 6-0 to approve the request.



Legislation Details (With Text)

File #: 15-0051 **Version:** 1 **Name:**
Type: Updates **Status:** Agenda Ready
File created: 1/29/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 2/5/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding the Texas Open Meetings Act.
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the Texas Open Meetings Act.



Legislation Details (With Text)

File #: 15-0052 **Version:** 1 **Name:**
Type: Updates **Status:** Agenda Ready
File created: 1/29/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 2/5/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding conflicts of interest.
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding conflicts of interest.



Legislation Details (With Text)

File #: 15-0041 **Version:** 1 **Name:** Upcoming Meeting
Type: Updates **Status:** Agenda Ready
File created: 2/5/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: **Final action:**

Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
* Thursday, February 12, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (Liaison - Kee)
* Thursday, February 19, 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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Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
* Thursday, February 12, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (Liaison - Kee)
* Thursday, February 19, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.



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.*

Thursday, February 5, 2015

7:00 PM

City Hall Council Chambers

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

At this time, the Chairman will open the floor to citizens wishing to address the Commission on issues not already scheduled on tonight's agenda. The citizen presentations will be limited to three minutes in order to accommodate everyone who wishes to address the Commission and to allow adequate time for completion of the agenda items. The Commission will receive the information, ask city staff to look into the matter, or will place the matter on a future agenda for discussion. (A recording is made of the meeting; please give your name and address for the record.)

All matters listed under Item 4, Consent Agenda, are considered routine by the Commission and will be enacted by one motion. These items include preliminary plans and final plats, where staff has found compliance with all minimum subdivision regulations. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If any Commissioner desires to discuss an item on the Consent Agenda it will be moved to the Regular Agenda for further consideration.

4. Consent Agenda

- 4.1 [15-0042](#) Consideration, possible action, and discussion to approve meeting minutes.
*January 5, 2015 ~ Workshop & Regular
*January 15, 2015 ~ Workshop & Regular

Attachments: [January 5, 2015 Workshop](#)
[January 5, 2015 Regular](#)
[January 15, 2015 Workshop](#)
[January 15, 2015 Regular](#)

Regular Agenda

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

6. [15-0035](#) Presentation, possible action, and discussion regarding a waiver request to Unified Development Ordinance Section 12-8.4.E 'Blocks' and presentation, possible action, and discussion regarding a Preliminary Plan for Roans Chapel Commercial Subdivision consisting of six lots on approximately 8.407 acres located at the corner of Roans Chapel Road and State Highway 30. Case Number 14-00900245 (M.Bombek)

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

7. [15-0034](#) Public hearing, presentation, possible action, and discussion regarding a Final Plat for The Barracks II Subdivision Phase 300 Block 28, Lot 1R, Common Area 7, and Parkland 9 & 10 being a replat of The Barracks II Subdivision Phase 300 Block 28, Lot 1 consisting of one lot and one common area on approximately 22.52 acres including 2.33 acres of parkland dedication at 300 Deacon Drive West, generally located between Holleman Drive South and Old Wellborn Road. Case Number 14-00900306 (M.Bombek)

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

8. [15-0036](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, by changing the zoning district boundaries from R Rural to SC Suburban Commercial for approximately 1.06 acres and NAP Natural Areas Protected for approximately 1.62 acres for the property being a portion of a called 2.68 acre tract in the Robert Stevenson Survey, Abstract No. 54 as described by a deed to Hai T. Le recorded in Volume 12249, Page 127 of the Official Public Record of Brazos County, Texas. Case #14-00900239 (M.Bombek) (Note: Final action on this item is scheduled for the February 26, 2015 City Council meeting - subject to change)

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

9. [15-0039](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Thoroughfare Plan and Bicycle, Pedestrian, and Greenways

Master Plan to remove the extension of Cain Road west of Holleman Drive South, through the property located at 3180 A Cain Road. Case #14-00900295 (D.Singh) (Note: Final action on this item is scheduled for the February 26, 2015 City Council meeting - subject to change)

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

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

11. 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 30, 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. Council meetings are broadcast live on Cable Access Channel 19.



Legislation Details (With Text)

File #: 15-0042 **Version:** 1 **Name:** Minutes
Type: Minutes **Status:** Agenda Ready
File created: 1/26/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 2/5/2015 **Final action:**

Title: Consideration, possible action, and discussion to approve meeting minutes.
*January 5, 2015 ~ Workshop & Regular
*January 15, 2015 ~ Workshop & Regular

Sponsors:

Indexes:

Code sections:

Attachments: [January 5, 2015 Workshop](#)
[January 5, 2015 Regular](#)
[January 15, 2015 Workshop](#)
[January 15, 2015 Regular](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion to approve meeting minutes.
*January 5, 2015 ~ Workshop & Regular
*January 15, 2015 ~ Workshop & Regular

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
January 5, 2015, 6:30 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

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

COMMISSIONERS ABSENT: Rick Floyd

CITY COUNCIL MEMBERS PRESENT: Karl Mooney

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Alan Gibbs, Carol Cotter, Jennifer Prochazka, Jason Schubert, Danielle Singh, Kevin Ferrer, Jessica Bullock, Jerry Cuaron, Mark Bombek, Carla Robinson, Jeremy Alderete, and Brittany Caldwell

1. Call the meeting to order.

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

2. Discussion of consent and regular agenda items.

There was general discussion regarding Regular Agenda Item 6.

3. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev

There was no discussion.

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

Principal Planner Schubert gave an update regarding the 2014 P&Z Plan of Work.

5. Presentation, possible action, and discussion regarding a Semi-Annual Report on Impact Fees 92-01, 97-01, 97-02B, 99-01, and 03-02. (C. Cotter)

Senior Assistant City Engineer Cotter presented the Semi-Annual Report.

There was general discussion amongst the Commission regarding the Report.

6. Presentation, possible action, and discussion regarding an update on the following items:
 - * A rezoning of approximately 36.86 acres located at 1800 Wellborn Road, and more generally located between Wellborn Road and Jones-Butler Road, north of Harvey Mitchell Parkway, from M-2 Heavy Industrial and GS General Suburban to PDD Planned Development District. The Planning & Zoning Commission heard this item on December 4, 2014 and voted 5-0 to recommend approval. The City Council heard this item on December 18, 2014 and voted 6-1 to approve the request.
 - * A rezoning of approximately 19.125 acres located at 3850 Greens Prairie Road West, and more

generally located near the entrance of Creek Meadows Subdivision at the intersection of Greens Prairie Road West and Creek Meadows Boulevard North, from PDD Planned Development District and R Rural to PDD Planned Development District to amend the concept plan layout and uses. The Planning & Zoning Commission heard this item on November 20, 2014 and voted 5-0 to recommend approval. The City Council heard this item on December 18, 2014 and voted 7-0 to approve the request.

* A rezoning of approximately 1 acre located at 2468 Barron Road, and more generally located at the northwest corner of Renee Lane and Barron Road, from R Rural to GS General Suburban. The Planning & Zoning Commission heard this item on November 20, 2014 and voted 5-0 to recommend approval. The City Council heard this item on December 18, 2014 and voted 7-0 to approve the request.

* An ordinance amending Chapter 12, "Unified Development Ordinance," related to the creation and amendment of multi-family residential and mixed-use zoning districts. The Planning & Zoning Commission heard this item on December 4, 2014 and voted 5-0 to recommend approval. The City Council heard this item on December 18, 2014 and voted 7-0 to approve the amendment.

Chairman Miles reviewed the above-mentioned items heard by the City Council.

There was general discussion amongst the Commission regarding the items.

7. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
 - * Thursday, January 8, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 5:30 p.m. and Regular 7:00 p.m.
 - * Thursday, January 15, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Chairman Miles reviewed upcoming meetings for the Planning & Zoning Commission.

8. Discussion, review and possible action regarding the following meetings: Design Review Board.

Director Simms gave an update regarding the Design Review Board.

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

Commissioner Oldham asked for a future agenda item regarding issues related to using bedroom counts for multi-family developments when assessing fees for parkland dedication.

11. Adjourn.

The meeting was adjourned at 6:54 p.m.

Approved:

Attest:

Jane Kee, Chairperson
Planning & Zoning Commission

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
January 5, 2015, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

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

COMMISSIONERS ABSENT: Rick Floyd

CITY COUNCIL MEMBERS PRESENT: Karl Mooney

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Alan Gibbs, Carol Cotter, Jennifer Prochazka, Jason Schubert, Danielle Singh, Kevin Ferrer, Jessica Bullock, Jerry Cuaron, Mark Bombek, Carla Robinson, Jeremy Alderete, and Brittany Caldwell

1. **Call Meeting to Order**

Chairman Miles called the meeting to order at 7:00 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

No citizens spoke.

4. **Consent Agenda**

4.1 Consideration, possible action, and discussion to approve meeting minutes.

*November 20, 2014 ~ Workshop & Regular

*December 4, 2014 ~ Workshop & Regular

4.2 Presentation, possible action, and discussion regarding a Final Plat for the 12 at Rock Prairie Subdivision Phase 1 consisting of 51 lots and two common areas on 9.223 acres generally located 3270 Rock Prairie Road West, more generally located west of the Buena Vida subdivision and south of The Barracks II Subdivision. Case #14-00900181 (M.Bombek)

Commissioner Warner motioned to approve Consent Agenda Items 4.1 and 4.2. Commissioner Rektorik seconded the motion, motion passed (6-0).

Regular Agenda

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

No items were removed from the Consent Agenda.

6. Public hearing, presentation, possible action, and discussion regarding 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 GS General Suburban to T Townhouse for approximately 1.84 acres for the property being a portion of a called 12.753 acre tract in the Crawford Burnett League, Abstract No. 7 as described by a deed to DWS Development, Inc. recorded in Volume 12198, Page 194 of the Official Public Records of Brazos County, Texas, generally located at 3270 Rock Prairie Road West. Case #14-00900289 (M.Bombek) (Note: Final action on this item is scheduled for the January 22, 2015 City Council meeting - subject to change)

Staff Planner Bombek presented the rezoning and recommended approval with the condition that the gross density not exceed 8 units per acre overall.

Chairman Miles opened the public hearing.

Joe Schultz, 2730 Longmire Drive, College Station, Texas, stated that The Barracks was going to change their original plan to build single-family homes to townhomes and extend sewer to this tract.

Chairman Miles closed the public hearing.

Commissioner Oldham motioned to recommend approval of the rezoning with the condition that the gross density not exceed 8 units per acre overall. Commissioner Warner seconded the motion, motion passed (6-0).

7. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Article 2, "Development Review Bodies" and Section 12-8.5.D, "Waiver of Lot Size" of Chapter 12, "Unified Development Ordinance" of the College Station Code of Ordinances regarding review authority for Municipal Utility Districts and the minimum lot size in the Extraterritorial Jurisdiction. Case #14-0900301 (L. Simms)

Director Simms presented the ordinance amendment regarding review of authority for Municipal Utility Districts and the minimum lot size in the Extraterritorial Jurisdiction.

There was general discussion amongst the Commission regarding the amendment.

Chairman Miles opened the public hearing.

No one spoke during the public hearing.

Chairman Miles closed the public hearing.

Commissioner Ross motioned to recommend approval of the ordinance amendment. Commissioner Rektorik seconded the motion, motion passed (6-0).

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

There was no discussion.

9. Adjourn

The meeting adjourned at 7:15 p.m.

Approved:

Jane Kee, Chairperson
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
January 15, 2015, 6:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Jane Kee, Jim Ross, Casey Oldham, Jerome Rektorik, Kirk Joseph, Barry Moore and Jodi Warner

COMMISSIONERS ABSENT: None

CITY COUNCIL MEMBERS PRESENT: None

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Carol Cotter, Jennifer Prochazka, Jason Schubert, Danielle Singh, Erika Bridges, Jessica Bullock, Mark Bombek, Rachel Lazo, Kevin Ferrer, Adam Falco, Jeremy Alderete, and Robin Krause

1. Call the meeting to order.

Chairman Kee called the meeting to order at 6:02

2. Discussion of consent and regular agenda items.

There was general discussion amongst the Commission regarding Regular Agenda item 6.

3. 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)

There was general discussion amongst the Commission regarding Minor and Amending plats approved by Staff.

4. Discussion of new development applications submitted to the City.

New Development Link: www.cstx.gov/newdev

There was general discussion amongst the Commission regarding new development applications submitted to the City.

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

Principal Planner Schubert gave an overview of the P&Z Plan of Work, the Eastgate Plan, Non Residential Architectural Standards, sign regulations and parking requirements.

Principal Planner Prochazka gave an overview of the Neighborhood Plans, Comprehensive Plan and Zoning Districts.

Director Simms gave an overview of the Wellborn District Plan, population, Easterwood Airport Master Plan and the organizational review of Planning and Development Services.

Transportation Planning Coordinator Singh gave an overview of the Thoroughfare Plan.

6. 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.

Chairman Kee reviewed the meeting dates with the Commission.

7. Discussion, review and possible action regarding the following meetings: Design Review Board.

There was no discussion regarding the 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.

The Commission discussed scheduling a retreat date in the near future.

9. Adjourn.

The meeting was adjourned at 6:56 p.m.

Approved:

Attest:

Jane Kee, Chairman
Planning & Zoning Commission

Robin Krause, Address Technician
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
January 15, 2015, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Jane Kee, Jim Ross, Casey Oldham, Jerome Rektorik, Kirk Joseph, Barry Moore and Jodi Warner

COMMISSIONERS ABSENT: None

CITY COUNCIL MEMBERS PRESENT: None

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Carol Cotter, Jennifer Prochazka, Jason Schubert, Danielle Singh, Erika Bridges, Jessica Bullock, Mark Bombek, Rachel Lazo, Kevin Ferrer, Adam Falco, Jeremy Alderete, and Robin Krause

1. **Call Meeting to Order**

Chairman Kee called the meeting to order at 7:01 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

No citizens spoke.

4. **Consent Agenda**

4.1 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)

4.2 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)

4.3 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)

Commissioner Warner motioned to approve Consent Agenda 4.1 – 4.3. Commissioner Ross seconded the motion, motion passed (7-0).

Regular Agenda

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

No items were removed from the Consent Agenda.

6. Public hearing, presentation, possible action, and discussion regarding a 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)

Principal Planner Schubert presented the final plat and recommended approval.

Chairman Kee opened the public hearing.

No one spoke during the public hearing.

Chairman Kee closed the public hearing.

Commissioner Rektorik motioned to approve the final plat. Commissioner Warner seconded the motion, motion passed (7-0).

7. Public Hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from PDD Planned Development District 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)

Principal Planner Schubert presented the rezoning and recommended approval.

Heath Phillips, 17915 LaPosada Circle, College Station, Texas, spoke about how detention would be handled.

Joe Schultz, 3208 Innsbruck Drive, College Station, Texas, spoke about the adjoining subdivision 12 at Rock Prairie and the extension of Papa Bear Drive.

Chariman Kee opened the public hearing.

No one spoke during the public hearing.

Chariman Kee closed the public hearing.

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

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

There was no discussion regarding future agenda items.

9. Adjourn

The meeting adjourned at 7:20 p.m.

Approved:

Attest:

Jane Kee, Chairman
Planning & Zoning Commission

Robin Krause, Address Technician
Planning & Development Services



Legislation Details (With Text)

File #: 15-0035 **Version:** 1 **Name:** Roans Chapel Commercial Subdivision
Type: Preliminary Plan **Status:** Agenda Ready
File created: 1/23/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 2/5/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding a waiver request to Unified Development Ordinance Section 12-8.4.E 'Blocks' and presentation, possible action, and discussion regarding a Preliminary Plan for Roans Chapel Commercial Subdivision consisting of six lots on approximately 8.407 acres located at the corner of Roans Chapel Road and State Highway 30. Case Number 14-00900245 (M.Bombek)
Sponsors: Mark Bombek
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Preliminary Plan](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a waiver request to Unified Development Ordinance Section 12-8.4.E 'Blocks' and presentation, possible action, and discussion regarding a Preliminary Plan for Roans Chapel Commercial Subdivision consisting of six lots on approximately 8.407 acres located at the corner of Roans Chapel Road and State Highway 30. Case Number 14-00900245 (M.Bombek)



CITY OF COLLEGE STATION

PRELIMINARY PLAN
for
Roans Chapel Commercial Subdivision
14-00900245

SCALE: Six lots on 8.407 acres

LOCATION: 4375 Roans Chapel Rd, more generally located along State Highway 30 across from the Dawns Meadow Subdivision in the City's ETJ (Extra-Territorial Jurisdiction).

ZONING: N/A (ETJ)

APPLICANT: Kenn Walsh, KWK Ventures, LP & JDMD Development, LLC

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

RECOMMENDATION: Staff recommends approval of the waiver request to Unified Development Ordinance Section 12-8.4.E 'Blocks' for the block length of 1,575 feet along Roans Chapel Road. If the waiver is approved by the Commission the Preliminary Plan should be approved. If the waiver is denied the Preliminary Plan should also be denied.



PRELIMINARY PLAN

Case: 14-245

ROANS CHAPEL COMM. SUBDIVISION

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation: N/A (ETJ)
Zoning: N/A (ETJ)
Site development: Vacant. Six lots ranging in size from 1.25 acres to 1.76 acres.

COMMENTS

Water: The subject property will be served by the Wickson Creek Special Utility District.

Sewer: Sanitary sewer service will be provided by individual On-Site Sewage Facilities. These facilities will be permitted through the Brazos County Health Department.

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

Drainage: The majority of the Northern tract is in Brushy Creek Basins. A portion on the Southern tract is in Carter Creek Basin. Any detention required would be under the requirements of Brazos County and must follow the BCS Stormwater Design Guidelines.

Flood Plain: There is no FEMA regulated floodplain on the subject property.

Greenways: No greenway dedication is proposed or required.

Pedestrian Connectivity: This tract is located in the ETJ and no specific facilities for pedestrian connectivity are proposed or required.

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

Streets: The proposed development is dedicating 0.284 acres of right-of-way for Roans Chapel Road.

Oversize Request: N/A

Parkland Dedication Fees: N/A

Impact Fees: 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 subdivision, the City does not have zoning or land use authority in the Extraterritorial Jurisdiction.
- 2. Compliance with Subdivision Regulations:** The proposed Preliminary Plan is in compliance with the Subdivision Regulations within the Unified Development Ordinance (UDO) except the following waiver request:

- **Unified Development Ordinance Section 12-8.4.E ‘Blocks’**- Blocks which requires that block length not exceed 1,500 feet in length in subdivisions within the Extraterritorial Jurisdiction. The block length along Roans Chapel Road from SH 30 to Golden Mist Trail is approximately 1,575 feet which is greater than the maximum allowed length. The block length along Rainbow Trail from SH 30 to Golden Mist is already subdivided, a proposed street off Roans Chapel Road could not be extended to Rainbow Trail, but would need to turn and intersect with SH 30 instead.

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

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

The block length along Roans Chapel Road almost complies with the ordinance. This request for a waiver requires a 5% increase to the block length requirement. All of the property along Golden Mist Trail and Rainbow Trail is already subdivided.

- 2) **That the waivers are necessary for the preservation and enjoyment of a substantial property right of the applicant;**

The extension of a street through the property is not necessary since all of the proposed lots exceed the minimum lot size and width and there is no benefit to the applicant resulting from the construction of the street.

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

The property in the area that is not subdivided has public road access. The granting of the waiver should not be injurious of the other property in the area or detrimental to the public health, safety, or welfare.

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

The unplatted property adjacent to this tract has access to a public roadway, therefore the granting of this waiver should not have the effect of preventing the orderly subdivision of other land.

STAFF RECOMMENDATION

Staff recommends approval of the waiver request to Unified Development Ordinance Section 12-8.4.E ‘Blocks’ for the proposed block length of 1,575 feet along Roans Chapel Road. If the waiver is approved by the Commission, the Preliminary Plan should be approved. If the waiver is denied, the Preliminary Plan should also be denied.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan



REVISED

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

PRELIMINARY PLAN APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

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

NAME OF PROJECT Roans Chapel Commercial Subdivision

ADDRESS State Highway 30

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

Maria Kegan, Tract 35 8.52 Acres - Located at the corner of Roans Chapel Road and State Highway 30

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

Name Kenn Walsh E-mail kenn@keysandwalsh.com

Street Address 12633 State Highway 30

City College Station State Texas Zip Code 77845

Phone Number 979.774.3600 Fax Number _____

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

Name KWK Ventures, LP & JDMD Development, LLC E-mail kenn@keysandwalsh.com

Street Address 12633 State Highway 30

City College Station State Texas Zip Code 77845

Phone Number 979.774.3600 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

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

Street Address 2730 Longmire Drive, Suite A

City College Station State Texas Zip Code 77845

Phone Number 979.764.3900 Fax Number 979.764.3910

Total Acreage 8.407 Total No. of Lots 6 R-O-W Acreage 0.284

Number of Lots By Zoning District 6 / R / / /

Average Acreage Of Each Residential Lot By Zoning District:
1.25 / R / / /

Floodplain Acreage N/A

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: _____

City Project Number (in known): _____

Date / Timeframe when submitted: _____

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

Waiver to Block Length, Section 12-8.4.E Blocks which requires that block length not exceed 1,500' in Subdivisions in the ETJ. The block length along Roans Chapel Road from SH 30 to Golden Mist Trail is approximately 1,575' which is 5% greater than the maximum required length. The block length along Rainbow Trail from SH 30 to Golden Mist Trail is approximately 1,190' which meets the block length requirement and since the property along Rainbow Trail is already subdivided, a proposed street off Roans Chapel Road would not be, nor could be, extended to Rainbow Trail.

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.

The block length along Roans Chapel Road almost complies with the ordinance. This request for a waiver only requires a 5% reduction in the block length requirement. All of the property along Golden Mist Trail and Rainbow Trail is subdivided so it is not possible for a through street to be constructed.

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

The extension of a street through the property is not necessary since all of the proposed lots exceed the minimum lot size and width and there is no benefit to the applicant resulting from the construction of the street.

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.

The property in the area that is not subdivided has adequate public road access so the granting of the waiver should not be injurious of the other property in the area or detrimental to the public health, safety or welfare.

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.

The unplatted property adjacent to this tract has adequate access to a public roadway, therefore the granting of this waiver should not have the effect of the preventing the orderly subdivision of the other land.

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.

[Handwritten Signature] PARTNER
 Signature and title
[Handwritten Signature] PARTNER

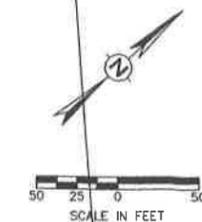
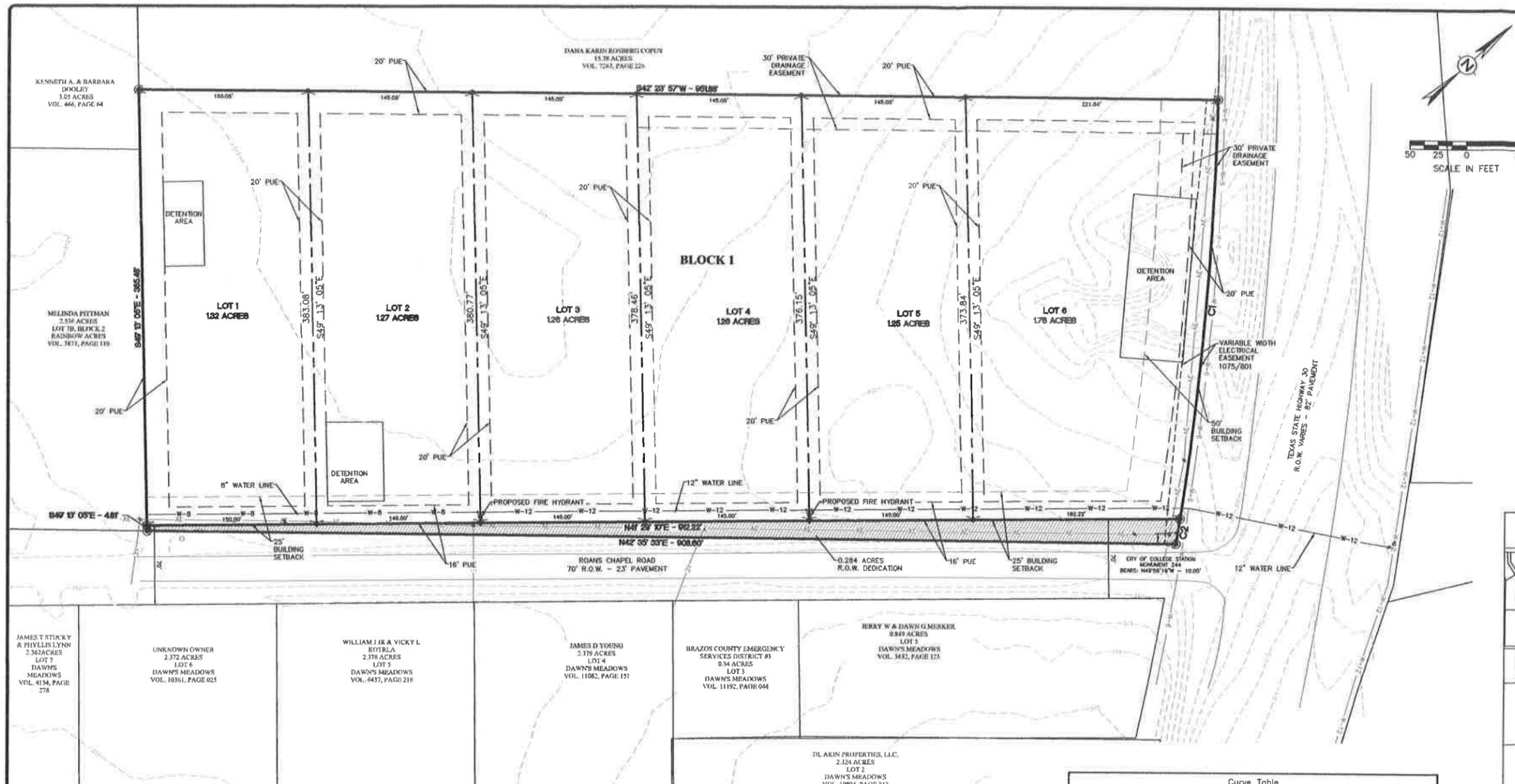
9/4/14
 Date
 9/4/14

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

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

Existing Proposed

- | | | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Streets. Continuous or end in a cul-de-sac, stubbed out streets must end into a temp. turn around unless they are shorter than 100 feet. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Public and private R.O.W. locations and widths. (All existing and proposed R.O.W.'s sufficient to meet Thoroughfare Plan.) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Street offsets and/or intersection angles meet ordinance. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Alleys. |
| <input type="checkbox"/> | <input type="checkbox"/> | Well site locations. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Pipelines. If carrying flammable gas or fuel, also show size of line, design pressure and product transported through the line. |
| <input type="checkbox"/> | <input type="checkbox"/> | Utility services (water & sanitary sewer). All existing and proposed utilities of sufficient size/depth to meet the utility master plan and any future growth areas. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Easements. |
| <input type="checkbox"/> | <input type="checkbox"/> | Drainage structures and improvements including underground storm sewer and all overland systems (flow line of existing watercourses) and showing where these will discharge. Proposed channel cross sections, if any. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | A number or letter to identify each lot or site and each block (numbered sequentially). |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Parkland dedication/greenbelt area/park linkages. All proposed dedications must be reviewed by the Parks and Recreation Advisory Board and documentation of their recommendation provided prior to being scheduled for P&Z Commission consideration. |
| <input type="checkbox"/> | <input type="checkbox"/> | Greenways dedication. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Public areas. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Other public improvements, including but not limited to parks, schools and other public facilities. |
| <input checked="" type="checkbox"/> | | Proposed phasing. Each phase must be able to stand alone to meet ordinance requirements and infrastructure costs shown to be distributed evenly throughout the subdivision. Phases must be final platted in sequential order as shown or defined on the preliminary plan. |
| <input checked="" type="checkbox"/> | | Are there impact fees associated with this development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |



METES AND BOUNDS DESCRIPTION
8.407 ACRES

Being a tract of land containing 8.407 acres, in the Maria Kegans Survey, A-28 and being the remainder of a called 9.0 acre tract as recorded in Vol. 120, Page 300, and being the same tract of land as recorded in Vol. 319, Page 542, of the Brazos County Deed Records (B.C.D.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary based on found iron rods as surveyed on the ground on April 10th of 2014. This description is also referred to the plat prepared by ATM Surveying, Project No. 2014-0489, and being more particularly described as follows:

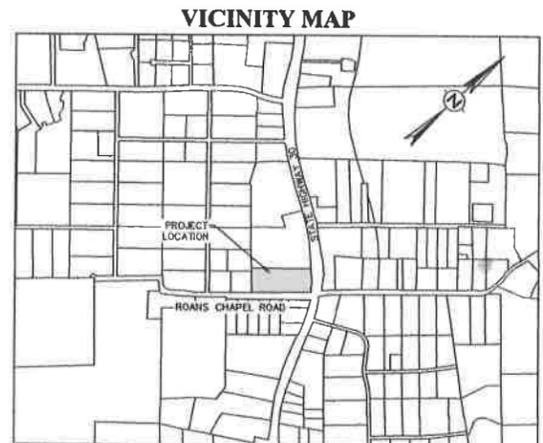
BEGINNING at a 1/2" iron rod with red plastic cap marked "SM KLING - RPLS 2003" found for the west corner of this tract, also being a point on the southeast line of the Kenneth A. & Barbara Dooley 3.05 acre tract, as recorded in Vol. 466, Page 64, of the B.C.D.R., also being the south corner of the Dana Karin Rosberg Copus called 15.78 acre tract, as recorded in Vol. 7247, Page 226, of the B.C.D.R.;

THENCE North 42°23'57" East, a distance of 951.58 feet along the common line between this tract and said Copus tract to a 1/2" iron rod with red plastic cap marked "SM KLING - RPLS 2003" found for the north corner of this tract, also being the east corner of said Copus tract, also being a point on the southwest line of State Highway 30 (R.O.W. varies);

THENCE along the common line between this tract and said State Highway 30 around a curve to the right having a delta angle of 08°10'04", an arc distance of 394.85 feet, a radius of 2769.79 feet, and a chord of South 42°54'34" East, a distance of 394.52 feet to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the east corner of this tract, at the intersection of said State Highway 30, and the northeast line of Roans Chapel Road (60' R.O.W. (Approximate 60' R.O.W.));

THENCE South 42°35'33" West, a distance of 908.60 feet along the common line between this tract and said Roans Chapel Road to a 1/2" iron rod found for the south corner of this tract, also being the east corner of the Melinda Pittman called 2.536 acre tract, called Lot 7B, Block 2, of the Rainbow Acres, as recorded in Vol. 3877, Page 110, of the Brazos County Official Records;

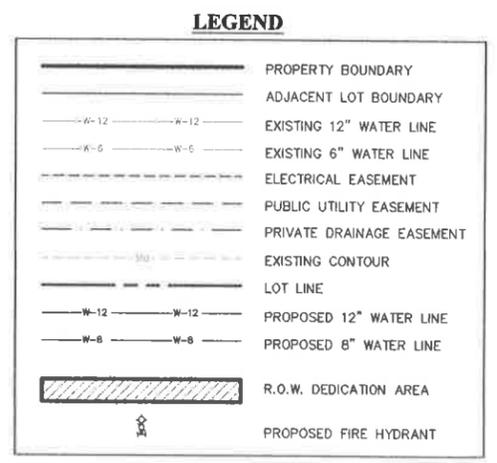
THENCE North 49°13'05" West, a distance of 398.29 feet along the common line between this tract and said Pittman and said Dooley tracts to the PLACE OF BEGINNING containing 8.407 acres.



- NOTES:**
- THE CURRENT OWNERS OF THE ROANS CHAPEL COMMERCIAL SUBDIVISION ARE KWK VENTURES, LP, 12633 SH 30, COLLEGE STATION, TEXAS, 77845; PHILIP DAVID BARRINGTON, 3006 HICKORY RIDGE, BRYAN, TEXAS, 77807.
 - THE BEARINGS OF THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011) EPOCH 2010, AND BOUNDARY REFERENCED TO RODS FOUND ON THE GROUND REFERRED TO THE PREVIOUS DEED RECORDED VOL. 319, PAGE 542.
 - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE COMMUNITY PANEL No. 48041C0250E EFFECTIVE DATE, 05/16/2012 AND 48041C0220F EFFECTIVE DATE, 04/02/2014.
 - TOPOGRAPHY SHOWN IS FROM AERIAL TOPOGRAPHY PREPARED IN 2005.
 - CURVE LENGTHS SHOWN ARE CHORD LENGTHS.
 - THE STREETS FOR THIS DEVELOPMENT WILL BE CONSTRUCTED TO THE RURAL STREET STANDARDS PER BRAZOS COUNTY REQUIREMENTS WITH THE ADDITIONAL REQUIREMENT THAT THE PAVEMENT SURFACE BE 2" OF HOT MIX ASPHALTIC CONCRETE TO MEET CITY OF COLLEGE STATION REQUIREMENTS.
 - LOTS ARE TO BE SEWERED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) WHICH MUST COMPLY WITH ALL COUNTY & STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH THE COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCRUSCH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
 - OSSF SYSTEM & SPRAY FIELDS SHALL NOT BE LOCATED WITHIN DETENTION AREAS.
 - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WICKSON CREEK SPECIAL UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
 - A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
 - ALL TREES AND BRUSH SHALL BE REMOVED FROM THE ROADWAY RIGHTS-OF-WAY, RIGHTS-OF-WAY DEDICATION AREAS AND PUBLIC UTILITY EASEMENTS.
 - ELECTRICAL, PHONE AND CABLE SERVICE FOR THIS SUBDIVISION WILL BE LOCATED ALONG THE FRONT OF THE LOTS IN THE 16' PUBLIC UTILITY EASEMENT.
 - ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU.
 - THERE SHALL BE A 5' WIDE EASEMENT FOR ANCHORS AND GUY WIRES NECESSARY TO HELP SUPPORT OVERHEAD UTILITY LINES. SAID EASEMENTS WILL EXTEND 20' BEYOND ANY UTILITY EASEMENT.
 - ALL INTERIOR LOT LINES SHALL HAVE A 20' PUBLIC UTILITY EASEMENT CENTERED ON THE LOT LINE. ALL REAR LOT LINES THAT ADJOIN ANOTHER LOT WILL HAVE A 10' UTILITY EASEMENT ALONG THE COMMON LOT LINE, EXCEPT WHERE REAR LOT LINES FOLLOW EXISTING DRAINAGE WAYS.
 - ALL UTILITY LINES PLACED UNDER THE STREET PAVEMENT WILL BE ENCASED BY A MATERIAL APPROVED BY THE BRAZOS COUNTY ENGINEER.
 - BUILDING SETBACK ARE 25' ADJACENT TO ROANS CHAPEL ROAD AND 50' ALONG SH 30. ADDITIONAL BUILDING SETBACKS MAY BE REQUIRED BY DEED RESTRICTIONS.
 - THE LAND USE IS COMMERCIAL.
 - THIS SUBDIVISION IS WITHIN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF COLLEGE STATION.
 - THE FOLLOW EASEMENTS APPLY TO THIS TRACT:
 - R.O.W. EASEMENT RECORDED IN VOL. 1075, PAGE 801 AS SHOWN.
 - BLANKET EASEMENT GRANTED TO FERROUS BURLERSON COUNTY GAS GATHERING SYSTEM - RECORDED IN VOL. 1223, PAGE 109.
 - NO ACCESS WILL BE ALLOWED TO STATE HIGHWAY 30 FROM LOT 6. LOT 6 SHALL NOT ACCESS ROANS CHAPEL ROAD WITHIN 180' OF THE STATE HIGHWAY 30 INTERSECTION.
 - EVERY LOT SHALL PROVIDE STORM WATER DETENTION ON SITE OR BE INCLUDED IN A STORMWATER DETENTION FACILITY FOR MULTIPLE LOTS. THE LOCATION OF THE DETENTION AREAS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND THE ACTUAL LOCATION AND SIZE WILL BE DETERMINED BY THE STORM WATER DETENTION FACILITY DESIGN TO BE PROVIDED BY THE LOT OWNERS ENGINEER. STORM WATER DETENTION DESIGN SHALL BE SUBMITTED TO THE BRAZOS COUNTY ENGINEER FOR REVIEW.
 - PRIVATE DRAINAGE EASEMENTS AND DETENTION AREAS WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA) OR INDIVIDUAL LOT OWNERS.
 - DRIVEWAYS FOR EACH LOT ARE REQUIRED TO HAVE A PERMIT FROM THE BRAZOS COUNTY ROAD AND BRIDGE DEPARTMENT. ALL DRIVEWAY CONSTRUCTION TO BE IN ACCORDANCE WITH THEIR REQUIREMENTS. THE DRIVEWAY CULVERTS WILL BE INSTALLED IN THE RELOCATED ROADSIDE DITCH.
 - THE DEVELOPER WILL RELOCATE THE EXISTING UTILITIES FROM THE RIGHT-OF-WAY DEDICATION AREA.

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	372.19'	2769.79'	007°41'57"	186.38'	371.91'	N43°08'38"W
C2	22.66'	2769.79'	000°28'07"	11.33'	22.66'	N39°03'36"W



NOT FOR RECORD
PRELIMINARY PLAN
ROANS CHAPEL
COMMERCIAL SUBDIVISION
Block 1, Lots 1 - 6; 8.123 ACRES
0.284 ACRES R.O.W. DEDICATION
MARIA KEGANS LEAGUE SURVEY, A-28
BRYAN, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:
KWK Ventures, LP
12633 SH 30
College Station, Texas 77845

ENGINEER:
Schultz Engineering, LLC

SURVEYOR:
ATM Surveying
P.O. Box 10313
College Station, TX 77840
PHONE: (979)209-9291
EMAIL: Adam@ATMSurveying.com

SCALE: 1" = 50'
JANUARY 2015

TBPE NO. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77845
P.O. Box 11995
College Station, Texas 77842
(979) 764-3900

18.245
01-08-15
3:30
50



Legislation Details (With Text)

File #: 15-0034 **Version:** 1 **Name:** The Barracks II Subdivision Phase 300
Type: Replat **Status:** Agenda Ready
File created: 1/23/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 2/5/2015 **Final action:**

Title: Public hearing, presentation, possible action, and discussion regarding a Final Plat for The Barracks II Subdivision Phase 300 Block 28, Lot 1R, Common Area 7, and Parkland 9 & 10 being a replat of The Barracks II Subdivision Phase 300 Block 28, Lot 1 consisting of one lot and one common area on approximately 22.52 acres including 2.33 acres of parkland dedication at 300 Deacon Drive West, generally located between Holleman Drive South and Old Wellborn Road. Case Number 14-00900306 (M.Bombek)

Sponsors: Mark Bombek

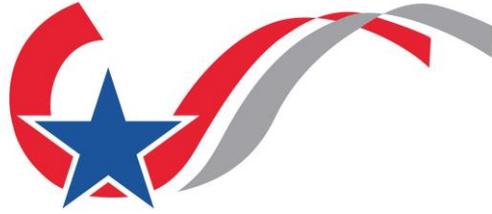
Indexes:

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 The Barracks II Subdivision Phase 300 Block 28, Lot 1R, Common Area 7, and Parkland 9 & 10 being a replat of The Barracks II Subdivision Phase 300 Block 28, Lot 1 consisting of one lot and one common area on approximately 22.52 acres including 2.33 acres of parkland dedication at 300 Deacon Drive West, generally located between Holleman Drive South and Old Wellborn Road. Case Number 14-00900306 (M.Bombek)



CITY OF COLLEGE STATION

FINAL PLAT
for
**The Barracks II Subdivision Phase 300 Block 28,
Lot 1R, Common Area 7, Parkland 9 & 10**
being a replat of
**The Barracks II Subdivision Phase 300 Block 28 lot 1
14-00900306**

SCALE: One lot and one common area on 22.52 acres including 2.33 acres of parkland dedication

LOCATION: 300 Deacon Drive West, generally located between Holleman Drive South and Old Wellborn Road

ZONING: PDD Planned Development District

APPLICANT: Heath Phillips, Heath Phillips Investments, LLC

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

RECOMMENDATION: Staff recommends approval of the Final Plat

DEVELOPMENT HISTORY

Annexation:	2002
Zoning:	A-O Agricultural Open (upon annexation), rezoned to PDD Planned Development District (April 2014) while a portion of the Preliminary Plan was originally zoned PDD Planned Development District in June 2011 with revisions approved in March 2012 and August 2013
Preliminary Plan:	Approved in November 2014
Site Development:	Currently under construction for a commercial amusement use.

COMMENTS

Parkland Dedication:	Parkland dedication is proposed for the development, but there are no residential lots located within this phase.
Greenways:	N/A
Pedestrian Connectivity:	No sidewalks are proposed with this Plat
Bicycle Connectivity:	Bike lanes are currently provided along Deacon Drive West (major collector) and Towers Parkway (minor collector)
Impact Fees:	The subject tract is located within the Steeplechase Sanitary Sewer Impact Fee Area and will be required to pay \$144.87/LUE at time of building permit.

REVIEW CRITERIA

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

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>14-306</u>
DATE SUBMITTED:	<u>12/19/14</u>
TIME:	<u>3:00</u>
STAFF:	<u>AJ</u>

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

- \$700-\$932 Final Plat Application Fee (see above).
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- 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 _____

NAME OF PROJECT The Barracks II Subdivision - Phase 300

ADDRESS 3100 Haupt Road, College Station

SPECIFIED LOCATION OF PROPOSED PLAT:

The Barracks II Subdivision Phase 300 Crawford Burnett League, A-7

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

Name Heath Phillips Investments, LLC (Heath Phillips) E-mail heath@barrackstownhomes.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 (All owners must be identified. Please attach an additional sheet for multiple owners):

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

ARCHITECT OR ENGINEER'S INFORMATION:

Name Deven Doyen, P.E. - Engineer E-mail deven@schultzengineeringllc.com
Street Address 2730 Longmire Drive, Suite A
City College Station State Texas Zip Code 77845
Phone Number 979.764.3900 Fax Number 979.764.3910

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

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

Total Acreage 22.52 Total No. of Lots 1 R-O-W Acreage 0

Existing Use Recreation Facility Proposed Use Recreation Facility

Number of Lots By Zoning District 1 / PDD / /

Average Acreage Of Each Residential Lot By Zoning District:

/ / / /

Floodplain Acreage 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: The Barracks II Preliminary Plan

City Project Number (if known): 14-00900195

Date / Timeframe when submitted: 11/14

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 _____

<p>Total Linear Footage of Proposed Public:</p> <p><u> 0 </u> Streets</p> <p><u> 0 </u> Sidewalks</p> <p><u> 0 </u> Sanitary Sewer Lines</p> <p><u> 0 </u> Water Lines</p> <p><u> 0 </u> Channels</p> <p><u> 0 </u> Storm Sewers</p> <p><u> 0 </u> Bike Lanes / Paths</p>	<p>Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p><u> .23 </u> No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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

Heath E. Phillips, President
Signature and title

12/17/2014
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 E. Phillips, President
Property Owner(s)

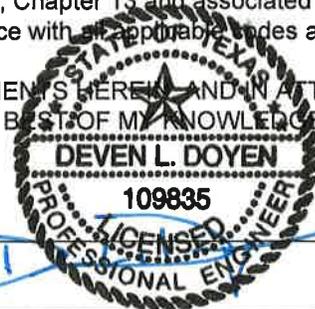
12/17/2014
Date

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

12/18/14
Date



12/18/14

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.

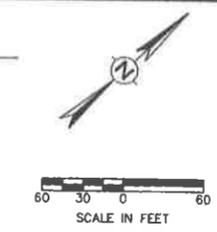
Required Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.

Engineer / Surveyor

Date

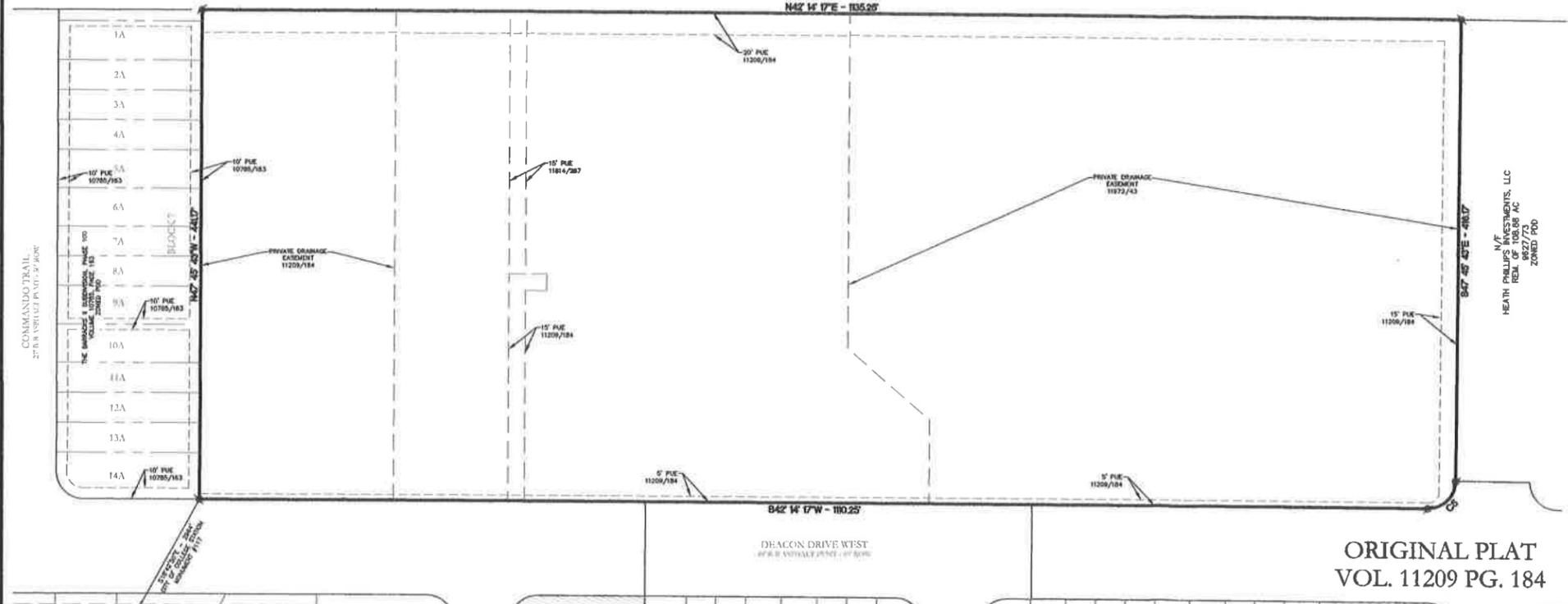
Conditions or comments as part of approval: _____

N/W CAN CREEK INVESTMENTS, LLC 1.75 ACRE TRACT 12224/182 ZONED R
 N/W CAN CREEK INVESTMENTS, LLC 1.75 ACRE TRACT 12224/182 ZONED R
 N/W CAN CREEK INVESTMENTS, LLC 1.80 ACRE TRACT 12224/182 ZONED R
 N/W CAN CREEK INVESTMENTS, LLC 1.80 ACRE TRACT 12224/182 ZONED R
 N/W CAN CREEK INVESTMENTS, LLC 2.10 ACRE TRACT 12224/182 ZONED R
 N/W CAN CREEK INVESTMENTS, LLC 2.10 ACRE TRACT 12224/182 ZONED R
 ROBERT KESLER L & JO ANN L & JO ANN 1.40 ACRE TRACT 3283/091 ZONED R
 N/W 15TH NORTH PROPERTIES, LLC 1.40 ACRE TRACT 8730/118 ZONED R
 N/W RYLODGE C M 1.83 ACRE TRACT 3283/091 ZONED R



N/W HEATH PHILLIPS INVESTMENTS, LLC 20.175 ACRES 11623/227 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 F.E.M.A. 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 LOCATED WITHIN COMMON AREAS OR DRAINAGE EASEMENTS 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 WELBORN SPECIAL UTILITY DISTRICT.
 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. PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE HOA.
 11. COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOA.



ORIGINAL PLAT VOL. 11209 PG. 184

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	38.27	25.00'	092°00'00"	25.00'	35.36'	S02°45'43"E
C2	142.05'	483.50'	017°37'18"	71.84'	141.89'	S38°57'03"E
C3	222.44'	483.50'	037°29'32"	113.41'	220.33'	S19°19'31"E
C4	11.25'	25.00'	029°47'08"	5.71'	11.13'	S20°12'53"E
C5	38.27'	25.00'	089°00'00"	25.00'	35.36'	S02°45'43"E

LINE #	LENGTH	DIRECTION
L1	0.88'	S42°14'17"W
L2	1.41'	S30°08'54"E
L3	32.82'	S0°34'30"E
L4	35.81'	S42°14'17"W

FINAL PLAT
 OF
 THE BARRACKS II SUBDIVISION
 PHASE 300 - 22.52 ACRES
 BLOCK 28, LOT 1R
 COMMON AREA 7
 PARKLAND 9 & 10
 BEING A RE-PLAT
 OF
 THE BARRACKS II SUBDIVISION
 PHASE 300
 BLOCK 28, LOT 1
 VOLUME 11209, PAGE 184
 CRAWFORD BURNETT LEAGUE, A-7
 COLLEGE STATION, BRAZOS COUNTY, TEXAS
 JANUARY 2015

SURVEYOR:
 BRAD BEAR, SPLS NO. 4602
 CDR SURVEYING, LLC
 408 N. TEXAS AVE.
 WELBORN, TEXAS 77603
 979.268.3190

ENGINEER:
 Schultz Engineering, LLC
 9730 LINDBERG DR., SUITE A
 COLLEGE STATION, TEXAS 77845
 979.764.3000

OWNER/DEVELOPER:
 HEATH PHILLIPS INVESTMENTS, LLC
 P.O. BOX 242
 WELBORN, TEXAS 77601
 979.228.5000

SCALE: 1"=60'



Legislation Details (With Text)

File #: 15-0036 **Version:** 1 **Name:** Longmire and Graham Road Rezoning

Type: Rezoning **Status:** Agenda Ready

File created: 1/23/2015 **In control:** Planning and Zoning Commission Regular

On agenda: 2/5/2015 **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 R Rural to SC Suburban Commercial for approximately 1.06 acres and NAP Natural Areas Protected for approximately 1.62 acres for the property being a portion of a called 2.68 acre tract in the Robert Stevenson Survey, Abstract No. 54 as described by a deed to Hai T. Le recorded in Volume 12249, Page 127 of the Official Public Record of Brazos County, Texas. Case #14-00900239 (M.Bombek) (Note: Final action on this item is scheduled for the February 26, 2015 City Council meeting - subject to change)

Sponsors: Mark Bombek

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, by changing the zoning district boundaries from R Rural to SC Suburban Commercial for approximately 1.06 acres and NAP Natural Areas Protected for approximately 1.62 acres for the property being a portion of a called 2.68 acre tract in the Robert Stevenson Survey, Abstract No. 54 as described by a deed to Hai T. Le recorded in Volume 12249, Page 127 of the Official Public Record of Brazos County, Texas. Case #14-00900239 (M.Bombek) (Note: Final action on this item is scheduled for the February 26, 2015 City Council meeting - subject to change)



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

**REZONING REQUEST
FOR
LONGMIRE DR & GRAHAM RD
14-00900239**

REQUEST: R Rural to SC Suburban Commercial and NAP Natural Areas Protected

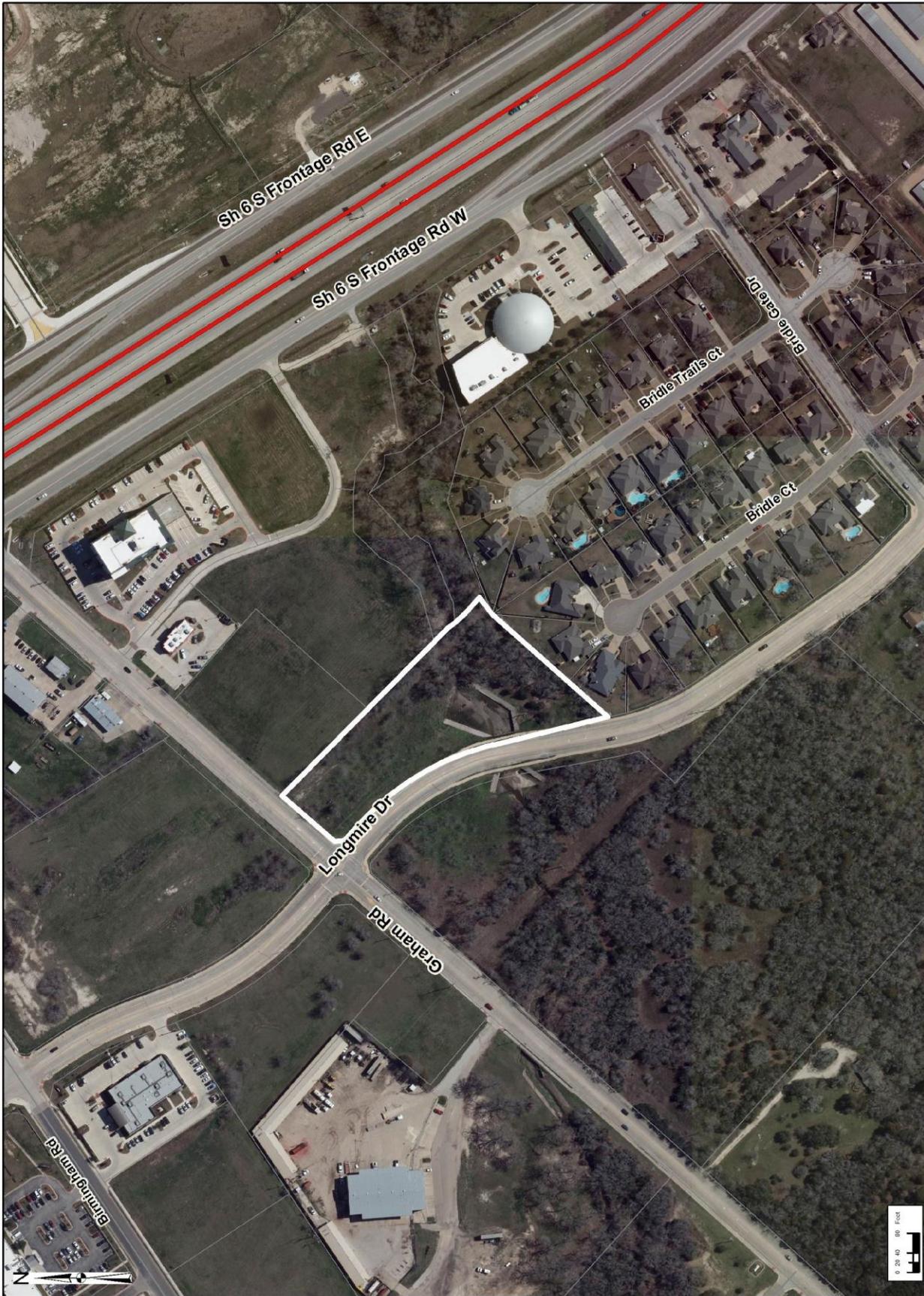
SCALE: 2.68 acres being 1.06 acres of SC Suburban Commercial and 1.62 acres of NAP Natural Areas Protected

LOCATION: 1834 Graham Road, generally located at the Southeastern corner of the intersection of Graham Road and Longmire Drive, being in the Robert Stevenson Survey, Abstract No. 54 as described by a deed to Hai T. Le recorded in Volume 12249, Page 127 of the Official Public Record of Brazos County, Texas.

APPLICANT: Hai T. Le

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

RECOMMENDATION: Staff recommends approval of the rezoning request with the condition that the impacts of any floodplain alterations be contained within the subject property.



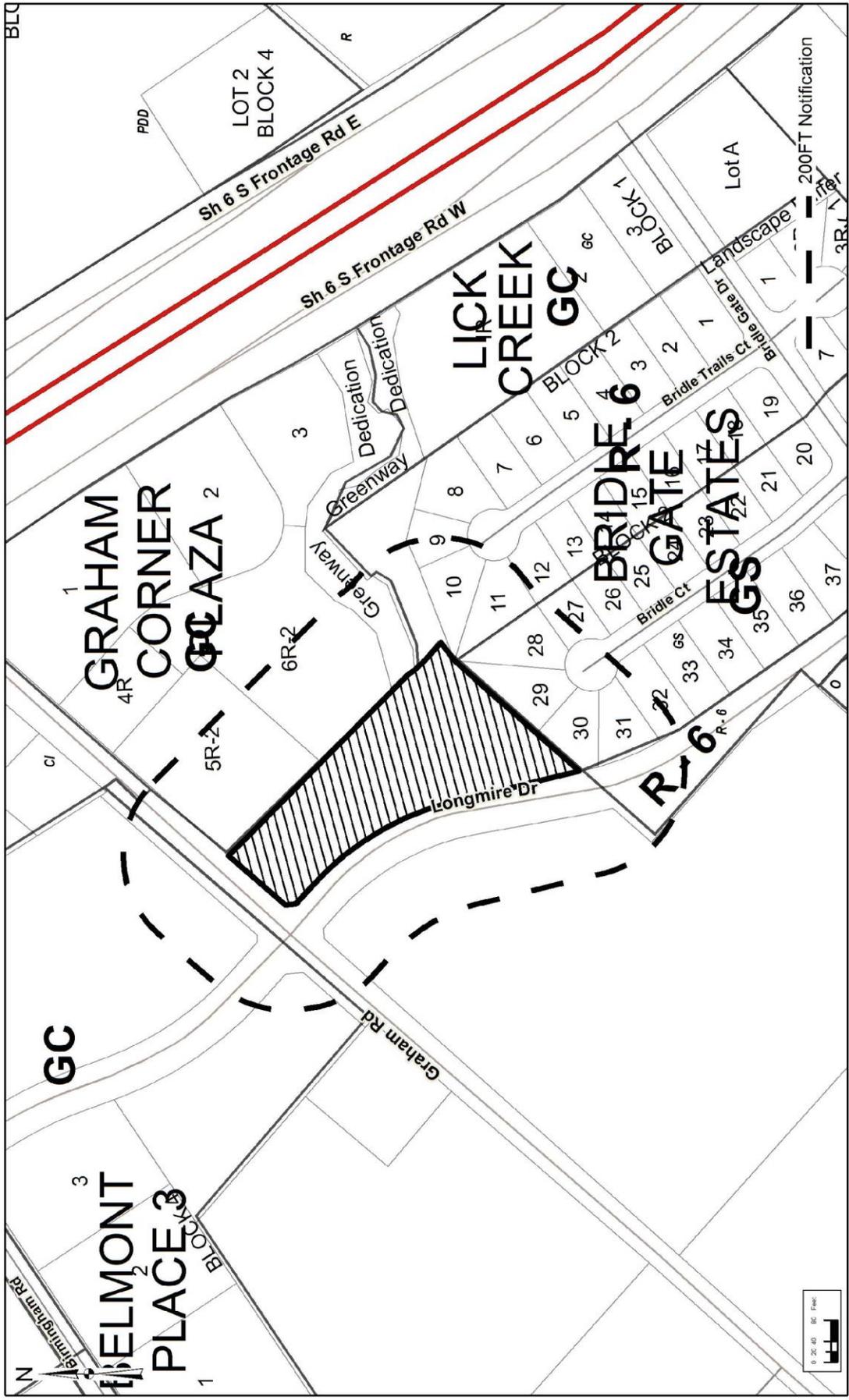
REZONING

Case: 14-239

LONGMIRE RD & GRAHAM RD

DEVELOPMENT REVIEW





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

DEVELOPMENT REVIEW		LONGMIRE RD & GRAHAM RD		REZONING	
		Case: 14-239			

NOTIFICATIONS

Advertised Commission Hearing Date: February 5, 2015
Advertised Council Hearing Date: February 26, 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:

Bridle Gate Estates Homeowner's Association

Property owner notices mailed: 16
Contacts in support: None at the time of this report.
Contacts in opposition: None at the time of this report.
Inquiry contacts: Two at the time of this report.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North (across Graham Road)	Suburban Commercial	GC General Commercial	Vacant
South	General Suburban	GS General Suburban	Single-family Residences
East	Suburban Commercial	GC General Commercial	Hotel (under construction)
West (across Longmire Drive)	Suburban Commercial and Natural Areas Reserved	R Rural	Vacant

DEVELOPMENT HISTORY

Annexation: 1993
Zoning: A-O Agricultural Open (upon annexation), A-O Agricultural Open renamed to R Rural (2013)
Final Plat: Unplatted
Site development: Vacant

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject parcel is designated on the Comprehensive Plan Future Land Use and Character Map as Suburban Commercial and Natural Areas Reserved. The requested rezoning of SC Suburban Commercial and NAP Natural Areas Protected is consistent with the Comprehensive Plan Future Land Use and Character Map.
- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The rezoning request to SC Suburban Commercial for the portion of the property closest to the intersection of Graham Road and Longmire Drive and NAP Natural Areas Protected being the creek immediately adjacent to

the Bridle Gate single-family residential subdivision, is compatible with existing zoning of the surrounding properties.

3. **Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The SC Suburban Commercial zoning would allow light commercial development to have a presence along Graham Road and Longmire Drive to act as a transition from the surrounding GC General Commercial land uses into the GS General Suburban land uses.
4. **Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The current R Rural designation on this property would allow for a limited amount of agricultural use, but could allow alteration of the creek which is proposed as NAR Natural Areas Reserved on the Comprehensive Plan Future Land Use and Character Map, and is unstudied floodplain.
5. **Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The applicant has stated that the R Rural designation on this property is unsuitable as the property is too small for any significant agricultural related uses. There is more demand in the area for light commercial use.
6. **Availability of water, wastewater, storm water, and transportation facilities generally suitable and adequate for the proposed use:** There is an existing 12-inch water line available to serve the property, as well as an 18-inch sanitary sewer main. Existing infrastructure with proposed modifications appear to be adequate for the proposed use. A portion of the property is undesignated floodplain; however, this area will be reserved from development with the requested NAP Natural Areas Protected zoning. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. The Thoroughfare Plan identifies Graham Road and Longmire Drive as existing two-lane major collectors. The amount of traffic produced by this development is minimal and should not have a detrimental impact on surround roadways.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request with the condition that the impacts of any floodplain alterations be contained within the subject property.

SUPPORTING MATERIALS

1. Application
2. Rezoning map



FOR OFFICE USE ONLY	
CASE NO.:	14-239
DATE SUBMITTED:	09/10/14
TIME:	3:00
STAFF:	AJ

ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication Conference _____

NAME OF PROJECT _____

ADDRESS 2.68 Acres at South east of Longmire & Graham Road.

LEGAL DESCRIPTION (Lot, Block, Subdivision) 2.68 Acres at southeast of Longmire &

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED: Graham Road

TOTAL ACREAGE 2.68 Acres

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

Name HAI T LE E-mail _____

Street Address 8401 Justin Ave

City College Station State TX Zip Code 77845

Phone Number 832 523 6025 Fax Number _____

PROPERTY OWNER'S INFORMATION:

Name HAI T. LE E-mail _____

Street Address 8401 Justin Ave

City College Station State TX Zip Code 77845

Phone Number 832 523 6025 Fax Number _____

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

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

This property was conveyed to owner by deed dated _____ and recorded in Volume _____, Page _____ of the Brazos County Official Records.

Existing Zoning Rural Proposed Zoning Suburban Commercial
Present Use of Property Vacant
Proposed Use of Property Retail

REZONING SUPPORTING INFORMATION

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

New Scott: white hospital, a growing medical district. and adjacent La Quinta Inn: Suites is creating demand for retail good and services.

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

Yes, the change is in accordance with the Comprehensive Plan

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

All property to the North and west of the Subject are zoned General Commercial, Further south are General Suburban developments. The suburban Commercial designation will provide GC aesthetically pleasing buffer between the uses.

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

The intended development of a retail property of approximately 8,000 SF of gross floor area, no drive-thru, less than 35 non-residential to the park of the road, and compliant with other non-residential architectural standards per the City of College Station UDO.

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

The only compatible use is agricultural.

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

Too small for any significant agricultural related use.
Very little demand for the current zoning.

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

In accordance with the comprehensive land plan

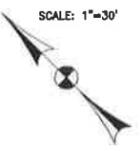
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from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

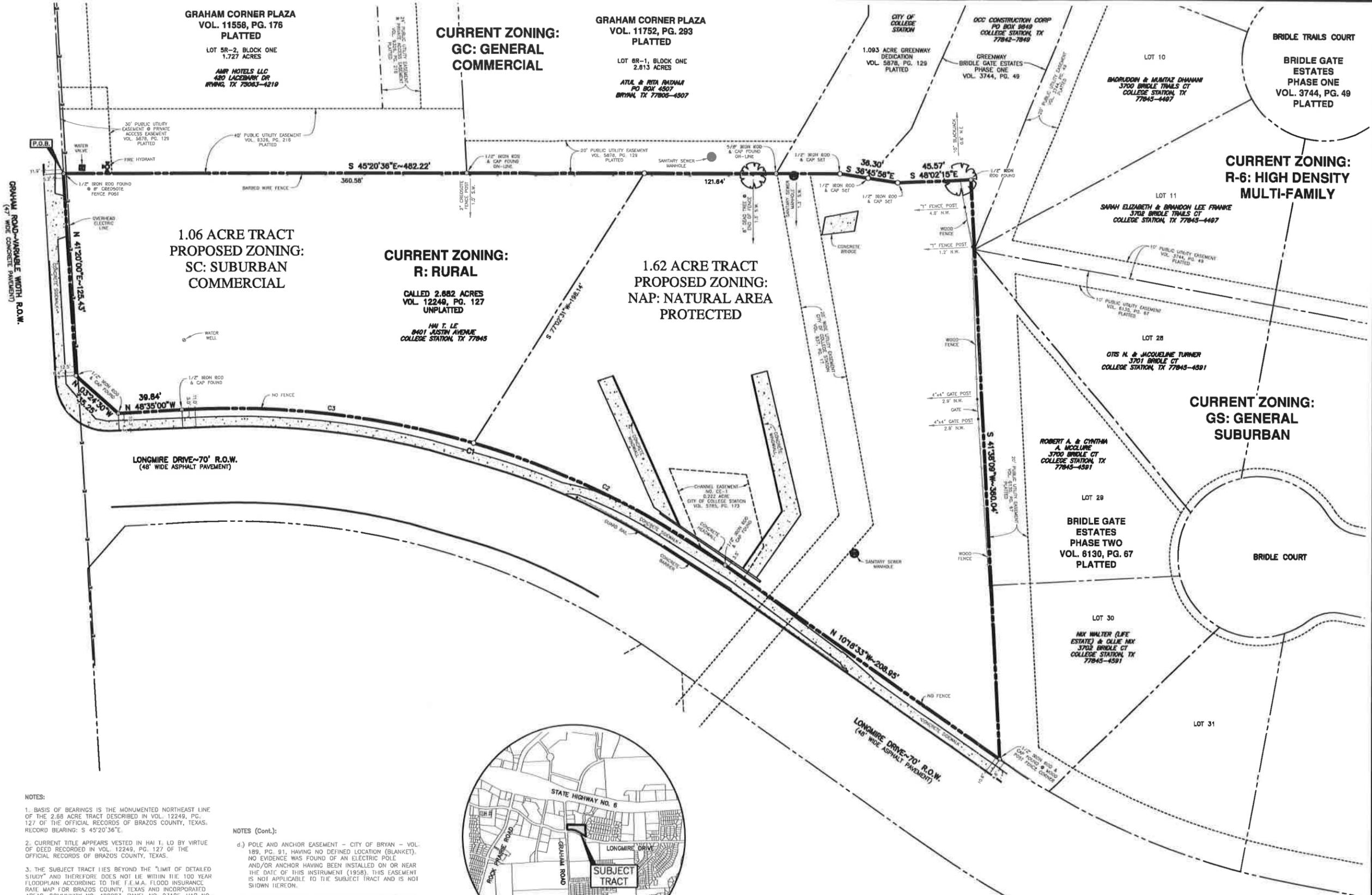


Date

9/10/14



SCALE: 1"=30'

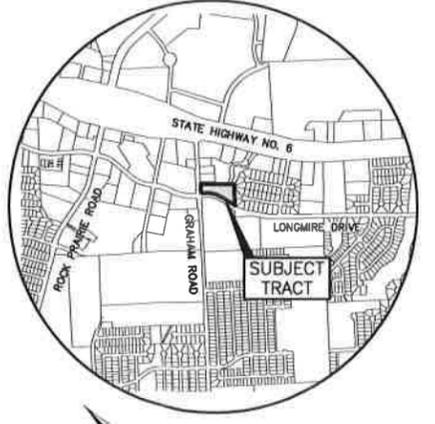


NOTES:

1. BASIS OF BEARINGS IS THE MONUMENTED NORTHEAST LINE OF THE 2.68 ACRE TRACT DESCRIBED IN VOL. 12249, PG. 127 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: S 45°20'36"E.
2. CURRENT TITLE APPEARS VESTED IN HAI T. LE BY VIRTUE OF DEED RECORDED IN VOL. 12249, PG. 127 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
3. THE SUBJECT TRACT LIES BEYOND THE "LIMIT OF DETAILED STUDY" AND THEREFORE 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. 480083, PANEL NO. 03101, MAP NO. 48041003101, EFFECTIVE DATE: APRIL 2, 2014.
4. THE DIRECTION AND DISTANCE SHOWN TO PHYSICAL OBJECTS ALONG THE PERIMETER ARE FROM THE RECONSTRUCTED DEED LINE TO THE OBJECT SHOWN.
5. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIVERSITY TITLE COMPANY, OF NO. 143703, EFFECTIVE DATE: AUGUST 20, 2014, TO WHI THE FOLLOWING COMMENTS RELATED TO SCHEDULE "B" OF SAID COMMITMENT:
 - d.) POLE AND ANCHOR EASEMENT - CITY OF BRYAN - VOL. 189, PG. 91, HAVING NO DEFINED LOCATION (BLANKET), NO EVIDENCE WAS FOUND OF AN ELECTRIC POLE AND/OR ANCHOR HAVING BEEN INSTALLED ON OR NEAR THE DATE OF THIS INSTRUMENT (1958). THIS EASEMENT IS NOT APPLICABLE TO THE SUBJECT TRACT AND IS NOT SHOWN HEREON.
 - e.) 50' WIDE ELECTRICAL TRANSMISSION EASEMENT - CITY OF BRYAN - VOL. 213, PG. 511, NO EVIDENCE WAS FOUND OF AN ELECTRICAL TRANSMISSION LINE HAVING BEEN INSTALLED ON OR NEAR THE DATE OF THIS INSTRUMENT (1961). THIS EASEMENT IS NOT APPLICABLE TO THE SUBJECT TRACT AND IS NOT SHOWN HEREON.
 - f.) 20' PUBLIC UTILITY EASEMENT - CITY OF COLLEGE STATION - VOL. 937, PG. 17, HAVING A DEFINED LOCATION, THIS EASEMENT DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.
 - g.) DRAINAGE EASEMENT (0.7481 ACRE) - CITY OF COLLEGE STATION - VOL. 3440, PG. 80, HAVING A DEFINED LOCATION, THIS EASEMENT LIES APPROX. 450' SOUTHWEST OF THE SUBJECT TRACT. THIS EASEMENT DOES NOT AFFECT THE SUBJECT TRACT AND IS NOT SHOWN HEREON.
 - h.) DRAINAGE EASEMENT CE-1 (0.222 ACRE) - CITY OF COLLEGE STATION - VOL. 5785, PG. 173, HAVING A DEFINED LOCATION, THIS EASEMENT DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

NOTES (Cont.):

- d.) POLE AND ANCHOR EASEMENT - CITY OF BRYAN - VOL. 189, PG. 91, HAVING NO DEFINED LOCATION (BLANKET), NO EVIDENCE WAS FOUND OF AN ELECTRIC POLE AND/OR ANCHOR HAVING BEEN INSTALLED ON OR NEAR THE DATE OF THIS INSTRUMENT (1958). THIS EASEMENT IS NOT APPLICABLE TO THE SUBJECT TRACT AND IS NOT SHOWN HEREON.
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- g.) DRAINAGE EASEMENT (0.7481 ACRE) - CITY OF COLLEGE STATION - VOL. 3440, PG. 80, HAVING A DEFINED LOCATION, THIS EASEMENT LIES APPROX. 450' SOUTHWEST OF THE SUBJECT TRACT. THIS EASEMENT DOES NOT AFFECT THE SUBJECT TRACT AND IS NOT SHOWN HEREON.
- h.) DRAINAGE EASEMENT CE-1 (0.222 ACRE) - CITY OF COLLEGE STATION - VOL. 5785, PG. 173, HAVING A DEFINED LOCATION, THIS EASEMENT DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.



VICINITY MAP NOT TO SCALE

CURVE TABLE:

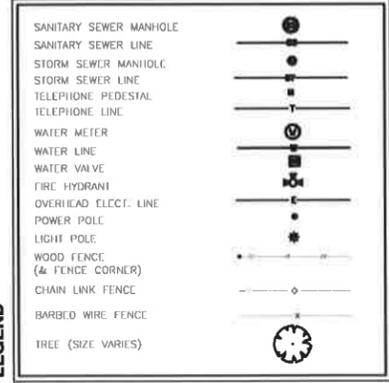
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	358.33'	536.41'	38°16'27"	N 29°26'47"W-351.70'
C2	175.06'	536.41'	18°11'55"	N 19°39'31"W-174.28'
C3	183.27'	536.41'	19°34'32"	N 38°47'44"W-182.38'

SURVEYED: OCTOBER, 2014

BY: S.M. KLING R.P.L.S. NO. 2003



REVISED: JANUARY 18, 2015 PER CITY STAFF REVIEW



14.239
1:16:15
3:15
RK

REZONING PLAT
OF
HAI T. LE
2.68 ACRE TRACT

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

SCALE: 1"=30' OCTOBER, 2014

PREPARED BY:
KING ENGINEERING & SURVEYING (A DIVISION OF)
CIVIL ENGINEERING CONSULTANTS

4101 S. TEXAS AV. STE. A # BRYAN, TX 77802-2448-8212



Legislation Details (With Text)

File #: 15-0039 **Version:** 1 **Name:** Cain Road Extension Comprehensive Plan Amendment

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

File created: 1/26/2015 **In control:** Planning and Zoning Commission Regular

On agenda: 2/5/2015 **Final action:**

Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Thoroughfare Plan and Bicycle, Pedestrian, and Greenways Master Plan to remove the extension of Cain Road west of Holleman Drive South, through the property located at 3180 A Cain Road. Case #14-00900295 (D.Singh) (Note: Final action on this item is scheduled for the February 26, 2015 City Council meeting - subject to change)

Sponsors: Danielle Singh

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Thoroughfare Plan and Bicycle, Pedestrian, and Greenways Master Plan to remove the extension of Cain Road west of Holleman Drive South, through the property located at 3180 A Cain Road. Case #14-00900295 (D.Singh) (Note: Final action on this item is scheduled for the February 26, 2015 City Council meeting - subject to change)



CITY OF COLLEGE STATION

COMPREHENSIVE PLAN AMENDMENT
for
Cain Road Extension
14-00900295

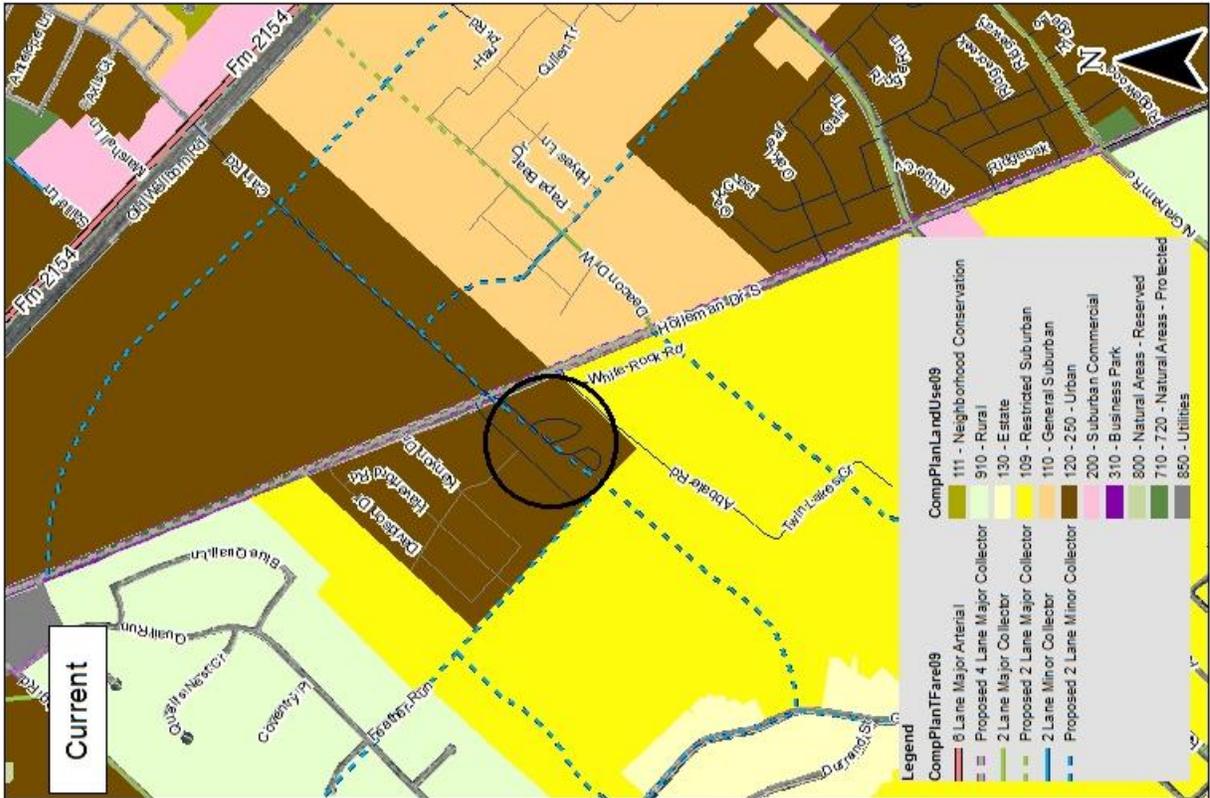
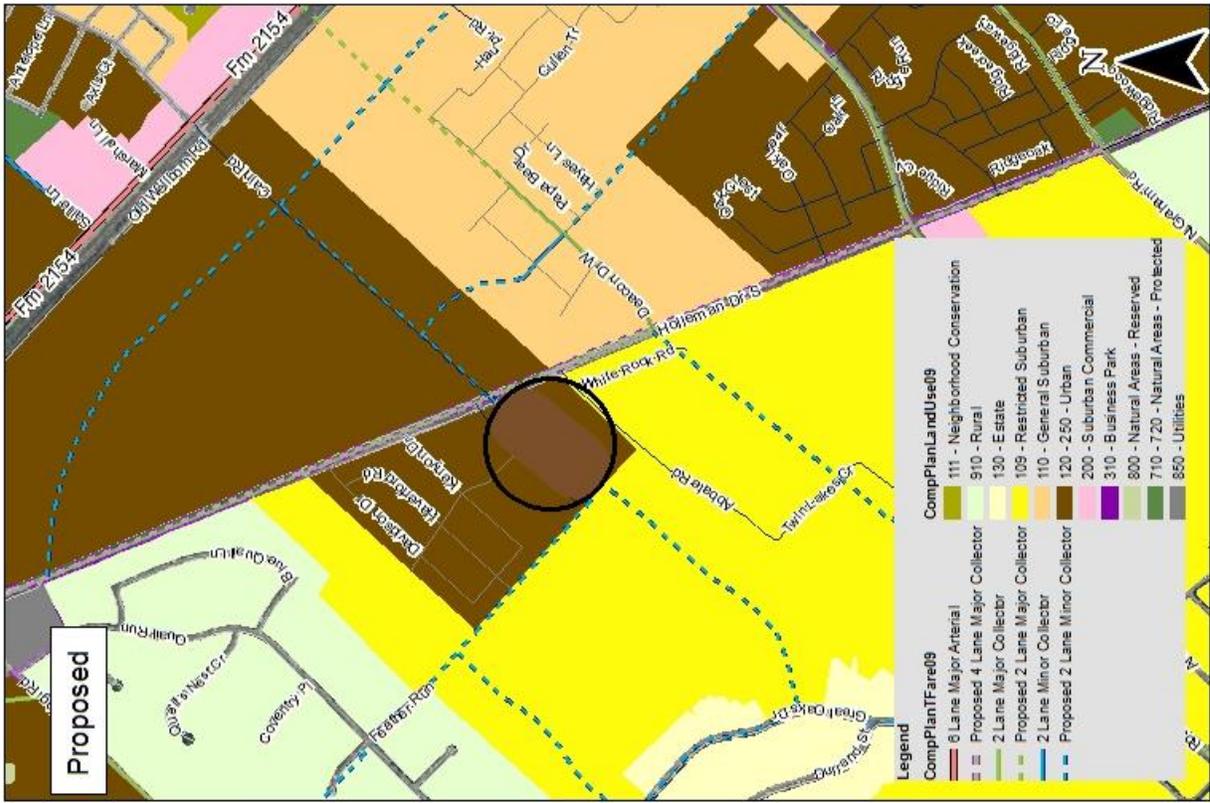
REQUEST: Removal of the Cain Road extension west of Holleman Drive South from the Thoroughfare Plan and the Bicycle, Pedestrian, and Greenways Master Plan

LOCATION: 3180 A Cain Rd

APPLICANT: Clint Cooper

PROJECT MANAGER: Danielle Singh, P.E., Transportation Planning Coordinator
dsingh@cstx.gov

RECOMMENDATION: Staff recommends approval.



NOTIFICATIONS

Advertised Commission Hearing Date: February 5, 2015
Advertised Council Hearing Date: February 26, 2015

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Urban	R Rural	Duplex Residential
South	Restricted Suburban	RS Restricted Suburban	Vacant
East (Across Holleman Drive South)	Urban General Suburban	R Rural, PDD Planned Development District	Vacant, Single Family Residential
West	Restricted Suburban	RS Restricted Suburban	Vacant

DEVELOPMENT HISTORY

Annexation: 2008
Zoning: A-O Agricultural Open (Upon Annexation), R-3 Townhouse (2008), R-4 Multi-Family (2012)
Final Plat: None
Site development: Multi-Family

REVIEW CRITERIA

- 1. Changed or changing conditions in the subject area or the City:** A portion of the adjacent Mission Ranch development was originally Master Planned in the ETJ prior to the development of the current Thoroughfare Plan. The Mission Ranch development is therefore vested to the prior Thoroughfare Plan which did not require the Cain Road extension. The extension of Cain Road was not shown with the recently approved preliminary plan for Mission Ranch and no street access is planned from Mission Ranch to the multi-family tract. Therefore, the construction of Cain Road through the multi-family tract would result in a permanent dead-end street.
- 2. Scope of the request:** The City is currently in the process of updating the Thoroughfare Plan. With this effort, alternatives for Cain Road will need to be evaluated further. For the purpose of this amendment, the extension of Cain Road is only proposed to be removed from Holleman Drive to the extension of Feather Run, through the multi-family tract.
- 3. Availability of adequate information:** The construction of Cain Road through the multi-family tract would result in a permanent dead end street, therefore no additional information is needed at this time.

4. **Consistency with the goals and strategies set forth in the Plan:** This amendment is consistent with the Comprehensive Plan as the extension of Cain Road no longer presents an opportunity for connectivity. This amendment is sensitive to the surrounding land uses as it is in reaction to the adjacent vested development.
5. **Consideration of the Thoroughfare Plan and Bicycle, Pedestrian and Greenways Master Plan:** An amendment to the Bicycle, Pedestrian and Greenways Master Plan is also included in this Comprehensive Plan amendment, as bike lanes and sidewalks were designated along the extension of Cain Road. The Bicycle, Pedestrian and Greenways Advisory Board will consider this amendment at their February 2nd meeting.
6. **Compatibility with the surrounding area:** This amendment is in reaction to the characteristics of the adjacent development and is therefore compatible with the surrounding area.
7. **Impacts on infrastructure including water, wastewater, drainage, and the transportation network:** There will be no impacts with regard to water, wastewater and drainage. Further study of impacts to the transportation network will be done with the City's effort to update the Thoroughfare Plan.
8. **Impact on the City's ability to provide, fund, and maintain services:** There will be no funding impacts to the City.
9. **Impact on environmentally sensitive and natural areas:** There will be no environmental impacts if the extension of Cain Road is removed from the Thoroughfare Plan.
10. **Contribution to the overall direction and character of the community as captured in the Plan's vision and goals:** This amendment is neutral to the overall direction of the Comprehensive Plan's vision and goals, as it is a reaction to an existing condition.

STAFF RECOMMENDATION

Staff recommends approval.

SUPPORTING MATERIALS

1. Application
2. Map



FOR OFFICE USE ONLY
CASE NO.: 14-215
DATE SUBMITTED: 12-10-14
TIME: 11:33
STAFF: CD

COMPREHENSIVE PLAN AMENDMENT APPLICATION

(Check all applicable)

Related to Community Character Related to Transportation Related to Other _____

MINIMUM SUBMITTAL REQUIREMENTS:

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

Date of Optional Preapplication Conference _____

NAME OF PROJECT Mission Ranch Townhomes

ADDRESS 3180 A Cain Road

LEGAL DESCRIPTION (Lot, Block, Subdivision) CAD# 10377, Crawford Burnett (ICL), Tract 22.1, 10.43 acres

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

TOTAL ACREAGE 10.43 acres

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

Name Clint Cooper E-mail c.cooper@caldwellcos.com

Street Address 1700 Research Parkway #110

City College Station State TX Zip Code 77845

Phone Number (979) 260-7000 Fax Number (979) 260-2723

PROPERTY OWNER'S INFORMATION:

Name Greg Jasper / Jasper Construction E-mail gjasper44@gmail.com
Street Address 10820 Deer Run
City College Station State TX Zip Code 77845
Phone Number (979) 224-0005 Fax Number _____

ANSWER ALL OF THE FOLLOWING:

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

We are requesting a change of the Thoroughfare Plan.

2. What is the amendment request?

We are asking for the removal of Cain Road, through this property, from the Thoroughfare Plan.

3. Explain the reason for this amendment.

We feel that the removal of Cain Road, through the subject property, from the Thoroughfare Plan, would aid in the development of this tract.

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

With the Mission Ranch Preliminary Plan being approved, Cain Road will no longer be on the Thoroughfare Plan west of the subject property. Therefore, Cain Road west of Holleman is no longer needed.

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

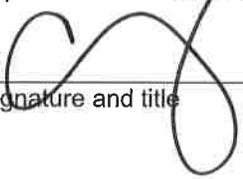
Cain Road on the subject property would be a "road to nowhere" as there would never be an extension of it west of the subject property and there are no other connecting roadways in the area.

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

The deletion of Cain Road from the Thoroughfare Plan would be consistent with the stated goals of the Comprehensive Plan to promote the economic growth of this area.

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

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.

 VP
Signature and title

12.9.14
Date

