



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, June 18, 2015

6:30 PM

City Hall Council Chambers

1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev
4. [15-0322](#) Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work (see attached). (J. Schubert)

Attachments: [2015 P&Z Plan of Work](#)
5. [15-0303](#) 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)

Attachments: [Imapct Fee Semi-Annual Report](#)
[Impact Fee Service Areas Map](#)
[Current Land Use Map per Impact Fee Area](#)
6. [15-0321](#) Presentation, possible action, and discussion regarding an update on the following items:
* A rezoning of approximately 63 acres located at 3590 Greens Prairie Road West from E Estate to RS Restricted Suburban. The Planning & Zoning Commission heard this item on May 7, 2015 and voted (5-0) to recommend approval. The City Council heard this item on May 28, 2015 and voted (4-2) to approve the request.

* An ordinance amendment revising the Non-Residential Architectural Standards and related standards and processes. The Planning & Zoning Commission heard this item on May 7, 2015 and voted (5-0) to recommend approval. The City Council heard this item on May 28, 2015 and voted (6-0) to approve the proposed amendment.
7. [15-0320](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
* Thursday, June 25, 2015 ~ City Council Meeting ~ Council

Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (Liaison - Moore)

* Thursday, July 2, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

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

10. 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 _____, 20xx 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 #: 15-0322 **Version:** 1 **Name:** 2015 P&Z Plan of Work Update
Type: Updates **Status:** Agenda Ready
File created: 6/11/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 6/18/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work (see attached). (J. Schubert)
Sponsors:
Indexes:
Code sections:
Attachments: [2015 P&Z Plan of Work](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work (see attached). (J. Schubert)

2015 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>3/4/15: Public meeting regarding the design of Langford Street and Guadalupe Drive sidewalks (South Knoll Area Plan).</p> <p>3/26/15: Council awarded contract to Freese & Nichols to update the Wastewater Master Plan.</p> <p>3/26/15: Council approved all-way stop at Lincoln Ave and Tarrow St (warrant study requested by Eastgate Plan).</p> <p>June 2015: Sidewalk constructed along Normand Drive between Rock Prairie Road and Pondersoa Drive (Central College Station Plan).</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

Five-Year Comprehensive Plan Report Implementation	
<p>Summary:</p> <p>Implementation of general items and tasks identified in the Five-Year Comprehensive Plan Report.</p>	<p>Project Dates:</p>
Staff Assigned: J. Prochazka	Anticipated Completion: On-going

Annexation Task Force	
<p>Summary:</p> <p>Implement the Five-Year Comprehensive Plan Report by creating a task force of elected officials, appointed officials, and staff to update timing and priorities of future annexations including the potential development of a three-year annexation plan.</p>	<p>Project Dates:</p> <p>5/28/15: Council adopted resolution to create Joint Annexation Task Force.</p> <p>6/4/15: P&Z appointed 3 members to Task Force.</p>
Staff Assigned: L. Simms	Anticipated Initiation: May 2015

Future Land Use and Character Map Assessments	
<p>Summary:</p> <p>Implement the Five-Year Comprehensive Plan Report by evaluating the appropriateness of the existing Future Land Use and Character designations for five areas and recommend amendments as necessary. Priority will be given to Area A (Wellborn Road near Barron Road) and Area B (Greens Prairie Road at Greens Prairie Trail).</p>	<p>Project Dates:</p>
Staff Assigned: J. Prochazka	Anticipated Initiation: Summer 2015

Harvey Mitchell District Plan	
<p>Summary:</p> <p>Implement the Five-Year Comprehensive Plan Report by initiating the Harvey Mitchell District Plan as identified in the Comprehensive Plan.</p>	<p>Project Dates:</p>
Staff Assigned: J. Prochazka	Anticipated Initiation: Fall 2015

Land Use Inventory/Housing Needs	
Summary: Implement the Five-Year Comprehensive Plan Report by maintaining up-to-date percentages of available and utilized land and evaluating whether all of the City's future housing needs are being met.	Project Dates:
Staff Assigned: M. Bombek	Anticipated Initiation: Summer 2015

Non-Residential Architectural Standards	
Summary: Implement the Five-Year Comprehensive Plan Report by revising the existing non-residential architectural requirements to reflect current practices and allow more flexibility in design.	Project Dates: April 2015: Public comment period of draft ordinance. 5/4/15: BPG Advisory Board recommended approval with minor changes. 5/7/15: P&Z recommended approval of proposed ordinance. 5/28/15: Council adopted proposed ordinance.
Staff Assigned: J. Schubert	Item Completed: May 2015

Thoroughfare Plan	
Summary: Implement the Five-Year Comprehensive Plan Report by updating the Thoroughfare Plan based on new traffic counts and capacity data and evaluate if changes are needed to the existing street section standards.	Project Dates: 9/10/14: Entered into contract with Kimley-Horn and Associates, Inc to update Thoroughfare Plan.
Staff Assigned: D. Singh	Anticipated Completion: Fall 2015

Walton Drive Commercial Overlay	
Summary: Implement the Eastgate Neighborhood Plan by creating a zoning overlay to address parking and other non-conformities for the commercial area at Walton Drive and Texas Avenue.	Project Dates:
Staff Assigned: J. Schubert	Anticipated Completion: Fall 2015

Wellborn Zoning Districts	
Summary: Implement the Wellborn Community Plan by creating new or modified zoning districts as described in the Plan.	Project Dates:
Staff Assigned: J. Bullock	Anticipated Initiation: Summer 2015

Research, Education, and Other Items

Bicycle, Pedestrian, and Greenways Master Plan Update	
Summary: Receive update on implementation of the plan and its framework for addressing bicycle and pedestrian needs on City-wide and neighborhood scales.	Project Dates:
Staff Assigned: V. Garza	Anticipated Completion: Summer 2015

Easterwood Airport Master Plan	
Summary: Receive a report on the Easterwood Airport Master Plan and consider potential implications of any future plans for expansion.	Project Dates:
Staff Assigned: M. Hitchcock	Anticipated Completion: May 2015

Economic Development Master Plan Update	
Summary: Receive an update regarding the components of the Economic Development Master Plan and its implementation.	Project Dates: 4/16/15: Update provided at P&Z Workshop.
Staff Assigned: N. Ruiz	Item Completed: April 2015

Parkland Dedication Basis	
Summary: Discuss possibilities of revising parkland dedication requirements to be based on a per bedroom basis instead of per dwelling unit.	Project Dates:
Staff Assigned: J. Prochakza/Legal Staff	Anticipated Completion: Summer 2015

Parkland Dedication Funds	
Summary: Receive an update regarding the tracking and timing of expenditures in the various park zones.	Project Dates:
Staff Assigned: Parks & Recreation Staff	Anticipated Completion: Summer 2015

Planning & Development Services Organizational Review	
Summary: Review progress of implementation of the report that included policy discussions, ordinance revisions, and process and service improvements.	Project Dates: 7/2/15: Update to provided at P&Z Workshop.
Staff Assigned: L. Simms	Anticipated Completion: Summer 2015

Review of Adopted Plans	
Summary: After action review of adopted planning areas, specifically Northgate, BioCorridor, and Medical Districts.	Project Dates:
Staff Assigned: P&DS/Economic Development Staff	Anticipated Initiation: Fall 2015

University Research Commercialization	
Summary: Receive information regarding the vision and implementation of the commercialization of research-related output, including examples of successful efforts elsewhere.	Project Dates:
Staff Assigned: City Staff	Anticipated Completion: Winter 2015



Legislation Details (With Text)

File #: 15-0303 **Version:** 3 **Name:**

Type: Impact Fees **Status:** Agenda Ready

File created: 6/5/2015 **In control:** Planning and Zoning Commission Workshop

On agenda: 6/18/2015 **Final action:**

Title: 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)

Sponsors: Carol Cotter

Indexes:

Code sections:

Attachments: [Imapct Fee Semi-Annual Report](#)
[Impact Fee Service Areas Map](#)
[Current Land Use Map per Impact Fee Area](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

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)



CITY OF COLLEGE STATION

1101 Texas Avenue South, P.O. Box 9960
College Station, Texas 77842
Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

DATE: June 18, 2015
TO: Planning and Zoning Commission
FROM: Carol Cotter, P.E., Sr. Asst. City Engineer
SUBJECT: Semi-Annual Report – Impact Fees 92-01, 97-01, 97-02B, 99-01, 03-02

Local Government Code requires semi-annual reporting in order to monitor the progress of impact fees and to determine when an update to the fee study is necessary. The last update was completed in November 2013. There have been no major changes in the impact fee programs since that update. Staff recommends that the Advisory Committee forward this report to City Council for their status update.

The City of College Station Ordinance Chapter 15, Impact Fees, designates the Planning and Zoning Commission as the Advisory Committee for review, advisement, and monitoring of proposed and existing impact fees. More specifically, the Advisory Committee is established to:

1. Advise and assist the City in adopting Land Use assumptions.
2. Review the Capital Improvements Plan and file written comments.
3. Monitor and evaluate implementation of the Capital Improvements Plan.
4. File semi-annual reports with respect to the progress of the Capital Improvements Plan.
5. Advise the City Council of the need to update or revise the Land Use Assumptions, Capital Improvements Plan, and Impact Fees.

Currently the City of College Station has five impact fees in existence of which all associated construction is complete. All five of the impact fees underwent a 5-Year Update in 2013 in accordance with State Law. The following is a current status report for each of the five impact fees. (To facilitate review, data from previous 6 months are presented in bold font.):

92-01 Sanitary Sewer (Graham Road) (508 ac.) \$339.63/LUE

This fee was initially implemented in 1992 at \$152.18 /LUE and was revised in 1996 to \$289.77/LUE after approval of updated Land use Assumptions and Capital Improvements Plan (CIP), revised again to the \$232.04/LUE in 2000, revised again to \$316.07 in 2008, and to the current amount in November of 2013. The CIP consisted of three phases originally estimated at \$543,000 which have all been completed at a combined cost of \$473,518.72. Fees collected over the last reporting period are **\$0.00** for total amount of **\$324,292.38** (per Account #92509000 4560). The remaining amount eligible for collection is about **\$42,682.46**. The total amount to be recovered through impact fees is anticipated at **77%** of original construction cost.

97-01 Sanitary Sewer (Spring Creek – Pebble Hills) (2000 ac.) \$144.01/LUE

This fee was implemented in December 1997 at \$349.55/LUE, was revised to \$98.39 in 2008, and was revised to the current amount in November of 2013.. The CIP consisted of Phase I (east of Hwy 6) and Phase II (west of Hwy 6). Phase I estimated to cost \$1,000,000 was completed in 1999 at a cost of \$631,214.59. Phase II was estimated to cost \$1,350,000 and was completed at a cost of \$813,752.00. The total actual cost was \$1,444,966.59. Fees collected over the last reporting period are **\$11,569.85** for total amount of **\$635,349.99** (per Acct #92519000 4560). The remaining amount eligible for collection is about **\$790,791.67**. The total amount to be recovered through impact fees is anticipated at **98%** of original construction cost.

97-02B Sanitary Sewer (Alum Creek – Nantucket) (608 ac.) \$44.71/LUE

This fee was implemented in December 1997 at \$243.38/LUE, was revised to \$59.42 in 2008, and was revised to the current amount in November of 2013. The CIP consisted of running a 15" sanitary sewer line from the south end of the College Station Business Park westerly along Alum Creek to the east ROW of Highway 6. The project was estimated to cost \$390,000 and was completed in 1999 at a cost of \$214,270.87. Fees collected over the last reporting period are **\$312.97** for total amount of **\$25,143.39** (per Acct #92529000 4560). The remaining amount eligible for collection is about **\$100800.72**. The total amount to be recovered through impact fees is anticipated at **57%** of original construction cost.

99-01 Water (Harley)(158 ac.) \$996.03/LUE

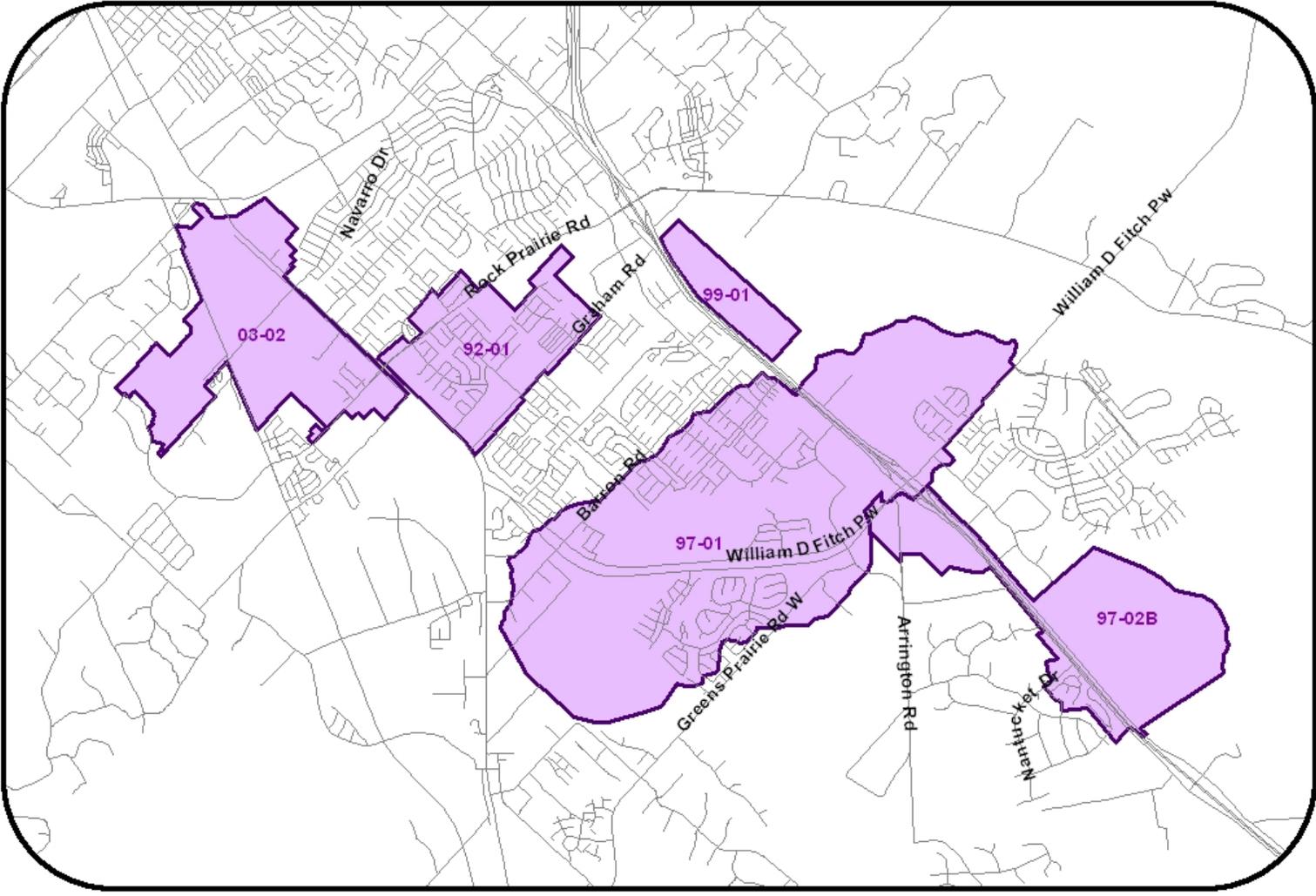
This fee was implemented in April 1999 at \$550.00/LUE, was revised to \$769.91 in 2008, and was revised to the current amount in November of 2013. The CIP consisted of running an 18" water line south along the east ROW of Highway 6 approximately 4800'. The line was estimated to cost \$312,000 (the impact fee is based on an 8" line @ \$165,000). A 2400' section of the 18" line was constructed in 1999 from the south end at a total cost of \$342,977.73. Fees collected over the last reporting period are **\$0.00** for total amount of **\$64,740.88** (per Acct #92409000 4560). The remaining amount eligible for collection is about **\$279,884.43**. The total amount to be recovered through impact fees is anticipated at **99%** of original construction cost.

03-02 Sanitary Sewer (Steeplechase) (715 ac.) \$144.87/LUE

This fee was initially implemented in June 2003 at \$300.00/LUE, was revised to \$357.74 in 2009, and was revised to the current amount in November of 2013. This CIP was constructed in two phases of sanitary sewer line construction in compliance with the proposed construction in the original report establishing the fee. Phase one crossed Wellborn Road and terminated at Old Wellborn Road consisting of 2,347 linear feet of 18 inch sewer line with a construction cost of \$296,642. Phase two was completed in 2006 and continued the line along Old Wellborn Road and terminated across RPR West. Phase two consisted of 6,281 linear feet of 12 inch line and 2,062 linear feet of 18 inch line for a construction cost of \$529,088 and a land cost of \$87,133. The design cost for the combined phases was \$148,023. The total actual cost was \$1,091,886 which was less than the original report estimated at \$1,596,137. Fees collected over the last reporting period are **\$28,249.65** for total amount of **\$200,859.32** (per Acct #253-0000-287.51-13). The remaining amount eligible for collection is about **\$872,609.93**. The total amount to be recovered through impact fees is anticipated at **94%** of original construction cost.

Impact Fee Area	Effective Buildout LUE	Current Impact Fee Rate	Remaining Capital Investment to Recoup
92-01 Graham	1710	\$ 339.63	\$ 43,000
97-01 Spring Creek	8565	\$ 144.01	\$791,000
97-02B Alum	2656	\$ 44.71	\$101,000
99-01 Harley	396	\$ 996.03	\$280,000
03-02 Steeplechase	7051	\$ 144.87	\$873,000
		Total	\$2,088,000

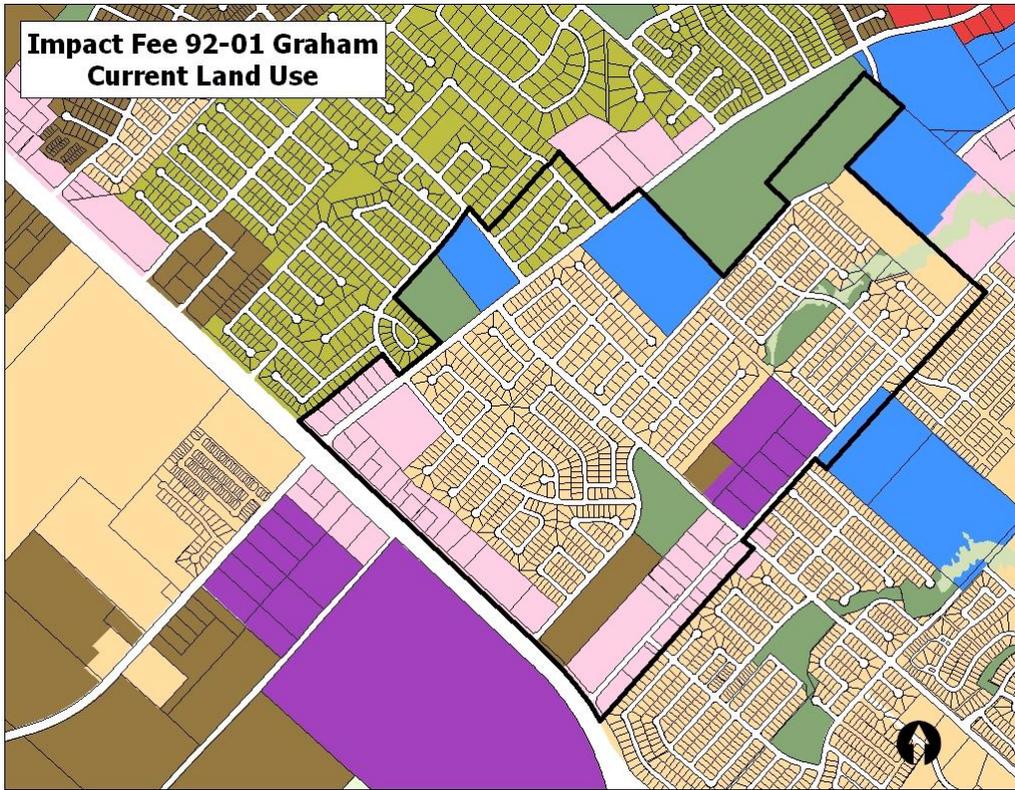
Attachments: Impact Fee Service Areas Map
 Current Land Use Map per Impact Fee Area



1 inch equals 4,000 feet



Impact Fee Areas - January 2013

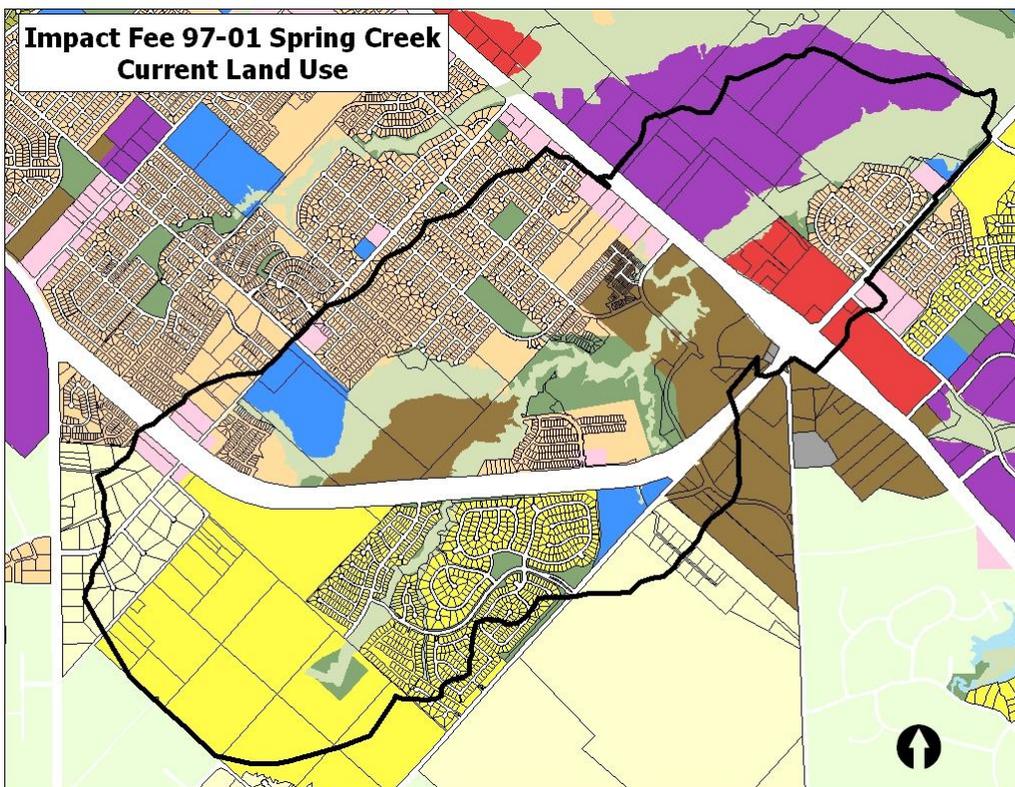


Legend

Land Use Plan

FLU-2

- 111 - Neighborhood Conservation
- 910 - 100 - Rural
- 130 - Estate
- 109 - Restricted Suburban
- 110 - General Suburban
- 120 - 250 - Urban
- 275 - Urban Mixed Use
- 210 - General Commercial
- 200 - Suburban Commercial
- 310 - Business Park
- 410 - Institutional/Public
- 450 - Texas A&M University
- 710 - 720 - Natural Areas - Protected
- 800 - Natural Areas - Reserved
- 850 - Utilities
- 456 - Redevelopment Areas
- 999 - Water

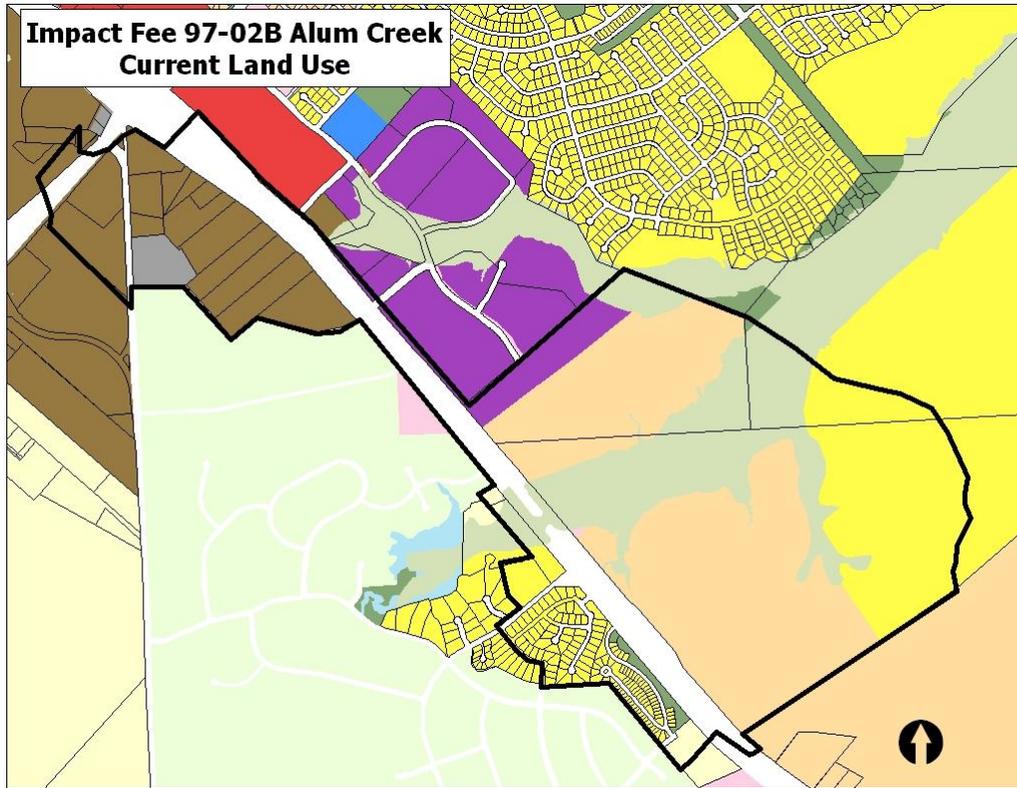


Legend

Land Use Plan

FLU-2

- 111 - Neighborhood Conservation
- 910 - 100 - Rural
- 130 - Estate
- 109 - Restricted Suburban
- 110 - General Suburban
- 120 - 250 - Urban
- 275 - Urban Mixed Use
- 210 - General Commercial
- 200 - Suburban Commercial
- 310 - Business Park
- 410 - Institutional/Public
- 450 - Texas A&M University
- 710 - 720 - Natural Areas - Protected
- 800 - Natural Areas - Reserved
- 850 - Utilities
- 456 - Redevelopment Areas
- 999 - Water

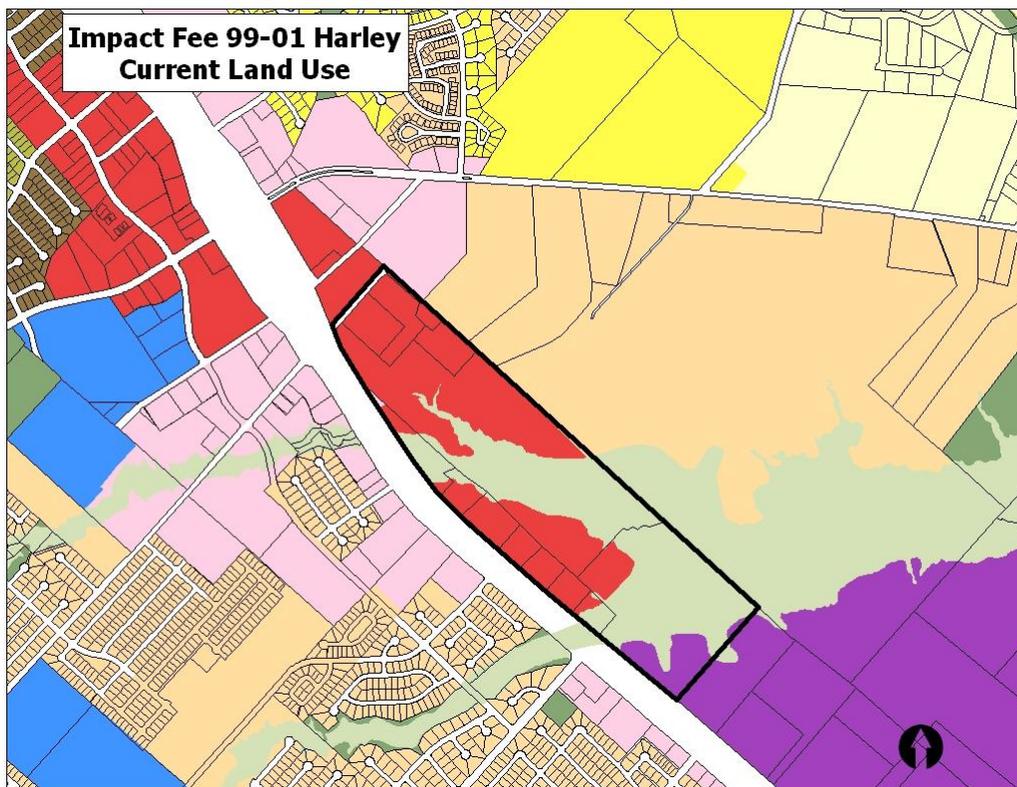


Legend

Land Use Plan

FLU-2

- 111 - Neighborhood Conservation
- 910 - 100 - Rural
- 130 - Estate
- 109 - Restricted Suburban
- 110 - General Suburban
- 120 - 250 - Urban
- 275 - Urban Mixed Use
- 210 - General Commercial
- 200 - Suburban Commercial
- 310 - Business Park
- 410 - Institutional/Public
- 450 - Texas A&M University
- 710 - 720 - Natural Areas - Protected
- 800 - Natural Areas - Reserved
- 850 - Utilities
- 456 - Redevelopment Areas
- 999 - Water



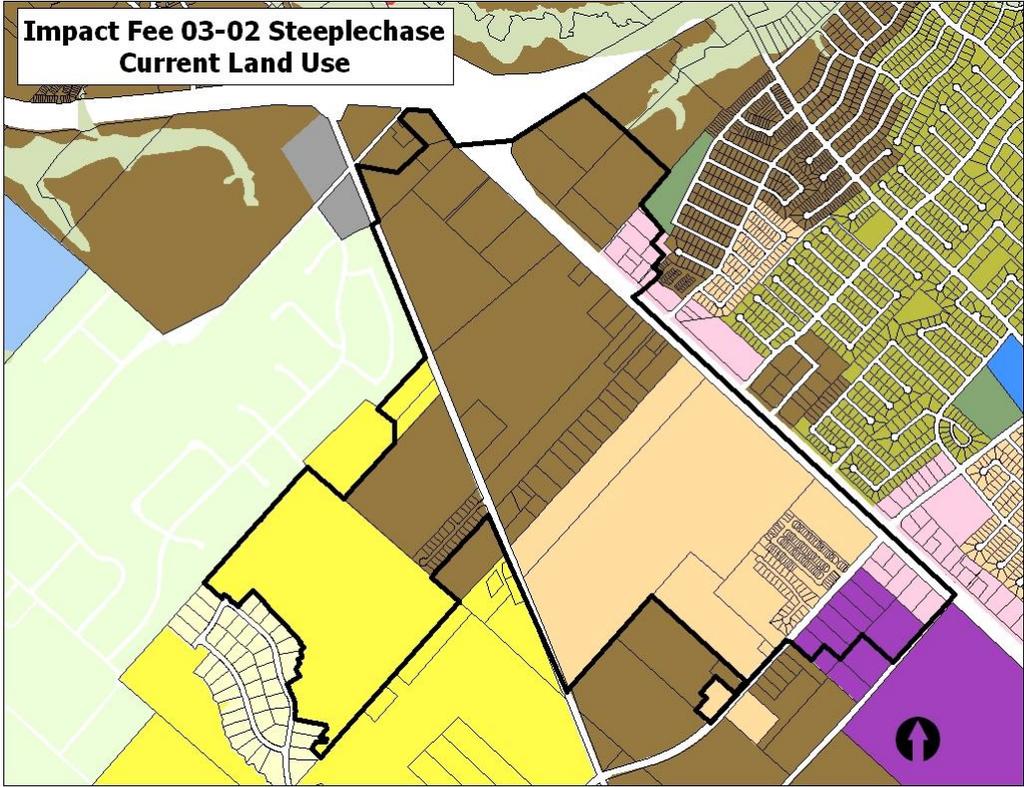
Legend

Land Use Plan

FLU-2

- 111 - Neighborhood Conservation
- 910 - 100 - Rural
- 130 - Estate
- 109 - Restricted Suburban
- 110 - General Suburban
- 120 - 250 - Urban
- 275 - Urban Mixed Use
- 210 - General Commercial
- 200 - Suburban Commercial
- 310 - Business Park
- 410 - Institutional/Public
- 450 - Texas A&M University
- 710 - 720 - Natural Areas - Protected
- 800 - Natural Areas - Reserved
- 850 - Utilities
- 456 - Redevelopment Areas
- 999 - Water

**Impact Fee 03-02 Steeplechase
Current Land Use**



Legend

Land Use Plan

FLU-2

- 111 - Neighborhood Conservation
- 910 - 100 - Rural
- 130 - Estate
- 109 - Restricted Suburban
- 110 - General Suburban
- 120 - 250 - Urban
- 275 - Urban Mixed Use
- 210 - General Commercial
- 200 - Suburban Commercial
- 310 - Business Park
- 410 - Institutional/Public
- 450 - Texas A&M University
- 710 - 720 - Natural Areas - Protected
- 800 - Natural Areas - Reserved
- 850 - Utilities
- 456 - Redevelopment Areas
- 999 - Water



Legislation Details (With Text)

File #: 15-0321 **Version:** 1 **Name:** Update on Items
Type: Updates **Status:** Agenda Ready
File created: 6/11/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 6/18/2015 **Final action:**

Title: Presentation, possible action, and discussion regarding an update on the following items:
 * A rezoning of approximately 63 acres located at 3590 Greens Prairie Road West from E Estate to RS Restricted Suburban. The Planning & Zoning Commission heard this item on May 7, 2015 and voted (5-0) to recommend approval. The City Council heard this item on May 28, 2015 and voted (4-2) to approve the request.

 * An ordinance amendment revising the Non-Residential Architectural Standards and related standards and processes. The Planning & Zoning Commission heard this item on May 7, 2015 and voted (5-0) to recommend approval. The City Council heard this item on May 28, 2015 and voted (6-0) to approve the proposed amendment.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presentation, possible action, and discussion regarding an update on the following items:
 * A rezoning of approximately 63 acres located at 3590 Greens Prairie Road West from E Estate to RS Restricted Suburban. The Planning & Zoning Commission heard this item on May 7, 2015 and voted (5-0) to recommend approval. The City Council heard this item on May 28, 2015 and voted (4-2) to approve the request.

 * An ordinance amendment revising the Non-Residential Architectural Standards and related standards and processes. The Planning & Zoning Commission heard this item on May 7, 2015 and voted (5-0) to recommend approval. The City Council heard this item on May 28, 2015 and voted (6-0) to approve the proposed amendment.



Legislation Details (With Text)

File #: 15-0320 **Version:** 1 **Name:** Upcoming Meetings
Type: Updates **Status:** Agenda Ready
File created: 6/11/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 6/18/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
* Thursday, June 25, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (Liaison - Moore)
* Thursday, July 2, 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
------	------	-----------	--------	--------

Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
* Thursday, June 25, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (Liaison - Moore)
* Thursday, July 2, 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 - Final - Amended

Planning and Zoning Commission Regular

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

Thursday, June 18, 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 [15-0312](#) Consideration, possible action, and discussion regarding absence requests.

*Jim Ross ~ July 2 & 16, 2015

Attachments:

[Jim Ross](#)

- 4.2 [15-0289](#) Presentation, possible action, and discussion regarding a Final Plat for Castlegate II Subdivision Section 107 consisting of 41 lots on approximately 8 acres located at 2518 Portland Avenue, generally located northeast of the intersection of Victoria Avenue and Etonbury Avenue within the Castlegate II Subdivision. Case #15-00900104 (J Bullock)

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

Regular Agenda

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

6. [15-0275](#) Presentation, possible action, and discussion regarding waiver requests to Unified Development Ordinance Section 12-8.4.C.3 'Street Projections' and Section 12-8.4.E 'Blocks' and a presentation, possible action, and discussion regarding a Preliminary Plan for Polo Estates consisting of 22 lots on approximately 34 acres located at 4331 North Graham Road, generally located near the intersection of Holleman Drive South and North Graham Road in the College Station Extraterritorial Jurisdiction. Case #PP2015-000002 (J. Bullock)

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

7. [15-0309](#) Public hearing, presentation, possible action, and discussion regarding a Final Plat for West Park Addition Lots 26A, 26B, 26C, 26D, & 26E Block 8 being a replat of 1.576 Acres, Portion of Block 1 Volume 62, Page 164 and an un-platted portion of Block 8 West Park Addition Volume 102, Page 198 consisting of five single-family residential lots on approximately 1.576 acres located at 300 Montclair Avenue, generally located south of George Bush Drive. Case #14-00900292 (M. Bombek)

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

8. [15-0323](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan Future Land Use and Character Map from Restricted Suburban to General Suburban for approximately 22.26 acres located at 3940 and 4300 North Graham Road, and more generally located west of Holleman Drive South near the Sherwood Heights Subdivision and immediately north of the city limit line. Case # CPA2015-000001 (M. Bombek) (Note: Final action on this item is scheduled for the July 9, 2015 City Council meeting- subject to change.)

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

9. [15-0315](#) 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 GS General Suburban for approximately 22.26 acres being two 11.26 acre tracts from R Rural to GS General Suburban, both tracts being located in the Peter Norton Survey, Abstract No. 186 and the John Payne Survey, Abstract No. 195, College Station, Brazos County, Texas. Said tract being the same tract of land as described by a deed to Ovais Inc. recorded in Volume 6863, Page 86 of the Official Public Records of Brazos County, Texas, generally located at 3940 and 4300 North Graham Road, more generally located west of Holleman Drive South near the Sherwood Heights Subdivision and immediately north of the city limit line. Case #REZ2015-000002 (M. Bombek) (Note: Final action on this item is scheduled for the July 9, 2015 City Council meeting - subject to change)

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

10. [15-0297](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Estate and Restricted Suburban to Restricted Suburban and Suburban Commercial for approximately 25 acres located at 4201 Rock Prairie Road, and more generally located at the northeast corner of Rock Prairie Road and Bird Pond Road. Case #CPA2015-000002 (J. Prochazka) (Note: Final action on this item is scheduled for the July 9, 2015 City Council meeting - subject to change.)

Attachments: [Staff Report](#)
[Application](#)
[Amendment Map](#)
[Utility Layout](#)

11. [15-0296](#) 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 for approximately 20.872 acres from R Rural to 17.14 acres of RS Restricted Suburban and 3.732 acres of SC Suburban Commercial, both tracts being located in the Thomas Caruthers League, Abstract No. 9, College Station, Brazos County, Texas. Said Tracts being portions of the remainder of a called 26.25 acre tract as described by a deed to Dale W. Conrad and Wife, Reba J. Conrad recorded in Volume 460, Page 505 of the Deed Records of Brazos County, Texas; generally located at 4201 Rock Prairie Road, and more generally located at the northeast corner of Rock Prairie Road and Bird Pond Road. Case #REZ2015-000005 (J. Prochazka) (Note: Final action on this item is scheduled for the July 9, 2015 City Council meeting - subject to change.)

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

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

13. Adjourn

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 June 12, 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 #: 15-0312 **Version:** 1 **Name:** Absence Requests
Type: Absence Request **Status:** Agenda Ready
File created: 6/9/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 6/18/2015 **Final action:**
Title: Consideration, possible action, and discussion regarding absence requests.
*Jim Ross ~ July 2 & 16, 2015

Sponsors:

Indexes:

Code sections:

Attachments: [Jim Ross](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Consideration, possible action, and discussion regarding absence requests.
*Jim Ross ~ July 2 & 16, 2015



CITY OF COLLEGE STATION
Planning & Development Services

**Absence Request Form
For Elected and Appointed Officers**

Name Jim Ross

Request Submitted on June 9, 2015

I will not be in attendance at the meeting on July 2 & 16 , 2015
for the reason specified: (Date)

Signature Jim Ross



Legislation Details (With Text)

File #: 15-0289 Version: 1 Name: Castlegate II Section 107 Final Plat
Type: Final Plat Status: Agenda Ready
File created: 6/4/2015 In control: Planning and Zoning Commission Regular
On agenda: 6/18/2015 Final action:
Title: Presentation, possible action, and discussion regarding a Final Plat for Castlegate II Subdivision Section 107 consisting of 41 lots on approximately 8 acres located at 2518 Portland Avenue, generally located northeast of the intersection of Victoria Avenue and Etonbury Avenue within the Castlegate II Subdivision. Case #15-00900104 (J Bullock)

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presentation, possible action, and discussion regarding a Final Plat for Castlegate II Subdivision Section 107 consisting of 41 lots on approximately 8 located at 2518 Portland Avenue, generally located northeast of the intersection of Victoria Avenue and Etonbury Avenue within the Castlegate II Subdivision. Case #15-00900104 (J Bullock)



CITY OF COLLEGE STATION

FINAL PLAT
for
Castlegate II Section 107
15-00900104

SCALE: 41 lots on approximately 8 acres

LOCATION: 2518 Portland Ave

ZONING: GS General Suburban

APPLICANT: Wallace Phillips IV, 3-D Development LLC

PROJECT MANAGER: Jessica Bullock, Staff Planner
jbullock@cstx.gov

RECOMMENDATION: Staff recommends approval of the Final Plat

DEVELOPMENT HISTORY

Annexation:	1995
Zoning:	A-O Agricultural Open (upon annexation) to A-O Agricultural Open and R-1 Single-Family Residential (2007); R-1 Single-Family Residential renamed to GS General Suburban (Sept. 2013)
Preliminary Plat:	Castlegate II preliminary plat was approved in January 2011 and subsequently revised in March 2012.
Site Development:	Vacant

COMMENTS

Parkland Dedication: Land dedication of 5.6 acres for neighborhood parks was provided with the first Final Plat of the Castlegate II subdivision and the developer has constructed neighborhood park improvements. Community Parkland dedication fees of \$25,625 (41 lots X \$625) are due prior to filing of the Final Plat.

Greenways: N/A

Pedestrian Connectivity: Sidewalks are required and will be provided on both sides of all thoroughfares and on one side of all local streets.

Bicycle Connectivity: Bike lanes will be provided on both sides of Etonbury Avenue.

Impact Fees: The subject tract is located in the Spring Creek Sanitary Sewer Impact Fee Area and will be assessed \$98.39 per Living Unit Equivalent (LUE).

REVIEW CRITERIA

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

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>15-104</u>
DATE SUBMITTED:	<u>04/02/15</u>
TIME:	<u>4:55</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 N/A

NAME OF PROJECT Castlegate II Subdivision - Section 107

ADDRESS Intersection of W. S. Phillips Parkway and Victoria Avenue

SPECIFIED LOCATION OF PROPOSED PLAT:

Northwest of Castlegate II Subdivision, Section 105

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

Name Wallace Phillips IV E-mail dustyphillips52@yahoo.com

Street Address 4490 Castlegate Drive

City College Station State TX Zip Code 77845

Phone Number 979.690.7250 Fax Number 979.690.1041

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

Name 3-D Development, LLC E-mail dustyphillips52@yahoo.com
Street Address 4490 Castlegate Drive
City College Station State TX Zip Code 77845
Phone Number 979.690.7250 Fax Number 979.690.1041

ARCHITECT OR ENGINEER'S INFORMATION:

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

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

Is there a temporary blanket easement on this property? If so, please provide the Volume 10392 and Page No. 276

Total Acreage 8.405 Total No. of Lots 41 R-O-W Acreage 1.801

Existing Use Agricultural - Vacant Proposed Use Single Family Residential

Number of Lots By Zoning District 41 / R1 GS / / /

Average Acreage Of Each Residential Lot By Zoning District:

0.161 / R1 GS / / /

Floodplain Acreage N/A

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

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

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

Yes

No

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

Project Name: Castlegate II Preliminary Plat

City Project Number (if known): 12-00500004

Date / Timeframe when submitted: January 2012

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

none

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

none

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

Requested Oversize Participation _____

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>904</u> Streets</p> <p>- Sidewalks</p> <p><u>901</u> Sanitary Sewer Lines</p> <p><u>976</u> Water Lines</p> <p>- Channels</p> <p><u>685</u> Storm Sewers</p> <p>- Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
---	---

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

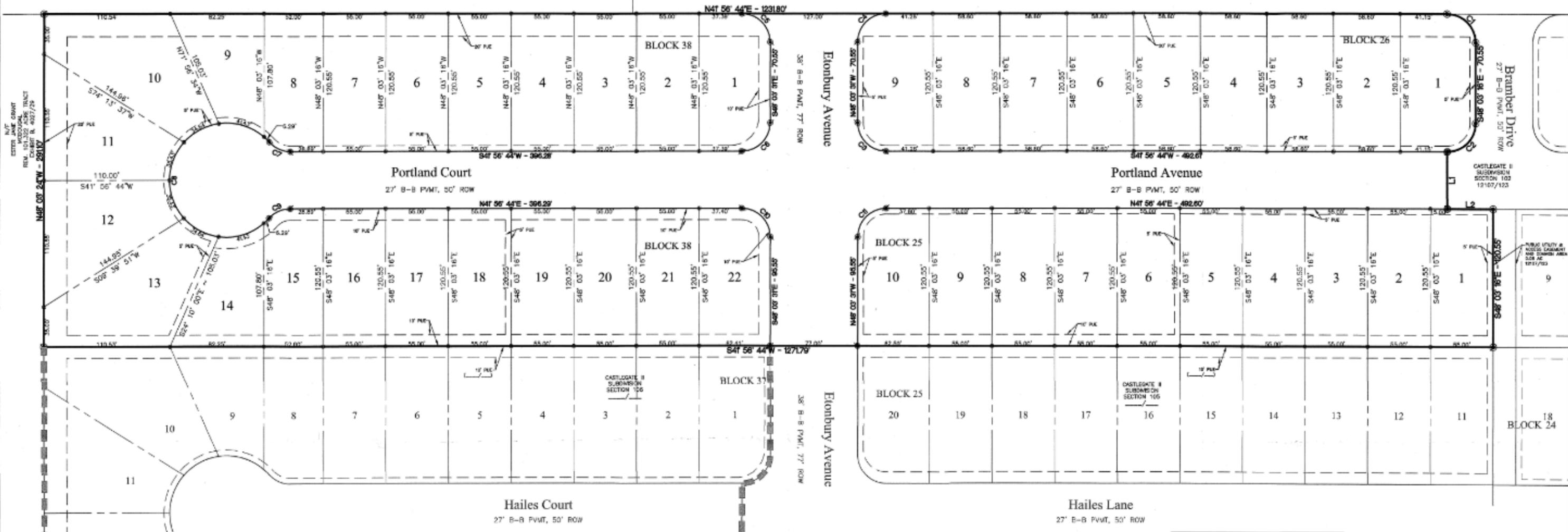
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from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

Walter the firm
Signature and title

4-6-15
Date

N/P
CHESTER BROWN
18.30 ACRE
TRACT 7
2413/228

N/P
THE ADAMS C. BAKER
REVOCABLE LIVING
TRUST
29.405 ACRE TRACT
2488/214



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Wallace Phillips IV, Manager of 3-D Development, owner and developer of the land shown on this plat, and designated herein as the Castlegate II Subdivision, Section 107, to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, playgrounds, sidewalks, easements and public places therein shown by the survey and consideration therein expressed. All such dedications shall be in full effect unless expressly provided otherwise.

Wallace Phillips IV, Manager
3-D Development

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

Chairman

CERTIFICATE OF CITY ENGINEER

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

City Engineer

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

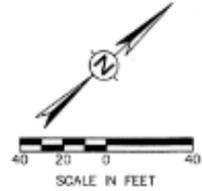
County Clerk
Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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

R.P.L.S. No. 4502



METS AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE ROBERT STEVENSON LEAGUE, SUBSECTION 107, CASTLEGATE II SUBDIVISION, SECTION 107, BRAZOS COUNTY, TEXAS, AS DESCRIBED BY A DEED TO DORADO DEVELOPMENT, LLC RECORDED IN VOLUME 968, PAGE 111 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/2" IRON ROD FOUND ON THE SOUTHWEST CORNER OF A CALLED 16.86 ACRE TRACT DESCRIBED AS TRACT 7 BY A DEED TO CHESTER BROWN RECORDED IN VOLUME 2413, PAGE 228 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE WEST CORNER OF SAID REMAINDER OF 29.405 ACRE TRACT AND THE NORTH CORNER OF A CALLED 181.22 ACRE TRACT AS DESCRIBED BY A DEED TO LUTHER LAMM GRANT SUBDIVISION, RECORDED IN VOLUME 423, PAGE 26 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 41° 50' 41" E ALONG THE COMMON LINE OF SAID REMAINDER OF 29.405 ACRE TRACT AND SAID 16.86 ACRE TRACT AND A CALLED 29.405 ACRE TRACT AS DESCRIBED BY A DEED TO THE ADAMS C. BAKER REVOCABLE LIVING TRUST RECORDED IN VOLUME 2488, PAGE 44 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 121.19 FEET TO THE SOUTHWEST CORNER OF SAID REMAINDER OF 29.405 ACRE TRACT AND THE NORTH CORNER OF A CALLED 181.22 ACRE TRACT AS DESCRIBED BY A DEED TO LUTHER LAMM GRANT SUBDIVISION, RECORDED IN VOLUME 423, PAGE 26 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 29.405 ACRE TRACT, SAID SECTION 107, CASTLEGATE II SUBDIVISION, SECTION 107, ACCORDING TO THE PLAT RECORDED IN VOLUME 1171, PAGE 26 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, CASTLEGATE II SUBDIVISION, SECTION 107, ACCORDING TO THE PLAT RECORDED IN VOLUME 1264, PAGE 46 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, STONBURY AVENUE (77' R.O.W. - PLAT 1263/26) AND CASTLEGATE II SUBDIVISION, SECTION 107, ACCORDING TO THE PLAT RECORDED IN VOLUME 1288, PAGE 22 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR THE FOLLOWING CALLS:

- ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 96° 07' 09" FOR AN ARC DISTANCE OF 19.37 FEET (CHORD BEARS N 80° 50' 44" E - 35.34 FEET) TO THE END OF SAID CURVE;
- S 40° 02' 16" E FOR A DISTANCE OF 76.55 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 22.00 FEET;
- ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 96° 07' 09" FOR AN ARC DISTANCE OF 26.27 FEET (CHORD BEARS S 09° 22' 16" E - 35.34 FEET) TO THE END OF SAID CURVE;
- S 49° 02' 16" E FOR A DISTANCE OF 13.05 FEET;
- N 41° 50' 41" E FOR A DISTANCE OF 46.36 FEET;
- S 40° 02' 16" E FOR A DISTANCE OF 120.55 FEET TO THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE: S 41° 50' 41" W THROUGH SAID REMAINDER OF 29.405 ACRE TRACT FOR A DISTANCE OF 121.19 FEET TO THE NORTHEAST CORNER OF THE AGREEMENTED REMAINDER OF 181.22 ACRE TRACT MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE: N 40° 02' 30" W ALONG THE COMMON LINE OF SAID REMAINDER OF 29.405 ACRE TRACT AND SAID REMAINDER OF 30.222 ACRE TRACT FOR A DISTANCE OF 241.30 FEET TO THE 200' O.G. BEGINNING CONTAINING 8.48 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
- THENCE:

GENERAL NOTES:

- THE BEARING SYSTEM SHOWN HEREON IS REFERRED TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT PROJECTION, CENTRAL ZONE, AND AS MONUMENTED ON THE GROUND.
- ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LIE.
- ALL LOTS ARE GG - GENERAL SUBURBAN.
- NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE 13-09-18A17 LETTER OF MAP REVISION, DATED MAY 18, 2012.
- COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
- 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
- EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2 INCHES IN CALIPER OR ONE 4 INCH CALIPER TREE PER ORDINANCE 3223.
- DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
- THIS PLAT IS IN THE SPRING CREEK IMPACT FEE AREA.

Curve Data					
CURVE #	LENGTH	RADIUS	PC TA	TANGENT	CHORD
C1	26.27	22.00	080°07'09"	35.07	26.28
C2	26.27	22.00	080°07'09"	35.07	26.28
C3	26.27	22.00	080°07'09"	35.07	26.28
C4	26.27	22.00	080°07'16"	35.07	26.28
C5	26.27	22.00	080°07'16"	35.07	26.28
C6	26.27	22.00	080°07'16"	35.07	26.28
C7	21.02	22.00	044°11'07"	11.16	20.41
C8	26.27	22.00	080°07'09"	35.07	26.28
C9	26.27	22.00	080°07'09"	35.07	26.28
C10	26.27	22.00	080°07'09"	35.07	26.28
C11	26.27	22.00	080°07'09"	35.07	26.28

LINE TABLE		
LINE #	LENGTH	DIRECTION
1	66.90'	S 49° 02' 16" E
2	46.36'	S 41° 50' 41" E



VICINITY MAP



**FINAL PLAT
CASTLEGATE II SUBDIVISION
SECTION 107**

8.405 ACRES
ROBERT STEVENSON LEAGUE, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS
41 LOTS

SCALE 1" = 40'
APRIL 2015

OWNER/DEVELOPER: 3-D Development, 440 College Drive, College Station, TX 77840, (979) 693-7226

SURVEYOR: Brad Kerr, R.P.L.S. No. 4502, 409 N. Texas Ave., Bryan, TX 77803, (979) 258-1145

ENGINEER: Schulte Engineering, LLC, 7876 NO. 12227, 3700 LORAIN DR., STE 116-A, COLLEGE STATION, TEXAS 77845, (979) 704-2800



Legislation Details (With Text)

File #: 15-0275 Version: 1 Name: Polo Estates Preliminary Plan
 Type: Preliminary Plan Status: Agenda Ready
 File created: 5/22/2015 In control: Planning and Zoning Commission Regular
 On agenda: 6/18/2015 Final action:
 Title: Presentation, possible action, and discussion regarding waiver requests to Unified Development Ordinance Section 12-8.4.C.3 'Street Projections' and Section 12-8.4.E 'Blocks' and a presentation, possible action, and discussion regarding a Preliminary Plan for Polo Estates consisting of 22 lots on approximately 34 acres located at 4331 North Graham Road, generally located near the intersection of Holleman Drive South and North Graham Road in the College Station Extraterritorial Jurisdiction. Case #PP2015-000002 (J. Bullock)

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

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presentation, possible action, and discussion regarding waiver requests to Unified Development Ordinance Section 12-8.4.C.3 'Street Projections' and Section 12-8.4.E 'Blocks' and a presentation, possible action, and discussion regarding a Preliminary Plan for Polo Estates consisting of 22 lots on approximately 34 acres located at 4331 North Graham Road, generally located near the intersection of Holleman Drive South and North Graham Road in the College Station Extraterritorial Jurisdiction. Case #PP2015-000002 (J. Bullock)



**PRELIMINARY PLAN
for
Polo Estates
PP2015-000002**

SCALE: 22 lots on approximately 34 acres

LOCATION: 4331 North Graham Road, generally located near the intersection of Holleman Drive South and North Graham Road in the College Station Extraterritorial Jurisdiction (ETJ).

ZONING: N/A (ETJ)

APPLICANT: Louis A Malecheck, III, Get Real, LLC

PROJECT MANAGER: Jessica Bullock, Staff Planner
Jbullock@cstx.gov

RECOMMENDATION: Staff recommends denial of the waiver requests to UDO Section 12-8.4.C.3 'Street Projections' and UDO Section 12-8.4.E. 'Blocks'. If the waivers are approved by the Commission, staff recommends approval of the Preliminary Plan. If the waivers are denied, the Preliminary Plan should also be denied.



PRELIMINARY PLAN

Case: PP2015-000002

POLO ESTATES

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation: N/A (ETJ)
Zoning: N/A (ETJ)
Site development: Horse stables and arena

COMMENTS

Water: Water service will be provided by Wellborn Special Utility District. Public waterlines and fire flow requirements will be required to comply with the B/CS unified Design Guidelines with the Final Plat.

Sewer: The subject tract will be served by On-Site Sewage Facilities. On-Site Sewage Facilities will be required to comply with all County & State OSSF regulations and will be permitted by the Brazos County Health Department.

Off-site Easements: None required at this time.

Drainage: A drainage report for this development will need to be submitted with the construction documents and is the purview of Brazos County.

Flood Plain: There is no F.E.M.A. regulated floodplain located on the property according to firm panel 48041C0325E, effective date 5/16/2012.

Greenways: N/A

Pedestrian Connectivity: This tract is located in the ETJ. Pedestrian facilities are not proposed or required.

Bicycle Connectivity: This tract is located in the ETJ. Bicycle facilities are not proposed or required.

Streets: The proposed subdivision will have access via North Graham Road, a 2-lane major collector currently built as a rural section. Lots will have access from the proposed residential street built as a rural section.

Oversize Request: N/A

Parkland Dedication: Fee in lieu of parkland dedication for the 21 additional lots proposed in the amount of \$26,481 (21x\$1,261) will be due prior to filing of the final plat.

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 Plan Future Land Use and Character map. While the subject property is being developed as residential, the City does not have zoning or land use authority in the Extraterritorial Jurisdiction. The Preliminary Plan is in compliance with the applicable section of the Unified Development Ordinance (UDO) with the exceptions noted below.

2. Compliance with Subdivision Regulations: The proposed Preliminary Plan is in compliance with the applicable Subdivision Regulations contained in the UDO except for the following waiver requests:

- **UDO Section 12-8.4.C.3 'Street Projections'** – The requirement under this section is stated as 'where adjoining areas are not platted, the subdivision shall provide street projections to such areas by projecting a public street: 1) in each cardinal direction around the proposed subdivision, 2) at intervals no fewer than the maximum block length along the perimeter boundary of the subdivision, 3) to provide street connection or street frontage to land locked tracts that do not otherwise have frontage to a public street'. The applicant is seeking a waiver to not require street projections to the east and west within the development. They have received a letter from the property owner to the east requesting the projection not be built.
- **UDO Section 12-8.4.E. 'Blocks'** – The requirement under this section is stated as 'in order to provide a public street network that is complimentary to the Thoroughfare Plan and that ensures uniform access and circulation, block length shall not exceed one thousand five hundred (1,500) feet.' The streets proposed with the subdivision, Mallet Way and Chukker Lane, stub to the tract to the south but exceed 1,800 feet in length from North Graham Road so other through streets are required to break the block being created into parts less than 1,500 feet.

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;

There are no special circumstances or conditions affecting the land involved that strict application will deprive the applicant of reasonable use of the land. The applicant states that strict application of the ordinance will result in the need to construct streets that are not necessary for this development or others.

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

If the waivers are not granted, the subject tract can still be subdivided. The applicant states that not granting the waivers will result in additional expense and disturbance that will result from extending streets to the west and east.

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 this chapter; and

The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property.

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

Granting the requested waivers will affect the ability of surrounding tracts to meet the ordinance when platting. The applicant is providing street projection and utilities to the south which he states, as the largest tract, is most likely to develop. While abutting tracts are currently developed, at the time of platting or replatting, the surrounding tracts along South Dowling Road and I&GN Road would be required to provide a public through street to break block length. By not providing street projections, future connections to South Dowling Road and I&GN Road would not be possible.

STAFF RECOMMENDATION

Staff recommends denial of the waiver requests to UDO Section 12-8.4.C.3 'Street Projections' and UDO Section 12-8.4.E. 'Blocks'. If the waivers are approved by the Commission, staff recommends approval of the Preliminary Plan. If the waivers are denied, the Preliminary Plan should also be denied.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan



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

PRELIMINARY PLAN APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

- \$932 Preliminary Plan Application Fee.
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable). **PREVIOUSLY SUBMITTED w/ FINAL PLAN**
- 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 Polo Estates

ADDRESS North Graham Road

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

East of the intersection of North Graham Road and South Dowling Road

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

Name Louis A Malecheck, III E-mail malecheck@thepaynelawgroup.com
 Street Address 3850 Corporate Center Drive
 City Bryan State Texas Zip Code 77802
 Phone Number 979.776.9800 Fax Number 979.731.8333

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

Name Get Real, LLC E-mail malecheck@thepaynelawgroup.com
 Street Address 3850 Corporate Center Drive
 City Bryan State Texas Zip Code 77802
 Phone Number 979.776.9800 Fax Number 979.731.8333

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering, LLC - Joe Schultz E-mail joeschultz842verizon.net
 Street Address 2730 Longmire Drive, Suite A
 City College Station State Texas Zip Code 77845
 Phone Number 764-3900 Fax Number (979) 764-3910

Total Acreage 34.069 Total No. of Lots 22 R-O-W Acreage 3.468

Number of Lots By Zoning District 21 / ETJ _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

1.391 / ETJ _____ / _____ / _____

Floodplain Acreage 0

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

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

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: Polo Estates (FP-REPLAT)

City Project Number (if known): #FP2015-900027

Date / Timeframe when submitted: 1/28/2015

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

Waiver to Section 12-8.3.E.3. Street Projections and Waiver to Section 12-8.3.G. Blocks. 2. Block Length

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.

See Attached

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

See Attached

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.

See Attached

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.

See Attached

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

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

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

Detailed explanation of condition identified above:

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

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

 M. Malechek

Signature and title

Trey Malechek

5-8-2015

Date

Polo Estates Subdivision Waiver Request

Waiver to Section 12-8.3.E.3. Street Projections and Waiver to Section 12-8.3.G. Blocks. 2. Block Length

Justification for Waiver:

Polo Estates consists of the previously platted 34 acre Lot 1, Block 1 of the Foxworth Subdivision. This lot was platted in 2004 with no streets required to break the block length or projected to adjacent tracts. This waiver request is to allow the development of the Subdivision as shown on the plat with a street extension to the south, but not to the west or east and with a block length exceeding 1,500'. A street is extended to the largest adjacent tract which would be the only tract likely to subdivide for development.

The justification for not extending a street to the west is that the adjacent tracts are already developed as single residential lots. The Wootan and Bass tracts as shown on Exhibit A were subdivided out of the larger tract but were not platted since each tract is greater than 10 acres. To the south of the Bass tract are platted lots so a street through the Wootan and Bass tracts could not be a through street unless it connected back to South Dowling Road on one of these tracts. It is not likely that a street extended to the Wootan tract would ever be extended since the house and barn locations as shown on Exhibit B occupy a large part of the tract and any future subdividing would be to add one or two homesites which can be accomplished by taking access of South Dowling Road. Also, attached is an email from Chad Wootan which he stated that he does not desire to have a street extended to his property.

A street is not proposed to the unplatted tract to the east since it would have to cross a significant drainage way and the 7.5 acre tract is already developed as a fraternity house. The tract between the 7.5 acre tract and I&GN Road is already developed and is only 2.1 acres so it is unlikely that a street would extend through that tract. The location of the drainage way is shown on Exhibit C and the existing structures on the tracts are shown on Exhibits B and C. Future subdivision of the tract could occur with access only from North Graham Road.

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.
Strict application of the ordinance will result in extensions of streets that may never be extended therefore requiring the Developer to construct streets that are not necessary for this development or future development.
2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant.
The property owner desires to develop the property without the additional expense and disturbance that would result from extending streets to the west and east.

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 granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.

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 granting of this waiver will not affect the subdivision of other land since the proposed plan provides an extension of a street and utilities to the largest adjacent tract which may develop in the future. The other adjacent and nearby tracts are already developed.



EXHIBIT
A

SCALE
VERTICAL: _____ IN. = _____ FT.
HORIZONTAL: _____ IN. = _____ FT.
PLATTING SCALE: 1" = 100'
FILE NAME: 14-038

WAIVER REQUEST

POLO ESTATES SUBDIVISION
BRAZOS COUNTY, TEXAS

DATE	APPROVED	DATE	APPROVED
MARCH 02/15	JPS	14-038	JPS
DATE	APPROVED	DATE	APPROVED
	JPS		JPS
DATE	APPROVED	DATE	APPROVED
	JPS		JPS

DATE	BY	DATE
DATE	BY	DATE

Schultz Engineering, LLC
2714 W. STATE ST. SUITE 100
DALLAS, TEXAS 75241
TEL: 972.382.1234
FAX: 972.382.1235
WWW.SCHULTZENGINEERING.COM

Joe Schultz

From: Chad Wootan <chad@lonestarbcs.com>
Sent: Wednesday, February 25, 2015 12:59 PM
To: 'Joe Schultz'
Subject: street extension to Wootan 11 acres

Joe,

As per our discussion concerning the development of the Polo Estates property, adjacent to my personal residence, I have no desire to have a road extended to my property line. I have no future interest in developing my 11.5 acres. I have no need to connect or have access thru said property. I think it is even against my deed restrictions to subdivide my property. It will devalue my property and my privacy by adding this extension to my boundary.

Thanks

Chad Wootan



- NOTES:
1. THE TOPOGRAPHY SHOWN IS FROM FIELD SURVEY DATA AND ADJUSTED TO THE DATUM.
 2. THE TYPICAL 100 YEAR FLOODPLAIN IS SHOWN ON THE PLAN. ALL STRUCTURES SHALL BE LOCATED OUTSIDE THE FLOODPLAIN UNLESS OTHERWISE NOTED.
 3. THE 100 YEAR FLOODPLAIN IS BASED ON THE 100 YEAR FLOODPLAIN DATA FOR BRAZOS COUNTY AND IS APPROXIMATE. THE ACTUAL FLOODPLAIN MAY VARY FROM THE SHOWN FLOODPLAIN.
 4. 1/2" ROW WAYS AT ALL LOT CORNERS AND WALK POINTS AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF COLLEGE STATION.
 5. DRIVE CENTER LINES AND DRIVE POINTS.
 6. CHANGE OF THE LOTS WILL FOLLOW NATURAL DRAINAGE PATTERNS. DRIVEWAYS SHALL BE LOCATED TO MAINTAIN THE NATURAL DRAINAGE PATTERNS. THE DRAINAGE PATTERNS SHALL BE MAINTAINED IN THEIR ORIGINAL LOCATION AND THE NATURAL FLOW OF WATER IN THE DRAINAGE PATTERNS SHALL NOT BE OBSTRUCTED.
 7. LOTS ARE TO BE SERVED BY PRIVATE, ON-SITE SEWAGE TREATMENT SYSTEMS WHICH MUST COMPLY WITH ALL COUNTY AND STATE USE REGULATIONS. ALL ON-SITE SEWAGE TREATMENT SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT. THE SEWER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT. THE SEWER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT. THE SEWER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT.
 8. THE WATER SUPPLY FOR THIS DEVELOPMENT IS TO BE PROVIDED BY THE PRIVATE WATER SUPPLY SYSTEM. THE WATER SUPPLY SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT. THE WATER SUPPLY SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT. THE WATER SUPPLY SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT.
 9. ALL TRAIL AND DRIVEWAYS SHALL BE LOCATED WITHIN THE PROPERTY BOUNDARIES AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
 10. EXISTING UTILITIES LOCATED IN RIGHTS-OF-WAY DESIGNATION AREAS WILL BE RELOCATED INTO THE ADJACENT PUBLIC UTILITY EASEMENT AT THE DEVELOPER'S EXPENSE.
 11. ELECTRIC SERVICE FOR THE DEVELOPMENT WILL BE PROVIDED BY BRASS COUNTY ELECTRIC CO. THE ELECTRIC SERVICE LINES SHALL BE LOCATED IN THE 10' UTILITY EASEMENT AT THE FRONT OF THE LOTS AND IN THE 10' UTILITY EASEMENT ELECTRICAL DISTRIBUTION LINES SHALL ALSO BE LOCATED IN THE 10' UTILITY EASEMENT. THE LOCATION OF THE SUBDIVISION ELECTRICAL DISTRIBUTION LINES WILL BE PROVIDED AS SHOWN ON THE PLAN.
 12. THERE SHALL BE A 5' WIDE EASEMENT FOR WALKWAYS AND DRIVEWAYS NECESSARY TO HELP SUPPORT OVERHEAD UTILITY LINES AND EASEMENTS WILL EXTEND TO BEYOND ANY UTILITY EASEMENT.
 13. ALL INTERIOR LOT LINES SHALL HAVE A 5' TYPICAL UTILITY EASEMENT LOCATED ON THE LOT LINE. ALL FRONT LOT LINES SHALL HAVE A 10' UTILITY EASEMENT ALONG THE COMMON LOT LINE. EVERY WALKWAY NEAR LOT LINES SHALL FOLLOW EXISTING DRAINAGE PATTERNS.
 14. THE SUBJECT TRACT LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF COLLEGE STATION.
 15. PLANNED EASEMENTS TO CITY OF BRASS, 04/27/2011, DOES APPLY TO THIS TRACT.
 16. BRASS COUNTY ORDINANCES FOR THE WEDDING PLAN ARE AS FOLLOWS:
 - POINT OF VIEW: SEE SHEET 001
 - ROAD: SEE SHEET 001
 - IN ADDITION BRASS COUNTY ORDINANCES ARE IN ACCORDANCE TO ALL OTHER APPLICABLE BRASS COUNTY ORDINANCES.
 17. BRASS COUNTY WILL NOT BE RESPONSIBLE FOR MAINTAINING THE PUBLIC UTILITY OR PRIVATE DRAINAGE EASEMENTS.
 18. THE TRACT BOUNDARY ASSOCIATION SHALL MAINTAIN THE PRIVATE DRAINAGE EASEMENTS, TRAIL, DRIVEWAYS AND LANDSCAPE EASEMENT UNLESS THE PLAN OF THE PRIVATE DRAINAGE EASEMENTS.
 19. NO DRIVEWAY ACCESS WILL BE ALLOWED INTO NORTH GRANAM ROAD. LOT 17 SHALL ACCESS ONLY FROM MALLET WAY.
 20. CONSTRUCTION OF FILL OR AN ENHANCED PLAN IS REQUIRED FOR LOTS THAT HAVE SHORTER THAN 2 FEET OF FILL.
 21. PROPOSED LOTS CANNOT BE LOCATED FURTHER THAN 300' FROM A FIRE HYDRANT WHICH IS BASED ON LAY OF THE LAND ALONG THE STREET.
 22. DRIVEWAY ACCESS INTO MALLET WAY FROM LOTS 1 AND 22 SHALL BE PROVIDED WITHIN 100' OF NORTH GRANAM PART OF ROAD.
 23. THE SUBDIVISION IS IN THE COLLEGE STATION PRESENTLY SCHOOL DISTRICT.

LEGEND

	PROPERTY BOUNDARY
	DRIVEWAY CENTERLINE
	PUBLIC UTILITY EASEMENT
	LOT LINE
	ROW LINE
	DRAINAGE SLOPE DIRECTION
	PROPOSED STORM SEWER LINE
	EXISTING WALKING
	PROPOSED WALKING
	INFORMAL EASEMENT
	DRIVE WALK
	PROPOSED DRIVE PAVEMENT
	RISE INDICATOR
	APPROXIMATE 100 YEAR STORM LIMITS
	PRIVATE DRAINAGE EASEMENT
	PUBLIC DRAINAGE EASEMENT
	BASE FLOOD ELEVATION
	MINIMUM FINISHED FLOOR ELEVATIONS FOR STRUCTURES

LINE FILE	LINE POINT	LINE DATA
101	101.000	101.000
102	102.000	102.000
103	103.000	103.000
104	104.000	104.000
105	105.000	105.000
106	106.000	106.000
107	107.000	107.000
108	108.000	108.000
109	109.000	109.000
110	110.000	110.000
111	111.000	111.000
112	112.000	112.000
113	113.000	113.000
114	114.000	114.000
115	115.000	115.000
116	116.000	116.000
117	117.000	117.000
118	118.000	118.000
119	119.000	119.000
120	120.000	120.000



**PRELIMINARY PLAN
NOT FOR RECORD**

**PRELIMINARY PLAN
OF
POLO ESTATES
BLOCK 1, LOTS 1 - 22
0.101 ACRES R.O.W. DEDICATION
BEND A**

**REPLAT
OF
FOXWORTH SUBDIVISION**

BLOCK 1, LOT 1
34,383 ACRES MEASURED
CALLED 34.383 ACRES
VOLUME 6050, PAGE 67

T. HENRY SURVEY, A-132
JOHN PAYNE SURVEY, A-189
BRAZOS COUNTY, TEXAS

SCALE: 1"=80' MAY 2013

OWNER/DEVELOPER: ENGINEER:
ALAN ADRIAN DAVIS AND JILLIE ANN DAVIS
CORAL ENGINEERING, L.L.C.

SURVEYOR: 2013 LICENSE NO. 2454
ALAN ADRIAN DAVIS AND JILLIE ANN DAVIS
CORAL ENGINEERING, L.L.C.
1000 LAMAR BL. SUITE A
COLLEGE STATION, TEXAS 77840



**Final Plat
for
Lots 26A, 26B, 26C, 26D, & 26E Block 8
West Park Addition
Being a Replat of
1.576 Acres, Portion of Block 1 Volume 62,
Page 164 and an un-platted portion of
Block 8 West Park Addition Volume 102,
Page 198
14-00900292**

SCALE: Five lots on 1.576 acres

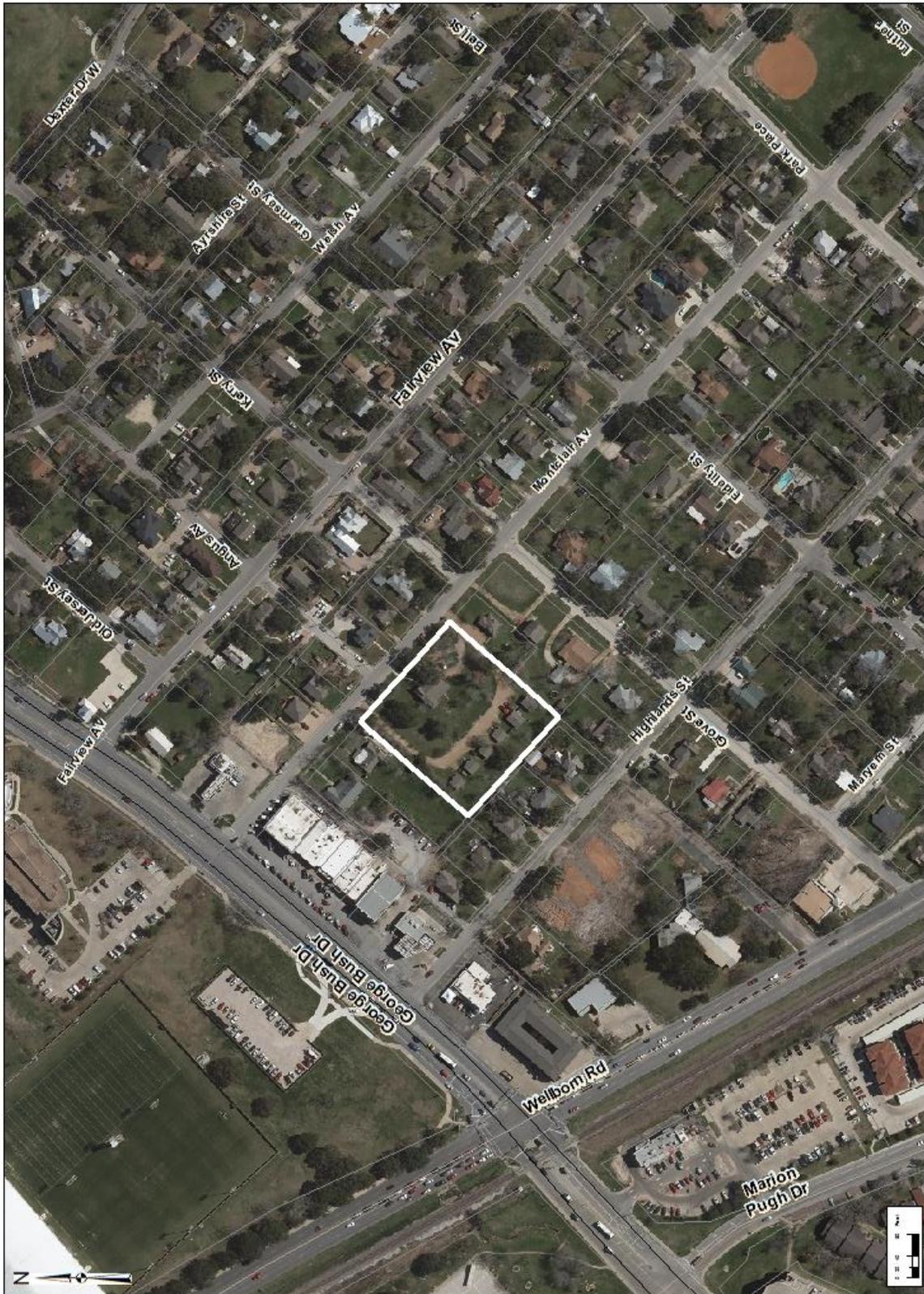
LOCATION: 300 Montclair, generally located south of George Bush Drive.

ZONING: GS General Suburban

APPLICANT: Adam Wallace, ATM Surveying

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

RECOMMENDATION: Staff recommends approval of the Final Plat.

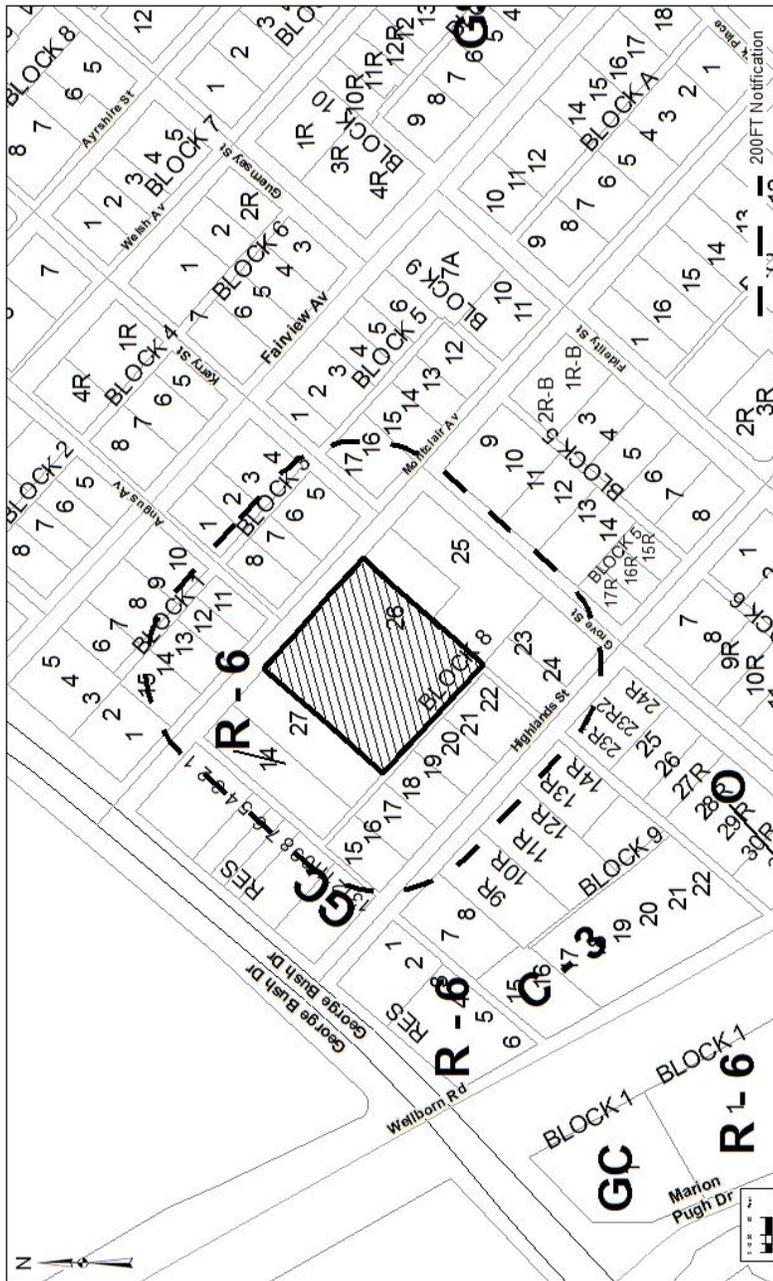


DEVELOPMENT REVIEW

300 MONTCLAIR AVE

Case: 14-292

FINAL PLAT - REPLAT



Zoning Districts

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

	DEVELOPMENT REVIEW	300 MONTCLAIR AVE	Case: 14-292
FINAL PLAT - REPLAT			

DEVELOPMENT HISTORY

Annexation: 1938

Zoning: R-1 Single-Family Residential renamed GS General Suburban (2013)

Final Plat: 1940

Site development: One lot containing one primary residential structure and six secondary residential structures on 1.567 acres.

COMMENTS

Parkland Dedication: Not required for this plat.

Greenways: No greenway dedication is proposed or required.

Pedestrian Connectivity: There is a six foot wide sidewalk set back three feet from the curb along Montclair Avenue required for this Final Plat.

Bicycle Connectivity: There is a proposed bike route for Montclair Avenue.

Impact Fees: N/A

REVIEW CRITERIA

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

STAFF RECOMMENDATION

Staff recommends approval of the Final Plat

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>14-292</u>
DATE SUBMITTED:	<u>12/03/14</u>
TIME:	<u>3:55</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.
- Fourteen (14) folded copies of plat. (A signed mylar original must be submitted after approval.)
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- Copy of original deed restrictions/covenants for replats (if applicable).
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

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

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT 300 Montclair

ADDRESS 300 Montclair, College Station, TX 77840

SPECIFIED LOCATION OF PROPOSED PLAT:

300 Montclair, College Station, TX 77840

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

Name Adam Wallace E-mail adam@aTmSurveying.com

Street Address 1403 Lemon Tree

City College Station State TX Zip Code 77840

Phone Number 979-209-9291 Fax Number _____

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

Name Guseman2 Group LLC. E-mail pat@pasademographics.com
Street Address 4710 Heron Lakes Circle tguseman@gmail.com
City Bryan State TX Zip Code 77802-3468
Phone Number _____ Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name ATM Surveying - Adam Wallace E-mail adam@atmsurveying.com
Street Address 1403 Lemon Tree
City College Station State TX Zip Code 77840
Phone Number 979-209-9291 Fax Number _____

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

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

Total Acreage 1.576 Total No. of Lots 1 R-O-W Acreage _____

Existing Use Residential Proposed Use Residential

Number of Lots By Zoning District R1 / 5 _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

0.315 / R-1 _____ / _____

Floodplain Acreage n/a

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

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

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

Yes

No

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

Project Name: _____

City Project Number (if known): _____

Date / Timeframe when submitted: _____

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

n/a

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

N/A

Regarding the waiver request, explain how:

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

N/A

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

N/A

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

N/A

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

N/A

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

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

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

Detailed explanation of condition identified above:

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

Requested Oversize Participation _____

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

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.

P.K. Zusaman

11/24/2014

Signature and title

Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

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

Property Owner(s)

Date

Engineer Certification:

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

Engineer

Date

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

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

A. I, _____ 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

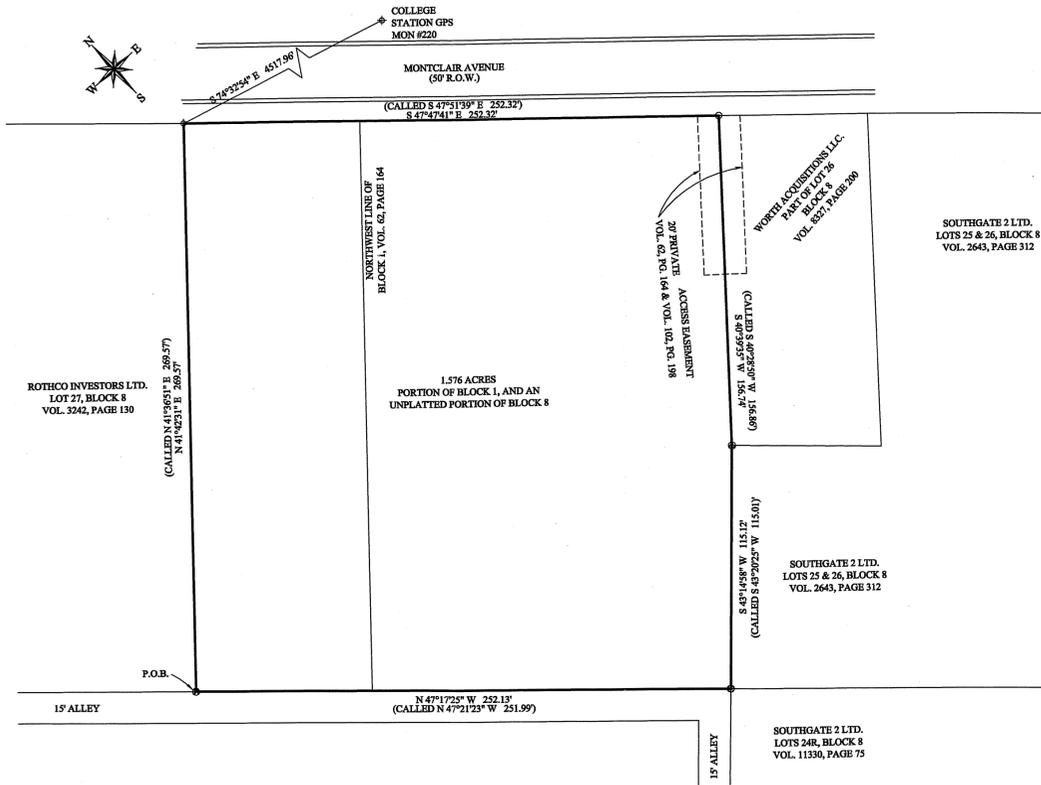
I, _____, certify that the structure with its attendant utility, ductwork, basement and sanitary facilities is designed to be flood-proofed so that the structure and utilities, ductwork, basement and sanitary facilities are designed to be watertight and impermeable to the intrusion of water in all areas 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: _____



ORIGINAL PLAT

CERTIFICATE OF CITY ENGINEER

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

City Engineer

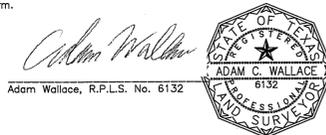
APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the ____ day of _____, 2014, and same was duly approved on the ____ day of _____, 2014.

Chairman

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS

I, Adam Wallace, Registered Public Surveyor No. 6132, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property on November 18th, 2014 and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, owner and developer of the land shown on this plat, and designated herein as Lots 26A, 26B, 26C, 26D and 26E, Block 8, of the West Park Addition to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____

_____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

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

Notary Public, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

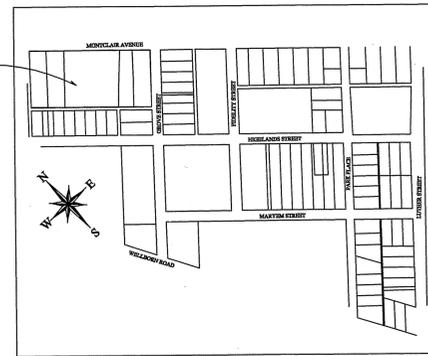
STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its _____

certificates of authentication was filed for record in my office the ____ day of _____, 20____, in _____

the Official Records of Brazos County, Texas, in Volume _____ Page _____
WITNESS my hand and official Seal, at my office in Bryan, Texas.

County Clerk
Brazos County, Texas



METES AND BOUNDS DESCRIPTION

Being a tract of land containing 1.576 acres in the J. E. Scott League, A-50, in the City of College Station, Brazos County, Texas, and being a portion of Block 1, as recorded in Vol. 62, Page 164 of the Brazos County Deeds Records (B.C.D.R.), and an unplatted portion of Block 8 of West Park Addition, as recorded in Vol. 102, Page 198, of the B.C.D.R., and also being the same tract recorded in Vol. 11591, Page 250, of the Brazos County Official Records (B.C.O.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 1/2" iron rods referred to said previous plat, and as surveyed on the ground on November 3rd of 2014. This description is also referred to the plat prepared by ATM Surveying, Project No. 2014-0703, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the west corner of this tract, also being the south corner of the Rothco Investors Ltd., called Lot 27, Block 8, as recorded in Vol. 3242, Page 130 of the B.C.O.R., and also being a point on the northeast line of a 15' Alley;

THENCE North 41°42'31" East, a distance of 269.57 feet along the common line between this tract and said Rothco tract to a 1/2" iron rod with a maroon plastic cap marked "RFS 6132 - ATM SURV" set for the north corner of this tract, also being the east corner of said Rothco tract, and also being a point on the southwest right-of-way line of Montclair Avenue (50' R.O.W.);

THENCE South 47°47'41" East, a distance of 252.32 feet along the common line between this tract and said Montclair Avenue to a property corner not set for the east corner of this tract, and also being the north corner of Worth Acquisitions LLC., called Part of Lot 26, Block 8, as recorded in Vol. 8327, Page 200 of the B.C.O.R.;

THENCE South 40°39'35" West, a distance of 156.74 feet along the common line between this tract and said Worth tract to a 5/8" iron rod with yellow plastic cap marked "KERR 4502" found for a point along the southeast line of this tract, also being the west corner of said Worth tract, also being the north corner of Southgate 2 Ltd., called Lots 25 & 26, Block 8, as recorded in Vol. 2643, Page 312 of the B.C.O.R.;

THENCE South 43°14'58" West, a distance of 115.12 feet along the common line between this tract, and said Southgate tract, to a 1/2" iron rod found for the south corner of this tract, also being the west corner of said Southgate tract, also being the north corner of Southgate 2 Ltd., called Lot 24R, Block 8, as recorded in Vol. 11330, Page 75 of the B.C.O.R. and also being the east corner of a 15' Alley;

THENCE North 47°17'25" West, a distance of 252.13 feet along the common line between this tract and said 15' Alley to the PLACE OF BEGINNING containing 1.576 acres.

LINE	DISTANCE	BEARING
L1	6.00'	S 47°47'41" E
L2	6.00'	S 47°47'41" E
L3	12.00'	N 47°47'41" W
L4	6.00'	S 47°47'41" E
L5	6.00'	S 47°47'41" E
L6	12.00'	N 47°47'41" W
L7	10.00'	S 47°47'59" E
L8	20.00'	S 49°14'58" W
L9	10.00'	N 46°45'02" W
L10	19.77'	N 48°14'58" E

REPLAT

SURVEY LEGEND

— SURVEY PROPERTY LINE
--- ADJACENT PROPERTY LINE
--- UTILITY EASEMENT

⊙ 1/2" IRON ROD FOUND
⊙ 1/2" IRON ROD WITH MAROON PLASTIC CAP MARKED "RFS 6132 - ATM SURV" SET
⊙ 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KERR 4502" FOUND
○ CALCULATED CORNER

SCALE: 1" = 40'



J. E. SCOTT LEAGUE, A-50
LOTS 26A, 26B, 26C, 26D & 26E
BLOCK 8
WEST PARK ADDITION
BEING A REPLAT
1.576 ACRES, PORTION OF BLOCK 1
VOL. 62, PAGE 164
AND AN UNPLATTED
PORTION OF BLOCK 8
WEST PARK ADDITION
VOLUME 102, PAGE 198
COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:
GUSEMAN 2 GROUP LLC
4710 HERON LAKES CIR
BRYAN, TX 77802-3488

ATM Surveying
P.O. Box 10313, College Station, TX 77840
PHONE: (979)209-9291 email: Adam@ATMSurveying.com
www.ATMSurveying.com - FIRM #101784-00



Legislation Details (With Text)

File #: 15-0323 Version: 1 Name: 3940&4300 N. Graham Road- Comprehensive Plan Amendment

Type: Comprehensive Plan Status: Agenda Ready

File created: 6/12/2015 In control: Planning and Zoning Commission Regular

On agenda: 6/18/2015 Final action:

Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan Future Land Use and Character Map from Restricted Suburban to General Suburban for approximately 22.26 acres located at 3940 and 4300 North Graham Road, and more generally located west of Holleman Drive South near the Sherwood Heights Subdivision and immediately north of the city limit line. Case # CPA2015-000001 (M. Bombek) (Note: Final action on this item is scheduled for the July 9, 2015 City Council meeting- subject to change.)

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan Future Land Use and Character Map from Restricted Suburban to General Suburban for approximately 22.26 acres located at 3940 and 4300 North Graham Road, and more generally located west of Holleman Drive South near the Sherwood Heights Subdivision and immediately north of the city limit line. Case # CPA2015-000001 (M. Bombek) (Note: Final action on this item is scheduled for the July 9, 2015 City Council meeting- subject to change.)



**COMPREHENSIVE PLAN AMENDMENT
FOR
3940 & 4300 North Graham Road
CPA2015-000001**

REQUEST: Restricted Suburban to General Suburban

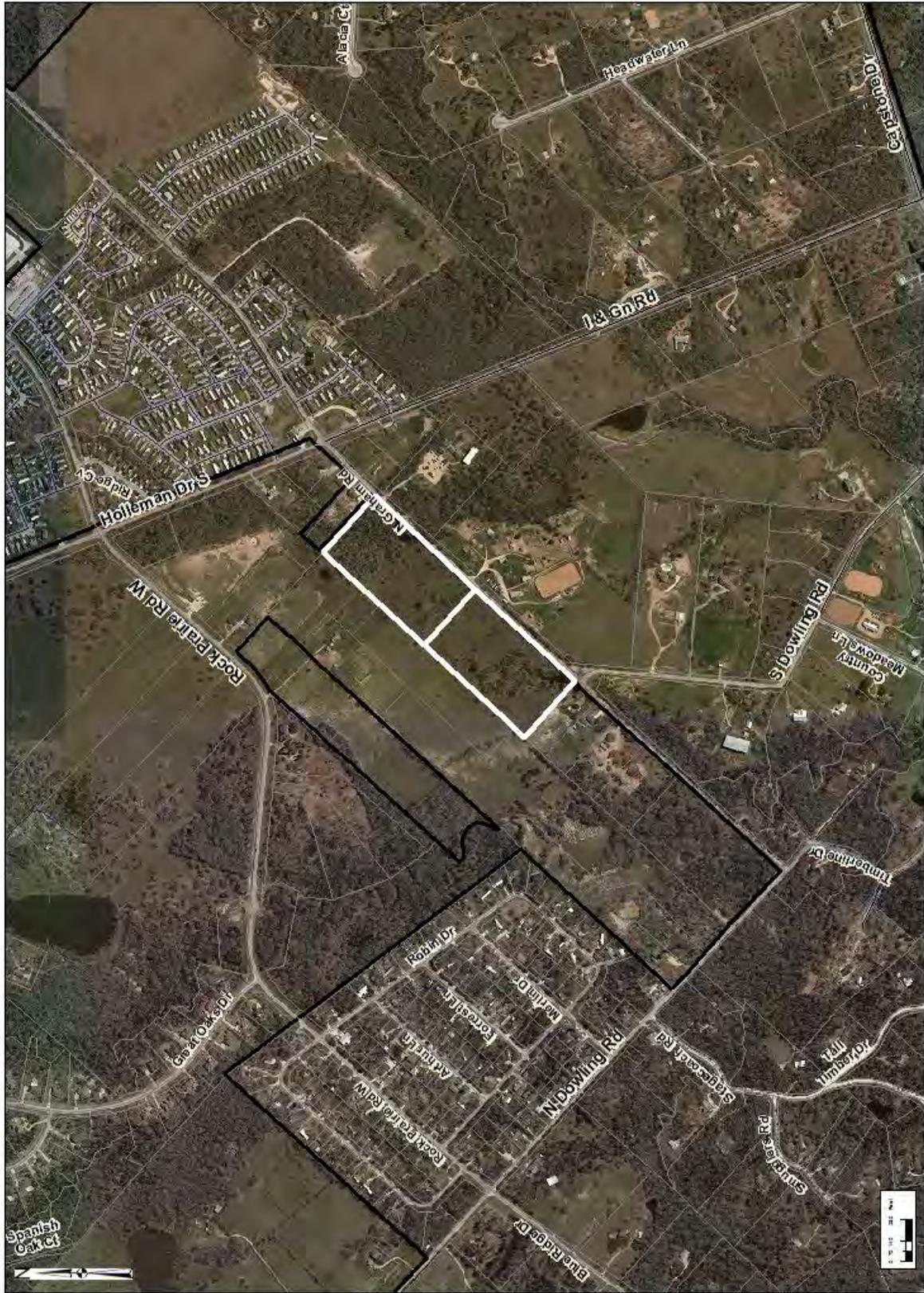
SCALE: Approximately 22.26 acres

LOCATION: 3940 & 4300 North Graham Road, generally located west of Holleman Drive South near the Sherwood Heights Subdivision and immediately north of the city limit line.

APPLICANT: Jeff Mazzolini

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

RECOMMENDATION: Staff recommends denial of the Future Land Use and Character Map amendment.



COMP PLAN AMENDMENT

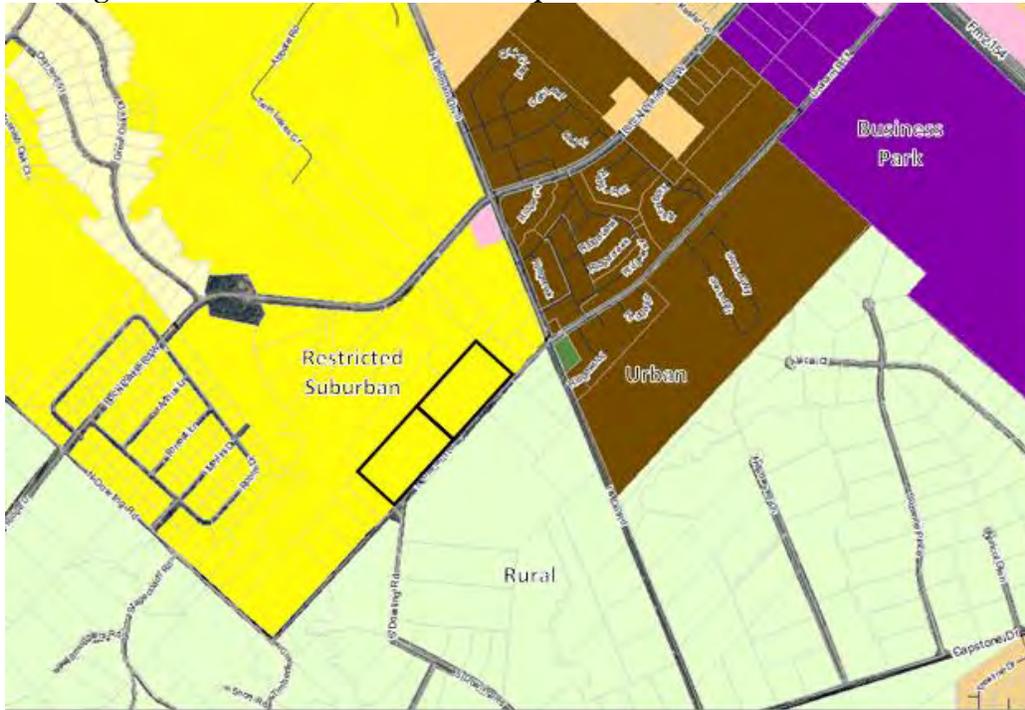
Case:
REZ2015-000001

3940 & 4300 GRAHAM RD N

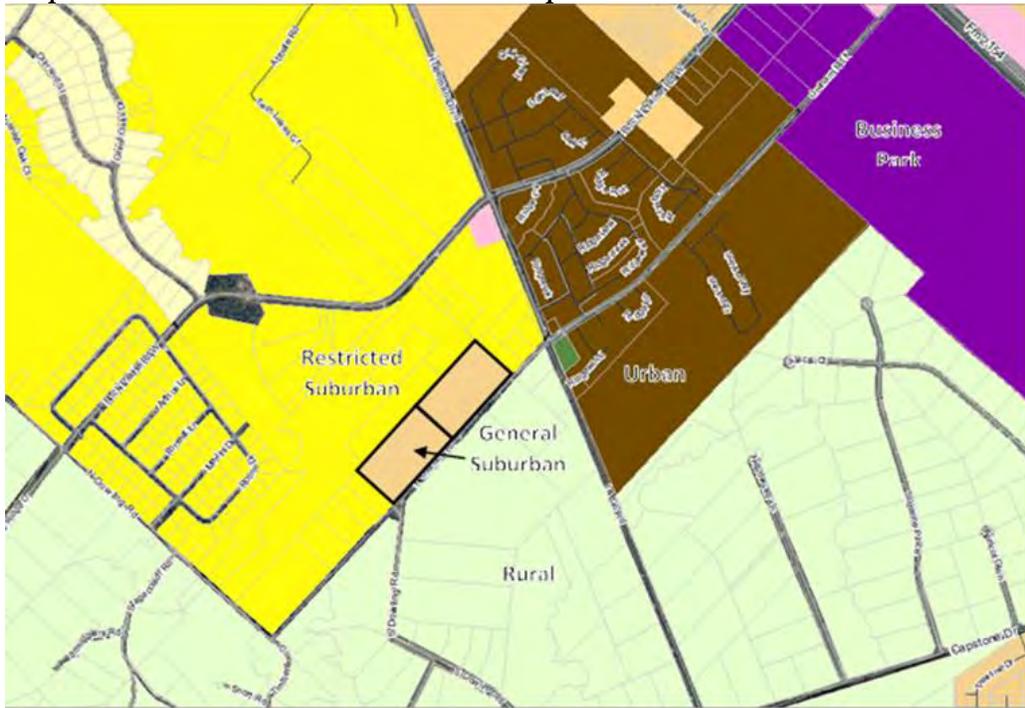
DEVELOPMENT REVIEW



Existing Future Land Use & Character Map



Proposed Future Land Use & Character Map



NOTIFICATIONS

Advertised Commission Hearing Date: June 18, 2015

Advertised Council Hearing Dates: July 9, 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:

N/A

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

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

Inquiry contacts: None at the time of the staff report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Restricted Suburban	R Rural	Agricultural
South (across North Graham Road)	Estate	N/A (ETJ)	Fraternity house Horse stables
East	Restricted Suburban	R Rural	Large-lot residential
West	Restricted Suburban	R Rural	Large-lot residential

DEVELOPMENT HISTORY

Annexation: 2008
Zoning: R Rural
Final Plat: Unplatted
Site development: Vacant

PROPOSAL

The applicant is requesting an amendment to the General Suburban designation on the Comprehensive Plan Future Land Use and Character Map as a step toward permitting a residential subdivision at a higher density than currently anticipated on approximately 22.26 acres located west of Holleman Drive South near the Sherwood Heights Subdivision and immediately north of the city limit line. The subject property and properties to the north and east are primarily designated Restricted Suburban on the Comprehensive Plan Future Land Use and Character Map.

REVIEW CRITERIA

- 1. Changed or changing conditions in the subject area or the City:** The subject property is located just north of College Station’s City limit boundary in an area annexed within the last seven years. Due to the rural character and limited services provided to the area there have not been any studies or proposed changes recommended thus far.

2. **Scope of the request:** The request is to amend the Comprehensive Plan Future Land Use and Character Map designation for approximately 22.26 acres from Restricted Suburban to General Suburban. This amendment will allow for a future residential subdivision with high density single-family housing (minimum 5,000 square-foot lots) along an existing rural section road proposed as a future 2-lane Major Collector, in an area with a prevailing rural character. The proposed land use is more intense than the current surrounding land use and the proposed land uses for the area. Under the existing Restricted Suburban land use designation, future residential development would be characterized by a medium density with homes dispersed across lot sizes with an average of 10,000 square feet. This would allow a gross density of 4 units per acre as opposed to the requested change to General Suburban which would allow a gross density of 8 units per acre effectively doubling the density in an area that is anticipated to be largely rural or low density residential.
3. **Availability of adequate information:** A General Suburban designation allows for future development of a high-density single-family residential subdivision. Properties in this area are served by Wellborn Special Utility District. Wellborn SUD has indicated an ability to serve domestic water service to the proposed subdivision, but additional infrastructure improvements will be needed with further site development to meet minimum fire flow requirements.

There are currently no existing sanitary sewer facilities in this area, necessitating a public lift station and approximately a mile of force main be constructed to serve the property.

The property and surrounding area are not within the Fire Department's desired 4.5 minute response time.

Traffic Impact Analysis is not required for single-family development. North Graham Road is substandard in both street width and condition.

4. **Consistency with the goals and strategies set forth in the Plan:** The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment. The subject property and surrounding area to the north are identified in the Comprehensive Plan as part of a future Neighborhood Planning area. While no area plan exists for the area at this point, it has been as an area for study at an undetermined time in the future.

The proposed amendment essentially creates a bubble of high-density single-family housing that is much higher than the current and expected density and character of the area. Further amendments in this area are discouraged due to a limited future street network and utility constraints in this area as well as to retain the prevailing rural character.

5. **Consideration of the Future Land Use & Character and/or Thoroughfare Plans:** The existing Future Land Use and Character designation on the property is Restricted Suburban. Restricted Suburban is a designation for areas that should have a moderate level of development activities. This land use is typically characterized by larger single-family

lots acting as a transitional use between higher density General Suburban land uses and lower density Estate and Rural land uses.

Generally, land located south of Rock Prairie Road West is planned for lower intensity residential uses. Due to the location of the property, being at the edge of the city limits and the existing rural residential development in the area, there is little thoroughfare infrastructure planned in this area, limiting overall thoroughfare capacity.

The applicant has requested an amendment to General Suburban. General Suburban is a designation for areas that should have a high-level of development with smaller lots (minimum 5,000 square feet or smaller if clustered around open space). The adjacent properties are designated Restricted Suburban and properties to the south across North Graham Road are designated for Rural and the property is located along an existing rural section street that is reflective of the existing character and thoroughfare capacity of the area.

North Graham Road is designated as a 2-lane Major Collector on the City's Thoroughfare Plan Map and is proposed to maintain its current alignment. The roadway is currently built to a 2-lane rural section.

6. **Compatibility with the surrounding area:** The adjacent land uses are large lot single-family and rural tracts varying in size from 2 to 45 acres (overall future density of 4 dwelling units per acre) and land to the south and west, located in the City's Extraterritorial Jurisdiction (ETJ), is largely rural agricultural land with the exception of the Sherwood Heights Subdivision which is a minimum half-acre lot subdivision. These existing developments have less density than the Restricted Suburban designation anticipates. A General Suburban development will provide a different character than these existing developments.

Current agricultural land located to the north of the proposed amendment is designated as Restricted Suburban. The proposed amendment is not consistent with future land uses further north across Holleman Drive South, a proposed 4-lane Major Collector, on North Graham Road.

7. **Impacts on infrastructure including water, wastewater, drainage, and the transportation network:** The subject tract is located within Wellborn SUD's CCN. Wellborn SUD has indicated that they will provide domestic water service for this property. Domestic and fire flow demands will necessitate further water infrastructure improvements at the time of final platting the property. These utilities will be required to be designed and constructed in accordance with the BCS Unified Design Guidelines.

The City does not currently have sanitary sewer infrastructure in the vicinity available to serve this property. With the proposed site development, the applicant has indicated that they plan to construct a lift station on the east side of the property with approximately a mile of force main located in Public Utility Easements (PUEs). The force main would connect to a gravity sanitary sewer system at the intersection of Rock Prairie Road West and Keefer Loop, which is in the Steeplechase-Wellborn Sanitary Sewer Impact Fee Area

(Steeplechase). The sewer infrastructure within the Steeplechase sewer shed was designed with adequate capacity to serve that area. The subject property, however, is located within a different sewer shed, so the Steeplechase infrastructure was not designed to support this additional development. Additionally, the current wastewater master plan was created with the expectation that this area of the City would remain lower density or rural in character. There are significant concerns regarding the downstream capacity and impact fee implications. While there may currently be some available capacity to serve this development, in the future the sanitary sewer system may not be able to adequately serve other tracts within Steeplechase that were planned for under the current master plan, and already have land use designations identified for higher density development. If lots in the proposed development had a minimum size of one acre, they could be served by on-site septic systems. It should also be noted that the subject property is not subject to impact fees, and that the lift station and force main would become public infrastructure that the City is responsible for owning and maintaining. Typically small lift stations have significant maintenance issues and associated costs long term, which will not be recouped from the customers who are served by it.

There is no FEMA regulated floodplain identified on the tract. The development will be required to comply with the City's drainage ordinance and BCS Unified Stormwater Design Guidelines.

The subject tract would have access to North Graham Road which is designated as a 2-lane Major Collector on the Thoroughfare Plan.

8. **Impact on the City's ability to provide, fund, and maintain services:** The subject property and surrounding area are not within the Fire Department's desired 4.5 minute response time, a performance indicator that can have bearing on the City's ISO rating.

The area surrounding this property is located within the Wellborn Special Utility District. Wellborn SUD cannot currently provide adequate fire flows in this area.

There are currently no existing sanitary sewer mains available to serve this property, so a force main more than a mile in length with lift station have been proposed to accommodate development.

9. **Impact on environmentally sensitive and natural areas:** This area is not recognized as environmentally sensitive, but development at a higher density would impact open space.
10. **Contribution to the overall direction and character of the community as captured in the Plan's vision and goals:** The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment. The proposed amendment from Restricted Suburban to General Suburban on just over 22 acres does limit the general goals of the Comprehensive Plan. The amendment is proposing a density and level of service to an area that currently does not have the capacity for given the current conditions.

STAFF RECOMMENDATION

Staff recommends denial of the Future Land Use and Character Map amendment request.

SUPPORTING MATERIALS

1. Application
2. Comprehensive Plan Map



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

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 March 4, 2015

NAME OF PROJECT 22.26 Acres, N. Graham Rd. West of I&GN

ADDRESS 3940 & 4300 N. Graham Rd., College Station, TX 77845

LEGAL DESCRIPTION (Lot, Block, Subdivision) See Attached Exhibit A

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:
N. Graham Rd. West of I&GN across from proposed Polo Estates development.

TOTAL ACREAGE 22.26 Acres

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

Name Jeff Mazzolini E-mail jeff.mazzolini@gmail.com

Street Address 7607 Eastmark Dr. Suite 100

City College Station State TX Zip Code 77840

Phone Number 281-814-0665 Fax Number N/A

PROPERTY OWNER'S INFORMATION:

Name Fateh Ali "Frank" Rajan E-mail frankarajan@yahoo.com
Street Address 4403 Regal Oaks Drive
City College Station State TX Zip Code 77845
Phone Number 979-229-3475 Fax Number N/A

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 request to amend the Land Use for the subject tracts. The tracts are located on N. Graham Rd. West of I&GN.

2. What is the amendment request?

We request to amend the Comprehensive Plan from Restricted Suburban to General Suburban to allow us to develop at a slightly higher density.

3. Explain the reason for this amendment.

We feel there is a shortage of entry level lots and entry level homes and we seek to provide affordable lots for builders who will in turn provide affordable, entry level homes for our growing community. We feel this will help meet an immediate need and will provide additional work for local trades.

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

Growth is occurring at a rapid rate and there is a shortage of city lots. We feel this area is prime for residential development as it is in close proximity to other developments in the works.

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

With developments such as Mission Ranch and Polo Estates, we feel there will be plenty of selections for non-entry level home owners as those developments will feature larger lots and higher end homes. We seek to provide a development focused on entry level homes and feel the existing Comprehensive Plan limits this type development. In addition, zoning of RS does not financially work for the development of the subject tracts. RS does not allow for development of enough lots to cover acquisition and development costs.

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

It will allow for residential development and rooftops to be created in order to help keep up with the city's rapid growth.

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

Service letters from the local utility providers.

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.

 . President .
Signature and title

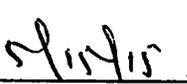

Date

Exhibit A

RE: COMPREHENSIVE PLAN AMENDMENT APPLICATION

22.26 Acres N. Graham Rd. West of I&GN

Legal Description(s):

A018601, P NORTON (ICL), TRACT 4.3, 11.26 ACRES, & A015900 J PAYNE

A018601, P NORTON (ICL), TRACT 4.31, 11 ACRES, & A015900 J PAYNE



May 6, 2015

Mr. Phil Carey
PAD Home Investments
3940 N. Graham Rd
College Station, TX 77845

Re: Gas Availability

Upon your request, I have reviewed the location of gas facilities near your project site and it has been determined that sufficient gas supply is available to serve your planned 110 homes. A main extension, which complies with our Line Extension Policy, will be required to serve the project; however, Atmos Energy is committed to partnering with you to extend gas facilities to the development. Natural gas is the best possible energy choice you can make for your future home owners and surrounding community and we are excited about the opportunity to serve you and your future home owners with industry leading safety, reliability and efficiency.

If you have questions, please contact me at 214-415-6326.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Skains".

Matt Skains
Marketing Development Specialist
Atmos Energy
297 N. Earl Rudder Fwy
Bryan, TX 77802



May 13, 2015

Mr. Phil Carey

PAD Home Investment
3940 N. Graham
College Station, Tx 77845

Re: Letter of Availability

This letter is in reference to property located at 3940 N Graham Rd. BTU has overhead power lines in the vicinity to serve this potential development.

Power is available near this location, and can readily be brought onto the property (depending on easements and design criteria) to serve either single phase or three phase loads.

Sincerely,

A handwritten signature in black ink, appearing to read 'G. Burkhalter', is written over a horizontal line.

Greg Burkhalter
Field Engineering Manager
Bryan Texas Utilities
979-821-5773
gburkhalter@btutilities.com

Stephen Cast

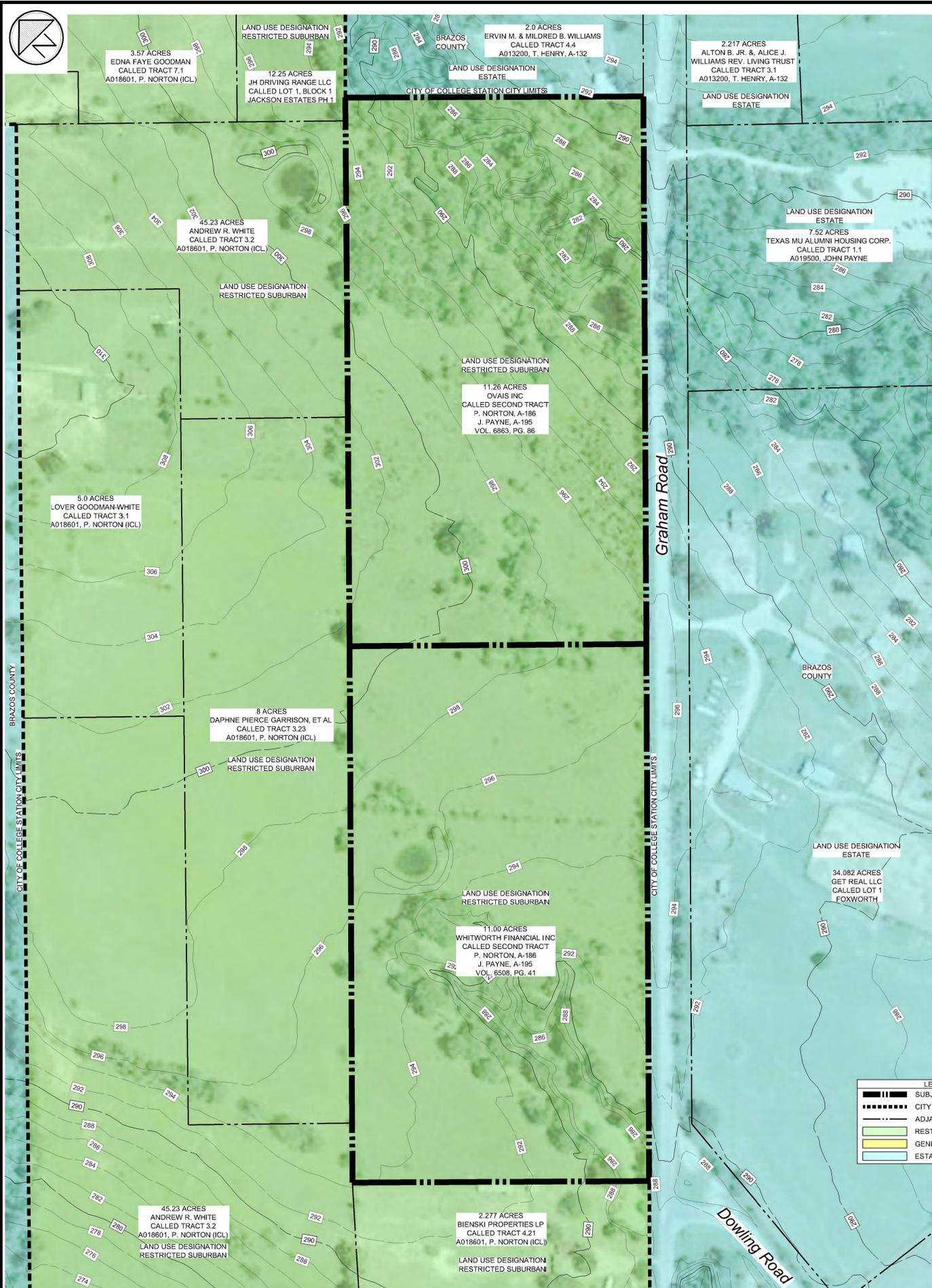
**May 11 (4 days
ago)**

to me

Mr. Mazzolini,

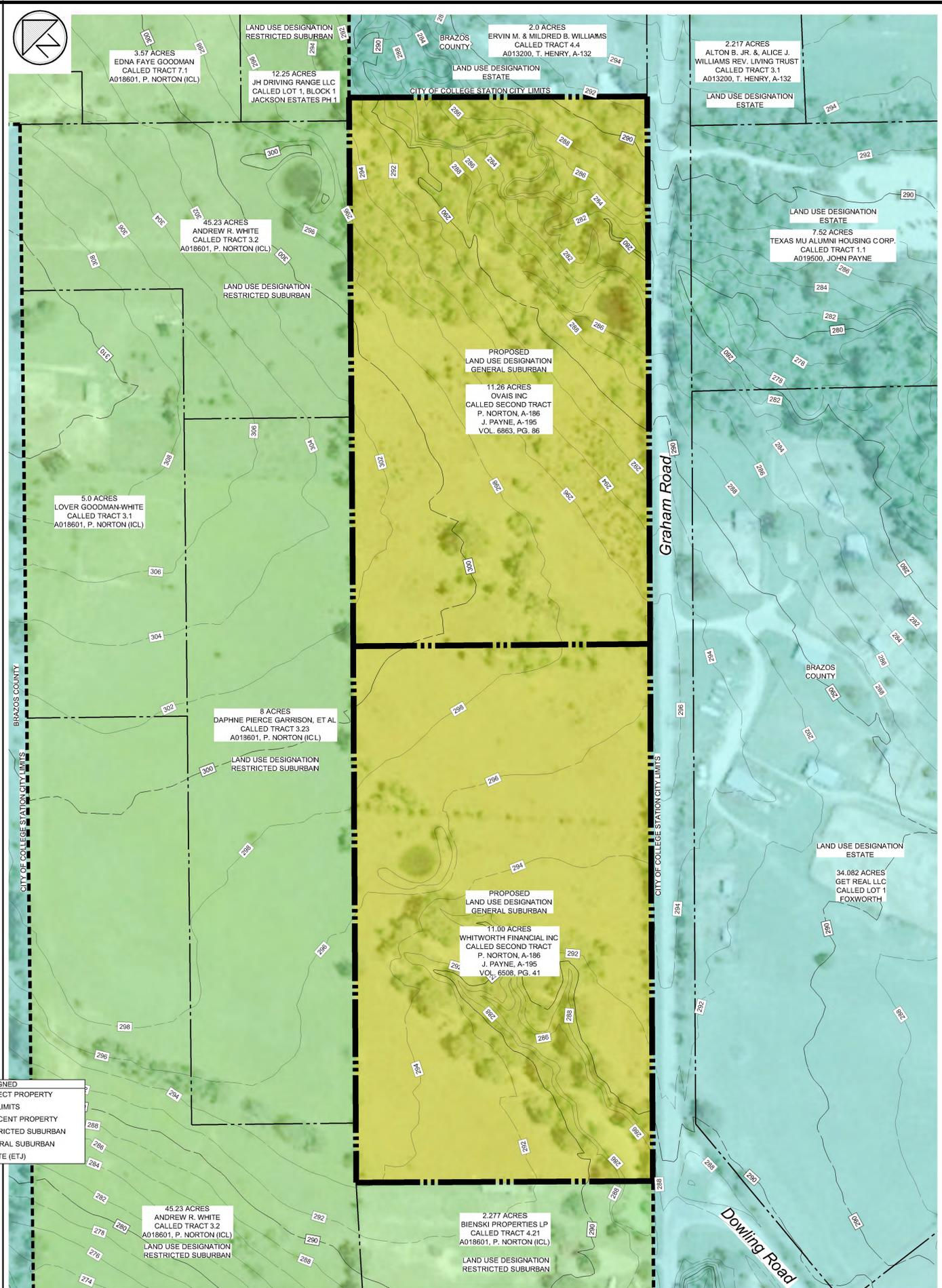
The proposed development on Graham Road is within Wellborn Special Utility District service area. Upon your completion of all District requirements Wellborn SUD will provide service to the development.

Stephen Cast
Wellborn Special Utility District



Existing Land Use Plan

1"=100'-0" 1



Proposed Land Use Plan

1"=100'-0" 1

Land Use Amendment for
 3940 N. Graham Rd. 11.26 Acres & 4300 N. Graham Rd. 11.00 Acres
 22.26 Acres Total
 Brazos County, City of College Station, Texas

ISSUED FOR	Land Use Amendment
NO.	1
DATE	05-01-15
DRWN BY	DKE
APP'D BY	JIR
PLT SCALE	1:1
TBPLS FIRM REGISTRATION	#10110901
© 2014 ALL RIGHTS RESERVED BY GOODWIN-LASTER-STRONG, INC. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN CONSENT FROM GOODWIN-LASTER, INC.	

GOODWIN-LASTER-STRONG
 ENGINEERING - ARCHITECTURE - INTERIOR DESIGN - SURVEYING
 4077 DOBSON PARK DR. STE. 100 - BRYAN, TEXAS 77803

CONTRACT NO. 097983
 SHEET NO. **1**



Legislation Details (With Text)

File #: 15-0315 Version: 1 Name: 3940 & 4300 North Graham Road- Rezoning
 Type: Rezoning Status: Agenda Ready
 File created: 6/10/2015 In control: Planning and Zoning Commission Regular
 On agenda: 6/18/2015 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 GS General Suburban for approximately 22.26 acres being two 11.26 acre tracts from R Rural to GS General Suburban, both tracts being located in the Peter Norton Survey, Abstract No. 186 and the John Payne Survey, Abstract No. 195, College Station, Brazos County, Texas. Said tract being the same tract of land as described by a deed to Ovais Inc. recorded in Volume 6863, Page 86 of the Official Public Records of Brazos County, Texas, generally located at 3940 and 4300 North Graham Road, more generally located west of Holleman Drive South near the Sherwood Heights Subdivision and immediately north of the city limit line. Case #REZ2015-000002 (M. Bombek) (Note: Final action on this item is scheduled for the July 9, 2015 City Council meeting - subject to change)

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

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 GS General Suburban for approximately 22.26 acres being two 11.26 acre tracts from R Rural to GS General Suburban, both tracts being located in the Peter Norton Survey, Abstract No. 186 and the John Payne Survey, Abstract No. 195, College Station, Brazos County, Texas. Said tract being the same tract of land as described by a deed to Ovais Inc. recorded in Volume 6863, Page 86 of the Official Public Records of Brazos County, Texas, generally located at 3940 and 4300 North Graham Road, more generally located west of Holleman Drive South near the Sherwood Heights Subdivision and immediately north of the city limit line. Case #REZ2015-000002 (M. Bombek) (Note: Final action on this item is scheduled for the July 9, 2015 City Council meeting - subject to change)



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

**REZONING REQUEST
FOR
3940 & 4300 North Graham Road
REZ2015-000002**

REQUEST: R Rural to GS General Suburban

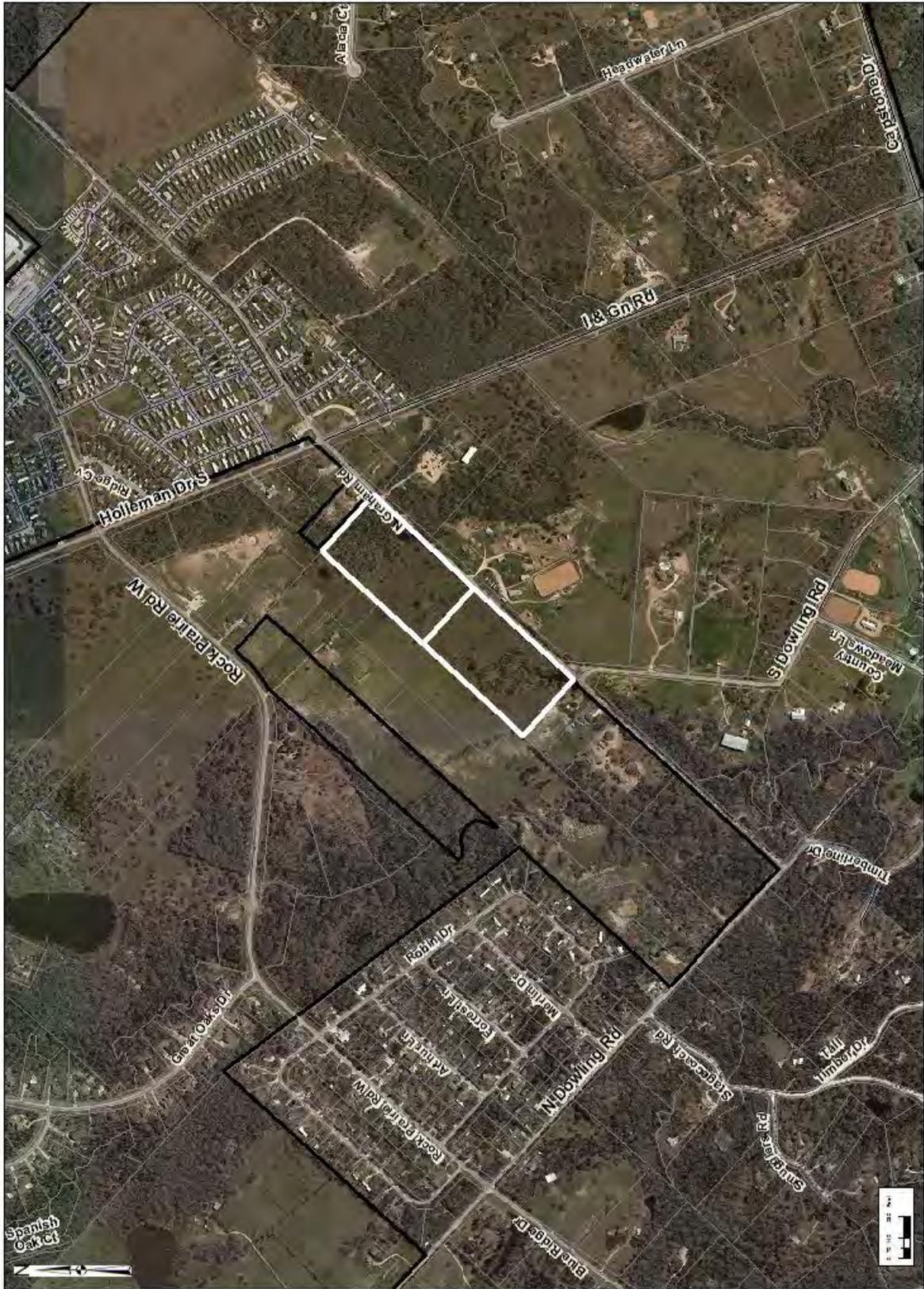
SCALE: 22.26 acres

LOCATION: 3940 & 4300 North Graham Road, generally located west of Holleman Drive South near the Sherwood Heights Subdivision and immediately north of the city limit line. Both tracts being located in the Peter Norton Survey, Abstract No. 186 and the John Payne Survey, Abstract No. 195, College Station, Brazos County, Texas. Said tract being the same tract of land as described by a deed to Ovais Inc. recorded in Volume 6863, Page 86 of the Official Public Records of Brazos County, Texas.

APPLICANT: Jeff Mazzolini

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

RECOMMENDATION: Staff recommends denial of the GS General Suburban rezoning request.

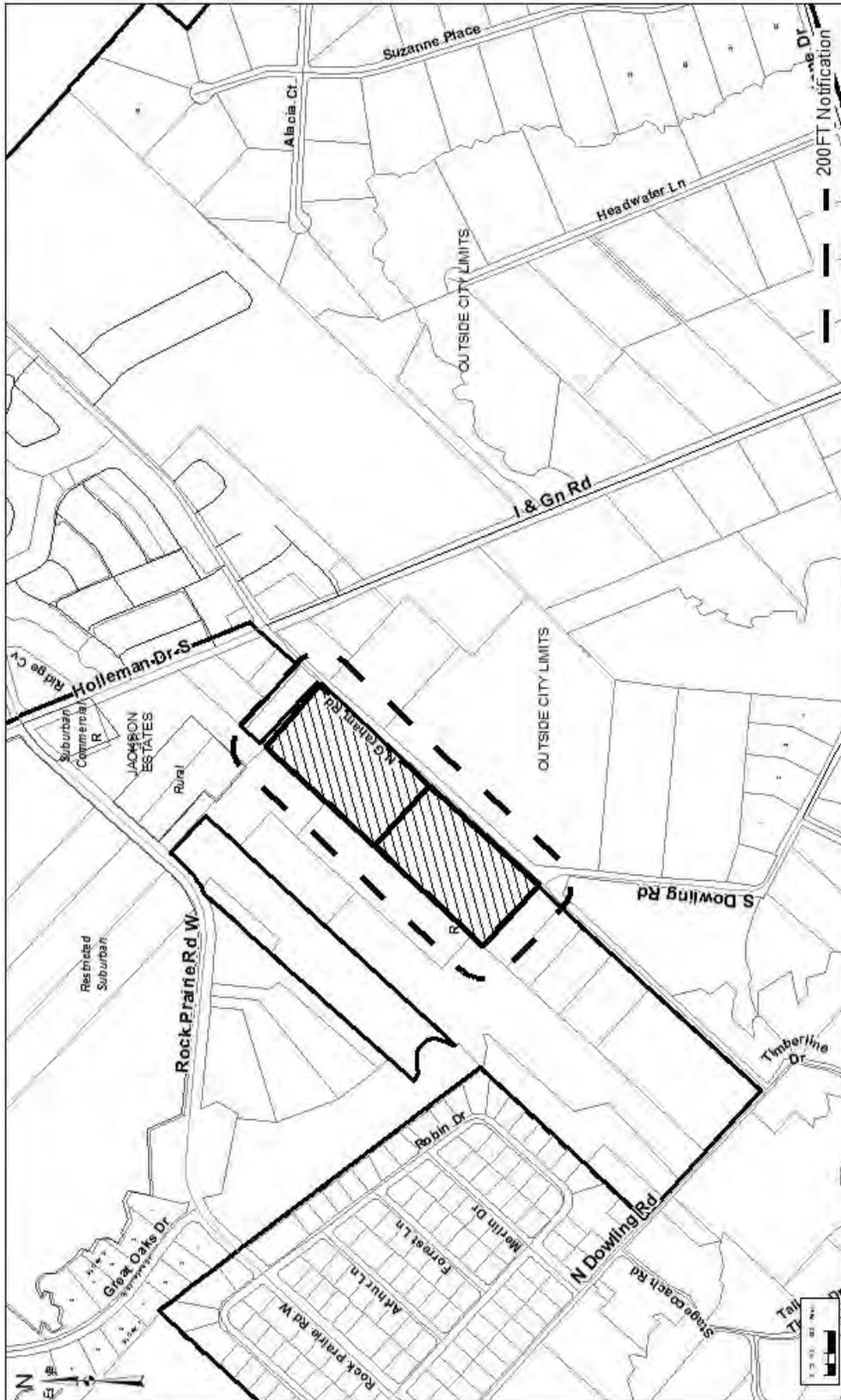


DEVELOPMENT REVIEW

3940 & 4300 GRAHAM RD N

Case: REZ2015-000002

REZONING - GENERAL



Zoning Districts	R-4	Multi-Family	BPI	PDD
R	Rural	High Density Multi-Family	Natural Areas Protected	Planned Development District
E	MHP	Manufactured Home Park	Light Commercial	Wolf Pen Creek Dev. Corridor
RS	O	Office	Light Industrial	Core Northgate
GS	SC	Suburban Commercial	Heavy Industrial	Transitional Northgate
R-1B	GC	General Commercial	Colleges and University	Residential Northgate
D	CI	Commercial-Industrial	Research and Development	Corridor Overlay
T	BP	Business Park	Planned Mixed-Use Development	Redevelopment District
				Krenk Tap Overlay

DEVELOPMENT REVIEW

3940 & 4300 GRAHAM RD N

Case: **REZ2015-000002**

REZONING - GENERAL

NOTIFICATIONS

Advertised Commission Hearing Date: June 18, 2015

Advertised Council Hearing Dates: July 9, 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:

N/A

Contacts in support: None

Contacts in opposition: One at the time of the staff report. The call was a general opposition to the request.

Inquiry contacts: Three at the time of the staff report.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Restricted Suburban	R Rural	Agricultural
South (across North Graham Road)	Estate	N/A (ETJ)	Fraternity house Horse stables
East	Restricted Suburban	R Rural	Large-lot residential
West	Restricted Suburban	R Rural	Large-lot residential

DEVELOPMENT HISTORY

Annexation: 2008
 Zoning: R Rural
 Final Plat: Unplatted
 Site development: Vacant

PROPOSAL

The applicant has requested the proposed amendment to GS General Suburban as a step toward permitting a residential subdivision on approximately 22.26 acres located west of Holleman Drive South near the Sherwood Heights Subdivision and immediately north of the city limit line. The subject tracts and properties to the north, east, and west are primarily designated Restricted Suburban on the Comprehensive Plan Future Land Use and Character Map.

REVIEW CRITERIA

1. **Consistency with the Comprehensive Plan:** The existing Future Land Use and Character designation on the property is Restricted Suburban, with a pending application to amend the Plan to General Suburban. The property is also located in Neighborhood Planning Area identified for future study. Generally, the surrounding area consists largely of undeveloped land used for agricultural purposes or large acreage single-family residences. According to the Comprehensive Plan, the area is anticipated to be developed for medium density single-family residential use. However, due to current service limitations and the prevailing rural character, the area should remain rural in character and be developed at a lower intensity

until the timing of services can be better improved to support an appropriate level of density anticipated with the Comprehensive Plan.

Rural is a designation for areas that, due to service limitations, inadequate public infrastructure, or prevailing rural character, should have limited development activities. These areas tend to include a mix of large acreages (ranches and farmsteads) and large-lot (one acre or larger) residential developments. Open space is the dominant feature of these areas.

General Suburban is a designation for areas that should have an intense level of development with smaller lots (i.e.: minimum 5,000 square feet, or smaller if clustered around open space).

The proposed GS General Suburban rezoning request is not consistent with the Comprehensive Plan as the request is for a level of development much higher than what is existing and what has been anticipated for the area overall.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The adjacent land uses are large lot single-family and rural tracts varying in size from 2 to 45 acres (overall future density of 4 dwelling units per acre) and land to the immediate south and west, located in the City's Extraterritorial Jurisdiction (ETJ) is largely rural agricultural land with the exception of the Sherwood Heights Subdivision which is a minimum half-acre lot subdivision.

The subject property and the surrounding area are currently developed as rural residential or used for agricultural purposes. The character of the proposed development is not compatible with existing surrounding uses and prevailing rural character of the area.

- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The rezoning request is for a GS General Suburban development, which allows for a gross development density of up to 8 dwelling units per acre. The proposed amendment would allow for a development that could consist of minimum 5,000 square foot lot sizes, or smaller if the development is clustered. Based on the density the applicant is suggesting a development that would provide roughly 110 single-family lots.

The subject property and surrounding area has some infrastructure/service limitations:

- The property is in the Wellborn Special Utility District CCN. Wellborn cannot currently provide adequate fire flows in this area.
- There is not sewer in this area. The developer intends to construct a lift station and a force main to a sewer main near Keefer Loop and The Barracks Subdivision.
- North Graham Road is a substandard road with limited capacity that is inadequate to provide effective service to a development that would potentially generate in excess of 1,100 trips per day based on a 10 trip per day count for the suggested development size of 110 single-family lots.
- The property is not within the Fire Department's desired 4.5 minute response time.

With the exception of sewer service, all of these issues exist regardless of whether the property is developed as Estate lots or as Restricted Suburban lots. Some of these issues may be resolved with other capital projects over time.

- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property is currently zoned R Rural providing opportunities for large-lot rural residential development and agricultural uses. The surrounding area is currently developed or used in a similar manner. Additionally, the subject property has service limitations including a lack of sewer infrastructure, the need for additional water line infrastructure to meet fire flow requirements, substandard rural roads, and it is not located within the Fire Department's desired 4.5 minute response time. The property is currently suitable for agricultural or rural residential uses.
- 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 indicates that while the property could be marketed as an R Rural subdivision, the marketability as entry level single-family product is much better given the developments that are anticipated for the general area being the future Mission Ranch and Polo Estates Subdivisions.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** The subject tract is located within Wellborn SUD's CCN. Wellborn SUD has indicated that they will provide domestic water service for this property. Domestic and fire flow demands will necessitate further water infrastructure improvements at the time of final platting the property. These utilities will be required to be designed and constructed in accordance with the BCS Unified Design Guidelines.

The City does not currently have sanitary sewer infrastructure in the vicinity available to serve this property. With the proposed site development, the applicant has indicated that they plan to construct a lift station on the east side of the property with approximately a mile of force main located in Public Utility Easements (PUEs). The force main would connect to a gravity sanitary sewer system at the intersection of Rock Prairie Road West and Keefer Loop, which is in the Steeplechase-Wellborn Sanitary Sewer Impact Fee Area (Steeplechase). The sewer infrastructure within the Steeplechase sewer shed was designed with adequate capacity to serve that area. The subject property, however, is located within a different sewer shed, so the Steeplechase infrastructure was not designed to support this additional development. Additionally, the current wastewater master plan was created with the expectation that this area of the City would remain lower density or rural in character. There are significant concerns regarding the downstream capacity and impact fee implications. While there may currently be some available capacity to serve this development, in the future the sanitary sewer system may not be able to adequately serve other tracts within Steeplechase that were planned for under the current master plan, and already have land use designations identified for higher density development. If lots in the proposed development had a minimum size of one acre, they could be served by on-site septic systems. It should also be noted that the subject property is not subject to impact fees, and that the lift station and force main would become public infrastructure that the City is responsible for owning and maintaining. Typically small lift stations have significant maintenance issues and associated costs long term, which will not be recouped from the customers who are served by it.

The subject tract is in Hopes Creek Drainage Basin. Detention will be required with site development. There is no FEMA regulated floodplain identified on the tract, however further study will be needed to identify and preserve flood prone areas. The development will be required to comply with the City's drainage ordinance and BCS Unified Stormwater Design Guidelines.

Access will be via North Graham Road. Public infrastructure shall be designed and constructed in accordance with B/CS Unified Design Guidelines.

STAFF RECOMMENDATION

Staff recommends denial of the requested GS General Suburban zoning. Staff believes the proposed development to be incompatible with the existing surrounding land uses and existing prevailing character and the future character of the area.

Additionally, the subject property has service limitations including a lack of sewer infrastructure, the need for additional water line infrastructure to meet fire flow requirements, substandard rural roads, and it is not located within the Fire Department's desired 4.5 minute response time. The City's Comprehensive Plan is a long-range, twenty-year plan that includes future land uses, thoroughfares, and utility lines that are considered together to assure that future development is adequately served. The intensity of the proposed development cannot yet be served safely and effectively.

SUPPORTING MATERIALS

1. Application
2. Rezoning map



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

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 pdsdigitalsubmittal@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 March 4, 2015

NAME OF PROJECT 22.26 Acres, N. Graham Rd. West of I&GN

ADDRESS 3940 & 4300 N. Graham Rd., College Station, TX 77845

LEGAL DESCRIPTION (Lot, Block, Subdivision) See Attached Exhibit A

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

N. Graham Rd. West of I&GN across from proposed Polo Estates development.

TOTAL ACREAGE 22.26 Acres

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

Name Jeff Mazzolini E-mail jeff.mazzolini@gmail.com

Street Address 7607 Eastmark Dr. Suite 100

City College Station State TX Zip Code 77845

Phone Number 281-814-0665 Fax Number N/A

PROPERTY OWNER'S INFORMATION:

Name Fateh Ali "Frank" Rajan E-mail frankarajan@yahoo.com

Street Address 4403 Regal Oaks Dr.

City College Station State TX Zip Code 77845

Phone Number 979-229-3475 Fax Number N/A

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

Name N/A E-mail N/A
Street Address N/A
City N/A State N/A Zip Code N/A
Phone Number N/A Fax Number N/A

This property was conveyed to owner by deed dated August 9, 2005 and recorded in Volume 6863, Page 086 of the Brazos County Official Records.

Existing Zoning Rural (R) Proposed Zoning General Suburban (GS)
Present Use of Property Rural undeveloped land
Proposed Use of Property Residential development

REZONING SUPPORTING INFORMATION

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

Growth continues to occur in South College Station demanding the need for rooftops and residential development.

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

No, this zone change is not currently in accordance with the Comprehensive Plan's future zoning projection (Comp Plan Amendment part of this application). The Comprehensive Plan calls for Restricted Suburban and we are seeking General Suburban in order to meet the needs of the entry level home buyer and provide affordable lots for builders.

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?

There are multiple residential developments in the immediate area. There is Rolling Ridge mobile home park. There will soon be Mission Ranch and Polo Estates. Sherwood Heights is an existing residential area (mixture of mobile homes, free standing homes, etc). We seek to continue the trend of residential development while providing an end product that none of these existing or on the horizon developments will; an entry level home.

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

The property is suitable for residential development given the topography and close proximity to other residential developments.

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

The current zoning is R - Rural which limits what you can develop. Rural is best suited towards large lot residential developments and the subject tracts are not best suited for that type of development.

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

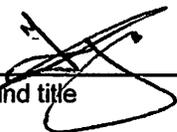
The property is marketable for Restricted Suburban residential development but we feel that is not the largest demand in the immediate area. We feel General Suburban, entry level housing is needed in this area.

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

Comprehensive Land Plan Application submitted in conjunction with this Rezoning Application.

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



President.

Date

5/15/15

Exhibit A

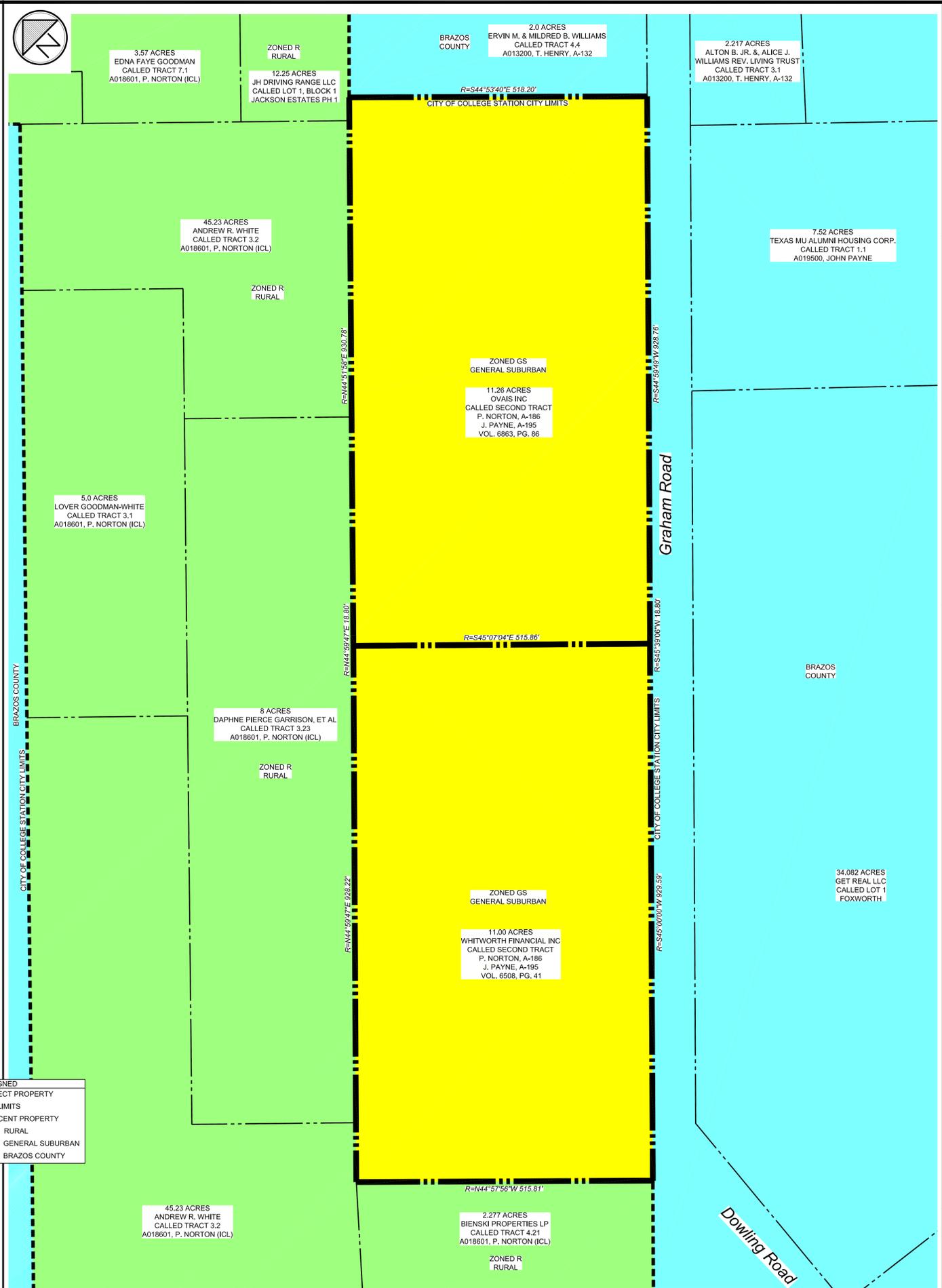
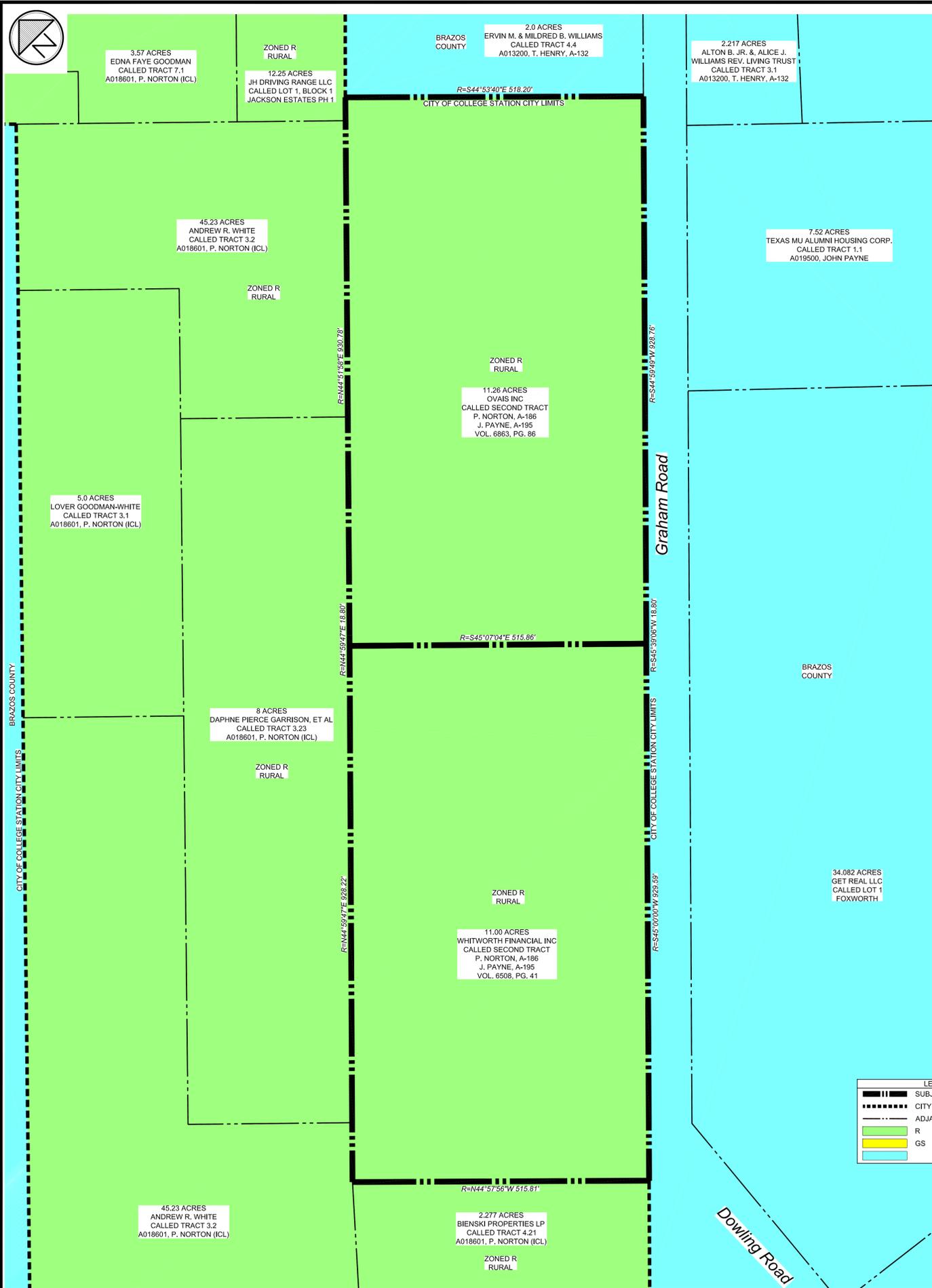
RE: COMPREHENSIVE PLAN AMENDMENT APPLICATION

22.26 Acres N. Graham Rd. West of I&GN

Legal Description(s):

A018601, P NORTON (ICL), TRACT 4.3, 11.26 ACRES, & A015900 J PAYNE

A018601, P NORTON (ICL), TRACT 4.31, 11 ACRES, & A015900 J PAYNE



LEGEND

	SUBJECT PROPERTY
	CITY LIMITS
	ADJACENT PROPERTY
	R RURAL
	GS GENERAL SUBURBAN
	BRAZOS COUNTY

Re-Zoning Map for
 3940 N. Graham Rd. 11.26 Acres & 4300 N. Graham Rd. 11.00 Acres
 22.26 Acres Total
 Brazos County, City of College Station, Texas

CONTRACT NO. 097983
 SHEET NO. 1

ISSUED FOR Land Use Amendment
 DATE 05-01-15
 NO. 1 2 3 4
 DRAWN BY DKE APP'D BY JIR PLOT SCALE 1:1
 TBPLS FIRM REGISTRATION: #10110901
 © 2014 ALL RIGHTS RESERVED BY GOODWIN-LASTER, INC. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN CONSENT FROM GOODWIN-LASTER, INC.
GOODWIN-LASTER-STRONG
 ENGINEERING - ARCHITECTURE - INTERIOR DESIGN - SURVEYING
 4077 CROSSBARK DR., STE. 100 - BRYAN, TEXAS 77803 - (979) 776-9700

D:\097\097983\097983-Land Use Plan.dwg 4/30/21



Legislation Details (With Text)

File #: 15-0297 Version: 1 Name: 4201 Rock Prairie Road Comprehensive Plan Amend
Type: Comprehensive Plan Status: Agenda Ready
File created: 6/5/2015 In control: Planning and Zoning Commission Regular
On agenda: 6/18/2015 Final action:
Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Estate and Restricted Suburban to Restricted Suburban and Suburban Commercial for approximately 25 acres located at 4201 Rock Prairie Road, and more generally located at the northeast corner of Rock Prairie Road and Bird Pond Road. Case #CPA2015-000002 (J. Prochazka) (Note: Final action on this item is scheduled for the July 9, 2015 City Council meeting - subject to change.)

Sponsors:

Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)
[Amendment Map](#)
[Utility Layout](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Estate and Restricted Suburban to Restricted Suburban and Suburban Commercial for approximately 25 acres located at 4201 Rock Prairie Road, and more generally located at the northeast corner of Rock Prairie Road and Bird Pond Road. Case #CPA2015-000002 (J. Prochazka) (Note: Final action on this item is scheduled for the July 9, 2015 City Council meeting - subject to change.)



COMPREHENSIVE PLAN AMENDMENT
for
4201 Rock Prairie Road
CPA2015-000002

REQUEST: Estate and Restricted Suburban to Restricted Suburban and Suburban Commercial

SCALE: Approximately 25.5 acres

LOCATION: 4201 Rock Prairie Road, generally located at the northeast corner of Rock Prairie Road and Bird Pond Road.

APPLICANT: Aggieland Builders, LLC

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

RECOMMENDATION: Staff recommends approval of the Future Land Use and Character Map amendment. The City's Comprehensive Plan is a long-range, twenty-year plan that includes future land uses, thoroughfares, and utility lines that are planned and considered together to assure that future development is adequately served, and is not an indication of appropriate timing of development.



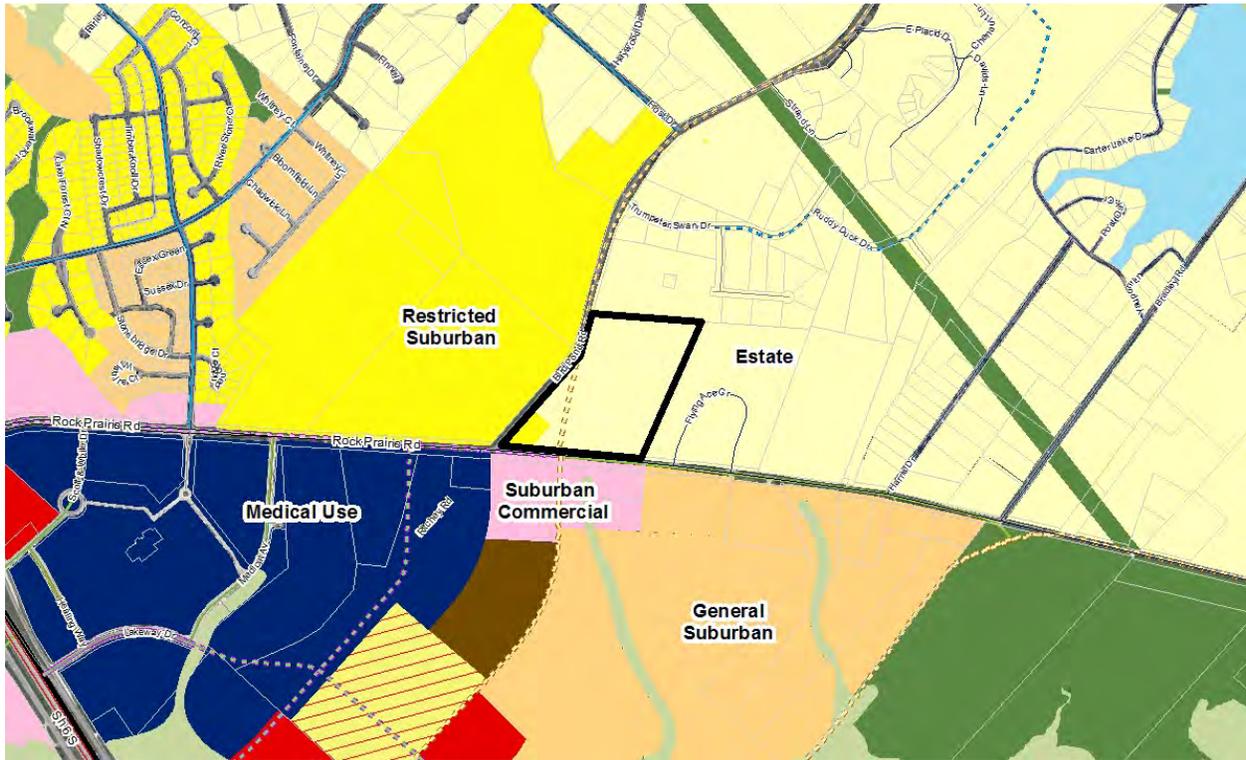
Case: COMP PLAN AMENDMENT
CPA2015-000002

4201 ROCK PRAIRIE RD

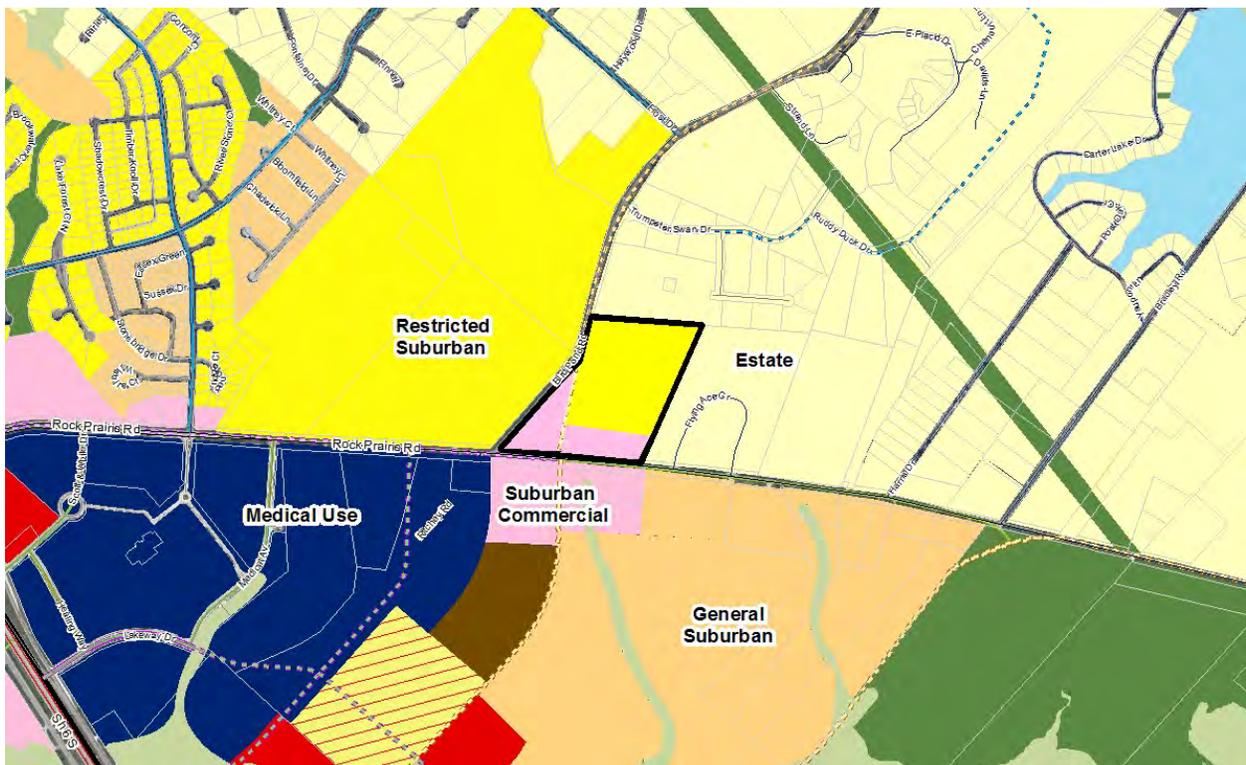
DEVELOPMENT REVIEW



Existing Future Land Use & Character Map



Proposed Future Land Use & Character Map



NOTIFICATIONS

Advertised Commission Hearing Date: June 18, 2015

Advertised Council Hearing Dates: July 9, 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:

N/A

Contacts in support: None as of date of staff report

Contacts in opposition: None as of date of staff report

Inquiry contacts: None as of date of staff report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Estate	E Estate	Large-lot residential in Bird Pond Estates Subdivision
South (across Rock Prairie Road)	Suburban Commercial	R Rural	Agricultural
East	Estate	R Rural	Rural Equestrian / Residential Development
West (across Bird Pond Road)	Restricted Suburban	R Rural	Agricultural

DEVELOPMENT HISTORY

Annexation: Approximately 200 feet to the north of Rock Prairie Road was annexed in 1983. The remainder was annexed in 2002.

Zoning: R Rural

Final Plat: Unplatted

Site development: Vacant

HISTORY

In February 2015, the Planning & Zoning Commission considered a Comprehensive Plan amendment to Restricted Suburban for the subject property. The P&Z recommended denial of that request in a 3-3 vote, citing timing, the need to preserve Estate densities in this area, and the progression of land uses to protect existing development in the area as concerns. The applicant chose not to proceed to City Council for a final decision. Because the City Council did not consider this item, the applicant was not required to wait 180 days before applying for a new Comprehensive Plan Amendment on the property.

PROPOSAL

The applicant has requested the proposed amendment to Restricted Suburban and Suburban Commercial as a step toward permitting a residential subdivision on approximately 17 acres with an additional five to seven acres of Suburban Commercial located at the northeast corner of Rock Prairie Road and Bird Pond Road. The subject property and properties to the north and

east are primarily designated Estate on the Comprehensive Plan Future Land Use and Character Map.

REVIEW CRITERIA

1. **Changed or changing conditions in the subject area or the City:** The subject property is located north of the future Medical District. The subject property was studied as a part of the Medical District Master Plan in 2012, and no future land use amendment was recommended for the subject property at that time.
2. **Scope of the request:** The request is to amend the Comprehensive Plan Future Land Use and Character Map designation for approximately 25.5 acres from Restricted Suburban and Estate to Restricted Suburban and Suburban Commercial. This amendment will allow for a future residential subdivision with medium density single-family housing (average 10,000 square-foot lots) and small-scale commercial development at the intersection of two future thoroughfares in an area with a prevailing rural character. The proposed land use is more intense than the surrounding land uses, but is less intense than potential future development south of Rock Prairie Road in the Medical District area.
3. **Availability of adequate information:** A Restricted Suburban designation allows for future development of a medium-density single-family residential subdivision and the Suburban Commercial designation is for small-scale commercial development. Properties in this area are primarily served by Wellborn Special Utility District (water). Wellborn SUD has indicated an ability to serve domestic water service to the proposed subdivision, but cannot currently meet minimum fire flow requirements. College Station Utilities has the ability to operate and maintain fire-only waterline infrastructure to provide adequate fire flows for this development. College Station Utilities does not receive revenue on fire-only lines. Preliminary discussions related to CCN boundaries have begun with Wellborn SUD, but no agreement has been reached.

There is no existing sewer service in this area, requiring a lift station to be constructed on the property and a nearly two mile long force main to be constructed to an existing sewer main at Rock Prairie Road and William D. Fitch Parkway. City staff recommends a commitment to gravity sewer prior to rezoning the property for development.

The property and surrounding area are not within the Fire Department's desired 4.5 minute response time.

Traffic Impact Analysis is not required for residential development. Rock Prairie Road is substandard in both street width and condition, but is being rebuilt in its current configuration. Bird Pond Road was recently improved, but retains a rural two-lane section.

4. **Consistency with the goals and strategies set forth in the Plan:** The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment. The subject property and surrounding area to the north and east are identified in the Comprehensive Plan as part of Growth Area III. Growth Area III states that "due to the prevailing rural character, this area should remain rural in character and be developed at a low intensity. A significant portion of the total area shall be retained as natural areas, parks, or open spaces with land uses clustered or placed on large lots."

The proposed amendment shifts the existing Restricted Suburban designation further to the east to encompass all of the subject property and extends the Suburban Commercial currently on the south side of Rock Prairie Road to the north. Further amendments in this area are discouraged due to a limited future street network and utility constraints in this area, as well as to retain the existing rural character anticipated by the Comprehensive Plan.

- 5. Consideration of the Future Land Use & Character and/or Thoroughfare Plans:** The existing Future Land Use and Character designation on the property is primarily "Estate." "Estate" is a designation for areas with a prevailing rural character that should have limited development activities consisting of low-density single-family of one acre lots (or denser if clustered).

Generally, land located between Carter's Creek and Rock Prairie Road is planned for low intensity residential uses. Due to the location of Carter's Creek and existing rural residential development in the area, there is very little thoroughfare infrastructure planned in this area, limiting overall thoroughfare capacity.

The applicant has requested an amendment to "Restricted Suburban" and "Suburban Commercial." "Restricted Suburban" is a designation for areas that should have a moderate level of development with larger lots (10,000 square feet or smaller if clustered around open space). "Suburban Commercial" is a designation for concentrations of small-scale commercial that caters to nearby residents. Although adjacent properties are also designated "Estate," properties to the west, across Bird Pond Road, are already designated for "Restricted Suburban" and properties to the south across Rock Prairie Road are designated "Suburban Commercial."

The property is located at the corner of two significant roadways. Rock Prairie Road is designated as a Major Collector east of the realigned Bird Pond Road and as a Major Arterial west of Bird Pond Road. Bird Pond Road is designated as a future Minor Arterial on the City's Thoroughfare Plan Map and is proposed to be realigned through the subject property in the future. Both roadways are currently built to a 2-lane rural section.

- 6. Compatibility with the surrounding area:** The adjacent land uses are phases of Bird Pond Estates to the north (average 1.25 acre lots with an overall future density of 0.4 dwelling units per acre) and Flying Ace Ranch to the east (an 18 dwelling unit equestrian/residential development with a density of 0.7 dwelling units per acre). Located further to the east is the Carter Lake subdivision. These existing developments are in compliance with the Estate designation on the Future Land Use & Character Map in this area. A Restricted Suburban development with Suburban Commercial along Rock Prairie Road will provide a different character than these existing developments.

Current agricultural land located to the west across Bird Pond Road is designated as future Restricted Suburban. The amendment is consistent with future land uses to the west.

Current agricultural land located to the south across Rock Prairie Road has been planned for Suburban Commercial in the future Medical District. The amendment is consistent with future land uses to the south.

- 7. Impacts on infrastructure including water, wastewater, drainage, and the transportation network:** Domestic water service will be provided by the Wellborn Special Utility District and lines to serve fire hydrants will be serviced by College Station Utilities.

There are currently no existing sanitary sewer mains available to serve this property, so a force main is proposed to extend nearly two miles to a sewer line located near the intersection of Rock Prairie Road and William D. Fitch Parkway. City staff recommends a commitment to a gravity sanitary sewer line prior to rezoning of the property for development. Lots larger than one acre could be served by on-site septic systems.

The future Thoroughfare Plan in this area provides very little connectivity and/or capacity. Future thoroughfares are limited in this area because of Carter's Creek to the north and the location of existing rural residential development, including the Carter Lake subdivision. Both Rock Prairie Road and Bird Pond Road are currently built to a 2-lane rural section. Upgrades to their future thoroughfare sections are not currently planned, however, Rock Prairie Road is proposed to be reconstructed at its current width in the future. A traffic impact analysis is not required for residential development.

There is no FEMA regulated floodplain identified on the tract. The development will be required to comply with the City's drainage ordinance.

8. **Impact on the City's ability to provide, fund, and maintain services:** The subject property and surrounding area are not within the Fire Department's desired 4.5 minute response time, a performance indicator that can have bearing on the City's ISO rating.

Properties northeast of the intersection of Rock Prairie Road and Bird Pond Estates are located within the Wellborn Special Utility District. Wellborn SUD cannot currently provide adequate fire flows in this area.

There are currently no existing sanitary sewer mains available to serve this property, so a nearly two mile force main with lift station have been proposed to accommodate development.

9. **Impact on environmentally sensitive and natural areas:** This area is not recognized as environmentally sensitive. However, Growth Area III states that "due to the prevailing rural character, this area should remain rural in character and be developed at a low intensity. A significant portion of the total area shall be retained as natural areas, parks, or open spaces with land uses clustered or placed on large lots."
10. **Contribution to the overall direction and character of the community as captured in the Plan's vision and goals:** The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment. The proposed amendment from Estate to Restricted Suburban and Suburban Commercial on just over 25 acres neither furthers, nor limits the general goals of the Comprehensive Plan. However, the amendment limits more specific goals stated as a part of Growth Area III which indicates a desire to protect the prevailing rural character of this area.

STAFF RECOMMENDATION

Staff recommends approval of the Future Land Use and Character Map amendment. The City's Comprehensive Plan is a long-range, twenty-year plan that includes future land uses, thoroughfares, and utility lines that are planned and considered together to

assure that future development is adequately served, and is not an indication of appropriate timing of development.

SUPPORTING MATERIALS

1. Application
2. Amendment Map
3. Utility Layout



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

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 May 6, 2015

NAME OF PROJECT 4201 Rock Prairie Road Rezoning

ADDRESS 4201 Rock Prairie Road

LEGAL DESCRIPTION (Lot, Block, Subdivision) Tract 11.2 of the Thomas Carruthers League

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

Located in the northeast quadrant of the Rock Prairie Road and Bird Pond Intersection

TOTAL ACREAGE 25.47

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

Name Tony Jones E-mail tonyjones@aggieland.co

Street Address 1401 Sebesta Road

City College Station State TX Zip Code 77845

Phone Number Work: 979-693-6699 Cell: 979-219-8669 Fax Number 979-695-5941

PROPERTY OWNER'S INFORMATION:

Name Dale & Reba Conrad E-mail dwconrad1@tx.rr.com
Street Address 7204 Wellingtonpoint Road
City McKinney State TX Zip Code 75070
Phone Number 972-592-1514 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?

Lane use and character designation in the northeast quadrant of the intersection of Rock Prairie Road and Bird Pond Road.

2. What is the amendment request?

The land use and character amendment request is from Rural to Restricted Residential and Suburban Commercial

3. Explain the reason for this amendment.

The future alignment of Bird Pond Road will bisect the subject property. Given the existing and proposed land uses and character designations in the area RS-Restricted Suburban and SC-Suburban Commercial provide a cohesive land use. The proposed restricted residential and suburban commercial provide a transition between the urban uses and the existing acreage lots of Bird Pond Estates and the abutting existing duplexes along Rock Prairie Road.

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

The medical district has introduced more urban land uses to the general area including major infrastructure improvements. The extension of public sewer to the subject property through this development allows for a more dense pattern of development.

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

The subject property was originally categorized as rural given the infrastructure limitations in the area. Since adoption of the plan, improvements have been planned and constructed including a sanitary sewer lift station for the Scott & White Hospital and paving enhancements planned for Rock Prairie Road within the next 10-12 months.

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

Protection and enhancement of existing neighborhoods. The land use plan helps to buffer the existing FoxFire and Bird Pond Estates from Rock Prairie Road. The amendment provides a mix of single family residential and smaller professional buildings and allows for the new alignment of Bird Pond Road.

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

A TIA is not required given the size and limited impact of the request.

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.

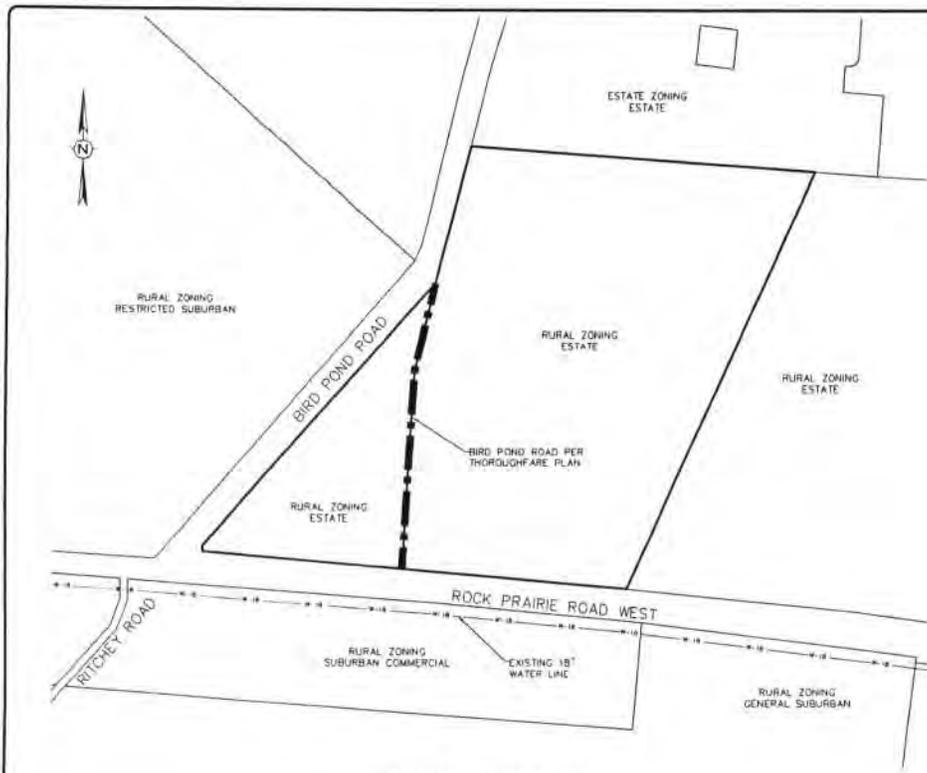
Dale W Conrad
Dale W Conrad

Signature and title

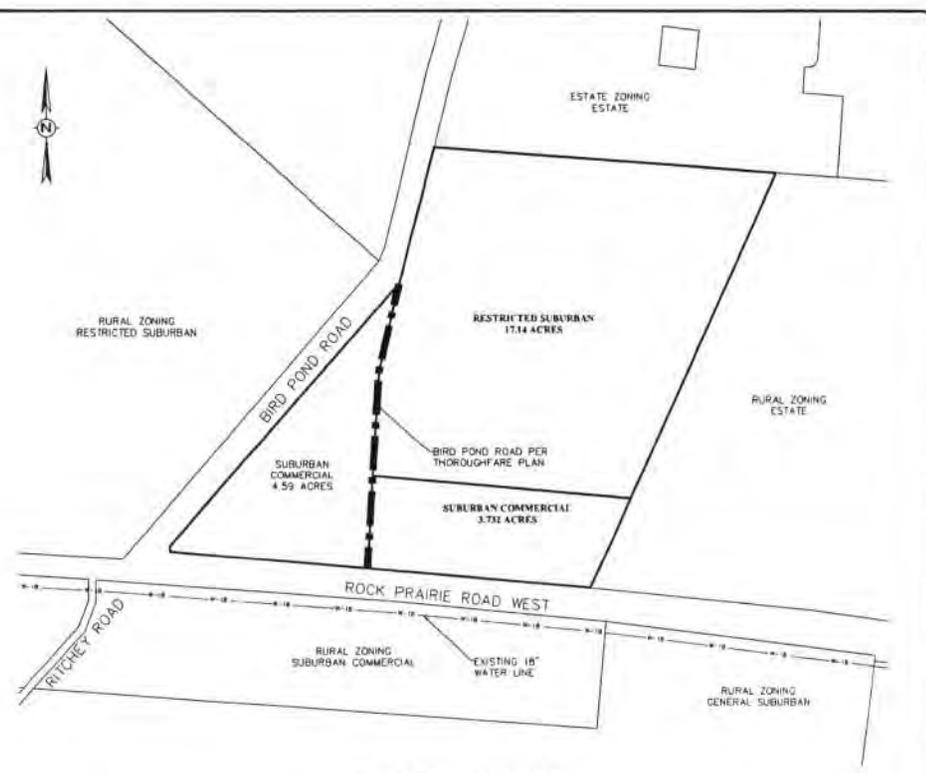
OWNERS

5/4/15

Date



EXISTING LAND USE

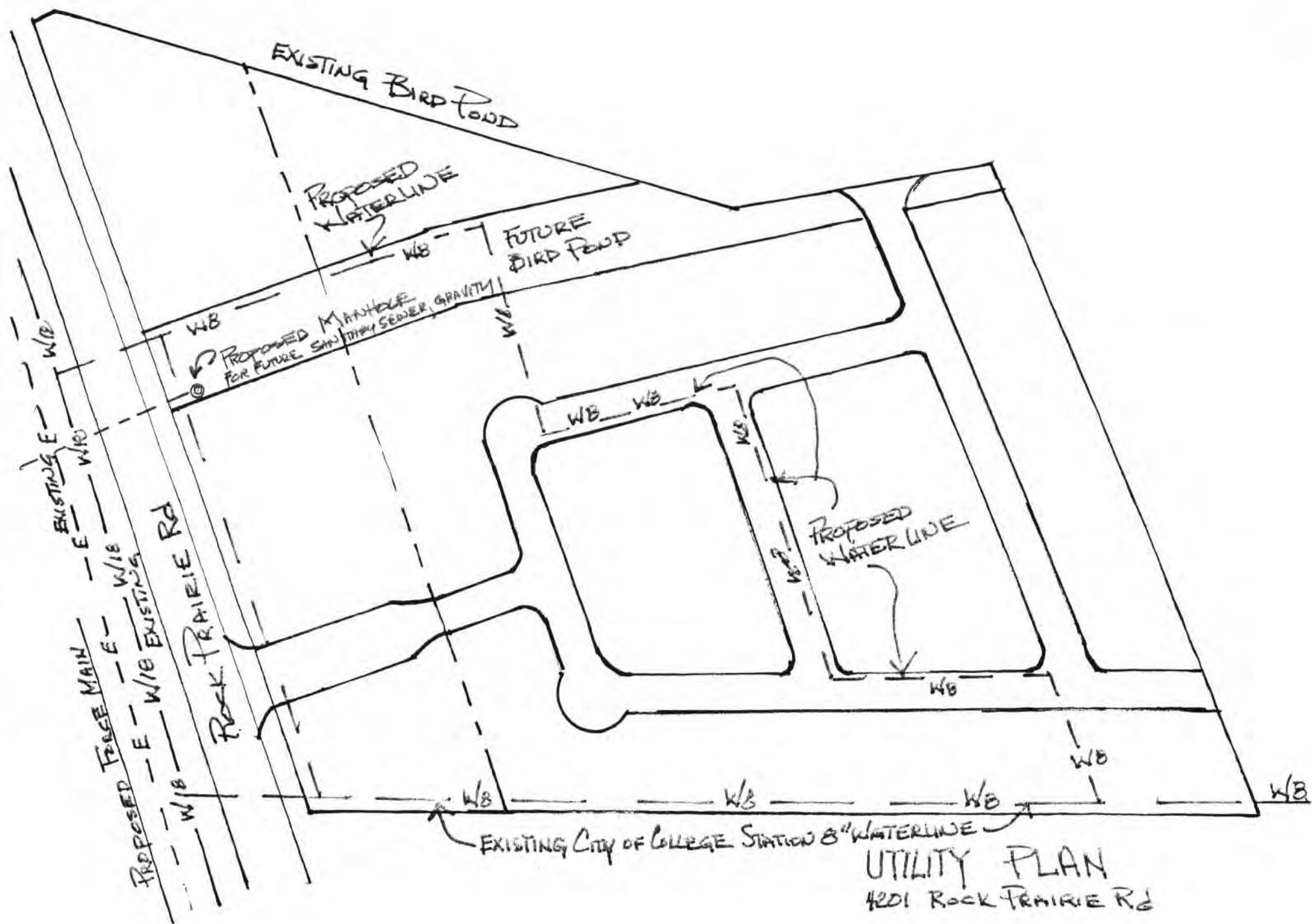


PROPOSED LAND USE



**25.47 ACRES - 4201 ROCK PRAIRIE ROAD
COMPREHENSIVE PLAN AMENDMENT**

APPLICANT: TONY JONES
1405 SE WYSTAR ROAD
COLLEGE STATION, TX 77845
379.673.6699



UTILITY PLAN
4201 ROCK PRAIRIE RD



Legislation Details (With Text)

File #: 15-0296 Version: 1 Name: 4201 Rock Prairie Road Rezoning
 Type: Rezoning Status: Agenda Ready
 File created: 6/5/2015 In control: Planning and Zoning Commission Regular
 On agenda: 6/18/2015 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 for approximately 20.872 acres from R Rural to 17.14 acres of RS Restricted Suburban and 3.732 acres of SC Suburban Commercial, both tracts being located in the Thomas Caruthers League, Abstract No. 9, College Station, Brazos County, Texas. Said Tracts being portions of the remainder of a called 26.25 acre tract as described by a deed to Dale W. Conrad and Wife, Reba J. Conrad recorded in Volume 460, Page 505 of the Deed Records of Brazos County, Texas; generally located at 4201 Rock Prairie Road, and more generally located at the northeast corner of Rock Prairie Road and Bird Pond Road. Case #REZ2015-000005 (J. Prochazka) (Note: Final action on this item is scheduled for the July 9, 2015 City Council meeting - subject to change.)

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

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 for approximately 20.872 acres from R Rural to 17.14 acres of RS Restricted Suburban and 3.732 acres of SC Suburban Commercial, both tracts being located in the Thomas Caruthers League, Abstract No. 9, College Station, Brazos County, Texas. Said Tracts being portions of the remainder of a called 26.25 acre tract as described by a deed to Dale W. Conrad and Wife, Reba J. Conrad recorded in Volume 460, Page 505 of the Deed Records of Brazos County, Texas; generally located at 4201 Rock Prairie Road, and more generally located at the northeast corner of Rock Prairie Road and Bird Pond Road. Case #REZ2015-000005 (J. Prochazka) (Note: Final action on this item is scheduled for the July 9, 2015 City Council meeting - subject to change.)



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

REZONING REQUEST
for
4201 Rock Prairie Road
REZ2015-000005

REQUEST: R Rural to 17.14 acres of RS Restricted Suburban and 3.732 acres of SC Suburban Commercial

SCALE: 20.872 acres

LOCATION: 4201 Rock Prairie Road, and more generally located at the northeast corner of Rock Prairie Road and Bird Pond Road, being all that certain tract of land lying and being situated in the Thomas Caruthers League, Abstract No. 9, College Station, Brazos County, Texas. Said tract being the remainder of a called 26.25 acre tract as described by a deed to Dale W. Conrad and wife, Reba J. Conrad recorded in Volume 460, Page 505 of the Deed Records of Brazos County, Texas.

APPLICANT: Aggieland Builders, LLC

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

RECOMMENDATION: Staff recommends denial of the requested rezoning because the subject property has service limitations including a lack of sewer infrastructure, the need for additional water line infrastructure to meet fire flow requirements, rural road sections, and it is not located within the Fire Department's desired 4.5 minute response time. The City's Comprehensive Plan is a long-range, twenty-year plan that includes future land uses, thoroughfares, and utility lines that are considered together to assure that future development is adequately served. The intensity of the proposed development cannot yet be served safely and effectively.



REZONING

Case:
REZ2015-000005

4201 ROCK PRAIRIE RD

DEVELOPMENT REVIEW



NOTIFICATIONS

Advertised Commission Hearing Date: June 18, 2015

Advertised Council Hearing Dates: July 9, 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:

N/A

Contacts in support: None as of date of staff report

Contacts in opposition: None as of date of staff report

Inquiry contacts: None as of date of staff report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Estate	E Estate	Large-lot residential in Bird Pond Estates Subdivision
South (across Rock Prairie Road)	Suburban Commercial	R Rural	Agricultural
East	Estate	R Rural	Rural Equestrian / Residential Development
West (across Bird Pond Road)	Restricted Suburban	R Rural	Agricultural

DEVELOPMENT HISTORY

Annexation: Approximately 200 feet to the north of Rock Prairie Road was annexed in 1983. The remainder was annexed in 2002.

Zoning: R Rural

Final Plat: Unplatted

Site development: Vacant

HISTORY

In February 2015, the Planning & Zoning Commission considered a rezoning to PDD Planned Development District on the entire 25 acres that included a gated single-family subdivision with approximately 70 homes. The P&Z recommended denial of that request in a 6-0 vote, citing infrastructure concerns, density, and inconsistent character as concerns. The applicant chose not to proceed to City Council for a final decision. Because the City Council did not consider this item, the applicant was not required to wait 180 days before applying for a new zoning on the property.

PROPOSAL

The applicant has requested rezoning to 17.14 acres of RS Restricted Suburban and 3.732 acres of SC Suburban Commercial along the Rock Prairie Road frontage. An additional five acres at the corner of Rock Prairie Road and Bird Pond Road (also under consideration for a

Comprehensive Plan amendment to SC Suburban Commercial) is not requested to be rezoned at this time and would remain zoned R Rural.

REVIEW CRITERIA

1. Consistency with the Comprehensive Plan: The existing Future Land Use and Character designation on the property is primarily “Estate,” with a pending application to amend the Plan to “Restricted Suburban” and “Suburban Commercial.” The property is also located in Growth Area III. Generally, this area consists of land along Rock Prairie Road surrounded by established rural subdivisions. According to the Comprehensive Plan, due to service limitations and the prevailing rural character, the area should remain rural in character and be developed at a low intensity.

“Estate” is a designation for areas with a prevailing rural character that should have limited development activities consisting of low-density single-family of one acre lots (or denser if clustered).

“Restricted Suburban” is a designation for areas that should have a moderate level of development with larger lots (i.e.: 10,000 square feet or smaller if clustered around open space). To accomplish this desired character, the City adopted the RS Restricted Suburban zoning district in 2013.

“Suburban Commercial” is a designation for concentrations of small-scale commercial that caters to nearby residents. To accomplish this desired character, the City adopted the SC Suburban Commercial zoning district in 2012.

If the proposed amendment to the Comprehensive Plan Land Use and Character Map is approved, the proposed rezoning will be in compliance.

2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood: The adjacent land uses are phases of Bird Pond Estates to the north (acreage lots with an average lot size of 1.25 acres and an overall future density of 0.4 dwelling units per acre) and Flying Ace Ranch to the east (an equestrian/residential development with 18 dwelling units and a density of 0.7 dwelling units per acre).

The subject property and the surrounding area are currently developed as rural residential or used for agricultural purposes. The character of the proposed development maybe compatible with existing surrounding uses and prevailing rural character of the area as a gradient in intensity from the proposed Medical District area located to the south across Rock Prairie Road.

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 rezoning request is for RS Restricted Suburban and SC Suburban Commercial along Rock Prairie Road.

The subject property and surrounding area has some infrastructure/service limitations:

- The majority of the property is in the Wellborn Special Utility District CCN. Wellborn cannot currently provide adequate fire flows in this area. College Station Utilities has the ability to operate and maintain waterlines for fire hydrants

needed to meet minimum fire flow requirements, while Wellborn serves domestic water in this area. CSU does not receive revenue on fire-only lines. Preliminary discussions related to CCN boundaries have begun with Wellborn SUD, but no agreement has been reached.

- There is not sewer in this area. The developer intends to construct a lift station and a nearly two mile long force main to a sewer main near the intersection of Rock Prairie Road and William D. Fitch Parkway. City staff recommends a commitment to a gravity sanitary sewer line prior to rezoning of the property for development.
- Both Rock Prairie Road and Bird Pond Road are not built to their ultimate cross section.
- The property is not within the Fire Department's desired 4.5 minute response time.

With the exception of sewer service, all of these issues exist regardless of the developed use of the property. Some of these issues may be resolved with other capital projects over time.

- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property is currently zoned R Rural providing opportunities for large-lot rural residential development and agricultural uses. The surrounding area is currently developed or used in a similar manner. Additionally, the subject property has service limitations including a lack of sewer infrastructure, the need for additional water line infrastructure to meet fire flow requirements, rural road sections, and it is not located within the Fire Department's desired 4.5 minute response time. The property is suitable for agricultural or rural residential uses.
- 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 indicates that while the property could be marketed as an R Rural subdivision, the marketability of RS Restricted Suburban lots and SC Suburban Commercial lots is greater.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Domestic water service will be provided by the Wellborn SUD, but it does not have sufficient capacity for fire protection. City of College Station will need to extend a water main through the subdivision to provide fire protection.

There is no sanitary sewer available to serve the property. A lift station with a force main along Rock Prairie Road to an existing sewer main near the intersection of Rock Prairie Road and William D. Fitch Parkway is proposed. There is capacity in the line at this time. However, as other development occurs in the area, capacity will be affected. City staff recommends a commitment to a gravity sanitary sewer line prior to rezoning of the property for development.

The subject tract is in Lick Creek Drainage basin. Detention is required with this development.

Bird Pond Road, a Minor Arterial, is planned to be realigned to Rock Prairie Road in the future. Access will be via Rock Prairie Road and future realigned Bird Pond Road. Public infrastructure shall be designed and constructed in accordance with B/CS Unified Design Guidelines.

STAFF RECOMMENDATION

Staff recommends denial of the requested rezoning because the subject property has service limitations including a lack of sewer infrastructure, the need for additional water line infrastructure to meet fire flow requirements, rural road sections, and it is not located within the Fire Department's desired 4.5 minute response time. The City's Comprehensive Plan is a long-range, twenty-year plan that includes future land uses, thoroughfares, and utility lines that are considered together to assure that future development is adequately served. The intensity of the proposed development cannot yet be served safely and effectively.

SUPPORTING MATERIALS

1. Application
2. Rezoning map
3. Utility Layout



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

ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:	
<input checked="" type="checkbox"/>	\$1,165 Rezoning Application Fee.
<input checked="" type="checkbox"/>	Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided. Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
<input checked="" type="checkbox"/>	One (1) copy of a fully dimensioned map on 24" x 36" paper showing:
	a. Land affected;
	b. Legal description of area of proposed change;
	c. Present zoning;
	d. Zoning classification of all abutting land; and
	e. All public and private rights-of-way and easements bounding and intersecting subject land.
<input checked="" type="checkbox"/>	Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
<input checked="" type="checkbox"/>	A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to pdsdigitalsubmittal@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 May 6, 2015

NAME OF PROJECT 4201 Rock Prairie Road Rezoning

ADDRESS 4201 Rock Prairie Road

LEGAL DESCRIPTION (Lot, Block, Subdivision) Tract 11.2 of the Thomas Carruthers League

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:
Located in the northeast quadrant of the Rock Prairie Rd & Bird Pond Intersection

TOTAL ACREAGE 25.47 acres

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

Name Tony Jones E-mail tonyjones@aggieland.co

Street Address 1401 Sebesta Road

City College Station State TX Zip Code 77845

Phone Number wk: 979-693-6699 cell: 979-219-8669 Fax Number 979-695-2941

PROPERTY OWNER'S INFORMATION:

Name Dale & Reba Conrad E-mail dwconrad1@tx.rr.com

Street Address 7204 Wellington Point Road

City McKinney State TX Zip Code 75070

Phone Number 972-592-1514 Fax Number _____

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

Name Aggieland Development c/o Tony Jones E-mail tonyjones@aggieland.co

Street Address 1401 Sebesta Road

City College Station State TX Zip Code 77845

Phone Number 979-693-6699 Fax Number 979-695-2941

This property was conveyed to owner by deed dated _____ and recorded in Volume 460, Page 505 of the Brazos County Official Records.

Existing Zoning Rural Proposed Zoning Restricted Suburban & Commercial Suburban

Present Use of Property Undeveloped - Vacant

Proposed Use of Property Single Family Residential & Office Buildings

REZONING SUPPORTING INFORMATION

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

The Medical District has introduced more urban land uses to the general area including major infrastructure improvements. The extension of public sewer to the subject property through this development allows for a more dense pattern of development fronting Rock Prairie Road. In addition there is a high demand for lots that cater to larger homes. The Suburban Commercial compliments the Medical District and works commonly with the Suburban Commercial across the street on Rock Prairie Road.

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

Yes, it is in compliance given the adoption of the recent Comprehensive Plan Amendment for this same property. Across Bird Pond Road from subject property is shown as Restricted Suburban on the Comp Plan. Across Rock Prairie Road the property facing Rock Prairie Road is shown as Suburban Commercial backing up to General Suburban, on the Comp Plan.

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

The zone change to Restricted Suburban will match the Comprehensive Plan for the land across Bird Pond to the North. The land to the South is Zoned R and is developed in duplex 1 acre lots. The land to the East is currently vacant and Zoned R. The land to the West is shown on Comprehensive Plan as SC-Suburban Commercial and backs up to GS-General Suburban. The average size of 10,000 sf.ft. or larger will compliment the existing area.

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

The property is very suitable for the community and need for larger residential lots. It will be complimentary for the commercial lots for offices in the Medical District.

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

The property is suitable to develop as an R-Rural Project. The existing growth and especially location will compliment Wood Creek, Emerald Forest, FoxFire and Bird Pond Estates in value of homes.

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

It could be marketed as a R-Rural Subdivision. However, the marketability of lots for a RS-Restricted Suburban Subdivision and individual lots for SC-Suburban Commercial will be a high marketability area.

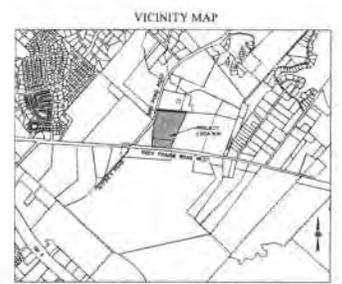
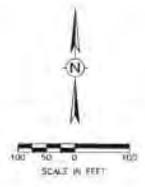
- 7. List any other reasons to support this zone change.

Our community is growing fast, a lot closer in, and subdivisions like Wood Creek, Emerald Forest, Sandstone, FoxFire and Bird Pond Estates all allow for secure residential lots. The closeness to the hospitals also compliments the need for doctors and medical employees to be able to live close to their jobs.

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.

Dale Conrad
 Signature and title *Peter J Conrad*
OWNERS

5/4/15
 Date



RURAL ZONING
RESTRICTED SUBURBAN

N/A
DOS LAGOS
BLOCK 1, LOT 1A
RICK BRETTON, L.
54.4985 AC.
ZONED R

N/T
JOHN PATTON ATKINS
13.36 AC. 10095/193
ZONED R

TRACT 1
17.14 ACRES
EXISTING ZONING R-RURAL
PROPOSED ZONING
RS-RESTRICTED SUBURBAN

RURAL ZONING
ESTATE

N/T
FLYING ACE
DEVELOPMENT, LLC
26.225 AC. 11581/155
ZONED R

4.55 ACRES
EXISTING ZONING
R-RURAL

N85 OF 40°W - 687.57'

TRACT 2
3.732 ACRES
EXISTING ZONING R-RURAL
PROPOSED ZONING
SC-SUBURBAN COMMERCIAL

N85 OF 40°W - 603.22'
ROCK PRAIRIE ROAD
R.O.W. VARIES

LEGEND

	REZONING LINE
	EASEMENT LINE
	PROPERTY LINE

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOODPLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY WARE: NO. 48041C0310 1; EFFECTIVE DATE 4/02/14

ZONING MAP

20.872 ACRES
4201 ROCK PRAIRIE ROAD
COLLEGE STATION, TEXAS
EXISTING ZONING
R - RURAL
PROPOSED ZONING
17.14 ACRES RESTRICTED SUBURBAN
3.732 ACRES SUBURBAN COMMERCIAL
THOMAS CARLITHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS

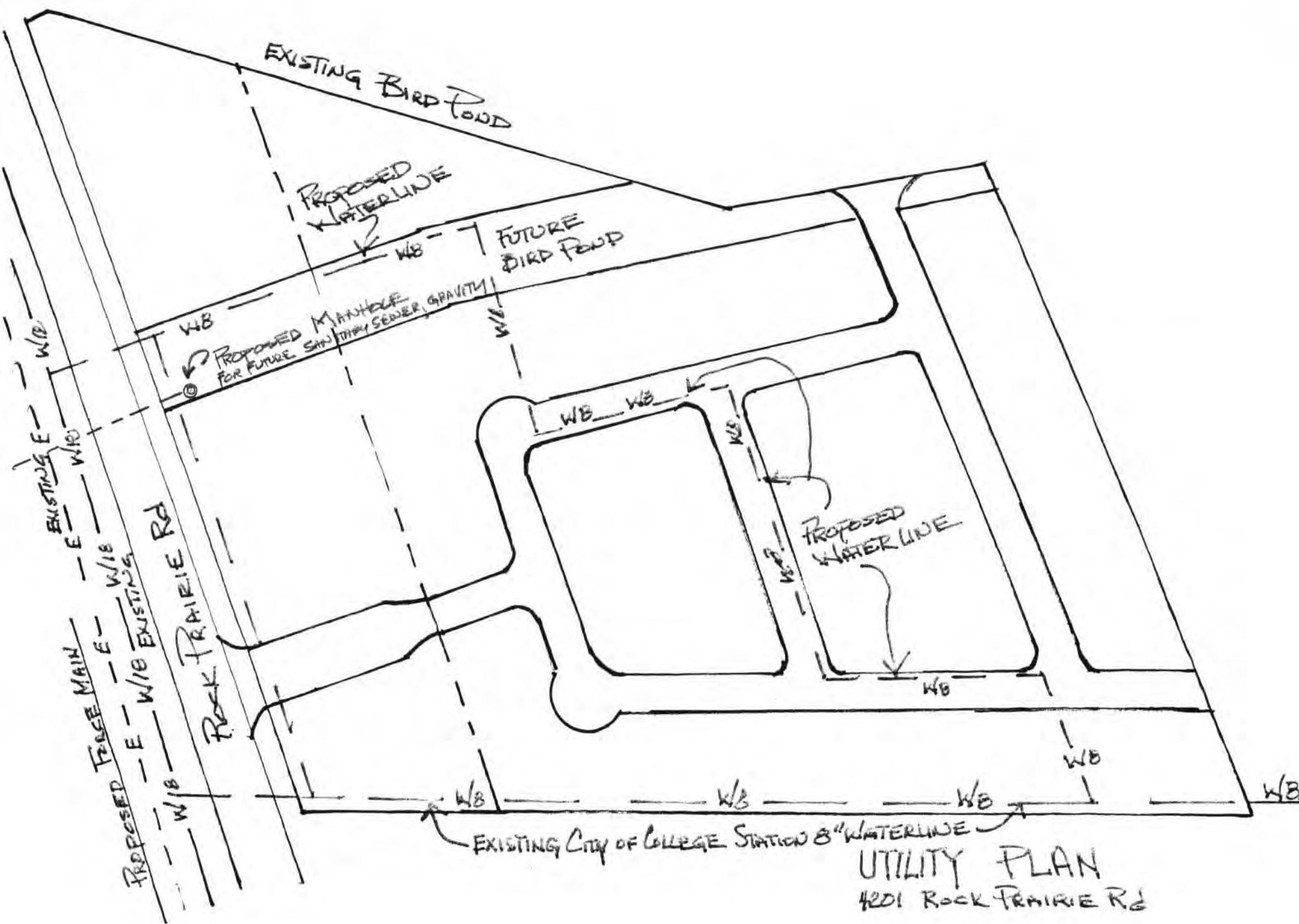
SCALE: 1" = 100'
JUNE 2015

SURVEYOR:
Mark C. Hill, Surveyor
Mark Hill Surveying, LLC
1111 W. 21st
College Station, TX 77805
(979) 326-6699

APPLICANT:

OWNER:
GLEN A. BERN, LEGAL
234 WILLOWCROFT POINT BLVD
WICHITA, TEXAS 76797

TRACY HINDE
1807 HENRY STREET
PO BOX 675794, FTS WORTH, TX 76167
PH: 817-584-1100



UTILITY PLAN
4201 ROCK PRAIRIE RD