



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

Planning and Zoning Commission Workshop

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

Thursday, September 3, 2015

5:00 PM

City Hall Council Chambers

1. Call the meeting to order.
2. Executive Session will be held in the Administrative Conference Room.

Consultation with Attorney {Gov't Code Section 551.071}; possible action. The Planning and Zoning Commission may seek advice from its attorney regarding attorney-client privileged information. Upon occasion the Planning & Zoning Commission may need information from its attorney as to attorney-client privileged information. After executive session, discussion, any final action or vote taken will be in public. The following subject(s) may be discussed:

Legal Advice:

- a. Legal issues regarding College Station's building plot regulations in relation to platting and replatting in older residential areas.
- b. Legal Issues regarding rezoning notice requirements.

6:00 P.M.

3. Take action, if any, on Executive Session.
4. Discussion of consent and regular agenda items.
5. Discussion of new development applications submitted to the City.

New Development Link: www.cstx.gov/newdev

6. [15-0464](#) Discussion of Minor and Amending plats approved by Staff.
* Final Plat ~ Minor~ Eastmark Subdivision Phase II Lots 2R-2A and 2R-2B, Block A ~ Case # FPCO2015-000002 (J. Bullock)

7. [15-0506](#) Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work (see attached).

Sponsors: Schubert

Attachments: [2015 P&Z Plan of Work](#)

8. [15-0511](#) Presentation, possible action, and discussion on Parkland Dedication assessment for multi-family development.

Sponsors: Prochazka

Attachments: [Staff Memo](#)
[Parkland Dedication Ordinance](#)
[Park System Inventory 2015](#)

9. [15-0505](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
* Thursday, September 10, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
* Thursday, September 17, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
10. [15-0517](#) Presentation, possible action, and discussion regarding an update on the following items:
* A Rezoning for approximately 2.429 acres generally located between Jane Street and Eisenhower Street from O Office and GC General Commercial to PDD Planned Development District for the Embassy Suites project. The Planning & Zoning Commission heard this item on August 6, 2015 and voted (6-0) to recommend approval. The City Council heard this item on August 27, 2015 and voted (7-0) to approve the request.
* A Rezoning adding a Neighborhood Conservation Overlay for approximately 32 acres located in the McCulloch Subdivision along Holleman Drive. The Planning & Zoning Commission heard this item on August 20, 2015 and voted (4-2) to recommend approval with amendments. The City Council heard this item on August 27, 2015 and voted (7-0) to approve the request as amended by the Commission.
* A Rezoning for approximately 1.57 acres located at 14015 Renee Lane from R Rural to GS General Suburban. The Planning & Zoning Commission heard this item on August 6, 2015 and voted (6-0) to recommend approval. The City Council heard this item on August 27, 2015 and voted (7-0) to approve the request.
* A Rezoning for approximately 12 acres along State Highway 6 north of Christ United Methodist Church from GC General Commercial to PDD Planned Development District for the MRC Senior Housing project. The Planning & Zoning Commission heard this item on August 6, 2015 and voted (6-0) to recommend approval. City Council heard this item on August 27, 2015 and voted (7-0) to approve the request.
* A Rezoning for approximately 28.5 acres located along Holleman Drive South across from the Quail Run Subdivision from R Rural and GS General Suburban to PDD Planned Development District for the Aspen Heights multi-family project. The Planning & Zoning Commission heard this item on May 7, 2015 and voted (4-1) to

recommend approval. The City Council heard this item on June 25, 2015 and deferred the request to their second August meeting so further traffic analysis could be performed. The Council reconsidered this item on August 27, 2015 and voted (6-1) to approve the request.

11. Discussion, review and possible action regarding the following meetings: Design Review Board, BioCorridor Board, Joint Annexation Task Force

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 _____, 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 #: 15-0464 **Version:** 1 **Name:** Minor & Amending Plats
Type: Updates **Status:** Agenda Ready
File created: 8/12/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 9/3/2015 **Final action:**
Title: Discussion of Minor and Amending plats approved by Staff.
* Final Plat ~ Minor~ Eastmark Subdivision Phase II Lots 2R-2A and 2R-2B, Block A ~ Case #
FPCO2015-000002 (J. Bullock)

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Discussion of Minor and Amending plats approved by Staff.
* Final Plat ~ Minor~ Eastmark Subdivision Phase II Lots 2R-2A and 2R-2B, Block A ~ Case #
FPCO2015-000002 (J. Bullock)



Legislation Details (With Text)

File #: 15-0506 **Version:** 1 **Name:** 2015 P&Z Plan of Work Update
Type: Updates **Status:** Agenda Ready
File created: 8/26/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 9/3/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work (see attached).
Sponsors: Jason Schubert
Indexes:
Code sections:
Attachments: [2015 P&Z Plan of Work](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work (see attached).

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 Avenue and Tarrow Street (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> <p>June 2015: Bike lanes on Holleman Drive restriped (Southside and South Knoll Area Plans).</p> <p>July 2015: Sidewalk gap filled on Tarrow Street by Fire Station 6 (Eastgate Plan).</p> <p>7/9/15: Council approved all-way stop at Walton Drive and Francis Drive (warrant study requested by Eastgate Plan).</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going
<u>Five-Year Comprehensive Plan Report Implementation</u>	
<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
<u>Annexation Task Force</u>	
<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> <p>6/23/15: Initial Task Force meeting held.</p> <p>7/10/15: Task Force meeting.</p> <p>8/14/15: Task Force meeting.</p> <p>8/28/15: Task Force meeting.</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>	Project Dates:
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>	Project Dates:
Staff Assigned: J. Prochazka	Anticipated Initiation: Fall 2015

Land Use Inventory/Housing Needs	
<p>Summary:</p> <p>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.</p>	Project Dates:
Staff Assigned: M. Bombek	Anticipated Initiation: Summer 2015

Non-Residential Architectural Standards	
<p>Summary:</p> <p>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.</p>	<p>Project Dates:</p> <p>April 2015: Public comment period of draft ordinance.</p> <p>5/4/15: BPG Advisory Board recommended approval with minor changes.</p> <p>5/7/15: P&Z recommended approval of proposed ordinance.</p> <p>5/28/15: Council adopted proposed ordinance.</p>
Staff Assigned: J. Schubert	Item Completed: May 2015

<u>Thoroughfare Plan</u>	
<p>Summary:</p> <p>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.</p>	<p>Project Dates:</p> <p>9/10/14: Entered into contract with Kimley-Horn and Associates, Inc to update Thoroughfare Plan.</p>
Staff Assigned: D. Singh	Anticipated Completion: Fall 2015

Walton Drive Commercial Overlay	
<p>Summary:</p> <p>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.</p>	<p>Project Dates:</p>
Staff Assigned: J. Schubert	Anticipated Completion: Fall 2015

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

Research, Education, and Other Items

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

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

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

Parkland Dedication Basis	
<p>Summary:</p> <p>Discuss possibilities of revising parkland dedication requirements to be based on a per bedroom basis instead of per dwelling unit.</p>	<p>Project Dates:</p> <p>7/16/15: Discussion at P&Z Workshop. 9/3/15: Discussion at P&Z Workshop.</p>
Staff Assigned: J. Prochazka/Legal Staff	Anticipated Completion: Summer 2015

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

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

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

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



Legislation Details (With Text)

File #: 15-0511 **Version:** 1 **Name:** Multi-Family Parkland Workshop Item
Multi-Family Parkland Discussion

Type: Presentation **Status:** Agenda Ready

File created: 8/26/2015 **In control:** Planning and Zoning Commission Workshop

On agenda: 9/3/2015 **Final action:**

Title: Presentation, possible action, and discussion on Parkland Dedication assessment for multi-family development.

Sponsors: Jennifer Prochazka

Indexes:

Code sections:

Attachments: [Staff Memo](#)
[Parkland Dedication Ordinance](#)
[Park System Inventory 2015](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion on Parkland Dedication assessment for multi-family development.



MEMORANDUM

September 3, 2015

TO: Members of the Planning & Zoning Commission

FROM: Jennifer Prochazka, AICP, Principal Planner

SUBJECT: **Multi-Family Parkland Dedication**

Item: Presentation, possible action, and discussion on Parkland Dedication assessment for multi-family development.

Summary: This Workshop item was identified by the Planning & Zoning Commission in their 2015 Plan of Work and is an opportunity to discuss the possibility of revising parkland dedication assessments to a per bedroom basis instead of per dwelling unit. The purpose of this item is to receive direction on a possible ordinance amendment.

Staff presented preliminary information to the Planning & Zoning Commission at their July 16, 2015 Workshop meeting regarding assessment of multi-family parkland dedication fees. At the request of the Planning & Zoning Commission, this additional Workshop item was scheduled for staff to present general parkland dedication information and a comparison of existing by-the-dwelling unit multi-family parkland fees and potential by-the-bedroom fees.

Background: Parkland funds are generated through residential development activities in the City. Funds are collected for the acquisition and development of parkland to ensure that park and recreation needs associated with new development can be met without diminishing the levels of service available to existing residents. These funds are generally used to acquire new parkland, develop new parks, and to enhance existing parks. Currently, parkland dedication fees are assessed based on the number of dwelling units in a multi-family project, regardless of the total number of bedrooms.

During the development of the multi-family zoning districts, development community stakeholders identified several potential ordinance amendments aimed at “leveling the playing field” for multi-family developments, including parkland dedication assessment on a per bedroom basis. More recently, the Parks & Recreation Advisory Board initiated a similar discussion in response to recent multi-family development trends in College Station that tend toward more residents per dwelling unit.

Attachments:

Parkland Dedication Summary
Parkland Dedication Ordinance History

Community and Neighborhood Park Zone Map
2009 Parkland Dedication Ordinance
2012 Parkland Dedication Calculations
Neighborhood Park Cost Estimates
Community Park Cost Estimates
2015 Park System Inventory

**CITY OF COLLEGE STATION PARKS AND RECREATION DEPARTMENT
PARKLAND DEDICATION ORDINANCE – SUMMARY**

The Parkland Dedication Ordinance provides a means to acquire and develop neighborhood and community parks in the City and ETJ. The funds for these park land acquisition and developments are generated by the construction of new residential subdivisions and must be used for park acquisition and/or park development or re-development within a defined service area as defined by the City's approved Park Zones. There are 29 Neighborhood Park Zones and 4 Community Park Zones. There is a five year time frame in which funds are to be utilized. As such, funds are spent on a first-in, first-out basis.

The Parkland Dedication Ordinance began in 1975 in College Station. Over that period of time, the City has been able to purchase park property, have property given through the ordinance, developed and re-developed parks, and even had subdivision developers build the parks for the City to meet the requirements.

The Ordinance divides the requirements into Neighborhood Parks and Community Parks. Each of these categories carries a land or fee in lieu of land requirement and a development fee. The requirements are based upon:

- # park acres per 1,000 citizens - 7 acres per 1,000 is the College Station standard (3.5 acres of neighborhood parks and 3.5 acres of community parks; does not include Veteran's Athletic Complex or Lick Creek Park)
- Average cost per acre of developable parkland in College Station (\$32,000 per acre)
- Persons per Household – set by US Census Bureau (2.38 PPH in 2010)
- Distinction between Single Family and Multi-Family Dwellings
- Cost for development of a typical neighborhood or community park in College Station (\$350,000 per neighborhood park and \$7,600,000 per community park; Community Park discounted at 50% for Multi-Family and 75% for Single Family)

In 2008, as part of the Bond Program, a \$1,000,000 Revolving Fund was created to be used for the acquisition of parkland in both the City limits and the ETJ. This fund is then reimbursed for its parkland acquisitions by Parkland Dedication funds collected in the Zones the land is located in. As an example, property was purchased in Northgate (Zone 1 and Zone B) from the revolving fund. As Parkland Dedication fees are collected from developments in Northgate, the Revolving Fund is replenished. These funds then allow us to look at purchasing land in other areas of the community.

Following is a short list of parks acquired and developed as well as redeveloped through the use of the Parkland Dedication Ordinance. It is safe to say that the majority of the parks within College Station are a direct result of the ordinance.

Parks Donated through Parkland Dedication (last 10 years)

Barracks Parks (7) (2013-2015- 3 of 7 parks developer developed)
Bridgewood Park (2014)
Carter Crossing Park (2006)
Castlegate Park (2001-developer developed)
Castlerock Park (2005- developer developed)
Cove of Nantucket Park (2005)

Crescent Pointe Park (2006)
Northgate Parks (2007/2009)
Phillips Park (2013- developer developed)
Reatta Meadows Park (2006)
Smith Tract (2010)
Sonoma Park (2006)
Summit Crossing Park (2008)
Wallace Lake Park- (2013-developer developed)

Parkland Dedication Fund Development/Re-Development Projects (FY13 – FY16)

FY '13

Northgate Park: Building demolition
Wolf Pen Creek: Electrical improvements
Cy Miller Park: Pier replacement
Carter Crossing Park: New park development
Southwest Park: New park development
Woodland Hills Park: park improvements
Arboretum: Bridge replacement

FY '14

Bee Creek Park: New double arch swing with surfacing; New 2-5 year old discovery cave
Parkway Park: New web climber with surfacing
Sandstone Park: New exercise stations
Thomas Park: New swing set and surfacing

FY '15

Castlegate Park: New swing set and surfacing
Castlerock Park: New swing set surfacing
Universtiy Park: New swing set surfacing
Fun for All Playground: New playground area within Central Park
Wolf Pen Creek Park: New restrooms at festival site

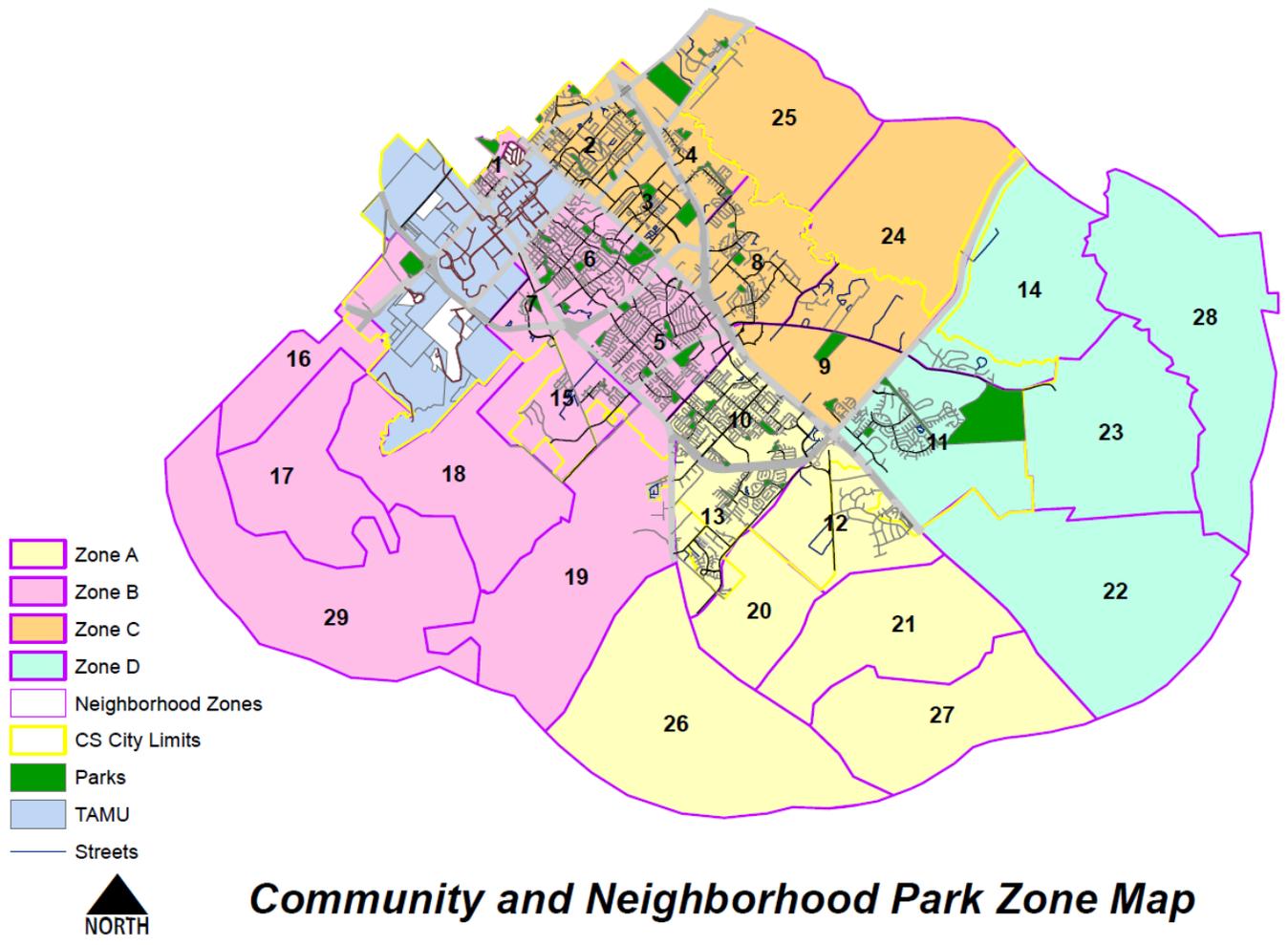
FY '16

Crescent Pointe Park: New park development
Reatta Meadows Park: New park development
Sonoma Park: New park development
Bridgewood Park: New park development
Barracks Park: New park development
Cy Miller Park: Trash cans and new metal roof on the gazebo
Windwood Park: Improvements
Edelweiss Park: Improvements
Longmire Park: Picnic unit
Sandstone Park: Exercise station
Southern Oaks Park: Drinking fountain; Picnic units
Castlegate Park: Park improvements

COLLEGE STATION PARKLAND DEDICATION ORDINANCE HISTORY

Effective Date	Fee Code	Park Type	FEES						LAND (acres)		Ordinance Numbers	Approved Date
			SF			MF			SF	MF		
			Park Acq. (Per DU)	Park Dev. (Per DU)	TOTAL	Park Acq. (Per DU)	Park Dev. (Per DU)	TOTAL	Acres/ per DU	Acres/ per DU		
20-Aug-12		Neighborhood	\$274	\$362	\$636	\$274	\$362	\$636	1/117	1/117		
		Community	\$250	\$375	\$625	\$250	\$750	\$1,000	1/128	1/128		
		TOTAL	\$524	\$737	\$1,261	\$524	\$1,112	\$1,636				
1-Jan-09	N6	Neighborhood	\$314	\$764	\$1,078	\$256	\$622	\$878	1/102	1/125	3139⁽²⁾	11-Dec-08
	C6	Community	\$305	\$638	\$943	\$248	\$520	\$768	1/105	1/129		
		TOTAL	\$619	\$1,402	\$2,021	\$504	\$1,142	\$1,646				
1-Jan-08	N5	Neighborhood	\$245	\$655	\$900	\$198	\$533	\$731	1/98	1/121	2997⁽¹⁾	13-Sep-07
24-Jul-02	N4	Neighborhood	\$198	\$358	\$556	\$160	\$292	\$452	1/101	1/125	2546	24-Jan-02
14-Jul-99	N3	Neighborhood	\$148	\$309	\$457	\$112	\$233	\$345	1/101	1/134	2368	14-Jan-99
13-Nov-75	N2	Neighborhood	\$225	\$0	\$225	\$225	\$0	\$225	1/133	1/133	983	13-Nov-75
	N1	Neighborhood	\$150	\$0	\$150	\$150	\$0	\$150	1/200	1/200	690	

- (1) Parkland dedication for ETJ development became effective.
- (2) Community park dedication became effective.
- A) Parkland dedication fees are vested at the time of the first submission of the platting process.
- B) Parkland dedication fees are collected at the time of the filing of the final plat for single-family development (process with Final Plat).
- C) Parkland dedication fees are collected at the time of the Building Permit for multi-family development (process with Site Plan).



Community and Neighborhood Park Zone Map



ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 9, "SUBDIVISIONS" OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY AMENDING SECTION 10, "PARK LAND DEDICATION", BY AMENDING AND ADDING NEIGHBORHOOD AND COMMUNITY PARK LAND DEDICATION AND DEVELOPMENT FEE REQUIREMENTS, BY CHANGING FLOODPLAIN DEDICATION RATIOS; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 9, "Subdivisions", of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

PART 2: That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way effect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.

PART 3: That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty Five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective January 1, 2009.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2008.

ATTEST:

APPROVED:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

EXHIBIT “A”

That Chapter 9, “Subdivisions”, of the Code of Ordinances of the City of College Station, Texas, is hereby amended as follows:

1. By amending SECTION 10: “Requirements for Park Land Dedication” by deleting the entire section and substituting the following:

SECTION 10: Requirements For Park Land Dedication and Development.

10-A. Purpose.

This section is adopted to provide recreational areas in the form of neighborhood park facilities as well as community park facilities as a function of subdivision and site development in the City of College Station and its Extra-Territorial Jurisdiction (ETJ). This section is enacted in accordance with the home rule powers of the City of College Station granted under the Texas Constitution, and the statutes of the State of Texas, including, but not by way of limitation, Texas Local Government Code Chapter 212 as may be amended from time to time.

It is hereby declared by the City Council that recreational areas in the form of neighborhood parks and community parks are necessary and in the public welfare, and that the only adequate procedure to provide for neighborhood parks and community parks is by integrating such requirements into the procedure for planning and developing property or subdivisions in the City and its ETJ, whether such development consists of new construction on vacant land or rebuilding and remodeling of structures on existing residential property.

Neighborhood parks are those parks providing for a variety of outdoor recreational opportunities and located within convenient distances from a majority of the residences to be served thereby located within park zones established by the City. The park zones established by the College Station Parks and Recreation Department and shown on the official Parks and Recreation map for the City of College Station shall be prima facie proof that any park located therein is within such a convenient distance from any residence located therein. The primary cost of neighborhood parks should be borne by the landowners of residential property who, by reason of the proximity of their property to such parks, shall be the primary beneficiaries of such facilities. Typically, the landowner of a proposed residential development is the developer.

A typical community park in College Station is designed to serve the needs of residents from several neighborhoods located within a one-half to three mile radius. Community parks provide amenities that should complement neighborhood parks. Together, neighborhood parks and community parks can meet more of the recreational needs of residents.

Community parks are generally 25 to 70 acres in size. However, larger and smaller community parks may be developed to meet specific requirements of a particular area of town.

Community parks, by their nature, serve both active and passive leisure needs of residents, and use by organizations and individuals from surrounding areas larger than for neighborhood parks. The acquisition and development of the “basic” infrastructure and facilities for the usage of these

community parks should be based upon the demand from the area residents it is intended to serve.

Therefore, the following requirements are adopted to effect the purposes stated above.

10-B Applicability. This section applies to a landowner who develops land for residential use located within the City or within its extraterritorial jurisdiction.

10-C Requirements.

1. General. The City Manager or his designee shall administer this Section with certain review, recommendation and approval authorities being assigned to the Planning and Zoning Commission, the Parks and Recreation Advisory Board and various city departments as specified herein.

Generally, the developer of residential property must address the following requirements pursuant to this section: dedication of land for neighborhood park use or payment of a fee in lieu thereof, dedication of land for community parks or payment of a fee in lieu thereof, payment of a development fee for neighborhood parks or construction of the neighborhood park improvements to which such fee relates, and payment of a development fee for community parks or construction of the community park improvements to which such fee relates. Requirements herein are based on actual dwelling units for an entire development. Increases or decreases in final unit count may require an adjustment in fees paid or land dedicated. If the actual number of dwelling units exceeds the original estimate, additional park land and additional park development fees may be required in accordance with the requirements in this Section.

The schedule of fees and required land dedications is attached hereto as Appendix I and incorporated and made a part of this Section for all purposes. The identification of park zones for neighborhood parks is as shown City's Recreation, Park and Open Space Master Plan referenced herein and incorporated by reference.

2. Land Dedication.

- a. The amount of land to be dedicated for neighborhood park land purposes and for community park purposes shall be as set forth in Appendix I.

The total amount of land dedicated for the development shall be dedicated to the City in fee simple:

- 1) Prior to the issuance of any building permits for multi-family development,
- 2) Concurrently with the final plat for a single phase development,
- 3) For a phased development the entire park shall be either platted concurrently with the plat of the first phase of the development or
- 4) The developer may provide the City with financial security against the future dedication by providing a bond, irrevocable letter of credit, or other alternative financial guarantee such as a cash deposit in the amount equal to the number of acres park land required and in a form acceptable to the City. The amount of the financial guarantee shall be the amount of fee in lieu of land dedication as set forth in Appendix I. The financial guarantee will be released to the developer, without

interest, upon the filing of the final plat for the subsequent phase that dedicates the required park land.

- b. For development located within the extraterritorial jurisdiction of the City, the dedication requirements of this Section may be met through the creation of private park land in the same amount required as set forth in Appendix I provided the developer enters into a written agreement that all such private park land be dedicated to the City at the time of full purpose annexation into the City and provided that any plat related to such development, is inscribed with a notation regarding same.
3. Fee in Lieu of Land. In lieu of dedicating park land for neighborhood parks and for community parks, a developer may request to meet some or all of the neighborhood park land dedication requirements, and some or all of the community park land dedication requirements through payment of a fee in lieu thereof in amounts as set forth in Appendix I. Such fees shall be due at the same time as fees are due for final platting or for issuance of a building permit, whichever occurs first.
 4. City Final Approval. The City shall have the final authority in determining how much, if any, land or fee may be accepted in lieu of required land dedication. The City may, from time to time, require that a fee be submitted in lieu of land dedication in amounts as set forth in Appendix I for either, both, some or all of neighborhood park land or community park land dedication. Likewise, the City may, from time to time, require that land be dedicated in amounts as set for in Appendix I and that no fee in lieu of land will be accepted.

5. Approval Process for park land dedication.

- a. Land Dedications equal or exceeding five acres, and Dedications of Floodplains and Greenways.

For any proposed required neighborhood park land dedication equaling or exceeding five (5) acres of land or equaling or exceeding payment of a fee in lieu thereof, for any proposed required community park land dedication equaling or exceeding five (5) acres of land or equaling or exceeding the payment of a fee in lieu thereof, or for any proposed land dedication containing floodplain or greenway, the landowner must:

- 1) Obtain a recommendation from the Parks and Recreation Advisory Board, and
- 2) Obtain approval from the Planning & Zoning Commission pursuant to the plat approval procedures as set forth elsewhere in the City Code of Ordinances.
 - i. The Planning and Zoning Commission shall consider the recommendation from the Parks and Recreation Advisory Board but may make a decision contrary to its recommendation by majority vote.

- b. Dedications of less than five acres not including floodplains or greenways.

For any proposed neighborhood park land dedication less than five (5) acres of land or the payment of a fee in lieu thereof, for any proposed required community park land dedication less than five (5) acres of land or the payment of a fee in lieu thereof, or for any proposed land dedication containing floodplain or greenway, the City Manager or his designee is authorized to accept and approve same if the following criteria are met:

- 1) The proposed dedication or fee provides a sufficient amount of neighborhood park land existing in the park zone of the proposed development for required neighborhood park land dedication, or the proposal provides a sufficient amount of community park land existing for the proposed development for required community park land dedication, whichever applies;
- 2) Where the proposed dedication is insufficient for a neighborhood park site or for a community park site under existing park design standards, some or all of the dedication requirements may be in the form of a fee in amounts as set forth in Appendix I;
- 3) Determination of acceptability of a proposed neighborhood park land dedication and for a proposed community park land dedication is based upon the City of College Station's Recreation, Park and Open Space Master Plan, as may be amended from time to time; and
- 4) The proposed development of the neighborhood park or community park is consistent with College Station's Recreation, Park and Open Space Master Plan, as may be amended from time to time.

In making his decision, the City Manager or his designee may choose to submit such application to the Parks and Recreation Advisory Board for its recommendation. In such event, the City Manager shall consider such recommendation but may make a decision contrary in accordance with the criteria set forth herein.

6. Park Development Fee.

In addition to the land dedication requirements for neighborhood parks and for community parks, there are also park development fees established herein sufficient to develop neighborhood parks and community parks in ways that meet the City of College Station's Manual of Park Improvements Standards. The amount of development fees assessed to a developer subject to this section for neighborhood and community parks is as shown in Appendix I. The process for the approval and collection of development fees shall be the same as for the park land dedication requirements to which the development relates, and shall be processed simultaneously with the park land dedication requirements.

7. Construction of Park Improvements in Lieu of Development Fee.

A developer may elect to construct required neighborhood park improvements and/or required community park improvements in lieu of paying the associated development fee as set forth herein. In such event:

- a. A park site plan, developed in cooperation with the Parks and Recreation Department staff, is submitted and approved by the Director of the Parks and Recreation Department or his designee and the Parks and Recreation Advisory Board upon submission of final plat or upon application for a building permit, whichever is applicable.
- b. Detailed plans and specifications for park improvements hereunder shall be due and processed in accordance with the procedures and requirements pertaining to public improvements for final plats and for building permit issuance, whichever is applicable.

- c. All plans and specifications shall meet or exceed the City's Manual of Park Improvement Standards in effect at the time of the submission.
 - d. If the improvements are constructed on land that has already been dedicated to and/or is owned by the City, then the Developer must post payment and performance bonds to guarantee the payment to subcontractors and suppliers and to guarantee the developer completes the work in accordance with the approved plans, specifications, ordinances, and other applicable laws.
 - e. The construction of all improvements must be completed in accordance with the requirements relating to the construction of public improvements for final plats and issuance of building permits, whichever is applicable. This includes guaranteeing performance in lieu of completing the park improvements prior to final plat approval. Notwithstanding any other applicable ordinances, park improvements should be completed within two years from the date of approval.
 - f. Completion and Acceptance – Park development will be considered complete and a Certificate of Completion will be issued after the following requirements are met:
 - i. Improvements have been constructed in accordance with the Approved Plans;
 - ii. All park land upon which the improvements have been constructed has been dedicated as required under this section; and
 - iii. All manufacturers' warranties have been provided for any equipment installed in the park as part of these improvements.
 - g. Upon issuance of a Certificate of Completion, the developer warrants the improvements for a period of one (1) year as set forth in the requirements in the City of College Station's Manual of Park Improvements Standards.
 - h. The developer shall be liable for any costs required to complete park development if:
 - i. Developer fails to complete the improvements in accordance with the approved plans; or
 - ii. Developer fails to complete any warranty work.
8. Submitting fee. Any fees required to be paid pursuant to this section shall be remitted:
- a. Prior to the issuance of any building permits for multi-family development; or
 - b. Upon submission of each final plat for single family, duplex or townhouse development.
9. Use of fees. Fees may be used only for the acquisition or development of park facilities to which they relate. For fees in lieu of neighborhood park land dedication, fees may only be used for purchase and/or development of neighborhood parks located within the same zone as the development. For fees in lieu of community park land dedication, fees may only be used for the purchase and/or development of community parks.

10. Reimbursement for City Acquired Park Land.

The City may from time to time acquire land for parks in or near an area of actual or potential development. If the City does acquire park land in a park zone for a neighborhood park or acquires

parkland for a community park, the City may require subsequent dedications to be in fee-in lieu-of-land only. This will be to reimburse the City for the cost(s) of acquisition.

10-D Prior Dedication or Absence of Prior Dedication.

If a dedication requirement arose prior to enactment or amendment of this Section 10, subsequent development for the subject tract to which the dedication requirement applies may be subject to vesting as set forth in Chapter 245 Texas Local Government Code. Depending on the circumstances, additional dedication may be required for the increase in dwelling units from what was originally proposed.

10-E Comprehensive Plan Considerations.

The City's Recreation, Park and Open Space Master Plan is intended to provide the Parks and Recreation Advisory Board with a guide upon which to base its recommendations. Because of the need to consider specific characteristics in the site selection process, the park locations indicated in the Plan are general. The actual locations, sizes, and number of parks will be determined when development occurs or when sites are acquired by the City, including by donations.

Park zones for neighborhood parks are established in the City's Recreation, Park and Open Space Master Plan as a component of the City's Comprehensive Plan, and indicate service areas for neighborhood parks. Zone boundaries typically follow key topographic features such as major thoroughfares, streams, city limit and ETJ boundary lines. New park zones may be created or existing zones amended pursuant to procedures for amending the City's Recreation, Park and Open Space Master Plan as land acquisitions or other circumstances dictate.

10-F Special Fund; Right to Refund.

1. All neighborhood park land dedication fees will be deposited in a fund referenced to the park zone to which it relates. Community park land dedication fees will be deposited in a fund referenced to community parks.
2. The City shall account for all fees in lieu of land and all development fees paid under this Section with reference to the individual plat(s) involved. Any fees paid for such purposes must be expended by the City within five (5) years from the date received by the City for acquisition and/or development of a neighborhood park or a community park as required herein. Such funds shall be considered to be spent on a first-in, first-out basis. If not so expended, the landowners of the property on the expiration of such period shall be entitled to a prorated refund of such sum, computed on a square footage of area basis. The owners of such property must request such refund within one (1) year of entitlement, in writing, or such right shall be barred.

10-G Park Land Guidelines and Requirements.

Parks should be easy to access and open to public view so as to benefit area development, enhance the visual character of the City, protect public safety and minimize conflict with adjacent land uses. The following guidelines and requirements shall be used in designing parks and adjacent development.

1. Any land dedicated to the City under this section must be suitable for park and recreation uses. The dedication shall be free and clear of any and all liens and encumbrances that interfere with its use for park purposes. The City Manager or his designee shall determine whether any encumbrances interfere with park use. Minerals may be reserved from the

conveyance provided that there is a complete waiver of the surface use by all mineral owners and lessees. A current title report must be provided with the land dedication. The property owner shall pay all taxes or assessments owed on the property up to the date of acceptance of the dedication by the City. A tax certificate from the Brazos County Tax Assessor shall be submitted with the dedication or plat.

2. Consideration will be given to land that is in the floodplain or may be considered “floodable” even though not in a federally regulated floodplain as long as, due to its elevation, it is suitable for park improvements. Sites should not be severely sloping or have unusual topography which would render the land unusable for recreational activities.
3. Land in floodplains or designated greenways will be considered on a three for one basis. Three acres of floodplain or greenway will be equal to one acre of park land.
4. Where feasible, park sites should be located adjacent to greenways and/or schools in order to encourage shared facilities and joint development of new sites.
5. Neighborhood park sites should be adjacent to residential areas in a manner that serves the greatest number of users and should be located to minimize users having to cross arterial roadways to access them.
6. Where appropriate, sites with existing trees or other scenic elements are preferred.
7. Detention / retention areas may not be used to meet dedication requirements, but may be accepted in addition to the required dedication. If accepted as part of the park, the detention / retention area design must meet specific parks specifications in the City’s Manual of Park Improvements Standards.
8. Where park sites are adjacent to greenways, schools, or existing or proposed subdivisions, access ways may be required to facilitate public access to provide public access to parks.
9. It is desirable that fifty percent (50%) of the perimeter of a park abut a public street.
10. Community Parks should be accessible from major arterial streets so as to be accessible by large groups of people from large surrounding areas.

10-H Warranty Required.

1. All materials and equipment provided to the City shall be new unless otherwise approved in advance by the City Manager or his designee and that all work will be of good quality, free from faults and defects, and in conformance with the designs, plans, specifications, and drawings, and recognized industry standards. This warranty, any other warranties express or implied, and any other consumer rights, shall inure to the benefit of the City only and are not made for the benefit of any party other than the City.
2. All work by the developer or landowner not conforming to these requirements, including but not limited to unapproved substitutions, may be considered defective.
3. This warranty is in addition to any rights or warranties expressed or implied by law.
4. Where more than a one (1) year warranty is specified in the applicable plans, specifications, or submittals for individual products, work, or materials, the longer warranty shall govern.
5. This warranty obligation may be covered by any performance or payment bonds tendered in compliance with this Ordinance.

6. If any of the work performed by developer or landowner is found or determined to be either defective, including obvious defects, or otherwise not in accordance with this ordinance, the designs, plans, drawings or specifications within one (1) year after the date of the issuance of a certificate of Final Completion of the work or a designated portion thereof, whichever is longer, or within one (1) year after acceptance by the City of designated equipment, or within such longer period of time as may be prescribed by law or by the terms of any applicable special warranty required by this ordinance, developer shall promptly correct the defective work at no cost to the City.
7. During the applicable warranty period and after receipt of written notice from the City to begin corrective work, developer shall promptly begin the corrective work. The obligation to correct any defective work shall be enforceable under this Code of Ordinances. The guarantee to correct the defective work shall not constitute the exclusive remedy of the City, nor shall other remedies be limited to the terms of either the warranty or the guarantee.
8. If within twenty (20) calendar days after the City has notified developer of a defect, failure, or abnormality in the work, developer has not started to make the necessary corrections or adjustments, the City is hereby authorized to make the corrections or adjustments, or to order the work to be done by a third party. The cost of the work shall be paid by developer.
9. The cost of all materials, parts, labor, transportation, supervision, special instruments, and supplies required for the replacement or repair of parts and for correction of defects shall be paid by Developer, its contractors, or subcontractors or by the surety.
10. The guarantee shall be extended to cover all repairs and replacements furnished, and the term of the guarantee for each repair or replacement shall be one (1) year after the installation or completion. The one (1) year warranty shall cover all work, equipment, and materials that are part of the improvements made under this section of the ordinance.

**City of College Station Park Land Dedication Ordinance
Neighborhood Park Calculations - 2012**

Starting Point:

2012 population; 96,603

346.26 acres of neighborhood parks

$96,603/346.26 = 1$ acre of neighborhood park per 279 people

Land Donation:

Single Family- 279 people/ 2.38/PPH = 117 Dwelling Units per acre of donated land for neighborhood park

Multi Family- 279 people/2.38 PPH = 117 Dwelling Units per acre of donated land for neighborhood park

Land Acquisition:

$\$32,000/\text{acre}/117$ Dwelling Units = \$274 Single Family Land Acquisition Cost/Dwelling Unit

$\$32,000/\text{acre}/117$ Dwelling Units = \$274 Multi Family Land Acquisition Cost/Dwelling Unit

Park Development:

One neighborhood park serves 2,300 people (96,603 pop. / 42 neighborhood parks = 2,300 people)

Single Family Neighborhood Park Development Cost

$\$350,000/2,300 = \152.00 per person neighborhood park development cost

$\$152.00 \times 2.38$ PPH = \$361.76 = \$362.00 per Dwelling Unit

Multi Family Neighborhood Park Development Cost

$\$350,000/2,300 = \152.00 per person neighborhood park development cost

$\$152.00 \times 2.38$ PPH = \$361.76 = \$362.00 per Dwelling Unit

Total Neighborhood Park Parkland Dedication Fees per Dwelling Unit:

Single Family Neighborhood Park Fee=

$\$274$ (Land Acquisition) + $\$362.00$ (Park Development) = \$636.00 per Dwelling Unit

Multi Family Neighborhood Park Fee=

$\$274$ (Land Acquisition) + $\$362.00$ (Park Development) = \$636.00 per Dwelling Unit

**City of College Station Park Land Dedication Ordinance
Community Park Calculations - 2012**

Starting Point:

2012 population; 96,603

316.31 acres of community parks (8 total parks)

$96,603/316.31 = 1$ acre of community park per 305 people

Land Donation:

Single Family- 305 people/ 2.38/PPH = 128 Dwelling Units per acre of donated land for community park

Multi Family- 305 people/2.38 PPH = 128 Dwelling Units per acre of donated land for community park

Land Acquisition:

$\$32,000/\text{acre}/128$ Dwelling Units = \$250 Single Family Land Acquisition Cost/Dwelling Unit

$\$32,000/\text{acre}/128$ Dwelling Units = \$250 Multi Family Land Acquisition Cost/Dwelling Unit

Park Development:

One community park serves people 12,075 (96,603 pop. / 8 community parks = 12,075 people)

Single Family Community Park Development Cost

$\$1,900,000/12,075 = \157.35 per person community park development cost

(\$7,600,000 Community Park development cost average X 75% discount)

$\$157.35.00 \times 2.38$ PPH = \$374.49 = \$375.00 per Dwelling Unit

Multi Family Community Park Development Cost

$\$3,800,000/12,075 = \314.70 per person community park development cost

(\$7,600,000 Community Park development cost average X 50%)

$\$314.70 \times 2.38$ PPH = \$748.99 = \$750.00 per Dwelling Unit

Total Community Park Parkland Dedication Fees per Dwelling Unit:

Single Family Community Park Fee=

\$250 (Land Acquisition) + \$375 (Park Development) = \$ 625.00 per Dwelling Unit

Multi Family Community Park Fee=

\$250 (Land Acquisition) + \$750 (Park Development) = \$1,000.00 per Dwelling Unit

Comparison: Current Ordinance (2009) VS Proposed Ordinance (2012)

	<u>Current</u>	<u>Proposed</u>
Neighborhood Park Land (fee in lieu)		
Single Family (SF)	\$ 314	\$ 274
Multi-Family (MF)	\$ 256	\$ 274
Community Park Land (fee in lieu)		
Single Family (SF)	\$ 305	\$ 250
Multi-Family (MF)	\$ 248	\$ 250
Neighborhood Park Development		
Single Family (SF)	\$ 764	\$ 362
Multi-Family (MF)	\$ 622	\$ 362
Community Park Development		
Single Family (SF)	\$ 638	\$ 375
Multi-Family (MF)	\$ 520	\$ 750

SUMMARY

Single Family Neighborhood Park Fee

\$274 (Land Acquisition) + \$362.00 (Park Development) =\$636.00 per Dwelling Unit

Single Family Community Park Fee=

\$250 (Land Acquisition) + \$375 (Park Development) =\$ 625.00 per Dwelling Unit

Multi Family Neighborhood Park Fee

\$274 (Land Acquisition) + \$362.00 (Park Development) =\$636.00 per Dwelling Unit

Multi Family Community Park Fee=

\$250 (Land Acquisition) + \$750 (Park Development) =\$1,000.00 per Dwelling Unit

	<u>Current</u>	<u>Proposed</u>
<u>Total</u> Single Family (SF)	\$2,021	\$1,261
Multi-Family (MF)	\$1,646	\$1,636

PARKLAND TOTAL

	<u>#Parks</u>	<u>#acres</u>	<u>#acres/1000 pop.</u>
Neighborhood Parks	42	346.26	3.58
Community Parks	8	316.31	3.27
Regional Parks (Veteran's Park, Lick Creek Park)	2	665.54	6.89
TOTAL	52	1,328.11	13.75

(as of 1-1-2012)

**NEIGHBORHOOD PARK (Average size = 8 acres)
COST ESTIMATES**



1.	Six (6') Foot Sidewalk ~ \$5.50 per Square Foot x 1,800 LF (1/3 Mile)	\$60,000
2.	Handicap Accessible Ramp ~ Two (2) each	\$2,000
3.	Picnic Unit ~ Slab, table, trash can, and grill at \$4,000 each x 2	\$8,000
4.	Shelter and Slab ~ Two (2) picnic tables with trash cans	\$34,000
5.	Area Lights ~ Twelve (12') LED Lights, Ten (10) @ \$4,000 each	\$40,000
6.	Two Park Signs ~ Cylex, 2' x 8' with keystone planter bed	\$6,000
7.	Benches ~ Painted steel with concrete slab, \$2,000 each x Four (4)	\$8,000
8.	Bicycle Racks ~ One (1) at \$1,500 each	\$1,500
9.	Trees ~ Thirty gallon, installed, 50 trees at \$225 each	\$11,250
10.	Specialized Irrigation System	\$3,000
11.	Drinking Fountains ~ One (1) concrete, handicap accessible, dual height, dog dish @ \$6,000 each	\$6,000
12.	One-inch (1") Water Meter	\$500
13.	Electric Meters with Breaker Panels	\$2,000
14.	Finish Sodding, Grading and Seeding	\$5,000
15.	Drain Lines ~ An average of 100 LF at \$20 per LF	\$2,000
16.	Swing Set with Synthetic Rubber Surfacing	\$25,000
17.	Playground with Concrete Base and Synthetic Rubber Surfacing for Children Ages 2 – 5	\$70,000
18.	Shade Cover for Playground for Children Ages 2 – 5	<u>\$20,000</u>
		\$304,250
	Ten (10%) Contingency	\$30,425
	Project Management @ Five (5%) Percent	<u>\$15,212</u>
		<u>\$ 349,887</u>

**COMMUNITY PARK (Average size = 50 acres)
COST ESTIMATES**



1.	Basketball Court with Pavilion	\$250,000
2.	Ten (10') Foot Sidewalk ~ \$5.50 per Square Foot x 8,000 LF	\$352,000
3.	Handicap Accessible Ramp ~ 6 each	\$6,000
4.	Pedestrian Bridges ~ Average 40' x 10' with concrete footings	\$50,000
5.	Picnic Unit ~ Slab, table, trash can, and grill at \$4,000 each x 2	\$8,000
6.	Shelter and Slab ~ Two (2) picnic tables with trash cans	\$34,000
7.	Area Lights ~ 12' lights, \$4,000 each x 30	\$120,000
8.	Two Park Signs ~ Cylex, 2' x 8' with keystone planter bed	\$6,000
9.	Benches ~ Painted steel with concrete slab, \$2,000 each x 8	\$16,000
10.	Bicycle Racks ~ Two (2) at \$1,500 each	\$3,000
11.	Trees ~ Thirty gallon, installed 300 at \$225 each	\$67,500
12.	Specialized Irrigation System	\$65,000
13.	Drinking Fountains ~ Two (2) concrete, handicap accessible, dual height, dog dish @ \$6,000 each	\$12,000
14.	Three-inch (3") Water Meter	\$3,600
15.	Electric Meters with Breaker Panels	\$4,000
16.	Finish Sodding, Grading and Seeding	\$15,000
17.	Drain Lines ~ An average of 200 LF at \$20 per LF	\$4,000
18.	Swing Set with Synthetic Rubber Surfacing	\$25,000
19.	Playground with Concrete Base and Synthetic Rubber Surfacing for Children Ages 5 - 12	\$100,000
20.	Playground with Concrete Base and Synthetic Rubber Surfacing for Children Ages 2 - 5	\$70,000
21.	Shade Cover for Playground for Children Ages 2 - 5	\$17,500
22.	Tennis Courts - Two (2)	\$80,000
23.	Pavilion with Restrooms and Kitchen	\$400,000
24.	Galvanized Fence ~ Average of 3,000 LF @ \$36 per LF	\$108,000
25.	Baseball Fields with Concessions Building ~ Average Four (4) Fields	\$2,500,000
26.	Park Spaces ~ Average of 250 Spaces @ \$4,000 per Space	\$1,000,000
27.	Park Street	\$375,000
28.	Storm Sewer, Electrical, and Structural	\$200,000
29.	Engineering Fees Plus Survey ~ Average Twelve (12%) of Project Cost	<u>\$700,000</u>
		\$6,591,600
	Ten (10%) Contingency	\$659,100
	Project Management @ Five (5%) Percent	<u>362,000</u>
		\$7,612,700



Park System Inventory 2015



PARK NAME	PARK TYPE	ACREAGE	PARK ZONE	DEVELOPMENT	RESTROOMS	SHELTER / GAZEBO	PAVILION	PICNIC UNITS	PLAY UNITS	OPEN PLAY AREA	WATER FEATURE OR POND	NATURE TRAIL	JOGGING WALKING TRAIL	EXERCISE STATION	BASKETBALL COURT	SOCCER FIELDS	SOFTBALL FIELDS	BASEBALL FIELDS	TENNIS COURTS	VOLLEYBALL	SWIMMING POOL	PARKING SPACES	PUBLIC ART	OTHER	
ANDERSON	N	8.94	6	D	○	○		●6	●1	●			●1/3	●2									30		
BARRACKS	N	7.32	15	D		●								●						●2					
BEE CREEK & D.A. "ANDY" ANDERSON ARBORETUM	C	43.5	B	D	○	○1	○1	●4	●4	●	●P	●1/3	●1/2				○2		○4	●	○		237		Batting Cage & Arboretum
BILLIE MADELEY	N	5.14	2	D								●													
BRIDGEWOOD	M	1.40	13	U																					
BRISON	N	9.20	6	D						●			●1/3										10		Bonfire Memorial Lights
BROTHERS POND	N	16.12	5	D		●		●3	●2	●	●FP		○1/2	●	●1/2		F	F							
BRIAN BACHMANN COMMUNITY PARK	C	44.70	B	D	○		○		●1	●					○2	○2●3		○6	○4	●	○		544		Skate Park SWC Center
CARTER'S CROSSING	N	7.34	4	D		●		●					●												
CASTLEGATE	N	8.26	13	D		●		●2	●2	●	○3P		●1/3	●1											
CASTLEROCK	N	5.86	10	D		●1		●1	●3				○1/3			F	F								
CEMETERY, COLLEGE STA.		18.50																							State Historic
CEMETERY, MEMORIAL OF CS		56.50																							Aggie Field of Honor
COVE OF NANTUCKET	N	3.92	12	D									●1/3												
CREEK VIEW	N	14.01	10	D		●		●	●1	●			○1/2			F	F								School
CRESCENT POINTE	N	5.00	4	D									●1/3												
CY MILLER	M	2.50	3	D		●		●1		●	●FP		●1/3											○	Police Dept.
EASTGATE	M	1.80	2	D						●														○	
EDELWEISS	N	12.30	5	D		●			●2	●			●1/2	●1	F		F			●			10		
EDELWEISS GARTENS	N	13.60	10	D		●			○2	●			○1/2	●1											
EMERALD FOREST	N	4.59	8	D				●2	○1				○1/3	○1/2											
GABBARD	N	10.67	6	D		●		●1	●1	●	●FP		○1/3			F	F								
GEORGIE K. FITCH	N	11.30	5	D		●		●2	●1	●			○1/3	○1		F	F								
HENSEL (TAMU)	C	29.70	B	D	○	●2	○3	●4	●2	●			●1/3								●		70		TAMU
JACK & DOROTHY MILLER	N	10.00	5	D		○		●3	●2	●			●1/3	●	○1	F	F	F							School
JOHN CROMPTON	N	15.26	7	D	○	○	○1	●	●1		●P	●	●1/2	●1										50	
LEMONTREE	N	15.40	6	D	○			●3	●1	●		●	●3/4	●1/2			○1								30
LICK CREEK	RN	515.54	D	D								●	●1.8												60
LIONS	M	1.50	2	D				●3	○2						○1										10
LONGMIRE	N	4.16	5	D				●2					●1/4												
LUTHER JONES	M	1.80	6	D						●							●1								
MERRY OAKS	N	4.60	2	D				●2	●2	●		●	○1/3	●1											
NORTHGATE PARK	M	1.59	1	U																					
OAKS	N	7.50	2	D	○		○	●7	●1	●			●1/4	○1						●					Disc Golf
PARKWAY	M	1.90	2	D				●1	●2	●													6		
PEBBLE CREEK	N	10.20	11	D		●		●2	●4	●			●1/2	○1	F2	F	F								School
PHILLIPS	N	3.76	13	D		○1		●						●											
RAINTREE	N	13.00	4	D		●		●2	●2	●			●1/3												
REATA MEADOWS	N	3.00	10	U																					
RICHARD CARTER	N	7.14	2	D						●			●1/3											●	State Historic
SANDSTONE	N	15.21	8	D		●			●1	●			●1/3	●	●1		F2	F2						48	
SMITH TRACT	N	11.80	4	U																					

PARK NAME	PARK TYPE	ACREAGE	PARK ZONE	DEVELOPMENT	RESTROOMS	SHELTER / GAZEBO	PAVILION	PICNIC UNITS	PLAY UNITS	OPEN PLAY AREA	WATER FEATURE OR POND	NATURE TRAIL	JOGGING WALKING TRAIL	EXERCISE STATION	BASKETBALL COURT	SOCCER FIELDS	SOFTBALL FIELDS	BASEBALL FIELDS	TENNIS COURTS	VOLLEYBALL	SWIMMING POOL	PARKING SPACES	PUBLIC ART	OTHER		
SONOMA	N	7.16	10	U																						
SOUTHEAST	C	66.68	C	U																						
SOUTHERN OAKS	N	14.49	10	D		●		●2	●2	●			●1/3		●1										Disc Golf	
SOUTHWEST	N	9.42	6	D		●		●			P		○	●												
STEEPLECHASE	N	9.00	5	D		●		●2	●2	●			○1/2		○1										Dog Park	
STEPHEN C. BEACHY CENTRAL	C	47.20	C	D	○	○2	○1	●10	○1	●	●2FP	●	○1	●	○1	○3	○4		○2	●			297		PARD Office	
SUMMIT CROSSING	N	8.81	4	U																						
THOMAS	C	16.10	C	D	○	○		●5	●4	●			○3/4	●	●2				○2			○			27	
UNIVERSITY	N	10.20	2	D		●1			○2	●	P		○.4										9		Dog Park	
VETERANS ATHLETIC	RA	150.00	C	D	○		○		●1	●			●1			○11	○5						835	○	Veterans Memorial, History Mile	
W.A. TARROW (W. Smith)	C	21.26	B	D	○	○	○	●2	○3	●			●1/3	●	○2		F2	○3			SP	319	○	Batting Cage Lincoln Center State Historic		
WALLACE LAKE	N	1.84	13	D						●	○P		○1/8	○											20	
WILDWOOD	C	30.00	D	U																						
WINDWOOD	M	1.37	4	D		●1		●2	●2	●			○													
WOLF PEN CREEK	C	47.17	C	D	○	○		●1	○1	●	P		●2											66	○	Amphitheater, Green Room, Plaza, Disc Golf, Festival Site
WOODCREEK	N	6.60	8	D				●2	○1	●			●1/3		●1/2					○						
WOODLAND HILLS	N	14.40	9	D		●1			○3	●			○1/4													

QUANTITY	PARK TYPE	TOTAL ACREAGE*
8	Mini	13.86
38	Neighborhood	346.52
Total Neighborhood Park Acreage		360.38
9	Community	346.31
Total Community Park Acreage		346.31
1	Regional Nature	515.54
1	Regional Athletic	150.00
57 Total Parks ~ 1,372.23 Acres		
Developed Parks: 49 Parks		
Undeveloped Parks: 8 Parks		
* Cemeteries are not included in acreage totals.		
2	Municipal Cemeteries	75 Acres

KEY	
A - Arboretum	RN - Regional Nature Park
C - Community Park	RA - Regional Athletic Park
D - Developed	SP - Spray/Splash Park
FP - Fishing Pond	State Historic - State Marker on site
F - Open Practice Fields	U - Undeveloped
M - Mini Park	N - Neighborhood Park
P - Pond (Non-fishing)	○ - Lighted Facilities
	● - Unlighted Facilities

PARK ACREAGE PER 1,000 RESIDENTS	
Neighborhood Park Acres per 1,000 (360.34 Acres)	3.52
Community Park Acres per 1,000 (346.31 Acres)	3.15
Total Acreage per 1,000 Residents	6.90
Based on March 2015 Population Estimate of 102,429 received from the Office of Planning & Development Services.	

* Mini parks are neighborhood parks, and as such, are included in the totals for Neighborhood Parks.

** The Arboretum, as part of Bee Creek Park, is included in the total acreage for Community Parks.



Legislation Details (With Text)

File #: 15-0505 **Version:** 1 **Name:** Upcoming Meetings
Type: Updates **Status:** Agenda Ready
File created: 8/25/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 9/3/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
* Thursday, September 10, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
* Thursday, September 17, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
* Thursday, September 10, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
* Thursday, September 17, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.



Legislation Details (With Text)

File #:	15-0517	Version:	1	Name:	Update on Council Action
Type:	Updates	Status:		Status:	Agenda Ready
File created:	8/28/2015	In control:		In control:	Planning and Zoning Commission Workshop
On agenda:	9/3/2015	Final action:		Final action:	

Title: Presentation, possible action, and discussion regarding an update on the following items:
 * A Rezoning for approximately 2.429 acres generally located between Jane Street and Eisenhower Street from O Office and GC General Commercial to PDD Planned Development District for the Embassy Suites project. The Planning & Zoning Commission heard this item on August 6, 2015 and voted (6-0) to recommend approval. The City Council heard this item on August 27, 2015 and voted (7-0) to approve the request.
 * A Rezoning adding a Neighborhood Conservation Overlay for approximately 32 acres located in the McCulloch Subdivision along Holleman Drive. The Planning & Zoning Commission heard this item on August 20, 2015 and voted (4-2) to recommend approval with amendments. The City Council heard this item on August 27, 2015 and voted (7-0) to approve the request as amended by the Commission.
 * A Rezoning for approximately 1.57 acres located at 14015 Renee Lane from R Rural to GS General Suburban. The Planning & Zoning Commission heard this item on August 6, 2015 and voted (6-0) to recommend approval. The City Council heard this item on August 27, 2015 and voted (7-0) to approve the request.
 * A Rezoning for approximately 12 acres along State Highway 6 north of Christ United Methodist Church from GC General Commercial to PDD Planned Development District for the MRC Senior Housing project. The Planning & Zoning Commission heard this item on August 6, 2015 and voted (6-0) to recommend approval. City Council heard this item on August 27, 2015 and voted (7-0) to approve the request.
 * A Rezoning for approximately 28.5 acres located along Holleman Drive South across from the Quail Run Subdivision from R Rural and GS General Suburban to PDD Planned Development District for the Aspen Heights multi-family project. The Planning & Zoning Commission heard this item on May 7, 2015 and voted (4-1) to recommend approval. The City Council heard this item on June 25, 2015 and deferred the request to their second August meeting so further traffic analysis could be performed. The Council reconsidered this item on August 27, 2015 and voted (6-1) to approve the request.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding an update on the following items:
 * A Rezoning for approximately 2.429 acres generally located between Jane Street and Eisenhower Street from O Office and GC General Commercial to PDD Planned Development District for the Embassy Suites project. The Planning & Zoning Commission heard this item on August 6, 2015 and voted (6-0) to recommend approval. The City Council heard this item on August 27, 2015 and voted (7-0) to approve the request.
 * A Rezoning adding a Neighborhood Conservation Overlay for approximately 32 acres located in the McCulloch Subdivision along Holleman Drive. The Planning & Zoning Commission heard this item on August 20, 2015 and voted (4-2) to recommend approval with amendments. The City Council heard this item on August 27, 2015 and voted (7-0) to approve the request as amended by the

Commission.

* A Rezoning for approximately 1.57 acres located at 14015 Renee Lane from R Rural to GS General Suburban. The Planning & Zoning Commission heard this item on August 6, 2015 and voted (6-0) to recommend approval. The City Council heard this item on August 27, 2015 and voted (7-0) to approve the request.

* A Rezoning for approximately 12 acres along State Highway 6 north of Christ United Methodist Church from GC General Commercial to PDD Planned Development District for the MRC Senior Housing project. The Planning & Zoning Commission heard this item on August 6, 2015 and voted (6-0) to recommend approval. City Council heard this item on August 27, 2015 and voted (7-0) to approve the request.

* A Rezoning for approximately 28.5 acres located along Holleman Drive South across from the Quail Run Subdivision from R Rural and GS General Suburban to PDD Planned Development District for the Aspen Heights multi-family project. The Planning & Zoning Commission heard this item on May 7, 2015 and voted (4-1) to recommend approval. The City Council heard this item on June 25, 2015 and deferred the request to their second August meeting so further traffic analysis could be performed. The Council reconsidered this item on August 27, 2015 and voted (6-1) to approve the request.



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

Planning and Zoning Commission Regular

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

Thursday, September 3, 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** [15-0500](#) Consideration, possible action, and discussion on Absence Request from meetings.
*Casey Oldham ~ August 20, 2015

Attachments: [Absence Request ~ Oldham](#)

- 4.2** [15-0510](#) Consideration, possible action, and discussion to approve meeting minutes
*August 20, 2015 ~ Workshop
*August 20, 2015 ~ Regular

Attachments: [August 20 2015 Workshop](#)
[August 20 2015 Regular](#)

- 4.3** [15-0515](#) Presentation, possible action, and discussion regarding a Final Plat

for The Barracks II Subdivision Phase 107 consisting of 63 townhouse lots on approximately 7.708 acres located at 101 Deacon Drive West, generally located southeast of the intersection of General Parkway and Deacon Drive West. Case #FP2014-900268

Sponsors: Schubert

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

Regular

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

5. [15-0519](#) Public hearing, presentation, possible action, and discussion regarding a Final Plat for Caprock Crossing Lot 3A-R, Block 1 and Lots 1A-R2, 3R, 4R and Common Area 1R, Block 2 being a replat of Caprock Crossing Lot 3A, Block 1 and Lot 1A-R1 and Common Area 1, Block 2 and an unplatted 0.48-acre tract A, Babilie Survey, A-75 S.W. Robertson League, A-202 consisting of four lots and one common area on approximately 11.79 acres located at 1451 Greens Prairie Road West, generally located near the intersection of William D. Fitch Parkway and State Highway 6. Case #FPCO2015-000005 (M. Thomas)

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

6. [15-0486](#) 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 D Duplex to GC General Commercial for approximately 0.499 acres being Lots 3 & 10, Block B and a portion of the Alley of the College Heights Subdivision, generally located at 408 Nimitz Street and 409 Eisenhower Street, more generally located north of University Drive East and south of Cooner Street. Case #REZ2015-000012 (Note: Final action on this item is scheduled for the September 21, 2015 City Council meeting - subject to change)

Sponsors: Bombek

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

7. [15-0484](#) Public hearing, presentation, possible action, and discussion on a Conditional Use Permit for a Night Club/Bar/Tavern, more specifically the Eskimo Hut, consisting of approximately 2,475 square feet of the Woodstone Shopping Plaza being Park Place, Block 4, Lot 3, generally located at 919 Harvey Road, located on the east side of Woodstone Shopping Center which is generally located on the northwest corner of Harvey Road and Munson Avenue. Case #CUP2015-000002 (M. Thomas) (Note: Final action on this item is scheduled for the September 21, 2015 City Council meeting - subject to change.)

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

8. [15-0488](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to SC Suburban Commercial for approximately 7.91 acres being situated in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, being all of the 4.71 acre tract described in the deed from Eugene B. Savage, III, to Eugene B. Savage, III, Revocable Trust, to Jupiter & Space Property, LLC, recorded in Volume 9849, Page 220, of the Official Records of Brazos County, Texas, and all of the 3.19 acre tract described in the deed from Larry Ruffino, Trustee, to Jupiter & Space Property, LLC, recorded in Volume 9849, Page 214, of the Official Records of Brazos County, Texas, generally located at 2970 Barron Road, generally located southwest of the intersection of William D. Fitch Pkwy and Barron Road. Case #REZ2015-000013 (Note: Final action on this item is scheduled for the September 21, 2015 City Council meeting - subject to change)

Sponsors: Walker

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

9. [15-0492](#) Public hearing, presentation, possible action, and discussion

regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from PDD Planned Development District to PDD Planned Development District in order to revise the commercial component of a mixed-use development for approximately 11 acres being Lot 1A, 2A and 3, Block 1 of Northpoint Crossing Subdivision, College Station, Brazos County, Texas, generally located at the northwest intersection of University Drive and Texas Avenue. Case #REZ2015-000011 (Note: Final action on this item is scheduled for the September 21, 2015 City Council meeting - subject to change)

Sponsors:

Bullock

Attachments:

[Staff Report](#)

[Application](#)

[Rezoning Map](#)

[Proposed Concept Plan](#)

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

11. 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.

12. 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 #: 15-0500 **Version:** 1 **Name:**
Type: Absence Request **Status:** Agenda Ready
File created: 8/25/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 9/3/2015 **Final action:**
Title: Consideration, possible action, and discussion on Absence Request from meetings.
*Casey Oldham ~ August 20, 2015

Sponsors:

Indexes:

Code sections:

Attachments: [Absence Request ~ Oldham](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion on Absence Request from meetings.
*Casey Oldham ~ August 20, 2015



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Casey Oldham

Request Submitted on August 17, 2015

I will not be in attendance at the meeting on August 20, 2015
for the reason specified: (Date)

Signature Casey Oldham



Legislation Details (With Text)

File #: 15-0510 **Version:** 1 **Name:** P&Z Meeting Minutes
Type: Minutes **Status:** Agenda Ready
File created: 8/26/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 9/3/2015 **Final action:**
Title: Consideration, possible action, and discussion to approve meeting minutes
*August 20, 2015 ~ Workshop
*August 20, 2015 ~ Regular
Sponsors:
Indexes:
Code sections:
Attachments: [August 20 2015 Workshop](#)
[August 20 2015 Regular](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion to approve meeting minutes
*August 20, 2015 ~ Workshop
*August 20, 2015 ~ Regular

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
August 20, 2015, 6:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

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

COMMISSIONERS ABSENT: Casey Oldham

CITY COUNCIL MEMBERS PRESENT: Steve Aldrich

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Jennifer Prochazka, Jason Schubert, Danielle Singh, Madison Thomas, Laura Walker, Carla Robinson, Natalie Ruiz, Carol Cotter, John Christensen, Lauren Basey and Kristen Hejny

1. Call the meeting to order.

Chairperson Kee called the meeting to order at 6:02 p.m.

2. Discussion of consent and regular agenda items.

There was general discussion regarding Regular Agenda Item 7.

Commissioner Rektorik asked for a brief explanation of the application requirements for an Overlay.

Principal Planner Prochazka explained that the Overlay requires an application with 50% plus one property owner signatures on a petition.

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

There was no discussion.

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

Principal Planner Schubert gave a brief update to the Commission

There was discussion amongst the Commission.

5. Presentation, possible action, and discussion regarding an update on the City's economic development plans and activities (N. Ruiz)

Director of Economic Development Ruiz gave a brief presentation on Economic Development efforts and strategies.

Commissioner Rektorik asked who would run the accelerator/incubator.

Commissioner Joseph arrived to the meeting at 6:11 p.m.

Director of Economic Development Ruiz responded that there are no definite possibilities yet.

Commissioner Rektorik asked if City Council has discussed when infrastructure on Lakeway Drive and Pebble Creek Parkway would begin.

Director of Economic Development Ruiz responded that there are budgeted funds and funds available from the 2008 Bond available. Lakeway Drive should be out for bid at the end of 2014 for construction in spring of 2016.

Commissioner Joseph asked what the revenue stream turnover would be relative to an Economic Development Fund.

Director of Economic Development Ruiz stated that proceeds of property sales, and general fund.

6. Presentation, possible action and discussion regarding the P&Z Calendar of Upcoming Meetings:

*Thursday, August 27, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (Warner)

*Thursday September 3, 2015 ~ P&Z Meeting ~ Council Chambers ~ Executive Session 5:00 p.m., Workshop 6:00 p.m. and Regular 7:00 p.m.

7. Presentation, possible action and discussion regarding an update on the following items:

*A rezoning of approximately 20.872 acres from R Rural to 17.14 acres of RS Restricted Suburban and 3.732 acres of SC Suburban Commercial, generally located at the northeast corner of Rock Prairie Road and Bird Pond Road. The Planning & Zoning Commission heard this item on June 18, 2015 and voted (5-0) to recommend approval. The City Council heard this item on August 13, 2015 and voted (6-0-1) to approve the request with conditions.

*A rezoning of approximately 4.73 acres from GC General Commercial and OV Corridor Overlay to GC General Commercial, generally located at the southwest corner of University Drive East and Glenhaven Drive. The Planning & Zoning Commission heard this item on July 16, 2015 and voted (4-0) to recommend approval. The City Council heard this item on August 13, 2015 and voted (7-0) to approve the request.

There was no discussion.

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

There was no discussion.

9. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the

recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

Commissioner Rektorik asked if the Commission could receive the waste water presentation given to the Joint Annexation Task Force.

10. Adjourn.

The meeting was adjourned at 6:50 p.m.

Approved:

Attest:

Jane Kee, Chairperson
Planning & Zoning Commission

Kristen Hejny, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
August 20, 2015, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

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

COMMISSIONERS ABSENT: Casey Oldham

CITY COUNCIL MEMBERS PRESENT: Steve Aldrich

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Jennifer Prochazka, Jason Schubert, Danielle Singh, Madison Thomas, Laura Walker, Carla Robinson, Carol Cotter, John Christensen, Lauren Basey and Kristen Hejny

1. Call Meeting to Order

Chairperson Kee called the meeting to order at 7:00 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

No citizens spoke.

4. **Consent Agenda**

4.1 Consideration, possible action and discussion on Absence Request from meetings.

*Jodi Warner ~ August 6, 2015

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

*August 6, 2015 ~ Workshop

*August 6, 2015 ~ Regular

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

Regular Agenda

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

No items were removed from the Consent Agenda.

6. Public hearing, presentation, possible action, and discussion regarding a Final Plat for Tower Point Subdivision Phase 10B Lot 5, Block 2, Lots 1, 2 & 3, Block 3 including a replat of Tower Point Subdivision Phase 10A, Lot 4, Block 3 consisting of 5 lots on approximately 30.76 acres located at 4370 State Highway 6 South, generally located south of the intersection with Arrington Road. Case #FPCM2013-900211 (J. Schubert)

Principal Planner Schubert presented the Final Plat and recommended approval.

Chuck Ellison, Applicant, stated that he was available for questions from the Commission.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

Commissioner Rektorik motioned to approve the Final Plat. Commissioner Moore seconded the motion, the motion passed (6-0).

7. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by adding a NCO Neighborhood Conservation Overlay zoning district for approximately 32 acres, being located in the single-family portion of the McCulloch Subdivision, an area generally bordered to the north by Holleman Drive, to the south by Nevada Street, to the west by Pecan Tree Estates Subdivision, Phases 1 and 2 and to the east by lots fronting the southwest side of Georgia Street (1112 through 1128 Georgia), and including a portion of the lots fronting the north end of Georgia Street (1100 through 1113 Georgia) in College Station, Brazos County, Texas. Case #REZ2015-000009 (J. Prochazka) (Note: Final action on this item is scheduled for the August 27, 2015 City Council Meeting – subject to change.)

Principal Planner Prochazka presented the rezoning and recommended approval.

Commissioner Ross asked how many signatures were collected on the petition.

Principal Planner Prochazka stated that approximately 59% of the property owner's signatures were collected.

Commissioner Ross asked if there have been any issues with street size in this area.

Principal Planner Prochazka stated that there are no known issues.

Commissioner Rektorik asked if on-street parking was allowed in this area.

Principal Planner Prochazka stated that on-street parking is allowed and there are no access concerns noted from the College Station Fire Department.

Commissioner Joseph asked if the duplexes on Oney Hervey are within this zoning area.

Principal Planner Prochazka stated that these duplexes were included in the Southside Area Neighborhood Plan, but are not included within the zoning area.

Commissioner Kee asked if the overlay would affect churches and/or rental properties.

Principal Planner Prochazka stated that the overlay will not affect either.

Commissioner Joseph asked if an individual could request a change in the overlay regulations.

Principal Planner Prochazka stated that an individual can request a variance to the overlay through the Zoning Board of Adjustment.

Applicant, Timothy Campbell, 1204 Carolina Street, was available to present this item to the Commission.

Chairperson Kee opened the public hearing.

The following citizens spoke in support of the rezoning:

Towanna Ford, 1217 Arizona Street

Roshanda Merchant, 1209 Phoenix Street

Kimmie Daily Hawkins, owner of 1203 Detroit Street and 1103 Phoenix Street

Aundra Ellis, 1109 Detroit Street

Carolyn Waldon, 1210 Detroit Street

Carolyn Lyons, 1201 Carolina Street

These citizens expressed concern about the size of new rental homes out of character with the area, affordability of houses with rising taxes, on-street parking and speeding.

Charles Wilding, 4912 Augusta Circle, addressed the Commission with concerns about the limitations the overlay district would put on new homes in the area.

Chris McCall, 742 Merimac, Spring, Texas, addressed the Commission with concerns regarding the overlay.

Keith Roberts, 2168 Rockcliffe Loop, address the Commission regarding limitations places on the real estate aspect of buying/selling homes in the area.

Chairperson Kee closed the public hearing.

Commissioner Rektorik motioned to recommended approval of the rezoning. Commissioner Ross seconded the motion.

There was discussion amongst the Commission regarding the proposed motion.

Commissioner Rektorik motioned to amend the main motion, changing the 31% maximum lot coverage to 41% maximum lot coverage. Commissioner Ross seconded the amendment.

Commissioner Rektorik asked if conditions can be added to the overlay by the Commission.

City Attorney Robinson stated that adding conditions is not advisable.

Chairperson Kee asked if the Neighborhood Conservation Overlay (NCO) can limit bedrooms or change parking requirements.

Principal Planner Prochazka stated that the NCO cannot limit bedrooms, and that this district currently has availability for on-street parking.

The Commission voted to approve the amendment to the main motion. The motion passed (4-2) with Commissioners Joseph and Moore voting against the amendment.

The Commission approved the main motion by a vote of (4-2), with Commissioners Joseph and Moore voting against the rezoning.

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

No future agenda items were mentioned.

9. Adjourn

The meeting adjourned at 8:37 p.m.

Approved:

Jane Kee, Chairperson
Planning & Zoning Commission

Attest:

Kristen Hejny, Admin. Support Specialist
Planning & Development Services

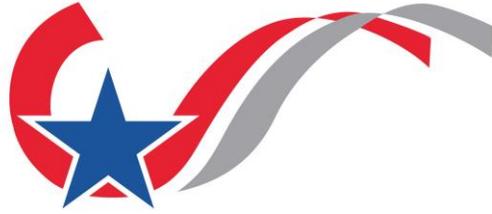


Legislation Details (With Text)

File #: 15-0515 **Version:** 1 **Name:** Barracks II Phase 107 Final Plat
Type: Final Plat **Status:** Agenda Ready
File created: 8/27/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 9/3/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding a Final Plat for The Barracks II Subdivision Phase 107 consisting of 63 townhouse lots on approximately 7.708 acres located at 101 Deacon Drive West, generally located southeast of the intersection of General Parkway and Deacon Drive West. Case #FP2014-900268
Sponsors: Jason Schubert
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Final Plat](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Final Plat for The Barracks II Subdivision Phase 107 consisting of 63 townhouse lots on approximately 7.708 acres located at 101 Deacon Drive West, generally located southeast of the intersection of General Parkway and Deacon Drive West. Case #FP2014-900268



CITY OF COLLEGE STATION

FINAL PLAT
for
The Barracks II Phase 107
FP2014-900268

SCALE: 63 townhouse lots on approximately 7.708 acres

LOCATION: 101 Deacon Drive West, generally located southeast of the intersection of General Parkway and Deacon Drive West

ZONING: PDD Planned Development District

APPLICANT: Heath Phillips Investments, LLC

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

RECOMMENDATION: Staff recommends approval of the Final Plat.



<p>Case: 14-268</p>	<p>THE BARRACKS II PH 107</p>	<p>DEVELOPMENT REVIEW</p>
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DEVELOPMENT HISTORY

- Annexation:** 2002
- Zoning:** A-O Agricultural Open upon annexation
A-O Agricultural Open to PDD Planned Development District in 2011, revisions to the PDD in 2012 to amend street layout and add uses, in 2013 to remove some commercial areas and add more townhome lots, and in 2014 to add a 29-acre tract development and revise some of the commercial uses.
- Preliminary Plan:** Original version approved in 2011 with revised versions approved in October 2012, February 2014, and May 2015.
- Site Development:** Phases 100-106, 108, 200, 201, and 300 have been filed for record. Final Plat applications have been submitted for Phases 202, 400 and 401 and are currently under review.

COMMENTS

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

REVIEW CRITERIA

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

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY
CASE NO.: K-268
DATE SUBMITTED: 10/21/14
TIME: 11:50
STAFF: [Signature]

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT The Barracks II Subdivision Phase 107

ADDRESS Intersection of Deacon Drive and General Parkway

SPECIFIED LOCATION OF PROPOSED PLAT:

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

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

Name Heath Phillips E-mail heath_superiorstructures@yahoo.co

Street Address P.O. Box 262

City Wellborn State Tx Zip Code 77881

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

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

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

ARCHITECT OR ENGINEER'S INFORMATION:

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

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

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

Total Acreage 7.708 Total No. of Lots 63 R-O-W Acreage 2.35 Acres

Existing Use Vacant Proposed Use Townhouse Residential

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

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

Floodplain Acreage None

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

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

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

Yes
 No

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

Project Name: THE BARRACKS II (PP)

City Project Number (if known): 14-00900010

Date / Timeframe when submitted: 2/5/14

Revised 3-10-15

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

N/A

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

N/A

Regarding the waiver request, explain how:

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

N/A

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

N/A

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

N/A

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

N/A

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

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

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

Detailed explanation of condition identified above:

N/A

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

Requested Oversize Participation None

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>1895'</u> Streets</p> <p><u>3492'</u> Sidewalks</p> <p><u>658'</u> Sanitary Sewer Lines</p> <p><u>1476'</u> Water Lines</p> <p><u>120'</u> Channels</p> <p><u>3405'</u> Storm Sewers</p> <p><u>0</u> Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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



 Signature and title

10/16/14

 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.



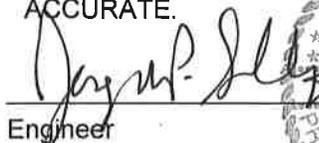
Property Owner(s)

10/6/14

Date

Engineer Certification:

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



Engineer



10-15-14

Date

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

N/E
HEATH PHILLIPS INVESTMENTS, LLC
REM. OF 108.88 AC
0621/73
ZONED PDD

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE CRAWFORD BURNETT LEAGUE, ABSTRACT NO. 7, COLLEGE STATION, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 108.88 ACRE TRACT AS DESCRIBED BY A DEED TO HEATH PHILLIPS INVESTMENTS, LLC, RECORDED IN VOLUME 9527, PAGE 73 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

COMMENCING AT A 1/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF OLD WELLBORN ROAD MARKING THE EAST CORNER OF SAID REMAINDER OF 108.88 ACRE TRACT;

THENCE: N 47° 04' 17" W ALONG THE SOUTHWEST LINE OF OLD WELLBORN ROAD FOR A DISTANCE OF 917.35 FEET TO THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

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

S 42° 14' 17" W FOR A DISTANCE OF 644.85 FEET TO THE EXTENSION OF THE NORTHEAST LINE OF GENERAL PARKWAY (67' R.O.W.);

N 47° 45' 43" W ALONG THE NORTHEAST LINE OF GENERAL PARKWAY FOR A DISTANCE OF 95.00 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: N 02° 45' 43" W - 35.36 FEET) TO THE END OF SAID CURVE;

N 42° 14' 17" E FOR A DISTANCE OF 16.51 FEET;

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

S 42° 14' 17" W FOR A DISTANCE OF 16.51 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

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

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

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: N 02° 45' 43" W - 35.36 FEET) TO THE END OF SAID CURVE;

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

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

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

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: N 02° 45' 43" W - 35.36 FEET) TO THE END OF SAID CURVE ON THE EXTENSION OF THE SOUTHEAST LINE OF DEACON DRIVE WEST;

N 42° 14' 17" E FOR A DISTANCE OF 21.50 FEET;

N 47° 45' 35" W ACROSS DEACON DRIVE WEST FOR A DISTANCE OF 85.00 FEET;

THENCE: CONTINUING THROUGH SAID REMAINDER OF 108.88 ACRE TRACT AND ALONG THE EXTENSION OF THE NORTHEAST LINE OF DEACON DRIVE WEST FOR THE FOLLOWING CALLS:

N 42° 14' 17" E FOR A DISTANCE OF 140.54 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 532.50 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07° 01' 10" FOR AN ARC DISTANCE OF 85.24 FEET (CHORD BEARS: N 38° 43' 42" E - 85.20 FEET) TO THE END OF SAID CURVE;

N 35° 13' 07" E FOR A DISTANCE OF 139.72 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 600.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 38' 20" FOR AN ARC DISTANCE OF 69.52 FEET (CHORD BEARS: N 31° 53' 57" E - 69.48 FEET) TO THE END OF SAID CURVE;

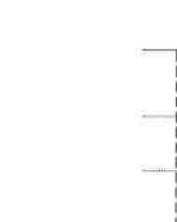
N 28° 34' 47" E FOR A DISTANCE OF 19.20 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 632.50 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 39' 31" FOR AN ARC DISTANCE OF 150.78 FEET (CHORD BEARS: N 35° 24' 32" E - 150.42 FEET) TO THE END OF SAID CURVE;

N 42° 14' 17" E FOR A DISTANCE OF 3.77 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 18' 34" FOR AN ARC DISTANCE OF 39.87 FEET (CHORD BEARS: N 02° 25' 03" W - 35.14 FEET) TO THE END OF SAID CURVE ON THE SOUTHWEST LINE OF OLD WELLBORN ROAD MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 47° 04' 17" E ALONG THE SOUTHWEST LINE OF OLD WELLBORN ROAD FOR A DISTANCE OF 589.21 FEET TO THE POINT OF BEGINNING CONTAINING 7.708 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.



LEGEND

	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	EXISTING EASEMENT
	PUBLIC DRAINAGE EASEMENT
	PROPERTY CORNER
	PUBLIC UTILITY EASEMENT
	PHASE LINE
	PUBLIC UTILITY EASEMENT
	PUBLIC ACCESS EASEMENT
	PRIVATE DRAINAGE EASEMENT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Heath Phillips, Manager of Heath Phillips Investments, LLC, owner and developer of the 7.654 acre tract shown on this plat, and designated herein as The Barracks II Subdivision, Phase 107, in the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Heath Phillips, Manager

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

Notary Public, Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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

R.P.L.S. No. _____

CERTIFICATE OF 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 PLANNING AND ZONING COMMISSION

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

Chairman

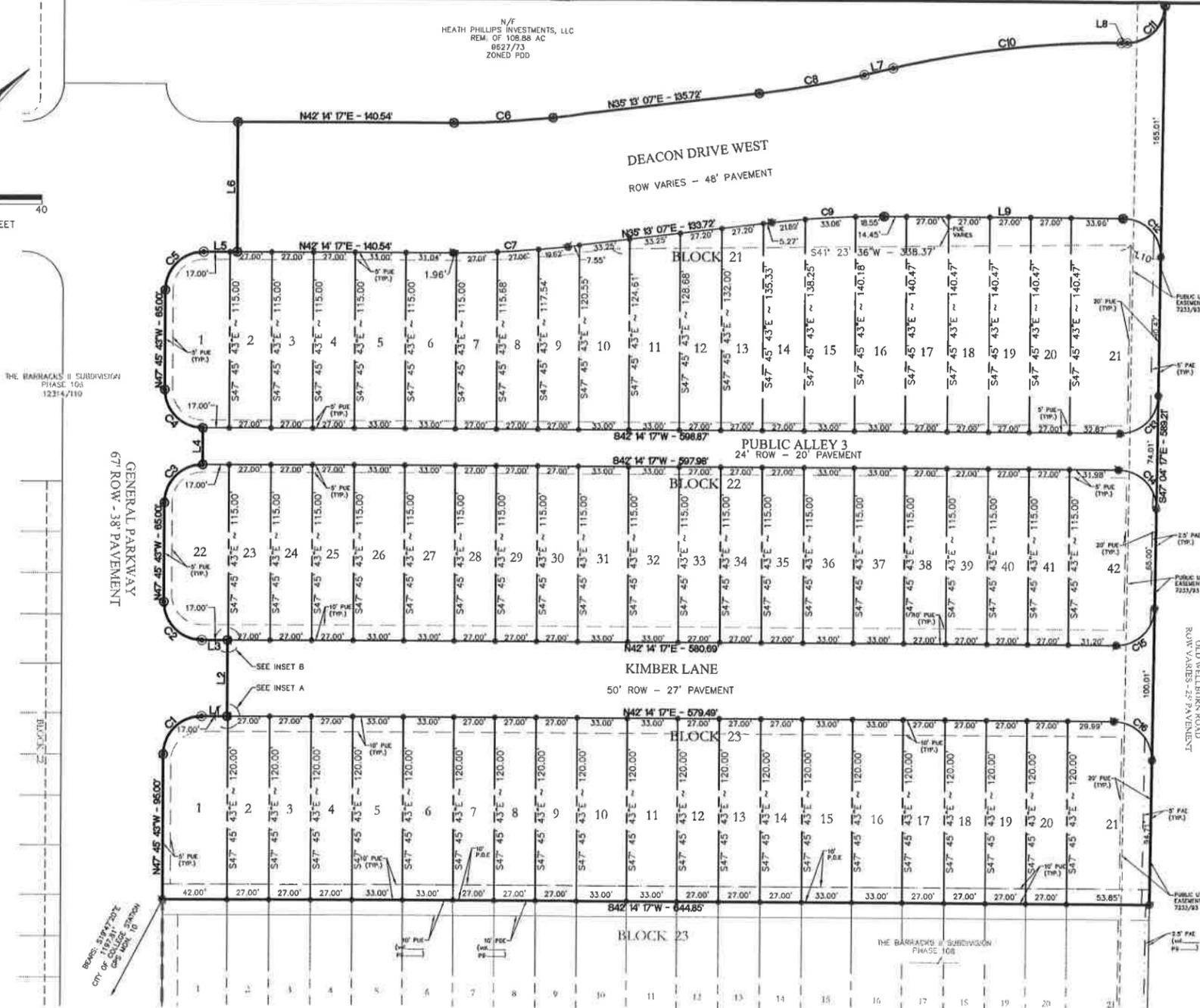
CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

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

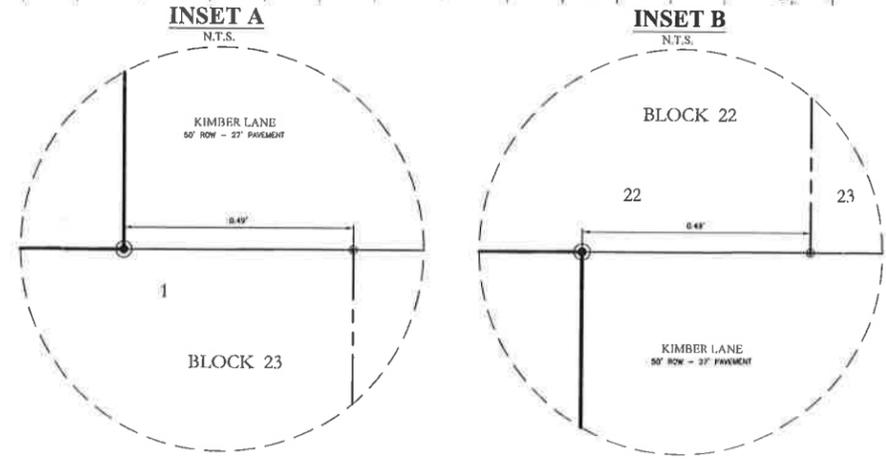
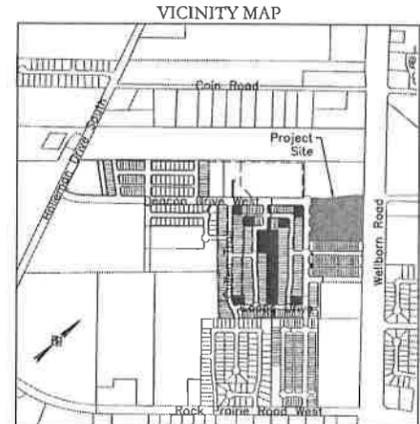
WITNESS my hand and official Seal, at my office in Bryan, Texas.

County Clerk
Brazos County, Texas



- GENERAL NOTES:**
- THE BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48041C0305F, EFFECTIVE DATE: 04/02/2014.
 - THE ZONING OF THIS TRACT IS PDD (PLANNED DEVELOPMENT DISTRICT).
 - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - STORM WATER DETENTION FACILITIES FOR THIS PHASE ARE LOCATED OFF SITE AND ARE TO BE MAINTAINED BY THE HOA.
 - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 - WATER SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY WELLBORN SPECIAL UTILITY DISTRICT. A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
 - ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU.
 - THIS PROPERTY LIES WITHIN THE STEEPLECHASE SANITARY SEWER IMPACT FEE AREA.
 - LOTS ADJACENT TO PUBLIC ALLEY 3 MUST HAVE ACCESS SOLELY FROM THE ALLEY.
 - EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2 INCHES IN CALIPER OR ONE 4 INCH CALIPER TREE PER ORDINANCE 3222.
 - PRIVATE DRAINAGE EASEMENTS TO BE MAINTAINED BY INDIVIDUAL LOT OWNERS. FENCES, GRADING, AND LANDSCAPE CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENT.
 - COMPACTION OF FILL OR AN ENGINEERED SLAB IS REQUIRED FOR LOTS THAT HAVE GREATER THAN 2 FEET OF FILL. THIS EFFECTS ALL OF THE LOTS EXCEPT FOR THE FOLLOWING: LOTS 16-21, BLOCK 23.

Curve Data					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	38.27	25.00	090°00'00"	23.00	35.36
C2	39.27	25.00	090°00'00"	23.00	35.36
C3	39.27	25.00	090°00'00"	23.00	35.36
C4	38.27	25.00	090°00'00"	23.00	35.36
C5	85.24	532.50	007°01'10"	32.86	85.20
C6	75.65	600.00	006°38'20"	34.80	75.48
C7	69.52	632.50	013°39'31"	34.80	69.48
C8	150.78	150.42	013°39'31"	76.75	150.42
C9	39.87	25.00	089°18'34"	24.70	35.14
C10	39.87	25.00	089°18'34"	24.70	35.14
C11	39.87	25.00	089°18'34"	24.70	35.14
C12	39.87	25.00	089°18'34"	24.70	35.14
C13	39.87	25.00	089°18'34"	24.70	35.14
C14	39.87	25.00	089°18'34"	24.70	35.14
C15	39.87	25.00	089°18'34"	24.70	35.14
C16	39.87	25.00	089°18'34"	24.70	35.14



FINAL PLAT

THE BARRACKS II SUBDIVISION
PHASE 107 - 7.708 ACRES
BLOCK 23, LOTS 1-21
BLOCK 22, LOTS 22-42
BLOCK 21, LOTS 1-21
CRAWFORD BURNETT LEAGUE, A-7
COLLEGE STATION, BRAZOS COUNTY, TEXAS
JANUARY 2015

SURVEYOR:
BRAD KERR, R.P.L.S. NO. 4502
KERR SURVEYING, LLC
405 N. TEXAS AVE.
BRYAN, TEXAS 77803
979.266.3185

ENGINEER:
Schultz Engineering, LLC
2730 LONGMORE DR., SUITE A
COLLEGE STATION, TEXAS 77843
979.764.3600

OWNER/DEVELOPER:
HEATH PHILLIPS INVESTMENTS, LLC
P.O. BOX 283
WELLBORN, TEXAS 77881
979.225.9100

SCALE: 1"=40'

14-268
3/10/15
12.45
6-5T



Legislation Details (With Text)

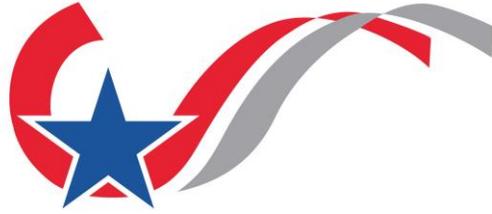
File #: 15-0519 **Version:** 1 **Name:** Caprock Crossing Blk. 1 & 2 - Final Plat
Type: Replat **Status:** Agenda Ready
File created: 8/28/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 9/3/2015 **Final action:**

Title: Public hearing, presentation, possible action, and discussion regarding a Final Plat for Caprock Crossing Lot 3A-R, Block 1 and Lots 1A-R2, 3R, 4R and Common Area 1R, Block 2 being a replat of Caprock Crossing Lot 3A, Block 1 and Lot 1A-R1 and Common Area 1, Block 2 and an unplatted 0.48-acre tract A, Babilie Survey, A-75 S.W. Robertson League, A-202 consisting of four lots and one common area on approximately 11.79 acres located at 1451 Greens Prairie Road West, generally located near the intersection of William D. Fitch Parkway and State Highway 6. Case #FPCO2015-000005 (M. Thomas)

Sponsors:
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Final Plat](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding a Final Plat for Caprock Crossing Lot 3A-R, Block 1 and Lots 1A-R2, 3R, 4R and Common Area 1R, Block 2 being a replat of Caprock Crossing Lot 3A, Block 1 and Lot 1A-R1 and Common Area 1, Block 2 and an unplatted 0.48-acre tract A, Babilie Survey, A-75 S.W. Robertson League, A-202 consisting of four lots and one common area on approximately 11.79 acres located at 1451 Greens Prairie Road West, generally located near the intersection of William D. Fitch Parkway and State Highway 6. Case #FPCO2015-000005 (M. Thomas)



CITY OF COLLEGE STATION

FINAL PLAT
for
Caprock Crossing Lot 3A-R, Block 1 and Lots 1A-R2, 3R, 4R and
Common Area 1R, Block 2
being a replat of
Caprock Crossing Lot 3A, Block 1 and Lot 1A-R1 and Common Area 1, Block 2
and a 0.48-acre tract A, Babilie Survey, A-75 S.W. Robertson League, A-202
FPCO2015-000005

- SCALE:** Four lots and one common area on 11.79 acres
- LOCATION:** 1451 Greens Prairie Road West, generally located near the intersection of William D. Fitch Parkway and State Highway 6
- ZONING:** GC General Commercial
OV Corridor Overlay
- APPLICANT:** Jesse Durden, Brazos Texas Land Development, LLC
- PROJECT MANAGER:** Madison Thomas, Staff Planner
mthomas@cstx.gov
- PROJECT OVERVIEW:** The proposed Final Plat replats two lots and one common area into four lots and one common area while incorporating an area of abandoned TxDOT right-of-way into the lots.
- RECOMMENDATION:** Staff recommends approval of the Final Plat.



	DEVELOPMENT REVIEW
CAPROCK CROSSING BL 1 & 2	
Case: FPCO2015-000005	
FINAL PLAT - REPLAT	

DEVELOPMENT HISTORY

Annexation: 1983 and 1993
Zoning: A-O Agricultural Open upon annexation
A-O Agricultural Open to C-1 General Commercial District (1983 and 2014); Renamed GC General Commercial (2012)
OV Corridor Overlay added (2006)
Preliminary Plat: 2012
Site Development: Undeveloped

COMMENTS

Parkland Dedication: N/A
Greenways: N/A
Pedestrian Connectivity: Sidewalks are required on both sides of each public way and will be constructed at the time of the site development.
Bicycle Connectivity: N/A
Impact Fees: The subject tract is located within the Alum Creek Sanitary Sewer Impact Fee Area and will be required to pay \$44.71/LUE (Living Unit Equivalent) at time of building permit.

REVIEW CRITERIA

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

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



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

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.
- Copy of plat. (A signed mylar original must be submitted after approval.)
- Grading, drainage, and erosion control plan with supporting drainage report.
- Public infrastructure plan 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.

SUBMITTED w/ MYLAR

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 Caprock Crossing Block 1 & 2 Replat

ADDRESS 1451 Greens Prairie Road West

SPECIFIED LOCATION OF PROPOSED PLAT:

Caprock Crossing Lot 3A-R, Block 1 & Lots 1A-R2, 2R, 3R, 4R, 5R & Common Area 1R, Block 2

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

Name Jesse Durden E-mail jesse.durden@caprocktx.com

Street Address P.O. Box 54

City Wellborn State Texas Zip Code 77881

Phone Number 979.492.0425 Fax Number _____

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

Name Brazos Texas Land Development, LLC E-mail jesse.durden@caprocktx.com
Street Address P.O. Box 54
City Wellborn State Texas Zip Code 77881
Phone Number 979.492.0425 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

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

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

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

Total Acreage 11.79 Total No. of Lots 6 R-O-W Acreage 0

Existing Use Commercial Proposed Use Commercial

Number of Lots By Zoning District 6 / GC _____ / _____ _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

_____ / _____ _____ / _____ _____ / _____ _____ / _____

Floodplain Acreage 0

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

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

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

Yes

No

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

Project Name: Caprock Crossing (PP)

City Project Number (if known): 12-00500093

Date / Timeframe when submitted: 2012

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

N/A

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

N/A

Regarding the waiver request, explain how:

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

N/A

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

N/A

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

N/A

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

N/A

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

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

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

Detailed explanation of condition identified above:

N/A

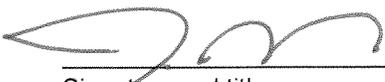
NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation N/A

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p>_____ Streets</p> <p>_____ Sidewalks</p> <p><u>141</u> Sanitary Sewer Lines</p> <p><u>300</u> Water Lines</p> <p>_____ Channels</p> <p>_____ Storm Sewers</p> <p>_____ Bike Lanes / Paths</p>	<p>Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p><u>N/A</u> No. of acres to be dedicated + \$ <u>N/A</u> development fee</p> <p><u>N/A</u> No. of acres in floodplain</p> <p><u>N/A</u> No. of acres in detention</p> <p><u>N/A</u> No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p><u>N/A</u> No. of SF Dwelling Units X \$ <u>N/A</u> = \$ <u>N/A</u></p> <p><u>N/A</u> (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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



 Signature and title

JESSE DUPONT
 AUTHORIZED DEV. MGR. FOR
 BRAZOS TEXAS LAND DEV., LLC

6/16/15

 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)

6/16/15

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



06/17/15

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: _____

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

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

Existing

Proposed



Streets. Continuous or end in a cul-de-sac, stubbed out streets must end into a temp turn around unless they are shorter than 100 feet.



Public and private R.O.W. locations and widths. (All existing and proposed R.O.W.'s sufficient to meet Thoroughfare Plan.)



Street offsets and/or intersection angles meet ordinance.

Existing

Proposed

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

Construction documents for all public infrastructure drawn on 24" x 36" sheets and properly sealed by a Licensed Texas Professional Engineer that include the following:

- ~~N/A~~ Street, alley and sidewalk plans, profiles and sections. One sheet must show the overall street, alley and/or sidewalk layout of the subdivision. (may be combined with other utilities).
- ~~N/A~~ Sewer Design Report.
- Sanitary sewer plan and profile showing depth and grades. One sheet must show the overall sewer layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)
- Water Design Report and/or Fire Flow Report.
- Water line plan showing fire hydrants, valves, etc. with plan and profile lines showing depth and grades. One sheet must show the overall water layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)
- ~~N/A~~ Storm drainage system plan with contours, street profile, inlets, storm sewer and drainage channels, with profiles and sections. Drainage and runoff areas, and runoff based on 5, 10, 25, 50 and 100 year rain intensity. Detailed drainage structure design, channel lining design & detention if used. One sheet must show the overall drainage layout of the subdivision.
- ~~N/A~~ Detailed cost estimates for all public infrastructure listed above sealed by Texas P.E.
- ~~N/A~~ Letter of completion for public infrastructure or guarantee / surety in accordance with UDO Section 8.6.
- ~~N/A~~ Drainage Report with a Technical Design Summary.
- ~~N/A~~ Erosion Control Plan (must be included in construction plans).

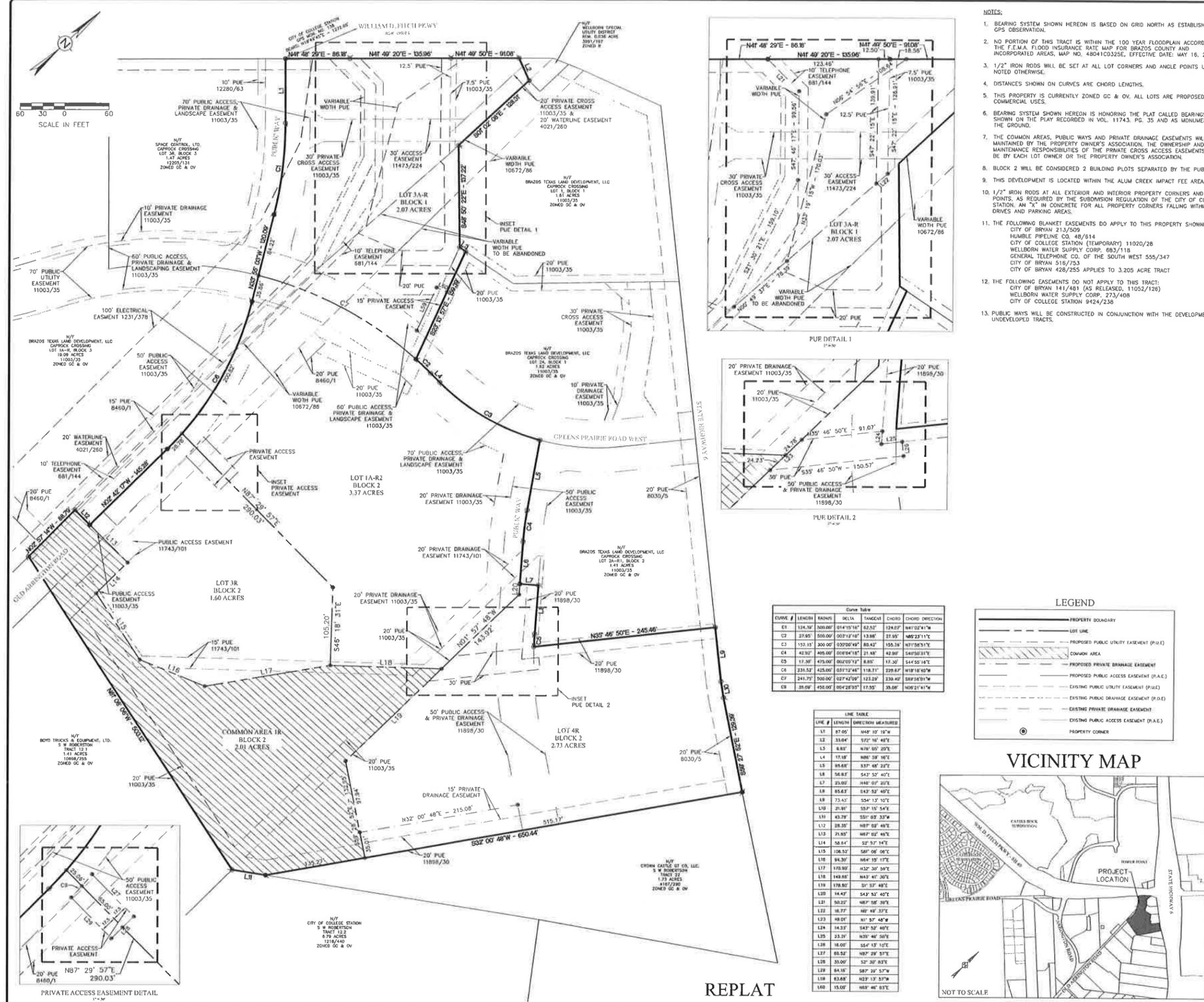
All off-site easements necessary for infrastructure construction must be shown on the final plat with a volume and page listed to indicate where the separate instrument easements were filed. Separate instrument easements must be provided in recordable form to the City prior to being scheduled for P&Z Commission consideration.

Are there impact fees associated with this development? Yes No
Impact fees must be paid prior to building permit.

Will any construction occur in TxDOT rights-of-way? Yes No
If yes, TxDOT permit must be submitted along with the construction documents.

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

Print Form



- NOTES:**
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 2. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0325E, EFFECTIVE DATE: MAY 16, 2012.
 3. 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 4. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 5. THIS PROPERTY IS CURRENTLY ZONED GC & OV. ALL LOTS ARE PROPOSED TO BE COMMERCIAL USES.
 6. BEARING SYSTEM SHOWN HEREON IS HONORING THE PLAT CALLED BEARINGS AS SHOWN ON THE PLAY RECORDED IN VOL. 11743, PG. 35 AND AS MONUMENTED ON THE GROUND.
 7. THE COMMON AREAS, PUBLIC WAYS AND PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE PRIVATE CROSS ACCESS EASEMENTS WILL BE BY EACH LOT OWNER OR THE PROPERTY OWNER'S ASSOCIATION.
 8. BLOCK 2 WILL BE CONSIDERED 2 BUILDING PLOTS SEPARATED BY THE PUBLIC WAY.
 9. THIS DEVELOPMENT IS LOCATED WITHIN THE ALUM CREEK IMPACT FEE AREA.
 10. 1/2" IRON RODS AT ALL EXTERIOR AND INTERIOR PROPERTY CORNERS AND ANGLE POINTS, AS REQUIRED BY THE SUBDIVISION REGULATION OF THE CITY OF COLLEGE STATION, AN "X" IN CONCRETE FOR ALL PROPERTY CORNERS FALLING WITHIN DRIVES AND PARKING AREAS.
 11. THE FOLLOWING BLANKET EASEMENTS DO APPLY TO THIS PROPERTY SHOWN HEREON: CITY OF BRYAN 213/509 HUMBLE PIPELINE CO. 48/614 CITY OF COLLEGE STATION (TEMPORARY) 11020/28 WELBORN WATER SUPPLY CORP. 663/118 GENERAL TELEPHONE CO. OF THE SOUTH WEST 555/347 CITY OF BRYAN 516/753 CITY OF BRYAN 426/255 APPLIES TO 3.205 ACRE TRACT
 12. THE FOLLOWING EASEMENTS DO NOT APPLY TO THIS TRACT: CITY OF BRYAN 141/481 (AS RELEASED, 11052/126) WELBORN WATER SUPPLY CORP. 273/408 CITY OF COLLEGE STATION 9424/236
 13. PUBLIC WAYS WILL BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF UNDEVELOPED TRACTS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Solim M. Ismail, Individually and as President of Solim Ismail, LLC, the General Partner of Brazos Texas Land Development, LLC, owner and developer of the land shown on this plat, and designated herein as the Caprock Crossing Lot 3A-R, Block 1, Lots 1A-R2, 3R, 4R, and Common Area 1R, Block 2, 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.

Solim M. Ismail, Individually and President

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

Notary Public, Brazos County, Texas

CERTIFICATE OF THE 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

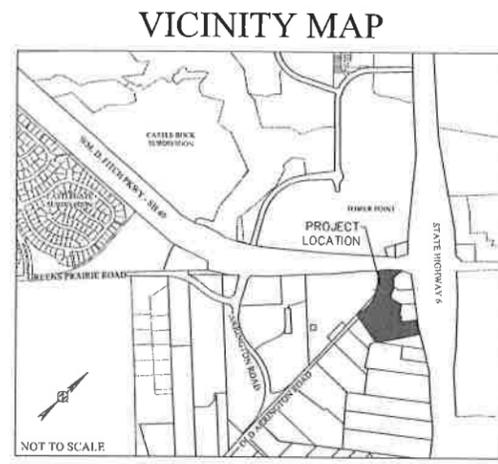
Curve Table

CURVE #	LENGTH	RAIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	124.36'	300.00'	81°15'14"	82.57'	124.36'	N41°02'17"W
C2	274.80'	500.00'	202°11'16"	133.86'	274.80'	N82°22'11"E
C3	153.15'	300.00'	322°05'46"	80.42'	153.15'	N07°10'51"E
C4	42.97'	400.00'	202°04'18"	21.48'	42.97'	S40°10'31"E
C5	17.30'	475.00'	06°02'17"	8.85'	17.30'	S44°55'18"E
C6	334.52'	425.00'	031°12'44"	118.71'	334.52'	N18°18'40"W
C7	241.72'	500.00'	027°42'09"	123.29'	241.72'	S88°51'01"W
C8	38.09'	450.00'	004°28'03"	17.92'	38.09'	N06°51'41"W



LINE TABLE

LINE #	LENGTH	DIRECTION	WEATHERED
L1	87.05'	N40° 10' 15"W	
L2	33.04'	S72° 10' 48"E	
L3	8.82'	N78° 00' 20"E	
L4	17.18'	N84° 38' 16"E	
L5	85.68'	S37° 30' 23"E	
L6	58.87'	S43° 52' 40"E	
L7	23.00'	N48° 07' 02"E	
L8	85.63'	S43° 52' 40"E	
L9	73.43'	S54° 13' 10"E	
L10	21.91'	S31° 15' 54"E	
L11	43.79'	S51° 03' 33"W	
L12	38.35'	N87° 03' 48"E	
L13	71.93'	N67° 02' 48"E	
L14	58.94'	S2° 57' 14"E	
L15	108.52'	S81° 06' 08"E	
L16	84.30'	N64° 15' 17"E	
L17	178.80'	N32° 30' 59"E	
L18	149.88'	N43° 41' 30"E	
L19	178.80'	S1° 57' 48"E	
L20	14.47'	S43° 52' 40"E	
L21	50.27'	N67° 08' 30"E	
L22	18.77'	N7° 48' 37"E	
L23	88.01'	N1° 57' 48"W	
L24	14.33'	S43° 52' 40"E	
L25	23.21'	N31° 40' 50"E	
L26	18.00'	S54° 13' 10"E	
L27	88.52'	N67° 20' 57"E	
L28	35.00'	S2° 30' 03"E	
L29	84.16'	S87° 20' 57"W	
L30	83.88'	N29° 17' 57"W	
L31	15.00'	N85° 48' 03"E	



FINAL PLAT
OF
CAPROCK CROSSING
LOT 3A-R, BLOCK 1 AND LOTS 1A-R2, 3R, 4R,
AND COMMON AREA 1R, BLOCK 2
A TOTAL OF 11.79 ACRES

BEING A REPLAT OF
CAPROCK CROSSING
LOT 3A, BLOCK 1 AND LOT 1A-R1 & COMMON AREA 1, BLOCK 2
VOL. 11898 PG. 31
UNPLATTED 0.48 ACRE TRACT
VOL. 11472 PG. 94
A, BABILLE SURVEY, A-75
S.W. ROBERSTON LEAGUE, A-202
COLLEGE STATION, TEXAS

SCALE 1" = 60'
AUGUST 2015

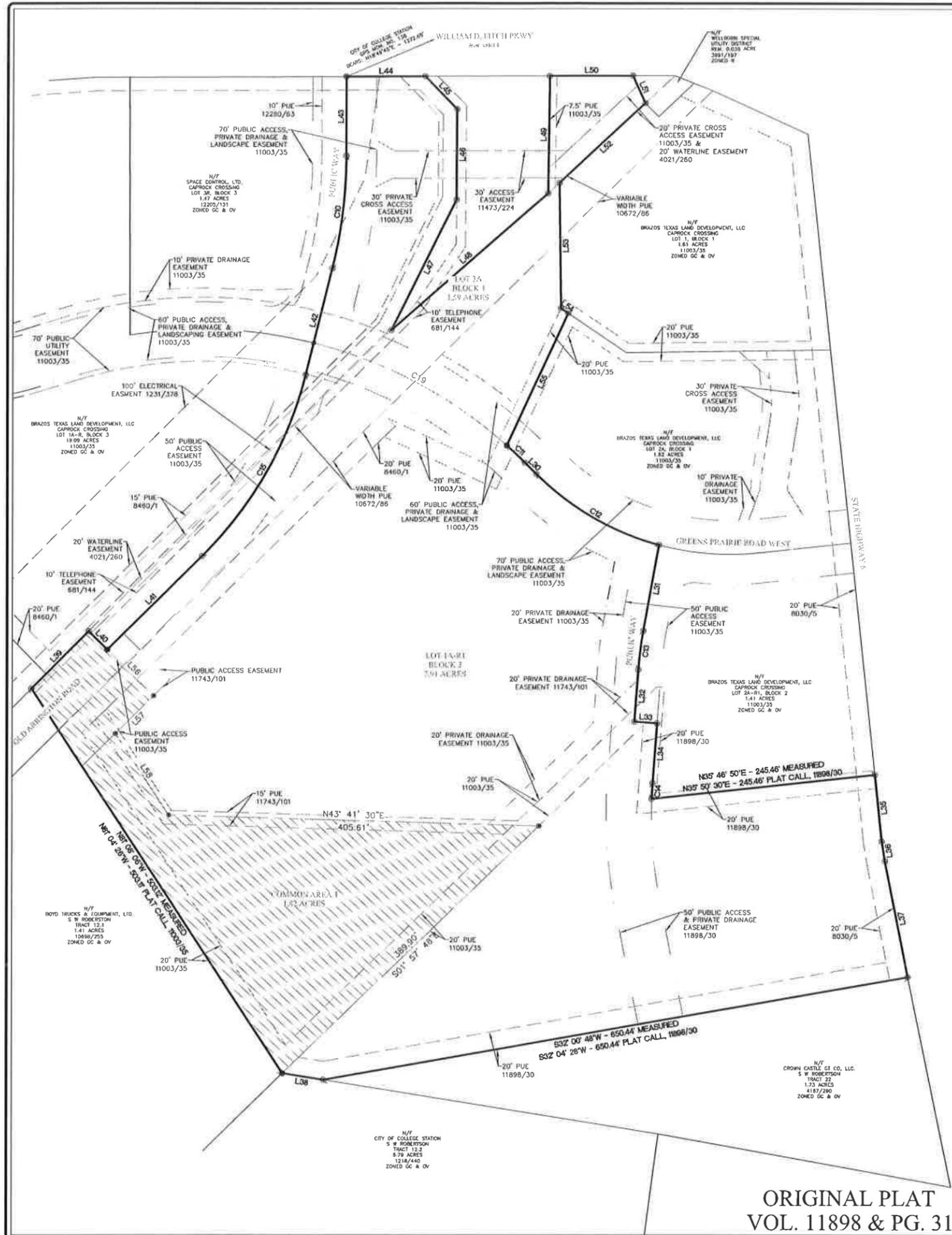
OWNER/DEVELOPER: Brazos Texas Land Development, LLC
P.O. Box 3264
Bryan, TX 77805

SURVEYOR: Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
499 N. TEXAS AVE.
BRYAN, TX 77801
(979) 268-1195

ENGINEER: Schultz Engineering, LLC
1896 MO. 12327
2730 LONGMIRE, SUITE A
COLLEGE STATION, TEXAS 77845
(979) 784-3900



REPLAT

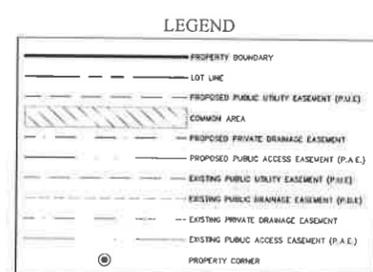


LINC TABLE

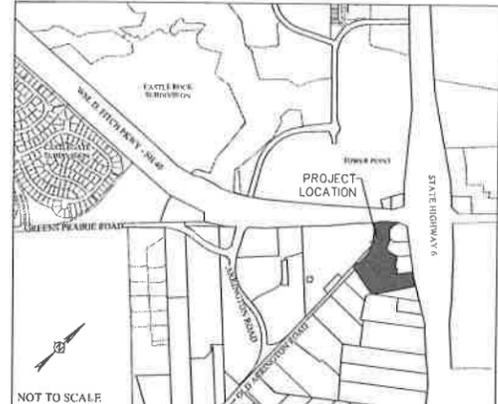
LINC #	LENGTH	DIRECTION MEASURED	DIRECTION PLAT CALL	LENGTH PLAT CALL
L30	17.16'	N89° 59' 15"E	N87° 01' 38"E	17.16'
L31	95.84'	S37° 46' 22"E	S47° 49' 01"E	86.93'
L32	18.93'	S43° 52' 40"E	S47° 49' 01"E	36.93'
L33	25.00'	N46° 07' 20"E	N46° 10' 53"E	25.00'
L34	85.63'	S43° 52' 40"E	S47° 49' 01"E	85.63'
L35	73.42'	S54° 13' 10"E	S54° 09' 30"E	73.42'
L36	21.91'	S57° 15' 54"E	S57° 12' 14"E	21.91'
L37	129.39'	S59° 27' 32"E	S56° 24' 12"E	129.39'
L38	48.79'	S51° 03' 37"W	S51° 07' 13"E	48.79'
L39	88.79'	N07° 57' 14"W	N07° 53' 54"W	88.79'
L40	38.35'	N07° 52' 48"E	N07° 00' 28"E	38.35'
L41	145.28'	N2° 42' 17"W	N02° 38' 38"W	145.28'
L42	120.09'	N43° 55' 03"W	N33° 51' 23"W	120.09'
L43	81.05'	N48° 10' 18"W	N48° 08' 39"W	81.05'
L44	56.18'	N41° 48' 29"E	N41° 52' 09"E	56.18'
L45	50.22'	N87° 38' 38"E	N86° 07' 19"E	50.22'
L46	98.58'	S41° 45' 17"E	S47° 47' 37"E	98.58'
L47	150.10'	S21° 30' 31"E	S21° 28' 41"E	150.10'
L48	227.20'	N07° 49' 30"E	N07° 53' 15"E	227.20'
L49	128.81'	N47° 22' 15"W	N47° 18' 25"W	128.81'
L50	91.06'	N41° 40' 10"E	N41° 52' 30"E	91.06'
L51	33.04'	S72° 18' 48"E	S72° 17' 04"E	33.04'
L52	128.31'	S1° 02' 06"E	S0° 58' 34"E	128.32'
L53	137.22'	S49° 50' 22"E	N48° 48' 42"W	137.22'
L54	8.85'	N76° 00' 30"E	N76° 00' 00"E	8.85'
L55	150.30'	S27° 13' 51"E	S27° 10' 09"E	150.30'

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING	CHORD DIRECTION PLAT CALL
C10	124.28'	500.00'	01°15'15"	82.52'	124.07'	N41°02'41"W	N40° 30' 00"W
C11	27.85'	100.00'	00°12'10"	13.88'	27.85'	N85°23'11"E	N85° 23' 11"E
C12	157.13'	300.00'	02°00'48"	80.42'	155.36'	N71°58'51"E	N67° 58' 51"E
C13	42.82'	405.00'	00°04'18"	21.48'	42.89'	S40°50'31"E	S40° 48' 51"E
C14	17.30'	475.00'	00°05'12"	8.88'	17.30'	S44°55'16"E	S44° 51' 26"E
C15	231.52'	425.00'	03°12'48"	118.71'	228.67'	N18°18'40"W	N18° 10' 00"W



VICINITY MAP



FINAL PLAT
 OF
CAPROCK CROSSING
 LOT 3A-R, BLOCK 1 AND LOTS 1A-R2, 3R, 4R,
 AND COMMON AREA 1R, BLOCK 2
 A TOTAL OF 11.79 ACRES
 BEING A REPLAT OF
 CAPROCK CROSSING
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 VOL. 11898 PG. 31
 UNPLATTED 0.48 ACRE TRACT
 VOL. 11472 PG. 94
 A, BABILLE SURVEY, A-75
 S.W. ROBERSTON LEAGUE, A-202
 COLLEGE STATION, TEXAS
 SCALE 1" = 60'
 AUGUST, 2015

OWNER/DEVELOPER: Brazos Texas Land Development, L.L.C.
 P.O. Box 2464
 Baytown, TX 77520

SURVEYOR: Brad Kerr, RPLS No. 4502
 Ken Sunysing, L.L.C.
 409 N. Texas Ave.
 Baytown, TX 77520
 (979) 268-3195

ENGINEER: Schultz Engineering, L.L.C.
 TBP# NO. 12327
 2730 LONGSHIRE, SUITE A
 COLLEGE STATION, TEXAS 77845
 (979) 764-3900

ORIGINAL PLAT
 VOL. 11898 & PG. 31



Legislation Details (With Text)

File #: 15-0486 **Version:** 1 **Name:** 408 Nimitz & 409 Eisenhower- Rezoning
Type: Rezoning **Status:** Agenda Ready
File created: 8/21/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 9/3/2015 **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 D Duplex to GC General Commercial for approximately 0.499 acres being Lots 3 & 10, Block B and a portion of the Alley of the College Heights Subdivision, generally located at 408 Nimitz Street and 409 Eisenhower Street, more generally located north of University Drive East and south of Cooner Street. Case #REZ2015-000012 (Note: Final action on this item is scheduled for the September 21, 2015 City Council meeting - subject to change)

Sponsors: Mark Bombek

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from D Duplex to GC General Commercial for approximately 0.499 acres being Lots 3 & 10, Block B and a portion of the Alley of the College Heights Subdivision, generally located at 408 Nimitz Street and 409 Eisenhower Street, more generally located north of University Drive East and south of Cooner Street. Case #REZ2015-000012 (Note: Final action on this item is scheduled for the September 21, 2015 City Council meeting - subject to change)



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

**REZONING REQUEST
FOR
408 Nimitz Street and 409
Eisenhower Street
REZ2015-000012**

REQUEST: D Duplex to GC General Commercial

SCALE: 0.499 acres

LOCATION: Generally located north of University Drive East and south of Cooner Street, on Lots 3 & 10, Block B of the College Heights Subdivision and Portion of a 0.10 acre tract being the remainder of the 15' alley of the said block B as abandoned by the City of College Station in Ordinance 2013-3491, College Station, Brazos County, Texas. Said tract being recorded in Volume 124, Page 259 of the official Public Records of Brazos County, Texas.

APPLICANT: Fadi Kalaouze, Aggieland Outfitters

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

RECOMMENDATION: Staff recommends approval of the rezoning request.



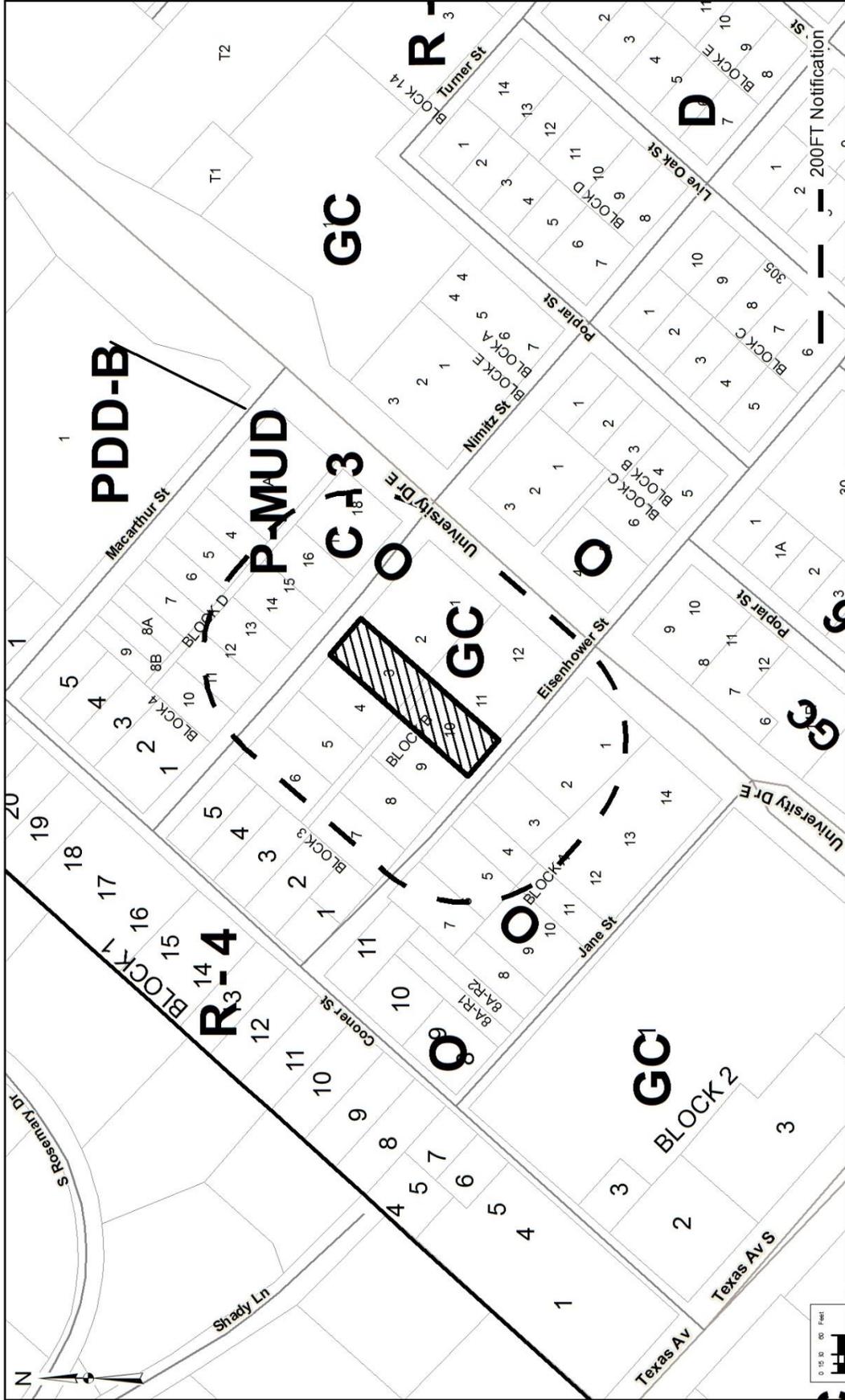
REZONING

Case:
REZ2015-000012

408 NIMITZ & 409 EISENHOWER

DEVELOPMENT REVIEW





Zoning Districts

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



DEVELOPMENT REVIEW

408 NIMITZ & 409 EISENHOWER

REZONING

Case: **REZ2015-000012**

NOTIFICATIONS

Advertised Commission Hearing Date: September 3, 2015
 Advertised Council Hearing Date: September 21, 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:

None

Property owner notices mailed: 29
 Contacts in support: None at the time of the report.
 Contacts in opposition: None at the time of the report.
 Inquiry contacts: None at the time of the report.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Urban Redevelopment Area	D Duplex	Single-family homes
South	Urban Redevelopment Area	GC General Commercial	Aggieland Outfitters
East (Across Nimitz Street)	Urban Redevelopment Area	P-MUD Planned Mixed Use District	Benjamin Knox Gallery
West (Across Eisenhower Street)	Urban Redevelopment Area	Proposed PDD	Future Hotel

DEVELOPMENT HISTORY

Annexation: 1951
Zoning: R-2 Duplex Residential upon annexation, renamed D Duplex (2013)
Final Plat: College Heights Subdivision (1938)
Site development: Both properties are developed as single-family residential

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject area is designated as Urban on the Comprehensive Plan Future Land Use and Character Map and is also located within Redevelopment Area II. The redevelopment area designation was identified due to the property's proximity to one of the busiest of the city's corridors. Additionally, the underperforming land uses and small lot configuration have made it difficult to assemble land for redevelopment. Intense development consisting of high-density residential activities is allowed. General commercial and office uses, business parks, and vertical mixed-use activities may also be permitted when property is also designated to lie within a growth or redevelopment area. Given the Urban designation and being within a redevelopment area, the proposed request is consistent with the Comprehensive Plan.

2. **Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The current zoning of D Duplex is compatible with the immediately adjacent properties and is consistent with the Comprehensive Plan designation of Urban. However, the proposed rezoning of GC General Commercial will allow the property owner the ability to expand their currently existing general commercial development fronting University Drive East. Under the current development guidelines the property owner will be required to meet such standards related to landscaping and nonresidential architectural relief and others that will aid in allowing a more compatible development with the surrounding uses.
3. **Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** A rezoning to GC General Commercial would be compatible with area redevelopment and meets the property owner's intent to expand the adjacent commercial use. The surrounding area is currently experiencing an increase in redevelopment and interest to consolidate property for the purposes of redevelopment. The allowance of the proposed rezoning is helping to meet the demand for more intense commercial activity along the University Drive corridor.
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 only uses permitted by the existing district are for residential activities. The property owner owns a retail use immediately adjacent to the subject property and is looking to expand the store to accommodate the much needed growth of their business. The existing duplex land use is suitable, but does not allow for the consolidation of property and other redevelopment opportunities intended under the Comprehensive Plan designation.
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 property could remain D Duplex, but allowing GC General Commercial would improve its marketability and consistency with the adjacent property fronting University Drive East.
6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water distribution lines immediately adjacent to the property may be undersized for the proposed use and necessitate improvements by the developer with further site development. The newly constructed Cooner Street sanitary sewer has sufficient capacity, however sewer upgrades from the subject property to the Cooner Street sewer main may be required at the time of site development. Additionally, a sanitary sewer line crossing the property may need to be relocated depending on proposed site layout. The subject property is located in the Burton Creek Drainage Basin and development of the subject property is required to meet the minimum standards of the City's Storm Water Design Guidelines. The subject property is not encroached by a Special Flood Hazard Area per FEMA FIRM Panel 215F.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request.

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 N/A

NAME OF PROJECT Aggieland Outfitters - Phase II

ADDRESS 408 Nimitz Street & 409 Eisenhower Street

LEGAL DESCRIPTION (Lot, Block, Subdivision) Lots 3 & 10, Block B of the College Heights Sub. & Portion of Alley

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

TOTAL ACREAGE 0.499

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

Name Fadi Kalaouze - Aggieland Outfitters E-mail fadi.kalaouze@kalcop.com

Street Address 360 Graham Road

City College Station State Texas Zip Code 77845

Phone Number 979.775.8151 ext 202 Fax Number _____

PROPERTY OWNER'S INFORMATION:

Name Nimitz Properties, LLC E-mail fadi.kalaouze@kalcop.com

Street Address 360 Graham Road

City College Station State Texas Zip Code 77845

Phone Number 979.775.8151 ext 202 Fax Number _____

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

Name Schultz Engineering, LLC - Joe Schultz, P.E. E-mail eng@schultzengineeringllc.com

Street Address 2730 Longmire Drive, Suite A

City College Station State Texas Zip Code 77845

Phone Number 979.764.3900 Fax Number 979.764.3910

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

Existing Zoning R-2 Duplex Proposed Zoning GC General Commercial

Present Use of Property Single Family Residential

Proposed Use of Property General Commercial - Expansion of Aggieland Outfitters

REZONING SUPPORTING INFORMATION

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

Aggieland Outfitters consolidated and redeveloped several tracts along University Drive into their flagship retail facility. Given their unprecedented success, there is an immediate need for expansion. Additional property has been acquired to expand the existing footprint to accommodate retail sales, internet sales and corporate operations.

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

The zone change is in accordance with the Comprehensive Plan and the abutting Aggieland Outfitters facility. Granting the zoning change from duplex to general commercial will allow the expansion of the existing store.

- 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 proposed general commercial zoning request is compatible with the present Aggieland Outfitters zoning and surrounding land uses. The overall character of the neighborhood will be maintained with the proposed general commercial zoning district and the neighborhood protection standards in the City's Unified Development Ordinance.

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

The property is suitable for general commercial land uses as demonstrated by the abutting Aggieland Outfitters flagship retail store. Redevelopment opportunities along University Drive such as Montelongo's and Benjamin Knox's Gallery have proven that commercial land uses are suitable in this area.

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

The existing R-2 Duplex zoning district does not allow for redevelopment opportunities on the subject property. The existing single family homes will be redeveloped and incorporated into the Aggieland Outfitters facility.

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

The redevelopment potential of the subject property is extremely limited under the current duplex zoning district.

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

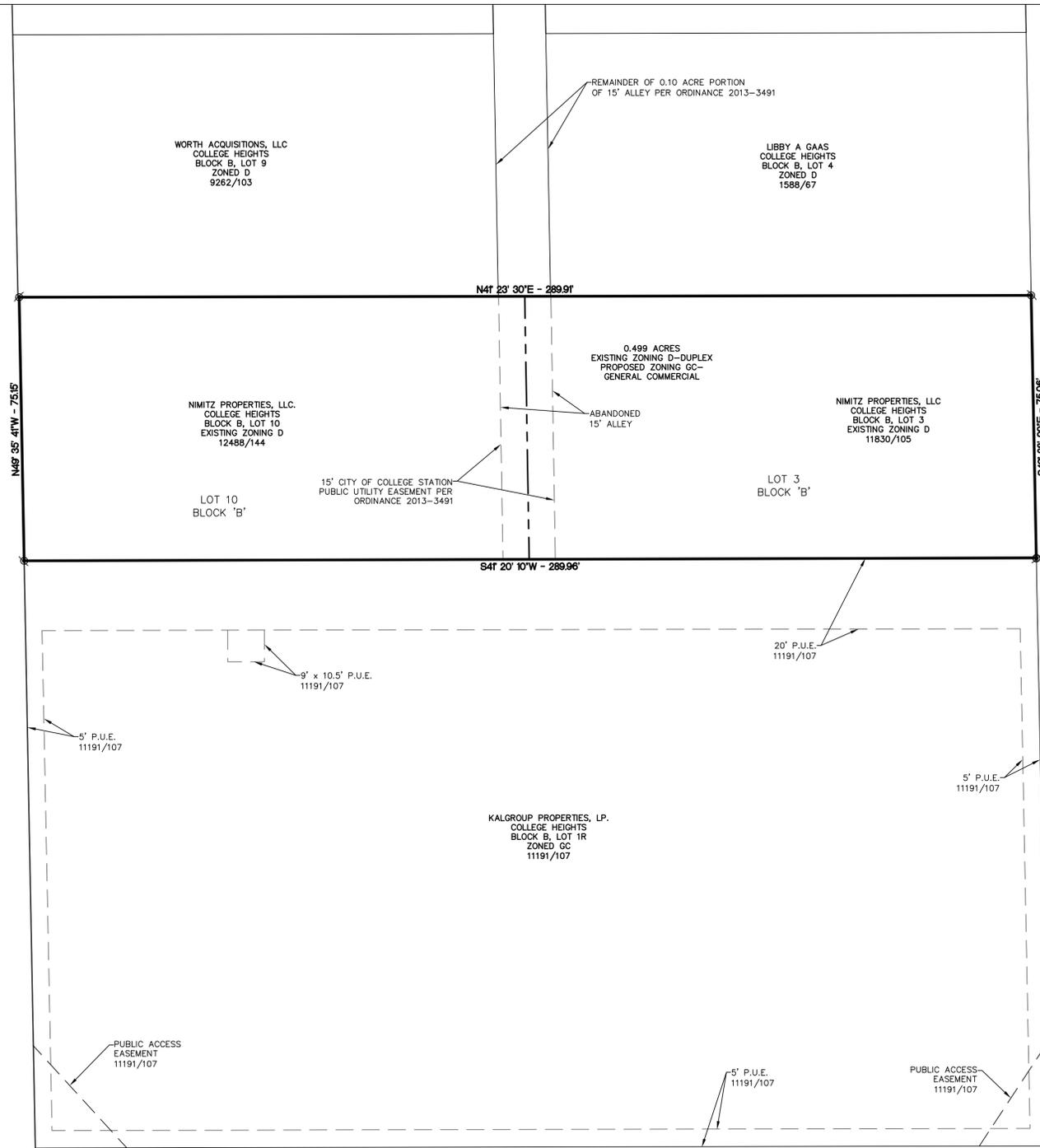
The owners of Aggieland Outfitters successfully redeveloped the abutting property from a mix of underperforming office and residential land uses into thriving retail store along University Drive. They have been so successful that they need additional property to expand their current operations.

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

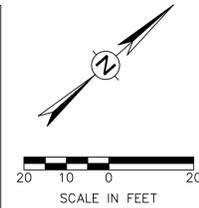
7/20/15
Date

EISENHOWER STREET
PAVEMENT WIDTH VARIES - 50' R.O.W.



UNIVERSITY DRIVE
PAVEMENT WIDTH VARIES - R.O.W. VARIES

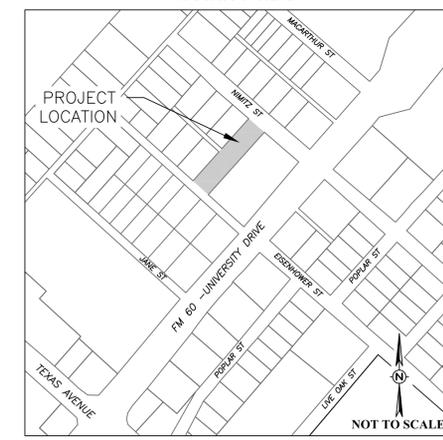
NIMITZ STREET
PAVEMENT WIDTH VARIES - 50' R.O.W.



LEGEND

	ZONE LINE
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	ACCESS EASEMENTS
	UTILITY EASEMENTS

VICINITY MAP



REZONING MAP

0.499 ACRES TOTAL

408 NIMITZ STREET LOT 3, BLOCK B
409 EISENHOWER STREET LOT 10, BLOCK B
PORTION OF ABANDONED 15' ALLEY - 0.013 ACRES
COLLEGE HEIGHTS
VOLUME 124, PAGE 259

EXISTING ZONING - D - DUPLEX
PROPOSED ZONING - GC - GENERAL
COMMERCIAL

COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1" = 20'

JULY 2015

OWNER/DEVELOPER:
NIMITZ PROPERTIES, LLC
360 Graham Road
College Station, Texas 77845
(979) 775-8151

APPLICANT:
SCHULTZ ENGINEERING, LLC
TBPE NO. 12327
2730 Longmire, Suite A
College Station, Texas 77845
(979) 764-3900

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, Texas 77803
(979) 268-3195



Legislation Details (With Text)

File #:	15-0484	Version:	1	Name:	Eskimo Hut - Conditional Use Permit
Type:	Rezoning	Status:		Status:	Agenda Ready
File created:	8/21/2015	In control:		In control:	Planning and Zoning Commission Regular
On agenda:	9/3/2015	Final action:		Final action:	

Title: Public hearing, presentation, possible action, and discussion on a Conditional Use Permit for a Night Club/Bar/Tavern, more specifically the Eskimo Hut, consisting of approximately 2,475 square feet of the Woodstone Shopping Plaza being Park Place, Block 4, Lot 3, generally located at 919 Harvey Road, located on the east side of Woodstone Shopping Center which is generally located on the northwest corner of Harvey Road and Munson Avenue. Case #CUP2015-000002 (M. Thomas) (Note: Final action on this item is scheduled for the September 21, 2015 City Council meeting - subject to change.)

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion on a Conditional Use Permit for a Night Club/Bar/Tavern, more specifically the Eskimo Hut, consisting of approximately 2,475 square feet of the Woodstone Shopping Plaza being Park Place, Block 4, Lot 3, generally located at 919 Harvey Road, located on the east side of Woodstone Shopping Center which is generally located on the northwest corner of Harvey Road and Munson Avenue. Case #CUP2015-000002 (M. Thomas) (Note: Final action on this item is scheduled for the September 21, 2015 City Council meeting - subject to change.)



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

**CONDITIONAL USE PERMIT
FOR
ESKIMO HUT
CUP2015-000002**

REQUEST: To convert an existing building into a bar use

SCALE: Approximately 2,475 square feet of commercial space

LOCATION: 919 Harvey Road, located on the east side of Woodstone Shopping Center which is generally located on the corner of Harvey Road and Munson Avenue.

APPLICANT: Tyler Stephenson

PROJECT MANAGER: Madison Thomas, Staff Planner
mthomas@cstx.gov

BACKGROUND: Previously, this tenant has been used as a restaurant.

RECOMMENDATION: Staff recommends approval of the Conditional Use Permit.

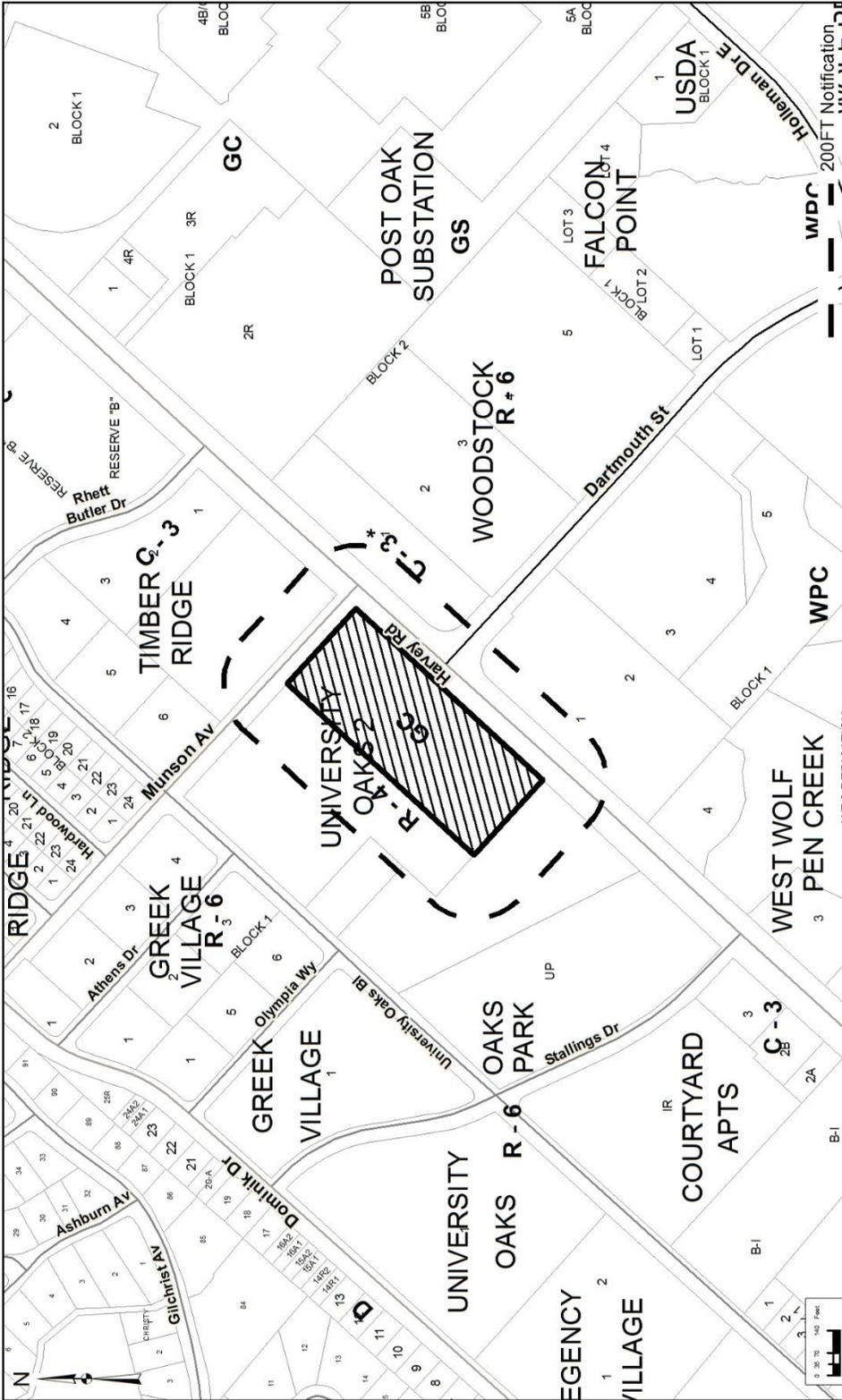


Case: CONDITIONAL USE PERMIT
CUP2015-000002

ESKIMO HUT
919 HARVEY RD

DEVELOPMENT REVIEW





Zoning Districts	BPI	PDD	Planned Development District
R - 4	Business Park Industrial	WPC	Wolf Pen Creek Dev. Corridor
R - 6	Natural Areas Protected	NG - 1	Core Northgate
MHP	Light Commercial	NG - 2	Transitional Northgate
O	Heavy Industrial	NG - 3	Residential Northgate
SC	College and University	OV	Corridor Overlay
GC	Research and Development	RDD	Redevelopment District
CI	Planned Mixed-Use Development	KO	Krenek Tap Overlay
BP			

DEVELOPMENT REVIEW

ESKIMO HUT
919 HARVEY RD

CONDITIONAL USE PERMIT
Case: CUP2015-000002

NOTIFICATIONS

Advertised Commission Hearing Date: September 3, 2015
 Advertised Council Hearing Date: September 21, 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:

- Cripple Creek Condominiums HOA – Cenury21 BVP Property Management
- Woodstock Condominiums – BCR Property Management

Property owner notices mailed: Five
 Contacts in support: 0
 Contacts in opposition: One
 Inquiry contacts: 0

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Urban Mixed Use, Redevelopment Area	R-4 Multi-Family	Multi-Family
South (across Harvey Road)	Urban Mixed Use, Redevelopment Area	WPC Wolf Pen Creek, C-3 Light Commercial	Multi-Family, Commercial Retail
East (across Munson Avenue)	Urban Mixed Use, Redevelopment Area	R-6 High Density Multi-Family	Multi-Family
West	Urban Mixed Use, Redevelopment Area	R-6 High Density Multi-Family	Multi-Family

DEVELOPMENT HISTORY

Annexation: 1956
Zoning: R-3 Apartment Building District (upon annexation)
 C-1 General Commercial (1973)
 Renamed GC General Commercial (2012)
Final Plat: Approximately 19.82 acres platted September 1978
Site development: General Commercial

REVIEW CRITERIA

1. The proposed use shall meet the purpose and intent of the Unified Development Ordinance (UDO) and meet all minimum standards for this type of use per the UDO. The proposed use of a bar in the Woodstone Shopping Center requires a

Conditional Use Permit to allow for a Nightclub, Tavern or Bar Use. The applicant is proposing to turn approximately 2,475 square feet of commercial space in an existing building in the Woodstone Shopping Center into a use classified as a bar. The only change to the site plan that the applicant is proposing is the fencing of the outdoor patio space, the rest of the existing site will not change. This would create an additional 475 square feet, which have already been added to the total square feet of the use. Currently, there are no proposed changes to the building's exterior.

2. The proposed use shall be consistent with the development policies and goals and objectives as embodied in the Comprehensive Plan for development in the City.

The subject tract is shown on the Comprehensive Plan Future Land Use and Character Map as Urban Mixed Use which allows for residential, commercial, and office uses in vertical mixed-use structures. The subject property is also designated by the Comprehensive Plan as a Redevelopment Area. These areas are identified as anticipating a change in land use, and, if appropriate, character to help it evolve into a more dense area with mixed-use activity.

3. The proposed use shall not be detrimental to the health, welfare, or safety of the surrounding neighborhood or its occupants, not be substantially or permanently injurious to neighboring property.

The proposed use is required by the Unified Development Ordinance to be at least 300 feet away from any church, public school or public hospital. This use will meet this ordinance and will likely not be detrimental or substantially injurious to the surrounding neighborhood or its occupants.

4. The proposed site plan and circulation plan shall be harmonious with the character of the surrounding area.

The applicant is not proposing major changes to the site plan that would cause the site to disrupt the current character of the surrounding area. The addition of the outdoor seating area is generally harmonious with the character of the surrounding area, as multiple other tenants offer outdoor seating areas. The building is an existing 2,000 square-foot space with a drive-through thus keeping the site plan and circulation plan harmonious with the surrounding area's character.

5. The proposed use shall not negatively impact existing uses in the area or in the City through impacts on public infrastructure such as roads, parking facilities, electrical, or water and sewer systems, or on public services such as police and fire protection, solid waste collection, or the ability of existing infrastructure and services to adequately provide services.

This use will not negatively impact public infrastructure or services. This use will be in an existing site zoned GC General Commercial that was originally planned and developed to accommodate the commercial-related uses. This site has existing parking spaces that meet the requirements for the bar use.

6. The proposed use shall not negatively impact existing uses in the area or in the City.

Existing uses in the area include commercial, multi-family and the Wolf Pen Creek District. The addition of this use will not negatively impact existing uses. Currently, the Woodstone shopping center has one other business that is designated as a bar use and another that sells alcohol.

STAFF RECOMMENDATION

Staff recommends approval of the Conditional Use Permit.

SUPPORTING MATERIALS

1. Application
2. Site Map



FOR OFFICE USE ONLY

CASE NO.: WP 2015-2

DATE SUBMITTED: _____

TIME: _____

STAFF: _____

CONDITIONAL USE PERMIT APPLICATION GENERAL

(Check all applicable)

- | | |
|--|--|
| <input type="checkbox"/> Commercial day care in R-4, R-6, or R-7 | <input type="checkbox"/> RV Park in A-O or C-1 |
| <input type="checkbox"/> Drive-in/thru window in WPC | <input type="checkbox"/> Retail Sales and Service - Alcohol in WPC |
| <input type="checkbox"/> Multifamily in WPC | <input type="checkbox"/> Educational facility, outdoor instruction in A-OR |
| <input checked="" type="checkbox"/> Night Club in P-MUD or C-1 <i>(GC)</i> | <input type="checkbox"/> Parking as a primary use in A-P |
| <input type="checkbox"/> Hotel in A-O or A-OR | <input type="checkbox"/> Commercial Amusements in C-3 |
- GENERAL COMMERCIAL*

MINIMUM SUBMITTAL REQUIREMENTS:

- \$1,165 Conditional Use Permit Fee.
- \$932 Site Plan Application Fee (if applicable) *\$350*
- ~~\$350 Non-Residential Architectural Standards Building Review Application 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.
- Copy of site plan. **NOTE:** Proposed development in Wolf Pen Creek must be reviewed by the Design Review Board. When staff has completed their technical review of the proposal, it will be scheduled for consideration by the Design Review Board. Copy of all current design plans and color samples will be required for the Board.
- One (1) folded copy of the landscape plan (if applicable).
- One (1) copy of the following for Non-Residential Architectural Standards building review (if applicable):
- Building elevations to scale for all buildings.
 - List of building materials for all facades and screening.
 - Color samples or list of colors to be used from the approved color palette.
- Grading, drainage, and erosion control plans with supporting drainage report.
- Public infrastructure plans and supporting documents (if applicable).
- Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request (if applicable).
- The attached Site Plan, Conceptual Site Plan, and Non-Residential Architectural Standards Building Review checklists with all items checked off or a brief explanation as to why they are not checked off (as applicable).

PG 1-5 ONLY

Date of Optional Preapplication or Stormwater Management Conference N/A

NAME OF PROJECT ESKIMO HUT

ADDRESS 919 HARVEY ROAD

LEGAL DESCRIPTION (Lot, Block, Subdivision) UNIVERSITY DAYS PHASE 2 BLOCK 4, LOT RES C (5.91 ACRES)

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

* Name TYLER STEPHENSON E-mail stephenson.hut11c@gmail.com

* Street Address 326 State Hwy 70 S.

* City Ruby State Tx Zip Code 78645

* Phone Number 325-665-4995 Fax Number _____

PROPERTY OWNER'S INFORMATION:

Name Keokuk, LLC c/o Clarke & Wyndham, Inc. E-mail asmith@clarkewyndham.com
Street Address 3608 E 29th St, Ste 100
City BRYAN State TX Zip Code 77802
Phone Number 979.846.4384 Fax Number 979.846.1461

ARCHITECT OR ENGINEER'S INFORMATION:

Name NATHAN WINCHESTER E-mail robin@winchester-designs.com
Street Address 201A N. MAIN
City BRYAN State TX Zip Code 77803
Phone Number 979.823.9039 Fax Number _____

Present use of property FAST FOOD RESTAURANT / VACANT
Proposed use of property TAVERN
Current zoning of property GC - GENERAL COMMERCIAL
Number of parking spaces required EXIST. Number of parking spaces provided EXIST.
Total Acreage N/A Floodplain Acreage NONE.
Building square feet 3070 sq.

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

FOR MULTI-FAMILY IN WPC:

Number of one bedroom units _____
Total number of two bedroom units _____
Number of two bedroom units with bedrooms > 132 sq. ft. _____
Number of two bedroom units with bedrooms < 132 sq. ft. _____
Total number of three bedroom units _____
Total number of four bedroom units _____
Total number of housing units _____

PARKLAND DEDICATION (residential development will require parkland dedication at the time of building permit)

_____ dwelling units (DU) X \$ _____ per unit = \$ _____ Total
Number of acres in floodplain _____
Number of acres in detention _____
Number of acres in greenways _____
Date approved by the Parks & Recreation Advisory Board _____

APPLICATION WILL NOT BE CONSIDERED COMPLETE WITHOUT THE FOLLOWING INFORMATION ADDRESSED:

1. Provide a detailed explanation of the proposed use including hours of operation, anticipated traffic, total building capacity, number of employees, number of students, number of children, ages of children, etc., as applicable.

* Eskimo Hut operates as a retail beer and wine store offering fresh frozen doughnuts and margaritas to-go from the hours of 10 am until midnight, 1 am on Saturday. The total building capacity is with 10 to 15 employees.

2. Explain how the proposed conditional use will meet the purpose and intent of the Unified Development Ordinance and how the use will meet all of the minimum standards established in the UDO for this type of use including parking, landscaping, and screening of offensive areas (trash, loading areas, transformers, utility connections, etc.).

EXCEPT FOR NEW OUTDOOR SEATING AREA, BUILDING & SITE WILL REMAIN THE SAME.

3. Explain how the proposed use is consistent with Comprehensive Plan.

* The comprehensive plan provides for urban mixed use commercial. We are operating a commercial operation.

4. Explain how the proposed use is compatible with the surrounding areas.

* The proposed use will be located in a retail shopping center that currently houses 2 full service bars along with other retail businesses.

5. Explain how the proposed site plan and circulation plan will be harmonious with the character of the surrounding area.

EXCEPT FOR NEW OUTDOOR SEATING AREA, BUILDING & SITE WILL REMAIN THE SAME.

6. Explain how infrastructure impacts will be minimized, including traffic impacts.

EXCEPT FOR NEW OUTDOOR SEATING AREA, BUILDING & SITE WILL REMAIN THE SAME.

7. Explain the effects of the use will have on the environment.

* Commercial use building

IN ADDITION, FOR NIGHT CLUBS, BARS, OR TAVERNS:

8. Approximate the distance to the nearest residential area and indicate the housing type (single family, duplex, multi-family, etc.).

THE BUSINESS IS APPROXIMATELY 200' FROM A MULTI FAMILY HOUSING COMPLEX. CRIPPLE CREEK CONDOMINIUMS.

9. The College Station Codes limit noise levels to 65 d.b.a. from 7:00 A.M. to 10:00 P.M. and to 55 d.b.a. from 10:00 P.M. to 7:00 A.M.. Estimate the noise levels produced from the proposed use as heard from all property lines.

Approximately 450 d.b.a.

*

10. Approximate the distance to the nearest church, school, or hospital. These measurements must be taken from front door, along property lines, to front door.

APPROXIMATELY 740 FEET TO ENGAGE CALVARY CHURCH.

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.

 Member, Stevenson Hunt LLC
Signature and title

6-4-15
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.

T. Martell
Property Owner(s)

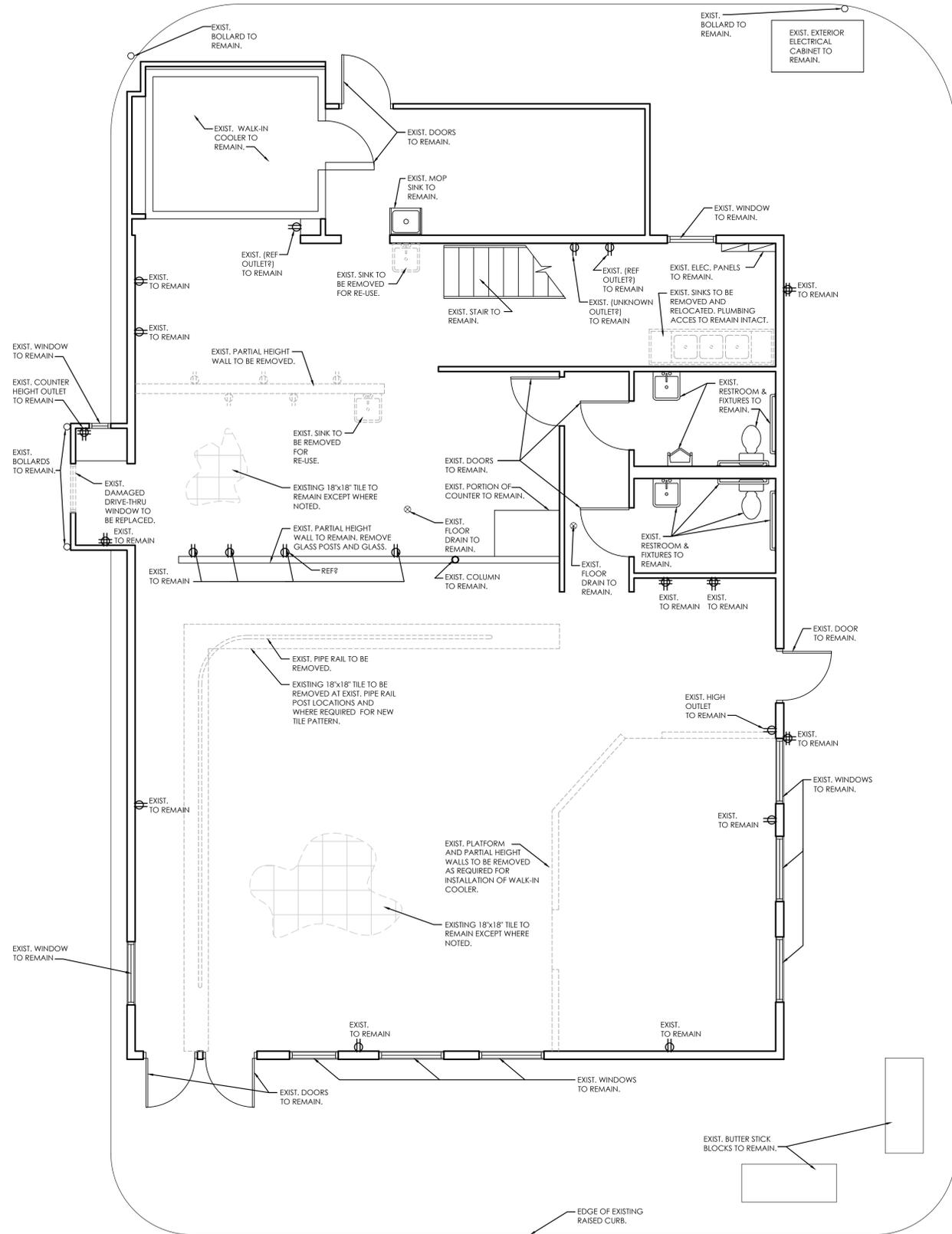
4 June 2015
Date

Engineer Certification: N/A - NOT SURE IF WE FORWARD THE PLAN.

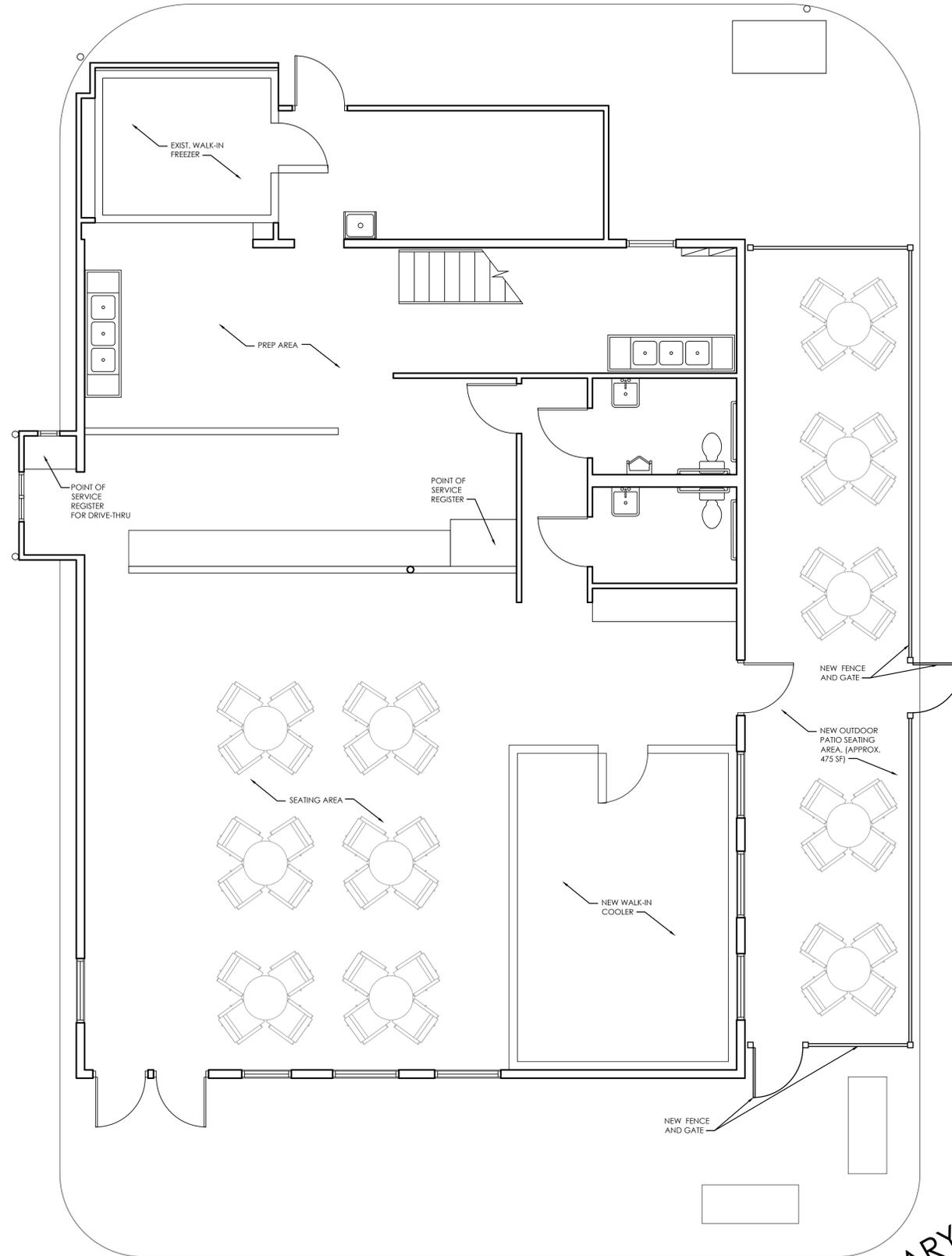
1. The project has been designed to ensure that stormwater mitigation, including detention ponds, proposed as part of the project will be constructed first in the construction sequence.
2. I will obtain or can show compliance with all necessary Local, State and Federal Permits prior to construction including 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



1 DEMO/EXISTING PLAN
SCALE: 1/4"=1'-0"



1 NEW PLAN
SCALE: 1/4"=1'-0"

PRELIMINARY
NOT FOR REGULATORY
APPROVAL PERMITTING
OR CONSTRUCTION

REVISIONS	

DATE	06/05/15
DRAWN	KB/RF
CHECKED	NW

NATHAN WINCHESTER DESIGNS
201 A NORTH MAIN STREET, BRYAN, TEXAS 77803
(979)823-4039

ESKIMO HUT
919 HARVEY ROAD
COLLEGE STATION, TEXAS

JOB NO.:	1531
NAME:	FLOOR PLANS
SCALE:	1/4"=1'-0"

SHEET
A1.0



Legislation Details (With Text)

File #: 15-0488 **Version:** 2 **Name:** Cityview Southwest Rezoning
Type: Rezoning **Status:** Agenda Ready
File created: 8/24/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 9/3/2015 **Final action:**

Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to SC Suburban Commercial for approximately 7.91 acres being situated in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, being all of the 4.71 acre tract described in the deed from Eugene B. Savage, III, to Eugene B. Savage, III, Revocable Trust, to Jupiter & Space Property, LLC, recorded in Volume 9849, Page 220, of the Official Records of Brazos County, Texas, and all of the 3.19 acre tract described in the deed from Larry Ruffino, Trustee, to Jupiter & Space Property, LLC, recorded in Volume 9849, Page 214, of the Official Records of Brazos County, Texas, generally located at 2970 Barron Road, generally located southwest of the intersection of William D. Fitch Pkwy and Barron Road. Case #REZ2015-000013 (Note: Final action on this item is scheduled for the September 21, 2015 City Council meeting - subject to change)

Sponsors: Laura Walker

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to SC Suburban Commercial for approximately 7.91 acres being situated in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, being all of the 4.71 acre tract described in the deed from Eugene B. Savage, III, to Eugene B. Savage, III, Revocable Trust, to Jupiter & Space Property, LLC, recorded in Volume 9849, Page 220, of the Official Records of Brazos County, Texas, and all of the 3.19 acre tract described in the deed from Larry Ruffino, Trustee, to Jupiter & Space Property, LLC, recorded in Volume 9849, Page 214, of the Official Records of Brazos County, Texas, generally located at 2970 Barron Road, generally located southwest of the intersection of William D. Fitch Pkwy and Barron Road. Case #REZ2015-000013 (Note: Final action on this item is scheduled for the September 21, 2015 City Council meeting - subject to change)



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

**REZONING REQUEST
for
Cityview Southwest
REZ2015-000013**

REQUEST: R Rural to SC Suburban Commercial.

SCALE: 7.91 acres

LOCATION: 2970 Barron Road, being generally located southwest of the intersection of William D. Fitch Pkwy and Barron Road, and being situated in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, being all of the 4.71 acre tract described in the deed from Eugene B. Savage, III, to Eugene B. Savage, III, Revocable Trust, to Jupiter & Space Property, LLC, recorded in Volume 9849, Page 220, of the Official Records of Brazos County, Texas, and all of the 3.19 acre tract described in the deed from Larry Ruffino, Trustee, to Jupiter & Space Property, LLC, recorded in Volume 9849, Page 214, of the Official Records of Brazos County, Texas

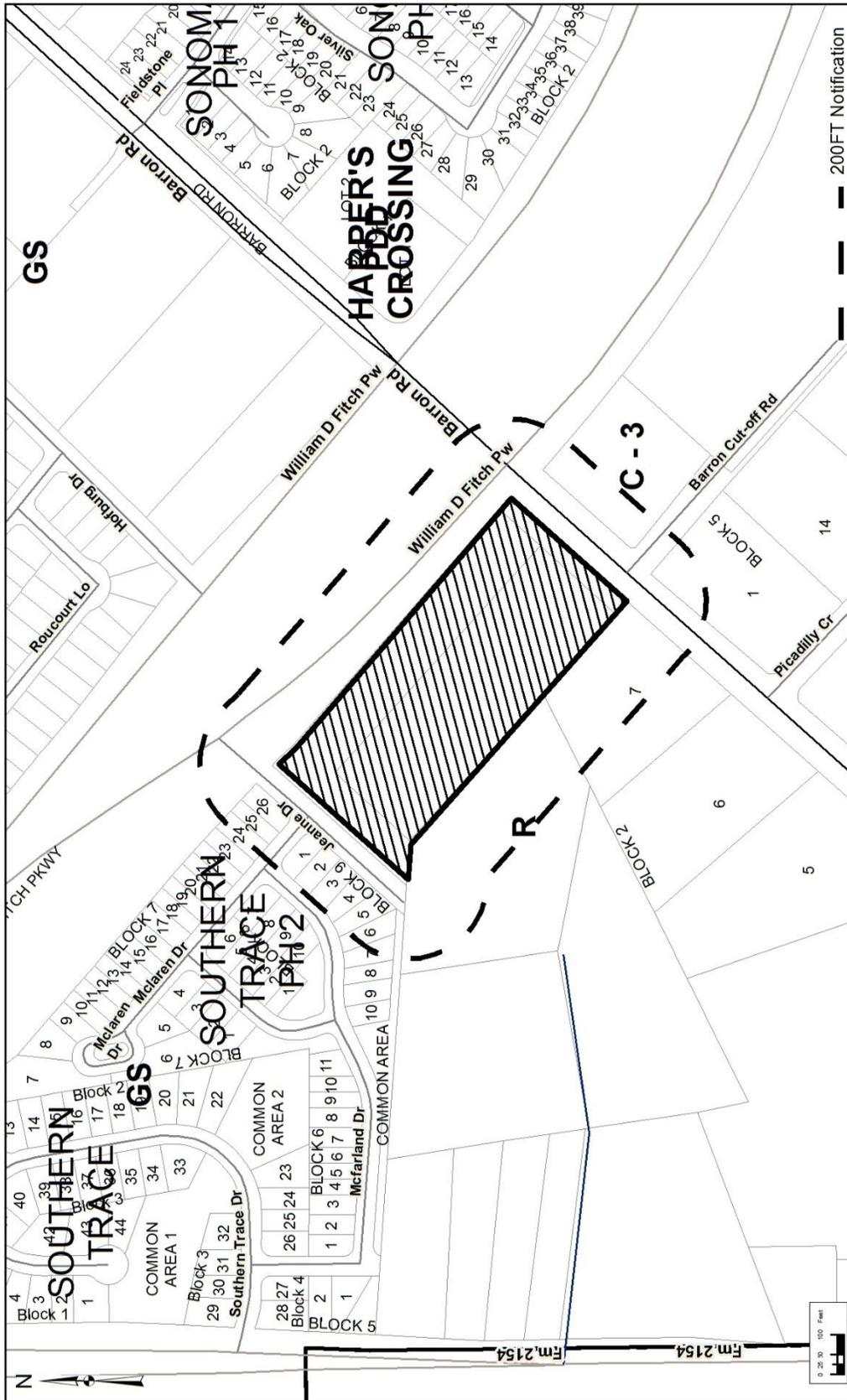
APPLICANT: Paul Murphy

PROJECT MANAGER: Laura Walker, Staff Planner
lwalker@cstx.gov

RECOMMENDATION: Staff recommends approval of the rezoning request.



	DEVELOPMENT REVIEW	CITYVIEW SOUTHWEST	REZONING
Case: REZ2015-000013			



Zoning Districts

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



DEVELOPMENT REVIEW

CITYVIEW SOUTHWEST

REZONING

Case: REZ2015-000013

NOTIFICATIONS

Advertised Commission Hearing Date: September 3, 2015
Advertised Council Hearing Date: September 21, 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:

None

Property owner notices mailed: 27
Contacts in support: None at the time of staff report.
Contacts in opposition: None at the time of staff report.
Inquiry contacts: One at the time of staff report.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
Northeast (Across William D. Fitch Pkwy)	Suburban Commercial General Suburban	R Rural GS General Suburban	Single-family homes
Southeast (Across Barron Rd)	Suburban Commercial	C-3 Light Commercial	Single-family home
Southwest	Estate	R Rural	Single-family estate homes
Northwest (Across Jeanne Drive)	General Suburban	GS General Suburban	Single-family homes

DEVELOPMENT HISTORY

Annexation: 1995
Zoning: Properties zoned A-O Agricultural Open upon annexation.
2013: A-O Agricultural-Open district was renamed to R Rural.
Final Plat: Unplatted
Site development: Property is currently vacant.

PROPOSAL

The applicant has requested an SC Suburban Commercial District for the development of commercial and office uses. The properties are currently undeveloped but proposed to be consolidated for development.

REZONING REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject area is designated on the Comprehensive Plan Future Land Use and Character Map as Suburban Commercial. The Comprehensive Plan states that this designation is for small concentrations of commercial activities adjacent to major roads that cater primarily to nearby residents versus the larger community or region. The proposed zoning permits lower-density commercial uses that

provide services to nearby neighborhoods along William D. Fitch Pkwy and Barron Road, allowing the property to be developed consistent with the Comprehensive Plan.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The subject area is immediately bordered by William D Fitch Pkwy to the northeast with adjacent single-family uses, and the single-family Southern Trace Subdivision to the northwest. It is bordered by Barron Road to the southeast with a large single-family lot across Barron currently zoned as C-3 Light Commercial, and the abutting properties to the southwest are large lot single-family homes. The proposed SC Suburban Commercial zoning for commercial and office uses is compatible with all these nearby uses, and SC standards will also require compatibility with single-family uses through the use of architectural standards, buffers, etc.
- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The subject area has direct access to William D Fitch Pkwy and Barron Road and is surrounded by single-family neighborhoods, making this location suitable for suburban commercial uses.
- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The subject area is currently zoned R Rural and is undeveloped. With this zoning, the subject area is limited to 2+ acre single-family and agricultural uses, which is less suitable given the existing development pattern along William D. Fitch and the surrounding area.
- 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 subject property is marketable with its current zoning of R Rural, but the development of the majority of properties around it and its proximity to a freeway/expressway and minor arterial makes the rezoning of this property to a commercial use more desirable.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water service will be provided by the City of College Station via existing 18-inch water main located along Barron Road and 8-inch water main located along Jeanne Drive.

The majority portion of the tracts is in the Spring Creek sanitary sewer impact fee area. The site does not have direct access to a sewer line. The developer will need to extend sanitary sewer from Barron Cut Off Road in order to have sanitary sewer service.

The subject property is located in the Spring Creek Drainage Basin. The natural conveyance path drains towards Barron Road. Detention will be required with the development.

The subject property has frontage on Barron Road, a four-lane minor arterial, and William D. Fitch Parkway, a freeway.

Drainage and other public infrastructures required with the site shall be designed and constructed in accordance with the B/CS Unified Design Guidelines. Existing infrastructures appear to currently have capacity to adequately serve the proposed use.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request.

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 1-21-15

NAME OF PROJECT Cityview Southwest

ADDRESS N/A

LEGAL DESCRIPTION (Lot, Block, Subdivision) Robert Stevenson Survey, A-54

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:
West corner of the intersection of Barron Road and and Wm. D. Fitch Parkway

TOTAL ACREAGE 7.91 acres

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

Name Paul Murphy E-mail paul@themurphylegalgroup.com

Street Address 12633 State Highway 30

City College Station State TX Zip Code 77845

Phone Number 979-690-0800 Fax Number 979-690-0808

PROPERTY OWNER'S INFORMATION:

Name Anthony M. Dyson E-mail paul@themurphylegalgroup.com

Street Address 1 Lori Lane

City College Station State TX Zip Code 77845

Phone Number 979-690-0800 Fax Number 979-690-0808

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

Name Joe Schultz, P.E. E-mail joe@schultzengineeringllc.com

Street Address 2730 Longmire, Suite A

City College Station State TX Zip Code _____

Phone Number 979-764.3900 Fax Number 979-764-3910

This property was conveyed to owner by deed dated June 8, 2015 and recorded in Volume 12743, Page 91 of the Brazos County Official Records.

Existing Zoning R, Rural Proposed Zoning SC, Suburban Commercial

Present Use of Property Vacant

Proposed Use of Property Commercial and Office

REZONING SUPPORTING INFORMATION

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

The surrounding area has developed primarily as single family residential and this growth is generating a need for neighborhood commercial businesses and services and also a demand for office space in this area.

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.

This zoning change is in accordance with the Comprehensive Plan

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

The zoning and uses of nearby properties adjacent to this tract is single family residential and this zone change will be compatible as the Suburban Commercial zoning district requirements are for developments that are adjacent to residential developments with the intent to provide services needed by the nearby residents.

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

The property is at the intersection of a freeway and a minor arterial street so adequate access is available for this type of development and the number of single family homes with a few miles of this development indicates there is an adequate population to support this development.

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

The current zoning would allow only several large residential lots which is not suitable for this location.

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

Single family lots at this location is not marketable to the cost of the land.

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

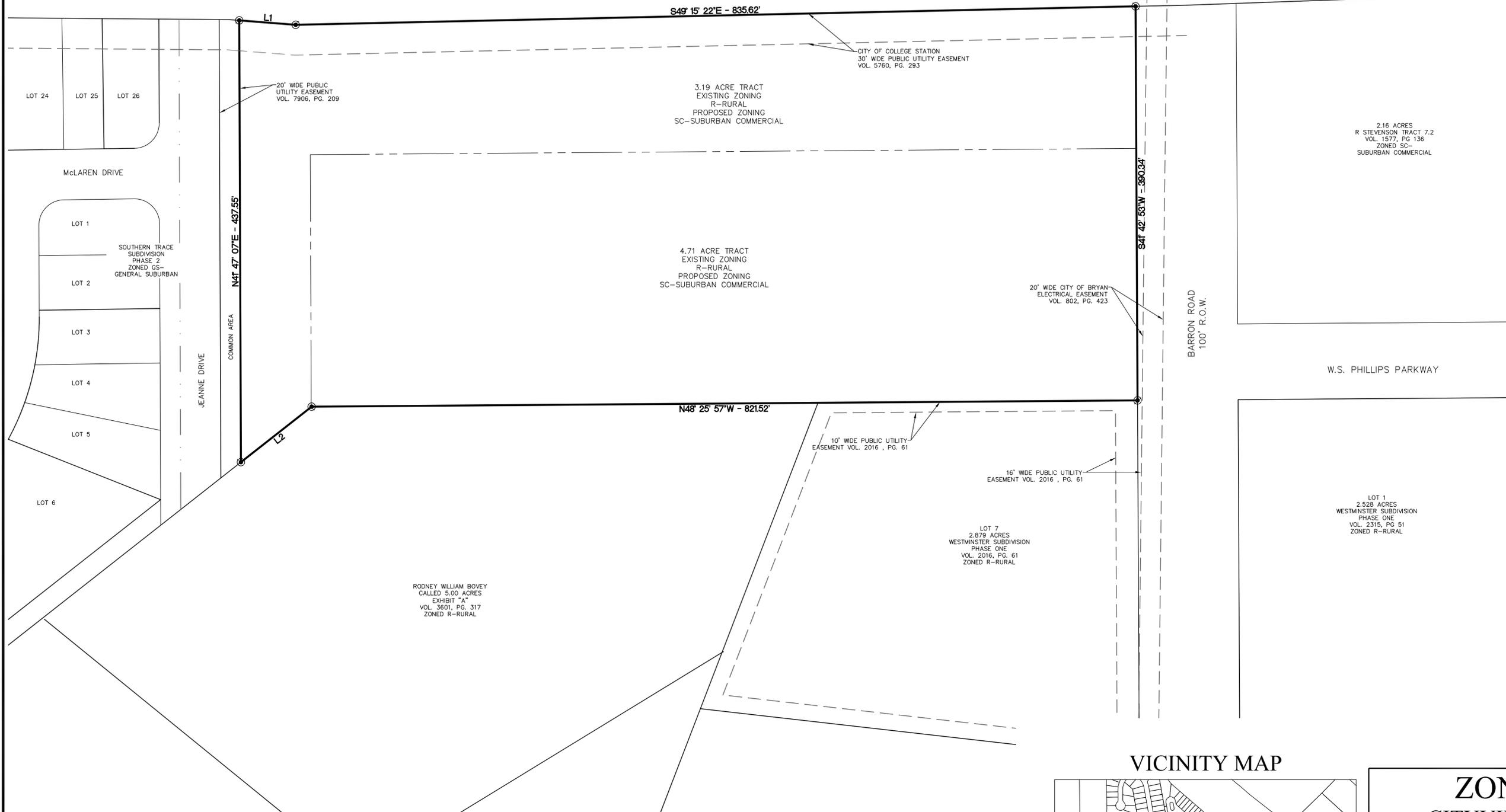
Improvements are under construction for Barron Road. These improvements do not have a negative effect on the proposed development.

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

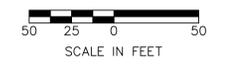
AM Doyle - Property Owner
Signature and title

7/20/15
Date

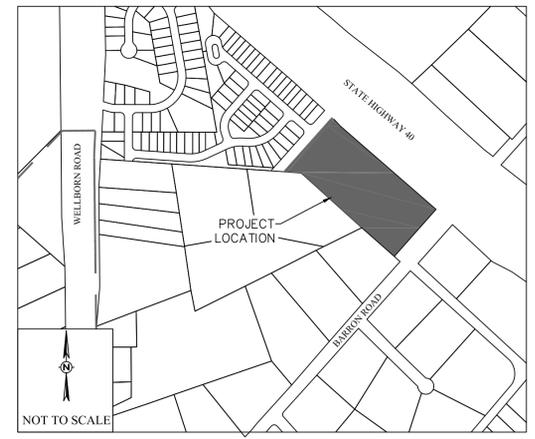
STATE HIGHWAY No. 40 – WILLIAM D FITCH PARKWAY
R.O.W. VARIES



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	56.28'	S43° 32' 43.70"E
L2	89.26'	N85° 59' 47.77"W



VICINITY MAP



ZONING MAP
CITYVIEW SOUTHWEST
7.91 ACRES
SURVEY LEAGUE, A-54
COLLEGE STATION, BRAZOS, TEXAS
ZONING AREA 1: 7.91 ACRES

OWNER/DEVELOPER:
Anthony M. Dyson
1 Lori Lane
College Station, Texas 77845
(979) 690-0800

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER:
 Schultz Engineering, LLC
TBPE NO. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77845
...
(979) 764-3900



Legislation Details (With Text)

File #: 15-0492 **Version:** 1 **Name:** Northpoint Crossing Rezoning

Type: Rezoning **Status:** Agenda Ready

File created: 8/24/2015 **In control:** Planning and Zoning Commission Regular

On agenda: 9/3/2015 **Final action:**

Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from PDD Planned Development District to PDD Planned Development District in order to revise the commercial component of a mixed-use development for approximately 11 acres being Lot 1A, 2A and 3, Block 1 of Northpoint Crossing Subdivision, College Station, Brazos County, Texas, generally located at the northwest intersection of University Drive and Texas Avenue. Case #REZ2015-000011 (Note: Final action on this item is scheduled for the September 21, 2015 City Council meeting - subject to change)

Sponsors: Jessica Bullock

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from PDD Planned Development District to PDD Planned Development District in order to revise the commercial component of a mixed-use development for approximately 11 acres being Lot 1A, 2A and 3, Block 1 of Northpoint Crossing Subdivision, College Station, Brazos County, Texas, generally located at the northwest intersection of University Drive and Texas Avenue. Case #REZ2015-000011 (Note: Final action on this item is scheduled for the September 21, 2015 City Council meeting - subject to change)



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

**REZONING REQUEST
FOR
Northpoint Crossing
REZ2015-000011**

REQUEST: PDD Planned Development District to PDD Planned Development District in order to revise the commercial component of a mixed-use development

SCALE: Approximately 11 acres

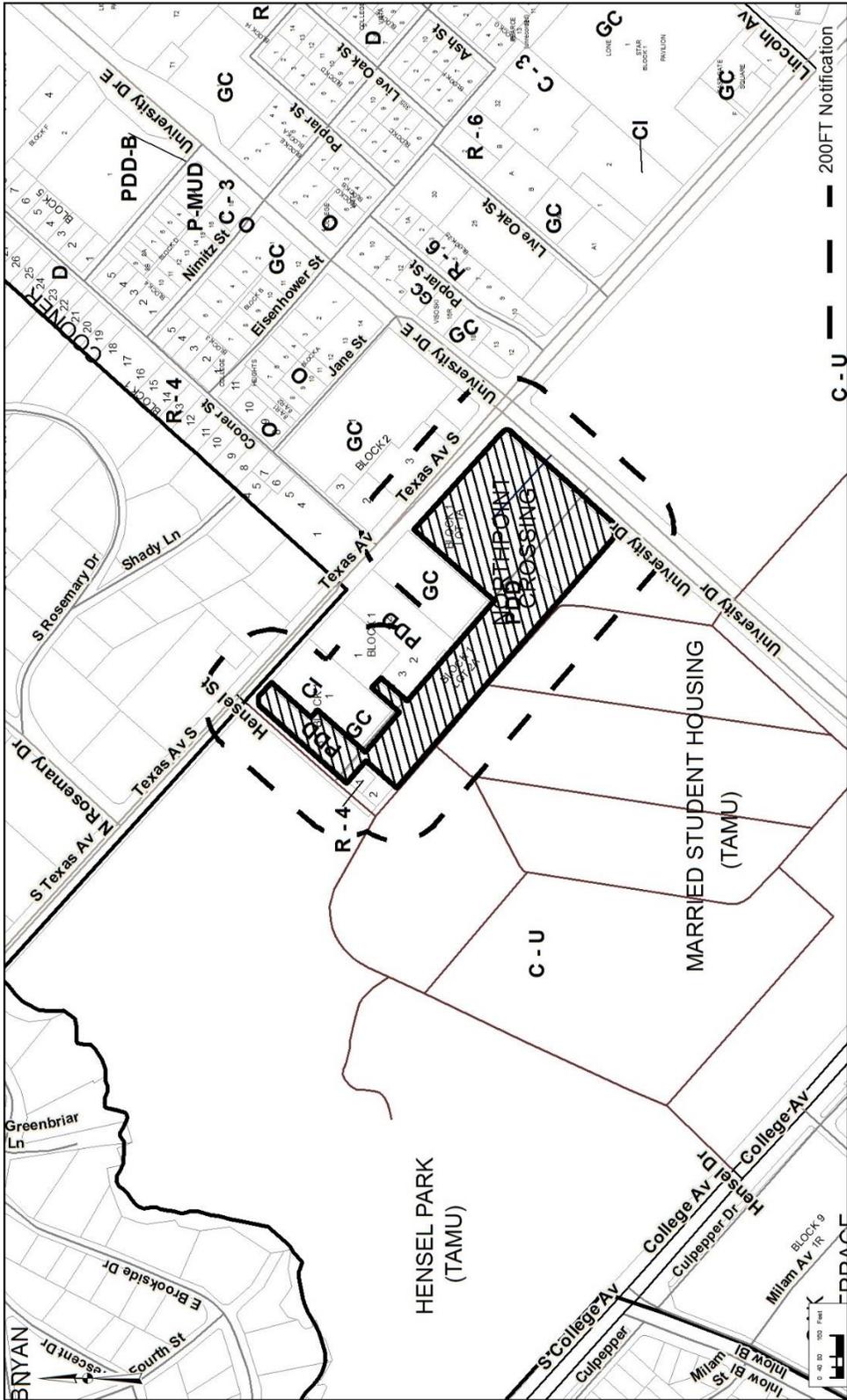
LOCATION: 410 Texas Avenue, generally located at the northeast intersection of University Drive and Texas Avenue

APPLICANT: Mitchell & Morgan, LLP

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

PROJECT OVERVIEW: The purpose of this request is to modify the Concept Plan of the existing PDD. The existing PDD Concept Plan shows a “mixed use” area with first floor commercial and multi-family above. The proposed Concept Plan allows first floor residential in the “mixed use” area, so long as at least 50% is maintained for commercial uses.

RECOMMENDATION: Staff recommends approval of the proposed rezoning and associated Concept Plan.



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



DEVELOPMENT REVIEW

NORTHPOINT CROSSING

Case: REZ2015-000011

REZONING

NOTIFICATIONS

Advertised Commission Hearing Date: September 3, 2015
 Advertised Council Hearing Dates: September 21, 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:

None

Property owner notices mailed: 18
 Contacts in support: None
 Contacts in opposition: None
 Inquiry contacts: One

ADJACENT LAND USES

Direction	Comprehensive	Zoning	Land Use
Northwest	Texas A&M University	CU College and University	Vacant
Northeast	Urban & Redevelopment	GC General Commercial CI Commercial Industrial PDD Planned Development District	Hotels, Restaurant
Southeast (across University Drive)	Texas A&M University	CU College and University	Texas A&M polo field
Southwest	Texas A&M University	CU College and University	Future Century Square Development

DEVELOPMENT HISTORY

Annexation: 1939
Zoning: GC General Commercial, CI Commercial-Industrial, R-4 Multi-Family, and D Duplex rezoned PDD Planned Development District in March and May 2012.
 Revision to PDD Planned Development District (2014)
Final Plat: Northpoint Crossing Subdivision Lots 1 & 2, Block 1 (2013), Northpoint Crossing Subdivision Lot 3, Block 1 (2014)
Site development: Northpoint Crossing Mixed Use Development

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject property is designated as Urban and part of Redevelopment Area II on the Comprehensive Plan Future Land Use and Character Map. The intersection of Texas Avenue and University Drive has also been identified as a Primary Arrival Gateway into the City. The Comprehensive Plan describes Urban as:

This land use designation is generally for areas that should have a very intense level of development activities. These areas will tend to consist of townhomes, duplexes, and high-density apartments. General commercial and office uses, business parks, and vertical mixed-use may also be permitted within growth and redevelopment areas.

Redevelopment Area II: Texas Avenue, University Drive, and Harvey Road is described by the Comprehensive Plan as:

This area includes a number of underperforming land uses that, due to their proximity to two of the busiest corridors in the City, are poised for redevelopment. Much of the area is currently subdivided into small lots, making it difficult to assemble land for redevelopment....The proximity of existing neighborhoods and the Texas A&M University campus requires careful site planning and appropriate building design. These efforts should be complimentary to the Area V: Hospitality corridor plan, the neighborhood plan for the Eastgate area, and the Texas A&M University Campus Master Plan and should focus on bringing vertical mixed use and other aspects of urban character to this portion of the City.

The existing PDD zoning with associated Concept Plan is consistent with the objectives of the Comprehensive Plan to redevelop and consolidate underperforming properties in this area of the City. It provides vertical mixed use, high density multi-family, and pedestrian oriented development at the corner of Texas Avenue and University Drive in proximity to the Texas A&M University campus. This request, revising the amount of commercial, allowing for more multi-family, in the Concept Plan is still consistent with the Comprehensive Plan though there is concern for the diminishing amount of commercial potential at this intersection. Given the location and orientation of the "mixed use" area within the Concept Plan, at the major intersection, staff believes the best long term use on the first floor is still commercial.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The existing zoning and conforming uses of nearby property are consistent with this request to revise the PDD. The scale of the proposed uses, are developed at a higher intensity than the nearby existing hotel, fourplex, and restaurant uses. The Century Square development to the southwest of this property, is currently under construction and is anticipated to provide a mix of uses as it develops.
- 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 revised PDD Planned Development District allows first floor multi-family units in the "mixed use" area of the existing Concept Plan. This is suitable for the property based on its proximity to the Texas A&M University campus. As described later, this development has completed transportation improvements and mitigation efforts and utility upgrades to provide adequate services to the development.

- 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 PDD Planned Development District. This request revises the “mixed use” area of the existing Concept Plan, allowing first floor multi-family so long as at least 50 percent of the structures designated for “mixed use” is retained for general commercial 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 property should be considered marketable with the current zoning. The applicant requests a revision to the commercial component of the development stating that despite efforts, current market conditions are slow. In the long term with improved market conditions and additional mixed use development in the immediate area, this area may be marketable again for additional commercial.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** This site is served by 12-inch waterlines along Texas Avenue, University Drive, and the public way. There are 8- and 12-inch sanitary sewer gravity mains along the public way tying into the existing Hensel Park Lift Station. The lift station pumps sanitary sewer flow to the 'Northeast Trunkline' via a 12-inch force main which conveys the flow to the Carters Creek Wastewater Treatment Plant. Drainage is generally to the south and west within the Wolf Pen Creek and Burton Creek Drainage Basins, respectively.

As part of the previous rezoning application, a Traffic Impact Analysis (TIA) was submitted. To maintain the traffic level of service in this area, the following mitigation strategies have been completed:

- An additional left turn bay will be added to University Drive eastbound to northbound Texas Avenue, creating a dual left configuration by modifying the existing raised median.
- An additional right turn lane will be provided on southbound Texas Avenue to westbound University Drive.
- On University Drive, a right turn deceleration lane for the proposed driveway will be built. The raised median on Texas Avenue will also be extended north beyond the proposed driveway location.
- The former Meadowland Street intersection at University Drive has been closed and the existing median break in University Drive will be closed as well.

SUMMARY OF EXISTING PDD AND CONCEPT PLAN (The change with this request is shown in bold)

The existing rezoning and associated Concept Plan propose a vertical mixed use and multi-family redevelopment at the intersection of Texas Avenue and University Drive. Currently the vertical “mixed use” area consists ground floor general commercial uses with multi-family units above. **This request revises the “mixed use” area of the Concept Plan, allowing multi-family units to be permitted on the first floor, provided that at least 50% have general commercial uses.**

The multi-family area consists of multi-story buildings oriented along the side and rear of the development along the former Meadowland Street. Building heights are roughly five stories with parking garages being up to seven or eight stories. The existing PDD Concept Plan illustrates one large, five-story building on a podium with parking underneath along Hensel Street. Parking is provided in three parking garages with some surface parking in the retail area and for the units along Hensel Street.

The development will use the dimensional standards of the GC General Commercial zoning district for the commercial uses and R-6 High Density Multi-Family zoning district for the residential uses.

Meritorious Modifications

The following modifications have been approved with past PDD requests in 2012 and 2014. This request does not revise or add any modifications.

1. Zoning District Standards – UDO Section 12-5.2 “Residential Dimensional Standards” and Section 12-5.4 “Non-Residential Dimensional Standards”: An increase to the maximum residential unit density from 30 units per acre to 60 units per acre is proposed. While this increase in density can be supported, it is necessary to ensure that adequate infrastructure and transportation facilities including vehicular, bicycle, and pedestrian are provided for the development and surrounding area.

The applicant requests to reduce minimum building setbacks for the GC General Commercial and R-6 High Density Multi-Family based zoning districts to 5 feet along all property lines with the understanding that sufficient easements for utilities will be provided. The standard building setbacks for these districts are 25-foot front setback, 7.5-foot side setback, 15-foot side street setback, and 15-foot rear setback for the GC district and 20-foot rear setback for R-6.

2. Use – UDO Section 12-6.3.C “Use Table”: The P-MUD Planned Mixed Use District is the base district for uses for the development with Health Care, Medical Clinic being added as a permitted use and Conference/Convention Center, Country Club, Duplex, Fraternal Lodge, Fuel Sales, Golf Course/Driving Range, Parking as a Primary Use, Sexual Oriented Businesses, Single-Family Detached, and Shooting Range (Indoor) uses removed from the permitted list.

3. Parking – UDO Section 12-7.3 “Off-Street Parking Standards”: The applicant proposes the standard shopping center ratio of 1 parking space per every 250 gross square feet of commercial use (1:250), though not required to provide additional parking if more than 25% of these areas are utilized as intense commercial uses. The applicant proposes the minimum residential parking requirement be reduced to one parking space per bedroom. The current ordinance requires one space per bedroom for three and four bedroom units though some additional parking is provided with one and two bedroom units (1.5 spaces/bedroom). Parking spaces in the garage may be compact parking spaces. Also, parking along Hensel Street does not require interior or double landscape islands in the row.
4. Transportation – UDO Section 12-7.4 “Access Management and Circulation”, Section 12-8.3.G “Blocks”, and Section 12-11.2 “Defined Terms”- Public Way: The applicant proposes some modifications to transportation related requirements:
 - Three driveways existed along Texas Avenue and six driveways along University Drive, including the former Meadowland Street. The Concept Plan consolidated these to one driveway on Texas Avenue and one driveway on University Drive, though they still do not meet minimum spacing standards. The applicant requests the spacing be acceptable and the concept has been agreed by TxDOT.
 - The maximum block length in Urban designated areas is 660 feet with a maximum block perimeter of 2,000 feet. Based on these dimensions, two street or public way projections are required along the Public Way Section C-C toward the Texas A&M System property to the southwest. One public way stub is provided with Hensel Street also stubbed to the Texas A&M System property. It is anticipated that the Texas A&M System property will redevelop with commercial, retail, residential uses but it is not known how these connections will be incorporated into their development.
 - Public Ways are defined with certain dimensional and design criteria. The applicant requests to reduce the maximum curve radius from a 200-foot radius to a 45-foot radius, allow sidewalks to be back of curb instead of three feet off and have sidewalk widths as shown in the attached public way cross sections.
5. Signs – UDO Section 12-7.4 “Signs”: Instead of using standard commercial or multi-family signage as the basis, the applicant proposes to utilize the signage permitted in Wolf Pen Creek (UDO Section 12-5.8.A.11 Signs) with the following modifications:
 - Signs may be approved administratively by staff with appeals to staff’s interpretations being able to considered by the Design Review Board;
 - Wayfinding signage (UDO Section 12-7.5.AA Campus Wayfinding Signs) is permitted for this development and may also be located at street intersections with public ways and along public ways with parallel parking;
 - Hanging signage (UDO Section 12-5.8.B.12.c.3) is permitted with a minimum clearance of three inches from the building and edge of canopy;
 - Low profile freestanding signs do not have a setback requirement and may be allowed within 150 feet of each other at the interior intersection;
 - Light pole signage may be utilized and is limited to 21 square feet per light pole. These signs are not in lieu of freestanding signage, are intended as development identification and special event signage, will not be utilized for tenant signage, and do not count against attached signage limitations;

- Attached signage used as development identification signage at the corner of Texas Avenue and University Drive may extend up to two feet from any exterior building face, mansard, awning, or canopy; and
 - Projection signs may be used for identification signage for the general area and not count against the attached signage square feet unless they contain copy of the individual business. Projection signs may be oriented toward the public rights-of-way or public ways and one permitted per tenant per public way frontage.
6. Landscaping – UDO Section 12-7.6 “Landscaping and Tree Protection”: With the one exception as stated below, the applicant proposes to utilize the Northgate standards contained in UDO Section 12-5.8.B.9 “Landscape and Streetscape Standards” with the following modifications:
- The Hensel Street portion of the development shall meet the standard requirements of UDO Section 12-7.6 Landscaping and Tree Protection;
 - The street trees along Texas Avenue and University Drive may be placed outside of TxDOT right-of-way. Street trees along Public Way Sections A-A and B-B shall be 50 feet on center with alternating planting areas spaced at 50 feet on center consisting of non-canopy trees, hedges or seasonal plantings. The Public Way Section C-C will have planting areas of 25 feet on center consisting of non-canopy trees, hedges, or seasonal plantings;
 - Building and Site Lighting shall still comply with UDO Section 12-7.11 Outdoor Lighting Standards;
 - The Street Lights section is not applicable as lights are owned and maintained by property owner.
7. Architecture – UDO Section 12-7.10 “Non-Residential Architecture Standards”: Instead of using this Section as the basis for architecture standards, the applicant proposes to utilize the Northgate standards contained in UDO Section 12-5.8.B.4 “Building Design Standards.” All subsections (Building Orientation and Access, Building Transparency, Architectural Relief, Roof Type, Exterior Building Material, Exterior Building Colors, and Canopies/Awnings) shall apply to all non-residential and residential buildings.
8. Infrastructure – Section 12-3.4.A “Applicability”: Most of the property is platted though some areas are tracts of land. The applicant has requested that building permits may be issued on these tracts prior to the platting of these areas with the provision that a temporary blanket easement be placed on the property and the property platted/replatted once all utilities are constructed and relocated and before Certificates of Occupancy are issued for the buildings.

Community Benefits and Additional Enhancements

The following community benefits, additional enhancements and/or improvements were proposed with past requests.

1. Implementation of the Comprehensive Plan through redevelopment of an under-performing, blighted area that is designated as a Primary Arrival Gateway and described by the Comprehensive Plan as an area that should “focus on bringing vertical mixed-use and other aspects of urban development to this portion of the City.” All existing buildings will be demolished before building permits will be issued for any new construction.
2. The Northgate Building Design Standards (UDO Section 12-5.8.B.4) apply to all buildings, residential and non-residential. Currently there are no architectural requirements for residential buildings outside of the Northgate District.

3. The Northgate Bicycle Parking Standards (UDO Section 12-5.8.B.7) apply to the development except that the design of the bicycle rack design is determined by the owner and approved by the City and bicycle parking may be located within the parking garage areas. Currently there are not bicycle parking (bike rack) requirements for residential developments outside of the Northgate District.
4. Installation of a bus stop shelter as approved by the City internal to the site to promote transit usage and another along University Drive to utilize District bus service. Bus stops or bus shelters are not required by standard ordinance.
5. The Northgate Dumpster and Mechanical Equipment Standards (UDO Section 12-5.8.B.10) shall apply with the exception that vegetation may also be used as a screening tool.
6. The Northgate Outside Storage and Display Standards (UDO Section 12-5.8.B.13) shall apply to the development.
7. The parking garage on Texas Avenue is wrapped with general commercial use on ground floor and residential above and the other parking garages along the former Meadowland Street are wrapped with multi-family uses.
8. An eight-foot bicycle and pedestrian route is proposed along the majority of the southwest property line to connect multi-family buildings and two parking garages to University Drive to allow easier bicycle and pedestrian movements from the development toward the Texas A&M University campus.
9. Mitigation for the Texas Avenue and University Drive intersection is proposed through a variety of transportation improvements including the intersection and median break for the former Meadowland Street being closed, a dual left turn lane on University Drive eastbound to Texas Avenue northbound and queue length extended, a dual right turn lane on Texas Avenue southbound to University Drive westbound, multiple driveways consolidated into one driveway on Texas Avenue and one driveway on University Drive, the median on Texas Avenue will be extended north past the proposed Public Way driveway, and a deceleration lane will be added to the proposed Public Way driveway on University Drive.

STAFF RECOMMENDATION

Staff recommends approval of the proposed rezoning and associated Concept Plan.

SUPPORTING MATERIALS

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



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

ZONING MAP AMENDMENT (REZONING) APPLICATION PLANNED DISTRICTS

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication Conference December 21, 2011

NAME OF PROJECT Northpoint Crossing

ADDRESS 410 Texas Ave South, College Station

LEGAL DESCRIPTION (Lot, Block, Subdivision) Lot 1A, 2A and 3, Block 1 Northpoint Crossing Subdivision

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

Northwest corner of Texas Ave & University Drive

TOTAL ACREAGE 11.19 acres

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

Name Mitchell & Morgan, LLP C/O Veronica Morgan, PE E-mail v@mitchellandmorgan.com
Street Address 3204 Earl Rudder Freeway South
City College Station State Texas Zip Code 77845
Phone Number 979-260-6963 Fax Number 979-260-3564

PROPERTY OWNER'S INFORMATION:

Name Woodridge College Station I, LLC c/o Rick Arambulo E-mail rick@woodridgecapital.com
Street Address 1999 Avenue of the Stars, Suite 2850
City Los Angeles State California Zip Code 90067
Phone Number 310-824-2200 Fax Number 310-824-7931

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

Name Amanda Wallis E-mail Awallis@Capstone-dev.com
Street Address 431 Office Park Drive
City Birmingham State Alabama Zip Code 35223
Phone Number 205-949-3849 Fax Number 205-949-2070

This property was conveyed to owner by deed dated July 07,2011 and recorded in Volume _____, Page _____ of the Brazos County Official Records.

Existing Zoning PDD Proposed Zoning PDD

Present Use of Property Multi-Family and Retail

Proposed Use of Property Multi-Family and Retail

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

P-MUD uses w/o the following: Conference/Convention Center, Country Club, Fraternal Lodge, Fuel Sales, Golf Course or Driving Range, Parking as Primary Use, SOB, Shooting Range, Utility

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

If P-MUD:

Approximate percentage of residential land uses: N/A

Approximate percentage of non-residential land uses: N/A

REZONING SUPPORTING INFORMATION

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

Although there is sufficient traffic counts at this intersection for General Commercial use we would like to have the flexibility to accommodate market conditions. This change in PDD is simply to give options for development of a portion of the 1st floors of Buildings 1, 2 and 3 so that they do not remain vacant. We are asking that the areas previously designated for commercial be flexible, with a commitment to keep at least 50% of this area as General Commercial use.

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

Yes, this zone change is in accordance with the Comprehensive Plan.

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

This modification to the existing PDD zoning will fit with the character of the remaining development and surrounding areas.

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

The Comprehensive Plan recognized this property as suitable to the higher densities and mixed use given its location in the community.

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

This existing zoning district is PDD and this is a minor modification to that existing district.

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

The property has been listed with a national retail broker for more than 2 years. There has been significant contact with national commercial entities but the current market conditions are slow.

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

It is important to assure that this property is fully leased given its high visibility at this major intersection of College Station.

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

The purpose and intent is the same as the original development.

CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

5 stories - garage 7 stories

2. Provide a general statement regarding the proposed drainage.

N/A

3. List the general bulk or dimensional variations sought.

See attached letter.

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

See attached letter.

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

As stated in our earlier PDD rezoning, the Concept Plan shows redevelopment with a strong mix of uses in a TND setting. The walkability of the development and the mix of uses will allow for easy interaction with each other without the use of vehicles.

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

The Comprehensive Plan illustrates this site as Urban Mixed Use development. The desire in that category is to provide "areas that should have the most intense development activities. These areas will tend to consist exclusively of residential, commercial, and office uses in vertical mixed use structure." This development will fulfill those goals and objectives as stated in the Comprehensive Plan.

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

The change with this PDD zoning will not affect the existing or permitted uses on abutting sites because the site is still being developed as mixed use. The only request is to alter the % of mix in the uses.

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

All portions of the development that do not have access to a public street will have access to a public way.

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

Public improvements that are necessary to provide service to this project have been designed and constructed. The project itself has several "gathering spaces" and amenity areas to support the pedestrians, customers and tenants of the project.

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

This Concept Plan and project has already benefitted the overall area by removing existing structures that were detrimental to the public health, safety and welfare. The overall design is such that it complements the adjacent properties.

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

A TIA was written for this PDD and improvements per that report have been implemented to provide safe and convenient vehicular, bicycle and pedestrian circulation. This modification to the existing PDD does not change the conclusions of that TIA because the traffic generation from commercial is higher than that from residential units, so changing some of the commercial to residential would lower traffic counts.

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

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

Woodridge College Station I, LLC
a Delaware limited liability company

Signature and title
Michael Rosenfeld, Authorized Signatory

July 7, 2015

Date



Jason Schubert, AICP
Principal Planner
City of College Station
P.O. Box 9960
College Station, Texas 77840

July 15, 2015

RE: NORTHPOINT CROSSING REZONING (REZ=PDD) - REVISED

Dear Jason,

As you are aware, we would like to modify our approved Concept Plan for Northpoint Crossing. The modification consists of altering the amount of general commercial on the ground floor of the buildings shown as mixed-use. Similar to the original rezoning of this property to PDD we are requesting the following bulk variances:

We understand that we must choose a base zoning district for the residential and retail development upon which we base all variance requests, we have chosen the P-MUD district for all use restrictions and GC, General Commercial and R-6, High-Density Multi-Family for all dimensional criteria.

Bulk Variance Requests:

1. Allow for reduced required parking at commercial locations within this development to create a more pedestrian friendly environment.
2. Allow for reduced setbacks on all sides to 5 feet.
3. Allow for block length variances along Texas A&M University property line.
4. Allow for driveway spacing variances to allow drive locations as shown on the Concept Plan. These drive locations have been discussed with TxDOT and they are agreeable to their locations with the deceleration lane on University Drive and the extension of the raised median in Texas Avenue to force the Texas Avenue driveway to operate as right-in/right-out.
5. We would request that we be allowed to construct all uses within the P-MUD district with the exception of the following:
 - a. Conference/Convention Center
 - b. Country Club
 - c. Fraternal Lodge
 - d. Fuel Sales
 - e. Golf Course/Driving Range

- f. Parking as a Primary Use
- g. Sexually Oriented Business
- h. Shooting Range, Indoor
- i. Single Family Detached
- j. Duplexes

And the addition of the following:

- k. Medical Clinics
6. Allow for a reduction in right-of-way acquisition on Texas Avenue from 12.5 feet to 7.5 feet.
 7. Allow for a reduction in parking requirements for the residential component based upon 1 parking space per bed.
 8. Allow for an increase in density on the property to a maximum of 60 units/acre.
 9. Allow for reduction in geometric standards for a public way.
 10. Allow for flexibility in sidewalk locations on the public way.
 11. Allow for flexibility in easement widths for any infrastructure that is not publicly maintained (i.e. public ways and sidewalks)
 12. Allow for compact spaces to be utilized within the development.
 13. Allow for a reduction in landscape points if necessary due to the redevelopment limitations and expanse of hardscape being utilized. All landscaping along the Hensel Street portion of the development will be designed to meet standard streetscape and parking screening requirements while the remainder of the development will be designed to meet the NG-1 standards as modified in the current PDD.
 14. Reduction in side setbacks between buildings to be a minimum as established by fire code.
 15. Allow for reduction in easement separation distances from structures.
 16. Allow for a public way to be utilized in place of a Thoroughfare on the Thoroughfare Plan.
 17. Allow for flexibility in meeting NRA standards for all commercial store fronts.
 18. Allow for wayfinding signage throughout the development, including at the Hensel Street and Meadowland intersection and at street intersections with public ways and along public ways with parallel parking
 19. Allow for street light pole banners with the identifying area name and not count them toward attached signage limitations.
 20. Allow for relief of the double island requirement on the parking lot facing Hensel Street.
 21. Allow for hanging signs in accordance with the Northgate signage requirements with the following modifications:
 - a. The sign will have 3 inches of clearance from the building face and 3 inches of clearance from the edge of the canopy
 22. Allow for the following modifications to freestanding signs
 - a. Allow 2 signs within 150 feet from each other at the interior intersection
 - b. Allow for low profile signs to be placed at a zero foot setback

23. Allow for the following modifications to attached signage
 - a. Allow the developments identification signs at the corner of Texas Avenue and University Drive to extend no more than 2 feet from any exterior building face, mansard, awning, or canopy
24. Allow for the following modification to light pole signs
 - a. Light pole signs shall not exceed 21 square feet in size
25. Signage for the proposed leasing office and clubhouse will be based upon commercial sign standards and allow attached signage including blade identification signs, property identification signs and other signage allowed within multi-family and commercial zoning districts.

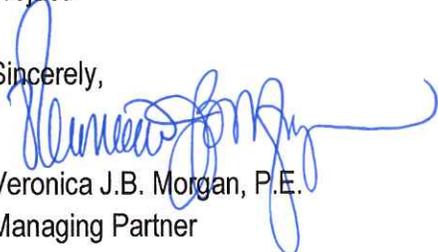
The subject property is located at the most highly visible and traveled intersection in Brazos County. The City's Comprehensive Plan recognizes the importance of redeveloping the subject property and designated this area as both urban redevelopment and an anchor of the University Drive hospitality corridor. The Plan goes on to recommend some form of "direct market intervention by the City" that may involve "regulation", "investment" or "incentives" to encourage redevelopment activities in such prominent areas of the city.

As stated in the UDO, the purpose of the Planned Development District is to promote and encourage innovative development that is sensitive to surrounding land uses and to the natural environment. A PDD may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts. Finally, the PDD allows development to vary from certain development standards so long as there are community benefits which outweigh the requested modifications. The redevelopment envisioned in the Comprehensive Plan is very urban in character; however, the City does not have an urban zoning classification or urban development standards. The PDD zoning classification is the only process currently available to implement the vertical mix of uses and urban character envisioned in the Comprehensive Plan. In order to provide that urban character, we are required to modify current suburban development standards. We have utilized the city's existing development standards including the urban standards in the NG-1 Historic Northgate district. The modifications requested are essentially creating urban standards to be used outside of the historic Northgate district. We believe that this project offers significant community benefits that certainly outweigh the modifications being requested. These community benefits are as follows:

1. Implementation of the Comprehensive Plan at a critical intersection of the two busiest corridors in the entire county. The Plan states that the city should "focus on bringing vertical mixed-use and other aspects of urban character" to this portion of the city.
2. Creation of an urban mixed use concept development located in a highly visible redevelopment area and anchoring the University Drive hospitality corridor.
3. Converting an underperforming land use at a major intersection within close proximity to Texas A&M University identified specifically in the Comprehensive Plan.
4. Major redevelopment of a blighted property within two major image corridors as defined in the Comprehensive Plan.

Creation of a major mixed use development that follows a Traditional Neighborhood Development concept, promotes Smart Growth principles, encourages walkability within close proximity to the University and creates a sense of place through a new outdoor plaza at the intersection of Texas Avenue and University Drive. Feel free to contact me if you have any questions or concerns. Thanks again for all your help on the project.

Sincerely,

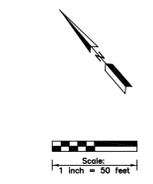

Veronica J.B. Morgan, P.E.
Managing Partner

Cc: file

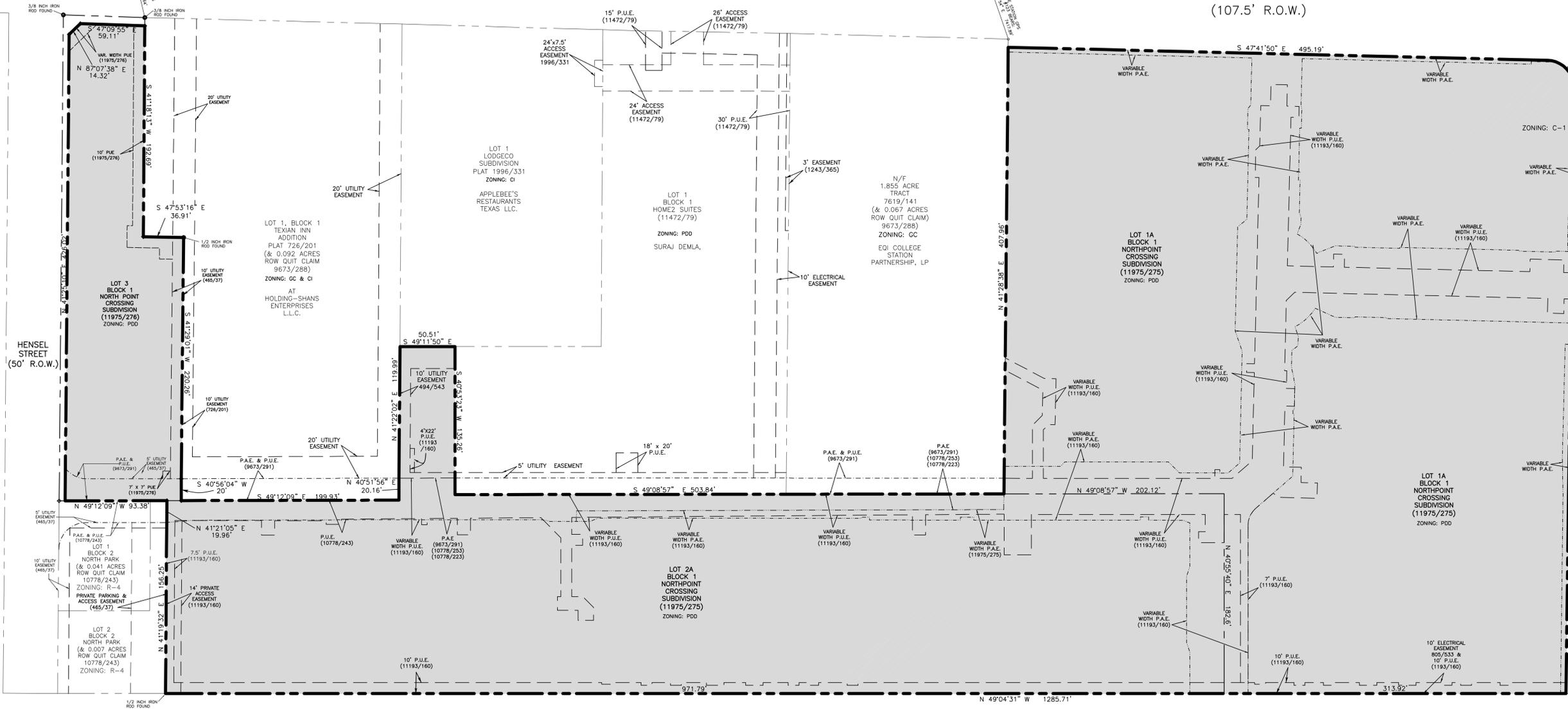
TEXAS AVENUE
(100 R.O.W.)

TEXAS AVENUE
(107.5' R.O.W.)

R=25.00'
D=89°24'25"
L=39.01'
T=24.74'
LC=35.17'
CB=52°59'37"E



A005001 JE SCOTT (I.C.L.),
TRACT 41, ACRES 169.7
TEXAS A&M UNIVERSITY SYSTEM



A005001 JE SCOTT (I.C.L.),
TRACT 41, ACRES 169.7
TEXAS A&M UNIVERSITY SYSTEM

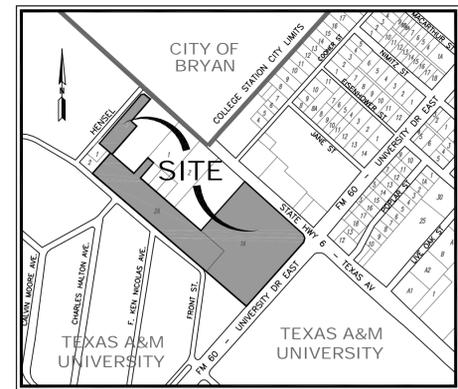
A005001 JE SCOTT (I.C.L.),
TRACT 41, ACRES 169.7
TEXAS A&M UNIVERSITY SYSTEM

LEGEND



GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0215E, EFFECTIVE DATE MAY 16, 2012.



VICINITY MAP
(N.T.S.)

REZONING OF 11.19 ACRES

LOTS 1A, 2A, & 3 BLOCK 1, NORTHPOINT CROSSING SUBDIVISION.

COLLEGE STATION
Brazos County, Texas

DATE: JULY 2015
SCALE: 1"=50'

OWNER:
Woodridge College Station I, LLC
1999 Avenue of the Stars, Ste 2850
Los Angeles, CA 90067
Phone (310) 824-2200
Fax (310) 824-7931

ENGINEER:
Mitchell & Morgan, L.L.P.
3204 Earl Rudder Fwy. S.
College Station, TX 77845
Phone (979) 260-6963
Fax (979) 260-3564

SURVEYOR:
Brad Kerr
Kerr Surveying L.L.C.
409 N. Texas Avenue
Bryan, Texas 77803
(979) 268-3195

