



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

Planning and Zoning Commission Workshop

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

Thursday, February 4, 2016

6:00 PM

City Hall Council Chambers

1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev
4. [16-0071](#) Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work (see attached). (M. Bombek)
Attachments: [2015 Plan of Work](#)
5. [16-0064](#) Presentation, possible action, and discussion regarding the City's non-residential land use inventory.
Sponsors: Bombek
Attachments: [Commercial Land Use Inventory Memo.docx](#)
6. [16-0061](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, February 11, 2016 ~City Council Meeting ~ Council Chambers ~ Workshop 4:00 p.m. and Regular 7:00 p.m. (Liaison - Rektorik)
*Thursday, February 18, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
7. [16-0062](#) Presentation, possible action, and discussion regarding an update on the following items:
*A Rezoning for approximately 6 acres located at 5014 Raymond Stotzer Parkway from R Rural to PDD Planned Development District. The Planning & Development Commission heard this item on January 7, 2016 and voted (5-0) to recommend approval. The City Council heard this item on January 28, 2016 and voted (6-0-1) to approve the request.
*An Ordinance amendment for Special Event Parking. The Planning & Zoning Commission heard this item on January 7, 2016 and voted (5-0) to recommend approval. The City Council heard this item on January 28, 2016 and voted (7-0) to approve the

request.

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

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

10. Adjourn.

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

APPROVED

City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on _____, 2016 at 5:00 p.m.

City Secretary

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

Penal Code § 30.07. Trespass by License Holder with an Openly Carried Handgun.

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Codigo Penal § 30.07. Traspasar Portando Armas de Mano al Aire Libre con Licencia.

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propiedad portando armas de fuego publicamente."



Legislation Details (With Text)

File #: 16-0071 **Version:** 1 **Name:**

Type: Updates **Status:** Agenda Ready

File created: 1/28/2016 **In control:** Planning and Zoning Commission Workshop

On agenda: 2/4/2016 **Final action:**

Title: Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work (see attached). (M. Bombek)

Sponsors:

Indexes:

Code sections:

Attachments: [2015 Plan of Work](#)

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

2015 Planning & Zoning Commission Plan of Work

Comprehensive Plan Implementation

Implementation of Adopted Plans	
<p>Summary:</p> <p>Implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Central College Station, Eastgate, Southside Area, Wellborn Community, and South Knoll Area neighborhood plans, and Bicycle, Pedestrian & Greenways, Parks and Recreation, Water, Waste Water, Medical District, and Economic Development master plans.</p>	<p>Project Dates:</p> <p>3/26/15: Council awarded contract to Freese & Nichols to update the Wastewater Master Plan.</p> <p>3/26/15: Council approved all-way stop at Lincoln Avenue and Tarrow Street (Eastgate Plan).</p> <p>5/28/15: Council awarded construction contract for Eisenhower Street extension between Lincoln Avenue and Ash Street (Eastgate Plan).</p> <p>June 2015: Sidewalk constructed along Normand Drive between Rock Prairie and Pondersoa (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 (Eastgate Plan).</p> <p>7/9/15: Council approved Infrastructure and Economic Development Agreement for much of Rock Prairie MMD #2 area (Medical District Master Plan).</p> <p>August 2015: Design complete for a sidewalk on Wellborn Road from Southwest Parkway to Luther Street (Southside Area Plan).</p> <p>8/27/15: Council approved McCulloch Neighborhood Conservation Overlay (Southside Area Plan).</p> <p>9/16/15: Public meeting regarding the design of sidewalk on Guadalupe Drive (South Knoll Area Plan).</p> <p>9/21/15: Council awarded construction contract for intersection improvements at George Bush Drive at Dexter Drive, George Bush Drive at Timber Street, Holleman Drive at Eleanor Street, and Holleman Drive at Welsh Avenue (Southside Area Plan).</p> <p>September 2015: Park improvements in South Knoll area under contract to add benches, bike racks, and picnic units (South Knoll Area Plan).</p>

	<p>September 2015: Design complete for a sidewalk on Dominik Drive from Stallings Drive to Munson Avenue (Eastgate Plan).</p> <p>10/8/15: Council approved an Economic Development Agreement for College Station Science Park (Economic Development Master Plan).</p> <p>10/22/15: Council awarded construction contract for sidewalk on Dominik Drive between Stallings Drive and Munson Avenue. (Eastgate Plan).</p> <p>12/10/15: Council awarded construction contract for sidewalk on Guadalupe Drive (South Knoll Plan).</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

<u>Five-Year Comprehensive Plan Report</u> Implementation	
<p>Summary:</p> <p>Implementation of general items and tasks identified in the Five-Year Comprehensive Plan Report.</p>	<p>Project Dates:</p> <p>11/19/15: P&Z recommended approval of the identified text amendments to the Comprehensive Plan</p> <p>12/10/15: Council adopted the identified text amendments to the Comprehensive Plan.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

<u>Annexation</u> Task Force	
<p>Summary:</p> <p>Implement the Five-Year Comprehensive Plan Report by creating a task force of elected officials, appointed officials, and staff to update timing and priorities of future annexations including the potential development of a three-year annexation plan.</p>	<p>Project Dates:</p> <p>5/28/15: Council adopted resolution to create Joint Annexation Task Force.</p> <p>6/4/15: P&Z appointed 3 members to Task Force.</p> <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>9/11/15: Task Force meeting.</p> <p>10/9/15: Task Force meeting.</p> <p>10/30/15: Task Force meeting.</p> <p>11/20/15: Task Force meeting.</p> <p>12/14/15: Task Force meeting.</p> <p>1/11/16: Task Force meeting.</p>
Staff Assigned: L. Simms	Anticipated Initiation: May 2015

Future Land Use and Character Map Assessments	
<p>Summary: Implement the Five-Year Comprehensive Plan Report by evaluating the appropriateness of the existing Future Land Use and Character designations for five areas and recommend amendments as necessary. Priority will be given to Area A (Wellborn Road near Barron Road) and Area B (Greens Prairie Road at Greens Prairie Trail).</p>	<p>Project Dates: 11/19/15: Public hearing and P&Z recommendation on assessments and proposed land use changes. 12/10/15: Council adopted proposed land use changes for Areas A, B, and C.</p>
Staff Assigned: J. Prochazka	Item Completed: December 2015

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

Land Use Inventory/Housing Needs	
<p>Summary: Implement the Five-Year Comprehensive Plan Report by maintaining up-to-date percentages of available and utilized land and evaluating whether all of the City's future housing needs are being met.</p>	<p>Project Dates: 1/21/16: Residential Land use inventory presentation at P&Z Workshop. 2/4/16: Non-residential land use inventory presentation at P&Z Workshop.</p>
Staff Assigned: M. Bombek	Anticipated Initiation: Summer 2015

Non-Residential Architectural Standards	
<p>Summary: Implement the Five-Year Comprehensive Plan Report by revising the existing non-residential architectural requirements to reflect current practices and allow more flexibility in design.</p>	<p>Project Dates: April 2015: Public comment period of draft ordinance. 5/4/15: BPG Advisory Board recommended approval with minor changes. 5/7/15: P&Z recommended approval of proposed ordinance. 5/28/15: Council adopted proposed ordinance. 12/3/15: P&Z Workshop discussion on requirements for commercial-industrial uses.</p>
Staff Assigned: J. Schubert	Item Completed: May 2015

<u>Thoroughfare Plan</u>	
<p>Summary:</p> <p>Implement the Five-Year Comprehensive Plan Report by updating the Thoroughfare Plan based on new traffic counts and capacity data and evaluate if changes are needed to the existing street section standards.</p>	<p>Project Dates:</p> <p>9/10/14: Entered into contract with Kimley-Horn and Associates, Inc to update Thoroughfare Plan.</p> <p>11/5/15: P&Z recommended approval of ordinance amending Comprehensive Plan Chapter 6 Transportation and the Thoroughfare Plan with removal of Luther Street West extension.</p> <p>12/10/15: Council adopted ordinance amendment with inclusion of future Luther Street West extension.</p>
Staff Assigned: D. Singh	Item Completed: December 2015

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

Wellborn Zoning Districts	
<p>Summary:</p> <p>Implement the Wellborn Community Plan by creating new or modified zoning districts as described in the Plan.</p>	<p>Project Dates:</p> <p>11/10/15: Stakeholder meeting regarding zoning concepts at Greens Prairie Elementary.</p>
Staff Assigned: J. Bullock	Anticipated Initiation: Summer 2015

Research, Education, and Other Items

<u>Bicycle, Pedestrian, and Greenways Master Plan Update</u>	
<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> <p>10/1/15: Presentation at P&Z Workshop.</p>
Staff Assigned: V. Garza	Item Completed: October 2015

Easterwood Airport Master Plan	
<p>Summary:</p> <p>Receive a report on the Easterwood Airport Master Plan and consider potential implications of any future plans for expansion.</p>	<p>Project Dates:</p> <p>11/13/15: Presentation at Joint P&Z Commission meeting with City of Bryan.</p>
Staff Assigned: M. Hitchcock	Item Completed: November 2015

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

Parkland Dedication Basis	
<p>Summary:</p> <p>Discuss possibilities of revising parkland dedication requirements to be based on a per bedroom basis instead of per dwelling unit.</p>	<p>Project Dates:</p> <p>7/16/15: Discussion at P&Z Workshop.</p> <p>9/3/15: Discussion at P&Z Workshop.</p> <p>10/15/15: Joint Workshop discussion with Parks & Recreation Advisory Board.</p> <p>10/28/15: Stakeholder meeting to present concept of multi-family parkland on a per bedroom basis.</p> <p>11/10/15: Proposed amendment presented to Parks & Recreation Advisory Board.</p> <p>11/19/15: P&Z recommended approval of proposed ordinance amendment.</p> <p>12/10/15: Council adopted proposed ordinance amendment.</p>
Staff Assigned: J. Prochazka/Legal Staff	Item Completed: December 2015

Parkland Dedication Funds	
<p>Summary:</p> <p>Receive an update regarding the tracking and timing of expenditures in the various park zones.</p>	<p>Project Dates:</p> <p>November 2015: Summary memo of park zone account balances sent to P&Z.</p>
Staff Assigned: Parks & Recreation Staff	Item Completed: November 2015

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

Review of Adopted Plans	
<p>Summary:</p> <p>After action review of adopted planning areas, specifically Northgate, BioCorridor, and Medical Districts.</p>	<p>Project Dates:</p> <p>12/17/15: Overview of Medical District Master Plan at P&Z Workshop.</p>
Staff Assigned: P&DS/Economic Development Staff	Anticipated Initiation: Fall 2015

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



Legislation Details (With Text)

File #: 16-0064 **Version:** 1 **Name:** Non-Residential Land Use Inventory-Update
Type: Updates **Status:** Agenda Ready
File created: 1/27/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 2/4/2016 **Final action:**
Title: Presentation, possible action, and discussion regarding the City's non-residential land use inventory.
Sponsors: Mark Bombek
Indexes:
Code sections:
Attachments: [Commercial Land Use Inventory Memo.pdf](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the City's non-residential land use inventory.



CITY OF COLLEGE STATION

Planning & Development Services

1101 Texas Avenue, PO Box 9960

College Station, Texas 77842

Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Mark Bombek, Staff Planner

DATE: 4 February 2016

SUBJECT: P&Z Plan of Work – Land Use Inventory

Workshop Item

Presentation, possible action, and discussion regarding the City's non-residential land use inventory.

Background

As called for in the Planning & Zoning Commission's Plan of Work, Staff will present information on the City's current land use inventory and the results of a recent evaluation of our non-residential growth capacity considering projects underway and land planned for future development.



Legislation Details (With Text)

File #: 16-0061 **Version:** 1 **Name:** Upcoming Meetings
Type: Updates **Status:** Agenda Ready
File created: 1/26/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 2/4/2016 **Final action:**
Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
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Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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*Thursday, February 18, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and
Regular 7:00 p.m.



Legislation Details (With Text)

File #:	16-0062	Version:	1	Name:	Uptates on Items Heard
Type:	Updates	Status:		Status:	Agenda Ready
File created:	1/26/2016	In control:		In control:	Planning and Zoning Commission Workshop
On agenda:	2/4/2016	Final action:		Final action:	

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Sponsors:

Indexes:

Code sections:

Attachments:

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College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

Planning and Zoning Commission Regular

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

Thursday, February 4, 2016

7:00 PM

City Hall Council Chambers

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

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

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

4. Consent Agenda

- 4.1** [16-0048](#) Consideration, possible action, and discussion on Absence Requests from meetings.
*Jim Ross ~ February 4, 2016

Attachments: [Jim Ross](#)

- 4.2** [16-0063](#) Consideration, possible action, and discussion to approve meeting minutes.
*January 21, 2016 ~ Workshop
*January 21, 2016 ~ Regular

Attachments: [January 21 2016 Workshop](#)
[January 21 2016 Regular](#)

- 4.3** [16-0046](#) Presentation, possible action, and discussion regarding a Final Plat

for 12 at Rock Prairie Subdivision Phase 3, consisting of five single-family lots on approximately 0.677 acres located at 3270 Rock Prairie Road West generally located north of Rock Prairie Road West, and west of Wellborn Road. Case #FP2015-000037

Sponsors: Thomas

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

- 4.4 [16-0053](#) Presentation, possible action, and discussion regarding a Final Plat for The Barracks II Phase 401 subdivision consisting of 65 townhouse lots and 4 commons areas on approximately 3.51 acres generally located north of the intersection of Deacon Drive West and General Parkway. Case #FP2015-000013

Sponsors: Walker

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. [16-0052](#) 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 O Office and GC General Commercial to MF Multi-Family and NAP Natural Areas Protected with the condition that no residential structures be constructed within the 135 ft buffer from the heater-treater equipment on the abutting site containing oil and gas uses for approximately 17.66 acres being Lot 1, Block 5 of the Tower Point Phase 5 subdivision, generally located at 1110 Arrington Road, more generally located south of the intersection of Arrington Road and Decatur Drive. Case #REZ15-000025 (Note: Final action on this item is scheduled for the February 25, 2016 City Council meeting - subject to change)

Sponsors: Walker

Attachments: [Staff Report](#)
[Application](#)
[Letter from Applicant](#)
[HUD Allowable Separation Distance Map](#)
[Rezoning Map](#)

7. [16-0056](#) 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 O Office to PDD Planned Development District for approximately 7 acres being situated in the Thomas Caruthers League, abstract no. 9, in College Station, Brazos County, Texas, being the northern portion of that 25.79 acre tract conveyed to Brian Howard Perry by deed recorded in volume 10459, page 34 of the Official Public Records of Brazos County, Texas, generally located at 3600 Rock Prairie Road, more generally located at the intersection of Rock Prairie Road and Medical Avenue, to the east of Scott and White Hospital. Case #REZ2015-000033 (Note: Final action on this item is scheduled for the February 25, 2016 City Council meeting - subject to change)

Sponsors: Bullock

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

8. [16-0050](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-2.2, "Planning and Zoning Commission," Subsection B. "Membership and Terms," Paragraph 1 "Number, Appointment" of the Code of Ordinances of the City of College Station, Texas when serving as Capital Improvements Advisory Committee for Impact Fees; and containing other provisions to the subject matter; and (b) an ordinance amending Chapter 15, "Impact Fees," Section 15-1 "General Provisions," Subsection D. Definitions, Item 1 of the Code of Ordinances of the City of College Station; amending the definition of Advisory Committee. (Note: Final action on this item is scheduled for the February 11, 2016 City Council Meeting - subject to change)

Sponsors: Gibbs

Attachments: [P&Z Memo.docx](#)
 [ORD amend 12-2.2 FINAL.docx](#)
 [ORD amend 15-1 FINAL.docx](#)

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

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APPROVED

City Manager

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"Conforme a la seccion 30.07 del codigo penal (Traspasar portando armas de fuego publicamente), personas con licencia bajo del Sub-Capitulo H, Capitulo 411m Codigo de Gobierno (Ley de licencia de armas), no deben entrar a esta

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Legislation Details (With Text)

File #: 16-0048 **Version:** 1 **Name:**
Type: Absence Request **Status:** Agenda Ready
File created: 1/20/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 2/4/2016 **Final action:**
Title: Consideration, possible action, and discussion on Absence Requests from meetings.
*Jim Ross ~ February 4, 2016

Sponsors:

Indexes:

Code sections:

Attachments: [Jim Ross](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion on Absence Requests from meetings.
*Jim Ross ~ February 4, 2016



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Jim Ross

Request Submitted on January 20, 2016

I will not be in attendance at the meeting on February 4, 2016
for the reason specified: (Date)

I will be absent from the Feb 4th meeting due to a prior commitment.

Thank you,

Jim Ross

Signature Jim Ross



Legislation Details (With Text)

File #: 16-0063 **Version:** 1 **Name:** Minutes
Type: Minutes **Status:** Agenda Ready
File created: 1/26/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 2/4/2016 **Final action:**

Title: Consideration, possible action, and discussion to approve meeting minutes.
*January 21, 2016 ~ Workshop
*January 21, 2016 ~ Regular

Sponsors:

Indexes:

Code sections:

Attachments: [January 21 2016 Workshop](#)
[January 21 2016 Regular](#)

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

*January 21, 2016 ~ Workshop

*January 21, 2016 ~ Regular

**MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
January, 21, 2016 6:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas**

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

CITY COUNCIL MEMBERS PRESENT: Karl Mooney

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Carol Cotter, Danielle Singh, Mark Bombek, Madison Thomas, Laura Walker, Kevin Ferrer, Erika Bridges, Shane Sullivan, Carla Robinson, Lauren Basey, and Kristen Hejny

1. Call the meeting to order.

Chairperson Kee called the meeting to order at 6:05 p.m.

2. Discussion of consent and regular agenda items.

There was general discussion regarding regular agenda items #7, #8, #9 and #10.

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

New Development Link: www.cstx.gov/newdev

There was no discussion.

4. Discussion of Minor and Amending Plats approved by Staff.

*Final Plat ~ Minor Plat ~ Herman F. Krenek Ph 2 Lt 5B-RA ~ Case #FP2015-000030

There was no discussion.

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

There was no discussion.

6. Presentation, possible action, and discussion regarding the City's land use inventory including an assessment of residential growth capacity.

Director Simms presented this item to the Commission.

There was general discussion amongst the Commission.

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

* Thursday, January 28, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m.
and Regular 7:00 p.m.

* Thursday, February 4, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Chairperson Kee reviewed upcoming meetings for the Planning & Zoning Commission.

8. Presentation, possible action, and discussion regarding an update on the following item:
 - *A Rezoning for approximately 2 acres located between Wellborn Road and Royder Road near Greens Prairie Road West from R Rural to SC Suburban Commercial. The Planning & Zoning Commission heard this item on December 3, 2015 and voted (5-0) to recommend approval. The City Council heard this item on January 14, 2016 and voted (7-0) to approve the request.
 - *A Rezoning on approximately one acre located at 301, 303, 305 & 307 Cooner Street from R-4 Multi-Family to MF Multi-Family. The Planning & Zoning Commission heard this item on December 17, 2015 and voted (4-0) to recommend approval. The City Council heard this item on January 14, 2016 and voted (7-0) to approve the request.
9. Discussion, review and possible action regarding the following meetings: Design Review Board, BioCorridor Board, Joint Annexation Task Force.

There was no discussion.

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.

There was no discussion.

11. Adjourn.

The meeting was adjourned at 7:00 p.m.

Approved:

Jane Kee, Chairperson
Planning & Zoning Commission

Attest:

Kristen Hejny, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
January 21, 2016, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

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

CITY COUNCIL MEMBERS PRESENT: Karl Mooney

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Carol Cotter, Danielle Singh, Mark Bombek, Madison Thomas, Laura Walker, Kevin Ferrer, Erika Bridges, Shane Sullivan, Carla Robinson, Lauren Basey, and Kristen Hejny

1. Call Meeting to Order

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

2. **Pledge of Allegiance**

3. **Hear Citizens**

No citizens spoke.

4. **Consent Agenda**

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

*January 7, 2016 ~ Workshop

*January 7, 2016 ~ Regular

- 4.2 Presentation, possible action, and discussion regarding a Final Plat for 12 at Rock Prairie Subdivision Phase 2 consisting of 90 single-family lots and one common area on approximately 11.942 acres located at 3270 Rock Prairie Road West, generally located north of Rock Prairie Road West and west of Wellborn Road. Case #FP2015-000008

- 4.3 Presentation, possible action, and discussion regarding a Final Plat for Pebble Creek Phase 7D consisting of 84 residential lots on approximately 55.025 acres located at 5116 Whistling Straits Drive, generally located east of Pebble Creek Parkway and adjacent to Pebble Creek Phase 7C. Case #14-00900160

Commissioner Ross motioned to approve Consent Agenda Items 4.1 – 4.3. Commissioner Warner seconded the motion, motion passed (6-0).

Regular Agenda

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

No items were removed from the Consent Agenda.

6. Presentation, possible action, and discussion regarding a waiver request to Unified Development Ordinance Section 12-8.3.H1.d 'Lots' and a presentation, possible action, and discussion regarding a Preliminary Plan for Cordova Ridge Subdivision consisting of 22 single-family lots and one common area on approximately 4.322 acres located at 14020 Renee Lane, generally located west of Renee Lane, north of Edelweiss Ridge and south of Edelweiss Gartens. Case #PP2015-000012

Staff Planner Thomas presented the Waiver Request and Preliminary Plat and recommended approval.

There was general discussion amongst the Commission.

Commissioner Rektorik motioned to approve the Waiver Request citing special circumstances or conditions affecting the land involved, necessity for preservation and enjoyment of a substantial property right and granting of the waiver will not have the effect of preventing the orderly subdivision of other land. Commissioner Moore seconded the motion, motion passed (6-0).

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

7. Public hearing, presentation, possible action, and discussion regarding a Final Plat for the Cottages of College Station Phase 2, Lot 1, Block 1, consisting of 1 multi-family lot and 1 commercial lot on approximately 32.49 acres located at 2200 Cottage Lane, generally located south of Holleman Drive South and Harvey Mitchell Parkway South. Case #FPCO2015-000009

Staff Planner Walker presented the Final Plat and recommended approval.

Applicant Veronica Morgan, 3204 Earl Rudder Freeway South, College Station, Texas was available to answer questions from the Commission.

Commissioner Moore asked if access from Holleman Drive South would be two-way access.

Ms. Morgan responded that this would be two-way access.

There was general discussion amongst the Commission.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

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

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 PDD Planned Development District to PDD Planned Development District for approximately 19.74 acres being out of the Robert Stevenson Survey, A-54 Brazos County, Texas, also being part of the 20.4821 acres tract of land owned by Greens Prairie Investors LTD, as recorded in Volume 7366, Page 294 of the Official Records of Brazos County, generally located at 529 William D Fitch Parkway, more generally located at 529 William D Fitch Parkway, more generally located at the northeast corner of William D Fitch Parkway and Victoria Avenue. Case #REZ2015-000030 (Note: Final action on this item is scheduled for the February 11th City Council meeting – subject to change)

Staff Planner Bombek presented the Rezoning to the Commission and recommended approval.

There was general discussion amongst the Commission.

Applicant Joe Schultz, 2730 Longmire Drive, College Station, Texas was available for questions from the Commission.

Chairperson Kee opened the Public Hearing.

Commissioner Oldham stated that he would be abstaining from discussion and voting on this item.

Christi Blair, 4107 Rocky Creek Court, College Station, Texas spoke against the rezoning, citing concerns for the park and public pool in the area.

Samantha Markey 4312 Rock Bend Drive, College Station, Texas spoke against the rezoning, citing traffic concerns.

Veronica Morgan, 3204 Earl Rudder Freeway South, College Station, Texas asked how the Multi-Family calculations are performed for the growth area.

Chairperson Kee closed the public hearing.

Staff Planner Bombek explained that the 25% is a cumulative calculation of the entire growth area.

Chairperson Kee asked how long Castle Rock has been on the Thoroughfare Plan.

Transportation Planning Coordinator Singh explained that Castle Rock has been on the Thoroughfare Plan since 2009.

Applicant Wallace Phillips, 4490 Castlegate Drive, College Station, Texas, was available to answer questions from the Commission.

There was general discussion amongst the Commission.

Commissioner Rektorik motioned to recommend approval of the Rezoning as stated by Staff. Commissioner Moore seconded the motion, motion passed (5-0-1) with Commissioner Oldham abstaining.

9. Public hearing, presentation, possible action and discussion regarding a Conditional Use Permit for the removal of a gate at the entrance of a church property, more specifically for the A&M Church of Christ located at 2475 Earl Rudder Freeway South. Case #CUP2015-000003 (Note: this item is tentatively scheduled for the February 11th City Council meeting – subject to change)

Staff Planner Bombek presented the Conditional Use Permit to the Commission and recommended approval.

Chairperson Kee asked if the planned expansion of the Church would add to the traffic count.

Staff Planner Bombek stated that there would be additional traffic with the expansion.

Commissioner Oldham inquired as to the rationale behind removing the gate.

Applicant, Elliott Head, 3214 Wilderness Road, Bryan, Texas, was available to answer questions from the Commission. Mr. Head stated that the reasoning for removing the gate is to allow normal and regular access to the church for daily uses, timeliness of accessing the church, and safety concerns.

Chairperson Kee opened the public hearing.

Michael Haney, 7807 Appomattox Drive, College Station, Texas spoke in opposition of amending the Conditional Use Permit citing excess traffic and neighborhood integrity concerns.

Laurie Sorell, 7704 Sherman Court, College Station, Texas, spoke in opposition of amending the Conditional Use Permit citing excess traffic concerns.

Jennifer Castillo, 7808 Stonewall Court, College Station, Texas, spoke in opposition of amending the Conditional Use Permit citing traffic and safety concerns.

Marc Chaloupka, 7805 Stonewall Court, College Station, Texas, spoke in opposition of amending the Conditional Use Permit citing traffic concerns.

Buck Prewitt, 2302 Scotney Court, College Station, Texas, spoke in opposition of amending the Conditional Use Permit citing traffic concerns.

Rhea Robinson, 2306 Raintree Drive, College Station, Texas, spoke in opposition of amending the Conditional Use Permit citing traffic concerns.

Ken Martin, 1500 Brookhollow, Bryan, Texas spoke in favor of amending the Conditional Use Permit citing ease of use for the church.

Kim Baig, 3818 Dresden Lane, College Station, spoke in favor of amending the Conditional Use Permit citing ease of use for all accessing the park and lake.

Mark Buxkemper, 7708 Sherman Court, College Station, Texas, spoke in opposition of amending the Conditional Use Permit citing excess traffic concerns.

Kevin Hester, 7805 Appottamox Drive, College Station, Texas, spoke in opposition of amending the Conditional Use Permit citing safety for the neighborhood.

Randal Lewis, 7802 Appottamox Drive, College Station, Texas, spoke in opposition of amending the Conditional Use Permit citing excess traffic concerns.

Jenny Brewer, 9274 Greenbranch Loop, Bryan, Texas, spoke in favor of removing the gate so that residents can use the facilities at any time.

Randal Hester, 7804 Appottamox Drive, College Station, Texas spoke in opposition of amending the Conditional Use Permit stating that removing the gate will not hinder the church growth.

Donald Sweeney, 1506 Gunsmith, College Station, Texas, spoke in opposition of amending the Conditional Use Permit citing that the original agreement should be honored.

Chairperson Kee closed the public hearing.

Commissioner Oldham asked what the Texas Department of Transportation is planning with the ramp configuration.

Transportation Planning Coordinator Singh explained that the exit ramps on State Highway 6 will be moved farther south along the feeder road.

Commissioner Moore asked if there is an estimate on traffic counts on Raintree Drive.

Transportation Planning Coordinator Singh stated that the model would show that they are within the 0-5000 range.

Commissioner Moore asked if speed bumps or traffic deterrents are available at the church.

Mr. Head responded that currently there are no such implementations within the church driveway or parking lots.

Commissioner Oldham motioned to recommend denial of Modification to the Conditional Use Permit. Commissioner Rektorik seconded the motion, motion passed (6-0).

10. Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Suburban Commercial and Natural Areas Reserved to Urban for approximately 11 acres located at 1700 Graham Road, more generally located near the southwest corner of Graham Road and Longmire Drive. Case #CPA2015-000010 (Note: Final action on this item is scheduled for the February 11, 2016 City Council meeting – subject to change.)

Staff Planner Bullock presented the Comprehensive Plan Amendment to the commission and recommended denial.

Applicant Veronica Morgan, 3204 Earl Rudder Freeway South, College Station, Texas presented to the Commission and was available for questions.

Chairperson Kee opened the public hearing.

Commissioner Oldham stated that he would be abstaining from discussion and voting on this item and item #11.

Patrick Ray, 3706 Bridle Court, College Station, Texas, spoke in opposition of the Comprehensive Plan Amendment citing concerns for neighborhood integrity.

Dan Gomez, 1113 White Dove Trail, College Station, Texas, spoke in opposition of the Comprehensive Plan Amendment citing concerns for student housing, crime, traffic and property values.

Lucille Tolson, Property Owner, 3299 FM 147, Thornton, Texas, spoke in favor of the Comprehensive Plan Amendment stating that this development will enhance surrounding property values.

Amanda Dotson, 3708 Bridle Trails Court, College Station, Texas, spoke in opposition of the Comprehensive Plan Amendment citing concerns for the remainder of the property being zoned for commercial developments and concerns for traffic impediments.

Charles Gandy, Property Owner, 1737 Briarcrest Drive, Bryan, Texas, spoke in favor of the Comprehensive Plan Amendment.

Lily Gallegos, 3710 Bridle Court, College Station, Texas, spoke in opposition of the Comprehensive Plan Amendment citing concerns for property values, overcrowding of schools and crime increase.

Sarah Franke, 3702 Bridle Trails Court, College Station, spoke in opposition of the Comprehensive Plan Amendment citing traffic and zoning concerns.

Crissy Hartl, 3204 Earl Rudder Freeway South, College Station, Texas spoke to address concerns regarding the driveways and the height of the structure stating that the development will abide by the single-family height protection.

Shawn Clark, 941 Whitewing Lane, College Station, Texas, spoke regarding the development, asking that the developers follow their design.

Matthew White, 1814 Lakeshore Circle, College Station, Texas spoke in opposition of the Comprehensive Plan Amendment citing traffic concerns.

Rick Schroeder, 1805 Lakeshore Circle, College Station, Texas spoke in opposition of the Comprehensive Plan Amendment citing concerns for the upkeep for the development.

Gary Ives, 39431 Blue Jay Court, College Station, Texas, spoke in opposition of the Comprehensive Plan Amendment.

Chairperson Kee closed the public hearing.

Chairperson Kee asked if the development would have to meet the single-family protection standards.

Staff Planner Bullock stated that they would have to abide by the 2:1 setback standard.

Chairperson Kee inquired about buffering around the development.

Staff Planner Bullock stated that they are proposing to supply more than the required buffering.

Chairperson Kee asked why this development would not fit in with the character of the area.

Staff Planner Bullock stated that this development would add different character to an area that is predominately single-family.

Commissioner Warner motioned to recommend approval of the Comprehensive Plan Amendment. Commissioner Ross seconded the motion, motion passed (5-0-1) with Commissioner Oldham abstaining.

11. 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 PDD Planned Development District for approximately 11 acres being situated in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, and being part of the 25.6 acre tract described in the deed from R.B. Tolson to Myrtle L. Tolson (conveying and undivided ½ interest) recorded in Volume 3115, Page 35, of the Official Records of the Brazos County, Texas, generally located at 1700 Graham Road, and more generally located near the southwest corner of Graham Road and Longmire Drive. Case #REZ2015-000032 (Note: Final action on this item is scheduled for the February 11, 2016 City Council meeting – subject to change)

Staff Planner Bullock presented the Rezoning to the Commission and recommended denial.

Applicant Veronica Morgan, 3204 Earl Rudder Freeway South, College Station, Texas presented to the Commission and was available for questions.

Commissioner Warner asked if the lower parking requirement request will include garages.

Ms. Morgan responded that the proposed development will include garages.

Chairperson Kee opened the public hearing.

Sarah Franke, 3702 Bridle Trails Court, College Station, spoke in opposition of the rezoning.

Chairperson Kee closed the public hearing.

Chairperson Kee asked if there were any planned traffic improvements for this area.

Transportation Planning Coordinator Singh stated that there are no planned improvements.

Commissioner Warner asked if there were any traffic limitations/deterrents that the City or HOA could employ within the Bridle Gate Subdivision.

Transportation Planning Coordinator Singh stated that the City of College Station has traffic calming tool kits that can be requested.

Commissioner Moore motioned to recommend approval of the Planned Development District Rezoning to include the modifications to MF Multi-Family. Commissioner Warner seconded the motion, motion passed (5-0-1) with Commissioner Oldham abstaining.

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.

There was no discussion.

13. Adjourn

The meeting adjourned at 10:30 p.m.

Approved:

Attest:

Jane Kee, Chairman
Planning & Zoning Commission

Kristen Hejny, Admin. Support Specialist
Planning & Development Services

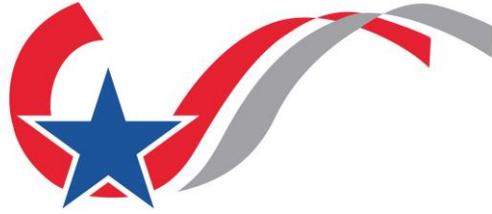


Legislation Details (With Text)

File #: 16-0046 **Version:** 1 **Name:** 12 at Rock Prairie Ph 3 - Final Plat
Type: Final Plat **Status:** Agenda Ready
File created: 1/19/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 2/4/2016 **Final action:**
Title: Presentation, possible action, and discussion regarding a Final Plat for 12 at Rock Prairie Subdivision Phase 3, consisting of five single-family lots on approximately 0.677 acres located at 3270 Rock Prairie Road West generally located north of Rock Prairie Road West, and west of Wellborn Road. Case #FP2015-000037
Sponsors: Madison Thomas
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 12 at Rock Prairie Subdivision Phase 3, consisting of five single-family lots on approximately 0.677 acres located at 3270 Rock Prairie Road West generally located north of Rock Prairie Road West, and west of Wellborn Road. Case #FP2015-000037



CITY OF COLLEGE STATION

**FINAL PLAT
for
12 at Rock Prairie Phase 3
FP2015-000037**

SCALE: 5 Single-family lots on 0.677 acres

LOCATION: 3270 Rock Prairie Road West, Generally located north of Rock Prairie Road West, and west of Wellborn Road.

ZONING: GS General Suburban

APPLICANT: David Scarmardo, DWS Development

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

RECOMMENDATION: Staff recommends approval of the Final Plat.



DEVELOPMENT REVIEW

12 AT ROCK PRAIRIE
PH 3

Case: FP2015-000037

FINAL PLAT

DEVELOPMENT HISTORY

Annexation: 2008
Zoning: A-O Agricultural Open upon annexation
A-O Agricultural Open to GS General Suburban (2014)
Preliminary Plan: Approved in April of 2015
Site Development: Undeveloped

COMMENTS

Parkland Dedication: Neighborhood parkland dedication fees in the amount of \$274 per lot for the fee in lieu of land dedication and \$362 per lot for the development fee will be due at time of final plat. Fee in lieu of community parkland dedication of \$250 per lot will be required as well as a development fee of \$375 per lot.

Greenways: N/A

Pedestrian Connectivity: Five-foot sidewalks are required on both sides of all streets within this phase including Papa Bear Drive and Ryan’s Landing.

Bicycle Connectivity: N/A

Impact Fees: The subject tract is located within the Steeplechase Sanitary Sewer Impact Fee Area, \$144.87 per Living Unit Equivalent (LUE).

REVIEW CRITERIA

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

STAFF RECOMMENDATION

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

- 1. Application
- 2. Copy of Final Plat



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

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

NOTE: A paid tax certificates from City of College Station, Brazos County and College Station I.S.D. will be due at the time of the mylar submittal prior to filing the plat.

Date of Optional Preapplication or Stormwater Management Conference May 26, 2015

NAME OF PROJECT 12 at Rock Prairie Phase 3

ADDRESS 3270 Rock Prairie Road West

SPECIFIED LOCATION OF PROPOSED PLAT:

North side of Rock Prairie Road 0.5 miles west of Wellborn Road

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

Name David Scarmardo E-mail david@dwsdevelopment.com

Street Address 1289 North Harvey Mitchell Parkway

City Bryan State Texas Zip Code 77803

Phone Number 979-779-7209 Fax Number 979-775-5258

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

Name DWS Development - David Scamardo E-mail david@dwsdevelopment.com
Street Address 1289 North Harvey Mitchell Parkway
City Bryan State Texas Zip Code 77803
Phone Number 979-779-7209 Fax Number 979-775-5258

ARCHITECT OR ENGINEER'S INFORMATION:

Name Joe Schultz, P.E. - Schultz Engineering LLC E-mail joeschultz84@verizon.net
Street Address 3730 Longmire Drive, Suite A
City College Station State Texas Zip Code 77845
Phone Number 979.764.3900 Fax Number 979.764.3910

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

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

Total Acreage 0.677 Total No. of Lots 5 R-O-W Acreage n/a

Existing Use vacant Proposed Use residential

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

Average Acreage Of Each Residential Lot By Zoning District:
0.135 / GS _____ / _____ / _____

Floodplain Acreage N/A

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

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

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

Yes

No

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

Project Name: 12 AT ROCK PRAIRIE PH 2 & 3 PRELIMINARY PLAN

City Project Number (if known): 15-00900062

Date / Timeframe when submitted: APRIL 2015

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

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 _____

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

D. W. Leab

Signature and title
President

12-18-2015

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)

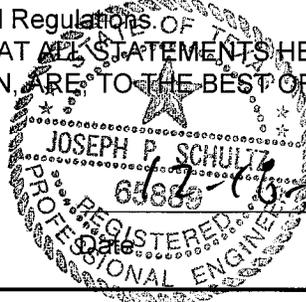
12-18-2015

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



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

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

A. I, _____ certify, as demonstrated in the attached drainage study, that the alterations or development covered by this permit, **shall not:**

- (i) increase the Base Flood elevation;
- (ii) create additional areas of Special Flood Hazard Area;
- (iii) decrease the conveyance capacity to that part of the Special Flood Hazard Area that is not in the floodway and where the velocity of flow in the Base Flood event is greater than one foot per second. This area can also be approximated to be either areas within 100 feet of the boundary of the regulatory floodway or areas where the depth of from the BFE to natural ground is 18 inches or greater;
- (iv) reduce the Base Flood water storage volume to the part of the Special Flood Hazard Area that is beyond the floodway and conveyance area where the velocity of flow in the Base Flood is equal to and less than one foot per second without acceptable compensation as set forth in the City of College Station Code of Ordinances, Chapter 13 concerning encroachment into the Special Flood Hazard Area; nor
- (v) increase Base Flood velocities.

beyond those areas exempted by ordinance in Section 5.11.3a of Chapter 13 Code of Ordinances.

Engineer

Date

Initial

* If a platting-status exemption to this requirement is asserted, provide written justification under separate letter in lieu of certification.

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

B. I, _____, certify to the following:

- (i) that any nonresidential or multi-family structure on or proposed to be on this site as part of this application is designed to prevent damage to the structure or its contents as a result of flooding from the 100-year storm.

Engineer

Date

Additional certification for Floodway Encroachments:

C. I, _____, certify that the construction, improvement, or fill covered by this permit shall not increase the base flood elevation. I will apply for a variance to the Zoning Board of Adjustments.

Engineer

Date

Required for all projects proposing structures in Special Flood Hazard Area (Elevation Certificate required).

Residential Structures:

D. I, _____, certify that all new construction or any substantial improvement of any residential structure shall have the lowest floor, including all utilities, ductwork and any basement, at an elevation at least one foot above the Base Flood Elevation. Required Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.

Engineer / Surveyor

Date

Commercial Structures:

E. I, _____, certify that all new construction or any substantial improvement of any commercial, industrial, or other non-residential structure are designed to have the lowest floor, including all utilities, ductwork and basements, elevated at least one foot above the Base Flood Elevation

Engineer / Surveyor

Date

OR

I, _____, certify that the structure with its attendant utility, ductwork, basement and sanitary facilities is designed to be flood-proofed so that the structure and utilities, ductwork, basement and sanitary facilities are designed to be watertight and impermeable to the intrusion of water in all areas below the Base Flood Elevation, and shall resist the structural loads and buoyancy effects from the hydrostatic and hydrodynamic conditions.

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

Engineer / Surveyor

Date

Conditions or comments as part of approval: _____

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

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

Existing

Proposed

- | | | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Streets. Continuous or end in a cul-de-sac, stubbed out streets must end into a temp turn around unless they are shorter than 100 feet. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Public and private R.O.W. locations and widths. (All existing and proposed R.O.W.'s sufficient to meet Thoroughfare Plan.) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Street offsets and/or intersection angles meet ordinance. |

Existing

Proposed

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

- Construction documents for all public infrastructure drawn on 24" x 36" sheets and properly sealed by a Licensed Texas Professional Engineer that include the following:
 - Street, alley and sidewalk plans, profiles and sections. One sheet must show the overall street, alley and/or sidewalk layout of the subdivision. (may be combined with other utilities).
 - Sewer Design Report.
 - Sanitary sewer plan and profile showing depth and grades. One sheet must show the overall sewer layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)
 - Water Design Report and/or Fire Flow Report.
 - Water line plan showing fire hydrants, valves, etc. with plan and profile lines showing depth and grades. One sheet must show the overall water layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)
 - Storm drainage system plan with contours, street profile, inlets, storm sewer and drainage channels, with profiles and sections. Drainage and runoff areas, and runoff based on 5, 10, 25, 50 and 100 year rain intensity. Detailed drainage structure design, channel lining design & detention if used. One sheet must show the overall drainage layout of the subdivision.
 - Detailed cost estimates for all public infrastructure listed above sealed by Texas P.E.
 - Letter of completion for public infrastructure or guarantee / surety in accordance with UDO Section 8.6.
 - Drainage Report with a Technical Design Summary.
 - Erosion Control Plan (must be included in construction plans).

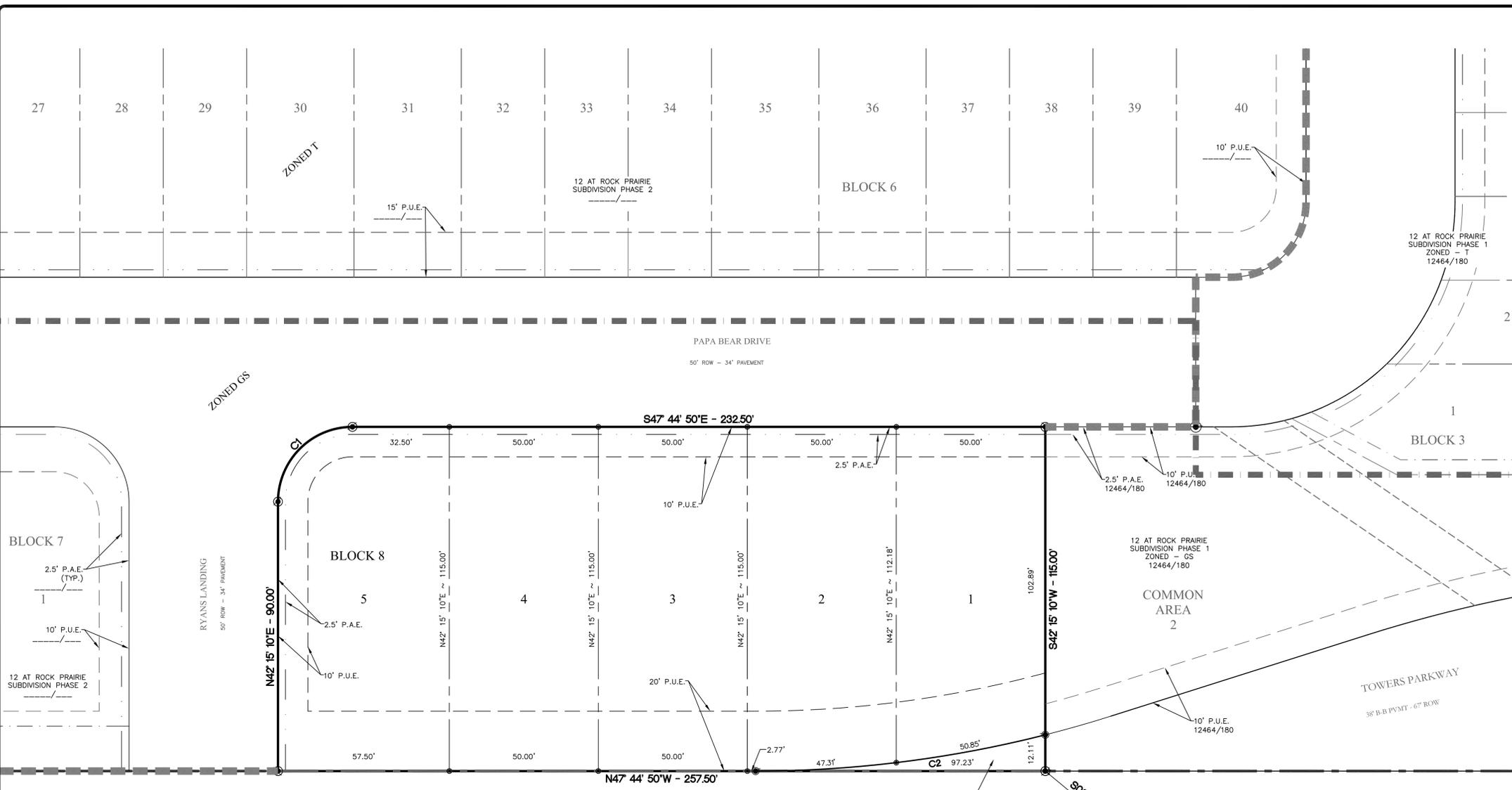
All off-site easements necessary for infrastructure construction must be shown on the final plat with a volume and page listed to indicate where the separate instrument easements were filed. Separate instrument easements must be provided in recordable form to the City prior to being scheduled for P&Z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

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

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

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

Print Form



- NOTES:**
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 - THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0305-F, EFFECTIVE APRIL 2, 2014.
 - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WELLBORN 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.
 - ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU.
 - 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.
 - DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
 - THE ZONING OF THIS TRACT IS GS (GENERAL SUBURBAN).
 - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 - THIS AREA IS IN THE STEEPLECHASE-WELLBORN SANITARY SEWER IMPACT FEE AREA. IMPACT FEES SHALL BE PAID IN CONJUNCTION WITH THE ISSUANCE OF BUILDING PERMITS.
 - DRIVEWAY ACCESS FROM RESIDENTIAL LOTS SHALL NOT BE PERMITTED ONTO TOWERS PARKWAY.
 - TOWERS PARKWAY SHALL HAVE BIKE LANES.
 - EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2 INCHES IN CALIPER OR ONE 4 INCH CALIPER TREE PER ORDINANCE 3222.
 - DRIVEWAY ACCESS FROM LOT 5 BLOCK 8 SHALL NOT BE PERMITTED ONTO RYANS LANDING.

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE CRAWFORD BURNETT LEAGUE, ABSTRACT NO. 7, COLLEGE STATION, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF A CALLED 12.533 ACRE TRACT AS DESCRIBED BY A DEED TO DWS DEVELOPMENT, INC. RECORDED IN VOLUME 1218 PAGE 149 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE REMAINDER OF A CALLED 9.269 ACRE TRACT AS DESCRIBED BY A DEED TO DWS DEVELOPMENT, INC. RECORDED IN VOLUME 1218, PAGE 169 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

COMMENCING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST CORNER OF ROCK PRAIRIE ROAD MARKING THE SOUTH CORNER OF 12 AT ROCK PRAIRIE SUBDIVISION, PHASE 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 1246, PAGE 190 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAME BEING THE ORIGINAL SOUTH CORNER OF SAID 9.269 ACRE TRACT AND THE EAST CORNER OF A CALLED 23.00 ACRE TRACT AS DESCRIBED BY A DEED TO HENRY P. MAYO AND WIFE, SANDRA K. MAYO, RECORDED IN VOLUME 1253, PAGE 878 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE N 47° 44' 50" W ALONG THE COMMON LINE OF 12 AT ROCK PRAIRIE SUBDIVISION, PHASE 1, AND SAID 23.00 ACRE TRACT FOR A DISTANCE OF 871.91 FEET TO THE POINT OF BEGINNING OF THIS HERIN DESCRIBED TRACT.

THENCE N 47° 44' 50" W ALONG THE COMMON LINE OF SAID 9.269 ACRE TRACT, SAID 12.533 ACRE TRACT AND SAID 23.00 ACRE TRACT FOR A DISTANCE OF 257.50 FEET TO THE FUTURE SOUTHEAST LINE OF RYANS LANDING (50' R.O.W.) MARKING THE WEST CORNER OF THIS HERIN DESCRIBED TRACT.

THENCE N 42° 15' 10" E THROUGH SAID 12.533 ACRE TRACT AND ALONG THE FUTURE SOUTHEAST LINE OF RYANS LANDING FOR A DISTANCE OF 90.00 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET.

THENCE CONTINUING THROUGH SAID 12.533 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS N 87° 15' 10" E - 35.36 FEET) TO THE END OF SAID CURVE ON THE EXTENSION OF THE SOUTHWEST LINE OF PAPA BEAR DRIVE (50' R.O.W.).

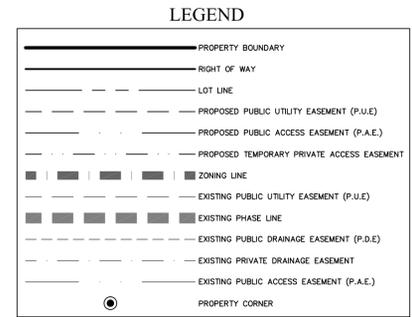
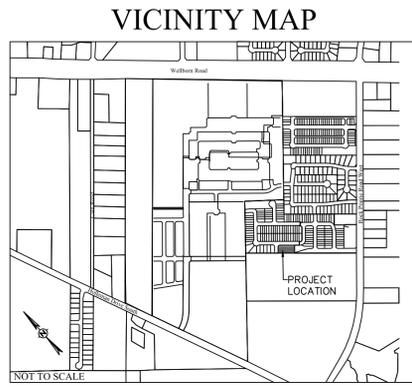
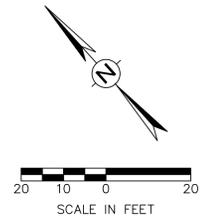
THENCE S 47° 44' 50" E CONTINUING THROUGH SAID 12.533 ACRE TRACT AND ALONG THE EXTENSION OF THE SOUTHWEST LINE OF PAPA BEAR DRIVE FOR A DISTANCE OF 252.50 FEET TO THE NORTH CORNER OF COMMON AREA 2, 12 AT ROCK PRAIRIE SUBDIVISION, PHASE 1 (PLAT 12464/180), SAME BEING THE EAST CORNER OF SAID REMAINDER OF 9.269 ACRE TRACT.

THENCE S 42° 15' 10" W ALONG THE COMMON LINE OF SAID REMAINDER OF 9.269 ACRE TRACT AND 12 AT ROCK PRAIRIE SUBDIVISION, PHASE 1, FOR A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.007 OF AN ACRE OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

N/F
HENRY P. MAYO AND WIFE, SANDRA K. MAYO
23.00 ACRE TRACT 1253/878

TOWERS PARKWAY ROW DEDICATION (0.009 ACRES)

50° 10' 44"E - 1260.83'
CITY OF COLLEGE STATION MONUMENT #177



Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	39.27'	25.00'	090°00'00"	25.00'	35.36'	N87°15'10"E
C2	98.23'	396.50'	014°11'39"	49.37'	97.98'	N54°50'40"W

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I, David Scarmardo, DWS Development INC, owner and developer of the land shown on this plat, and designated herein as the 12 At Rock Prairie, Phase 3, to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

David Scarmardo, Owner
DWS Development INC

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

Notary Public, Brazos County, Texas

CERTIFICATE OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS

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

R.P.L.S. No. 4502

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

Chairman

CERTIFICATE OF CITY ENGINEER

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

City Engineer

CERTIFICATE OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS

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

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

County Clerk
Brazos County, Texas

FINAL PLAT
12 AT ROCK PRAIRIE SUBDIVISION
PHASE 3
0.677 ACRES
CRAWFORD BURNETT LEAGUE, A-7
COLLEGE STATION, BRAZOS COUNTY, TEXAS
BLOCK 8, LOTS 1-5
5 LOTS
ROW DEDICATION (0.009 ACRES)

SCALE 1" = 20'
December 2015

OWNER/DEVELOPER: DWS DEVELOPMENT INC
P.O. BOX 4508
BRYAN, TX 77805-4508

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

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

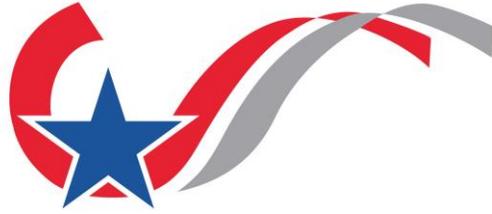


Legislation Details (With Text)

File #: 16-0053 **Version:** 1 **Name:** Barracks II Phase 401
Type: Final Plat **Status:** Agenda Ready
File created: 1/21/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 2/4/2016 **Final action:**
Title: Presentation, possible action, and discussion regarding a Final Plat for The Barracks II Phase 401 subdivision consisting of 65 townhouse lots and 4 commons areas on approximately 3.51 acres generally located north of the intersection of Deacon Drive West and General Parkway. Case #FP2015-000013
Sponsors: Laura Walker
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Final Plat](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Final Plat for The Barracks II Phase 401 subdivision consisting of 65 townhouse lots and 4 commons areas on approximately 3.51 acres generally located north of the intersection of Deacon Drive West and General Parkway. Case #FP2015-000013



CITY OF COLLEGE STATION

FINAL PLAT
for
The Barracks II Phase 401
FP2015-000013

SCALE: 65 townhouse lots and 4 common areas on 13.51 acres

LOCATION: North of the intersection of Deacon Drive West and General Parkway

ZONING: PDD Planned Development District

APPLICANT: Heath Phillips, Heath Phillips Investments, LLC

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

RECOMMENDATION: Staff recommends approval of the Final Plat.

DEVELOPMENT HISTORY

- Annexation:** 2002
- Zoning:** A-O Agricultural Open (upon annexation)
2011 - rezoned PDD Planned Development District with revised PDD ordinances approved in March 2012, August 2013, April 2014, and February 2015.
- Preliminary Plat:** 2011, revised in October 2012, February 2014. November 2014, and May 2015
- Site Development:** Phases 100-104, 200, 201, and 300 have been filed for record. Final Plat applications have been submitted for Phases 108 and 400 and are currently under review.

COMMENTS

- Parkland Dedication:** Neighborhood park land dedication was provided with previous phases. The Parks & Recreation Advisory Board recommended to accept the proposed parkland at their October 9, 2012 meeting when the parkland for this development was reconfigured due to US Army Corps of Engineers drainage requirements. The developer is constructing Neighborhood Park improvements. Parkland dedication and development fees of \$40,625 (65 lots x \$625) for Community Parks are due prior to filing of the Final Plat.
- Greenways:** N/A
- Pedestrian Connectivity:** Sidewalks are provided on both sides of all streets within the development.
- Bicycle Connectivity:** Bikes lanes will be provided along Deacon Drive West (Major Collector) and General Parkway (Minor Collector).
- Impact Fees:** The subject tract is located within the Steeplechase Sanitary Sewer Impact Fee Area and will be required \$144.87/LUE with building permits.

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



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).
- Copy of original deed restrictions/covenants for replats (if applicable).
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

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

Date of Optional Preapplication or Stormwater Management Conference N/A

NAME OF PROJECT The Barracks II Subdivision, Phase 401

ADDRESS Intersection of General Parkway and Deacon Drive West

SPECIFIED LOCATION OF PROPOSED PLAT:

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

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

Name Heath Phillips E-mail heath@barrackstownhomes.com

Street Address P.O. Box 262

City Wellborn State TX Zip Code 77881

Phone Number 979.229.5906 Fax Number 979.703.7903

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

Name Heath Phillips Investments, LLC E-mail heath_superiorstructures@yahoo.com
Street Address 516 Deacon Drive West
City College Station State Tx Zip Code 77845
Phone Number 979-229-5906 Fax Number 979-703-7903

ARCHITECT OR ENGINEER'S INFORMATION:

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

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

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

Total Acreage 13.511 Total No. of Lots 65 R-O-W Acreage 2.718

Existing Use Vacant Proposed Use Townhomes

Number of Lots By Zoning District 65 / PDD _____ / _____

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

Floodplain Acreage None

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

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

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

Yes
 No

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

Project Name: The Barracks II (PP)
City Project Number (if known): 15-00900071
Date / Timeframe when submitted: May 2015

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

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 12" Waterline Along Marvel Court

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>2126</u> Streets</p> <p><u>4520</u> Sidewalks</p> <p><u>2707</u> Sanitary Sewer Lines</p> <p><u>1669</u> Water Lines</p> <p><u>N/A</u> Channels</p> <p><u>1543</u> Storm Sewers</p> <p><u> </u> Bike Lanes / Paths</p>	<p>Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p><u> </u> No. of acres to be dedicated + \$ <u> </u> development fee</p> <p><u> </u> No. of acres in floodplain</p> <p><u> </u> No. of acres in detention</p> <p><u> </u> No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p><u> </u> No. of SF Dwelling Units X \$ <u> </u> = \$ <u> </u></p> <p><u> </u> (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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

Heath K. Phillips, President
Signature and title

7/6/2015
Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

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

Heath K. Phillips, President
Property Owner(s)

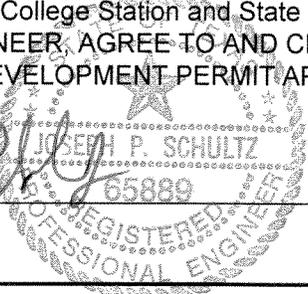
7/6/2015
Date

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.

Joseph P. Schultz
Engineer

7-6-15
Date



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

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

A. I, _____ certify, as demonstrated in the attached drainage study, that the alterations or development covered by this permit, **shall not:**

- (i) increase the Base Flood elevation;
- (ii) create additional areas of Special Flood Hazard Area;
- (iii) decrease the conveyance capacity to that part of the Special Flood Hazard Area that is not in the floodway and where the velocity of flow in the Base Flood event is greater than one foot per second. This area can also be approximated to be either areas within 100 feet of the boundary of the regulatory floodway or areas where the depth of from the BFE to natural ground is 18 inches or greater;
- (iv) reduce the Base Flood water storage volume to the part of the Special Flood Hazard Area that is beyond the floodway and conveyance area where the velocity of flow in the Base Flood is equal to and less than one foot per second without acceptable compensation as set forth in the City of College Station Code of Ordinances, Chapter 13 concerning encroachment into the Special Flood Hazard Area; nor
- (v) increase Base Flood velocities.

beyond those areas exempted by ordinance in Section 5.11.3a of Chapter 13 Code of Ordinances.

Engineer

Date

Initial

* If a platting-status exemption to this requirement is asserted, provide written justification under separate letter in lieu of certification.

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

B. I, _____, certify to the following:

- (i) that any nonresidential or multi-family structure on or proposed to be on this site as part of this application is designed to prevent damage to the structure or its contents as a result of flooding from the 100-year storm.

Engineer

Date

Additional certification for Floodway Encroachments:

C. I, _____, certify that the construction, improvement, or fill covered by this permit shall not increase the base flood elevation. I will apply for a variance to the Zoning Board of Adjustments.

Engineer

Date

Required for all projects proposing structures in Special Flood Hazard Area (Elevation Certificate required).

Residential Structures:

D. I, _____, certify that all new construction or any substantial improvement of any residential structure shall have the lowest floor, including all utilities, ductwork and any basement, at an elevation at least one foot above the Base Flood Elevation. Required Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.

Engineer / Surveyor

Date

Commercial Structures:

E. I, _____, certify that all new construction or any substantial improvement of any commercial, industrial, or other non-residential structure are designed to have the lowest floor, including all utilities, ductwork and basements, elevated at least one foot above the Base Flood Elevation

Engineer / Surveyor

Date

OR

I, _____, certify that the structure with its attendant utility, ductwork, basement and sanitary facilities is designed to be flood-proofed so that the structure and utilities, ductwork, basement and sanitary facilities are designed to be watertight and impermeable to the intrusion of water in all areas below the Base Flood Elevation, and shall resist the structural loads and buoyancy effects from the hydrostatic and hydrodynamic conditions.

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

Engineer / Surveyor

Date

Conditions or comments as part of approval: _____

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

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

Existing

Proposed

- | | | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Streets. Continuous or end in a cul-de-sac, stubbed out streets must end into a temp turn around unless they are shorter than 100 feet. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Public and private R.O.W. locations and widths. (All existing and proposed R.O.W.'s sufficient to meet Thoroughfare Plan.) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Street offsets and/or intersection angles meet ordinance. |

- | Existing | Proposed | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Alleys. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Easements. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A number or letter to identify each lot or site and each block (numbered sequentially). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Parkland dedication/greenbelt area/park linkages. All proposed dedications must be reviewed by the Parks and Recreation Advisory Board and documentation of their recommendation provided prior to being scheduled for P&Z Commission consideration. |
| <input checked="" type="checkbox"/> | | Construction documents for all public infrastructure drawn on 24" x 36" sheets and properly sealed by a Licensed Texas Professional Engineer that include the following: |
| | <input checked="" type="checkbox"/> | Street, alley and sidewalk plans, profiles and sections. One sheet must show the overall street, alley and/or sidewalk layout of the subdivision. (may be combined with other utilities). |
| | <input checked="" type="checkbox"/> | Sewer Design Report. |
| | <input checked="" type="checkbox"/> | Sanitary sewer plan and profile showing depth and grades. One sheet must show the overall sewer layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.) |
| | <input checked="" type="checkbox"/> | Water Design Report and/or Fire Flow Report. |
| | <input checked="" type="checkbox"/> | Water line plan showing fire hydrants, valves, etc. with plan and profile lines showing depth and grades. One sheet must show the overall water layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.) |
| | <input checked="" type="checkbox"/> | Storm drainage system plan with contours, street profile, inlets, storm sewer and drainage channels, with profiles and sections. Drainage and runoff areas, and runoff based on 5, 10, 25, 50 and 100 year rain intensity. Detailed drainage structure design, channel lining design & detention if used. One sheet must show the overall drainage layout of the subdivision. |
| | <input checked="" type="checkbox"/> | Detailed cost estimates for all public infrastructure listed above sealed by Texas P.E. |
| | <input checked="" type="checkbox"/> | Letter of completion for public infrastructure or guarantee / surety in accordance with UDO Section 8.6. |
| | <input checked="" type="checkbox"/> | Drainage Report with a Technical Design Summary. |
| | <input checked="" type="checkbox"/> | Erosion Control Plan (must be included in construction plans). |
| <input checked="" type="checkbox"/> | | All off-site easements necessary for infrastructure construction must be shown on the final plat with a volume and page listed to indicate where the separate instrument easements were filed. Separate instrument easements must be provided in recordable form to the City prior to being scheduled for P&Z Commission consideration. |
| <input checked="" type="checkbox"/> | | Are there impact fees associated with this development? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Impact fees must be paid prior to building permit. |
| <input checked="" type="checkbox"/> | | Will any construction occur in TxDOT rights-of-way? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, TxDOT permit must be submitted along with the construction documents. |

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

Print Form



Legislation Details (With Text)

File #: 16-0052 **Version:** 1 **Name:** 1110 Arrington Road Rezoning
Type: Rezoning **Status:** Agenda Ready
File created: 1/21/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 2/4/2016 **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 O Office and GC General Commercial to MF Multi-Family and NAP Natural Areas Protected with the condition that no residential structures be constructed within the 135 ft buffer from the heater-treater equipment on the abutting site containing oil and gas uses for approximately 17.66 acres being Lot 1, Block 5 of the Tower Point Phase 5 subdivision, generally located at 1110 Arrington Road, more generally located south of the intersection of Arrington Road and Decatur Drive. Case #REZ15-000025 (Note: Final action on this item is scheduled for the February 25, 2016 City Council meeting - subject to change)

Sponsors: Laura Walker

Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)
[Letter from Applicant](#)
[HUD Allowable Separation Distance Map](#)
[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 O Office and GC General Commercial to MF Multi-Family and NAP Natural Areas Protected with the condition that no residential structures be constructed within the 135 ft buffer from the heater-treater equipment on the abutting site containing oil and gas uses for approximately 17.66 acres being Lot 1, Block 5 of the Tower Point Phase 5 subdivision, generally located at 1110 Arrington Road, more generally located south of the intersection of Arrington Road and Decatur Drive. Case #REZ15-000025 (Note: Final action on this item is scheduled for the February 25, 2016 City Council meeting - subject to change)



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

**REZONING REQUEST
for
1110 Arrington Road
REZ2015-000025**

REQUEST: O Office and GC General Commercial to MF Multi-Family and NAP Natural Areas Protected with the condition that no residential structures be constructed within the 135-ft buffer from significant hazards on the abutting parcel containing oil and gas uses.

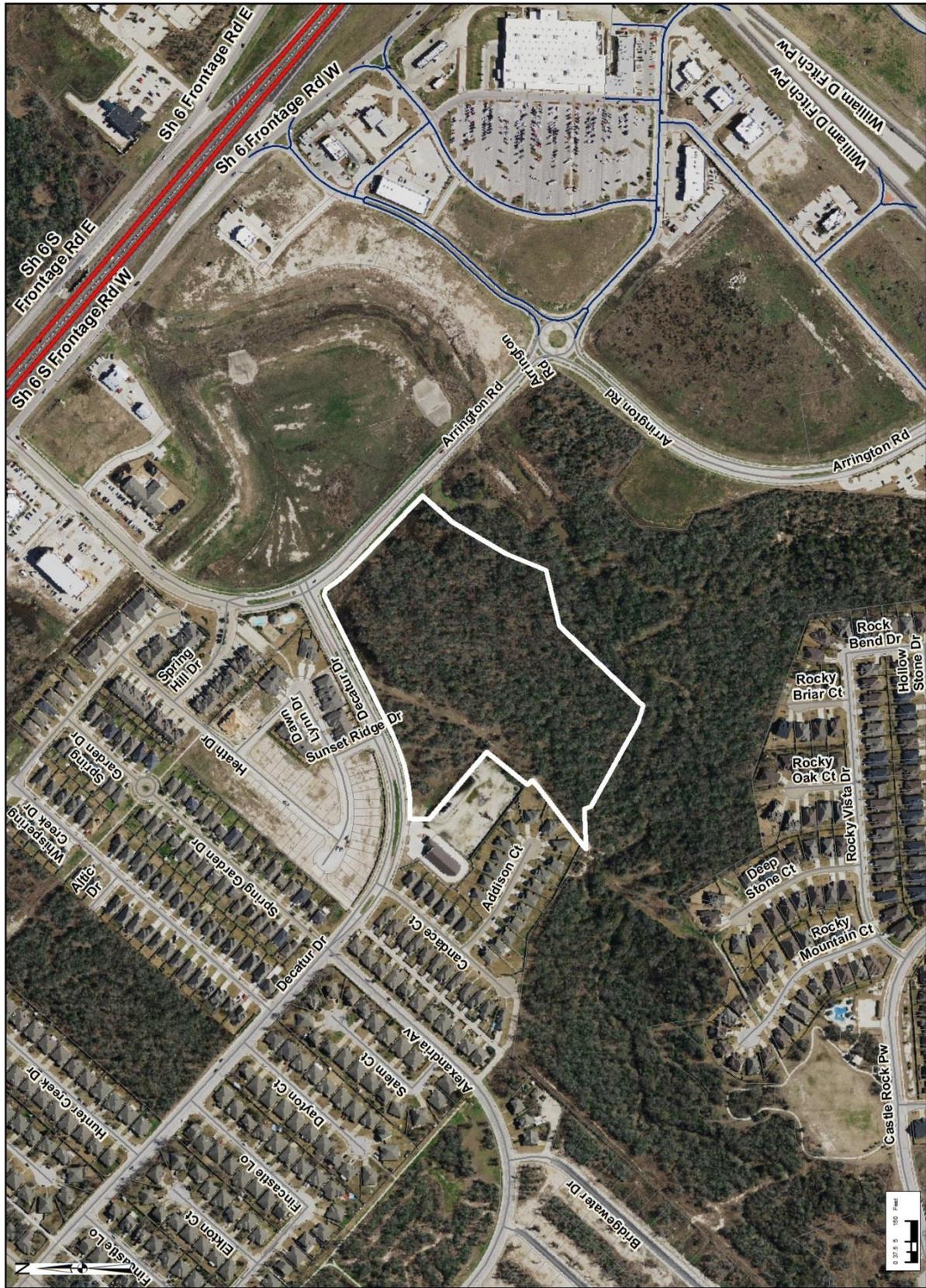
SCALE: 17.66 acres

LOCATION: 1110 Arrington Road, generally located south of the intersection of Arrington Road and Decatur Drive

APPLICANT: Mitchell & Morgan, LLP

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

RECOMMENDATION: Staff recommends approval of the rezoning request with the proposed condition that no residential structures be constructed within the 135-ft buffer from significant hazards located on the abutting parcel containing oil and gas uses.



REZONING

Case:
REZ2015-000025

1110 ARRINGTON RD

DEVELOPMENT REVIEW



NOTIFICATIONS

Advertised Commission Hearing Date: February 4, 2016
Advertised Council Hearing Date: February 25, 2016

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:

Spring Creek Townhomes HOA

Property owner notices mailed: 27
Contacts in support: None at the time of staff report.
Contacts in opposition: One at the time of staff report, citing concerns of developing in the greenbelt and flooding hazards.
Inquiry contacts: None at the time of staff report.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North (Across Decatur Drive)	Urban	PDD Planned Development District	Townhomes
South	Natural Areas Protected and Natural Areas Reserved	R Rural	Spring Creek Greenway
East (Across Arrington Road)	Urban and Natural Areas Reserved	R Rural and GC General Commercial	Vacant
West	Estate and Natural Areas Protected	GS General Suburban and PDD Planned Development District	Single-Family homes, storage buildings, and an oil well

DEVELOPMENT HISTORY

Annexation: 1983
Zoning: Properties zoned A-O Agricultural Open after Annexation
2001- A-O rezoned to R-4 Residential Attached
2006- R-4 rezoned to A-P Administrative Professional & C-1 General Commercial
2012- A-P Administrative Professional and C-1 General Commercial renamed to O Office and GC General Commercial
Final Plat: The property is platted as Lot 1, Block 5 of the Tower Point Phase 5 Subdivision (2009).
Site Development: Property is currently vacant.

PROPOSAL

The applicant has requested a MF Multi-Family and NAP Natural Areas Protected rezoning to develop this lot into a multi-family complex and greenway trails within the Natural Areas Protected district. The applicant is proposing the condition that no residential structures be

located within a 135-ft buffer of the existing heater-treater on the abutting property containing oil and gas uses.

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 Urban, Natural Areas Reserved, General Suburban, and Natural Areas Protected; and a portion of the property is located within Growth Area GII. The Comprehensive Plan states the Urban designation is for areas that should have the most intense level of development consisting of vertical mixed use and other aspects of urban character; the Natural Areas Reserved designation is for areas that represent a constraint to development and should be preserved for their natural functions (floodplains, riparian buffers, etc.); the General Suburban designation is for areas with an intense level of high-density single-family residential uses; and the Natural Areas Protected designation is for parks, recreation, or greenways permanently protected from development. Growth Area GII states that the urban portions of this area should be used for intense land uses with no more than 25% of the area being used for residential activities. However, there are currently little to no residential uses within Growth Area GII.

The proposed rezoning permits multi-family uses in the Urban, Natural Areas Protected, and General Suburban areas and conservation in the Natural Areas Reserved areas. The areas designated as Natural Areas Protected on the Comprehensive Plan Future Land Use map were originally designated as such with the intent of planning for the adjacent conservation easement but, since the easement has been defined and dedicated, this land use no longer applies to the entire area. Some portions dedicated for greenway purposes are still upholding their Natural Areas Protected designation through the use of the Natural Areas Protected zoning district at these locations. In addition, the General Suburban designation is a result of designations being assigned on a non-parcel basis, so it no longer applies either. In conclusion, the rezoning request is consistent with the Comprehensive Plan.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The properties to the north are zoned PDD and contain townhouse residential uses; properties to the east are zoned R Rural and are vacant; Spring Creek is to the south with an R Rural zoning designation; and properties to the west are zoned O Office with an oil and gas use, PDD with a self-storage use, and GS General Suburban with single-family homes. The present zoning of O Office and GC General Commercial are compatible with most of these zoning districts and uses with the exception of the oil and gas use.

Staff has expressed concern regarding the proposed use being located within close vicinity of an active oil site. The applicant's engineer has acknowledged the concern and has applied some of HUD Exchanges' Acceptable Separation Distances to address Staff's concern. A minimum separation distance of 135-ft from the oil field's heater-treater to any residential building is being proposed. The area will be used for parking and perhaps a maintenance building to help buffer the hazard. Additional mitigation discussions from the oil well site will be made with the applicant when the site plan has been submitted for review.

- 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 is designated for urban and high density uses on the Comprehensive Plan Land Use Map, but there are also pre-existing uses surrounding this site that the Future Land Use Map did not anticipate. Directly west of the subject property is an operating oil well use that the applicant

is proposing the condition with the rezoning that no residential buildings be within a 135-ft arc from a heater-treater on site that poses a significant threat (as illustrated in the HUD Allowable Separation Distance Map). Only parking and a maintenance building can be used in this area. There are also single-family homes to the west surrounding the oil and gas use, so the property will be required to provide single-family height protection and a minimum of 10ft buffer with a fence from this use. In addition, the greenway areas will be preserved with NAP Natural Areas Protected zoning.

- 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 also suitable for uses permitted in the O Office and GC General Commercial districts. The O Office zoning is located in between the single-family uses and the GC General Commercial zoning, acting like a buffer between use intensities. However, the existing oil well use poses an issue to developing the site as an office use because similar buffering conditions to the oil well would be required at the site plan stage.
- 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 is marketable for both commercial/office uses under the current zoning districts as well as multi-family uses allowed by the proposed rezoning.
- 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 12-inch main along Decatur Drive. The site will have sewer access via an existing 21-inch main running through the tract. The subject property is located in the Spring Creek drainage basin. The site is draining to an existing regional detention pond. The property has frontage on Decatur Dr. & Arrington, both classified as Two-Lane Major Collectors on the Thoroughfare Plan. Since the proposed zoning resulted in fewer trips than the current zoning, a Traffic Impact Analysis (TIA) was not required at this time. A TIA will be required with the site plan application. Drainage and other public infrastructure required with the site shall be designed and constructed in accordance with the B/CS Unified Design Guidelines. The existing infrastructure appears to currently possess capacity to adequately serve the proposed use.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request with the proposed condition that no residential structures be constructed within the 135-ft buffer from significant hazards located on the abutting parcel containing oil and gas uses.

SUPPORTING MATERIALS

1. Application
2. Letter from Applicant
3. HUD Allowable Separation Distance Map
4. Rezoning Map



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

ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:	
<input checked="" type="checkbox"/>	\$1,165 Rezoning Application Fee.
<input checked="" type="checkbox"/>	Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
<input checked="" type="checkbox"/>	Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
<input checked="" type="checkbox"/>	One (1) copy of a fully dimensioned map on 24" x 36" paper showing: <ul style="list-style-type: none"> a. Land affected; b. Legal description of area of proposed change; c. Present zoning; d. Zoning classification of all abutting land; and e. All public and private rights-of-way and easements bounding and intersecting subject land.
<input checked="" type="checkbox"/>	Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
<input checked="" type="checkbox"/>	A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to pdsdigitalsubmittal@cstx.gov)
NOTE: If a petition for rezoning is denied by the City Council, another application for rezoning shall not be filed within a period of 180 days from the date of denial, except with permission of the Planning & Zoning Commission.	

Date of Optional Preapplication Conference _____

NAME OF PROJECT Arrington Multi-family

ADDRESS 1110 Arrington Road

LEGAL DESCRIPTION (Lot, Block, Subdivision) Lot 1, Block 5, Phase 5 Tower Point Subdivision

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

TOTAL ACREAGE 17.66 acres

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

Name Mitchell & Morgan, LLP c/o Crissy Hartl E-mail crissy@mitchellandmorgan.com

Street Address 3204 Earl Rudder Freeway S

City College Station State TX Zip Code 77845

Phone Number 979.260.6963 Fax Number 979.260.3564

PROPERTY OWNER'S INFORMATION:

Name Asset Plus Companies c/o Mark Lindley E-mail mlindley@assetpluscorp.com

Street Address 675 Bering Drive, Suite 200

City Houston State TX Zip Code 77057

Phone Number 713.782.5800 Fax Number 713.268.5111

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

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

This property was conveyed to owner by deed dated November 3, 2009 and recorded in Volume 9375, Page 138 of the Brazos County Official Records.

Existing Zoning GC General Commercial, O Office Proposed Zoning MF Multi-Family, NAP Nat Areas Protected

Present Use of Property Undeveloped

Proposed Use of Property Multi-family complex

REZONING SUPPORTING INFORMATION

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

As properties in south College Station continue to develop, there is a greater need to provide a variety of housing. This zoning request will allow the opportunity to provide a multi-family housing option in this area.

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

This property is designated as Urban, Natural Areas Reserved, and Natural Areas Protected on the Land Use Plan. We are requesting that the Urban and Natural Areas Protected portions of the property be rezoned to Multi-Family and the Natural Areas Reserved receive the same zoning designation for their protection. The Natural Areas Protected designation was a result of planning for the adjacent conservation easement. Since the easement has been defined and dedicated, the NAP land use designation is no longer appropriate on this property. Therefore, this request 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?

The property is located among medium density residential developments to the north and west and abuts a self-storage facility to the north west. This proposed multi-family development is compatible with these uses and will serve as a transition to more intense commercial development at Tower Point while maintaining the character of the neighborhood.

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

As this property has been planned and designated for Urban land uses, this request for Multi-family is suitable.

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

The property abuts and is in the area of other medium to high density residential uses. Additionally, a portion of Spring Creek and the associated conservation easement act as a natural buffer between these properties and the larger commercial areas to the south. This property is more suitable for residential uses rather than office or commercial uses.

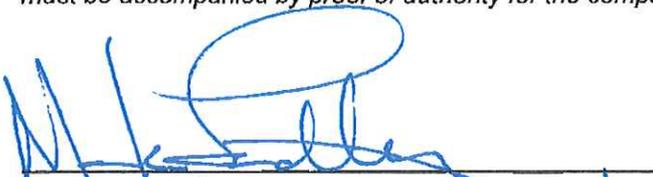
6. Explain the marketability of the property for uses permitted by the current zoning district.

The property is marketable for office, but less so for commercial uses and is more appropriate for a residential use given its adjacency to other residential developments. There is sufficient commercial property available within the Tower Point commercial center.

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

It is always desirable to have a mix of housing types, styles and affordability to house families that would feed into the CSISD school system. In addition, multi-family that is not located in student housing areas is desirable for young professionals. With three elementary schools in the general area to this property as well as its proximity to the Medical Corridor and businesses in the Business Center at College Station, this housing type is lacking. The closest multi-family development to this property is 2.3 miles away at Longmire and Deacon Drive.

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 *Senior Vice President*

10/07/15
Date



Kevin Ferrer, EIT
Graduate Civil Engineer
City of College Station
P.O. Box 9960
College Station, Texas 77842

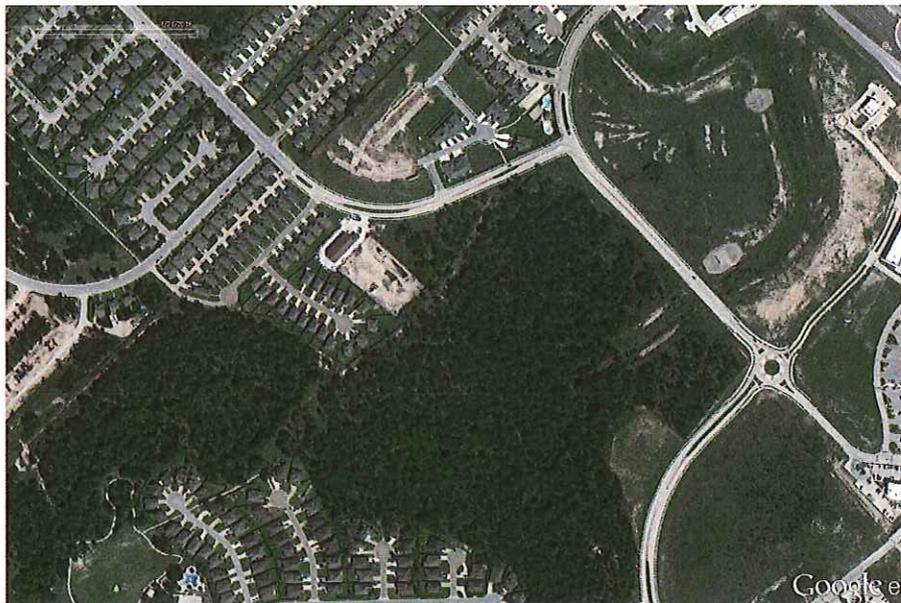
January 21, 2016

Re: Proposed Multi-Family Rezoning Located at 1110 Arrington Road (Project# REZ2015-000025)

Dear Kevin,

We have reviewed your concerns regarding the possible impacts from the adjacent oil well site on the subject property.

As you can see in the Google Earth image below, the oil well site is surrounded on two sides by single-family residential and a mini-storage development.



We recognize that the City of College Station currently has no ordinance in place to ask for any required separation distance from residential or commercial developments to the oil well site, but understand that you are currently working on such an ordinance. It is our understanding that you are asking us to voluntarily comply with a separation distance from our closest building to the hazard on the oil well site. At your direction, we reviewed the HUD Exchange's Acceptable Separation Distance (ASD) Electronic Assessment Tool. The paragraph below is the purpose statement from the Acceptable Separation Distance Guidebook produced by the Office of Community Planning and Development Environmental Planning Division.

Purpose

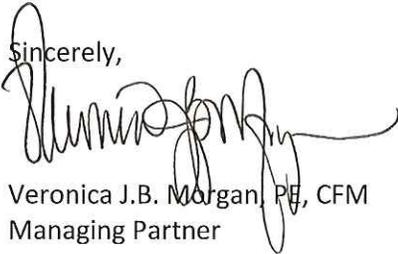
“This Guidebook provides HUD staff, planners, developers, engineers and grantees with specific steps to determine the Acceptable Separation Distance (ASD) between a HUD-assisted project and a hazardous operation. It provides environmental review professionals with information about the implementation of regulation 21 CFR Part 51 Subpart C. The Guidebook also provides both the analytical foundation and recommended strategy for determining the distance between a proposed HUD-assisted project and a hazardous operations site.”

Based upon what we have found on the oil well site and the HUD Exchange’s Acceptable Separation Distance (ASD) Electronic Assessment Tool instructions, there is one element, the heater-treater, that poses any significant hazard. The pressure vessel on site appears to be approximately 230 gallons in size. Given that size, the HUD Exchange’s Acceptable Separation Distance (ASD) Electronic Assessment Tool produces a suggested separation distance of 135-feet from the hazard to the closest proposed building.

In voluntary compliance with your request given that there is no ordinance upon which to base this requirement, we are willing to have as part of the rezoning recommendations a 135-foot separation arc as shown on the attached drawing. We agree not to place any residential structures within this area. We will use this area for parking and perhaps a maintenance building for the project. As discussed in the HUD guidance, a non-residential building is a suitable element to help buffer the hazard.

If you have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read 'Veronica J.B. Morgan', with a long, sweeping flourish extending to the right.

Veronica J.B. Morgan, PE, CFM
Managing Partner

Cc: File



ZM

ARRINGTON MULTIFAMILY
HUD
ALLOWABLE SEPARATION DISTANCE

Mitchell & Morgan, L.L.P.
Consulting Engineers and Constructors
3204 Earl Rudder Fwy. S.
College Station, TX 77840
(979) 260-6963 Fax: (979) 260-3564



Revisions

January, 2016
Designed by: JJM
Drawn By: JJM
Checked By: VJBM



Legislation Details (With Text)

File #: 16-0056 **Version:** 1 **Name:** College Station Senior Care Rezoning
Type: Rezoning **Status:** Agenda Ready
File created: 1/25/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 2/4/2016 **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 O Office to PDD Planned Development District for approximately 7 acres being situated in the Thomas Caruthers League, abstract no. 9, in College Station, Brazos County, Texas, being the northern portion of that 25.79 acre tract conveyed to Brian Howard Perry by deed recorded in volume 10459, page 34 of the Official Public Records of Brazos County, Texas, generally located at 3600 Rock Prairie Road, more generally located at the intersection of Rock Prairie Road and Medical Avenue, to the east of Scott and White Hospital. Case #REZ2015-000033 (Note: Final action on this item is scheduled for the February 25, 2016 City Council meeting - subject to change)

Sponsors: Jessica Bullock

Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)
[Rezoning Map](#)
[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 O Office to PDD Planned Development District for approximately 7 acres being situated in the Thomas Caruthers League, abstract no. 9, in College Station, Brazos County, Texas, being the northern portion of that 25.79 acre tract conveyed to Brian Howard Perry by deed recorded in volume 10459, page 34 of the Official Public Records of Brazos County, Texas, generally located at 3600 Rock Prairie Road, more generally located at the intersection of Rock Prairie Road and Medical Avenue, to the east of Scott and White Hospital. Case #REZ2015-000033 (Note: Final action on this item is scheduled for the February 25, 2016 City Council meeting - subject to change)



**REZONING REQUEST
FOR
College Station Senior Care
REZ2015-000033**

REQUEST: O Office to PDD Planned Development District

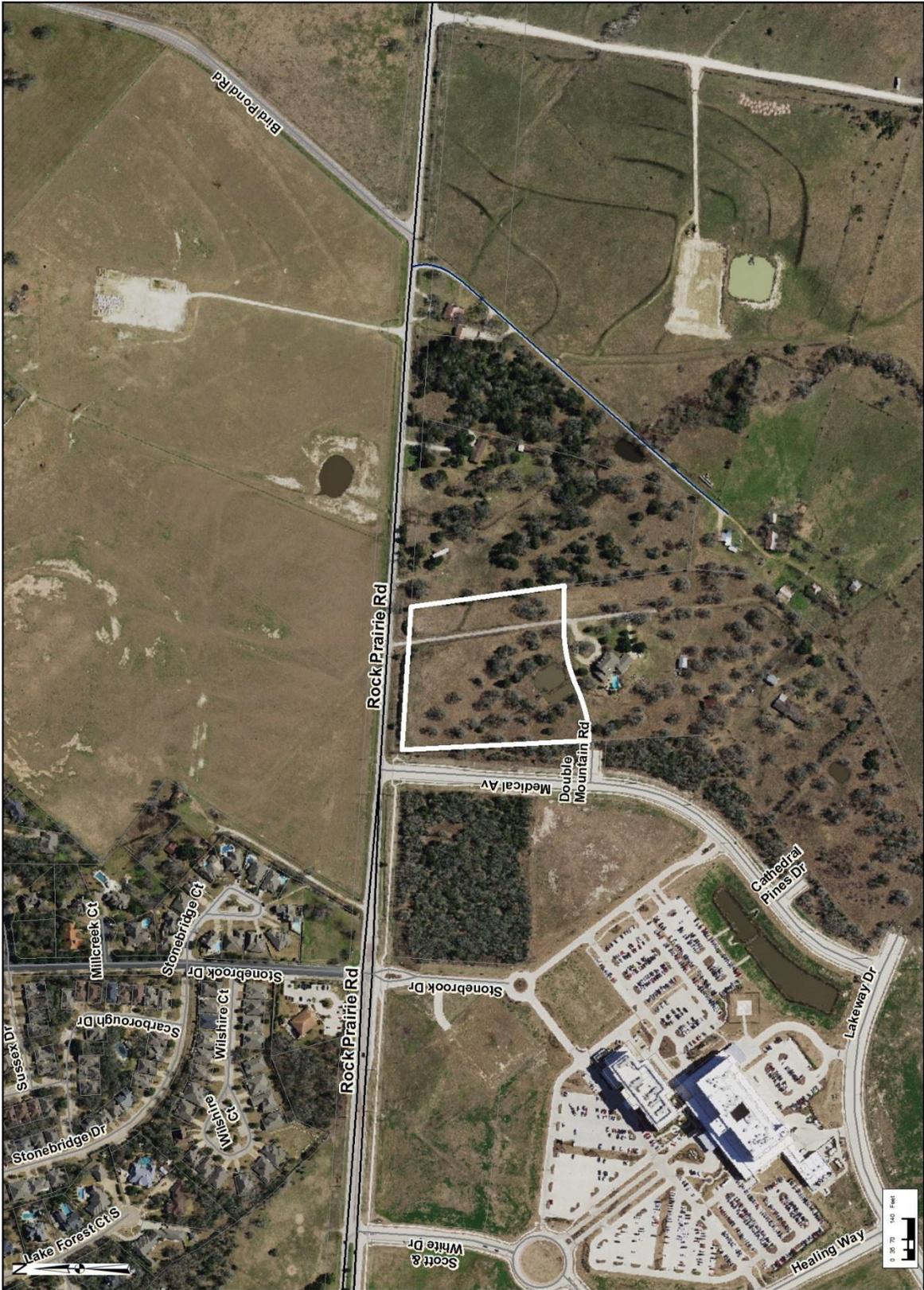
SCALE: Approximately 7 acres

LOCATION: 3600 Rock Prairie Road, generally located at the intersection of Rock Prairie Road and Medical Avenue, to the east of Scott and White Hospital.
Being situated in the Thomas Caruthers League, abstract no. 9, in College Station, Brazos County, Texas, being the northern portion of that 25.79 acre tract conveyed to Brian Howard Perry by deed recorded in volume 10459, page 34 of the Official Public Records of Brazos County, Texas.

APPLICANT: Andrew Berry

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

RECOMMENDATION: Staff recommends approval of the PDD Planned Development District zoning request and associated Concept Plan.



 DEVELOPMENT REVIEW	COLLEGE STATION SENIOR CARE	REZONING
Case: REZ2015-000033		

NOTIFICATIONS

Advertised Commission Hearing Date: February 4, 2016
 Advertised Council Hearing Date: February 25, 2016

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:

- Stonebridge
- Stonebridge Court
- Wilshire
- Shadowcrest
- Amberlake

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

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North (Across Rock Prairie Road)	Restricted Suburban	R Rural	Agricultural
South	Medical Use	O Office	Single-Family Residential
East	Medical Use	PDD Planned Development District	Single-Family Residential
West	Medical Use	R Rural	Scott and White Hospital

DEVELOPMENT HISTORY

Annexation: June 1995
Zoning: A-O Agricultural Open upon annexation (1995)
 A-P Administrative Professional (Unknown – between 1995 and 2002)
 Renamed O Office (2012)
Final Plat: Unplatted
Site development: Single-Family Residential

REVIEW CRITERIA

1. **Consistency with the Comprehensive Plan:** The subject property is located within the Medical District Master Plan, which aims to support the City’s goal of designating a special district that will establish identity, promote continuity, and invite significant new investment to fulfill the demand for medical and health care related uses in the emerging medical district

and in the City of College Station. The subject property is designated as Medical Use on the Comprehensive Plan Future Land Use and Character Map.

Land Use – Medical Use: a pedestrian-friendly area intended to provide a concentration of medical-related uses. Uses include all medical services, rehabilitation, sports medicine, psychiatric, laboratories, pharmacies, senior housing, assisted living, hotels, and education.

The proposed PDD Planned Development District zoning uses a base zoning district of O Office to allow for a nursing home and rehabilitation facility. The rezoning request is consistent with the Comprehensive Plan Future Land Use and Character Map and the Medical District Plan.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** To the west is Scott and White Hospital. To the east and north, across Rock Prairie Road are large acreage single-family/agricultural tracts zoned R Rural. The area to the south is currently zoned O Office and developed for single-family use.

The area on the east side of Highway 6 is developing in line with the Medical District Plan. This rezoning is compatible with continued medical development in the area.

- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The proposed PDD uses a base zoning district of O Office and adds the use of Extended Care Facility/Convalescent/Nursing Home. Located directly adjacent to the Scott and White Hospital in close proximity to other medical services, major thoroughfares, and residential development the property is suitable for a nursing home.
- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The subject property is currently zoned O Office. Uses permitted in this district include, education facilities, medical clinics, and offices which are in line with the Medical District Plan. Located near other medical uses, major thoroughfares, and given the amount of residential property in the area, this property is suitable for these 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 is currently zoned O Office and is currently marketable as such.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** There is an existing 8-inch waterline along the south side of Double Mountain Road, as well as an 18-inch water main on the south side of Rock Prairie Road adjacent to the tract. There is also a 6-inch sanitary sewer line along the north side of Double Mountain Road. Recent analysis of the downstream lift station has shown that there are capacity limitations, and further site development will necessitate lift station improvements. The applicant has acknowledged this issue and will address during the platting stage. Detention is required in this area, where stormwater from the site generally discharges to the east within the Lick Creek Drainage Basin. Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines.

The property is adjacent to Rock Prairie Road, a Four-Lane Major Arterial and will have access to Medical Avenue, a Two-Lane Major Collector. The Comprehensive Plan Thoroughfare Plan also shows a future Two-Lane Minor Collector along the southern boundary of the subject area. The proposed use would generate approximately 60 trips in the peak hour. Due to the limited traffic associated with the proposed use, a Traffic Impact Analysis was not required.

REVIEW OF CONCEPT PLAN

The Concept Plan provides an illustration of the general layout of the proposed building and parking areas as well as other site related features. In proposing a PDD, an applicant may also request variations to the general platting and site development standards provided that those variations are outweighed by demonstrated community benefits of the proposed development. The Unified Development Ordinance provides the following review criteria as the basis for reviewing PDD Concept Plans:

1. The proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area;
2. The proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan, and any subsequently adopted Plans, and will be consistent with the intent and purpose of this Section;
3. The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development;
4. Every dwelling unit need not front on a public street but shall have access to a public street directly or via a court, walkway, public area, or area owned by a homeowners association;
5. The development includes provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities;
6. The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity; and
7. The development 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 reasonably anticipated in the area considering existing zoning and land uses in the area.

General: The proposed Concept Plan proposes a skilled nursing and rehabilitation facility that will treat residents needing long term medical care. The building will have a maximum height of 35 feet. Access from Medical Avenue and Rock Prairie Road are proposed.

Modification Requested: O Office is proposed as the base zoning district with a modification to add Extended Care Facility/Convalescent/Nursing home as a permitted use.

Community Benefits: The applicant offers the following as community benefits:

- The project will benefit the community because it is aligned with and will help further the Medical Plan. As described in the Medical Plan’s development guidelines, the character of buildings in the Medical District “should reflect central Texas traditions in terms of material and articulation”. The character of the project will reflect this, and will include a Texas vernacular landscape utilizing native and adaptive native plants.
- The project will help to further the Medical Plan by addressing one of the key themes of the

stakeholder's meetings. As noted, a key theme was the "need for additional senior housing and senior care facilities". This project would provide a new state-of-the-art senior care facility to serve College Station residents.

STAFF RECOMMENDATION

Staff recommends approval of the PDD Planned Development District zoning request and associated Concept Plan.

SUPPORTING MATERIALS

1. Application
2. Rezoning Map
3. 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.
- 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).
- A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to pdsdigitalsubmittal@ctx.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 07/08/2015

NAME OF PROJECT College Station Senior Care Project

ADDRESS 3600 Rock Prairie RD

LEGAL DESCRIPTION (Lot, Block, Subdivision) _____

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

*Along Rock Prairie Road to the east of Scott & White Hospital
 6.690 acres out of Brian Perry 25.79 acre Tract
 See the attached metes and bounds description of the property*

TOTAL ACREAGE 6.69

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

Name Andrew Berry E-mail andrew.berry@clhealthcare.com
Street Address 1804 Richwood Drive
City Austin State TX Zip Code 78757
Phone Number (512) 415 3993 Fax Number _____

PROPERTY OWNER'S INFORMATION:

Name Brian Howard Perry E-mail briantlg@yahoo.com
Street Address 17975 Bella Lago Ct.
City College Station State TX Zip Code 77845-4774
Phone Number (979) 229-9832 Fax Number _____

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

Name Larry Parker E-mail lparker@sciconstruction-tx.com
Street Address 5467 New Copeland Rd
City Tyler State TX Zip Code 75703
Phone Number (903) 592-9311 Fax Number _____

This property was conveyed to owner by deed dated 11/30/1993 and recorded in Volume 1980, Page 272 of the Brazos County Official Records.

Existing Zoning O Office Proposed Zoning PDD

Present Use of Property Undeveloped Land

Proposed Use of Property Nursing Home and Rehabilitation Facility

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

Proposed use for the Property for PDD is a skilled nursing and rehabilitation facility. This specific use is described as Extended Care/Convalescent/Nursing Home in the UDO

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: _____

Approximate percentage of non-residential land uses: _____

REZONING SUPPORTING INFORMATION

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

In 2012, the Medical District Master Plan ("Medical Plan") designated the area in and around the property as the College Station Medical District ("Medical District"). As described in the Medical Plan, a key component of the Medical District is to provide a wide array of medical services to the community. Additionally, the Final District Land Use Plan designates this specific property for "Medical Related" uses. The changed zoning will allow for the development of a new long-term healthcare facility on the property. So, the requested zoning change is necessary to further the purpose and plans for the Medical District.

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

The Comprehensive Plan created the Neighborhood, District & Corridor Planning. This program produced action plans for specific areas. One of those action plans was the Medical Plan and creation of the Medical District. Because the requested change furthers the goals of the Medical Plan and is aligned with the uses described in the Medical Plan's Final District Land Use Plan, 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 zone change is compatible with uses of nearby properties. Scott & White Hospital owns the property to the west, which is zoned PDD with a base zoning of C-1. Currently, there is a large hospital and clinic on this property and plans to potentially develop additional medical related facilities. So, a long-term care facility is compatible with the surrounding properties. Additionally, the Final District Land Use Plan designates the area in and around the property for "Medical Related" uses.

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

This property is suitable for the uses permitted by the rezoning district because of the property's close proximity to other medical providers. This property is within .2 miles of the Scott & White Hospital and Clinic. This property is also around 1 mile from the College Station Medical Center. This property is suitable for a long-term care facility because potential residents will benefit from the facilities close proximity to other medical providers.

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

Because of the changed conditions, the property is more suitable as the requested zoning. As noted, this property is part of the Medical District. The current zoning doesn't allow for any long-term medical care. This conflicts with one of the purposes of the Medical Plan, which is to ensure a wide array of medical resources for College Station's residents. By modifying the zoning, the property becomes more suitable to meet the goals of the Medical Plan.

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

The current zoning of the property limits the property's marketability. As it relates to medical care, the current zoning would only allow a medical clinic to locate on the property, and wouldn't allow long term medical care. Because of the close proximity of property to the Scott & White Hospital and the College Station Medical Center, this property is more marketable with zoning that permits long term care.

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

This zoning change would help address one of the themes from the Medical District's stakeholder meetings. As noted in the Medical Plan, one of the key components of the master plan process was involvement of community stakeholders, who provided guidance and feedback throughout the planning process. One of the key themes from the stakeholder meetings was the "[n]eed for additional senior housing and senior care facilities". This zoning change would help to address this need, because this project would provide a new senior care facility to College Station's residents.

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

The proposed development is a Nursing Home and Rehabilitation Facility to serve College Station's residents. This facility will treat residents of College Station needing long term medical care, including skilled nursing care and rehabilitation services.

CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

The highest point of the future building heights will be 35 feet

2. Provide a general statement regarding the proposed drainage.

The project will have detention on site in accordance with City of College Station's regulations.

3. List the general bulk or dimensional variations sought.

We are requesting adding the use of Extended Care Facility/Convalescent/Nursing Home to the property.

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

The project will benefit the community because it is aligned with and will help further the Medical Plan. As described in the Medical Plan's Development Guidelines, the character of buildings in the Medical District "should reflect central Texas traditions in terms of material and articulation". The character of the project will reflect this, and will include a Texas vernacular landscape utilizing native and adaptive native plants. The project will help to further the Medical Plan by addressing one of the key themes of the stakeholders' meetings. As noted, a key theme was the "[n]eed for additional senior housing and senior care facilities". This project would provide a new state of the art senior care facility to serve College Station's residents.

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.

The concept plan is in harmony with the character of the surrounding area because it is a proposed additional medical facility in the Medical District.

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

The Project is in conformity with the policies, goals and objectives of the Comprehensive Plan. The Comprehensive Plan identifies healthcare as an emerging sector that will play a significant role in the growth and success of the City of College Station. Additionally, the Medical District Master Plan recognizes the need for additional medical resources, specifically healthcare resources for seniors. The College Station Senior Care facility conforms with these items because: (1) the facility will benefit the College Station healthcare sector, by bringing new healthcare jobs and resources to the city; and (2) the facility will provide additional healthcare resources for College Station's growing senior population.

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

A new long-term senior care facility is aligned with the existing uses of neighboring properties and will benefit neighboring properties. The property to the west is a large hospital and clinic. A long-term care facility is aligned and will benefit the hospital and clinic. Additionally, as noted in the Medical Plan, the surrounding property owners will benefit from the close proximity to expanded medical services.

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

N/A

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

The proposed use will provide adequate public improvements as required by City regulations. Additionally, the new facility will provide additional senior care resources to College Station's residents.

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.

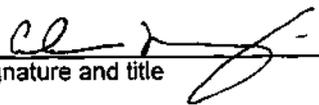
The concept plan proposal is beneficial to the public and surrounding properties. The facility's close proximity to other medical providers provides a continuity of care to the facility's residents and the public. Also, the hospital and medical clinic benefit as well, because the close proximity allows them close access to the facility's residents needing other medical services.

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.

The proposed use will have less of an impact on traffic than planned for under the current zoning. Additionally, the close proximity to other medical providers, specifically the Scott & White Hospital and the College Station Medical Center, will lessen the burden on the City's transportation system.

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.

 - APPLICANT

Signature and title

1-7-2016

Date

POWER OF ATTORNEY

STATE OF TEXAS §
COUNTY OF BRAZOS §

THAT, I, Brian H. Perry, make, constitute and appoint Larry Parker and/or Andrew Berry, both of Tyler Texas, as my agent and attorney-in-fact to act for me and in my behalf, to do the following, and only the following:

File a Zoning Map Amendment (Rezoning) Application with the City of College Station Texas, for the purpose of rezoning that certain 6.690 acres of land, more or less, in the Thomas Caruthers League Survey (Abstract No. 9) in College Station, Brazos County, Texas, as further described on Attachment I hereto, from the use, "Professional Services", to the use: "Skilled Nursing".

I hereby agree and represent to those dealing with said attorney-in-fact that this Power of Attorney is in effect for sixty (60) days, only, from the date hereof, and may be voluntarily revoked by me only by revocation entered of record in the Real Property Records of the County Clerk of Brazos County Texas, and that until such revocation be so entered, each and every power herein granted to said attorney shall be and remain in full force and effect. This Power of Attorney shall not terminate or be revoked on my disability or by reason of any illness or incapacity which I may incur.

IN WITNESS WHEREOF, I have executed this Power of Attorney as of the 13th day of November, 2015.

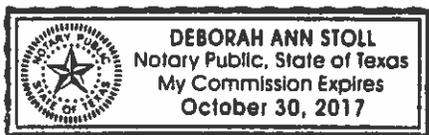


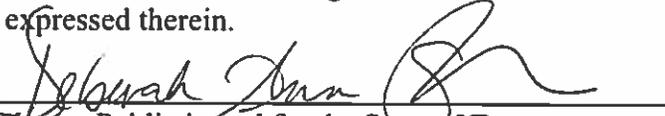
Brian H. Perry

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, on this ___ day of November, 2015, the undersigned authority in an for the State of Texas, on this day personally appeared Brian H. Perry, known to me to be the person whose named is subscribed to the forgoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed therein.





Notary Public in and for the State of Texas
Name: Deborah Ann Stoll
My Commission Expires: October 30, 2017

ATTACHMENT 1

Joe Orr, Inc.
A BASELINE CORPORATION CO.
Post Office Box 11979
College Station, TX 77842-1979
(979) 693-2777
TBPLS Firm no. 100544-00

Proposed Lot 1, Block 1 – Rock Prairie Oaks
6.690 acres out of Brian Perry 25.79 acre Tract
Thomas Caruthers league A-9
College Station, Texas
November 2, 2015

All of that certain tract or parcel of land lying and being situated in the Thomas Caruthers league (abstract no. 9) in College Station, Brazos County, Texas, being the northern portion of that 25.79 acre tract conveyed to Brian Howard Perry by deed recorded in volume 10459, page 34 of the Official Public Records of Brazos County, Texas, and being more particularly described as follows:

Commencing at a 3/4" iron rod found at an angle point in the west lines of said 25.79 acre tract, also being an angle point in the east line of Lot 1, Block 6 of the Scott & White Healthcare Subdivision as described by plat recorded in volume 10179, pg. 50 of the Official Public Records of Brazos County, Texas, from where City of College Station GPS control monument no. 131 bears S 13° 48' 46" W – 2998.5 feet.

Thence N 2° 42' 34" W – 383.46 feet, along a common boundary line of the said 25.79 acre tract and the said Scott & White subdivision, passing the northeast corner of said Block 6 at 323.10 feet, to the southeast corner of Lot 1, Block 7 of said subdivision, being the southwest corner of this described tract, from where the center of a 5/8" iron rod with a yellow plastic cap stamped "JACOBS PROP CNR" found bears N 64° W – 0.07 feet;

Thence N 2° 42' 34" W – 641.67 feet, continuing along the common boundary line of the said 25.79 acre tract and the said Scott & White subdivision, to the northwest corner of this described tract in the new south right-of-way line of Rock Prairie Road East, being the south line of said 0.332 acre right-of-way parcel, from where a 5/8" iron rod found at the northwest corner of the 25.79 acre tract bears N 2° 50' 25" W – 29.28 feet, a 5/8" iron rod marking the northeast corner of the said Scott & White subdivision bears N 2° 14' 03" W – 13.88 feet and a 1/2" iron rod with an orange plastic cap stamped "HP MAYO RPLS 5045" (set 2006) bears S 2° W – 1.03 feet;

Thence S 86° 27' 34" E – 489.32 feet along the said new right-of-way line to its intersection with the common line of said 25.79 acre tract and that 10.35 acre tract described in deed to Barry C. Nelson recorded in volume 10577, page 191 of the Official Public Records of Brazos County, Texas, at a point for the northeast corner of this described tract from where a 3/4" iron rod found at the northeast corner of the 25.79 acre tract bears N 7° 54' 08" W – 30.55 feet, a 1/2" iron rod with a yellow plastic cap stamped "KERR 4502" found marking the northwest corner of the 10.35

acre tract bears S 40° 24' W – 0.19 feet and a 1/2" iron rod with an orange plastic cap stamped "HP MAYO RPLS 5045" (set 2006) bears S 8° E – 1.10 feet;

Thence S 7° 54' 08" E – 530.00 feet, along the common line of said 25.79 acre tract and the said 10.35 acre tract, to a 1/2" iron rod with an orange plastic cap stamped "HP MAYO RPLS 5045" set for the southeast corner of this described tract from where a 5/8" iron rod found at the southwest corner of the 10.35 acre tract bears S 7° 54' 08" E – 433.67 feet;

Thence through the said 25.79 acre tract, along the south boundary of this described tract, as follows:

N 89° 22' 45" W – 142.38 feet to a 1/2" iron rod with an orange plastic cap stamped "HP MAYO RPLS 5045" set for the beginning of a tangent curve to the left;

Along said curve (radius= 460.00 feet) through a central angle of 23° 02' 43", the chord of which bears S 79° 05' 53" W – 183.78 feet, to a 1/2" iron rod with an orange plastic cap stamped "HP MAYO RPLS 5045" set at the end and point of tangency of said curve;

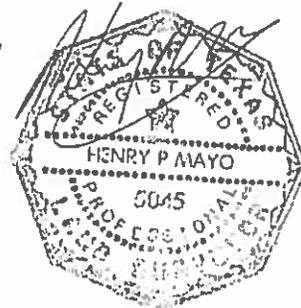
S 67° 34' 32" W – 56.94 feet to a 1/2" iron rod with an orange plastic cap stamped "HP MAYO RPLS 5045" set for the beginning of a tangent curve to the right;

Along said curve (radius = 400.00 feet) through a central angle of 19° 41' 46", the chord of which bears S 77° 25' 25" W – 136.83 feet, to a 1/2" iron rod with an orange plastic cap stamped "HP MAYO RPLS 5045" set at the end and point of tangency of said curve;

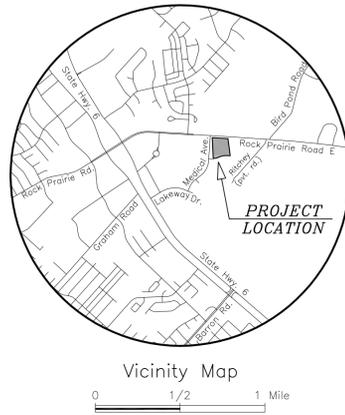
And S 87° 16' 18" W – 21.93 feet to the Point of Beginning and containing 6.690 acres of land more or less.

Bearings are Texas State Plane, Central Zone, NAD-83(CORS) datum, based on City of College Station GPS control monument no. 130 and no. 9 (N 68° 44' 32" E).

See exhibit plat prepared with this description, dated November 2015.



PROPOSED ZONE CHANGE TRACT DESCRIPTION



Proposed Lot 1, Block 1 - Rock Prairie Oaks
6.690 acres out of Brian Perry 25.79 acre Tract
Thomas Caruthers league A-9
College Station, Texas
November 2, 2015

All of that certain tract or parcel of land lying and being situated in the Thomas Caruthers league (abstract no. 9) in College Station, Brazos County, Texas, being the northern portion of that 25.79 acre tract conveyed to Brian Howard Perry by deed recorded in volume 10459, page 34 of the Official Public Records of Brazos County, Texas, and being more particularly described as follows:

Commencing at a 3/4" iron rod found at an angle point in the west lines of said 25.79 acre tract, also being an angle point in the east line of Lot 1, Block 6 of the Scott & White Healthcare Subdivision as described by plat recorded in volume 10179, pg. 50 of the Official Public Records of Brazos County, Texas, from where City of College Station GPS control monument no. 131 bears S 13° 48' 46" W - 2998.5 feet.

Thence N 2° 42' 34" W - 383.46 feet, along a common boundary line of the said 25.79 acre tract and the said Scott & White subdivision, passing the northeast corner of said Block 6 at 323.10 feet, to the southeast corner of Lot 1, Block 7 of said subdivision, being the southwest corner of this described tract, from where the center of a 5/8" iron rod with a yellow plastic cap stamped "JACOBS PROP CNR" found bears N 64° W - 0.07 feet;

Thence N 2° 42' 34" W - 641.67 feet, continuing along the common boundary line of the said 25.79 acre tract and the said Scott & White subdivision, to the northwest corner of this described tract in the new south right-of-way line of Rock Prairie Road East, being the south line of said 0.332 acre right-of-way parcel, from where a 5/8" iron rod found at the northwest corner of the 25.79 acre tract bears N 2° 50' 25" W - 29.28 feet, a 5/8" iron rod marking the northeast corner of the said Scott & White subdivision bears N 2° 14' 03" W - 13.88 feet and a 1/2" iron rod with an orange plastic cap stamped "HP MAYO RPLS 5045" (set 2006) bears S 2° W - 1.03 feet;

Thence S 86° 27' 34" E - 489.32 feet along the said new right-of-way line to its intersection with the common line of said 25.79 acre tract and that 10.35 acre tract described in deed to Barry C. Nelson recorded in volume 10577, page 191 of the Official Public Records of Brazos County, Texas, at a point for the northeast corner of this described tract from where a 3/4" iron rod found at the northeast corner of the 25.79 acre tract bears N 7° 54' 08" W - 30.55 feet, a 1/2" iron rod with a yellow plastic cap stamped "KERR 4502" found marking the northwest corner of the 10.35 acre tract bears S 40° 24' W - 0.19 feet and a 1/2" iron rod with an orange plastic cap stamped "HP MAYO RPLS 5045" (set 2006) bears S 8° E - 1.10 feet;

Thence S 7° 54' 08" E - 530.00 feet, along the common line of said 25.79 acre tract and the said 10.35 acre tract, to a 1/2" iron rod with an orange plastic cap stamped "HP MAYO RPLS 5045" set for the southeast corner of this described tract from where a 5/8" iron rod found at the southwest corner of the 10.35 acre tract bears S 7° 54' 08" E - 433.67 feet;

Thence through the said 25.79 acre tract, along the south boundary of this described tract, as follows:

N 89° 22' 45" W - 142.38 feet to a 1/2" iron rod with an orange plastic cap stamped "HP MAYO RPLS 5045" set for the beginning of a tangent curve to the left;

Along said curve (radius=460.00 feet) through a central angle of 23° 02' 43", the chord of which bears S 79° 05' 53" W - 183.78 feet, to a 1/2" iron rod with an orange plastic cap stamped "HP MAYO RPLS 5045" set at the end and point of tangency of said curve;

S 67° 34' 32" W - 56.94 feet to a 1/2" iron rod with an orange plastic cap stamped "HP MAYO RPLS 5045" set for the beginning of a tangent curve to the right;

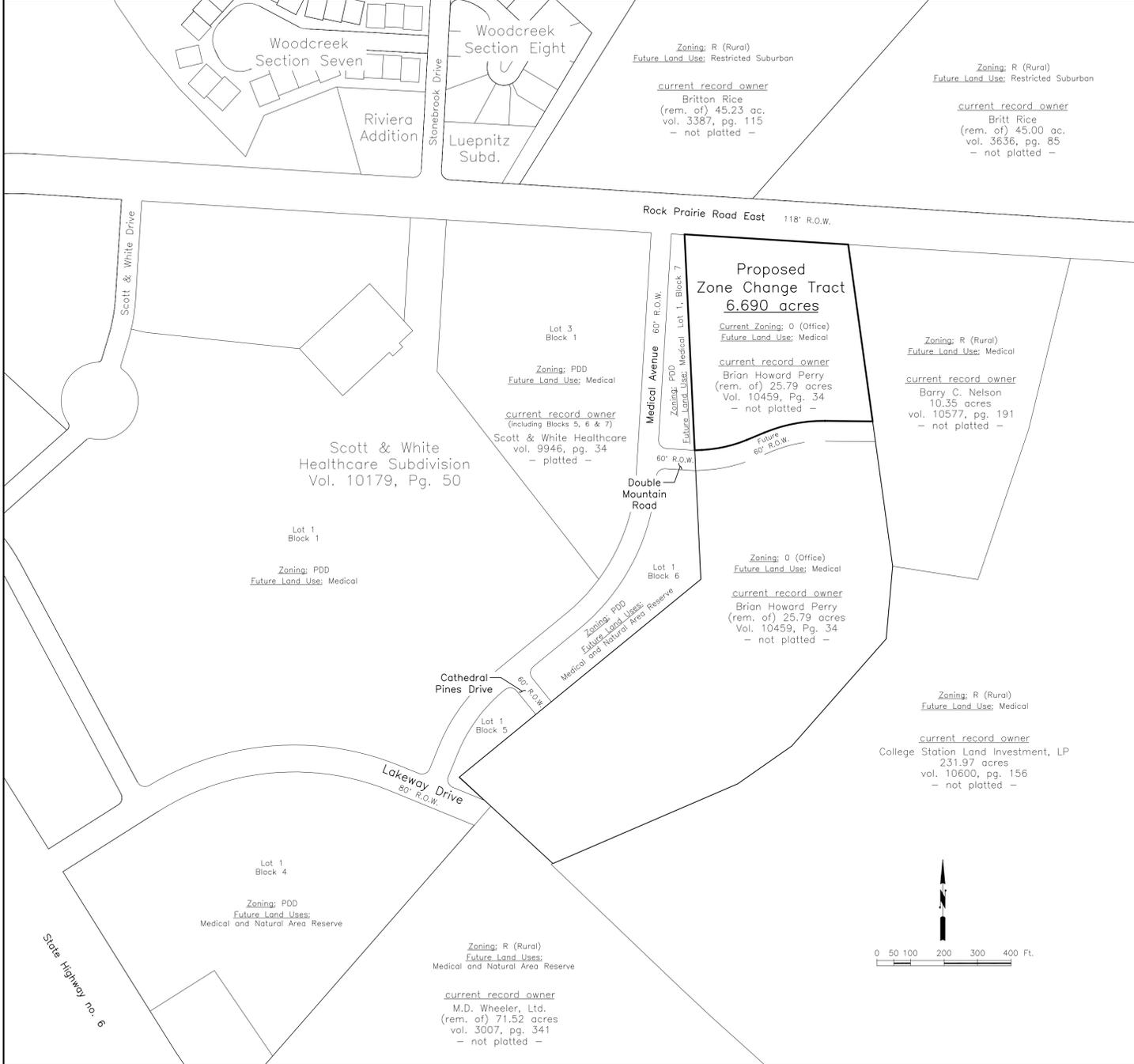
Along said curve (radius=400.00 feet) through a central angle of 19° 41' 46", the chord of which bears S 77° 25' 25" W - 136.83 feet, to a 1/2" iron rod with an orange plastic cap stamped "HP MAYO RPLS 5045" set at the end and point of tangency of said curve;

And S 87° 16' 18" W - 21.93 feet to the Point of Beginning and containing 6.690 acres of land more or less.

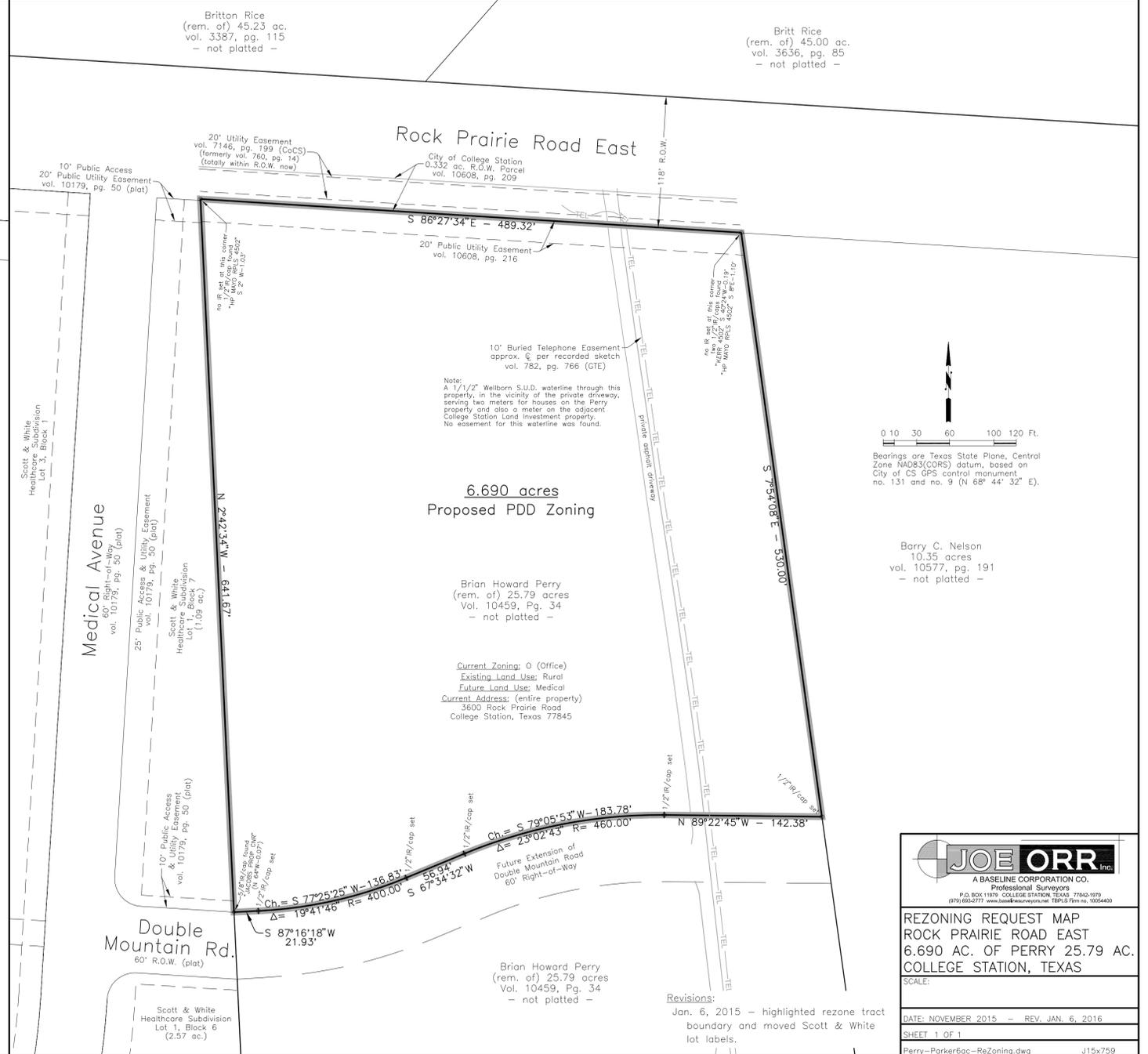
Bearings are Texas State Plane, Central Zone, NAD-83(CORS) datum, based on City of College Station
GPS control monument no. 130 and no. 9 (N 68° 44' 32" E).



EXISTING ZONING & FUTURE LAND USE (per CoCS Comprehensive Plan)



PROPOSED ZONE CHANGE TRACT & EXISTING EASEMENTS

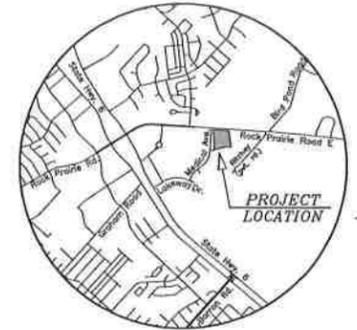


JOE ORR Inc.
A BASELINE CORPORATION CO.
Professional Surveyors
P.O. BOX 1985 COLLEGE STATION, TEXAS 77842-1979
(979) 662-2777 www.joerorsurveyors.net TPLS Firm no. 1004460

REZONING REQUEST MAP
ROCK PRAIRIE ROAD EAST
6.690 AC. OF PERRY 25.79 AC.
COLLEGE STATION, TEXAS

SCALE:
DATE: NOVEMBER 2015 -- REV. JAN. 6, 2016
SHEET 1 OF 1
Perry-ParkerEac-ReZoning.dwg J15x759

Britt Rice
 (rem. of) 45.23 ac. - vol. 3387, pg. 115
 (rem. of) 45.00 ac. - vol. 3636, pg. 85
 - not platted -



Vicinity Map

Barry C. Nelson
 10.35 acres
 vol. 10577, pg. 191
 - not platted -

Notes

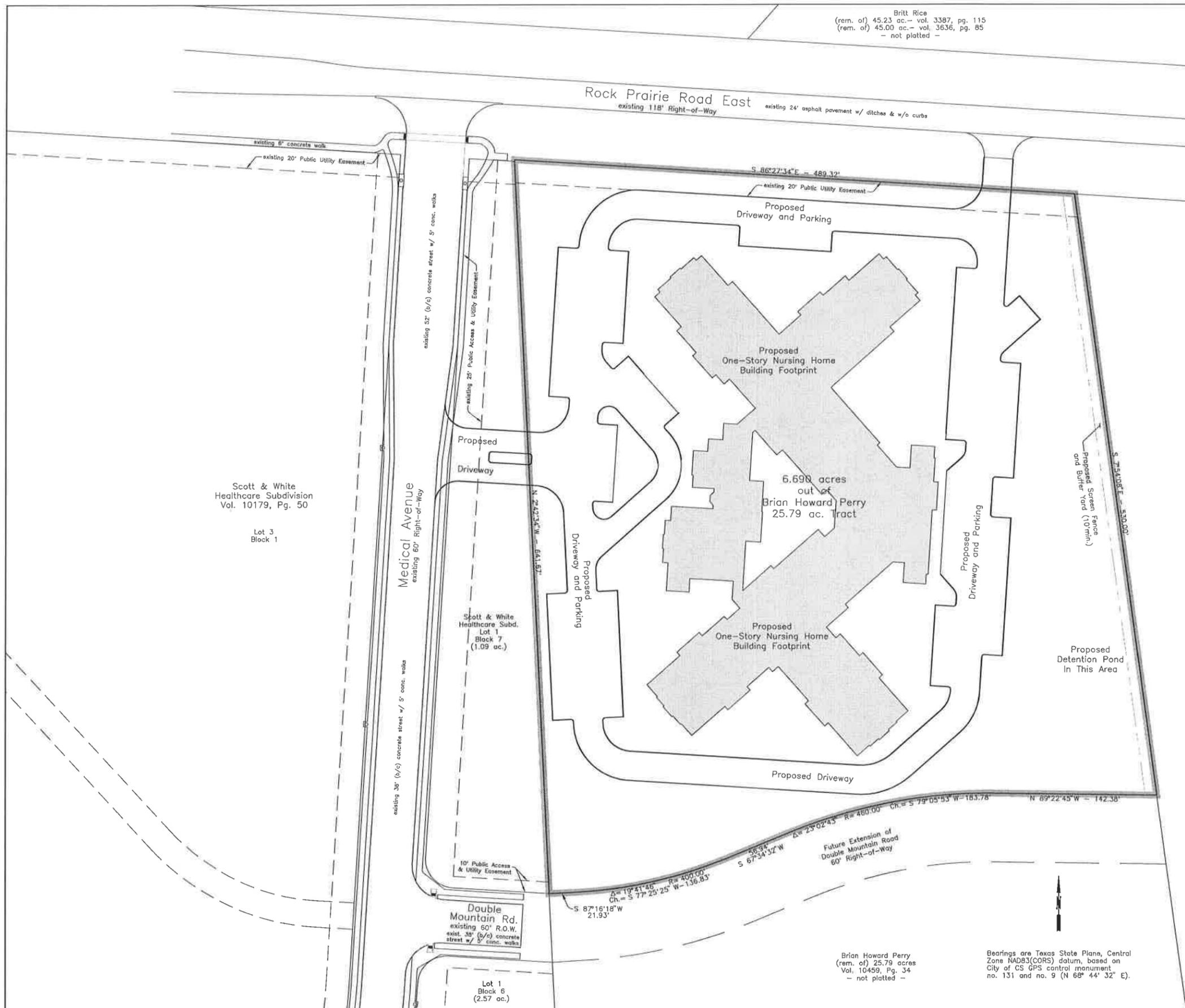
1. The College Station Senior Care Project is a proposed Nursing Home and Rehabilitation Facility. This facility will treat residents needing long term medical care, including skilled nursing care and rehabilitation services. The purpose of the PDD is to allow for this specific use, which is described as Extended Care/Convalescent/Nursing Home in the UDO.
2. This property is not located within the 100-year flood plan. All of this property is located in the unshaded Zone X area (outside of the 0.2% annual chance floodplan), per FIRM panel no. 48041C0310F, rev. Apr. 2, 2014.
3. Building height should not exceed 35 feet
4. Parking will have artificial lighting.

CONCEPT PLAN

6.690 Acres - 3600 Rock Prairie Rd. E
 Being a Portion of the Brian Howard Perry 25.79 ac. Tract
 Thomas Caruthers league A-9
 College Station, Texas
 Submittal Date: December 2015

APPLICANT
 Andrew Berry
 1804 Richwood Drive
 Austin, TX 78757
 (512) 415-3993

OWNER
 Brian Howard Perry
 17975 Bella Lago Ct.
 College Station, TX 77845
 (979) 229-9832



Scott & White
 Healthcare Subdivision
 Vol. 10179, Pg. 50

 Lot 3
 Block 1

Scott & White
 Healthcare Subd.
 Lot 1
 Block 7
 (1.09 ac.)

Double
 Mountain Rd.
 existing 60' R.O.W.
 exist. 30' (b/c) concrete
 street w/ 5' conc. walks

Lot 1
 Block 6
 (2.57 ac.)

Brian Howard Perry
 (rem. of) 25.79 acres
 Vol. 10459, Pg. 34
 - not platted -

Bearings are Texas State Plane, Central
 Zone NAD83(CORS) datum, based on
 City of CS GPS control monument
 no. 131 and no. 9 (N 68° 44' 32" E).



Legislation Details (With Text)

File #: 16-0050 **Version:** 1 **Name:** Ordinance Amendments Regarding the Capital Improvements Advisory Committee for Impact Fees
Type: Ordinance **Status:** Agenda Ready
File created: 1/20/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 2/4/2016 **Final action:**

Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-2.2, "Planning and Zoning Commission," Subsection B. "Membership and Terms," Paragraph 1 "Number, Appointment" of the Code of Ordinances of the City of College Station, Texas when serving as Capital Improvements Advisory Committee for Impact Fees; and containing other provisions to the subject matter; and (b) an ordinance amending Chapter 15, "Impact Fees," Section 15-1 "General Provisions," Subsection D. Definitions, Item 1 of the Code of Ordinances of the City of College Station; amending the definition of Advisory Committee. (Note: Final action on this item is scheduled for the February 11, 2016 City Council Meeting - subject to change)

Sponsors: Alan Gibbs

Indexes:

Code sections:

Attachments: [P&Z Memo.pdf](#)
[ORD amend 12-2.2 FINAL.pdf](#)
[ORD amend 15-1 FINAL.pdf](#)

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 12-2.2, "Planning and Zoning Commission," Subsection B. "Membership and Terms," Paragraph 1 "Number, Appointment" of the Code of Ordinances of the City of College Station, Texas when serving as Capital Improvements Advisory Committee for Impact Fees; and containing other provisions to the subject matter; and (b) an ordinance amending Chapter 15, "Impact Fees," Section 15-1 "General Provisions," Subsection D. Definitions, Item 1 of the Code of Ordinances of the City of College Station; amending the definition of Advisory Committee. (Note: Final action on this item is scheduled for the February 11, 2016 City Council Meeting - subject to change)



MEMORANDUM

DATE: February 4, 2016

TO: Members of the Planning & Zoning Commission

FROM: Alan Gibbs, P.E.
City Engineer

SUBJECT: Code of Ordinances Amendments (UDO and Impact Fees) – Capital Improvements Advisory Committee for Impact Fees. ORDA2016-000001 and ORDA2016-000002

Item: Public hearing, presentation, possible action, and discussion regarding (a) an ordinance amending Chapter 12, “Unified Development Ordinance,” Section 12-2.2, “Planning and Zoning Commission,” Subsection B. “Membership and Terms,” Paragraph 1 “Number, Appointment” of the Code of Ordinances of the City of College Station, Texas when serving as Capital Improvements Advisory Committee for Impact Fees; and containing other provisions to the subject matter; and (b) an ordinance amending Chapter 15, “Impact Fees,” Section 15-1 “General Provisions,” Subsection D. Definitions, Item 1 of the Code of Ordinances of the City of College Station; amending the definition of Advisory Committee.

Background: On November 12, 2015, City Council directed staff to bring forward contracts for an engineering firm to perform a study, conforming to State law, regarding possible implementation of impact fees for water, wastewater, as well as transportation.

Currently, the City of College Station’s water and wastewater master plans are being updated by Freese & Nichols, Inc (FNI). On January 28th, City Council will consider engaging FNI for the noted impact fee study. The preliminary results of both master plans indicate significant improvements will be needed to accommodate future growth and stay in compliance with TCEQ regulations, including utility and possible impact fee expansions within the City of College Station’s Extra-Territorial Jurisdiction (ETJ).

Currently, the Planning and Zoning Commission serves as the Capital Improvements Advisory Committee (CIAC) for Impact Fees. In accordance with Chapter 395 of the Texas Government Code, an ad hoc member from the ETJ needs to serve on the CIAC for establishment and action regarding water and wastewater impact fees in the ETJ.

Summary: This agenda item is the consideration of ordinance amendments to (a) Chapter 12, “Unified Development Ordinance” and (b) Chapter 15 “Impact Fees”, to explicitly define the Planning and Zoning

Commission as the CIAC and enable the appointment of an ad hoc ETJ Member for the CIAC in conjunction with the Council initiated effort on impact fees.

These ordinance amendments are tentatively scheduled for consideration at the February 11th City Council Meeting. Additionally, similar resolutions will follow to further make and enable the appointments.

Attachments:

1. UDO Ordinance Amendment Section 12.2.B.1 Planning and Zoning Commission Appointment
2. Impact Fee Ordinance Amendment Section 15.1.D.1 Advisory Committee Definition

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS, AMENDING CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE," SECTION 12-2.2, "PLANNING AND ZONING COMMISSION," SUBSECTION B. "MEMBERSHIP AND TERMS," PARAGRAPH 1 "NUMBER, APPOINTMENT" OF THE CODE OF ORDINANCES; AMENDING THE COMPOSITION OF THE PLANNING AND ZONING COMMISSION WHEN SERVING AS CAPITAL IMPROVEMENTS ADVISORY COMMITTEE FOR IMPACT FEES; AND CONTAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER .

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

PART 1: That Chapter 12, "Unified Development Ordinance," Section 12-2.2, "Planning and Zoning Commission," Subsection B. "Membership and Terms," Paragraph 1, "Number, Appointment" of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

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

PASSED, ADOPTED and APPROVED this _____ day of _____, 2016.

APPROVED:

MAYOR

ATTEST:

City Secretary

APPROVED:

City Attorney

EXHIBIT "A"

That Chapter 12, "Unified Development Ordinance," Section 12-2.2, "Planning and Zoning Commission," Subsection B. "Membership and Terms," Paragraph 1, "Number, Appointment" of the Code of Ordinances of the City of College Station, Texas, is hereby amended to read as follows:

"CHAPTER 12. UNIFIED DEVELOPMENT ORDINANCE

. . . .

Section 12-2.2 Planning and Zoning Commission

. . . .

B. Membership and Terms.

1. **Number, Appointment.** A Planning and Zoning Commission is hereby created to consist of seven (7) members. Members shall be residents of the City and eligible voters. Additionally, one or more ad hoc members may be appointed as needed or desired to review impact fee land use assumptions and capital improvements plans and to perform such other duties in accordance with Chapter 395 of the Texas Local Government Code."

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLLEGE STATION TEXAS, AMENDING CHAPTER 15, "IMPACT FEES," SECTION 15-1 "GENERAL PROVISIONS," SUBSECTION D. DEFINITIONS, ITEM (1) OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION; AMENDING THE DEFINITION OF ADVISORY COMMITTEE.

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

PART 1: That Chapter 15, "IMPACT FEES," Section 15-1 "General Provisions," Subsection D. Definitions, item (1) of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

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

PASSED, ADOPTED and APPROVED this _____ day of _____, 2016.

APPROVED:

Mayor

ATTEST:

City Secretary

APPROVED:

City Attorney

EXHIBIT "A"

That Chapter 15, "IMPACT FEES", Section 15-1, "General Provisions," Subsection D. Definitions, item (1) of the Code of Ordinances of the City of College Station, Texas, is hereby amended to read in its entirety as follows:

"CHAPTER 15, IMPACT FEES

"Section 15-1, General Provisions

. . . .

"D. Definitions.

(1) Advisory Committee means the Planning and Zoning Commission or such committee as may be appointed by City Council to meet the requirements of Chapter 395, Texas Local Government Code regarding impact fees."