



# 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.*

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**Thursday, September 17, 2015**

**6:00 PM**

**City Hall Council Chambers**

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1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. Discussion of new development applications submitted to the City.  
New Development Link: [www.cstx.gov/newdev](http://www.cstx.gov/newdev)
4. [15-0550](#) Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work.  
  
**Sponsors:** Schubert  
**Attachments:** [2015 P&Z Plan of Work](#)
5. [15-0549](#) Presentation, possible action, and discussion regarding an overview of mixed-use zoning requirements and projects developed under these requirements.  
  
**Sponsors:** Schubert  
**Attachments:** [Memo](#)
6. [15-0543](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:  
\*Monday, September 21, 2015 ~ City Council Meeting ~ Council Chambers ~ Regular 3:00 p.m.  
\*Thursday October 1, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
7. Discussion, review and possible action regarding the following meetings: Design Review Board, BioCorridor Board, Joint Annexation Task Force
8. Discussion and possible action on future agenda items - A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
9. Adjourn.

The Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion.

An announcement will be made of the basis for the Executive Session discussion.

APPROVED

\_\_\_\_\_  
City Manager

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

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

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764 3517 or (TDD) 1 800 735 2989. Agendas may be viewed on [www.cstx.gov](http://www.cstx.gov). Council meetings are broadcast live on Cable Access Channel 19.



## Legislation Details (With Text)

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**File #:** 15-0550      **Version:** 1      **Name:** P&Z Plan of Work Update  
**Type:** Updates      **Status:** Agenda Ready  
**File created:** 9/10/2015      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 9/17/2015      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work.  
**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.

## 2015 Planning & Zoning Commission Plan of Work

### Comprehensive Plan Implementation

<b>Implementation of Adopted Plans</b>	
<p>Summary:</p> <p>Implementation of adopted master plans and <a href="#">neighborhood, district, and corridor plans</a>, namely: <a href="#">Central College Station</a>, <a href="#">Eastgate</a>, <a href="#">Southside Area</a>, <a href="#">Wellborn Community</a>, and <a href="#">South Knoll Area</a> neighborhood plans, and <a href="#">Bicycle, Pedestrian &amp; Greenways</a>, <a href="#">Parks and Recreation</a>, Water, Waste Water, <a href="#">Medical District</a>, and <a href="#">Economic Development</a> 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 &amp; 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
<b><u>Five-Year Comprehensive Plan Report Implementation</u></b>	
<p>Summary:</p> <p>Implementation of general items and tasks identified in the <a href="#">Five-Year Comprehensive Plan Report</a>.</p>	<p>Project Dates:</p>
Staff Assigned: J. Prochazka	Anticipated Completion: On-going
<b><u>Annexation Task Force</u></b>	
<p>Summary:</p> <p>Implement the <a href="#">Five-Year Comprehensive Plan Report</a> 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&amp;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> <p><b>9/11/15: Task Force meeting</b></p>
Staff Assigned: L. Simms	Anticipated Initiation: May 2015

<b>Future Land Use and Character Map Assessments</b>	
<p>Summary:</p> <p>Implement the <a href="#">Five-Year Comprehensive Plan Report</a> 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

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

<b>Land Use Inventory/Housing Needs</b>	
<p>Summary:</p> <p>Implement the <a href="#">Five-Year Comprehensive Plan Report</a> 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

<b>Non-Residential Architectural Standards</b>	
<p>Summary:</p> <p>Implement the <a href="#">Five-Year Comprehensive Plan Report</a> 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&amp;Z recommended approval of proposed ordinance.</p> <p>5/28/15: Council adopted proposed ordinance.</p>
Staff Assigned: J. Schubert	Item Completed: May 2015

<b><u>Thoroughfare Plan</u></b>	
<p>Summary:</p> <p>Implement the <a href="#">Five-Year Comprehensive Plan Report</a> 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

<b>Walton Drive Commercial Overlay</b>	
<p>Summary:</p> <p>Implement the <a href="#">Eastgate Neighborhood Plan</a> 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

<b>Wellborn Zoning Districts</b>	
<p>Summary:</p> <p>Implement the <a href="#">Wellborn Community Plan</a> 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

<b><u>Bicycle, Pedestrian, and Greenways Master Plan</u> Update</b>	
<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

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

<b>Economic Development Master Plan Update</b>	
<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&amp;Z Workshop.</p>
Staff Assigned: N. Ruiz	Item Completed: April 2015

<b>Parkland Dedication Basis</b>	
<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&amp;Z Workshop. 9/3/15: Discussion at P&amp;Z Workshop.</p>
Staff Assigned: J. Prochazka/Legal Staff	Anticipated Completion: Summer 2015

<b>Parkland Dedication Funds</b>	
<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

<b>Planning &amp; Development Services Organizational Review</b>	
<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&amp;Z Workshop.</p>
Staff Assigned: L. Simms	Item Completed: June 2015

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

<b>University Research Commercialization</b>	
<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)

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**File #:** 15-0549      **Version:** 1      **Name:** Overview of Mixed-Use Zoning and Development  
**Type:** Updates      **Status:** Agenda Ready  
**File created:** 9/10/2015      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 9/17/2015      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding an overview of mixed-use zoning requirements and projects developed under these requirements.  
**Sponsors:** Jason Schubert  
**Indexes:**  
**Code sections:**  
**Attachments:** [Memo](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding an overview of mixed-use zoning requirements and projects developed under these requirements.



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## MEMORANDUM

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September 17, 2015

TO: Members of the Planning & Zoning Commission

FROM: Jason Schubert, Principal Planner

SUBJECT: **Overview of Mixed-Use Development Zoning Requirements**

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### Item

Presentation, possible action, and discussion regarding an overview of mixed-use zoning requirements and projects developed under these requirements.

### Summary

At the August 6<sup>th</sup> Commission Workshop, a request was made for a future agenda item to receive an overview of the zoning and development requirements related to mixed-use developments in College Station.

Staff will provide an overview of the zoning districts that either allow or require mixed-use development. These zoning districts include: NG-1 Core Northgate, NG-2 Transitional Northgate, NG-3 Residential Northgate, WPC Wolf Pen Creek, and MU Mixed-Use. Staff will also present some examples of projects developed under these districts or as a PDD Planned Development District.



## Legislation Details (With Text)

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**File #:** 15-0543      **Version:** 1      **Name:** Upcoming Meetings  
**Type:** Updates      **Status:** Agenda Ready  
**File created:** 9/9/2015      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 9/17/2015      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:  
\*Monday, September 21, 2015 ~ City Council Meeting ~ Council Chambers ~ Regular 3:00 p.m.  
\*Thursday October 1, 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:  
\*Monday, September 21, 2015 ~ City Council Meeting ~ Council Chambers ~ Regular 3:00 p.m.  
\*Thursday October 1, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.



# College Station, TX

City Hall  
1101 Texas Ave  
College Station, TX 77840

## Meeting Agenda - Final

### Planning and Zoning Commission Regular

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

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**Thursday, September 17, 2015**

**7:00 PM**

**City Hall Council Chambers**

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

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

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

#### 4. Consent Agenda

- 4.1** [15-0548](#) Consideration, possible action, and discussion to approve meeting minutes.

\*September 3, 2015 ~ Workshop

\*September 3, 2015 ~ Regular

**Attachments:**

[September 3 2015 Workshop](#)

[September 3 2015 Regular](#)

- 4.2** [15-0530](#) Presentation, possible action, and discussion regarding a Final Plat for Barron Crossing Subdivision consisting of 78 residential townhouse lots, one commercial lot, and seven common areas on approximately 13.404 acres located at 2985 Barron Cut-Off Road generally located south of Barron Road and west of William D Fitch Parkway. Case #FP2014-900283

**Sponsors:** Bombek

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

- 4.3 [15-0531](#) Presentation, possible action, and discussion regarding a Final Plat for Roans Chapel Commercial Subdivision consisting of six lots on approximately 8.407 acres located at 4375 Roans Chapel Rd, more generally located along State Highway 30 across from the Dawns Meadow Subdivision in the City's ETJ (Extra-Territorial Jurisdiction). Case #FP2015-900064

**Sponsors:** Bombek

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

#### Regular Agenda

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

6. [15-0532](#) Presentation, possible action, and discussion regarding a waiver request to Unified Development Ordinance Section 12-8.3.1.2 "Utility Easements" and public hearing, presentation, possible action, and discussion regarding a Final Plat for Barron Park Subdivision Lots 3R1, 3R2 and 3R3 being a Replat of Barron Park Subdivision Lot 3 consisting of three lots on approximately 16 acres located on the northern boundary of Christ United Methodist Church along the east side of State Highway 6 South. Case #FPMU2015-000002

**Sponsors:** Bullock

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

7. [15-0485](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to GS General Suburban for approximately 4.322 acres being Bald Prairie Subdivision Lot 3A, located at 14020 Renee Lane, being more generally located between Passendale Lane and Leyla Lane. Case

#REZ2015-000014 (Note: Final action on this item is scheduled for the October 8, 2015 City Council meeting - subject to change)

**Sponsors:** Thomas

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

8. [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](#)

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

10. Adjourn

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

APPROVED

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City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101

Texas Avenue, College Station, Texas, on \_\_\_\_\_, 2015 at 5:00 p.m.

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**City Secretary**

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## Legislation Details (With Text)

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**File #:** 15-0548      **Version:** 1      **Name:** P&Z Meeting Minutes  
**Type:** Minutes      **Status:** Agenda Ready  
**File created:** 9/10/2015      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 9/17/2015      **Final action:**

**Title:** Consideration, possible action, and discussion to approve meeting minutes.  
\*September 3, 2015 ~ Workshop  
\*September 3, 2015 ~ Regular

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [September 3 2015 Workshop](#)  
[September 3 2015 Regular](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion to approve meeting minutes.

\*September 3, 2015 ~ Workshop

\*September 3, 2015 ~ Regular

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**Workshop Meeting**  
**September 3, 2015, 5:00 p.m.**  
**CITY HALL COUNCIL CHAMBERS**  
**College Station, Texas**

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

**CITY COUNCIL MEMBERS PRESENT:** John Nichols

**CITY STAFF PRESENT:** Lance Simms, Molly Hitchcock, Jennifer Prochazka, Jason Schubert, Danielle Singh, Alan Gibbs, Jessica Bullock, Mark Bombek, Madison Thomas, Laura Walker, Erika Bridges, Kevin Ferrer, Carla Robinson, John Christensen and Kristen Hejny

1. Call the meeting to order.

Chairperson Kee called the meeting to order at 5:00 p.m.

2. Executive Session

In accordance with the Texas Government Code 551.071-Consultation with an Attorney and 551.074-Personnel, the College Station Planning & Zoning Commission convened into Executive Session at 5:05 p.m. on Thursday, September 3, 2015, in order to continue discussing matters pertaining to:

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.

The Executive Session adjourned at 6:10 p.m.

3. Take action, if any, on Executive Session.

No action was required.

4. Discussion of consent and regular agenda items.

There was general discussion regarding Regular Agenda Item 9.

Commissioner Rektorik asked if the applicant was asking for a change in roughly 50% of the commercial space within the development.

Staff Planner Bullock stated that, that was the case.

5. Discussion of new development applications submitted to the City.  
New Development Link: [www.cstx.gov/newdev](http://www.cstx.gov/newdev)

There was no discussion.

6. 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)

There was no discussion.

7. 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.

8. Presentation, possible action, and discussion on Parkland Dedication assessment for multi-family developments.

Principal Planner Prochazka provided a presentation to the Commission.

There was general discussion amongst the Commission.

Chairperson Kee asked if the Parks Department could be invited to a P&Z Workshop to discuss parkland.

9. 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.

There was no discussion.

10. 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.

There was no discussion.

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

There was no discussion.

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.

Commissioner Oldham requested an update on the Non-Residential Architectural Standards for commercial industrial uses by the end of the year.

13. Adjourn.

The meeting adjourned at 6:55 p.m.

**Approved:**

\_\_\_\_\_  
Jane Kee, Chairperson  
Planning & Zoning Commission

**Attest:**

\_\_\_\_\_  
Kristen Hejny, Admin. Support Specialist  
Planning & Development Services

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**Regular Meeting**  
**September 3, 2015, 7:00 p.m.**  
**CITY HALL COUNCIL CHAMBERS**  
**College Station, Texas**

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

**CITY COUNCIL MEMBERS PRESENT:** John Nichols

**CITY STAFF PRESENT:** Lance Simms, Molly Hitchcock, Jennifer Prochazka, Jason Schubert, Danielle Singh, Alan Gibbs, Jessica Bullock, Mark Bombek, Madison Thomas, Laura Walker, Erika Bridges, Kevin Ferrer, Carla Robinson, John Christensen and Kristen Hejny

1. Call Meeting to Order

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

2. **Pledge of Allegiance**

3. **Hear Citizens**

No citizens spoke.

4. **Consent Agenda**

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

\*Casey Oldham ~ August 20, 2015

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

\*August 20, 2015 ~ Workshop

\*August 20, 2015 ~ Regular

**Commissioner Rektorik motioned to approve Consent Agenda Items 4.1 – 4.2. Commissioner Joseph seconded the motion, motion passed (7-0).**

## Regular Agenda

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

No items were removed from the Consent Agenda.

5. 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. Robertston League , A-202 consisting of four lots and one common area on approximately 11.79 acres located at 1454 Greens Prairie Road West, generally located near the intersection of William D. Fitch Parkway and State Highway 6. Case #FPCO2015-000005 (M. Thomas)

Staff Planner Thomas presented the Final Plat and recommended approval.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

**Commissioner Oldham motioned to approve the Final Plat. Commissioner Rektorik seconded the motion, the motion passed (7-0).**

6. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, “Unified Development Ordinance,” Section 12-4.2, “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from 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.)

Staff Planner Bombek presented the Rezoning and recommended approval.

Commissioner Rektorik asked if there was any concern for sewer development in this area.

Graduate Engineer Bridges stated that the City has no concern for overall capacity, but if a new line would be needed, it would be at the developer’s expense.

Applicant Joe Schultz, 2730 Longmire Dr. Ste A, College Station, Texas, was available to answer questions from the Commission. Mr. Schultz stated that the current lot would be either an expansion of the current building, or a new building for the store.

Chairperson Kee opened the public hearing.

Dennis Cole, 2898 FM 974, Bryan, Texas, spoke on behalf of the homeowner at 403 Eisenhower Street, stating that he has concerns for the parking in this area, as well as street quality that would be diminished by construction.

Chairperson Kee closed the public hearing.

Chairperson Kee asked if there were any plans for Nimitz Street repairs.

Transportation Coordinator Singh stated that there were currently no plans.

**Commissioner Moore motioned to approve the Rezoning. Commissioner Warner seconded the motion, the motion passed (7-0).**

7. 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, Bloc 4, Lot 3, generally located at 919 Harvey Road, located on the east site 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.)

Staff Planner Thomas presented the Conditional Use Permit and recommended approval.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

There was general discussion amongst the Commission.

**Commissioner Rektorik motioned to approve the Conditional Use Permit. Commissioner Oldham seconded the motion, the motion passed (7-0).**

8. 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 214, 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.)

Staff Planner Walker presented the Rezoning and recommended approval.

Commissioner Rektorik asked if the Developer is willing to extend the sewer line.

Applicant Paul Murphy, 12633 State Highway 30, College Station, Texas, stated that they were willing to extend the sewer line.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

**Commissioner Oldham motioned to approve the Rezoning. The motion was seconded by Commissioner Rektorik, the motion passed (7-0).**

9. 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.)

Staff Planner Bullock presented the Rezoning and recommended approval.

Applicant Veronica Morgan, 3204 Earl Rudder Freeway, College Station, Texas was available to present to the Commission.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

There was general discussion amongst the Commission.

**Commissioner Rektorik motioned to defer the Rezoning to the September 17, 2015 Planning & Zoning Commission meeting so that the commercial leasing agent can be available to answer questions from the Commission. Commissioner Joseph seconded the motion, the motion passed (7-0).**

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

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

No future agenda items were mentioned.

11. Adjourn

The meeting adjourned at 8:00 p.m.

**Approved:**

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Jane Kee, Chairperson  
Planning & Zoning Commission

**Attest:**

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Kristen Hejny, Admin. Support Specialist  
Planning & Development Services

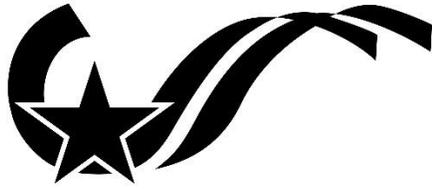


## Legislation Details (With Text)

**File #:** 15-0530      **Version:** 1      **Name:** Barron Crossing Subdivision- Final Plat  
**Type:** Final Plat      **Status:** Agenda Ready  
**File created:** 9/4/2015      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 9/17/2015      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding a Final Plat for Barron Crossing Subdivision consisting of 78 residential townhouse lots, one commercial lot, and seven common areas on approximately 13.404 acres located at 2985 Barron Cut-Off Road generally located south of Barron Road and west of William D Fitch Parkway. Case #FP2014-900283  
**Sponsors:** Mark Bombek  
**Indexes:**  
**Code sections:**  
**Attachments:** [Staff Report](#)  
[Application](#)  
[Final Plat](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Final Plat for Barron Crossing Subdivision consisting of 78 residential townhouse lots, one commercial lot, and seven common areas on approximately 13.404 acres located at 2985 Barron Cut-Off Road generally located south of Barron Road and west of William D Fitch Parkway. Case #FP2014-900283



CITY OF COLLEGE STATION

**FINAL PLAT**  
**for**  
**Barron Crossing Subdivision**  
**FP2014-900283**

**SCALE:** 78 residential townhouse lots, one commercial lot, and seven common areas on 13.404 acres

**LOCATION:** 2985 Barron Cut-Off Road, more generally located south of Barron Road and west of William D Fitch Parkway

**ZONING:** PDD Planned Development District

**APPLICANT:** BCS Development Co.

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

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



FINAL PLAT

Case: FP 14-900283

BARRON CROSSING

DEVELOPMENT REVIEW



**DEVELOPMENT HISTORY**

**Annexation:** 1995  
**Zoning:** A-O Agricultural Open (upon annexation)  
Rezoned R-1 Single-Family Residential (2008)  
Rezoned PDD Planned Development District (2013)  
**Preliminary Plan:** Approved in 2014  
**Site Development:** Vacant

**COMMENTS**

**Parkland Dedication:** Fee in lieu of parkland dedication in the amount of \$1,261 per single-family lot will be due prior to filing the plat for record.  
**Greenways:** No greenway dedication is required or proposed.  
**Pedestrian Connectivity:** Sidewalks will be constructed along both sides of all proposed residential streets. Sidewalks are also proposed for W.S. Phillips Parkway, a proposed 4-lane major collector, and will be constructed in the future.  
**Bicycle Connectivity:** Bike lanes are proposed for W.S. Philips Parkway.  
**Impact Fees:** The subject property is located within the Spring Creek Sanitary Sewer Impact Fee Area: \$144.01/ Living Unit Equivalent.

**REVIEW CRITERIA**

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

**STAFF RECOMMENDATIONS**

Staff recommends approval of the Final Plat.

**SUPPORTING MATERIALS**

- 1. Application
- 2. Copy of Final Plat



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

Name BCS Development Co. E-mail rfrench@stylecraftbuilders.com  
Street Address 4090 State Highway 6 South  
City College Station State Texas Zip Code 77845  
Phone Number 979-690-1222 Fax Number 979-690-0348

ARCHITECT OR ENGINEER'S INFORMATION:

Name J. Dale Browne, Jr., P.E. / McClure & Browne Engr./Surv., Inc. E-mail daleb@mcclurebrowne.com  
Street Address 1008 Woodcreek Drive, Suite 103  
City College Station State Texas Zip Code 77845  
Phone Number 979-693-3838 Fax Number 979-693-2554

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 13.404 Total No. of Lots 79 R-O-W Acreage 2.945

Existing Use Undeveloped Proposed Use Single Family Residential - Commercial

Number of Lots By Zoning District 79 / PDD \_\_\_\_\_ / \_\_\_\_\_

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

City Project Number (if known): \_\_\_\_\_

Date / Timeframe when submitted: \_\_\_\_\_

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

None.

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

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

Requested Oversize Participation \_\_\_\_\_

<b>Total Linear Footage of Proposed Public:</b>	
<u>1420</u>	Streets
<u>2456</u>	Sidewalks
<u>2595</u>	Sanitary Sewer Lines
<u>1729</u>	Water Lines
<u>193</u>	Channels
<u>1486</u>	Storm Sewers
<u>0</u>	Bike Lanes / Paths

<b>Parkland Dedication due prior to filing the Final Plat:</b>	
<b>ACREAGE:</b>	
<u>0</u>	No. of acres to be dedicated + \$ _____ development fee
<u>0</u>	No. of acres in floodplain
<u>0</u>	No. of acres in detention
<u>0</u>	No. of acres in greenways
<b>OR</b>	
<b>FEE IN LIEU OF LAND:</b>	
<u>78</u>	No. of SF Dwelling Units X \$ <u>1261</u> = \$ <u>98,350.00</u>
_____ (date) Approved by Parks & Recreation Advisory Board	

**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.*

 J.P.  
Signature and title

11/21/2014  
Date

## CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

### Owner Certification:

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

 U.P.  
Property Owner(s)

11/21/2014  
Date

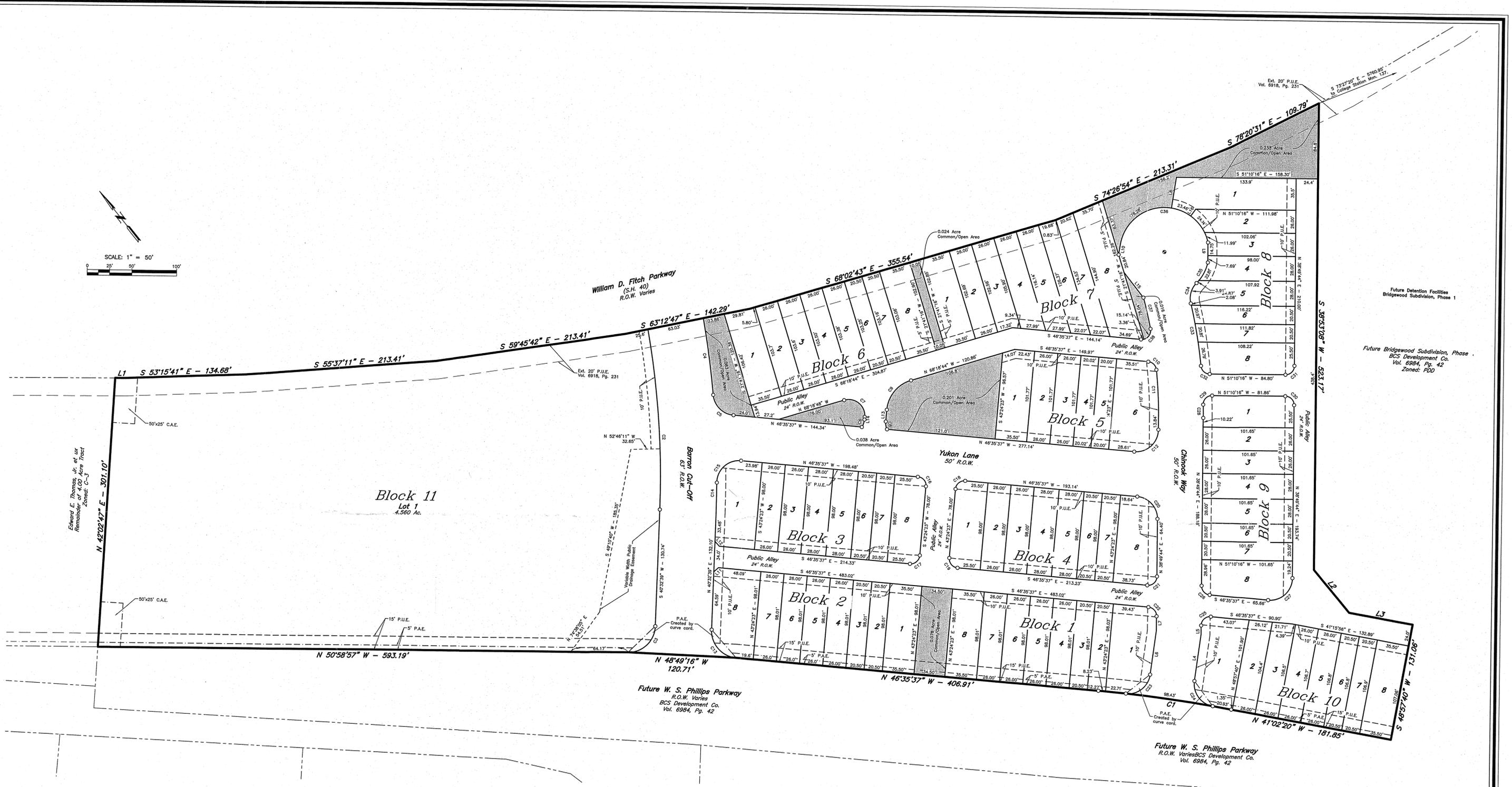
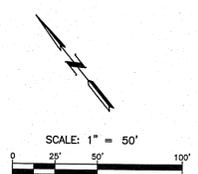
### Engineer Certification:

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

  
Engineer

11/21/14  
Date





LINE	BEARING	DISTANCE
L1	S 51°24'07\"	11.84'
L2	S 1°11'24\"	61.80'
L3	S 41°15'56\"	72.23'
L4	N 46°22'10\"	52.38'
L5	N 38°49'44\"	10.13'
L6	N 46°22'10\"	49.08'
L7	N 38°49'44\"	16.45'
L8	N 7°29'38\"	34.06'
L9	S 38°49'44\"	23.43'
L10	S 47°52'19\"	11.83'
L11	N 88°58'31\"	6.89'
L12	S 3°01'29\"	7.25'
L13	S 43°24'23\"	13.24'
L14	N 43°24'23\"	2.90'
L15	N 0°48'04\"	35.59'
L16	N 74°27'46\"	9.64'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	9°33'19\"	1550.22'	150.30'	75.21'	N 43°48'58\"	150.24'
C2	11°56'37\"	968.50'	202.45'	101.60'	S 34°33'20\"	202.08'
C3	88°28'24\"	30.00'	46.32'	29.21'	S 84°46'51\"	41.86'
C4	44°14\"	1031.50'	86.48'	43.27'	N 30°51'37\"	86.46'
C5	79°51'21\"	25.00'	34.84'	20.92'	S 6°39'56\"	32.09'
C6	28°10'43\"	18.00'	8.85'	4.52'	N 57°29'45\"	8.76'
C7	11°14'51\"	18.00'	35.10'	26.55'	N 122°7'12\"	29.80'
C8	28°10'43\"	18.00'	8.85'	4.52'	S 29°19'01\"	8.76'
C9	68°16'49\"	38.00'	45.29'	25.77'	S 77°32'41\"	42.66'
C10	79°18'39\"	10.00'	13.84'	8.29'	N 6°56'18\"	12.76'
C11	6°06'42\"	500.00'	53.33'	26.66'	N 39°49'23\"	53.31'
C12	94°34'38\"	25.00'	41.27'	27.08'	N 88°07'02\"	36.74'
C13	87°08'16\"	30.00'	45.63'	28.54'	N 3°01'29\"	41.35'
C14	1°48'40\"	1031.50'	32.60'	16.30'	N 39°38'19\"	32.60'
C15	94°40'23\"	25.00'	41.31'	27.13'	S 86°04'11\"	36.77'
C16	89°59'56\"	10.00'	15.71'	10.00'	N 1°35'39\"	14.14'
C17	89°59'56\"	10.00'	15.71'	10.00'	N 88°24'21\"	14.14'
C18	89°59'56\"	10.00'	15.71'	10.00'	S 88°24'25\"	14.14'
C19	90°00'02\"	10.00'	15.71'	10.00'	S 1°35'40\"	14.14'
C20	89°25'21\"	25.00'	37.27'	23.08'	N 3°52'57\"	33.92'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C21	94°34'33\"	10.00'	16.51'	10.83'	N 86°07'04\"	14.70'
C22	89°25'21\"	10.00'	14.91'	9.23'	N 3°52'57\"	13.57'
C23	88°10'51\"	25.00'	38.48'	24.22'	S 89°32'25\"	34.79'
C24	88°10'53\"	25.00'	38.48'	24.22'	S 2°16'43\"	34.79'
C25	94°34'39\"	10.00'	16.51'	10.83'	S 86°07'03\"	14.70'
C26	89°25'17\"	10.00'	14.91'	9.23'	S 3°52'58\"	13.57'
C27	94°34'39\"	25.00'	41.27'	27.08'	N 86°07'03\"	36.74'
C28	1°33'42\"	550.00'	15.00'	7.50'	N 38°02'50\"	15.00'
C29	91°33'45\"	10.00'	15.98'	10.28'	S 83°02'49\"	14.33'
C30	90°00'00\"	10.00'	15.71'	10.00'	N 6°10'16\"	14.14'
C31	90°00'00\"	10.00'	15.71'	10.00'	N 83°49'44\"	14.14'
C32	83°58'24\"	10.00'	14.65'	8.99'	S 9°12'32\"	13.37'
C33	72°1'37\"	550.00'	70.65'	35.38'	N 29°04'21\"	70.61'
C34	57°00'33\"	25.00'	24.87'	13.58'	S 53°53'49\"	23.86'
C35	30°36'37\"	50.00'	26.71'	13.68'	N 67°05'47\"	26.40'
C36	107°59'47\"	50.00'	137.88'	257.18'	N 53°07'52\"	98.16'
C37	4°06'45\"	500.00'	35.89'	17.95'	N 25°22'18\"	35.88'
C38	105°58'43\"	10.00'	18.50'	13.27'	N 80°25'02\"	15.97'

**FINAL PLAT**

**BARRON CROSSING**

LOTS 1-8, BLOCK 1 ~ LOTS 1-8, BLOCK 2  
 LOTS 1-8, BLOCK 3 ~ LOTS 1-8, BLOCK 4  
 LOTS 1-6, BLOCK 5 ~ LOTS 1-8, BLOCK 6  
 LOTS 1-8, BLOCK 7 ~ LOTS 1-8, BLOCK 8  
 LOTS 1-8, BLOCK 9 ~ LOTS 1-8, BLOCK 10  
 AND LOT 1, BLOCK 11

**13.404 ACRES**

ROBERT STEVENSON SURVEY, A-54  
 COLLEGE STATION, BRAZOS COUNTY, TEXAS  
 November 21, 2014  
 SCALE: 1" = 50'

Owners:  
 BCS Development Co.  
 4090 State Highway 6 South  
 College Station, Texas 77845  
 (979) 690-1222

Surveyor:  
 McClure & Browne Engineering/Surveying, Inc.  
 1008 Woodcrest Dr., Suite 103  
 College Station, Texas 77845  
 (979) 693-3838

SHEET NO.  
**2**  
 OF 2 SHEETS





## Legislation Details (With Text)

**File #:** 15-0531      **Version:** 1      **Name:** Roans Chapel Commercial Subdivision- Final Plat  
**Type:** Final Plat      **Status:** Agenda Ready  
**File created:** 9/4/2015      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 9/17/2015      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding a Final Plat for Roans Chapel Commercial Subdivision consisting of six lots on approximately 8.407 acres located at 4375 Roans Chapel Rd, more generally located along State Highway 30 across from the Dawns Meadow Subdivision in the City's ETJ (Extra-Territorial Jurisdiction). Case #FP2015-900064  
**Sponsors:** Mark Bombek  
**Indexes:**  
**Code sections:**  
**Attachments:** [Staff Report](#)  
[Application](#)  
[Final Plat](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Final Plat for Roans Chapel Commercial Subdivision consisting of six lots on approximately 8.407 acres located at 4375 Roans Chapel Rd, more generally located along State Highway 30 across from the Dawns Meadow Subdivision in the City's ETJ (Extra-Territorial Jurisdiction). Case #FP2015-900064



**Final Plat  
for  
Roans Chapel Commercial Subdivision  
FPCM2015-900064**

**SCALE:** Six lots on approximately 8.407 acres

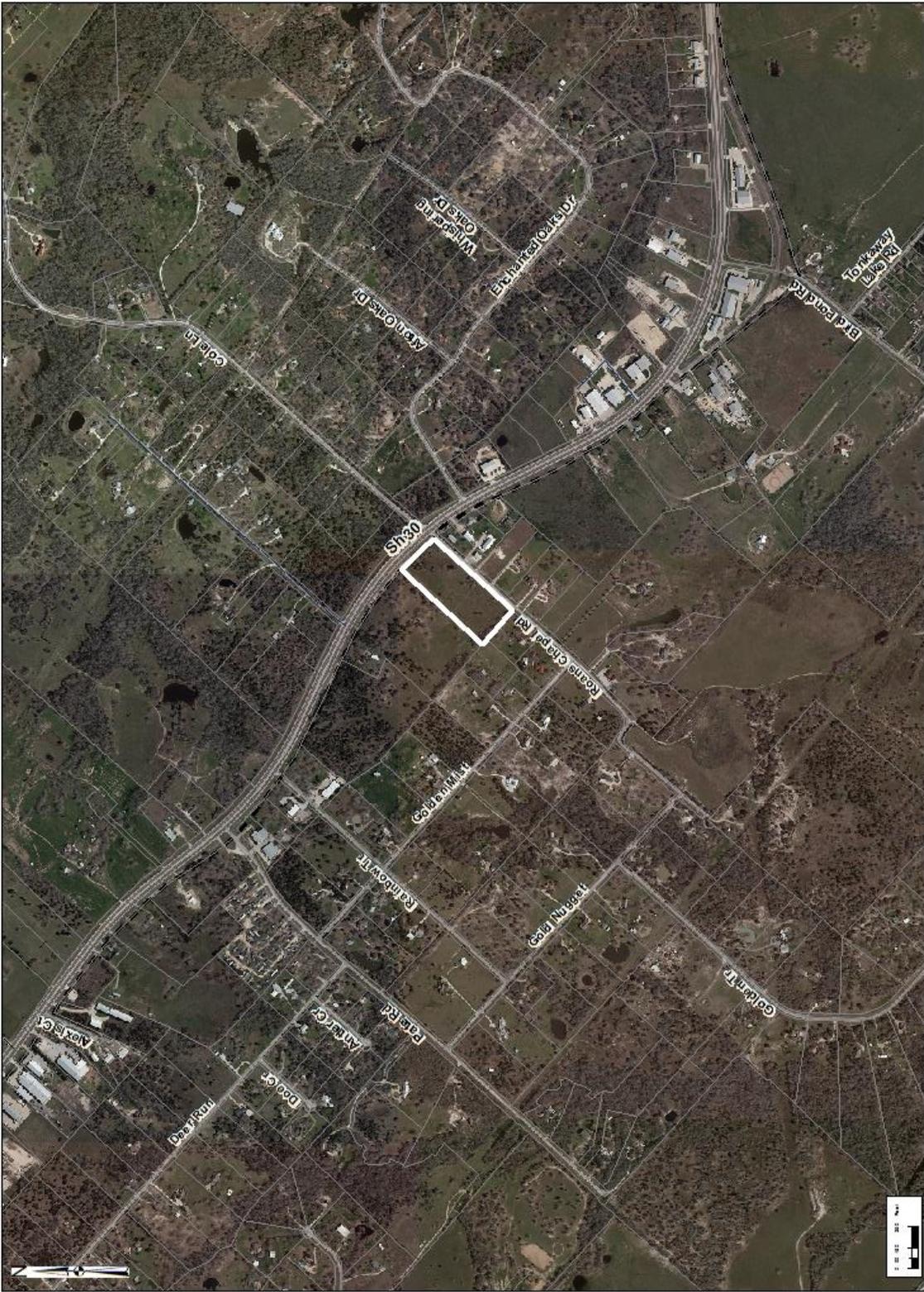
**LOCATION:** 4375 Roans Chapel Rd, more generally located along State Highway 30 across from the Dawns Meadow Subdivision in the City's ETJ (Extra-Territorial Jurisdiction).

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

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

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

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



FINAL PLAT  
Case: 15-64

ROANS CHAPEL SUBDIVISION

DEVELOPMENT REVIEW



**DEVELOPMENT HISTORY**

**Annexation:** N/A (ETJ)  
**Zoning:** N/A (ETJ)  
**Preliminary Plan:** Approved on February 5, 2015  
**Site development:** Vacant

**COMMENTS**

**Parkland Dedication:** This development is for commercial property in the ETJ. Therefore, no parkland dedication is required.  
**Greenways:** N/A  
**Pedestrian Connectivity:** This site is located in the ETJ. No sidewalks are required.  
**Bicycle Connectivity:** This site is located in the ETJ. No facilities for bicycle connectivity are required.  
**Impact Fees:** N/A

**REVIEW CRITERIA**

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

**STAFF RECOMMENDATION**

Staff recommends approval of the Final Plat.

**SUPPORTING MATERIALS**

- 1. Application
- 2. Copy of Final Plat



<b>FOR OFFICE USE ONLY</b>	
CASE NO.:	<u>15-64</u>
DATE SUBMITTED:	<u>2/27/15</u>
TIME:	<u>2:27</u>
STAFF:	<u>GST</u>

## FINAL PLAT APPLICATION

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

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

**MINIMUM SUBMITTAL REQUIREMENTS:**

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

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

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

NAME OF PROJECT ROANS CHAPEL COMMERCIAL SUBDIVISION

ADDRESS State Highway 30

SPECIFIED LOCATION OF PROPOSED PLAT:

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

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

Name Kenn Walsh E-mail kenn@keysandwalsh.com

Street Address 12633 State Highway 30

City College Station State Texas Zip Code 77845

Phone Number 979.774.3600 Fax Number \_\_\_\_\_

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

Name KWK Ventures, LP & JDMD Development, LLC E-mail kenn@keysandwalsh.com  
Street Address 12633 State Highway 30  
City College Station State Texas Zip Code 77845  
Phone Number 979.774.3600 Fax Number \_\_\_\_\_

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering, LLC - Joe Schultz, P.E. 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 8.407 Total No. of Lots 6 R-O-W Acreage 0.284 Acres

Existing Use Vacant Proposed Use Commercial

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

Average Acreage Of Each Residential Lot By Zoning District:

N/A / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Floodplain Acreage N/A

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

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

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

- Yes
- No

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

Project Name: \_\_\_\_\_

City Project Number (if known): \_\_\_\_\_

Date / Timeframe when submitted: \_\_\_\_\_

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

N/A

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

N/A

Regarding the waiver request, explain how:

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

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;"><b>Total Linear Footage of Proposed Public:</b></p> <p><u>N/A</u> Streets</p> <p><u>N/A</u> Sidewalks</p> <p><u>N/A</u> Sanitary Sewer Lines</p> <p><u>1105</u> Water Lines</p> <p><u>N/A</u> Channels</p> <p><u>N/A</u> Storm Sewers</p> <p><u>N/A</u> Bike Lanes / Paths</p>	<p style="text-align: center;"><b>Parkland Dedication due prior to filing the Final Plat:</b></p> <p>ACREAGE:</p> <p><u>N/A</u> No. of acres to be dedicated + \$ _____ 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><b>OR</b></p> <p>FEE IN LIEU OF LAND:</p> <p><u>N/A</u> No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks &amp; Recreation Advisory Board</p>
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**NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.**

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

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

2-18-15  
 \_\_\_\_\_  
 Date

## CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

### Owner Certification:

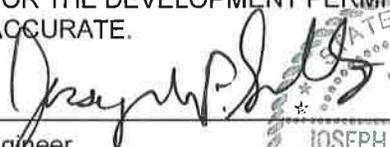
1. No work of any kind may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Occupancy is issued.
5. The permit will expire 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)

2-10-15  
\_\_\_\_\_  
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

2-18-15  
\_\_\_\_\_  
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**

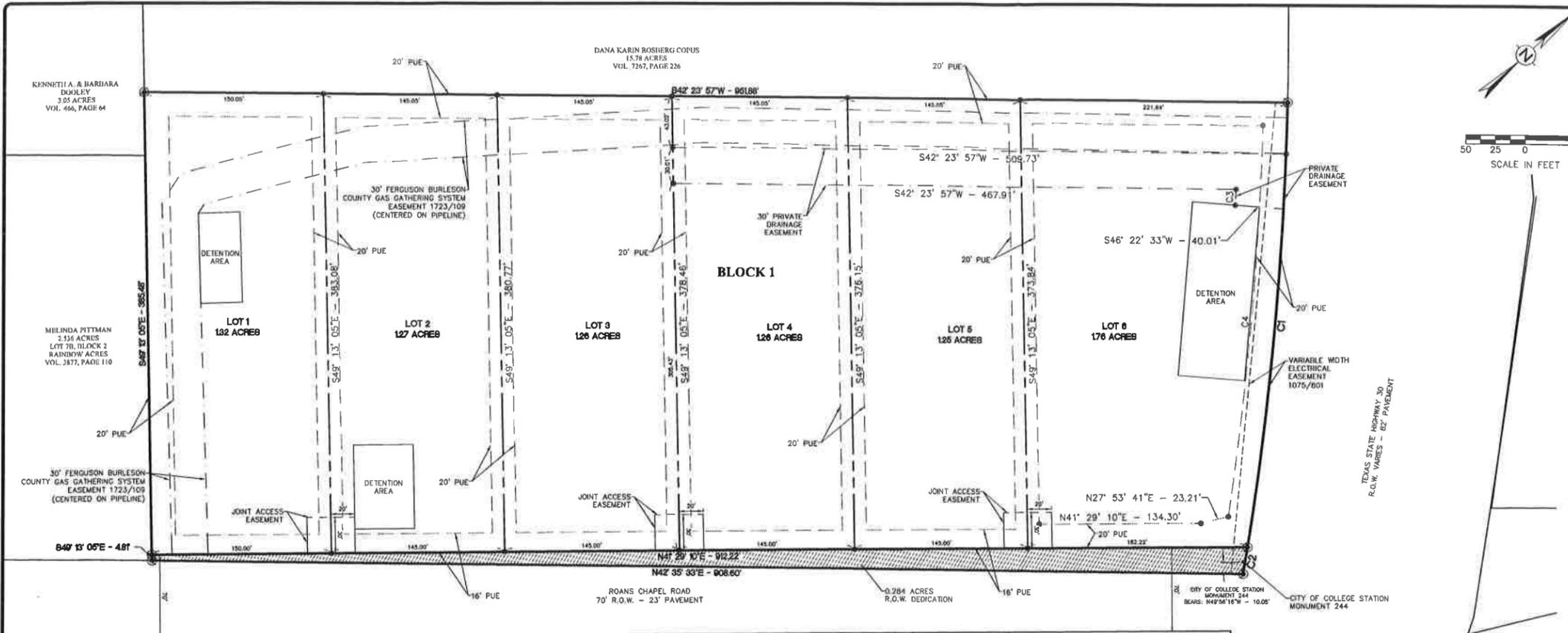
I, \_\_\_\_\_, certify that the structure with its attendant utility, ductwork, basement and sanitary facilities is designed to be flood-proofed so that the structure and utilities, ductwork, basement and sanitary facilities are designed to be watertight and impermeable to the intrusion of water in all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



**METES AND BOUNDS DESCRIPTION**  
8.407 ACRES

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

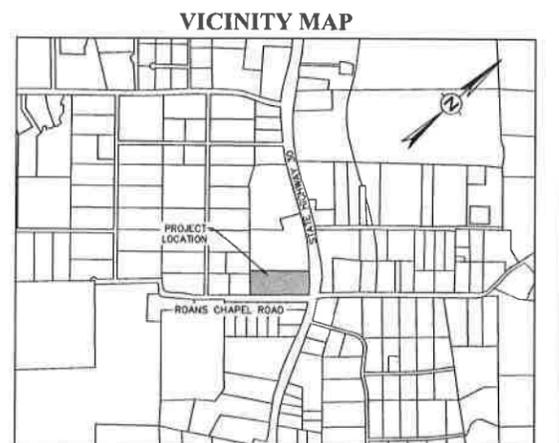
**BEGINNING** at a 1/2" iron rod with red plastic cap marked "SM KLING - RPLS 2003" found for the west corner of this tract, also being a point on the northern line of the Kenneth A. & Barbara Dooley 3.05 acre tract, as recorded in Vol. 466, Page 64, of the B.C.D.R., also being the south corner of the Dana Karin Rosberg Copus called 15.78 acre tract, as recorded in Vol. 7267, Page 226, of the B.C.O.R.

**THENCE** North 42°23'57" East, a distance of 951.88 feet along the common line between this tract and said Copus tract to a 1/2" iron rod with red plastic cap marked "SM KLING - RPLS 2003" found for the north corner of this tract, also being the east corner of said Copus tract, also being a point on the southwest line of State Highway 30 (R.O.W. varies);

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

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

**THENCE** North 49°13'05" West, a distance of 390.29 feet along the common line between this tract and said Pittman and said Dooley tracts to the PLACE OF BEGINNING containing 8.407 acres.



JAMES T STICKY & PHYLLIS LYNN 2.362 ACRES LOT 7 DAWNS MEADOWS VOL. 4154, PAGE 278	UNKNOWN OWNER 2.372 ACRES LOT 6 DAWNS MEADOWS VOL. 10361, PAGE 925	WILLIAM J JR & VICKY L WINKELA 2.378 ACRES LOT 5 DAWNS MEADOWS VOL. 10361, PAGE 216	JAMES D YOUNG 2.379 ACRES LOT 4 DAWNS MEADOWS VOL. 11082, PAGE 151	DRAZOS COUNTY EMERGENCY SERVICES DISTRICT #3 LOT 3 DAWNS MEADOWS VOL. 11192, PAGE 044	JERRY W & DAWN D MERKER 0.849 ACRES LOT 1 DAWNS MEADOWS VOL. 3832, PAGE 123
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CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	372.19'	2769.79'	007°41'57"	186.38'	371.91'	N43°08'38"W
C2	22.66'	2769.79'	000°28'07"	11.33'	22.66'	N39°03'36"W
C3	13.11'	2729.79'	000°16'31"	6.56'	13.11'	N45°18'51"W
C4	326.69'	2923.96'	006°24'05"	163.51'	326.52'	N43°16'06"W

- NOTES:**
- THE CURRENT OWNERS OF THE ROANS CHAPEL COMMERCIAL SUBDIVISION ARE KWK VENTURES, LP, AND JDM DEVELOPMENT, LLC, 12633 SH 30, COLLEGE STATION, TEXAS, 77845.
  - THE BEARINGS OF THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011) EPOCH 2010, AND BOUNDARY REFERENCED TO RODS FOUND ON THE GROUND REFERRED TO THE PREVIOUS DEED RECORDED VOL. 319, PAGE 542.
  - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE COMMUNITY PANEL No. 48041C0220E EFFECTIVE DATE, 05/16/2012 AND 48041C0220F EFFECTIVE DATE, 04/02/2014.
  - CURVE LENGTHS SHOWN ARE CHORD LENGTHS.
  - THE STREETS FOR THIS DEVELOPMENT WILL BE CONSTRUCTED TO THE RURAL STREET STANDARDS PER BRAZOS COUNTY REQUIREMENTS WITH THE ADDITIONAL REQUIREMENT THAT THE PAVEMENT SURFACE BE 2" OF HOT MAX ASPHALTIC CONCRETE TO MEET CITY OF COLLEGE STATION REQUIREMENTS.
  - LOTS ARE TO BE SEWERED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSFs) WHICH MUST COMPLY WITH ALL COUNTY & STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH THE COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENROACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
  - OSSF SYSTEM & SPRAY FIELDS SHALL NOT BE LOCATED WITHIN DETENTION AREAS.
  - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WICKSON CREEK SPECIAL UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
  - A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
  - ALL TREES AND BRUSH SHALL BE REMOVED FROM THE ROADWAY RIGHTS-OF-WAY, RIGHTS-OF-WAY DEDICATION AREAS AND PUBLIC UTILITY EASEMENTS.
  - ELECTRICAL, PHONE AND CABLE SERVICE FOR THIS SUBDIVISION WILL BE LOCATED ALONG THE FRONT OF THE LOTS IN THE 16' PUBLIC UTILITY EASEMENT.
  - ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU.
  - THERE SHALL BE A 5' WIDE EASEMENT FOR ANCHORS AND GUY WIRES NECESSARY TO HELP SUPPORT OVERHEAD UTILITY LINES. SAID EASEMENTS WILL EXTEND 20' BEYOND ANY UTILITY EASEMENT.
  - ALL INTERIOR LOT LINES SHALL HAVE A 20' PUBLIC UTILITY EASEMENT CENTERED ON THE LOT LINE. ALL REAR LOT LINES THAT ADJOIN ANOTHER LOT WILL HAVE A 10' UTILITY EASEMENT ALONG THE COMMON LOT LINE, EXCEPT WHERE REAR LOT LINES FOLLOW EXISTING DRAINAGE WAYS.
  - ALL UTILITY LINES PLACED UNDER THE STREET PAVEMENT WILL BE ENCASED BY A MATERIAL APPROVED BY THE BRAZOS COUNTY ENGINEER.

- BUILDING SETBACK ARE 25' ADJACENT TO ROANS CHAPEL ROAD AND 50' ALONG SH 30. ADDITIONAL BUILDING SETBACKS MAY BE REQUIRED BY DEED RESTRICTIONS.
- THE LAND USE IS COMMERCIAL.
- THIS SUBDIVISION IS WITHIN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF COLLEGE STATION.
- THE FOLLOW EASEMENTS APPLY TO THIS TRACT:
  - R.O.W. EASEMENT RECORDED IN VOL. 1075, PAGE 801 AS SHOWN.
  - BLANKET EASEMENT GRANTED TO FERGUSON BURLESON COUNTY GAS GATHERING SYSTEM - RECORDED IN VOL. 1723, PAGE 109.
- NO ACCESS WILL BE ALLOWED TO STATE HIGHWAY 30 FROM LOT 6. LOT 6 SHALL NOT ACCESS ROANS CHAPEL ROAD WITHIN 160' OF THE STATE HIGHWAY 6 INTERSECTION.
- EVERY LOT SHALL PROVIDE STORM WATER DETENTION ON SITE OR BE INCLUDED IN A STORMWATER DETENTION FACILITY FOR MULTIPLE LOTS. THE LOCATION OF THE DETENTION AREAS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND THE ACTUAL LOCATION AND SIZE WILL BE DETERMINED BY THE STORM WATER DETENTION FACILITY DESIGN TO BE PROVIDED BY THE LOT OWNERS ENGINEER. STORM WATER DETENTION DESIGN SHALL BE SUBMITTED TO THE BRAZOS COUNTY ENGINEER FOR REVIEW.
- PRIVATE DRAINAGE EASEMENTS AND DETENTION AREAS WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA) OR INDIVIDUAL LOT OWNERS.
- DRIVEWAYS FOR EACH LOT ARE REQUIRED TO HAVE A PERMIT FROM THE BRAZOS COUNTY ROAD AND BRIDGE DEPARTMENT. ALL DRIVEWAY CONSTRUCTION TO BE IN ACCORDANCE WITH THEIR REQUIREMENTS. THE DRIVEWAY CULVERTS WILL BE INSTALLED IN THE RELOCATED ROADSIDE DITCH.
- THE DEVELOPER WILL RELOCATE THE EXISTING UTILITIES FROM THE RIGHT-OF-WAY DEDICATION AREA.
- A WAIVER TO BLOCK LENGTH, SECTION 12-B-A-E WAS GRANTED BY THE PLANNING AND ZONING COMMISSION ON FEBRUARY 5TH, 2015.
- EXISTING UTILITIES WITHIN THE RIGHT OF WAY DEDICATION AREA WILL BE RELOCATED.
- DRIVEWAY ACCESS WILL BE LOCATED AT THE JOINT ACCESS EASEMENT LOCATIONS.
- FENCES, GRADING AND LANDSCAPE CANNOT IMPEDE THE FLOW OF 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.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
STATE OF TEXAS  
COUNTY OF BRAZOS

I, David Bakington, of JDM Development, LLC, Owner and Developer of the 8.123 acre tract as shown on this plat and designated herein as Lots 1-6 Block 1, Roans Chapel Commercial Subdivision, in Brazos County, 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.

David Bakington, Partner  
JDM Development, LLC

STATE OF TEXAS  
COUNTY OF BRAZOS

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

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

Notary Public, Brazos County, Texas

**CERTIFICATE OF CITY ENGINEER**

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

\_\_\_\_\_  
City Engineer  
City of College Station

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Adam C Wallace, Registered Public Surveyor, No. 6132, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Adam C Wallace, R.P.L.S. No. 6132

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
STATE OF TEXAS  
COUNTY OF BRAZOS

I, Kenn Walsh, of KWK Ventures, LP, Owner and Developer of the 8.123 acre tract as shown on this plat and designated herein as Lots 1-6 Block 1, Roans Chapel Commercial Subdivision, in Brazos County, 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.

Kenn Walsh, Partner  
KWK Ventures, LP

STATE OF TEXAS  
COUNTY OF BRAZOS

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

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

Notary Public, Brazos County, Texas

**CERTIFICATE OF 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\_\_\_\_.

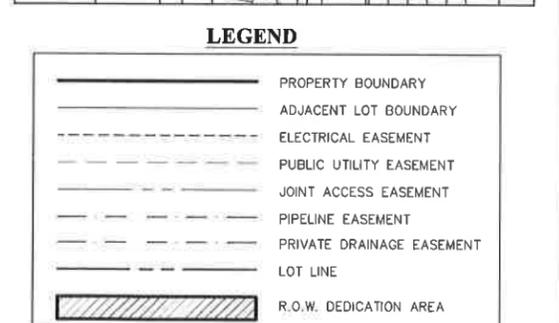
\_\_\_\_\_  
Chairman

**CERTIFICATE OF COUNTY JUDGE**

This subdivision was duly approved by the Commissioners Court of Brazos County, Texas, on the Final Plat of such subdivision on \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed this the day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
County Judge, Brazos County



**FINAL PLAT**  
**ROANS CHAPEL**  
**COMMERCIAL SUBDIVISION**  
LOTS 1-6, BLOCK 1; 8.123 ACRES  
0.284 ACRES R.O.W. DEDICATION  
MARIA KEGANS LEAGUE SURVEY, A-28  
BRYAN, BRAZOS COUNTY, TEXAS

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

SCALE: 1" = 50'  
MARCH 2015

ENGINEER:  
Schulz Engineering, LLC

SURVEYOR:  
JDM Development, LLC  
3006 Hickory Ridge  
Bryan, Texas 77807

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

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

15-604  
04/23/15  
3:30  
AS



Legislation Details (With Text)

**File #:** 15-0532      **Version:** 1      **Name:** Barron Park Lots 3R1, 3R2, and 3R3 Final Plat  
**Type:** Final Plat      **Status:** Agenda Ready  
**File created:** 9/8/2015      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 9/17/2015      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding a waiver request to Unified Development Ordinance Section 12-8.3.1.2 "Utility Easements" and public hearing, presentation, possible action, and discussion regarding a Final Plat for Barron Park Subdivision Lots 3R1, 3R2 and 3R3 being a Replat of Barron Park Subdivision Lot 3 consisting of three lots on approximately 16 acres located on the northern boundary of Christ United Methodist Church along the east side of State Highway 6 South. Case #FPMU2015-000002  
**Sponsors:** Jessica Bullock  
**Indexes:**  
**Code sections:**  
**Attachments:** [Staff Report](#)  
[Application](#)  
[Final Plat](#)

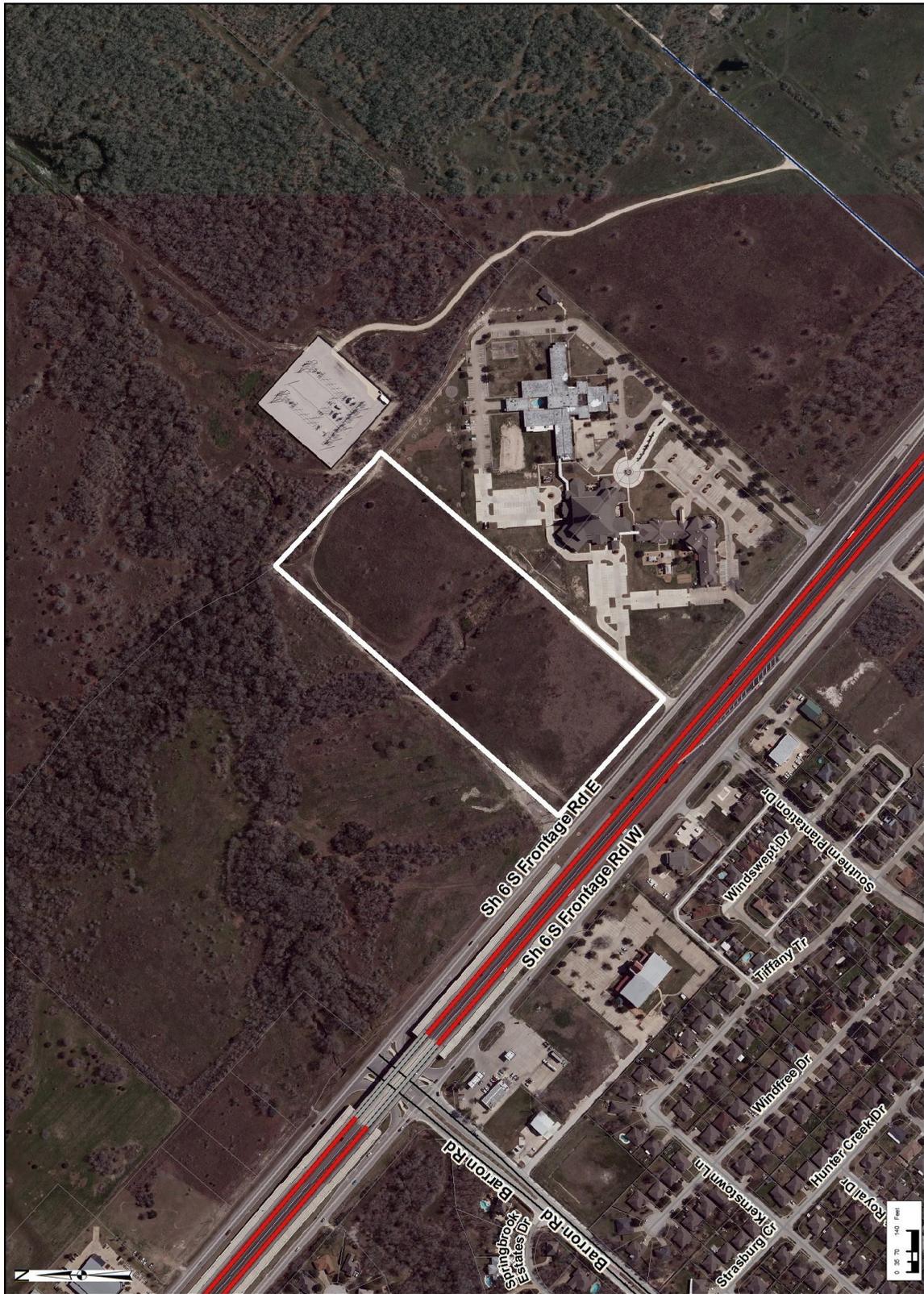
Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a waiver request to Unified Development Ordinance Section 12-8.3.1.2 "Utility Easements" and public hearing, presentation, possible action, and discussion regarding a Final Plat for Barron Park Subdivision Lots 3R1, 3R2 and 3R3 being a Replat of Barron Park Subdivision Lot 3 consisting of three lots on approximately 16 acres located on the northern boundary of Christ United Methodist Church along the east side of State Highway 6 South. Case #FPMU2015-000002



**Final Plat  
for  
Barron Park Subdivision Lots 3R1, 3R2 and 3R3  
Being a Replat of  
Barron Park Subdivision Lot 3  
FPMU2015-000002**

- SCALE:** Three lots on approximately 16 acres
- LOCATION:** Located on the northern boundary of Christ United Methodist Church along the east side of State Highway 6 South.
- ZONING:** GC General Commercial
- APPLICANT:** Veronica Morgan, Mitchell & Morgan, LLP
- PROJECT MANAGER:** Jessica Bullock, Staff Planner  
jbullock@cstx.gov
- RECOMMENDATION:** Staff recommends approval of the waiver request to the Unified Development Ordinance Section 12-8.3.1.2 "Utility Easements" to reduce the width of the required 20-foot PUE along the rear of lots 3R1 and 3R3 to a 15-foot PUE.
- If the waiver request is approved by the Commission, staff recommends approval of the Final Plat with two conditions. First, that the access easement on the northern boundary is shown as existing or can be removed from the plat if it is dissolved before the plat is filed for record. Second, that the off-site public access easement on the southern boundary is dedicated prior to the filing of the plat. If the waiver request is denied, the Final Plat should also be denied.



Case: FPMU2015-000002

BARRON PARK LOTS 3R1, 3R2, 3R3

DEVELOPMENT REVIEW



FINAL PLAT - REPLAT

## DEVELOPMENT HISTORY

<b>Annexation:</b>	October 1983
<b>Zoning:</b>	A-O Agricultural-Open upon annexation C-1 General Commercial (1983) Renamed GC General Commercial (2013) PDD Planned Development District on approximately 12 acres (effective upon closing)
<b>Site development:</b>	Vacant

## COMMENTS

**Parkland Dedication Fees:** N/A

**Greenways:** N/A

**Pedestrian Connectivity:** A 5-foot sidewalk will be constructed on both sides of the public way with the site plan.

**Bicycle Connectivity:** N/A

**Impact Fees:** N/A

## REVIEW CRITERIA

**Compliance with Subdivision Regulations:** The proposed Final Plat is in compliance with approved Subdivision Regulations contained in the Unified Development Ordinance with three exceptions. First, the applicant has requested a waiver request to Section 12-8.3.1.2 "Utility Easements." The request is to reduce the width of the required 20-foot PUE along the rear of lots 3R1 and 3R3 to a 15-foot PUE. Second, there is currently an access easement on the northern boundary of the plat marked to be abandoned. This will either need to be shown as existing or removed from the plat if it is dissolved before the plat is filed for record. Last, there is also an off-site public access easement on the southern boundary that will need to be dedicated in order to construct the required public way.

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

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

Utilities including water, sewer, and electric currently exist along State Highway 6 South. The Unified Development Ordinance Section 12-8.3.1.2 "Utility Easements", requires a 20-foot public utility easement at the rear of lots. A 15-foot rear public utility easement would be sufficient for additional electrical infrastructure needed.

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

If the waiver is not granted, the property will still be able to develop according to the zoning districts.

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

Granting the requested waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this chapter.

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

Granting the requested waiver to reduce the public utility easement to 15 feet from 20 feet will not prevent the orderly subdivision of land.

### **STAFF RECOMMENDATION**

Staff recommends approval of the waiver request to the Unified Development Ordinance Section 12-8.3.1.2 "Utility Easements" to reduce the width of the required 20-foot PUE along the rear of lots 3R1 and 3R3 to a 15-foot PUE.

If the waiver request is approved by the Commission, staff recommends approval of the Final Plat with two conditions. First, that the access easement on the northern boundary is shown as existing or can be removed from the plat if it is dissolved before the plat is filed for record. Second, that the off-site public access easement on the southern boundary is dedicated prior to the filing of the plat. If the waiver request is denied, the Final Plat should also be denied.

### **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.
- Six (6) folded copies of plat. (A signed mylar original must be submitted after approval.)
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- ~~N/A~~ 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.
- ~~N/A~~ Paid tax certificates from City of College Station, Brazos County and College Station I.S.D. *(will submit prior to filing)*
- 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 December 17, 2014

NAME OF PROJECT MRC Senior Housing Project

ADDRESS State Highway 6

SPECIFIED LOCATION OF PROPOSED PLAT:  

15.81 acres just north of Christ United Methodist Church better known as Lot 3 of the Barron Park Subdivision

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):  
 Name Mitchell & Morgan, LLP C/O Veronica Morgan E-mail v@mitchellandmorgan.com  
 Street Address 3204 Earl Rudder Freeway South  
 City College Station State Texas Zip Code 77802  
 Phone Number 979-260-6963 Fax Number 979-260-3564

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

Name DWS Development, Inc C/O David Scarmardo E-mail david@dwsdevelopment.com  
Street Address P.O. Box 4508  
City Bryan State Texas Zip Code 77805  
Phone Number 979-412-1386 Fax Number \_\_\_\_\_

ARCHITECT OR ENGINEER'S INFORMATION:

Name Aldersgate Trust C/O Ron Jennette E-mail rjennette@mrcaff.org  
Street Address 1440 Lake Front Circle, Suite 110  
City The Woodlands State Texas Zip Code 77380  
Phone Number 281-210-0135 Fax Number 281-292-6360

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 15.81 acres Total No. of Lots 3 R-O-W Acreage 0.25 acres

Existing Use Vacant - Undeveloped Proposed Use Commercial & Residential

Number of Lots By Zoning District 2 / GC 1 / PDD \_\_\_\_\_ / \_\_\_\_\_

Average Acreage Of Each Residential Lot By Zoning District:

1.75 / GC 12.31 / PDD \_\_\_\_\_ / \_\_\_\_\_

Floodplain Acreage .22 acres

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: Not applicable. \_\_\_\_\_

City Project Number (if known): Not applicable. \_\_\_\_\_

Date / Timeframe when submitted: Not applicable. \_\_\_\_\_

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

Not applicable.

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

*We request a waiver to Section 12-8.3.1.2.a.1. that would allow us to provide a 15-FT utility easement as opposed to the required 20-FT utility easement along the rear lots of 3R1 and 3R3. All utilities are available to these two lots and the only foreseeable utility that might utilize this easement is College Station Electric which has agreed that only a 15-FT easement is necessary.*

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.

*All utilities including water, sewer, and electrical are available to lots 3R1 and 3R2 via the front property line along the SH6 Frontage road therefore limiting the need for this easement.*

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

*The request for a 20-FT PUE at this location is ownerous because there are no utilities currently planned for this area and the PUE does reduce the developable property. With a 15-FT PUE, it allows for the reservation of an easement but within the setbacks of the property so it is not a further encumbrance.*

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

*The granting of this waiver will not be detrimental to the public in any manner as this is an interior easement that will only serve the development of the associated lots. The abutting property to the south is developed (CUMC) and the property to the North will likely never be developed in the future as it is an old landfill.*

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

*The granting of this waiver will not effect the orderly subdivision of other land as this is only an interior easement that will only serve the development of the associated lots. The abutting property to the south is developed (CUMC) and the property to the North will likely never be developed in the future as it is an old landfill.*

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

1. *N/A* An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
2. *N/A* 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. *N/A* 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. *N/A* Existing streets constructed to rural section that are not identified on the Thoroughfare Plan with an estate / rural context;
5. *N/A* 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:

Not applicable.

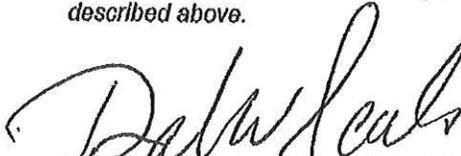
NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation \_\_\_\_\_

<p style="text-align: center;"><b>Total Linear Footage of Proposed Public:</b></p> <p><u>0</u> Streets</p> <p><u>0</u> Sidewalks</p> <p><u>291</u> Sanitary Sewer Lines</p> <p><u>1247.5</u> Water Lines</p> <p><u>0</u> Channels</p> <p><u>0</u> Storm Sewers</p> <p><u>0</u> Bike Lanes / Paths</p>	<p style="text-align: center;"><b>Parkland Dedication due prior to filing the Final Plat:</b></p> <p><b>ACREAGE:</b></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><b>OR</b></p> <p><b>FEE IN LIEU OF LAND:</b></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 &amp; Recreation Advisory Board</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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

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

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

7/22/2015  
 \_\_\_\_\_  
 Date

x   
 Noel Furnby

Date 7/22/2015

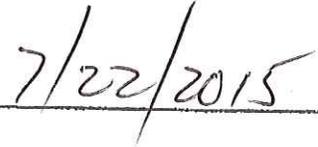
Ownership Supplemental Sheet

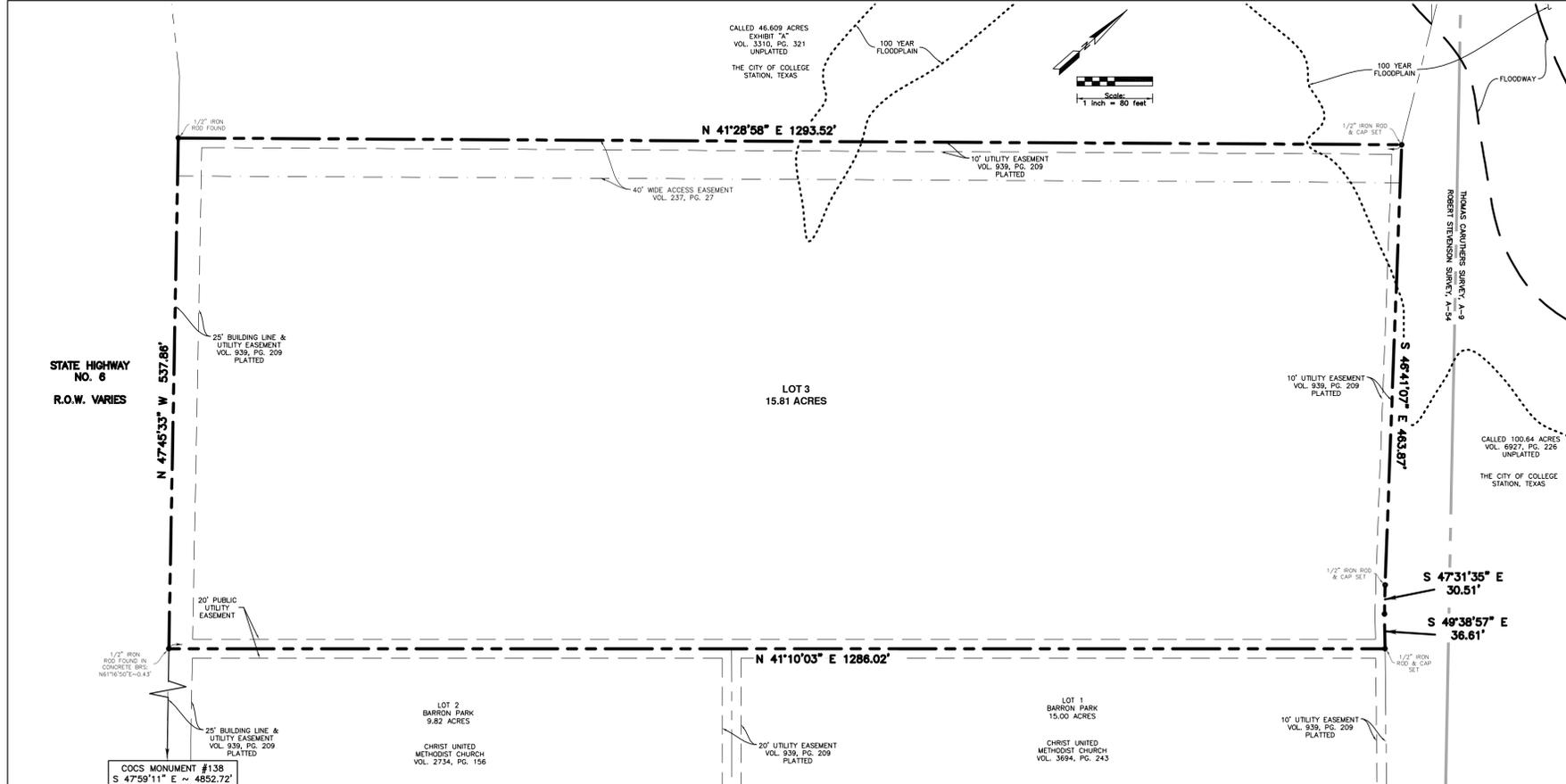
Mel Formby  
P.O. Box 4508  
Bryan, TX 77805  
Email:  
Phone:

Signature

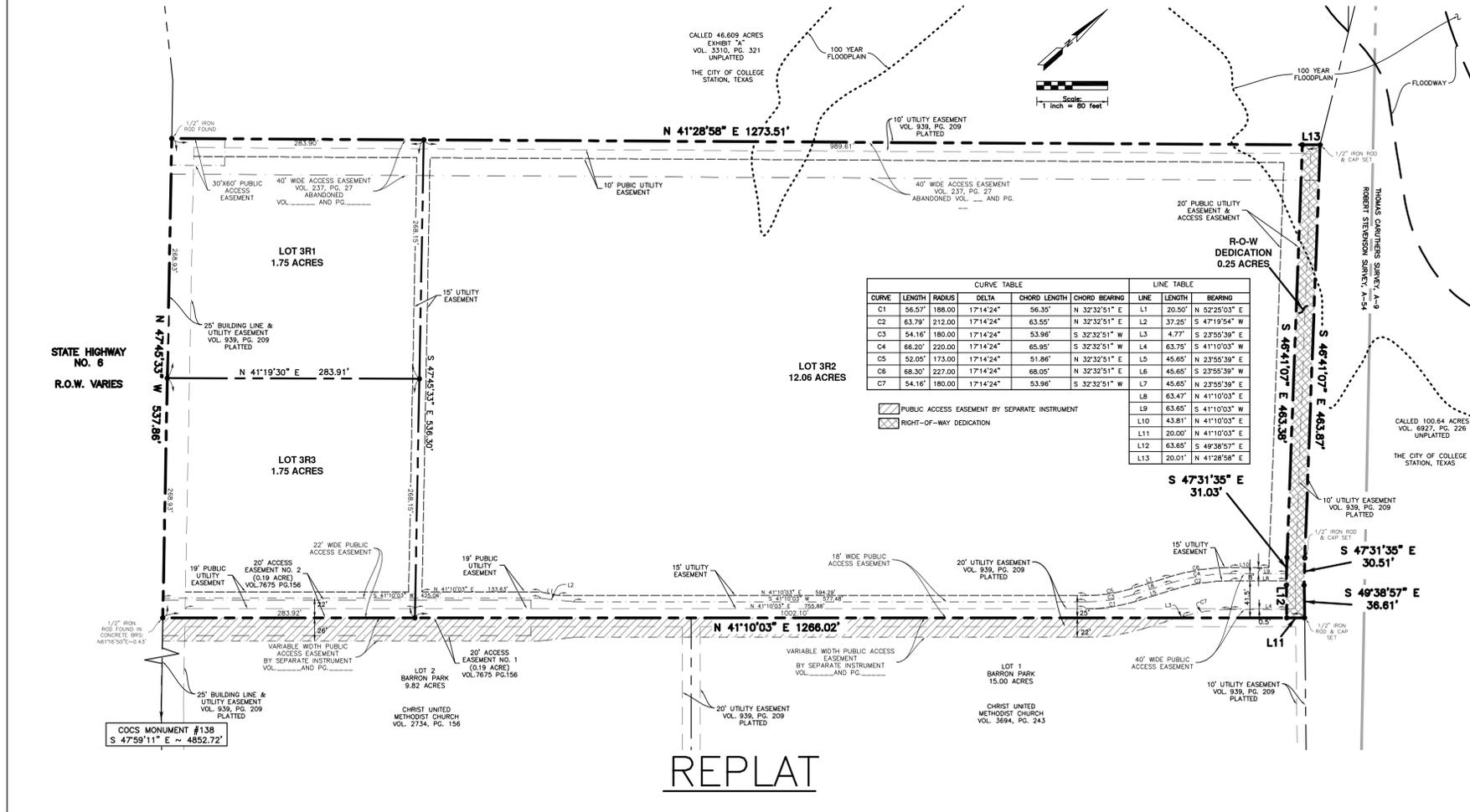
A handwritten signature in cursive script, appearing to read "Mel Formby", written over a horizontal line.

Date

A handwritten date "7/22/2015" written in cursive script over a horizontal line.



**ORIGINAL PLAT**



**REPLAT**

CURVE TABLE					LINE TABLE	
CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	LINE LENGTH BEARING
C1	56.37	188.00	171°14'24"	36.35'	N 32°32'51" E	L1 20.50' N 52°25'03" E
C2	63.79'	212.00	171°14'24"	43.55'	N 32°32'51" E	L2 37.25' S 47°19'54" W
C3	54.16'	180.00	171°14'24"	53.96'	S 32°32'51" W	L3 4.77' S 23°55'39" E
C4	66.20'	220.00	171°14'24"	65.95'	S 32°32'51" W	L4 63.75' S 41°10'03" W
C5	52.00'	173.00	171°14'24"	51.86'	N 32°32'51" E	L5 45.65' N 23°55'39" E
C6	68.30'	227.00	171°14'24"	68.05'	N 32°32'51" E	L6 45.65' S 23°55'39" E
C7	54.16'	180.00	171°14'24"	53.96'	S 32°32'51" W	L7 45.65' N 41°10'03" E
						L8 63.47' N 41°10'03" E
						L9 63.65' S 41°10'03" W
						L10 43.81' N 41°10'03" E
						L11 20.00' N 41°10'03" E
						L12 63.65' S 49°38'57" E
						L13 20.01' N 41°28'58" E

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_ owner and developer of the land shown on this plat, and designated herein as Lots 3R1 - 3R3 Barron Park Subdivision 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.

DWS Development Inc.

STATE OF TEXAS  
COUNTY OF BRAZOS

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

Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public, Brazos County, Texas

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_ owner and developer of the land shown on this plat, and designated herein as Lots 3R1 - 3R3 Barron Park Subdivision 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.

Mel Formby

Notary Public, Brazos County, Texas

STATE OF TEXAS  
COUNTY OF BRAZOS

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

Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public, Brazos County, Texas

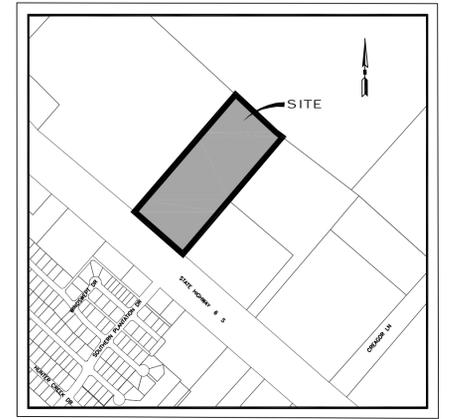
**CERTIFICATE OF SURVEYOR**

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

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

**NOTES:**

1. BASIS OF BEARINGS IS THE MONUMENTED NORTHEAST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 6 ACCORDING TO THE PLAT OF BARRON PARK SUBDIVISION RECORDED IN VOL. 939, PG. 209, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: S 44°34'17"E.
2. ELEVATIONS ARE BASED ON CITY OF COLLEGE STATION GPS MONUMENTATION, SPECIFICALLY MONUMENT #138 WITH A PUBLISHED ELEVATION OF: 297.55'.
3. CURRENT TITLE APPEARS VESTED IN DWS DEVELOPMENT, INC. & MEL FORMBY BY VIRTUE OF DEED RECORDED IN VOL. 4802, PG. 89 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
4. A PORTION OF THE SUBJECT TRACT DOES LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS: COMMUNITY NO. 480083, PANEL NO. 0310F, MAP NO. 48041C0310F. EFFECTIVE DATE: APRIL 2, 2014.
5. 1/2" IRON ROD SET AT ALL CORNERS.
6. IF LOT 3R2 INSTALLS INFRASTRUCTURE ACROSS LOT 3R1 OR 3R3 AND AS A RESULT DISTURBS ANY IMPROVEMENTS ON THOSE LOTS, ANY DISTURBED IMPROVEMENTS SHALL BE REPAIRED IN EQUAL OR BETTER CONDITION.
7. UPON DEVELOPMENT OF LOTS 3R1 & 3R3, THERE SHALL BE GRANTED A CROSS ACCESS EASEMENT BETWEEN THE TWO PROPERTIES BY SEPARATE INSTRUMENT.
8. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A ZONE AE SPECIAL FLOOD HAZARD AREA. WHERE PORTIONS OF THE FLOODPLAIN ARE FILLED, A NO ADVERSE IMPACT DRAINAGE ANALYSIS AND CERTIFICATION MUST BE PROVIDED CERTIFYING THAT THE FILL WILL NOT CAUSE FLOODING TO UPSTREAM/DOWNSTREAM PROPERTIES.
9. THERE ARE POSSIBLE SANITARY SEWER CAPACITY CONCERNS DOWNSTREAM OF THIS PROPERTY. IT SHALL BE THE RESPONSIBILITY OF EACH LOT TO CONFIRM DOWNSTREAM SEWER CAPACITY PRIOR TO SITE DEVELOPMENT. IF IMPROVEMENTS ARE REQUIRED, IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPING LOT OWNER TO MAKE THOSE IMPROVEMENTS NECESSARY TO INCREASE CAPACITY FOR HIS DEVELOPMENT AT HIS EXPENSE.



**VICINITY MAP**  
N.T.S.

**CERTIFICATE OF CITY ENGINEER**

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

City Engineer  
City of College Station

**CERTIFICATE OF 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 \_\_\_\_\_, 2015.

Chairman

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Karen McQueen, 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 on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, in the Official Public Records of Brazos County, Texas, in Volume \_\_\_\_\_ Page \_\_\_\_\_.

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

County Clerk  
Brazos County, Texas

FINAL PLAT

OF

LOTS 3R1, 3R2 AND 3R3  
BARRON PARK SUBDIVISION

(15.81 acres)

BEING A REPLAT OF LOT 3, BARRON PARK SUBDIVISION  
VOL. 939/PAGE 209

COLLEGE STATION  
Brazos County, Texas

OWNER:  
DWS DEVELOPMENT  
INC. & MEL FORMBY  
PO BOX 4508  
BRYAN, TX 77805

ENGINEER:  
MITCHELL & MORGAN, L.L.P.  
3204 EARL RUDDER FWY. SOUTH  
COLLEGE STATION, TX 77845  
PHONE (979) 260-6963

SURVEYOR:  
S.M. KLING, RPLS  
CIVIL ENGINEERING  
CONSULTANTS  
4101 S. TEXAS AVE.  
SUITE A  
BRYAN, TX 77802  
(979) 846-6212

SCALE 1"=80'

FINAL PLAT  
PREPARED AND  
SUBMITTED  
SEPTEMBER 2015



## Legislation Details (With Text)

**File #:** 15-0485      **Version:** 1      **Name:** Renee Lane - Rezoning  
**Type:** Rezoning      **Status:** Agenda Ready  
**File created:** 9/7/2015      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 9/17/2015      **Final action:**

**Title:** Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to GS General Suburban for approximately 4.322 acres being Bald Prairie Subdivision Lot 3A, located at 14020 Renee Lane, being more generally located between Passendale Lane and Leyla Lane. Case #REZ2015-000014 (Note: Final action on this item is scheduled for the October 8, 2015 City Council meeting - subject to change)

**Sponsors:** Madison Thomas

**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 GS General Suburban for approximately 4.322 acres being Bald Prairie Subdivision Lot 3A, located at 14020 Renee Lane, being more generally located between Passendale Lane and Leyla Lane. Case #REZ2015-000014 (Note: Final action on this item is scheduled for the October 8, 2015 City Council meeting - subject to change)



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

**REZONING REQUEST**  
**for**  
**14020 Renee Lane**  
**REZ2015-000014**

**REQUEST:** R Rural to GS General Suburban

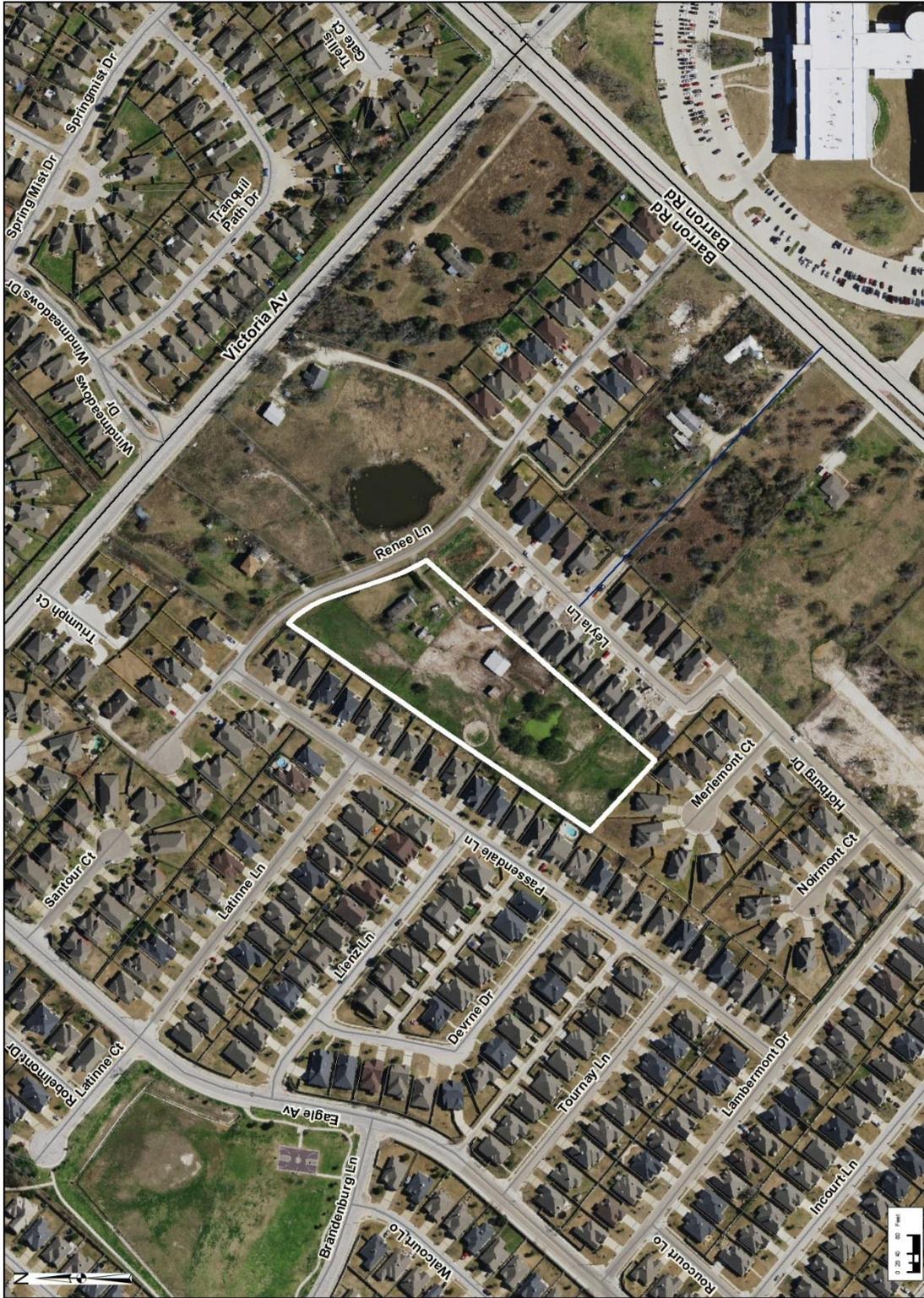
**SCALE:** 4.322 acres

**LOCATION:** 14020 Renee Lane and being more generally located between Passendale Lane and Leyla Lane. Being Bald Prairie Subdivision, Lot 3A, according to the plat recorded in Volume 6749, Page 20 of the Official Records of Brazos County, Texas.

**APPLICANT:** Michael G. Hester, P.E.

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

**RECOMMENDATION:** Staff recommends approval of the rezoning request.

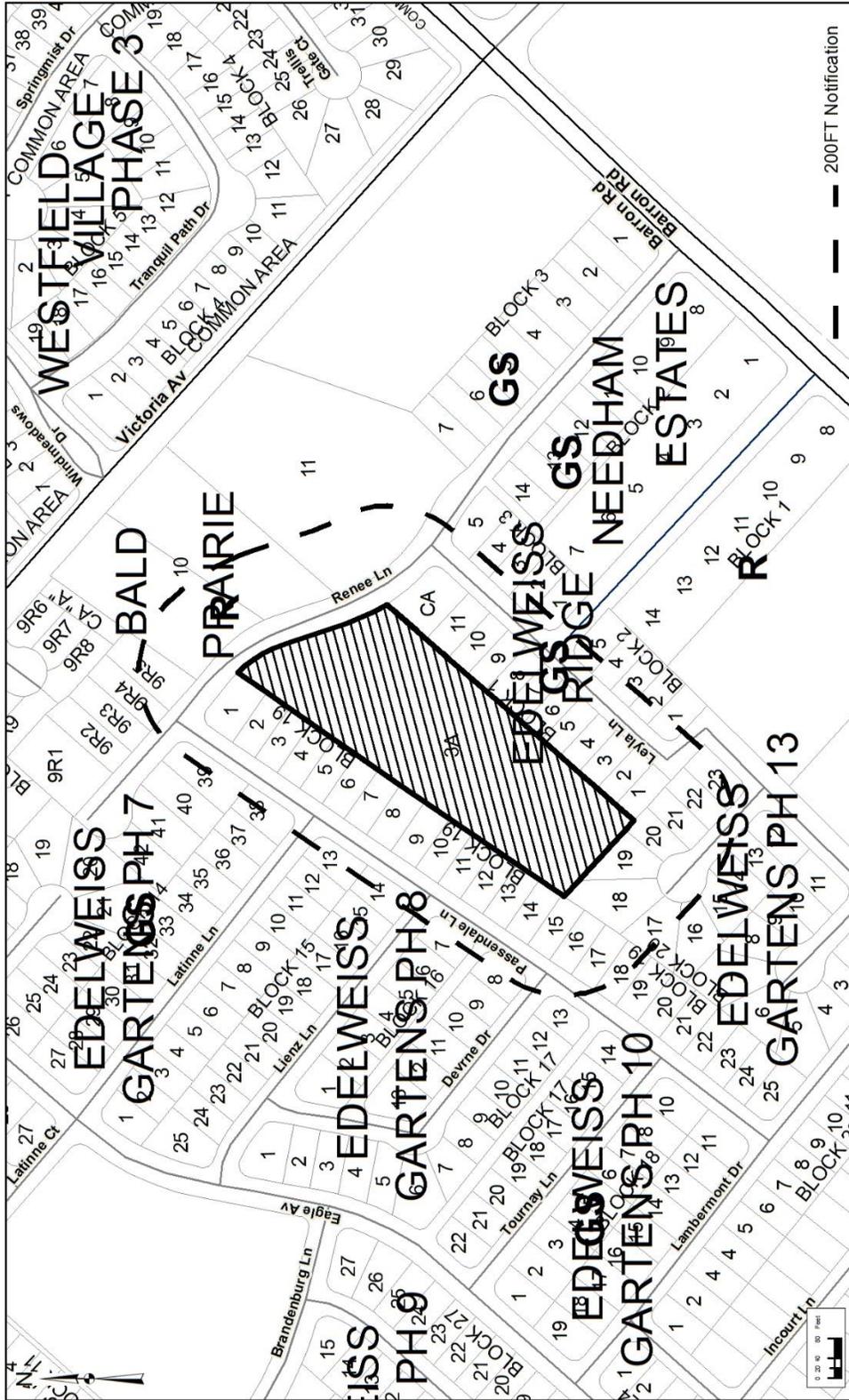


REZONING

Case: REZ2015-000014

14020 RENEE LN

DEVELOPMENT REVIEW



**Zoning Districts**

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

<b>DEVELOPMENT REVIEW</b>	<b>REZONING</b>
14020 RENEE LN	Case: REZ2015-000014

## NOTIFICATIONS

Advertised Commission Hearing Date: September 17, 2015

Advertised Council Hearing Date: October 8, 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:

Edelweiss Ridge Owners Association

Property owner notices mailed: 62  
Contacts in support: None at the time of staff report.  
Contacts in opposition: None at the time of staff report.  
Inquiry contacts: None at the time of staff report.

## ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	General Suburban	GS General Suburban	Single-family homes
South	General Suburban	GS General Suburban	Single-family homes
East (Across Renee Lane)	General Suburban	R Rural and GS General Suburban	Single-family homes
West	General Suburban	GS General Suburban	Single-family homes

## DEVELOPMENT HISTORY

**Annexation:** 1995

**Zoning:** Property zoned A-O Agricultural Open upon annexation  
A-O renamed R Rural (2013)

**Final Plat:** Bald Prairie Subdivision Final Plat (1973), Bald Prairie Subdivision Lots 1A & 3A Amending Plat (2005)

**Site development:** Property is developed with a single family home.

## PROPOSAL

The applicant has requested a GS General Suburban rezoning. The GS zoning district includes lands planned for single-family residential purposes and accessory uses. This district is designed to accommodate sufficient, suitable residential neighborhoods, protected and/or buffered from incompatible uses and provided with necessary and adequate facilities and services. The applicant proposes single-family residential development on the property.

## 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 General Suburban. The Comprehensive Plan states that this designation is generally for areas that should have an intense level of development activities. These areas will tend to consist of high-density

single-family residential lots (minimum 5,000 square feet). The proposed zoning permits single-family residential lots, allowing the property to be redeveloped 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 properties to the east, across Renee Lane are zoned R Rural, and developed as single-family homes on lots larger than an acre. Properties to the north, south and west are developed as single-family homes on lots that exceed 5,000 square feet, and zoned GS General Suburban.
- 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 property has frontage to Renee Lane and is suitable for a single-family subdivision. It is surrounded by other single-family subdivisions of similar lot size.
- 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 has frontage to Renee Lane and permits a single-family home and associated agricultural 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 could not be marketed as an R Rural subdivision and has limited agricultural potential as it is surrounded by single family.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water service will be provided by City of College Station via existing 8-inch main along Renee Lane. There is an existing 8-inch sanitary sewer main along Renee Lane. The tract is in the Lick Creek Drainage Basin where the natural conveyance path drains towards Renee Lane. Access will be via Renee lane. Drainage and other public infrastructure 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 recommend 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

8-19-2015

### 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](mailto: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 3-4-2015

NAME OF PROJECT CORDOVA RIDGE SUBDIVISION

ADDRESS 14020 RENEE LANE

LEGAL DESCRIPTION (Lot, Block, Subdivision) BALD PRAIRIE SUBDIVISION LOT 3A 6749/20

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

TOTAL ACREAGE 4.322 ACRES

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

Name MICHAEL G. HESTER, P.E. E-mail mhester@hester-engr.com

Street Address 7607 EASTMARK DRIVE, SUITE 253-B

City COLLEGE STATION State TEXAS Zip Code 77840

Phone Number 979-693-1100 Fax Number \_\_\_\_\_

**PROPERTY OWNER'S INFORMATION:**

Name ALTON OFCZARZAK, MANAGING MEMBER, TDG MANAGEMENT LP E-mail alton@oadchb.com

Street Address 4060 HWY 6 SOUTH

City COLLEGE STATION State TX Zip Code 77845

Phone Number 979-690-1504 Fax Number \_\_\_\_\_

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

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

This property was conveyed to owner by deed dated 7-14-2015 and recorded in Volume 12811, Page 146 of the Brazos County Official Records.

Existing Zoning RURAL Proposed Zoning GENERAL SUBURBAN

Present Use of Property MOBIL HOME SITE WITH LIVESTOCK

Proposed Use of Property SINGLE FAMILY RESIDENTIAL LOTS

**REZONING SUPPORTING INFORMATION**

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

SINGLE FAMILY RESIDENTIAL DEVELOPMENT

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

YES, IN ACCORDANCE WITH THE COMP PLAN

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

THE ENTIRE AREA IS SINGLE FAMILY RESIDENTIAL

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

THE ENTIRE AREA IS SINGLE FAMILY RESIDENTIAL

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

THE ENTIRE AREA IS SINGLE FAMILY RESIDENTIAL

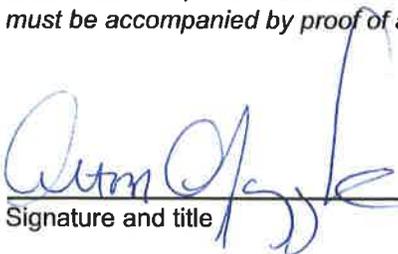
6. Explain the marketability of the property for uses permitted by the current zoning district.

THE ENTIRE AREA IS SINGLE FAMILY RESIDENTIAL

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

THE ENTIRE AREA IS SINGLE FAMILY RESIDENTIAL

*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

8/14/15  
Date





## 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:** 9/17/2015      **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  
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**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

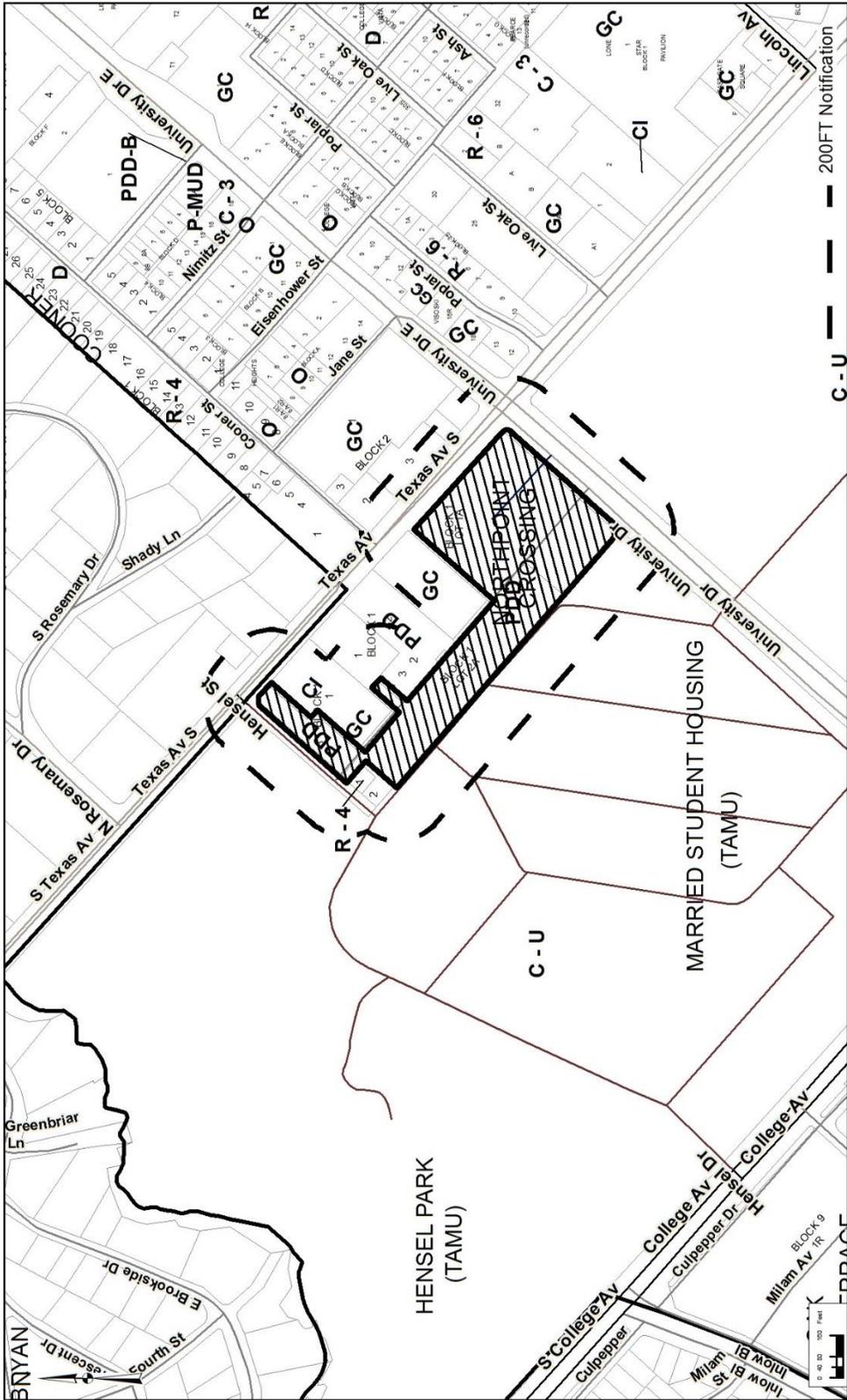
**PROJECT MANAGER:** Jessica Bullock, Staff Planner  
jbullock@cstx.gov

**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.

This item was heard at the September 3, 2015 Planning and Zoning Commission Meeting. Action was deferred until September 17, 2015 to hold an additional public hearing.

**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
  - Projections 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](mailto: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.

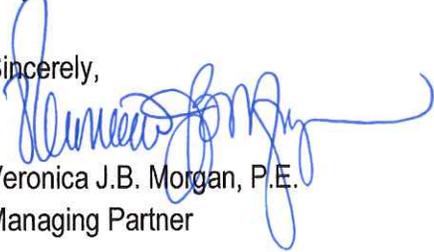
The subject property is located at the most highly visible and traveled intersection in Brazos County. The City's Comprehensive Plan recognizes the importance of redeveloping the subject property and designated this area as both urban redevelopment and an anchor of the University Drive hospitality corridor. 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,

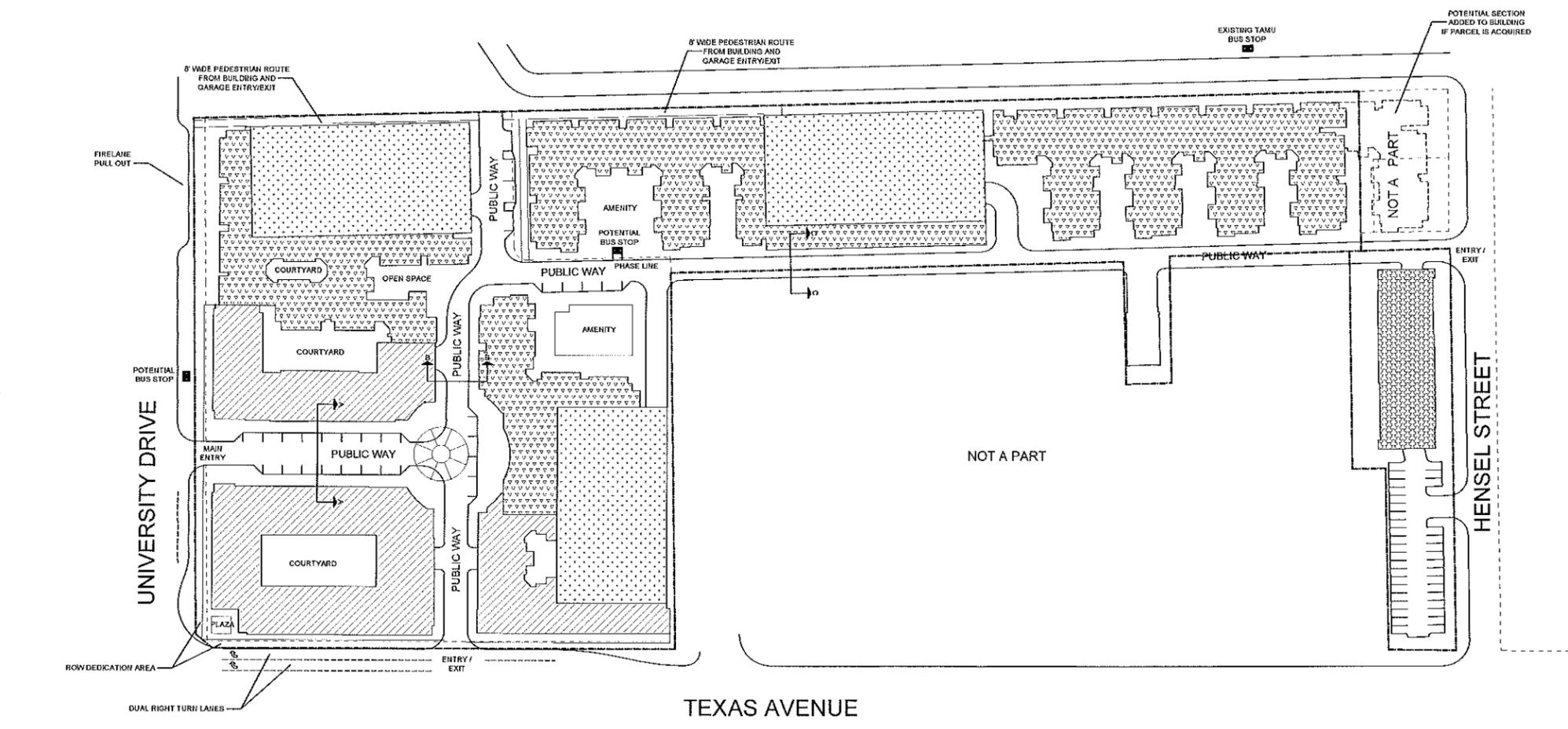
  
Veronica J.B. Morgan, P.E.  
Managing Partner

Cc: file



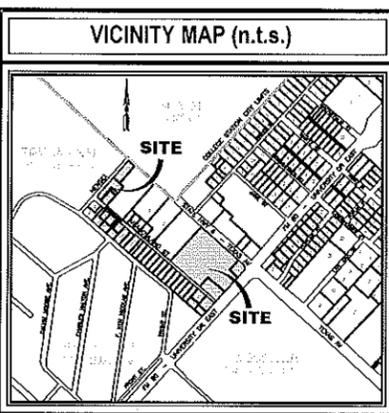
**GENERAL NOTES**

1. BICYCLE PARKING WILL BE PROVIDED IN EACH STRUCTURED GARAGE ON SITE.



**LEGEND**

	MIXED USE - 1st FLOOR GENERAL COMMERCIAL WITH MF ABOVE (THE FIRST FLOOR MAY BE DEVELOPED AS MULTIFAMILY OR GENERAL COMMERCIAL WITH AT LEAST 50% AS GENERAL COMMERCIAL.
	HIGH DENSITY RESIDENTIAL ON GRADE
	HIGH DENSITY RESIDENTIAL OVER SURFACE PARKING
	STRUCTURED PARKING



**LEGAL DESCRIPTION**

LOT 1A, 2A & 3, BLOCK 1 of NORTHPOINT CROSSING SUBDIVISION, COLLEGE STATION, BRAZOS COUNTY, TEXAS

APPLICANT	OWNER	DEVELOPER
MITCHELL AND MORGAN	WOODRIDGE COLLEGE STATION I, LLC.	CAPSTONE COLLEGIATE COMMUNITIES, LLC.
3204 Earl Rudder Fay, South College Station, TX 77840 VOICE: (979) 260-6963 FAX: (979) 260-3564	1999 Avenue of the Stars, Suite 2850 Los Angeles, CA 90067 VOICE: (310) 824-2200 FAX: (310) 824-7931	431 Office Park Drive Birmingham, AL 35223 VOICE: (205) 949-2061
CONTACT: VERONICA MORGAN EMAIL: vm@mitchellandmorgan.com	CONTACT: MICHAEL ROSENFELD EMAIL: mrosefeld@woodridgecapital.com	CONTACT: AMANDA WALLIS EMAIL: awallis@capstoneemail.com

Designed by \_\_\_\_\_  
 Drawn by \_\_\_\_\_  
 Architect of Record \_\_\_\_\_  
 Date Plotted: 7/15/15  
 Issue for Pricing/Marketing \_\_\_\_\_  
 Issue for Permit Application \_\_\_\_\_

Revisions:

#	DATE	COMMENTS

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**THE PLAZA REDEVELOPMENT**  
**COLLEGE STATION, TX**  
 CAPSTONE COLLEGIATE COMMUNITIES, LLC.  
 WOODRIDGE COLLEGE STATION I, LLC.  
 MITCHELL AND MORGAN, LLP.

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 www.humphreys.com

SHEET CONTENTS  
 PDD  
 CONCEPT PLAN

SHEET NO.  
**CP1a**

USER: hump PARTIME: 04/15/2015 09:00:00  
 USER: hump PARTIME: 04/15/2015 09:00:00  
 USER: hump PARTIME: 04/15/2015 09:00:00