



LEGEND

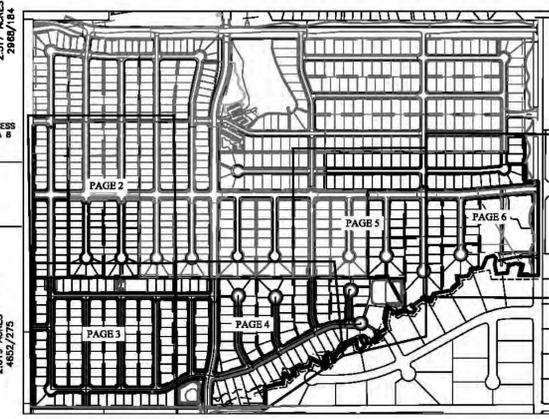
- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- EXISTING CONTOUR
- PROPOSED SECTION LINE
- EXISTING SECTION LINE
- PROPOSED PUBLIC UTILITY EASEMENT (PUE)
- EXISTING PUBLIC UTILITY EASEMENT (PUE)
- PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
- EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
- PROPOSED PRIVATE DRAINAGE EASEMENT
- EXISTING PRIVATE DRAINAGE EASEMENT
- PROPOSED CURB AND GUTTER
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- FLOW ARROWS
- STORM PIPE
- JUNCTION BOX
- STORM INLETS
- W-B - PROPOSED WATERLINE, SIZE NOTED
- W-B - EXISTING WATERLINE, SIZE NOTED
- FW - FIRE HYDRANT
- GV - GATE VALVE
- S-B - PROPOSED SANITARY SEWER LINE, SIZE NOTED
- S-B - EXISTING SANITARY SEWER LINE, SIZE NOTED
- PM - PROPOSED SANITARY MANHOLE
- EM - EXISTING SANITARY MANHOLE
- GP - EXISTING PIPELINE
- EX - EXISTING GAS
- EX - EXISTING FENCE
- AE - EXISTING OVERHEAD ELECTRIC
- UE - EXISTING UNDERGROUND ELECTRIC
- T - EXISTING TELECOMMUNICATIONS

SCALE IN FEET: 160 80 0 80 160

N/F WOODS WINDHAM
JERRY P. & JUDITH W. WINDHAM
7833820/85014

N/F HERBERT H. & BETTY R. COUHN
HERBERT H. & BETTY R. COUHN
2082/184

N/F BRAD E. & AMANDA D. BEARD
BRAD E. & AMANDA D. BEARD
4852/275



NOTES:
1. MAILBOX CLUSTERS LOCATIONS ARE APPROXIMATE. FINAL LOCATIONS WILL BE DETERMINED DURING FINAL PLATTING.

**PRELIMINARY PLAN
NOT FOR RECORD**

**REVISED
PRELIMINARY PLAN**

CASTLEGATE II
116.37 ACRES - 375 LOTS
ROBERT STEVENSON LEAGUE, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SECTION 106: 8.47 ACRES - 44 LOTS, ROW DEDICATION 1.291 ACRES
SECTION 107: 8.405 ACRES - 41 LOTS, ROW DEDICATION 1.859 ACRES
SECTION 206: 24.693 ACRES - 52 LOTS, COMMON AREA 1 & 4, PARK C 1.127 ACRES, ROW DEDICATION 5.245 ACRES
SECTION 207: 11.855 ACRES - 42 LOTS, COMMON AREA 8, ROW DEDICATION 2.200 ACRES
SECTION 208: 18.040 ACRES - 61 LOTS, COMMON AREAS 2 & 11, ROW DEDICATION 4.553 ACRES
SECTION 209: 19.572 ACRES - 64 LOTS COMMON AREAS 3, 5 & 9, ROW DEDICATION 5.173 ACRES
SECTION 210: 25.360 ACRES - 71 LOTS COMMON AREAS 6, 7 & 10, ROW DEDICATION 3.945 ACRES

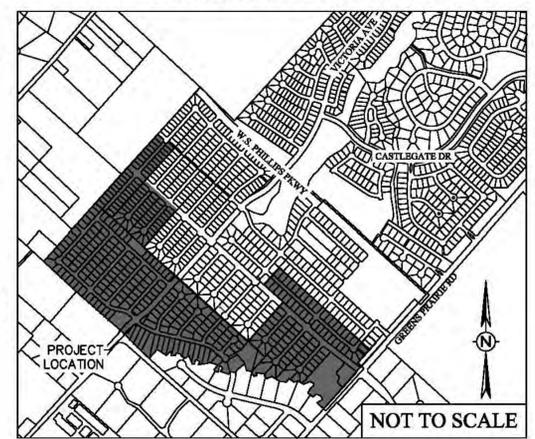
OWNERS/DEVELOPERS:
SECTIONS 106-107 & 206-207
3-D DEVELOPMENT
4490 Castlegate Drive
College Station, TX 77845

SCALE: AS NOTED
DATE: SEPTEMBER 2015
SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryum, TX 77803
(979) 268-3195

ENGINEER:
Schultz Engineering, LLC
TBPE No. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77845
(979) 764-3000

SECTIONS 208-210
GREENS PRAIRIE INVESTORS, LTD.
4490 Castlegate Drive
College Station, TX 77845

PROJECT LOCATION



N/F JONES S. BAKER
ROSCOE BAKER TRUST
28.405 ACRES
2482/74
ZONED R

N/F CLEGG BROWN
21.02 ACRES
3412/728
ZONED R

SPRING CREEK
IMPACT FEE
AREA BOUNDARY

N/F GRAYS WILLIAM
ESTATE
20.83 ACRES
ZONED R

N/F ROBERT S. & JANE W. COHEN
9.89 ACRES
11590/81
ZONED R

N/F JAMES W. SCHROEDER
4.57 ACRES
9580/80
ZONED R

N/F EDWARD J. LING
4.55 ACRES
9580/80
ZONED R

N/F JEROME J. & BETH BECKER
4.37 ACRES
877/848
ZONED R

N/F BLAKE E. & SANDRA SMITH
4.85 ACRES
2082/270
ZONED R

N/F TOM E. & BARBARA A. SANFORD
4.18 ACRES
8994/18
ZONED R

N/F WALSH KYLE M. & ALORA A.
1.772 ACRES
ZONED E

N/F SMITH BRUCE A. & CINDY A.
1.599 ACRES
ZONED E

N/F LUNDJUS ERNEST L. JR. & JUDITH W. LIVING TRUST
1.309 ACRES
ZONED E

N/F WELCH GEORGE R. & LENORE
1.432 ACRES
ZONED E

N/F CHILDS JAMES N. & MARIA V.
1.619 ACRES
ZONED E

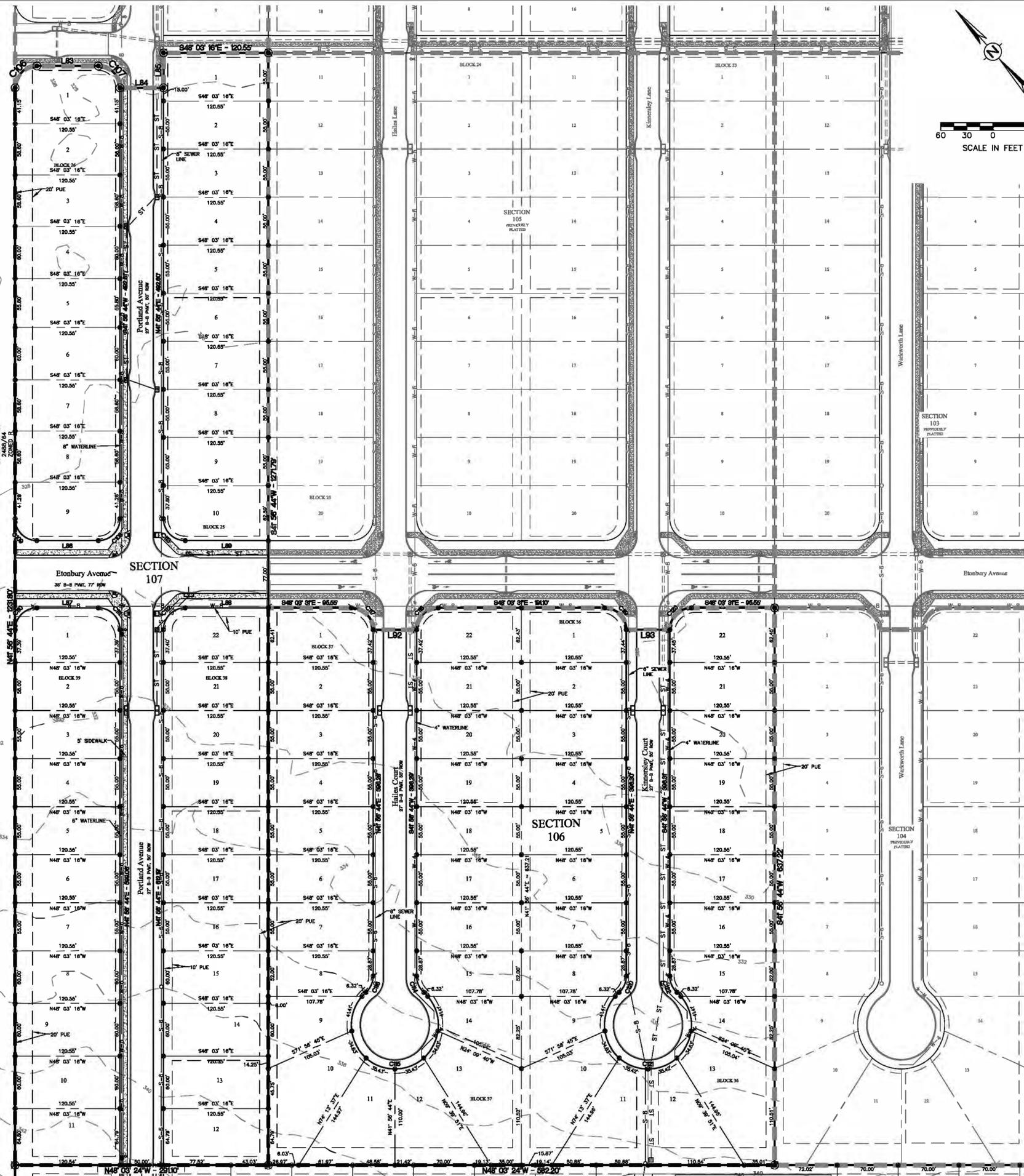
N/F NGUYEN LINDA T. & SHAWN TRINH
1.309 ACRES
ZONED E

N/F RAJAN FATMA A. & SHAMIN S.
1.742 ACRES
ZONED E

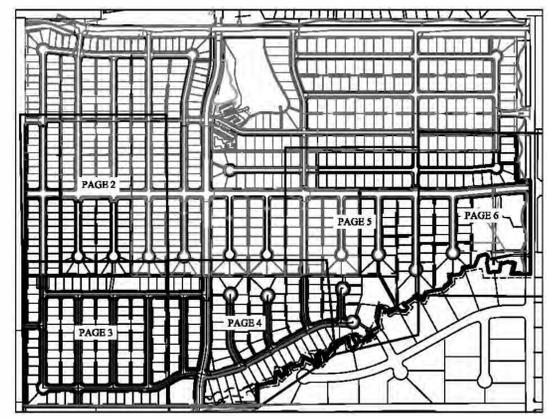
N/F BONE STEVEN
1.086 ACRES
ZONED E

N/F MOHAMMED HYDER & HUMAIRA S.
1.232 ACRES
ZONED E

N/F HUMPHREY MARK DAVID & SHELLEY SRUBAR
1.295 ACRES
ZONED E



- NOTES:
- BEARING SYSTEM SHOWN HEREON IS BASED ON REFERRED TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT PROJECTION, CENTRAL ZONE, AND AS MONUMENTED ON THE GROUND.
 - THE TOPOGRAPHY SHOWN IS FROM AERIAL SURVEY DATA.
 - NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE 12-06-1841P LETTER OF MAP REVISION, DATED MAY 18, 2012. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 4804100325E, EFFECTIVE DATE: MAY 16, 2012.
 - ZONING FOR SECTIONS 106, 107, 206 & 207 IS GENERAL SUBURBAN (GS). ZONING FOR SECTIONS 208, 209 & 210 IS RESTRICTED SUBURBAN (RS).
 - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
 - EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2" IN CALIPER OR 1 TREE OF 4" CALIPER PER ORDINANCE NO. 3222.
 - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF COLLEGE STATION. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. 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.
 - DEVELOPER WILL FURNISH AND INSTALL ALL STREET LIGHTING, UPON ACCEPTANCE OF THE ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE OWNED AND MAINTAINED BY THE CITY OF COLLEGE STATION.
 - ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
 - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA. HOMEOWNERS ASSOCIATION, LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPEDE THE FLOW OF THE PRIVATE DRAINAGE EASEMENT.
 - DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA). HOA DOCUMENTS WILL BE PROVIDED WITH THE FINAL PLAT IN ACCORDANCE WITH UDO SECTION 12-B.3.U OWNERS ASSOCIATIONS FOR COMMON AREAS AND FACILITIES.
 - IN LOCATIONS WITH CROSS LOT DRAINAGE OF STORMWATER RUNOFF, A DRAINAGE WAY SHALL BE PROVIDED THAT THE FLOW IS NOT IMPEDED BY FENCES, STRUCTURES OR OTHER FACILITIES.
 - PORTIONS OF THIS AREA ARE IN THE SPRING CREEK SANITARY SEWER IMPACT FEE AREA. IMPACT FEES SHALL BE PAID IN CONJUNCTION WITH THE ISSUANCE OF BUILDING PERMITS.
 - A 6' SIDEWALK IS REQUIRED ALONG GREENS PRAIRIE ROAD, SIX FOOT SIDEWALKS, THREE FEET OFFSET FROM THE BACK OF CURB SHALL BE REQUIRED ON BOTH SIDES OF VICTORIA AVENUE & ETONBURY AVENUE. FIVE FOOT SIDEWALKS THREE FEET OFFSET FROM THE BACK OF CURB SHALL BE REQUIRED ON BOTH SIDES OF ALL OTHER STREETS IN 208, 209 & 210. RESIDENTIAL STREETS IN SECTIONS 106, 107, 206 & 207 WILL HAVE SIDEWALKS ON ONE SIDE OF THE STREET AND NO SIDEWALKS ON CUL-DE-SAC STREETS.
 - DRIVEWAY ACCESS FROM RESIDENTIAL LOTS SHALL NOT BE PERMITTED ONTO VICTORIA AVENUE, ETONBURY AVENUE OR GREENS PRAIRIE ROAD WEST.
 - THE PHASING OF THIS SUBDIVISION SHALL BE CONSTRUCTED USING TWO INDEPENDENT SEQUENCES. SECTIONS 106-107 SHALL BE BUILT IN NUMERICAL ORDER, AND SECTIONS 206-210 SHALL BE BUILT IN NUMERICAL ORDER, BUT EITHER SET OF SECTIONS MAY PROGRESS THROUGH ITS SEQUENCE INDEPENDENTLY FROM THE OTHER.
 - THE FOLLOWING THOROUGHFARES SHALL HAVE BIKE LANES: VICTORIA AVENUE AND ETONBURY AVENUE.
 - IN ORDER TO COMPLY WITH SECTION 12.B.3.W "SINGLE FAMILY RESIDENTIAL PARKING REQUIREMENTS FOR PLATTING" OPTION 3.a. WIDE LOT FRONTS WILL BE USED FOR SECTIONS 208, 209 & 210. SECTIONS 106, 107, 206 & 207 DO NOT HAVE TO COMPLY WITH THIS SECTION.



LEGEND

	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	PROPERTY CORNER
	EXISTING CONTOUR
	PROPOSED SECTION LINE
	EXISTING SECTION LINE
	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
	EXISTING PUBLIC UTILITY EASEMENT (PUE)
	PROPOSED PUBLIC DRAINAGE EASEMENT (POE)
	EXISTING PUBLIC DRAINAGE EASEMENT (POE)
	PROPOSED PRIVATE DRAINAGE EASEMENT
	EXISTING PRIVATE DRAINAGE EASEMENT
	PROPOSED CURB AND GUTTER
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	FLOW ARROWS
	STORM PIPE
	JUNCTION BOX
	STORM INLETS
	PROPOSED WATERLINE, SIZE NOTED
	EXISTING WATERLINE, SIZE NOTED
	FIRE HYDRANT
	GATE VALVE
	PROPOSED SANITARY SEWER LINE, SIZE NOTED
	EXISTING SANITARY SEWER LINE, SIZE NOTED
	PROPOSED SANITARY MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING PIPELINE
	EXISTING GAS
	EXISTING FENCE
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	EXISTING TELECOMMUNICATIONS

PRELIMINARY PLAN NOT FOR RECORD

REVISED PRELIMINARY PLAN

CASTLEGATE II
 116.37 ACRES - 375 LOTS
 ROBERT STEVENSON LEAGUE, A-54
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

- SECTION 106: 8.447 ACRES - 44 LOTS, ROW DEDICATION 1.291 ACRES
- SECTION 107: 8.405 ACRES - 41 LOTS, ROW DEDICATION 1.859 ACRES
- SECTION 206: 24.693 ACRES - 52 LOTS, COMMON AREA 1 & 4, PARK C 1.127 ACRES, ROW DEDICATION 5.245 ACRES
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- SECTION 210: 25.360 ACRES - 71 LOTS COMMON AREAS 6, 7 & 10, ROW DEDICATION 3.945 ACRES

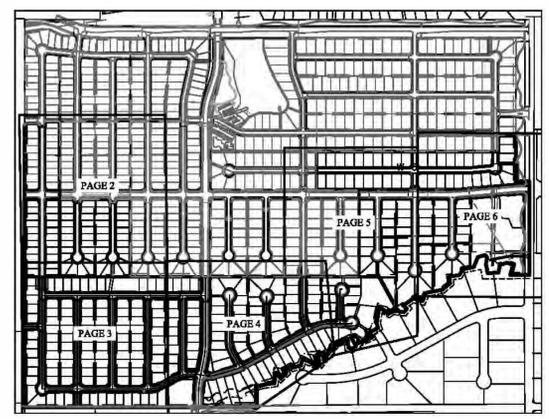
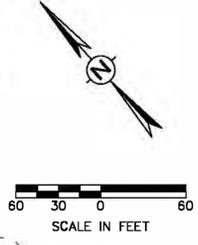
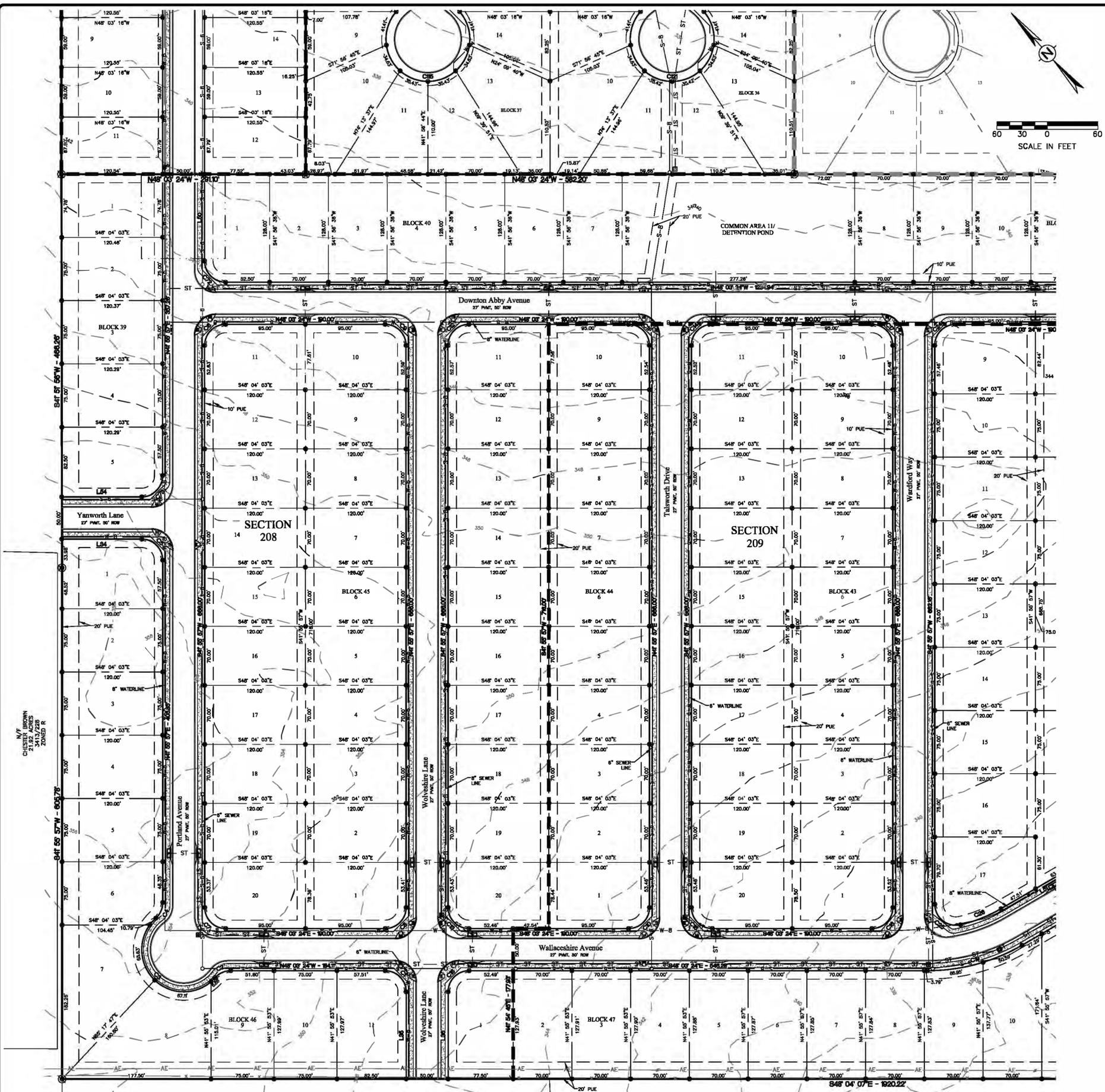
OWNERS/DEVELOPERS:
 SECTIONS 106-107 & 206-207
 3-D DEVELOPMENT
 4490 Carlisle Drive
 College Station, TX 77845

SCALE: AS NOTED
 SEPTEMBER 2015
SURVEYOR:

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

ENGINEER:

 TPBE NO. 12327
 2790 LONGMIRE, SUITE A
 COLLEGE STATION, TEXAS 77845
 (979) 764-3900
 SHEET 2 OF 7



INDEX MAP
1" = 700'

PRELIMINARY PLAN NOT FOR RECORD

REVISED PRELIMINARY PLAN

CASTLEGATE II
116.37 ACRES - 375 LOTS
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COLLEGE STATION, BRAZOS COUNTY, TEXAS

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- SECTION 210: 25.360 ACRES - 71 LOTS COMMON AREAS 6, 7 & 10, ROW DEDICATION 3.945 ACRES

LEGEND

	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	PROPERTY CORNER
	EXISTING CONTOUR
	PROPOSED SECTION LINE
	EXISTING SECTION LINE
	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
	EXISTING PUBLIC UTILITY EASEMENT (PUE)
	PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
	EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
	PROPOSED PRIVATE DRAINAGE EASEMENT
	EXISTING PRIVATE DRAINAGE EASEMENT
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	PROPOSED SIDEWALK
	FLOW ARROWS
	STORM PIPE
	JUNCTION BOX
	STORM INLETS
	PROPOSED WATERLINE, SIZE NOTED
	EXISTING WATERLINE, SIZE NOTED
	FIRE HYDRANT
	GATE VALVE
	PROPOSED SANITARY SEWER LINE, SIZE NOTED
	EXISTING SANITARY SEWER LINE, SIZE NOTED
	PROPOSED SANITARY MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING PIPELINE
	EXISTING GAS
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	EXISTING UNDERGROUND ELECTRIC
	EXISTING TELECOMMUNICATIONS

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SURVEYOR:
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ENGINEER:
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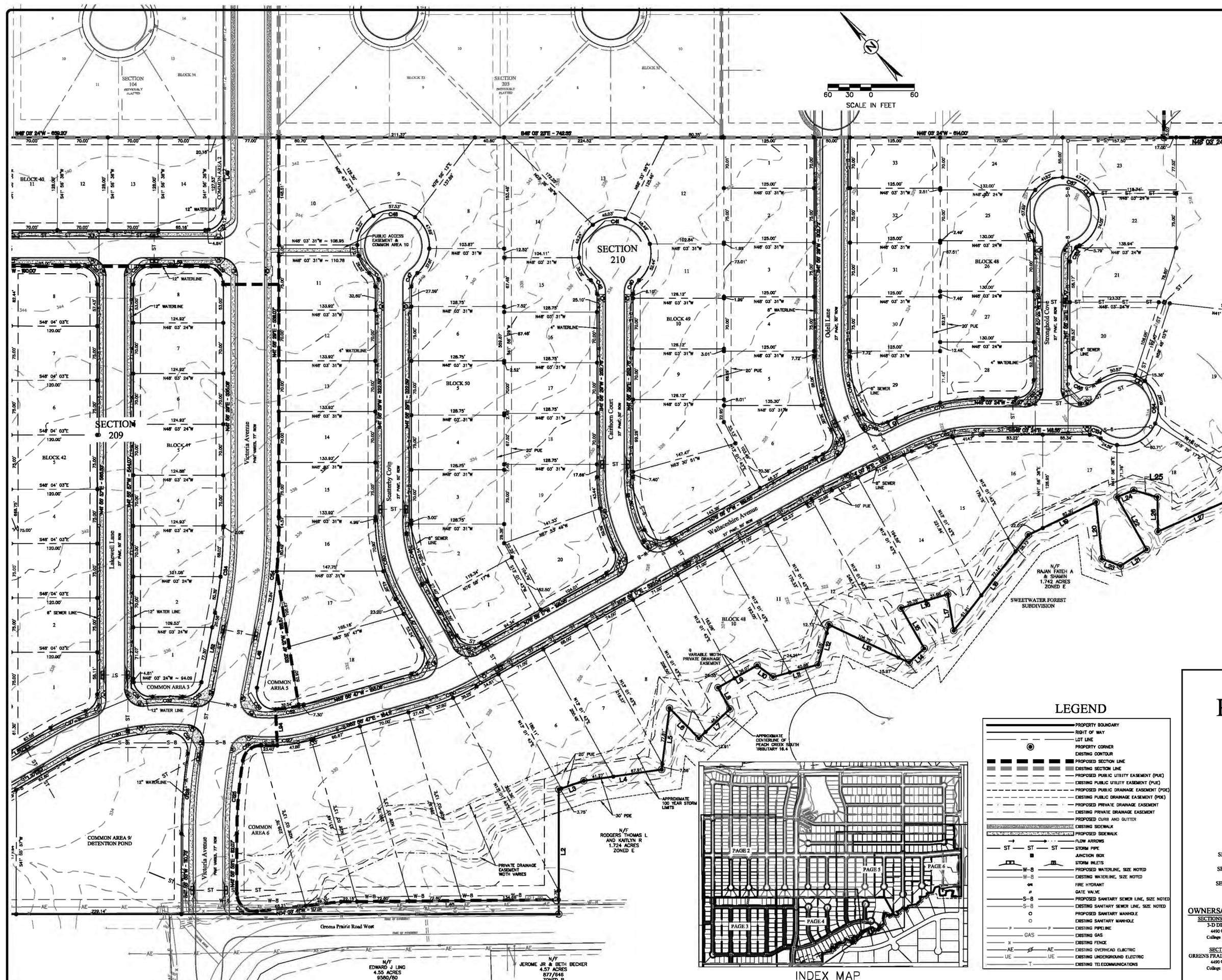
(979) 764-3900
SHEET 3 OF 7

N/F
CHESTER BROWN
2413/2228
ZONED R

N/F
GRAY'S WILLIAM
ESTATE
20.83 ACRES
ZONED R

N/F
ROBERT S & JANE W COHEN
10.0 ACRES
ZONED R

N/F
JAMES W SCHROEDER
9.89 ACRES
11180/81
ZONED R



- NOTES:
1. BEARING SYSTEM SHOWN HEREON IS BASED ON REFERRED TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM (LAMBERT PROJECTION, CENTRAL ZONE, AND AS MONUMENTED ON THE GROUND.
 2. THE TOPOGRAPHY SHOWN IS FROM AERIAL SURVEY DATA.
 3. NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE 12-06-1841F LETTER OF MAP REVISION, DATED MAY 18, 2012. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 4804100329E, EFFECTIVE DATE: MAY 16, 2012.
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 6. EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2" IN CALIPER OR 1 TREE OF 4" CALIPER PER ORDINANCE NO. 3222.
 7. THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF COLLEGE STATION. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
 8. A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
 9. DEVELOPER WILL FURNISH AND INSTALL ALL STREET LIGHTING. UPON ACCEPTANCE THE ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE OWNED AND MAINTAINED BY THE CITY OF COLLEGE STATION.
 10. ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
 11. THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION, LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPEDE THE FLOW OF THE PRIVATE DRAINAGE EASEMENT.
 12. DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA). HOA DOCUMENTS WILL BE PROVIDED WITH THE FINAL PLAN IN ACCORDANCE WITH LDD SECTION 12-6.3.U OWNERS ASSOCIATIONS FOR COMMON AREAS AND FACILITIES.
 13. IN LOCATIONS WITH CROSS LOT DRAINAGE OF STORMWATER RUNOFF, A DRAINAGE WAY SHALL BE PROVIDED THAT THE FLOW IS NOT IMPEDED BY FENCES, STRUCTURES OR OTHER FACILITIES.
 14. PORTIONS OF THIS AREA ARE IN THE SPRING CREEK SANITARY SEWER IMPACT FEE AREA. IMPACT FEE SHALL BE PAID IN CONJUNCTION WITH THE ISSUANCE OF BUILDING PERMITS.
 15. A 6' SIDEWALK IS REQUIRED ALONG GREENS PRAIRIE ROAD. SIX FOOT SIDEWALKS, THREE FEET OFFSET FROM THE BACK OF CURB SHALL BE REQUIRED ON BOTH SIDES OF VICTORIA AVENUE & ETONBURY AVENUE. FIVE FOOT SIDEWALKS THREE FEET OFFSET FROM THE BACK OF CURB SHALL BE REQUIRED ON BOTH SIDES OF ALL OTHER STREETS IN 208, 209 & 210. RESIDENTIAL STREETS IN SECTIONS 106, 107, 206 & 207 WILL HAVE SIDEWALKS ON ONE SIDE OF THE STREET AND NO SIDEWALKS ON CUL-DE-SAC STREETS.
 16. DRIVEWAY ACCESS FROM RESIDENTIAL LOTS SHALL NOT BE PERMITTED ONTO VICTORIA AVENUE, ETONBURY AVENUE OR GREENS PRAIRIE ROAD WEST.
 17. THE PHASES OF THIS SUBDIVISION SHALL BE CONSTRUCTED USING TWO INDEPENDENT SEQUENCES. SECTIONS 106-107 SHALL BE BUILT IN NUMERICAL ORDER, AND SECTIONS 206-210 SHALL BE BUILT IN NUMERICAL ORDER, BUT EITHER SET OF SECTIONS MAY PROGRESS THROUGH ITS SEQUENCE INDEPENDENTLY FROM THE OTHER.
 18. THE FOLLOWING THOROUGHFARES SHALL HAVE BIKE LANES: VICTORIA AVENUE AND ETONBURY AVENUE.
 19. IN ORDER TO COMPLY WITH SECTION 12.8.3.1W "SINGLE FAMILY RESIDENTIAL PARKING REQUIREMENTS FOR PLATTING", OPTION 3, a SINGLE LOT FENCED WILL BE USED FOR SECTIONS 208, 209 & 210. SECTIONS 106, 107, 206 & 207 DO NOT HAVE TO COMPLY WITH THIS SECTION.

PRELIMINARY PLAN NOT FOR RECORD

REVISED PRELIMINARY PLAN CASTLEGATE II 116.37 ACRES - 375 LOTS ROBERT STEVENSON LEAGUE, A-54 COLLEGE STATION, BRAZOS COUNTY, TEXAS

LEGEND

	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	PROPERTY CORNER
	EXISTING CONTOUR
	PROPOSED SECTION LINE
	EXISTING SECTION LINE
	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
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INDEX MAP
1" = 700'

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OWNERS/DEVELOPERS:
SECTIONS 106-107 & 206-207
3-D DEVELOPMENT
4490 Cartledge Drive
College Station, TX 77845

SCALE: AS NOTED
SEPTEMBER 2015

SURVEYOR:

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

ENGINEER:

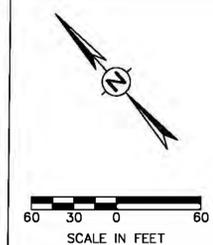
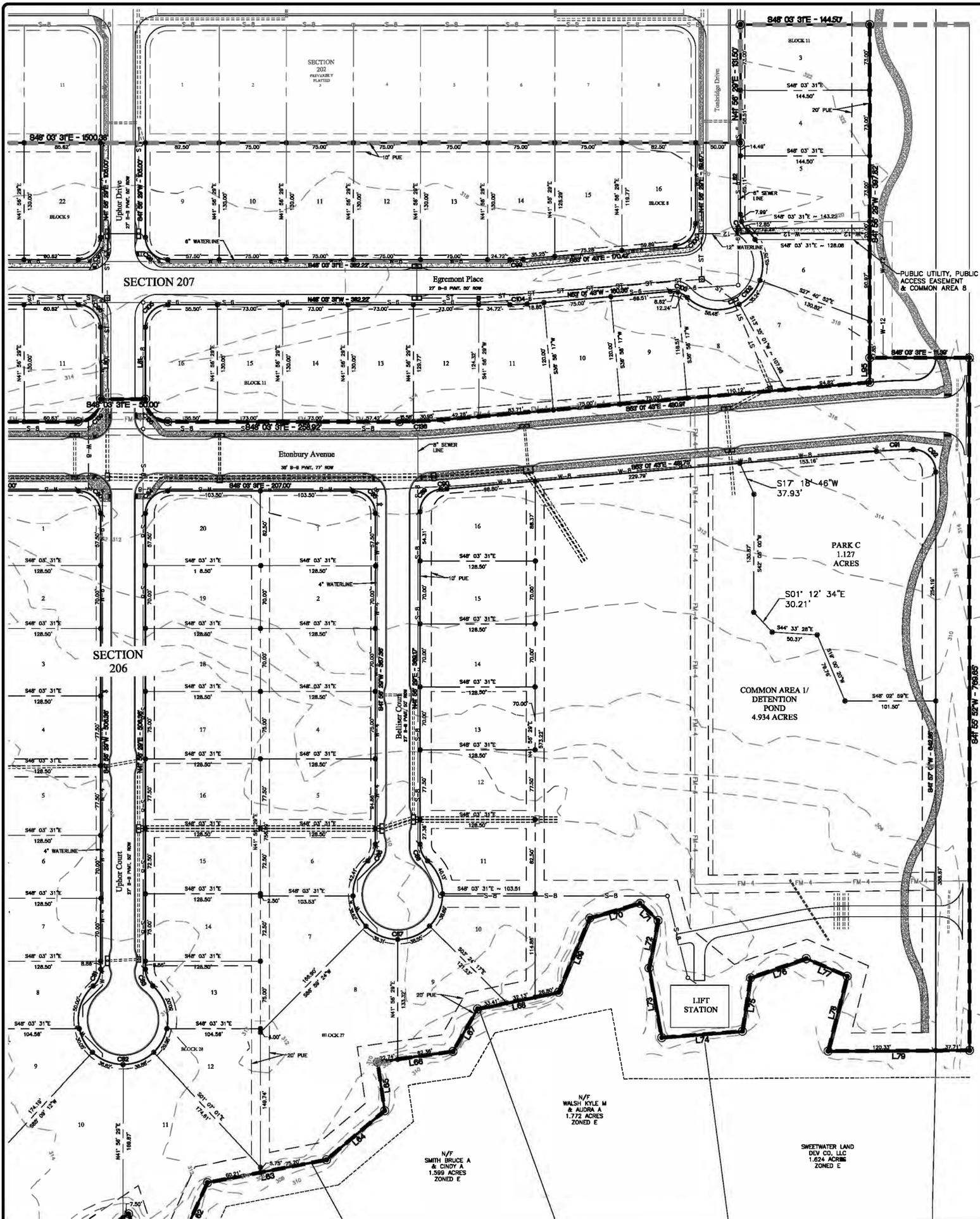
Schultz Engineering, LLC
TBPE NO. 12327
2790 LONGMIRE, SUITE A
College Station, Texas 77845

(979) 764-3900
SHEET 4 OF 7

N/F EDWARD J LING
4.55 ACRES
S560/80
ZONED R

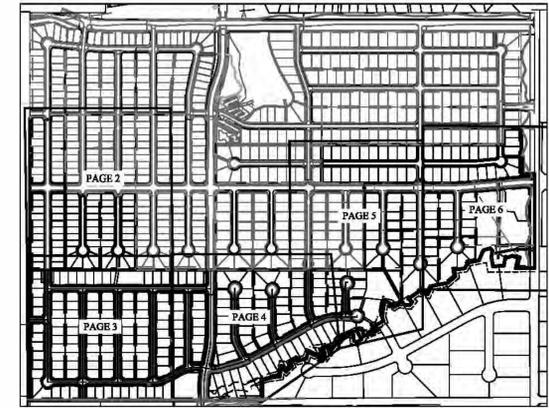
N/F JEROME JR & BETH BECKER
4.57 ACRES
877/648
ZONED R

N/F RODGERS THOMAS L AND KATLYN R
1.724 ACRES
ZONED E



NOTES:

- BEARING SYSTEM SHOWN HEREON IS BASED ON REFERRED TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT PROJECTION, CENTRAL ZONE, AND AS MONUMENTED ON THE GROUND.
- NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE 12-06-1841P LETTER OF MAP REVISION, DATED MAY 18, 2012. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS; MAP NO. 48041C0325E, EFFECTIVE DATE: MAY 16, 2012.
- ZONING FOR SECTIONS 106, 107, 206 & 207 IS GENERAL SUBURBAN (GS). ZONING FOR SECTIONS 208, 209 & 210 IS RESTRICTED SUBURBAN (RS).
- ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
- EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2" IN CALIPER OR 1 TREE OF 4" CALIPER PER ORDINANCE NO. 3222.
- THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF COLLEGE STATION. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. 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.
- DEVELOPER WILL FURNISH AND INSTALL ALL STREET LIGHTING. UPON ACCEPTANCE THE ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE OWNED AND MAINTAINED BY THE CITY OF COLLEGE STATION.
- ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
- THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION. LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPEDE THE FLOW OF THE PRIVATE DRAINAGE EASEMENT.
- DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA). HOA DOCUMENTS WILL BE PROVIDED WITH THE FINAL PLAT IN ACCORDANCE WITH UDO SECTION 12-8.3.U OWNERS ASSOCIATIONS FOR COMMON AREAS AND FACILITIES.
- IN LOCATIONS WITH CROSS LOT DRAINAGE OF STORMWATER RUNOFF, A DRAINAGE WAY SHALL BE PROVIDED THAT THE FLOW IS NOT IMPEDED BY FENCING, STRUCTURES OR OTHER FACILITIES.
- PORTIONS OF THIS AREA ARE IN THE SPRING CREEK SANITARY SEWER IMPACT FEE AREA. IMPACT FEES SHALL BE PAID IN CONJUNCTION WITH THE ISSUANCE OF BUILDING PERMITS.
- A 6' SIDEWALK IS REQUIRED ALONG GREENS PRAIRIE ROAD. SIX FOOT SIDEWALKS, THREE FEET OFFSET FROM THE BACK OF CURB SHALL BE REQUIRED ON BOTH SIDES OF VICTORIA AVENUE & ETONBURY AVENUE. FIVE FOOT SIDEWALKS THREE FEET OFFSET FROM THE BACK OF CURB SHALL BE REQUIRED ON BOTH SIDES OF ALL OTHER STREETS IN 208, 209 & 210. RESIDENTIAL STREETS IN SECTIONS 106, 107, 206 & 207 WILL HAVE SIDEWALKS ON ONE SIDE OF THE STREET AND NO SIDEWALKS ON CUL-DE-SAC STREETS.
- DRIVEWAY ACCESS FROM RESIDENTIAL LOTS SHALL NOT BE PERMITTED ONTO VICTORIA AVENUE, ETONBURY AVENUE OR GREENS PRAIRIE ROAD WEST.
- THE PHASING OF THIS SUBDIVISION SHALL BE CONSTRUCTED USING TWO INDEPENDENT SEQUENCES. SECTIONS 106-107 SHALL BE BUILT IN NUMERICAL ORDER, AND SECTIONS 206-210 SHALL BE BUILT IN NUMERICAL ORDER, BUT EITHER SET OF SECTIONS MAY PROGRESS THROUGH ITS SEQUENCE INDEPENDENTLY FROM THE OTHER.
- THE FOLLOWING THROUGHFARES SHALL HAVE BIKE LANES: VICTORIA AVENUE AND ETONBURY AVENUE.
- IN ORDER TO COMPLY WITH SECTION 12.8.3.W "SINGLE FAMILY RESIDENTIAL PARKING REQUIREMENTS FOR PLATTING", OPTION 3.e, WIDE LOT FRONTAGES WILL BE USED FOR SECTIONS 208, 209 & 210. SECTIONS 106, 107, 206 & 207 DO NOT HAVE TO COMPLY WITH THIS SECTION.



INDEX MAP
1" = 700'

N/F BEATRICE DOWNEY
HERBERT J. & JUDY BEARDS
2898/784

BRAD E. & ANGELA D. BEARD
2,819 ACRES
4852/275

LEGEND

	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	PROPERTY CORNER
	EXISTING CONTOUR
	PROPOSED SECTION LINE
	EXISTING SECTION LINE
	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
	EXISTING PUBLIC UTILITY EASEMENT (PUE)
	PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
	EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
	PROPOSED PRIVATE DRAINAGE EASEMENT
	EXISTING PRIVATE DRAINAGE EASEMENT
	PROPOSED CURB AND GUTTER
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	FLOW ARROWS
	STORM PIPE
	JUNCTION BOX
	STORM INLETS
	PROPOSED WATERLINE, SIZE NOTED
	EXISTING WATERLINE, SIZE NOTED
	FIRE HYDRANT
	GATE VALVE
	PROPOSED SANITARY SEWER LINE, SIZE NOTED
	EXISTING SANITARY SEWER LINE, SIZE NOTED
	PROPOSED SANITARY MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING PIPELINE
	EXISTING GAS
	EXISTING FENCE
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	EXISTING TELECOMMUNICATIONS

**PRELIMINARY PLAN
NOT FOR RECORD**

**REVISED
PRELIMINARY PLAN**

CASTLEGATE II
116.37 ACRES - 375 LOTS
ROBERT STEVENSON LEAGUE, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS

- SECTION 106: 8.447 ACRES - 44 LOTS, ROW DEDICATION 1.291 ACRES
- SECTION 107: 8.405 ACRES - 41 LOTS, ROW DEDICATION 1.859 ACRES
- SECTION 206: 24.693 ACRES - 52 LOTS, COMMON AREA 1 & 4, PARK C 1.127 ACRES, ROW DEDICATION 5.245 ACRES
- SECTION 207: 11.855 ACRES - 42 LOTS, COMMON AREA 8, ROW DEDICATION 2.200 ACRES
- SECTION 208: 18.040 ACRES - 61 LOTS, COMMON AREAS 2 & 11, ROW DEDICATION 4.553 ACRES
- SECTION 209: 19.572 ACRES - 64 LOTS COMMON AREAS 3, 5 & 9, ROW DEDICATION 5.173 ACRES
- SECTION 210: 25.360 ACRES - 71 LOTS COMMON AREAS 6, 7 & 10, ROW DEDICATION 3.945 ACRES

OWNERS/DEVELOPERS:
SECTIONS 106-107 & 206-207
3-D DEVELOPMENT
4493 Castlegate Drive
College Station, TX 77845

SCALE: AS NOTED
SEPTEMBER 2015

SURVEYOR:

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

ENGINEER:

Schultz Engineering, LLC

TBPE NO. 12327
2790 LONGMIRE, SUITE A
College Station, Texas 77845

(979) 764-3900

SECTIONS 208-210			
BLOCK	LOT	AREA (SF)	AREA (AC)
39	1	9,010	0.267
	2	9,031	0.267
	3	9,024	0.267
	4	9,018	0.267
	5	9,778	0.224
40	1	9,788	0.225
	2	8,960	0.266
	3	8,960	0.266
	4	8,960	0.266
	5	8,960	0.266
	6	8,960	0.266
	7	8,960	0.266
	8	8,960	0.266
	9	8,960	0.266
	10	8,960	0.266
	11	8,960	0.266
	12	8,960	0.266
	13	8,960	0.266
	14	8,959	0.266
41	1	7,737	0.178
	2	8,107	0.186
	3	8,655	0.199
	4	8,742	0.201
	5	8,742	0.201
	6	8,743	0.201
	7	8,744	0.201
	8	9,476	0.218
42	1	12,339	0.283
	2	9,000	0.267
	3	9,000	0.267
	4	9,000	0.267
	5	9,000	0.267
	6	9,000	0.267
	7	9,000	0.267
	8	9,758	0.224
	9	9,761	0.224
	10	9,000	0.267
	11	9,000	0.267
	12	9,000	0.267
	13	9,000	0.267
	14	9,000	0.267
	15	9,000	0.267
	16	9,000	0.267
	17	10,710	0.246
43	1	9,287	0.213
	2	8,400	0.193
	3	8,400	0.193
	4	8,400	0.193
	5	8,400	0.193
	6	8,400	0.193
	7	8,400	0.193
	8	8,400	0.193
	9	8,400	0.193
	10	9,165	0.210
	11	9,167	0.210
	12	8,400	0.193
	13	8,400	0.193
	14	8,400	0.193
	15	8,400	0.193
	16	8,400	0.193
	17	8,400	0.193
	18	8,400	0.193
	19	8,400	0.193
	20	9,285	0.213

SECTIONS 208-210			
BLOCK	LOT	AREA (SF)	AREA (AC)
44	1	9,281	0.213
	2	8,400	0.193
	3	8,400	0.193
	4	8,400	0.193
	5	8,400	0.193
	6	8,400	0.193
	7	8,400	0.193
	8	8,400	0.193
	9	8,400	0.193
	10	9,171	0.211
	11	9,174	0.211
	12	8,400	0.193
	13	8,400	0.193
	14	8,400	0.193
	15	8,400	0.193
	16	8,400	0.193
	17	8,400	0.193
	18	8,400	0.193
	19	8,400	0.193
	20	9,278	0.213
45	1	9,274	0.213
	2	8,400	0.193
	3	8,400	0.193
	4	8,400	0.193
	5	8,400	0.193
	6	8,400	0.193
	7	8,400	0.193
	8	8,400	0.193
	9	8,400	0.193
	10	9,178	0.211
	11	9,181	0.211
	12	8,400	0.193
	13	8,400	0.193
	14	8,400	0.193
	15	8,400	0.193
	16	8,400	0.193
	17	8,400	0.193
	18	8,400	0.193
	19	8,400	0.193
	20	9,271	0.213
46	1	9,767	0.224
	2	9,000	0.267
	3	9,000	0.267
	4	9,000	0.267
	5	9,000	0.267
	6	8,854	0.203
	7	12,923	0.297
	8	13,637	0.313
	9	9,501	0.218
	10	9,598	0.220
	11	10,423	0.239
	12	12,295	0.282
	13	8,953	0.206
	14	8,952	0.206
	15	8,951	0.205
	16	8,950	0.205
	17	8,950	0.205
	18	8,948	0.205
	19	9,165	0.210
	20	10,704	0.246

SECTIONS 208-210			
BLOCK	LOT	AREA (SF)	AREA (AC)
48	1	15,956	0.366
	2	16,877	0.387
	3	18,224	0.418
	4	28,490	0.654
	5	16,869	0.387
	6	13,386	0.307
	7	14,488	0.333
	8	14,074	0.323
	9	13,360	0.307
	10	12,348	0.283
	11	13,688	0.314
	12	14,219	0.326
	13	15,986	0.367
	14	15,707	0.361
	15	14,379	0.330
	16	12,432	0.285
	17	14,689	0.337
	18	13,647	0.313
	19	32,537	0.747
	20	11,163	0.256
	21	10,107	0.232
	22	8,570	0.197
	23	11,545	0.265
	24	11,863	0.272
	25	8,689	0.199
	26	9,100	0.209
	27	9,100	0.209
	28	10,066	0.231
	29	10,459	0.240
	30	9,375	0.215
	31	9,375	0.215
	32	9,375	0.215
	33	8,750	0.201
49	1	8,750	0.201
	2	9,375	0.215
	3	9,375	0.215
	4	9,375	0.215
	5	9,004	0.220
	6	11,768	0.270
	7	14,315	0.329
	8	10,588	0.243
	9	8,829	0.203
	10	8,829	0.203
	11	8,353	0.192
	12	16,130	0.370
	13	15,661	0.360
	14	12,363	0.284
	15	9,017	0.207
	16	9,012	0.207
	17	9,013	0.207
	18	9,012	0.207
	19	11,089	0.255
	20	12,295	0.282
50	1	9,712	0.223
	2	9,770	0.224
	3	9,656	0.222
	4	9,656	0.222
	5	9,656	0.222
	6	9,656	0.222
	7	9,599	0.220
	8	13,782	0.316
	9	14,321	0.329
	10	15,070	0.346
	11	9,585	0.220
	12	9,375	0.215
	13	9,375	0.215
	14	9,375	0.215
	15	10,044	0.231
	16	10,356	0.238
	17	12,958	0.297
	18	14,584	0.335

Total Area	1,975,736	45.357
Avg. Lot Size	10,080	0.23

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	39.27	25.00	089°59'20"	25.00	35.35	N03°03'44"W
C2	21.03	25.00	048°11'23"	11.18	20.41	N7°50'47"E
C3	182.64	50.00	189°22'08"	89.77	89.50	N03°03'44"W
C4	21.03	25.00	048°11'23"	11.18	20.41	N8°01'38"E
C5	39.27	25.00	090°00'00"	25.00	35.35	N03°03'44"W
C6	39.27	25.00	090°00'00"	25.00	35.35	S89°58'18"W
C7	39.27	25.00	090°00'00"	25.00	35.35	S03°03'44"E
C8	39.27	25.00	090°00'00"	25.00	35.35	S89°58'18"W
C9	39.27	25.00	090°00'00"	25.00	35.35	N03°03'44"W
C10	39.27	25.00	090°00'00"	25.00	35.35	S89°58'18"W
C11	39.27	25.00	090°00'00"	25.00	35.35	N03°03'44"W
C12	39.27	25.00	090°00'00"	25.00	35.35	S89°58'18"W
C13	39.27	25.00	090°00'00"	25.00	35.35	S03°03'44"E
C14	39.27	25.00	090°00'00"	25.00	35.35	S89°58'18"W
C15	39.27	25.00	090°00'00"	25.00	35.35	S03°03'44"E
C16	39.27	25.00	090°00'00"	25.00	35.35	S89°58'18"W
C17	39.27	25.00	090°00'00"	25.00	35.35	N03°03'44"W
C18	39.27	25.00	090°00'00"	25.00	35.35	S89°58'18"W
C19	117.80	225.00	030°01'21"	80.34	118.55	S80°04'04"W
C20	147.25	275.00	030°40'48"	75.44	145.50	S82°44'22"E
C21	43.07	25.58	088°31'36"	28.88	38.15	S01°27'18"W
C22	39.27	25.00	090°00'00"	25.00	35.35	N03°03'44"W
C23	39.27	25.00	090°00'00"	25.00	35.35	S89°58'18"W
C24	39.27	25.00	090°00'00"	25.00	35.35	S89°58'18"W
C25	44.83	25.00	102°58'23"	31.41	39.12	S02°33'15"E
C26	32.04	175.00	017°02'19"	28.21	51.85	S89°33'38"E

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C27	53.91	325.00	009°50'17"	27.02	53.85	S72°18'38"E
C28	30.32	25.00	089°58'38"	17.34	28.50	N76°40'44"E
C29	39.27	25.00	089°59'53"	25.00	35.35	N03°03'28"W
C30	39.27	25.00	090°00'00"	25.00	35.35	S89°58'18"W
C31	40.89	25.00	093°42'15"	28.87	38.48	S04°50'11"E
C32	41.84	325.00	007°22'32"	20.85	41.81	S49°05'02"E
C33	38.02	25.00	082°33'44"	21.85	32.99	S85°40'38"E
C34	118.47	811.50	011°08'01"	59.42	118.28	N47°28'29"E
C35	104.45	225.00	028°55'52"	53.18	103.51	S28°58'33"W
C36	39.27	25.00	090°00'00"	25.00	35.35	S89°58'18"W
C37	41.99	825.00	002°54'50"	21.00	41.99	N75°30'47"W
C38	41.17	25.00	094°21'42"	28.88	38.88	N29°47'28"W
C39	74.99	175.00	024°33'03"	38.08	74.41	N29°39'57"E
C40	21.03	25.00	048°11'23"	11.18	20.41	N8°02'10"E
C41	241.19	50.00	278°22'48"	44.72	88.67	N48°03'31"W
C42	21.03	25.00	048°11'23"	11.18	20.41	S17°50'47"W
C43	103.27	225.00	028°17'50"	52.58	103.27	S28°47'34"W
C44	38.13	25.00	097°23'05"	23.88	34.54	S59°20'11"W
C45	39.27	25.00	090°00'00"	25.00	35.35	N31°56'17"W
C46	88.31	175.00	028°54'48"	45.12	87.37	N27°28'08"E
C47	21.03	25.00	048°11'23"	11.18	20.41	N8°02'10"E
C48	241.19	50.00	278°22'48"	44.72	88.67	N48°03'31"W
C49	21.03	25.00	048°11'23"	11.18	20.41	S17°50'47"W
C50	113.54	225.00	028°54'48"	58.01	113.34	S27°28'08"E
C51	44.83	25.00	103°01'30"	31.44	39.14	S84°32'28"W

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C52	39.27	25.00	090°00'00"	25.00	35.35	S89°58'18"W
C53	45.35	25.00	103°55'45"	31.88	39.38	N01°04'37"E
C54	133.39	888.50	011°08'01"	68.80	133.18	N47°28'29"E
C55	42.10	25.00	098°29'34"	28.01	37.30	N08°18'54"W
C56	39.27	25.00	090°00'00"	25.00	35.35	S89°58'18"W



Legislation Details (With Text)

File #: 15-0589 Version: 1 Name: 14996 Live Oak - Rezoning
 Type: Rezoning Status: Agenda Ready
 File created: 10/2/2015 In control: Planning and Zoning Commission Regular
 On agenda: 10/15/2015 Final action:

Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to SC Suburban Commercial for approximately 0.59 acres being Benjamin Graham Subdivision, Lot 9 and a portion of Lot 10 and the adjacent portion of the 20' Alley, Block A, according to the plat recorded in Volume 12, Page 394 of the Official Public Records of Brazos County, Texas, being generally located at 14996 Live Oak Street, being more generally located between Live Oak Street and Wellborn Road near Greens Prairie Road West. Case #REZ2015-000015 (Note: Final action on this item is scheduled for the November 12, 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 SC Suburban Commercial for approximately 0.59 acres being Benjamin Graham Subdivision, Lot 9 and a portion of Lot 10 and the adjacent portion of the 20' Alley, Block A, according to the plat recorded in Volume 12, Page 394 of the Official Public Records of Brazos County, Texas, being generally located at 14996 Live Oak Street, being more generally located between Live Oak Street and Wellborn Road near Greens Prairie Road West. Case #REZ2015-000015 (Note: Final action on this item is scheduled for the November 12, 2015 City Council meeting - subject to change)



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

REZONING REQUEST
for
14996 Live Oak Street
REZ2015-000015

REQUEST: R Rural to SC Suburban Commercial

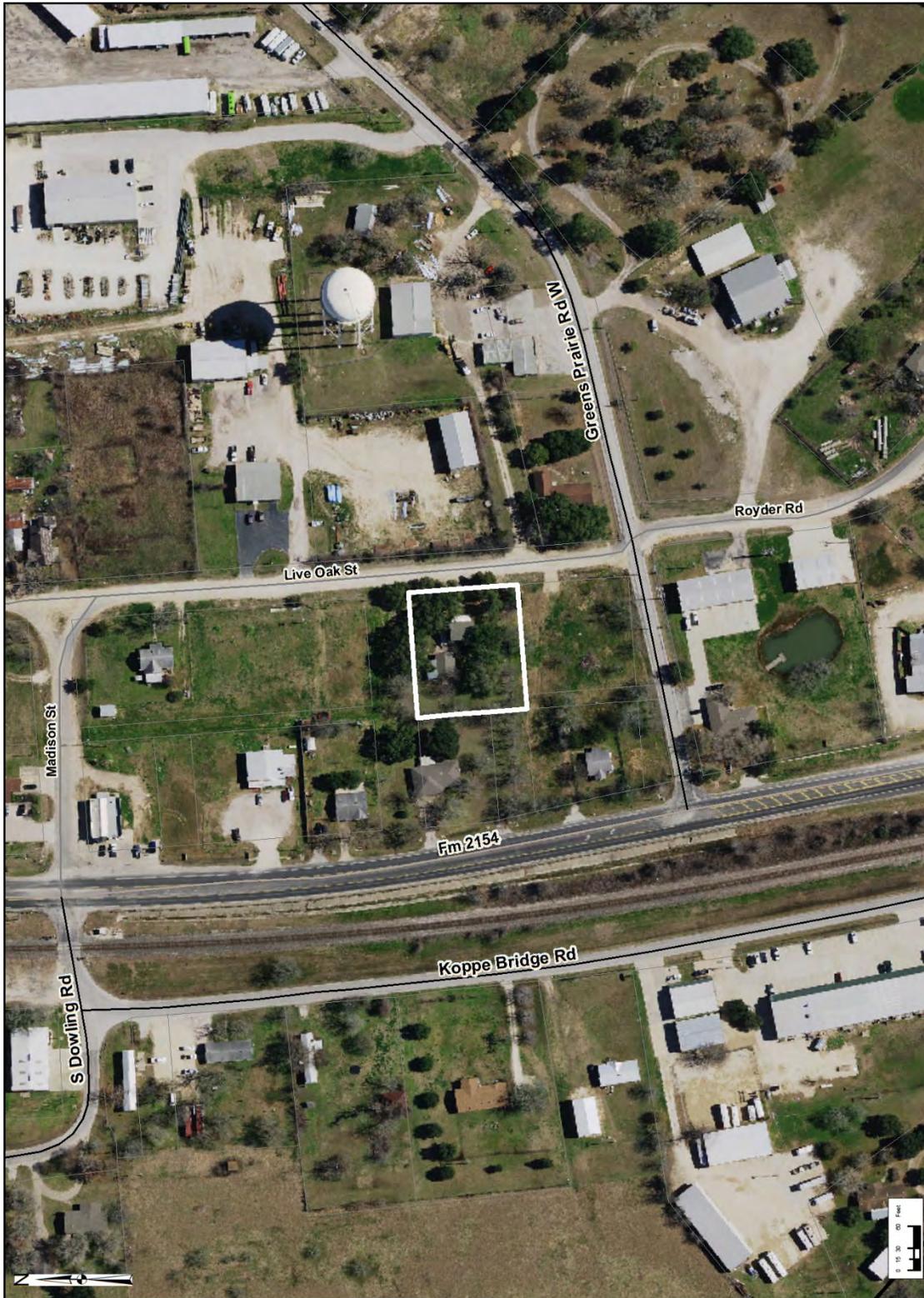
SCALE: 0.59 acres

LOCATION: 14996 Live Oak Street and being more generally located between Live Oak Street and Wellborn Road near Greens Prairie Road West. Being the Benjamin Graham Subdivision, Lot 9 and a portion of Lot 10 and the adjacent portion of the 20' Alley, Block A, according to the plat recorded in Volume 12, Page 394 of the Official Public Records of Brazos County, Texas.

APPLICANT: John Magruder

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

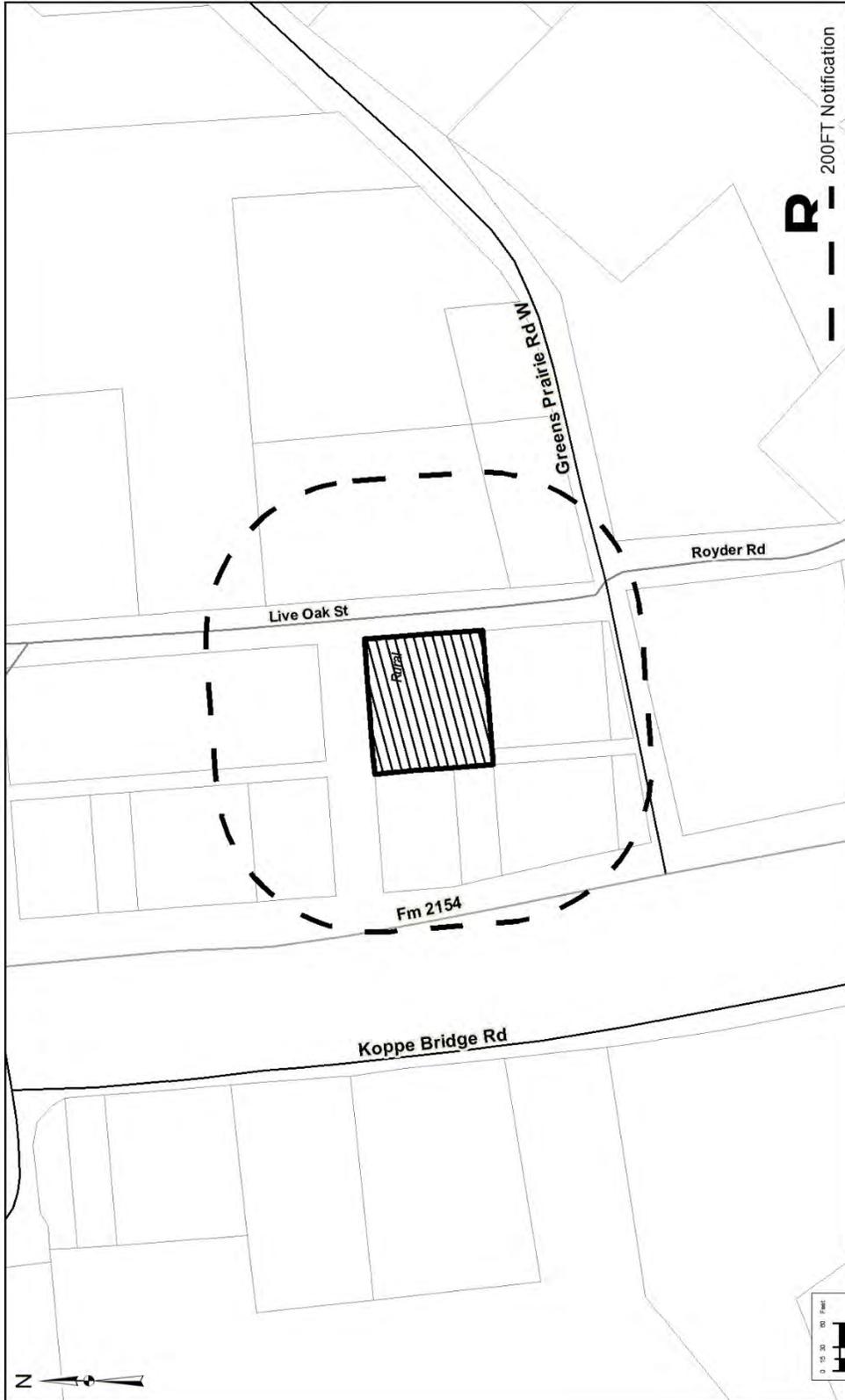


Case: REZ2015-000015

REZONING

14996 LIVE OAK

DEVELOPMENT REVIEW



R --- 200FT Notification

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



DEVELOPMENT REVIEW

14996 LIVE OAK

Case: REZ2015-000015

REZONING

NOTIFICATIONS

Advertised Commission Hearing Date: October 15, 2015
Advertised Council Hearing Date: November 12, 2015

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

N/A

Property owner notices mailed: 9
Contacts in support: None at the time of staff report.
Contacts in opposition: None at the time of staff report.
Inquiry contacts: 1

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Wellborn Commercial	R Rural	Single-family home
South	Wellborn Commercial	R Rural	Single-family home
East (Across Live Oak)	Institutional/ Public	R Rural	Commercial
West	Wellborn Commercial	R Rural	Single-family home

DEVELOPMENT HISTORY

Annexation: 2011
Zoning: Property zoned A-O Agricultural Open upon annexation
A-O renamed R Rural (2013)
Final Plat: Benjamin Graham Subdivision Final Plat Lot 9 and a portion of Lot 10 and the adjacent portion of the 20' Alley, Block A (1894)
Site development: Property is developed with a single family home.

PROPOSAL

The applicant has requested a SC Suburban Commercial rezoning. The SC zoning district is intended to provide for low-density commercial uses that provide services to nearby neighborhoods. It should be compatible with the character of suburban single-family neighborhoods with residential character and scale. The applicant proposes a low-density commercial 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 Wellborn Commercial. The Wellborn Community Plan states that this designation is for concentrations of commercial activity that focus on the nearby residents. The uses should be limited in size and visual

impact on the community. The proposed zoning permits low-density commercial, 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 Live Oak Street are zoned R Rural, and developed as commercial lots. Properties to the north, south and west are developed as single-family homes and are zoned R Rural.
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 Live Oak Street and is suitable for a low-density commercial development. The Wellborn Community Plan speaks to creating a more pedestrian friendly, village-type environment with small scale business located along Live Oak Street.
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 Live Oak Street 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 commercial use and has limited agricultural potential as it is surrounded by single family and commercial uses.
6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water service will be provided by Wellborn Special Utility District. There is an existing 12-inch sanitary sewer main along Live Oak Street. The tract is in the Peach Creek Drainage Basin. Access will be via Live Oak Street. 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: 8/05/15
TIME: 2:57
STAFF: [Signature]

ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication Conference August 19, 2015

NAME OF PROJECT 14996 Live Oak

ADDRESS 14996 Live Oak

LEGAL DESCRIPTION (Lot, Block, Subdivision) Lot 9 and Part of Lot 10, Block A

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

14996 Live Oak Street in Wellborn, Texas

TOTAL ACREAGE 0.5894 Acres

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

Name John Magruder E-mail john@magruderhomes.com

Street Address P.O. Box 10541

City College Station State Texas Zip Code 77842

Phone Number 979-324-6682 Fax Number n/a

PROPERTY OWNER'S INFORMATION:

Name Rick Lemons E-mail ricklemons92@gmail.com

Street Address 301 Sophia

City College Station State Texas Zip Code 77845

Phone Number 979-255-1950 Fax Number n/a

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

Name Joe Gattis, PE ; Gattis Engineering E-mail joe@gattisengineering.com
Street Address 2010 Moses Creek Ct.
City College Station State Texas Zip Code 77845
Phone Number 979-575-5022 Fax Number n/a

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

Existing Zoning Rural (R) Proposed Zoning Suburban Commercial (SC)

Present Use of Property Single Family Rental Home

Proposed Use of Property Real Estate / Home Builder Office

REZONING SUPPORTING INFORMATION

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

*College Station planned use is commercial
Property is currently across the street from Elliott Construction Company & Wellborn Water Dept.*

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

This zoning change is in compliance 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?

*Most of the surrounding properties are currently being used for similar commercial uses.
~ Elliott Construction, Restaurant, Granite Showroom, Wellborn Water Dept., Steamattic Water Restoration, Convenience Store*

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

Existing 3 bedroom house and 1/2 acre lot is very suitable for small office and parking.

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

The current 3 bedroom house works well for the current zoning of Wellborn Residential.

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

The existing rental house is currently surrounded by commercial and industrial businesses making it NOT very suitable for the current zoning district.

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

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

owner

Date

8/29/15



Legislation Details (With Text)

File #: 15-0595 Version: 1 Name: Comprehensive Plan and Unified Development Ordinance Annual Review
Type: Unified Development Ordinance Status: Agenda Ready
File created: 10/2/2015 In control: Planning and Zoning Commission Regular
On agenda: 10/15/2015 Final action:
Title: Public hearing, presentation, possible action, and discussion regarding the Annual Review of the Comprehensive Plan and the Annual Review of the Unified Development Ordinance.
Sponsors: Jennifer Prochazka
Indexes:
Code sections:
Attachments: [Memo](#)
[Annual Review - print version](#)
[Annual Review - interactive version](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding the Annual Review of the Comprehensive Plan and the Annual Review of the Unified Development Ordinance.



1101 Texas Avenue, PO Box 9960
College Station, Texas 77842
Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

October 15, 2015

TO: Members of the Planning & Zoning Commission

FROM: Jennifer Prochazka, AICP, Principal Planner

SUBJECT: **Annual Review of the Comprehensive Plan & Unified Development Ordinance**

Item: Public hearing, presentation, possible action, and discussion regarding the Annual Review of the Comprehensive Plan and the Annual Review of the Unified Development Ordinance.

Comprehensive Plan

Both the Unified Development Ordinance (UDO) and the Comprehensive Plan call for an Annual Review of the Plan, which was adopted by the City Council in May 2009. The Review is organized by project type and assesses significant actions and accomplishments during the past year that further implementation of the Plan.

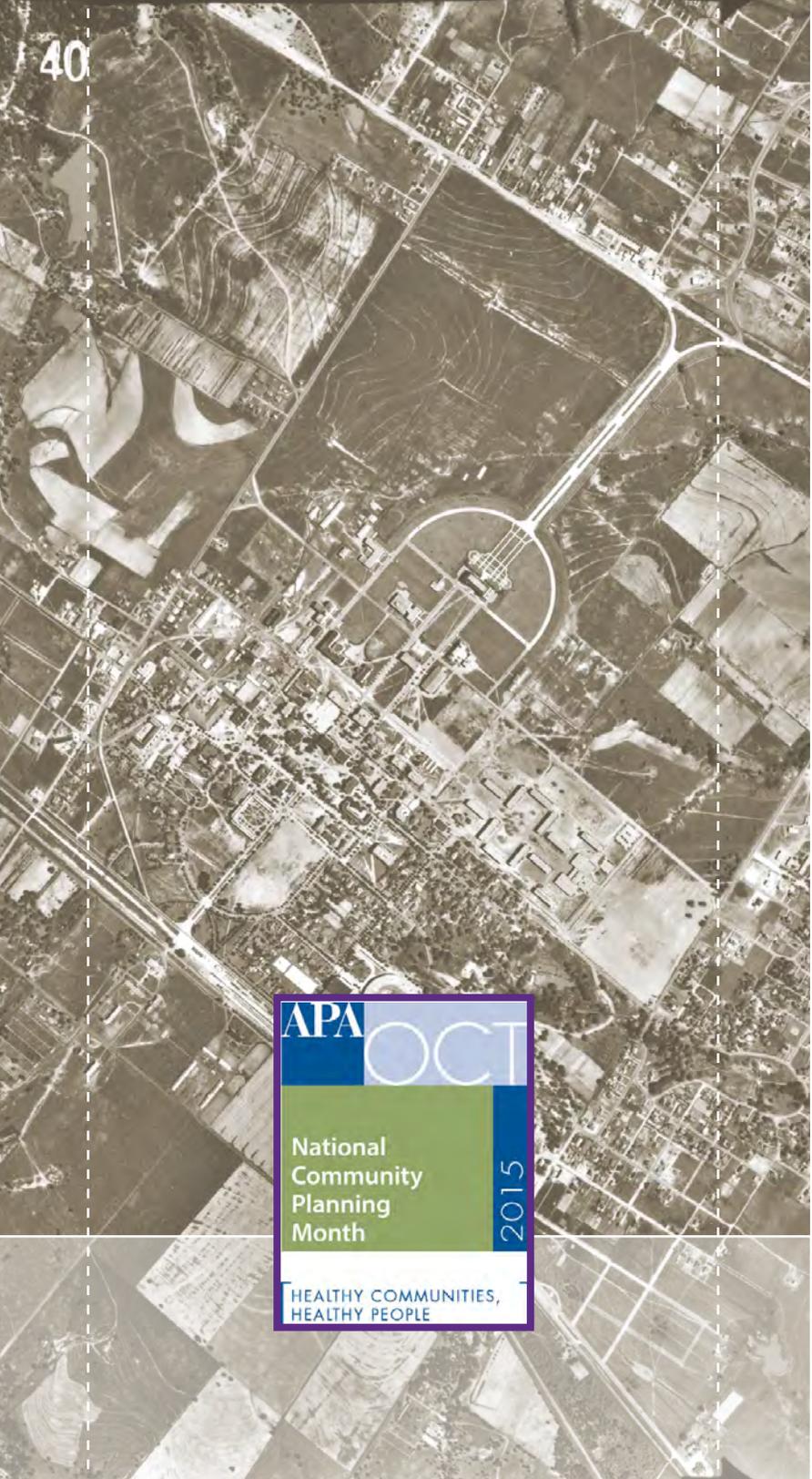
Unified Development Ordinance

The Annual Review of the Unified Development Ordinance is required by the UDO as an on-going effort to keep the development codes of the City of College Station current and relevant. Included as a part of the review is a list of amendments to the UDO during the past 12 months.

The last Annual Review was considered by City Council in October 2013. In 2014, the Comprehensive Plan Five-Year Evaluation & Appraisal Report was presented in lieu of the Annual Review.

Attachments:

2015 Annual Review of the Comprehensive Plan and Unified Development Ordinance (both print and interactive versions)



The Comprehensive Plan & Unified Development Ordinance

A Review of 2015

CONTENTS:

Evaluation & Appraisal Report	2		
Neighborhood, District & Corridor Plans	3	4	5
Master Plans	6	7	8
Projects in Progress	10		
Unified Development Ordinance	11		
2016 Priorities	12		
Vision Statement	13		

This year's annual review includes an overview of major Comprehensive Plan initiatives. Yearly reviews are performed to ensure that the Comprehensive Plan remains relevant and to identify any changes necessary to accommodate College Station's future growth.



Comprehensive Plan

Evaluation & Appraisal Report

WEB

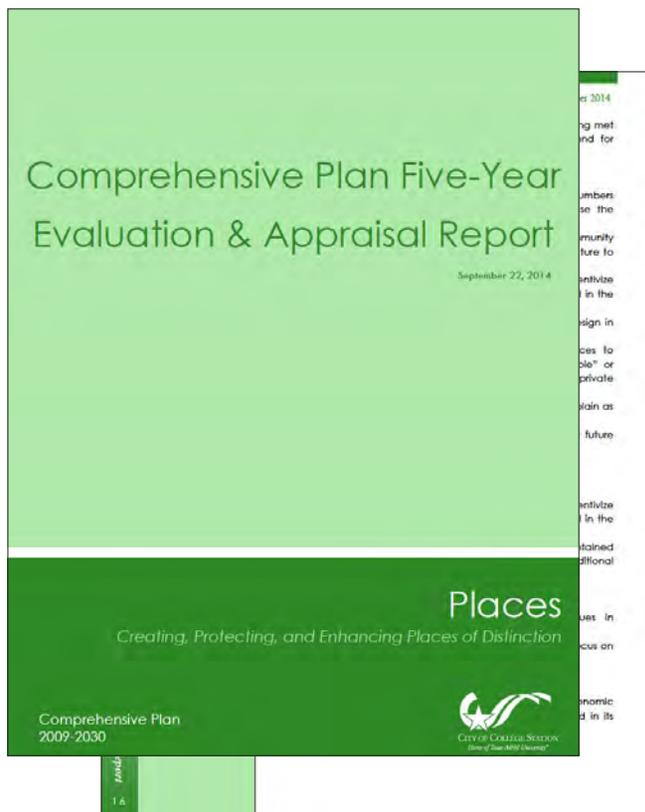
WEB

Five-Year Comprehensive Plan Evaluation & Appraisal Report

PDF

September 2014

As called for in the Comprehensive Plan, a five-year evaluation and appraisal report was prepared in 2014 evaluating the existing Plan and assessing its success in achieving the Community's goals. The purpose was to serve as a "check-up" on the Comprehensive Plan by identifying successes and shortcomings, considering changing conditions, and recommending appropriate modifications.



Progress in FY2015:

- Non-Residential Architectural Standards revised
- Future Land Use and Character Map assessment initiated
- Thoroughfare plan update underway
- Joint-Annexation Task Force created
- City land use inventory initiated
- Population projection review initiated



Comprehensive Plan

Neighborhood, District & Corridor Plans

WEB

WEB

Goals of the Comprehensive Plan

Future Land Use and Character | Neighborhood Integrity | Economic Development | Parks
 Mobility | Municipal Facilities & Community Services | Growth Management

Neighborhood, District, and Corridor plans are small area plans that are focused on areas designated for further review in the Comprehensive Plan. These plans are intended to serve as action plans for specific areas that focus on the particular needs and opportunities of the area.



Central College Station

Adopted June 2010*

Progress in FY2015:

- Final year of plan implementation
- New sidewalk along Normand Drive (Rock Prairie Road to Ponderosa Drive)
- Pro-active zoning map amendments initiated

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* Received the Long Range Planning Award from CTxAPA in 2010

Eastgate Neighborhood

Adopted June 2011

Progress in FY2015:

- All-way stop at Lincoln Avenue and Tarrow Street based on warrant study
- All-way stop at Walton Drive and Francis Drive based on warrant study
- Tarrow Street sidewalk project complete
- Eisenhower Street extension under construction
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Progress in FY2015:

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WEB

WEB

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- Initiated Wellborn zoning districts
- Street overlays complete
- Sanitation transitioned to City service
- Sewer line complete
- Additional annexation of 200+ acres
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- Fire Station No. 7 design funded



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Progress in FY2015:

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- Holleman Drive bike lane re-stripped
- Parking removal in identified areas completed
- Sidewalk design in progress Guadalupe Drive and Langford Street

Comprehensive Plan

Neighborhood, District & Corridor Plans

[WEB](#)

[WEB](#)



[MAP](#)

[WEB](#)

Medical District Master Plan

Adopted October 2012

Progress in FY2015:

- Rock Prairie Road bridge widening complete
- Economic development agreement finalized for Rock Prairie MMD #2
- Municipal Management District board appointments made by City Council
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employees & 230+ active physicians at The Med

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beds at the new Scott & White hospital since Aug. 2013

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& older people are among the fastest growing age group in CS



Comprehensive Plan

Bicycle, Pedestrian and Greenways Master Plan

WEB

WEB



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- Design in progress for sidewalk along Guadalupe Drive from Langford Street to Nueces Drive, and along Langford Street from Haines Drive to Guadalupe Drive

.....

* Received the Project Plan of the Year from TxAPA in 2011

Master Plan Goals

- 1 Improve connectivity and accessibility
- 2 Increase safety
- 3 Increase bicycling and walking outdoors
- 4 Encourage environmental stewardship

653

acres of city-owned greenways

167

miles of CS sidewalks

44+

miles of CS bike lanes

12+

miles of CS trails



Comprehensive Plan

Water/Wastewater Master Plans

WEB

WEB



Water System Master Plan

PDF

Adopted August 2010*

Progress in FY2015:

- Area 2 (Greens Prairie / Arrington Road) water line extension under construction
- Phased expansion of water supply resources and production capacity
- Cooling tower expansion under construction
- Sandy Point Pump Station chemical feed & storage system under construction
- Groundwater Projection Well #9 and collection line in design

.....

* Water System Master Plan will be updated by end of fall 2015



Wastewater System Master Plan

PDF

Adopted June 2011*

Progress in FY2015:

- Bee Creek Trunkline Phase II under design
- Eastside sewer service extension in design
- Carters Creek WWTP centrifuge and electrical improvements in design
- Lick Creek WWTP generator replacement in design

.....

* Wastewater System Master Plan will be updated by end of summer 2016



Joint Rehabilitation Projects

Older neighborhoods, redevelopment areas

Progress in FY2015:

- Eastgate utility rehabilitation project in design
- Munson utility and street rehabilitation project in design
- First phase of the Francis utility and street rehabilitation project in design
- Eisenhower and Nimitz utility and street rehabilitation projects in design
- Graham Road utility and street rehabilitation project under construction



Comprehensive Plan

Parks and Recreation Master Plan

WEB

WEB



An infographic consisting of two overlapping green circles. The left circle contains the text '200+' in large green font, with 'park programs offered in CS' in smaller green font below it. The right circle contains a colorful drawing of a lightbulb with the text 'Lights On Afterschool' and 'Support Afterschool Programs!' inside it.

An infographic consisting of two overlapping green circles. The left circle contains a photograph of a park entrance sign that reads 'Brison Park'. The right circle contains the text '57 parks' in large green font.

An infographic consisting of two overlapping green circles. The left circle contains the text '1,372 acres of parkland' in large green font. The right circle contains a photograph of a park landscape featuring a stream, green grass, and trees.

Parks and Recreation Master Plan

Adopted July 2011

Progress in FY2015:

- Added two synthetic multi-purpose athletic fields at Veterans Park and Athletic Complex
- Hosted about 20,000 athletes and visitors for TAAF Games of Texas
- Added two city parks and 35 acres of park property
- Completed renovations at Arboretum Park and Southwest Park
- Completed the master plan for expansion of Veterans Park and Athletic Complex fields and facilities
- Hosted a groundbreaking for the new "Fun for All Playground" at Central Park
- Hosted large-scale public events including Trick-or-Treat at Werewolf Creek, Christmas at the Creek, and Starlight Concert Series



Comprehensive Plan

Economic Development Master Plan

WEB

WEB



Economic Development Master Plan

PDF

Adopted September 2013

Progress in FY2015:

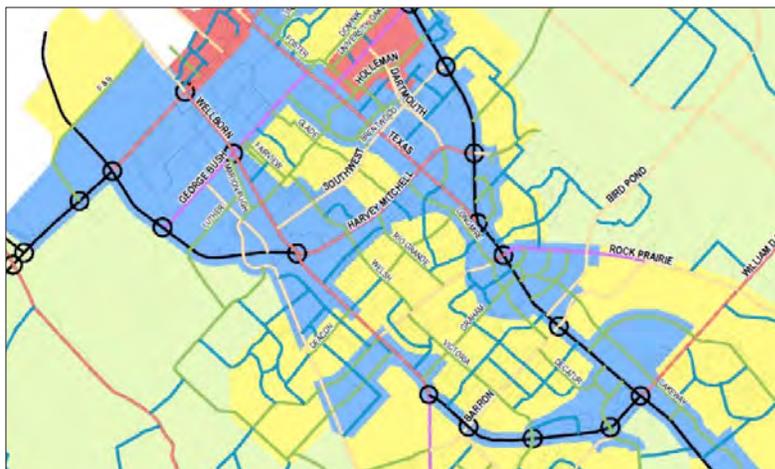
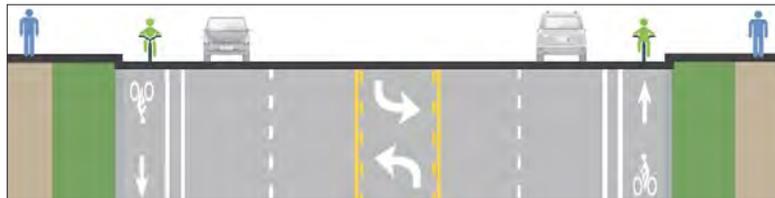
- Reinstated the Economic Development department with a director position, [website](#) and funding for FY16.
- Medical District Master Plan implementation efforts:
 - > Established a synthetic TIRZ for the East Side
 - > Established a Municipal Management District for the East Side
 - > Executed an Infrastructure & ED agreement for the majority of property on east side that will provide sanitary sewer and major thoroughfares.
 - > Initiated design of Lakeway Drive to provide a connection parallel to Highway 6 between the St. Joseph's and Scott & White medical facilities.
- Initiated expansion of Veterans Park and Athletic Complex, a destination venue for sports tourism.
- Initiated redevelopment efforts along University Drive to maximize property value.
- Explored other successful economic development programs and recruitment efforts in Auburn, Alabama.
- Began discussions with Texas A&M University, Texas A&M Engineering Experiment Station, and Texas A&M AgriLife Extension Service on partnership opportunities in commercialization and recruitment efforts.
- Began exploring opportunities in the public and private sector to establish shovel-ready development sites.



Comprehensive Plan

Projects in Progress

WEB



Thoroughfare Plan Update

Anticipated completion – November 2015

Project Scope:

- Update thoroughfares to respond to existing conditions
- Update street cross-sections
- Simplify thoroughfare classifications and context class
- Develop context sensitive design process

Stormwater Master Plan

WEB

Initiated 2011

Progress in FY2015:

- Engineering firm retained to focus on drainage capacity/flood control projects on the public storm sewer systems and open channels.
- Contract with USGS for two stream gauges to collect field measured stream data

TMDL Implementation Plan

Total Maximum Daily Load, Approved August 2012 (TCEQ), I-Plan, Approved September 2012 (EPA)

Progress in FY2015:

- I-Plan update with the Year 3 updates included
- MS4 permit renewed and current
- Sanitary Sewer Overflow (SSO) initiative is active and being maintained
- Outreach efforts including: PSAs, newsletters, and brazoscleanwater.org information
- Monitoring is occurring and levels look good



Unified Development Ordinance

Amendments in Fiscal Year 2015

WEB

WEB



Single-Family Parking Amendment

[Ordinance #2015-3699](#), adopted September 21, 2015

Added options to address parking during design of single-family subdivisions.



Non-Residential Architectural Standards

[Ordinance #2015-3663](#), adopted May 28, 2015

Revised NRA Standards and added an alternative compliance option.



Northgate High-Density Dwelling Units

[Ordinance #2015-3655](#), adopted April 23, 2015

Allows up to five or six individuals to reside together in a single unit in Northgate.



Wellborn Commercial Signs

[Ordinance #2015-3643](#), adopted March 12, 2015

Allows attached signs for non-conforming commercial development in Wellborn.



Municipal Utility Districts & ETJ Lot Size

[Ordinance #2015-3640](#), adopted February 26, 2015

Created Municipal Utility Districts (MUD) petition review bodies and permitted minimum lot size waivers in MUDs within the city's extraterritorial jurisdiction.



New Multi-Family & Mixed-Use Zoning Districts

[Ordinance #2014-3624](#), adopted December 18, 2014

Created MF and MU districts and retired R-4 and R-6 districts.



Comprehensive Plan 2016 Priorities

WEB



Harvey Mitchell District Plan

Implementation of the Five-Year Comprehensive Plan Report by initiating a district plan in the area south of Harvey Mitchell Parkway, between Earl Rudder Freeway and Texas Avenue.



Land Use Inventory & Housing Needs

Maintain an up-to-date log of land utilization and availability and evaluate whether or not the City's housing needs are being met into the future.



Future Land Use & Character Map Amendments

Evaluate potential land use changes to address anticipated population growth.



Multi-family Parkland Dedication

Potential alternative method to determine parkland dedication requirements for multi-family projects.



Annexation Task Force & Growth Management & Capacity amendments

Amendments to the Growth Management & Capacity chapter of the Comprehensive Plan based on recommendations by the Annexation Task Force.

WEB



Single-Family Overlay Ordinance Amendment

More flexible single-family preservation options will be proposed as additions to existing tools.



Wellborn Zoning Districts

New zoning districts will be created to align with the goals and direction established in the Wellborn Community Plan.

WEB



Walton Drive Commercial Overlay

Creation of a zoning overlay to address parking and other non-conformities for the commercial area at Walton Drive and Texas Avenue to increase the viability of the area while maintaining the character, as recommended in the Eastgate Plan.



College Station, the proud home of Texas A&M University and the heart of the Research Valley, will remain a vibrant, forward-thinking, knowledge-based community which promotes the highest quality of life for its citizens by:

- Ensuring safe, tranquil, clean, and healthy neighborhoods with enduring character;
- Increasing and maintaining the mobility of College Station citizens through a well planned and constructed inter-modal transportation system;
- Expecting sensitive development and management of the built and natural environment;
- Supporting well planned, quality, and sustainable growth;
- Valuing and protecting our cultural and historical community resources;
- Developing and maintaining quality cost-effective community facilities, infrastructure and services which ensure our City is cohesive and well connected; and,
- Pro-actively creating and maintaining economic and educational opportunities for all citizens.

College Station will continue to be among the friendliest and most responsive of communities and a demonstrated partner in maintaining and enhancing all that is good and celebrated in the Brazos Valley. It will continue to be a place where Texas and the world come to learn, live, and conduct business!





The
**Comprehensive Plan &
Unified Development Ordinance**

A Review of 2015
.....

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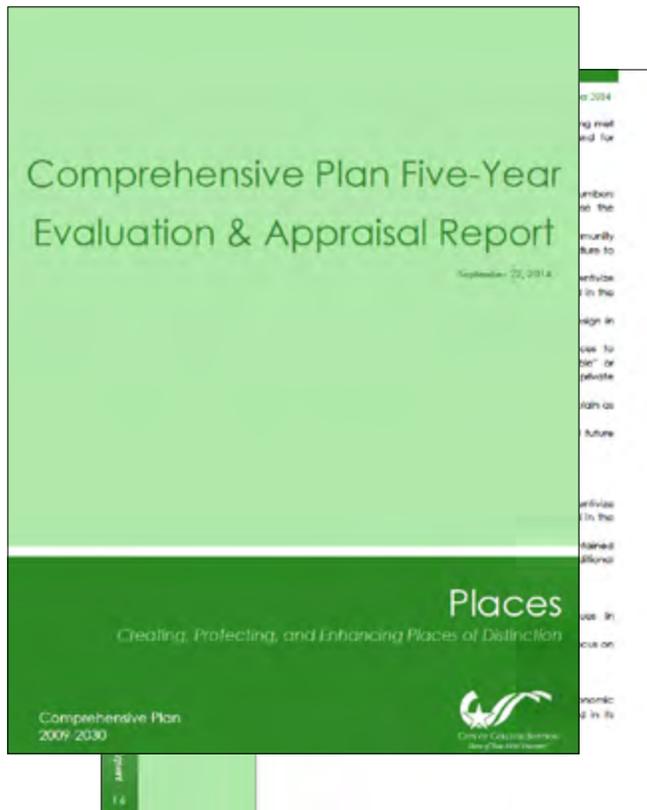
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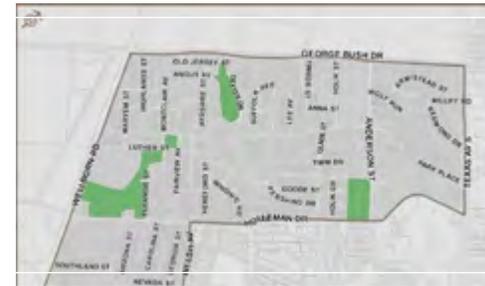
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Adopted June 2010*

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- Design in progress for sidewalk along Guadalupe Drive from Langford Street to Nueces Drive, and along Langford Street from Haines Drive to Guadalupe Drive

* Received the Project Plan of the Year from TxAPA in 2011

653 acres of city-owned greenways
167 miles of CS sidewalks
44+ miles of CS bike lanes
12+ miles of CS trails

Master Plan Goals

- Improve connectivity and accessibility
- Increase safety
- Increase bicycling and walking outdoors
- Encourage environmental stewardship



Comprehensive Plan

Water/Wastewater Master Plans



Water System Master Plan

Adopted August 2010*

Progress in FY2015:

- Area 2 (Greens Prairie / Arrington Road) water line extension under construction
- Phased expansion of water supply resources and production capacity
- Cooling tower expansion under construction
- Sandy Point Pump Station chemical feed & storage system under construction
- Groundwater Projection Well #9 and collection line in design

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* Water System Master Plan will be updated by end of fall 2015



Wastewater System Master Plan

Adopted June 2011*

Progress in FY2015:

- Bee Creek Trunkline Phase II under design
- Eastside sewer service extension in design
- Carters Creek WWTP centrifuge and electrical improvements in design
- Lick Creek WWTP generator replacement in design

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* Wastewater System Master Plan will be updated by end of summer 2016



Joint Rehabilitation Projects

Older neighborhoods, redevelopment areas

Progress in FY2015:

- Eastgate utility rehabilitation project in design
- Munson utility and street rehabilitation project in design
- First phase of the Francis utility and street rehabilitation project in design
- Eisenhower and Nimitz utility and street rehabilitation projects in design
- Graham Road utility and street rehabilitation project under construction

Comprehensive Plan

Parks and Recreation Master Plan



Parks and Recreation Master Plan

Adopted July 2011

Progress in FY2015:

- Added two synthetic multi-purpose athletic fields at Veterans Park and Athletic Complex
- Hosted about 20,000 athletes and visitors for TAAF Games of Texas
- Added two city parks and 35 acres of park property
- Completed renovations at Arboretum Park and Southwest Park
- Completed the master plan for expansion of Veterans Park and Athletic Complex fields and facilities
- Hosted a groundbreaking for the new "Fun for All Playground" at Central Park
- Hosted large-scale public events including Trick-or-Treat at Werewolf Creek, Christmas at the Creek, and Starlight Concert Series

Comprehensive Plan

Economic Development Master Plan



Economic Development Master Plan

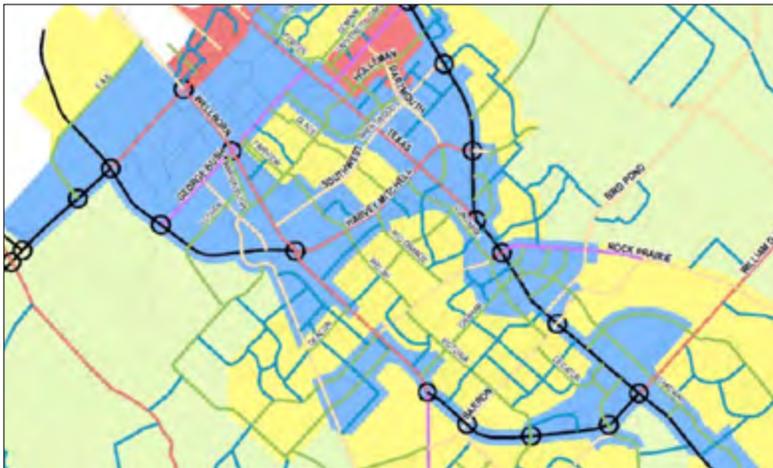
Adopted September 2013

Progress in FY2015:

- Reinstated the Economic Development department with a director position, [website](#) and funding for FY16.
- Medical District Master Plan implementation efforts:
 - > Established a synthetic TIRZ for the East Side
 - > Established a Municipal Management District for the East Side
 - > Executed an Infrastructure & ED agreement for the majority of property on east side that will provide sanitary sewer and major thoroughfares.
 - > Initiated design of Lakeway Drive to provide a connection parallel to Highway 6 between the St. Joseph's and Scott & White medical facilities.
- Initiated expansion of Veterans Park and Athletic Complex, a destination venue for sports tourism.
- Initiated redevelopment efforts along University Drive to maximize property value.
- Explored other successful economic development programs and recruitment efforts in Auburn, Alabama.
- Began discussions with Texas A&M University, Texas A&M Engineering Experiment Station, and Texas A&M AgriLife Extension Service on partnership opportunities in commercialization and recruitment efforts.
- Began exploring opportunities in the public and private sector to establish shovel-ready development sites.

Comprehensive Plan

Projects in Progress



Thoroughfare Plan Update

Anticipated completion – November 2015

Project Scope:

- Update thoroughfares to respond to existing conditions
- Update street cross-sections
- Simplify thoroughfare classifications and context class
- Develop context sensitive design process

Stormwater Master Plan

Initiated 2011

Progress in FY2015:

- Engineering firm retained to focus on drainage capacity/flood control projects on the public storm sewer systems and open channels.
- Contract with USGS for two stream gauges to collect field measured stream data

TMDL Implementation Plan

Total Maximum Daily Load, Approved August 2012 (TCEQ), I-Plan, Approved September 2012 (EPA)

Progress in FY2015:

- I-Plan update with the Year 3 updates included
- MS4 permit renewed and current
- Sanitary Sewer Overflow (SSO) initiative is active and being maintained
- Outreach efforts including: PSAs, newsletters, and brazoscleanwater.org information
- Monitoring is occurring and levels look good

Unified Development Ordinance

Amendments in Fiscal Year 2015



Single-Family Parking Amendment

Ordinance #2015-3699, adopted September 21, 2015

Added options to address parking during design of single-family subdivisions.



Non-Residential Architectural Standards

Ordinance #2015-3663, adopted May 28, 2015

Revised NRA Standards and added an alternative compliance option.



Northgate High-Density Dwelling Units

Ordinance #2015-3655, adopted April 23, 2015

Allows up to five or six individuals to reside together in a single unit in Northgate.



Wellborn Commercial Signs

Ordinance #2015-3643, adopted March 12, 2015

Allows attached signs for non-conforming commercial development in Wellborn.



Municipal Utility Districts & ETJ Lot Size

Ordinance #2015-3640, adopted February 26, 2015

Created Municipal Utility Districts (MUD) petition review bodies and permitted minimum lot size waivers in MUDs within the city's extraterritorial jurisdiction.



New Multi-Family & Mixed-Use Zoning Districts

Ordinance #2014-3624, adopted December 18, 2014

Created MF and MU districts and retired R-4 and R-6 districts.

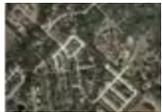
Comprehensive Plan

2016 Priorities



Harvey Mitchell District Plan

Implementation of the Five-Year Comprehensive Plan Report by initiating a district plan in the area south of Harvey Mitchell Parkway, between Earl Rudder Freeway and Texas Avenue.



Land Use Inventory & Housing Needs

Maintain an up-to-date log of land utilization and availability and evaluate whether or not the City's housing needs are being met into the future.



Future Land Use & Character Map Amendments

Evaluate potential land use changes to address anticipated population growth.



Multi-family Parkland Dedication

Potential alternative method to determine parkland dedication requirements for multi-family projects.



Annexation Task Force & Growth Management & Capacity amendments

Amendments to the Growth Management & Capacity chapter of the Comprehensive Plan based on recommendations by the Annexation Task Force.



Single-Family Overlay Ordinance Amendment

More flexible single-family preservation options will be proposed as additions to existing tools.



Wellborn Zoning Districts

New zoning districts will be created to align with the goals and direction established in the Wellborn Community Plan.



Walton Drive Commercial Overlay

Creation of a zoning overlay to address parking and other non-conformities for the commercial area at Walton Drive and Texas Avenue to increase the viability of the area while maintaining the character, as recommended in the Eastgate Plan.

College Station, the proud home of Texas A&M University and the heart of the Research Valley, will remain a vibrant, forward-thinking, knowledge-based community which promotes the highest quality of life for its citizens by:

- Ensuring safe, tranquil, clean, and healthy neighborhoods with enduring character;
- Increasing and maintaining the mobility of College Station citizens through a well planned and constructed inter-modal transportation system;
- Expecting sensitive development and management of the built and natural environment;
- Supporting well planned, quality, and sustainable growth;
- Valuing and protecting our cultural and historical community resources;
- Developing and maintaining quality cost-effective community facilities, infrastructure and services which ensure our City is cohesive and well connected; and,
- Pro-actively creating and maintaining economic and educational opportunities for all citizens.

College Station will continue to be among the friendliest and most responsive of communities and a demonstrated partner in maintaining and enhancing all that is good and celebrated in the Brazos Valley. It will continue to be a place where Texas and the world come to learn, live, and conduct business!

