



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, May 5, 2016

5:30 PM

City Hall Council Chambers

1. Call the meeting to order.
2. [16-0242](#) Presentation, possible action and discussion regarding Impact Fees Presentation 201: Historical context on capital needs and financing options leading to the possible creation of citywide water and wastewater impact fees and roadway impact fees.

Sponsors: Gibbs
3. Discussion of consent and regular agenda items.
4. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev
5. [16-0265](#) Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Minor/Replat ~ Prairie View Heights Lot 2R & 23R Block 4 ~ Case # FP2016-000006 (Bombek)
6. [16-0269](#) Presentation, possible action, and discussion regarding the consideration of the 2016 Draft P&Z Plan of Work (see attached)

Sponsors: Bombek
Attachments: [2016 Plan of Work Draft](#)
7. [16-0241](#) Presentation, possible action, and discussion on Semi Annual Report on Exsiting Impact Fees 92-01, 97-01, 99-01, and 03-02.

Sponsors: Gibbs
Attachments: [1-Semi-Annual Report 05.05.16.docx](#)
[2-ImpactFeeAreas Map.pdf](#)
[3-LandUse Maps with densities.pdf](#)
8. [16-0266](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Monday, May 16, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison - Moore)
*Thursday, May 19, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

9. [16-0267](#) Presentation, possible action, and discussion regarding an update on the following items:
- *A Rezoning for approximately 4 acres located at 801 Wellborn Road from GC General Commercial and CS General Suburban to PDD Planned Development District. The Planning & Zoning Commission heard this item on April 7, 2016 and voted (7-0) to recommend approval. The City Council heard this item on April 28, 2016 and voted (7-0) to approve the request.
 - *A Rezoning for approximately 3 acres located between Wellborn Road (FM 2154) and Royder Road, near Greens Prairie Road West from R Rural to SC Suburban Commercial. The Planning & Zoning Commission heard this item on April 7, 2016 and voted (7-0) to recommend approval. The City Council heard this item on April 28, 2016 and voted (7-0) to approve the request.
 - *A Rezoning for approximately .4 acres located at 604 Tarrow Street from C-3 to GS General Suburban. The Planning & Zoning Commission heard this item on April 7, 2016 and voted (7-0) to recommend approval. The City Council heard this item on April 28, 2016 and voted (6-1) to approve the request.
 - *A Rezoning for approximately 1 acre located at 209 University Drive East from O Office to GC General Commercial. The Planning & Zoning Commission heard this item on April 7, 2016 and voted (7-0) to recommend approval. The City Council heard this item on April 28, 2016 and voted (7-0) to approve the request.
 - *A Rezoning for approximately .5 acres located at 14941 FM 2154 from R Rural to SC Suburban Commercial. The Planning & Zoning Commission heard this item on April 7, 2016 and voted (7-0) to recommend approval. The City Council heard this item on April 28, 2016 and voted (7-0) to approve the request.
 - *A Comprehensive Plan Amendment to Chapter 8, Growth Management and Capacity. The Planning & Zoning Commission heard this item on April 21, 2016 and voted (5-0) to recommend approval. The City Council heard this item on April 28, 2016 and voted (7-0) to approve the request.
10. Discussion, review and possible action regarding the following meetings: Design Review Board, BioCorridor Board.
11. Discussion and possible action on future agenda items - A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
12. Adjourn.

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

APPROVED

City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on April 29, 2016 at 5:00 p.m.

City Secretary

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are asked to contact the City Secretary's Office at (979) 764-3541, TDD at 1-800-735-2989, or email adaassistance@cstx.gov at least two business days prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

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

"Pursuant to Section 30.07, Penal Code (Trespass by License Holder with an Openly Carried Handgun) A Person Licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law), may not enter this Property with a Handgun that is Carried Openly."

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

"Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411, Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre."



Legislation Details (With Text)

File #: 16-0242 **Version:** 1 **Name:** Impact Fees 201 Presentation
Type: Impact Fees **Status:** Agenda Ready
File created: 4/22/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 5/5/2016 **Final action:**
Title: Presentation, possible action and discussion regarding Impact Fees Presentation 201: Historical context on capital needs and financing options leading to the possible creation of citywide water and wastewater impact fees and roadway impact fees.
Sponsors: Alan Gibbs
Indexes:
Code sections:
Attachments:

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

Presentation, possible action and discussion regarding Impact Fees Presentation 201: Historical context on capital needs and financing options leading to the possible creation of citywide water and wastewater impact fees and roadway impact fees.



Legislation Details (With Text)

File #: 16-0265 **Version:** 1 **Name:** Minor/Amending Plats
Type: Updates **Status:** Agenda Ready
File created: 4/26/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 5/5/2016 **Final action:**
Title: Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Minor/Replat ~ Prairie View Heights Lot 2R & 23R Block 4 ~ Case # FP2016-000006 (Bombek)

Sponsors:

Indexes:

Code sections:

Attachments:

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

Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Minor/Replat ~ Prairie View Heights Lot 2R & 23R Block 4 ~ Case # FP2016-000006 (Bombek)



Legislation Details (With Text)

File #: 16-0269 **Version:** 1 **Name:** P&Z 2016 Draft Plan of Work
Type: Updates **Status:** Agenda Ready
File created: 4/26/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 5/5/2016 **Final action:**
Title: Presentation, possible action, and discussson regarding the consideration of the 2016 Draft P&Z Plan of Work (see attached)
Sponsors: Mark Bombek
Indexes:
Code sections:
Attachments: [2016 Plan of Work Draft](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
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Presentation, possible action, and discussson regarding the consideration of the 2016 Draft P&Z Plan of Work (see attached)

2016 Planning & Zoning Commission Plan of Work

Comprehensive Plan Implementation

| Implementation of Adopted Plans | |
|--|-------------------------|
| Summary: 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. | Project Dates: |
| Staff Assigned: P&DS Staff | Anticipated Completion: |
| <u>Annexation</u> Task Force Implementation | |
| Summary: Implement the City's future annexation policy as identified in the revised Growth Management and Capacity chapter of the Comprehensive Plan. | Project Dates: |
| Staff Assigned: L. Simms | Anticipated Initiation: |
| Wellborn Zoning Districts | |
| Summary: Implement the Wellborn Community Plan by creating new or modified zoning districts as described in the Plan. | Project Dates: |
| Staff Assigned: J. Bullock | Anticipated Initiation: |

Economic Development

| Impact Fees for Water, Wastewater, and Roadways | |
|--|-------------------------|
| Summary: Engineering consultants have been engaged and impact fee studies are underway. Council recently appointed the P&Z Commission as the Impact Fee Advisory Committee (IFAC) with additional members for representation from the ETJ (water/wastewater), and Home Builders Association, as well as citizens/neighborhoods. Several presentations and findings are forthcoming to the IFAC and Council over the next few months for review and consideration. The IFAC will eventually be asked to advise the Council on Impact Fees. | Project Dates: |
| Staff Assigned: City Staff | Anticipated Completion: |

| Update on Wastewater Master Plan | |
|--|-------------------------|
| Summary: This plan is intended to provide a holistic look at the City's wastewater system and provide information on potential solutions and costs so that Wastewater System Capital Improvement Projects can be planned in the future by City Staff. | Project Dates: |
| Staff Assigned: City Staff | Anticipated Completion: |

| Economic Development Update | |
|--|-------------------------|
| Summary: Receive regular updates from the Economic Development Department regarding the vision and implementation of the commercialization of TAMU research-related output, including examples of successful efforts elsewhere. | Project Dates: |
| Staff Assigned: City Staff | Anticipated Initiation: |

Neighborhood Integrity

| Traffic Calming Toolkit | |
|--|-------------------------|
| Summary: Receive information regarding the current traffic calming policy, including updates as recommended by the Council Transportation and Mobility Committee. | Project Dates: |
| Staff Assigned: Danielle Singh | Anticipated Initiation: |

| Traffic Impact Analysis for Single-Family Development | |
|---|-------------------------|
| Summary: Review the Traffic Impact Analysis ordinance and consider a recommendation to require TIAs for Single-Family Residential development. | Project Dates: |
| Staff Assigned: Danielle Singh | Anticipated Completion: |

| Student Housing in Established Single-Family Neighborhoods | |
|--|------------------------|
| Summary: Research best practices from other communities regarding the management of student housing in single-family neighborhoods. | Project Dates: |
| Staff Assigned: | Anticipated Completion |

| Update on Landscaping Requirements for Single-Family Developments | |
|---|-------------------------|
| Summary: Provide an update on the City's landscaping requirements for single-family development and recommend adjustments as deemed necessary. | Project Dates: |
| Staff Assigned: | Anticipated Completion: |

Research, Education, and Other Items

| Review of Adopted Plans | |
|---|-------------------------|
| Summary: After action review of adopted planning areas, specifically Northgate, BioCorridor , and Medical Districts . This may also include a tour of one of the planning areas mentioned above. | Project Dates: |
| Staff Assigned: P&DS | Anticipated Initiation: |

| Sign Ordinance Revisions | |
|---|-------------------------|
| Summary: Review and update the City's sign ordinance in light of the recent Supreme Court decision regarding sign regulations based upon content. | Project Dates: |
| Staff Assigned: City Staff | Anticipated Initiation: |

| Update on Off-Street Parking Requirements | |
|--|-------------------------|
| Summary: Provide an update on the City's off-street parking requirements. Receive Information regarding current off-street parking requirements including options that provide flexibility. | Project Dates: |
| Staff Assigned: City Staff | Anticipated Completion: |

| Research Multi-Family Zoning Options | |
|---|-------------------------|
| Summary: Research the ability to provide multi-family zoning for market rate units (conventional multi-family) vs. rental by bedroom (student multi-family). | Project Dates: |
| Staff Assigned: | Anticipated Completion: |

| Pre-Application Conference Overview | |
|--|-------------------------|
| Summary: Provide an update on the Pre-Application Conference process. | Project Dates: |
| Staff Assigned: | Anticipated Completion: |

| Quarterly Review of Pre-Application Conference Surveys | |
|--|-------------------------|
| Summary: Provide an update on the survey results from the Pre-Application Conference process. | Project Dates: |
| Staff Assigned: | Anticipated Completion: |



Legislation Details (With Text)

File #: 16-0241 **Version:** 1 **Name:** Semi Annual Report on Existing Impact Fees
Type: Impact Fees **Status:** Agenda Ready
File created: 4/22/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 5/5/2016 **Final action:**
Title: Presentation, possible action, and discussion on Semi Annual Report on Existing Impact Fees 92-01, 97-01, 99-01, and 03-02.
Sponsors: Alan Gibbs
Indexes:
Code sections:
Attachments: [1-Semi-Annual Report 05.05.16.pdf](#)
[2-ImpactFeeAreas Map.pdf](#)
[3-LandUse Maps with densities.pdf](#)

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

Presentation, possible action, and discussion on Semi Annual Report on Existing Impact Fees 92-01, 97-01, 99-01, and 03-02.



CITY OF COLLEGE STATION

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

MEMORANDUM

DATE: May 5, 2016
TO: Planning and Zoning Commission
FROM: Carol Cotter, P.E., Asst. City Engineer
SUBJECT: Semi-Annual Report – Impact Fees 92-01, 97-01, 97-02B, 99-01, 03-02

Local Government Code requires Semi-Annual Reporting in order to monitor the progress of impact fees and to determine when an update to the fee study is necessary. Additionally, the last Update was completed in November 2013. There have been no major changes in the impact fee programs since that update. Staff recommends that the Advisory Committee forward this report to City Council.

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

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

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

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

This fee was initially implemented in 1992 at \$152.18 /LUE and was revised in 1996 to \$289.77/LUE after approval of updated Land use Assumptions and Capital Improvements Plan (CIP), revised again to the \$232.04/LUE in 2000, revised again to \$316.07 in 2008, and to the current amount in November of 2013. The CIP consisted of three phases originally estimated at \$543,000 which have all been completed at a combined cost of \$473,518.72. Fees collected over the last reporting period are **\$0.00** for total amount of **\$324,292.38** (per Account #92509000 4560). The remaining amount eligible for collection is about **\$42,682**. The total amount to be recovered through impact fees is anticipated at **77%** of original construction cost.

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

This fee was implemented in December 1997 at \$349.55/LUE, was revised to \$98.39 in 2008, and was revised to the current amount in November of 2013.. The CIP consisted of Phase I (east of Hwy 6) and Phase II (west of Hwy 6). Phase I estimated to cost \$1,000,000 was completed in 1999 at a cost of \$631,214.59. Phase II was estimated to cost \$1,350,000 and was completed at a cost of \$813,752.00. The total actual cost was \$1,444,966.59. Fees collected over the last reporting period are **\$17,569.15** for total amount of **\$672,674.99** (per Acct #92519000 4560). The remaining amount eligible for collection is about **\$753,467**. The total amount to be recovered through impact fees is anticipated at **98%** of original construction cost.

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

This fee was implemented in December 1997 at \$243.38/LUE, was revised to \$59.42 in 2008, and was revised to the current amount in November of 2013. The CIP consisted of running a 15" sanitary sewer line from the south end of the College Station Business Park westerly along Alum Creek to the east ROW of Highway 6. The project was estimated to cost \$390,000 and was completed in 1999 at a cost of \$214,270.87. Fees collected over the last reporting period are **\$223.55** for total amount of **\$25,814.04** (per Acct #92529000 4560). The remaining amount eligible for collection is about **\$100,130**. The total amount to be recovered through impact fees is anticipated at **57%** of original construction cost.

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

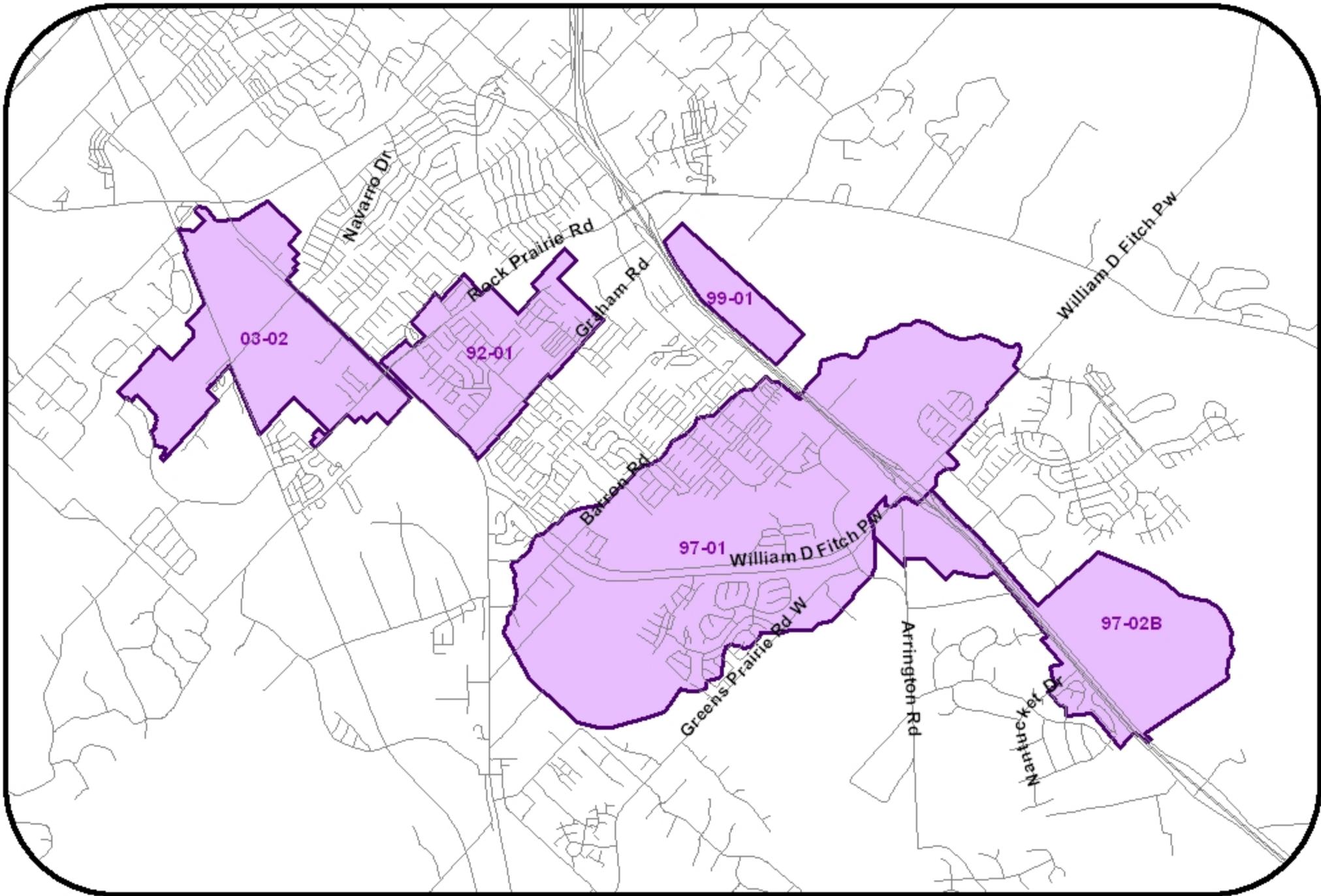
This fee was implemented in April 1999 at \$550.00/LUE, was revised to \$769.91 in 2008, and was revised to the current amount in November of 2013. The CIP consisted of running an 18" water line south along the east ROW of Highway 6 approximately 4800'. The line was estimated to cost \$312,000 (the impact fee is based on an 8" line @ \$165,000). A 2400' section of the 18" line was constructed in 1999 from the south end at a total cost of \$342,977.73. Fees collected over the last reporting period are **\$0.00** for total amount of **\$72,211.11** (per Acct #92409000 4560). The remaining amount eligible for collection is about **\$272,374**. The total amount to be recovered through impact fees is anticipated at **99%** of original construction cost.

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

This fee was initially implemented in June 2003 at \$300.00/LUE, was revised to \$357.74 in 2009, and was revised to the current amount in November of 2013. This CIP was constructed in two phases of sanitary sewer line construction in compliance with the proposed construction in the original report establishing the fee. Phase one crossed Wellborn Road and terminated at Old Wellborn Road consisting of 2,347 linear feet of 18 inch sewer line with a construction cost of \$296,642. Phase two was completed in 2006 and continued the line along Old Wellborn Road and terminated across RPR West. Phase two consisted of 6,281 linear feet of 12 inch line and 2,062 linear feet of 18 inch line for a construction cost of \$529,088 and a land cost of \$87,133. The design cost for the combined phases was \$148,023. The total actual cost was \$1,091,886 which was less than the original report estimated at \$1,596,137. Fees collected over the last reporting period are **\$25,207.38** for total amount of **\$236,787.08** (per Acct #253-0000-287.51-13). The remaining amount eligible for collection is about **\$836,683**. The total amount to be recovered through impact fees is anticipated at **94%** of original construction cost.

| Impact Fee Area | Effective Buildout LUE | Current Impact Fee Rate | Amount Collected | Remaining Capital Investment to Recoup |
|------------------------|-------------------------------|--------------------------------|-------------------------|---|
| 92-01 Graham | 1710 | \$ 339.63 | \$324,292 | \$ 42,682 |
| 97-01 Spring Creek | 8565 | \$ 144.01 | \$672,675 | \$753,467 |
| 97-02B Alum | 2656 | \$ 44.71 | \$25,814 | \$100,130 |
| 99-01 Harley | 396 | \$ 996.03 | \$72,211 | \$272,374 |
| 03-02 Steeplechase | 7051 | \$ 144.87 | \$236,787 | \$836,683 |
| | | Total | \$1,331,779 | \$2,005,336 |

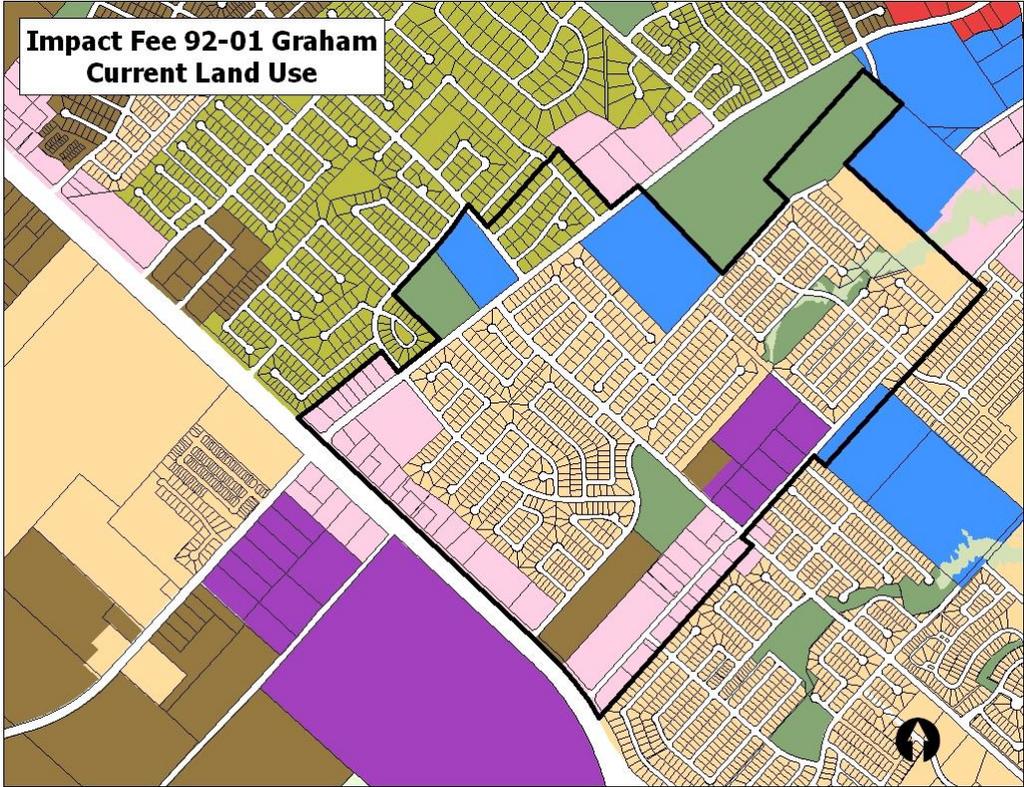
Attachments: Impact Fee Service Areas Map
 Current Land Use Map per Impact Fee Area



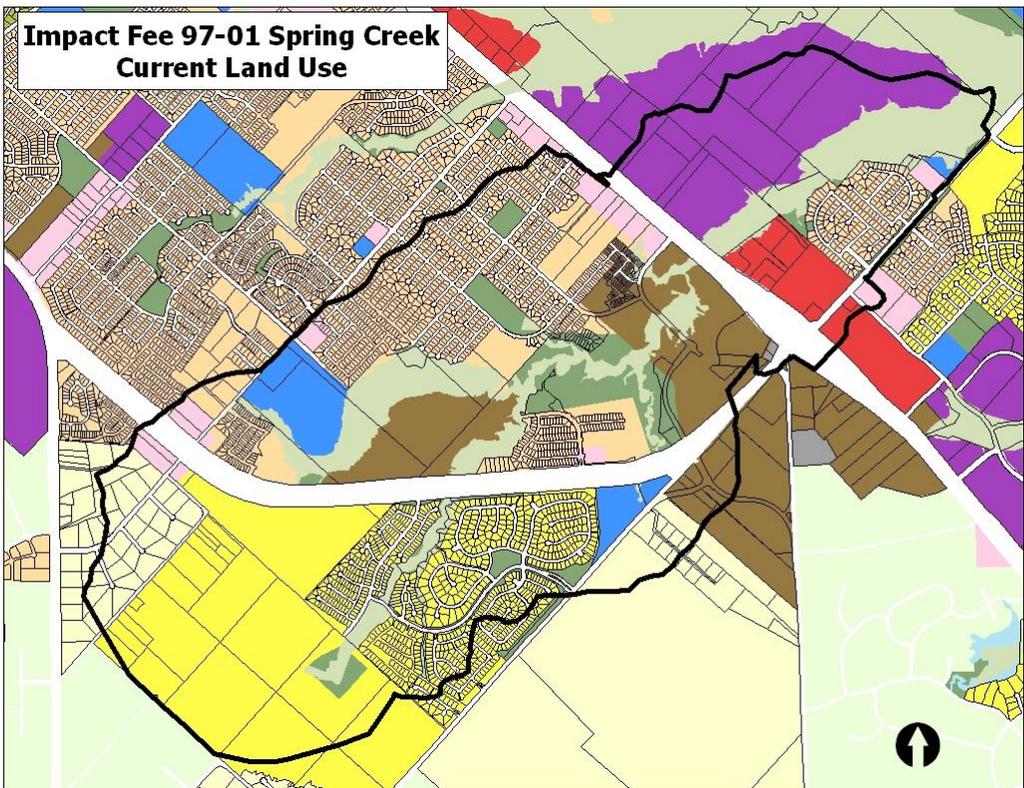
1 inch equals 4,000 feet



Impact Fee Areas - January 2013

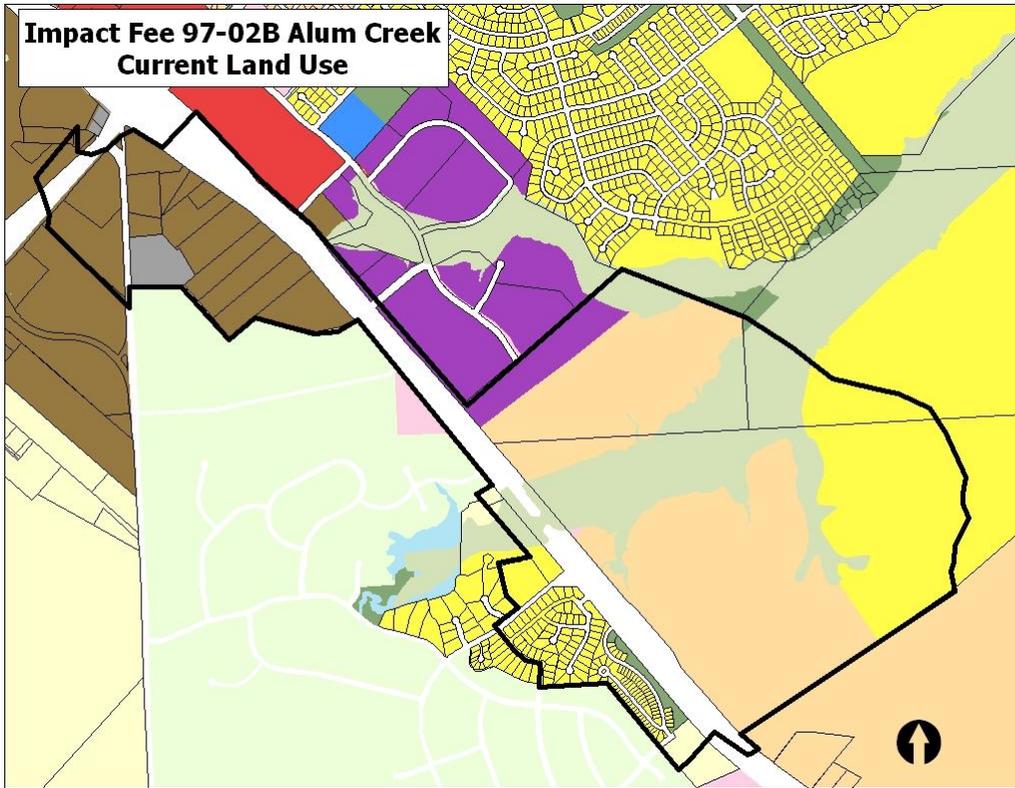


**Impact Fee 92-01 Graham
Current Land Use**



**Impact Fee 97-01 Spring Creek
Current Land Use**



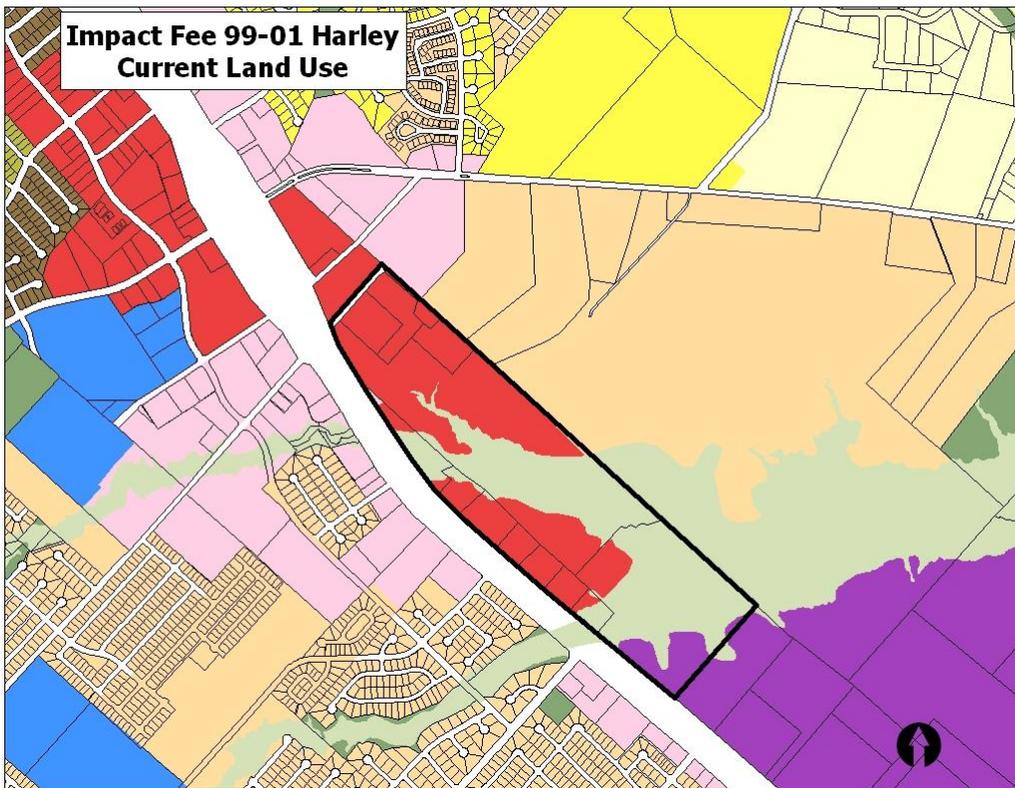


Legend

Land Use Plan

FLU-2

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



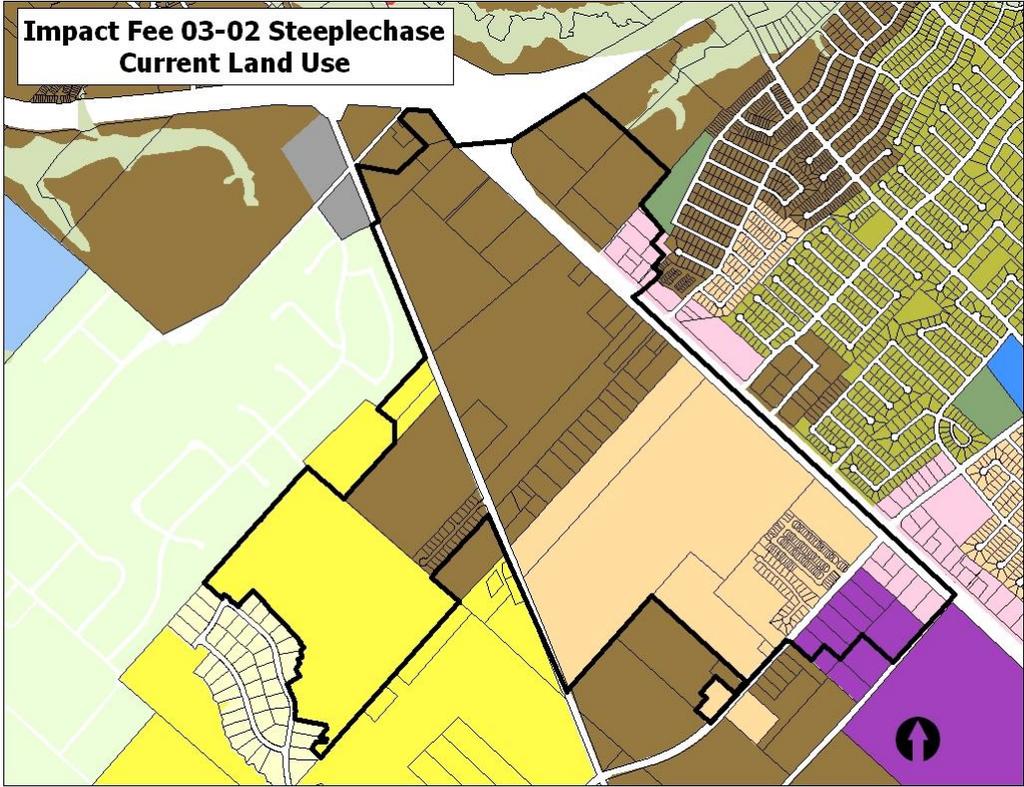
Legend

Land Use Plan

FLU-2

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- 710 - 720 - Natural Areas - Protected
- 800 - Natural Areas - Reserved
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- 999 - Water

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



Legend

Land Use Plan

FLU-2

- 111 - Neighborhood Conservation
- 910 - 100 - Rural
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- 850 - Utilities
- 456 - Redevelopment Areas
- 999 - Water



Legislation Details (With Text)

File #: 16-0266 **Version:** 1 **Name:** Upcoming Meetings
Type: Updates **Status:** Agenda Ready
File created: 4/26/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 5/5/2016 **Final action:**
Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Monday, May 16, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison - Moore)
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Sponsors:

Indexes:

Code sections:

Attachments:

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Legislation Details (With Text)

File #: 16-0267 **Version:** 2 **Name:** Update on Items Heard
Type: Updates **Status:** Agenda Ready
File created: 4/26/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 5/5/2016 **Final action:**

Title: Presentation, possible action, and discussion regarding an update on the following items:
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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, May 5, 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** [16-0248](#) Consideration, possible action, and discussion on Absence Request from meetings.
*Jodi Warner ~ May 5, 2016

Attachments: [Jodi Warner](#)

- 4.2** [16-0264](#) Consideration, possible action, and discussion to approve meeting minutes.
*April 21, 2016 ~ Workshop
*April 21, 2016 ~ Regular

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

- 4.3** [16-0243](#) Presentation, possible action, and discussion regarding a Final Plat

for Tower Point Phase 7B, Block 3, Lots 19 and 20 consisting of two commercial lots on approximately 2 acres located 905 William D. Fitch, generally located east of the intersection of Arrington Road and William D. Fitch. Case #FPCO2016-000008

Sponsors: Bullock

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

- 4.4 [16-0268](#) Presentation, possible action, and discussion regarding a Preliminary Plan for Indian Lakes Phases 27, consisting of 10 single-family lots on approximately 14.4 acres generally located at the southwest corner of the future roads of Chaco Canyon Drive and Winema Trail in the City's Extraterritorial Jurisdiction. Case # PP2015-000007

Sponsors: Bombek

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

Regular Agenda

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

6. [16-0213](#) Presentation, possible action, and discussion regarding a waiver request to Unified Development Section 12-8.3.H.4.f.2 'Common Open Space Requirements for Cluster Developments' and presentation, possible action, and discussion regarding two discretionary items to the Unified Development Ordinance Section 12-8.3.E.4.b 'Adequate Street Access' and Unified Development Ordinance Section 12-8.3.H.1.i 'General Requirements' and a presentation, possible action, and discussion regarding a Preliminary Plan for Williams Creek Lake Estates consisting of 71 single-family lots and 6 common areas on approximately 71 acres located at 1806 Rock Prairie Road, generally located north of William D. Fitch Parkway and Rock Prairie Road. Case #PP2016-000005

Sponsors: Thomas

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

7. [16-0236](#) Public hearing, presentation, possible action, and discussion regarding a Final Plat of College Park Lots 1R & 2R, Block 8 being a replat of College Park Lot 1, a portion of Lot 2 and the adjoining 1/2 of the abandoned alley, Block 8 consisting of 2 residential lots on approximately 0.5 acres located at 400 Dexter Drive West, generally located on the southeast corner of Kerry Street and Dexter Drive West. Case #FP2016-000014

Sponsors: Paz

Attachments: [Staff Report](#)
[Application](#)
[Replat](#)

8. [16-0245](#) 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 MF Multi-Family to T Townhome for approximately 14.613 acres being German Acres, Lots 4 thru 10, more generally located south of Cain Road between Holleman Drive South and Old Wellborn Road, generally located at 3120 Holleman Drive South. Case # REZ2016-000013 (Note: Final action on this item is scheduled for the May 26th City Council meeting - subject to change)

Sponsors: Paz

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

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 April 29, 2016 at 5:00 p.m.

City Secretary

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are asked to contact the City Secretary's Office at (979) 764-3541, TDD at 1-800-735-2989, or email adaassistance@cstx.gov at least two business days prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

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

"Pursuant to Section 30.07, Penal Code (Trespass by License Holder with an Openly Carried Handgun) A Person Licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law), may not enter this Property with a Handgun that is Carried Openly."

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

"Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411, Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre."



Legislation Details (With Text)

File #: 16-0248 **Version:** 1 **Name:** Absence Request
Type: Absence Request **Status:** Agenda Ready
File created: 4/25/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 5/5/2016 **Final action:**
Title: Consideration, possible action, and discussion on Absence Request from meetings.
*Jodi Warner ~ May 5, 2016

Sponsors:

Indexes:

Code sections:

Attachments: [Jodi Warner](#)

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

Consideration, possible action, and discussion on Absence Request from meetings.
*Jodi Warner ~ May 5, 2016



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Jodi Warner

Request Submitted on May 5, 2016

I will not be in attendance at the meeting on April 18, 2016
for the reason specified: (Date)

I will be out for the May 5 meeting of the commission.

Signature Jodi Warner



Legislation Details (With Text)

File #: 16-0264 **Version:** 1 **Name:** Minutes
Type: Minutes **Status:** Agenda Ready
File created: 4/26/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 5/5/2016 **Final action:**

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

Sponsors:

Indexes:

Code sections:

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

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
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Consideration, possible action, and discussion to approve meeting minutes.
*April 21, 2016 ~ Workshop
*April 21, 2016 ~ Regular

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
April 21, 2016 6:30 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

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

CITY COUNCIL MEMBERS PRESENT: John Nichols

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Alan Gibbs, Danielle Singh, Mark Bombek, Jessica Bullock, Madison Thomas, Erika Bridges, Shane Sullivan, Kevin Ferrer, Adam Falco, Lauren Basey, and Crystal Derkowski

1. Call the meeting to order.

Chairperson Kee called the meeting to order at 6:30 p.m.

2. Discussion of consent and regular agenda items.

There was general discussion regarding regular agenda item #6.

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

There was no discussion.

4. Presentation, possible action, and discussion regarding the status of items in the 2016 P&Z Plan of Work

Senior Planner Bombek gave a brief update on the draft Plan of Work 2016.

There was discussion about reorganizing Plan of Work items under new categories and adding an item related to Pre-Application Conferences.

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

*Thursday, April 28, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison – Kee)

*Thursday, May 5, 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.

6. Discussion, review and possible action regarding the following meetings: Design Review Board, Bio Corridor Board, Joint Annexation Task Force.

There was no discussion.

7. 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.
8. Adjourn.

The meeting was adjourned at 7:09 p.m.

Approved:

Jane Kee, Chairperson
Planning & Zoning Commission

Attest:

Crystal Derkowski, Staff Assistant
Planning & Development Services

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

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

CITY COUNCIL MEMBERS PRESENT: John Nichols

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Alan Gibbs, Danielle Singh, Mark Bombek, Jessica Bullock, Madison Thomas, Erika Bridges, Shane Sullivan, Kevin Ferrer, Adam Falco, Lauren Basey, and Crystal Derkowski

1. Call Meeting to Order

Chairperson Kee called the meeting to order at 7:20 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

4. **Consent Agenda**

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

*Jerome Rektorik ~ April 21, 2016

*Johnny Burns ~ April 21, 2016

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

*April 7, 2016 ~ Workshop

*April 7, 2016 ~ Regular

- 4.3 Presentation, possible action, and discussion regarding a Final Plat for Tower Point Subdivision Phase 13 C consisting of two commercial lots and one rural lot on approximately 7.25 acres located at 4300 State Highway 6 South, generally located north of Arrington Road and west of State Highway 6. Case #FPCO16-000007.

Commissioner Moore motioned to approve Consent Agenda Items 4.1 – 4.3. Commissioner Ross seconded the motion, motion passed (5-0).

Regular Agenda

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

No items were removed from the Consent Agenda.

6. Public hearing, presentation, possible action, and discussion regarding waiver requests to Unified Development Ordinance Section 12-8.3.E.2b 'Relation to Adjoining Street System,' Section 12-8.3.G. 'Blocks,' Section 12-8.3.K.2 'Sidewalks,' Section 12-8.3.J. 'Access Ways,' and Section 12-8.3.H.1.i 'Lots' and presentation, possible action, and discussion regarding a Preliminary Plan for Castlegate II consisting of 242 single-family lots, and 9 common areas on approximately 84.70 acres, generally located west of Castlegate, north of Greens Prairie Road West and northeast of Sweetwater Forest Subdivision. Case#PP2016-000003

Staff Planner Thomas presented the Preliminary Plan to the Commission and recommended approval with the condition that the applicant be allowed to pay into the sidewalk fund for the section of sidewalk along Greens Prairie Road West.

Applicant, Devin Doyen, 2730 Longmire Drive, requested to pay into sidewalk fund in lieu of having the new sidewalk variance denied, and was available to answer questions from the Commission.

There was general discussion.

Commissioner Oldham motioned to allow the applicant to pay into the sidewalk fund as requested, approve all waivers previously approved by the commission, and approve the requested waiver to section 12.8.3.H.1.i, 'Lots'. Commissioner Moore seconded the motion, motion passed (5-0).

Commissioner Moore motioned to approve the Preliminary Plan. Commissioner Warner seconded the motion, motion passed (5-0).

7. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from M1 Light Industrial and M2 Heavy Industrial to SC Suburban Commercial for approximately 0.50 acres being the JHW Commercial Subdivision, Lot 3, Block 1, generally located at 150 Graham Road. Case# REZ2016-000005.

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

There was general discussion amongst the Commission.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

Commissioner Ross motioned to recommend approval of the Rezoning. Commissioner Oldham seconded the motion, motion passed (5-0).

8. Public hearing, presentation, possible action and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code

of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to PDD Planned Development District for approximately 26 acres being situated in the Samuel Davidson League, Abstract No. 13, Brazos County, Texas, said tract being portion of the remainder of a called 33.70 acre tract described as third tract by a deed to Keren Eidson recorded in Volume 300, Page 609 of the deed records of Brazos County, Texas, generally located between Wellborn Road and Royder Road, near Greens Prairie Road West. Case# REZ2015-000028. (Note: Final action on this item is scheduled for the May 16, 2016 City Council meeting – subject to change)

Senior Planner Bullock presented the Rezoning to the Commission and recommended approval.

There was general discussion.

Applicant Alton Ofczarzak, 4060 State Highway 6 South, was available to answer questions from the Commission.

Chairperson Kee opened the public hearing.

Gwen Hattaway, 15615 FM 2154, spoke in favor of the rezoning, but had a request that the developer put up a privacy fence between her property and the property being rezoned.

Chairperson Kee closed the public hearing.

There was general discussion amongst the Commission.

Commissioner Moore motioned to recommend approval of the rezoning with the requirement to provide a 6' to 8' solid wood fence along the property line adjacent to the single-family property at 15615 FM 2154. The fence is to be built before any development.

Commissioner Moore amended the motion with the change of the original motion to have the fence built before any building permits are issued. Commissioner Oldham seconded the motion, motion passed (5-0).

9. Public hearing, presentation, possible action and discussion regarding a Comprehensive Plan Amendment to update Chapter Eight , Growth Management & Capacity.

Director Simms presented the Comprehensive Plan Amendment to the Commission and recommended approval.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

There was general discussion amongst the Commission.

Commissioner Warner motioned to recommend approval of the Comprehensive Plan Amendment. Commissioner Moore seconded the motion, motion passed (5-0).

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

There was no discussion.

11. Adjourn

The meeting adjourned at 8:28 p.m.

Approved:

Jane Kee, Chairman
Planning & Zoning Commission

Attest:

Crystal Derkowski, Staff Assistant
Planning & Development Services



Legislation Details (With Text)

File #: 16-0243 **Version:** 2 **Name:** Tower Point Phase 7B, Block 3, Lots 19 and 20 Final Plat

Type: Final Plat **Status:** Agenda Ready

File created: 4/22/2016 **In control:** Planning and Zoning Commission Regular

On agenda: 5/5/2016 **Final action:**

Title: Presentation, possible action, and discussion regarding a Final Plat for Tower Point Phase 7B, Block 3, Lots 19 and 20 consisting of two commercial lots on approximately 2 acres located 905 William D. Fitch, generally located east of the intersection of Arrington Road and William D. Fitch. Case #FPCO2016-000008

Sponsors: Jessica Bullock

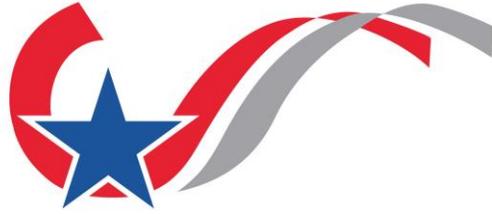
Indexes:

Code sections:

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

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

Presentation, possible action, and discussion regarding a Final Plat for Tower Point Phase 7B, Block 3, Lots 19 and 20 consisting of two commercial lots on approximately 2 acres located 905 William D. Fitch, generally located east of the intersection of Arrington Road and William D. Fitch. Case #FPCO2016-000008



CITY OF COLLEGE STATION

FINAL PLAT
for
Tower Point Phase 7B
Block 3, Lots 19 and 20
FPCO2016-000008

SCALE: Two lots on approximately two acres

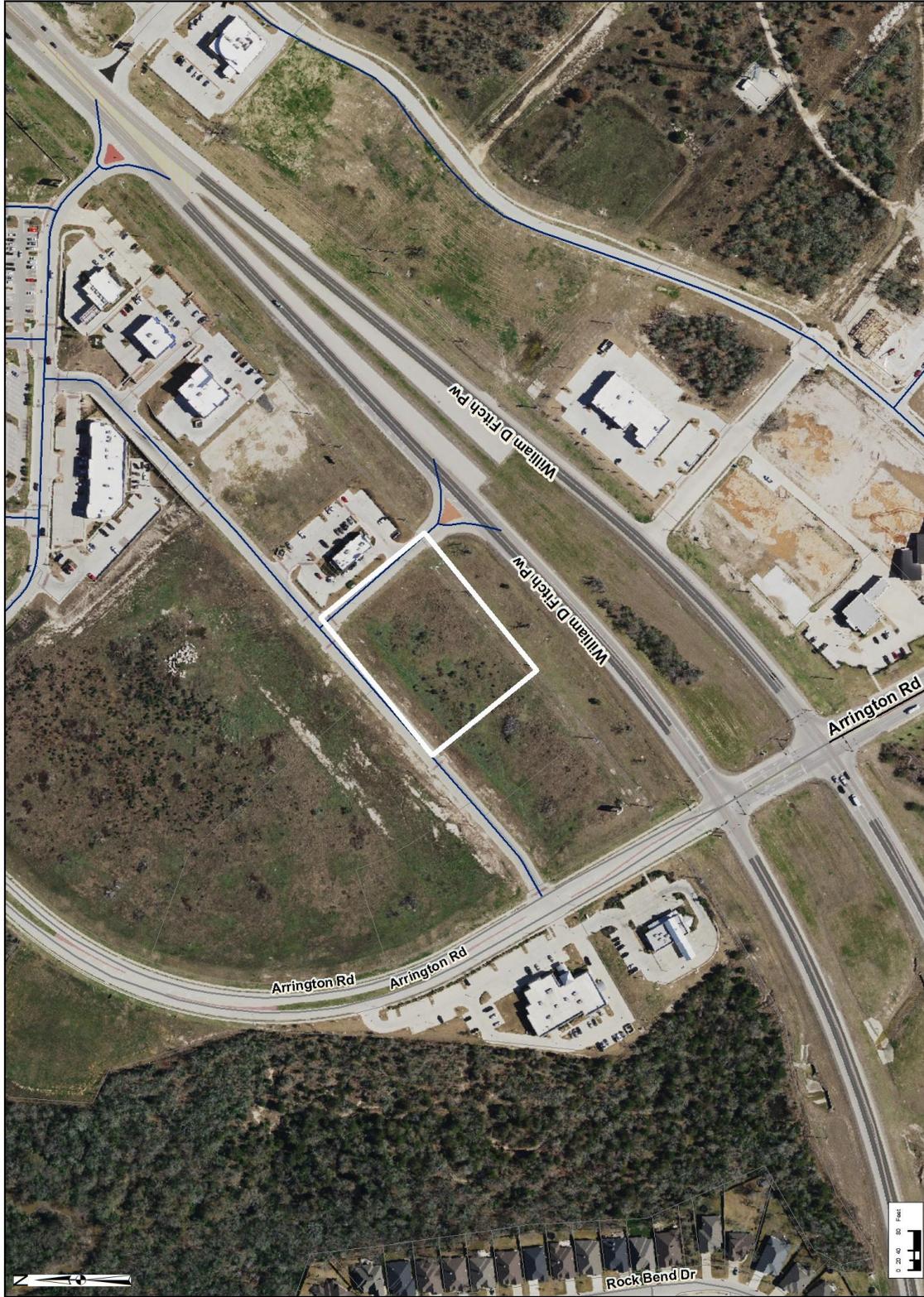
LOCATION: 905 William D. Fitch Pkwy

ZONING: GC General Commercial and OV Greens Prairie Overlay

APPLICANT: Charles Ellison

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

RECOMMENDATION: Staff recommends approval of the Final Plat.



DEVELOPMENT REVIEW

Tower Point Ph. 7B Lots 19 & 20 Blk 3

Case: FPCO2016-000008

FINAL PLAT

DEVELOPMENT HISTORY

| | |
|--------------------------|--|
| Annexation: | October 1983 |
| Zoning: | A-O Agricultural upon annexation, GC General Commercial (2001), OV Greens Prairie Overlay (2006) |
| Preliminary Plan: | December 2012 |
| Site Development: | Undeveloped |

COMMENTS

| | |
|---------------------------------|---|
| Parkland Dedication: | N/A |
| Greenways: | N/A |
| Pedestrian Connectivity: | Sidewalk exists along Arrington Road. |
| Bicycle Connectivity: | Bike lanes exist along Arrington Road. |
| Impact Fees: | The subject tract is located in the Spring Creek Sanitary Sewer Impact Fee Area and will be assessed \$144.01 per Living Unit Equivalent (LUE). |

REVIEW CRITERIA

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

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. 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 _____

NAME OF PROJECT Tower Point Ph. 7B - Lots 19 & 20, Block 3

ADDRESS S.H. No. 40 - W. D. Fitch Parkway

SPECIFIED LOCATION OF PROPOSED PLAT:

W. D. Fitch Parkway

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

Name Charles A. (Chuck) Ellison E-mail chuck@ellisonlaw.com

Street Address 302 Holleman Drive East, Suite 76

City College Station State TX Zip Code 77840

Phone Number 979-696-9889 Fax Number 979-693-8819

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

Name College Station Marketplace L.P. E-mail andyweiner@rockstep.com
Street Address 1445 North Loop West, Suite 625
City Houston State TX Zip Code 77008
Phone Number 713-623-0188 Fax Number 713-623-0178

ARCHITECT OR ENGINEER'S INFORMATION:

Name Civil Engineering Consultants E-mail skling@cectexas.com
Street Address 4101 S. Texas Ave. Suite A
City Bryan State TX Zip Code 77802
Phone Number 979-846-6212 Fax Number 979-846-8252

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 2.29 Total No. of Lots 2 R-O-W Acreage none

Existing Use vacant Proposed Use commercial use

Number of Lots By Zoning District 2 / gc&ov _____ / _____ / _____

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

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: Tower Point Subdivision

City Project Number (if known): 09-169

Date / Timeframe when submitted: January, 2012

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

none

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

n/a

Regarding the waiver request, explain how:

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

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 none

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

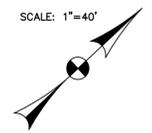
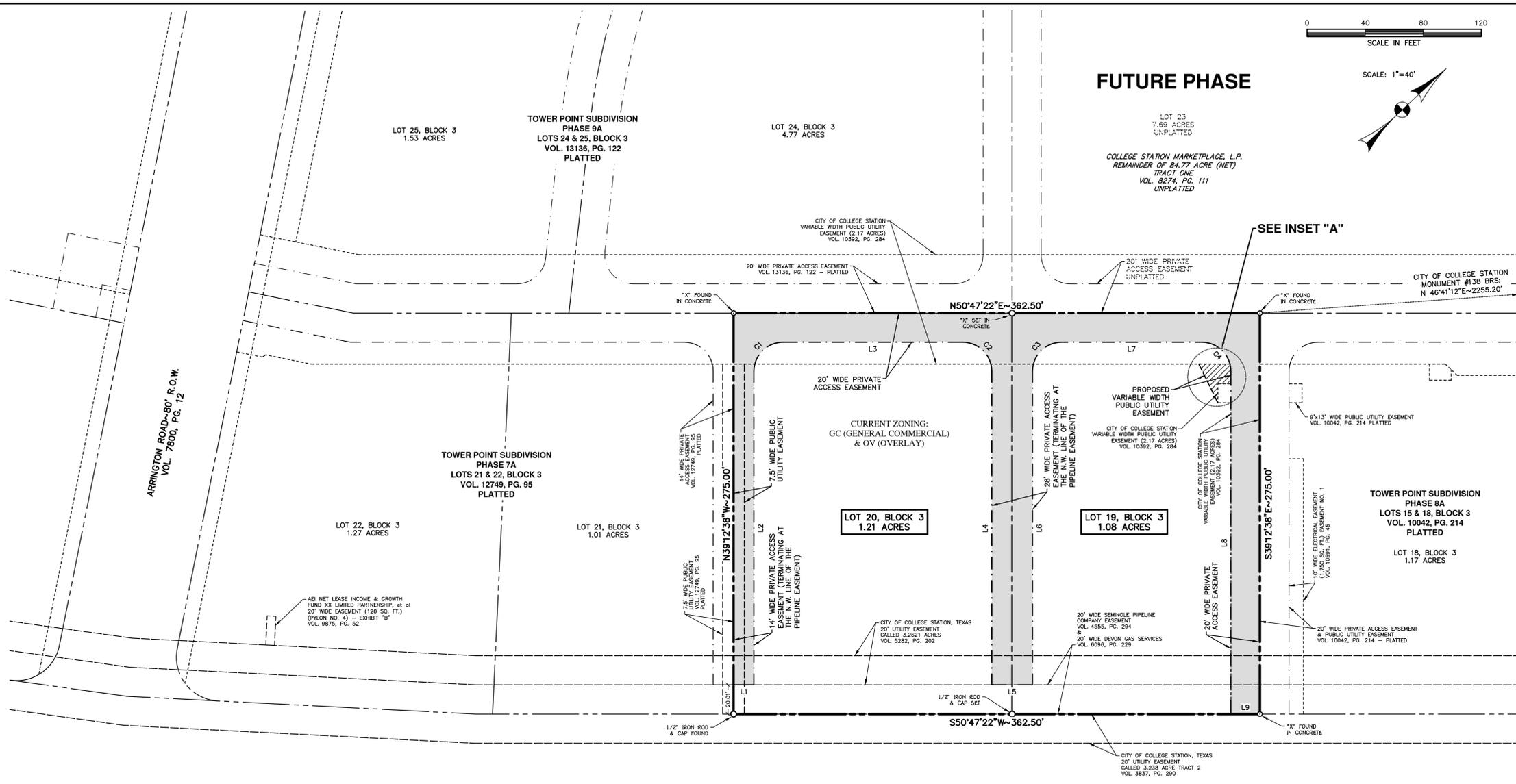
NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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

Charles A. Eller / Authorized Representative
Signature and title

2/18/16
Date

H:\Land Projects\02_041\Stevenson Robert A-54\Market Place\Map\Platting\Tower Point\Phase 078\Final Plat.dwg - 4/14/2016 2:16:07 PM



Tower Point Subdivision, Phase 7B
Lots 19 and 20, Block 3
2.29 Acre Tract
Robert Stevenson Survey, A-54
College Station, Brazos County, Texas

Field notes of a 2.29 acre tract or parcel of land, lying and being situated in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, and being part of the called 84.77 acre (net - 89.42 acres less 4.65 acres) Tract One and part of the called 4.65 acre - Tract Three, described in the deed from Timothy J. Crowley, to College Station Marketplace, L.P. as recorded in Volume 8274, Page 111, of the Official Records of Brazos County, Texas, and said 2.29 acre tract being more particularly described as follows:

BEGINNING at an "X" found in the centerline of a 34 foot wide concrete drive marking the north corner of Lot 21 - 1.01 acres, Block 3, Tower Point Subdivision, Phase 7A, according to the plat recorded in Volume 12749, Page 95, of the Official Records of Brazos County, Texas, said "X" also lying in the southeast line of Lot 24 - 4.77 acres, Block 3, Tower Point Subdivision, Phase 9A, according to the plat recorded in Volume 13136, Page 122, of the Official Records of Brazos County, Texas;

THENCE N 50° 47' 22" E along the southeast line of the beforementioned Lot 24, Block 3, Ph. 9A, and its extension for a distance of 362.50 feet to an "X" found in concrete marking the west corner of Lot 18 - 1.17 acres, Block 3, Tower Point Subdivision, Phase 8A, according to the plat recorded in Volume 10042, Page 214, of the Official Records of Brazos County, Texas; generally along the centerline of the beforementioned 34 foot wide concrete drive;

THENCE S 39° 12' 38" E along the southwest line of the beforementioned Lot 18, Block 3, Ph. 8A, and being approximately 4.8 feet northeast of the northeast line of the beforementioned 4.65 acre - Tract Three, for a distance of 275.00 feet to an "X" found in concrete marking the south corner of said Lot 18, Block 3, Ph. 8A, and in the northwest right-of-way line of State Highway No. 40 - W.D. Fitch Parkway;

THENCE S 50° 47' 22" W along the northwest right-of-way line of the beforementioned State Highway No. 40, for a distance of 362.50 feet to a 1/2" iron rod and cap found marking the east corner of the beforementioned Lot 21, Block 3, Ph. 7A;

THENCE N 39° 12' 38" W along the northeast line of the beforementioned Lot 21, Block 3, Ph. 7A, for a distance of 275.00 feet to the **PLACE OF BEGINNING**, containing 2.29 acres of land, more or less.

NOTES:

- BASIS OF BEARINGS IS THE RE-ESTABLISHED NORTHEAST RIGHT OF WAY LINE OF ARRINGTON ROAD ACCORDING TO THE PLAT RECORDED IN VOL. 7800, PG. 12 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: N 27°50'14"W
- CURRENT TITLE APPEARS TO BE VESTED IN COLLEGE STATION MARKETPLACE, L.P. BY VIRTUE OF DEED RECORDED IN VOL. 8274, PG. 111 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
- THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480083, PANEL NO. 0325E, MAP NO. 4804100325E; EFFECTIVE DATE: MAY 16, 2012 AND AS REVISED PER LOMR CASE NO. 12-06-1841P; EFFECTIVE DATE: MAY 18, 2012.
- 1/2" IRON RODS & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
- THIS PROPERTY IS WITHIN THE SANITARY SEWER IMPACT FEE AREA 97-01 (SPRING CREEK).
- LOT 19, BLOCK 3 IS PART OF BUILDING PLOT d.) AS SHOWN ON THE PRELIMINARY PLAT OF TOWER POINT SUBDIVISION; BUILDING PLOT d.) IS AS FOLLOWS:
d.) LOTS 12-19 & 28A-R, BLOCK 3
THE BUILDING PLOT IS FOR THE PURPOSES OF SIGNAGE, LANDSCAPING, AND NON-RESIDENTIAL ARCHITECTURAL STANDARDS AS APPLICABLE TO BUILDING PLOTS OVER 150,000 SQUARE FEET.
- LOTS 7-11, 20-27, BLOCK 3
THE BUILDING PLOT IS FOR THE PURPOSES OF SIGNAGE, LANDSCAPING, AND NON-RESIDENTIAL ARCHITECTURAL STANDARDS AS APPLICABLE TO BUILDING PLOTS BETWEEN 20,000 SQUARE FEET AND 49,000 SQUARE FEET.
- CURRENT ZONING: GC (GENERAL COMMERCIAL) & OVERLAY DISTRICT ORDINANCE NO. 2911 (JULY 13, 2006).
- 15' PUBLIC UTILITY EASEMENT CENTERED ON THE SOUTHWEST LINE OF LOT 20 AND EXTENDING FROM THE SOUTHWEST CORNER OF THE VARIABLE WIDTH PUBLIC UTILITY EASEMENT (VOL. 10392, PG. 284) TO THE NORTHWEST RIGHT OF WAY LINE OF HIGHWAY NO. 40.
AND
28' PRIVATE ACCESS EASEMENT CENTERED ON THE SOUTHWEST LINE OF LOT 20 AND EXTENDING FROM A LINE 35' FROM THE NORTHWEST LINE OF LOT 20 TO THE NORTHWEST LINE OF THE PIPELINE EASEMENT.

STATE HIGHWAY NO. 40~R.O.W. VARIES (W. D. FITCH PARKWAY)

LINE TABLE:

| Line # | Direction | Length |
|--------|-------------|---------|
| L1 | N50°47'22"E | 14.00' |
| L2 | N39°12'38"W | 214.99' |
| L3 | N50°47'22"E | 123.83' |
| L4 | S39°12'38"E | 214.99' |
| L5 | N50°47'22"E | 28.00' |
| L6 | N39°12'38"W | 214.99' |
| L7 | N50°47'22"E | 96.66' |
| L8 | S39°12'38"E | 235.00' |
| L9 | N50°47'22"E | 20.00' |

CURVE TABLE:

| Curve # | Length | Radius | Delta | Chord Bearing | Chord Dist. |
|---------|--------|--------|-----------|---------------|-------------|
| C1 | 31.42' | 20.00' | 90°00'00" | N05°47'22"E | 28.28' |
| C2 | 31.42' | 20.00' | 90°00'00" | S84°12'37"E | 28.28' |
| C3 | 31.42' | 20.00' | 90°00'00" | N05°47'22"E | 28.28' |
| C4 | 31.42' | 20.00' | 90°00'01" | S84°12'38"E | 28.28' |

THE STATE OF TEXAS §
COUNTY OF BRAZOS §

Before me, the undersigned authority, on this day personally appeared Charles A. Ellison 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 _____, 2016.

Notary Public, Brazos County, Texas

THE STATE OF TEXAS §
COUNTY OF BRAZOS §

Before me, the undersigned authority, on this day personally appeared Charles A. Ellison 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 _____, 2016.

Notary Public, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 2016, in the Official Records of Brazos County, Texas, in Volume _____ Page _____.

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

County Clerk,
Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

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

City Engineer
City of College Station

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of College Station, hereby certify that the attached plat was duly approved by the Commission on the day of _____, 2016.

Chairman

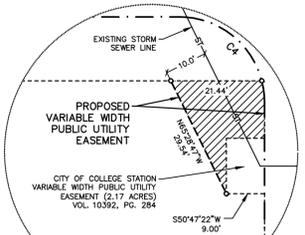
CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

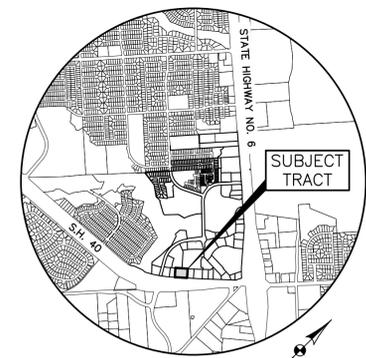
I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

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



INSET "A"
SCALE: 1"=20'



VICINITY MAP
NOT TO SCALE

FINAL PLAT

OF
TOWER POINT SUBDIVISION
PHASE 7B
LOTS 19 & 20, BLOCK 3
2.29 ACRES

ROBERT STEVENSON SURVEY, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
COLLEGE STATION MARKETPLACE L.P.
1445 NORTH LOOP W. - SUITE 625
HOUSTON, TX 77008

SCALE: 1"=40' APRIL, 2016

PREPARED BY:
CEC CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE A
BRYAN, TX + PH:979/846-8212

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, College Station Marketplace L.P., a Texas Limited Partnership, owners and developers of the land shown on this plat, and designated herein as Final Plat of Lots 19 & 20, Block 3, Tower Point Subdivision Phase 7B 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.

COLLEGE STATION MARKETPLACE, L.P.,
a Texas limited partnership

By: College Station Marketplace GP, LLC
a Texas limited liability company,
one of its general partners

By: Charles A. Ellison, Authorized Agent

By: Crowley Development Corporation
a Texas corporation, one of its general partners

By: Charles A. Ellison, Authorized Agent



Legislation Details (With Text)

File #: 16-0268 **Version:** 2 **Name:** PP2015-000007 Indian Lakes Phase 27
Type: Preliminary Plan **Status:** Agenda Ready
File created: 4/26/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 5/5/2016 **Final action:**
Title: Presentation, possible action, and discussion regarding a Preliminary Plan for Indian Lakes Phases 27, consisting of 10 single-family lots on approximately 14.4 acres generally located at the southwest corner of the future roads of Chaco Canyon Drive and Winema Trail in the City's Extraterritorial Jurisdiction. Case # PP2015-000007
Sponsors: Mark Bombek
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Preliminary Plan](#)

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

Presentation, possible action, and discussion regarding a Preliminary Plan for Indian Lakes Phases 27, consisting of 10 single-family lots on approximately 14.4 acres generally located at the southwest corner of the future roads of Chaco Canyon Drive and Winema Trail in the City's Extraterritorial Jurisdiction. Case # PP2015-000007



**PRELIMINARY PLAN
for
Indian Lakes Ph 27
PP2015-000007**

SCALE: Ten residential lots on approximately 14.4 acres

LOCATION: Generally located east of Indian Lakes Drive in the Indian Lakes Subdivision, approximately one mile southwest of State Highway 6 in the City's Extraterritorial Jurisdiction

ZONING: N/A (ETJ)

APPLICANT: Travis Martinek, Smiling Mallard Development, Ltd.

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

RECOMMENDATION: Staff recommends approval of the Preliminary Plan.



PRELIMINARY PLAN

Case: PP2015-000007

INDIAN LAKES PH 27

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

| | |
|--------------------------|--|
| Annexation: | N/A (ETJ) |
| Zoning: | N/A (ETJ) |
| Master Planned: | Master Plan approved in 2002. Subsequent preliminary plats and final plats have been approved every year since 2004. |
| Site development: | Vacant. Ten residential lots are proposed, ranging from 1.04 acres to 1.59 acres. |

COMMENTS

| | |
|----------------------------------|---|
| Water: | Provided by Wellborn Special Utility District. |
| Sewer: | Sanitary sewer service will be provided by private on-septic systems on each lot. These facilities will be permitted by the Brazos County Health Department. |
| Off-site Easements: | None at this time. |
| Drainage: | Drainage is generally to the east within the Peach Creek Drainage Basin. |
| Flood Plain: | There is no FEMA regulated floodplain located on the property. |
| Greenways: | N/A |
| Pedestrian Connectivity: | This site is located in the ETJ so sidewalks are not required. |
| Bicycle Connectivity: | This site is located in the ETJ and no specific facilities for bicycle connectivity are required. |
| Streets: | Access will be provided from Indian Lakes Phase 23 via Chaco Canyon Drive |
| Oversize Request: | N/A |
| Parkland Dedication Fees: | This development was approved as a Master Plan in the ETJ prior to parkland dedication requirements being applicable in the ETJ. Therefore, no parkland dedication is required. |
| Impact Fees: | N/A |

REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:** The Comprehensive Plan designates this area as Rural. The City, however, does not have land use authority in the ETJ. The proposed lots will have access through rural residential streets that connect to Indian Lakes Drive.
2. **Compliance with Subdivision Regulations:** The Preliminary Plat complies with the applicable Subdivision Regulations contained in the Unified Development Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plan.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan



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

PRELIMINARY PLAN APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

- \$932 Preliminary Plan Application Fee.
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- 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 plan. A revised mylar original must be submitted after approval.
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Impact study (if oversized participation is requested).
- The attached Preliminary Plan checklist with all items checked off or a brief explanation as to why they are not.

Date of Optional Preapplication Conference N/A

NAME OF PROJECT Indian Lakes - Phase 27

ADDRESS South of future Winema Trail

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

South of future Winema Trail

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

Name Travis Martinek E-mail travis@clarkewyndham.com

Street Address 3608 East 29th Street, Suite 100

City Bryan State Texas Zip Code 77802

Phone Number (979) 846-4384 Fax Number (979) 846-1461

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

Name Smiling Mallard Development, Ltd. E-mail travis@clarkewyndham.com

Street Address 3608 East 29th Street, Suite 100

City Bryan State Texas Zip Code 77802

Phone Number (979) 846-4384 Fax Number (979) 846-1461

ARCHITECT OR ENGINEER'S INFORMATION:

Name McClure & Browne E-mail jeffr@mcclurebrowne.com

Street Address 1008 Woodcreek Drive, Suite 100

City College Station State Texas Zip Code 77845

Phone Number (979) 693-3838 Fax Number (979) 693-2554

Total Acreage 13.12 Total No. of Lots 10 R-O-W Acreage 1.54

Number of Lots By Zoning District N/A / N/A N/A / N/A N/A / N/A

Average Acreage Of Each Residential Lot By Zoning District:

N/A / N/A N/A / N/A N/A / N/A N/A / N/A

Floodplain Acreage 0.00

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

Are you proposing to dedicate park land by acreage or fee in lieu of land? N/A

Are you proposing to develop the park dedicate the development fee? (Check one)

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

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

Yes

No

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

Project Name: Indian Lakes Subdivision

City Project Number (if known): Unknown

Date / Timeframe when submitted: 2000

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

N/A

Regarding the waiver request, explain how:

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

N/A

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

N/A

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

N/A

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

N/A

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

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

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

Detailed explanation of condition identified above:

| |
|-----|
| N/A |
|-----|

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

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



Signature and title

7/13/15

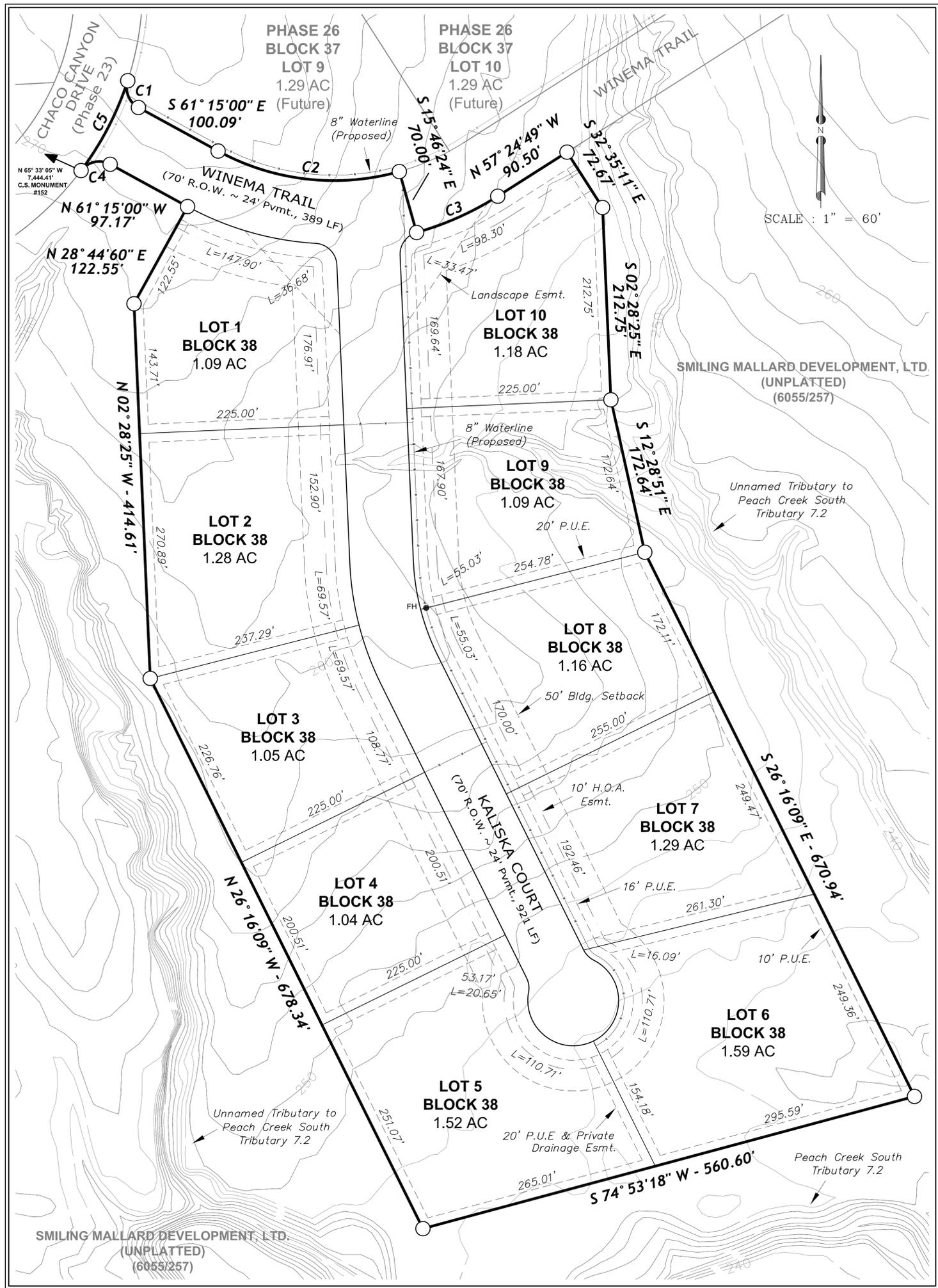
Date

PRELIMINARY PLAN MINIMUM REQUIREMENTS
(ALL CITY ORDINANCES MUST BE MET)
INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- Drawn on 24" x 36" sheet to scale of 100' per inch or larger. Include the words "PRELIMINARY PLAN - NOT FOR RECORD" in letters 1/2" high. If more than 1 sheet, an index sheet showing entire subdivision at a scale of 500 feet per inch or larger.
- 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, engineer and surveyor.
 - Proposed name of subdivision (subdivision name & street names will be approved through Brazos County 911).
 - Date of preparation (including the date the plat was submitted and the dates of any revisions on the plat).
 - Engineer's scale in feet.
 - Total area intended to be developed.
- North Arrow.
- Location of current city limit lines and current zoning district boundary. The appropriate zoning district(s) must be in place for the proposed land uses before the application for a subdivision.
- Subdivision boundary indicated by heavy lines. Boundary must include all of parent tract.
- Descriptions by metes and bounds of the subdivision which shall close within accepted land survey standards. (Labeled on boundary lines, not separate metes and bounds description.)
- Primary control points or descriptions and ties to such control point, to which , later, all dimensions, angles, bearings, block numbers, and similar data shall be referred. The plat shall be located with respect to a corner of the survey or tract, or an original corner of the original survey of which it is a part.
- Name of contiguous subdivisions and names of owners of contiguous parcels of unsubdivided land, and an indication whether or not contiguous properties are platted.
- Location of the 100 Year Floodplain and Floodway, if applicable, according to the most recent available data.
- Topographic information, including contours at two foot (2 ft.) intervals, wooded areas, and flowline elevation of streams.
- Proposed land uses (in compliance with existing zoning district).
- The location and description with accurate dimensions, bearings or deflection angles and radii, area, center angle, degree of curvature, tangent distance and length of all curves for all of the following: (Show existing items that are intersecting or contiguous with the boundary of or forming a boundary with the subdivision, as well as, those within the subdivision).

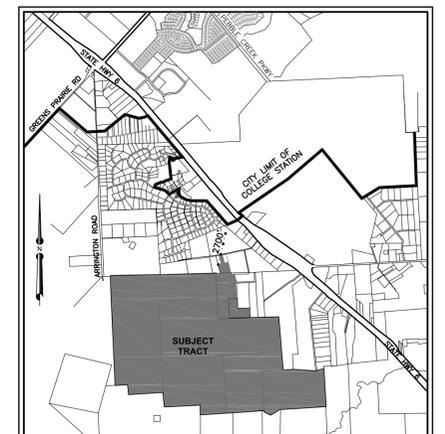
Existing Proposed

- Streets. Continuous or end in a cul-de-sac, stubbed out streets must end into a temp. turn around unless they are shorter than 100 feet.
- Public and private R.O.W. locations and widths. (All existing and proposed R.O.W.'s sufficient to meet Thoroughfare Plan.)
- Street offsets and/or intersection angles meet ordinance.
- Alleys.
- Well site locations.
- Pipelines. If carrying flammable gas or fuel, also show size of line, design pressure and product transported through the line.
- Utility services (water & sanitary sewer). All existing and proposed utilities of sufficient size/depth to meet the utility master plan and any future growth areas.
- Easements.
- Drainage structures and improvements including underground storm sewer and all overland systems (flow line of existing watercourses) and showing where these will discharge. Proposed channel cross sections, if any.
- 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.
- Greenways dedication.
- Public areas.
- Other public improvements, including but not limited to parks, schools and other public facilities.
- Proposed phasing. Each phase must be able to stand alone to meet ordinance requirements and infrastructure costs shown to be distributed evenly throughout the subdivision. Phases must be final platted in sequential order as shown or defined on the preliminary plan.
- Are there impact fees associated with this development? Yes No



NOTES:

- BASIS OF BEARINGS IS TRUE NORTH OBTAINED BY SOLAR OBSERVATION.
- NO LOT LIES WITHIN THE ZONE "A" SPECIAL FLOOD HAZARD AREA INDICATED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 481195, MAP NO. 480410350E, EFFECTIVE DATE: MAY 16, 2012. BASE FLOOD ELEVATIONS ARE NOT DETERMINED FOR ZONE "A".
- THERE IS A 16' PUBLIC UTILITY EASEMENT AND A 10' HOMEOWNERS' ASSOCIATION EASEMENT ALONG THE RIGHT OF WAY FRONTAGE OF ALL LOTS.
- THERE IS A 20' PUBLIC UTILITY EASEMENT CENTERED ON ALL SIDE AND A 10' PUBLIC UTILITY EASEMENT ON ALL REAR LOT LINES.
- BUILDING LINE SETBACKS ARE AS FOLLOWS:
FRONT SETBACK: 50'
SIDE SETBACK: 15'
REAR SETBACK: 25'
- FRONT, REAR, AND SIDE SETBACKS SHALL CONFORM TO THE SPECIFICATIONS OF SUBDIVISION PLATS AS ESTABLISHED BY THE COMMISSIONERS COURT, BRAZOS COUNTY, TEXAS, FOR SUBDIVISIONS SITUATED OUTSIDE THE BOUNDARIES OF ANY INCORPORATED TOWN OR CITY IN BRAZOS COUNTY, TEXAS.
- CONTOURS BASED ON DATA PROVIDED BY THE CITY OF COLLEGE STATION.
- ALL LOTS ARE TO HAVE INDIVIDUAL ON SITE SEWAGE FACILITIES.
- ALL LOTS ARE SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS DELINEATED IN THE COVENANTS, CONDITIONS, RESERVATIONS, AND RESTRICTIONS OF THE SUBDIVISION.
- THERE IS A MINIMUM 50' WIDE DRAINAGE BUFFER (25' ON EACH SIDE OF THE CENTERLINE OF ALL DRAINAGE WAYS). SEE THE DEED RESTRICTIONS OF THE SUBDIVISION FOR ADDITIONAL INFORMATION.
- H.O.A. EASEMENTS ALONG ALL STREETS RUN PARALLEL TO AND ADJACENT TO THE PUBLIC UTILITY EASEMENTS SHOWN HEREON. H.O.A. EASEMENT ACTIVITIES AND/OR INFRASTRUCTURE WILL BE REFERENCED IN THE DEED RESTRICTIONS OF THE SUBDIVISION.
- NOTES FROM THE BRAZOS COUNTY HEALTH DEPARTMENT:
 - ALL LOTS SERVED BY AN OSSF MUST COMPLY WITH COUNTY AND STATE REGULATIONS. NO OSSF MAY BE INSTALLED ON ANY LOT WITHOUT THE ISSUANCE OF AN "AUTHORIZATION TO CONSTRUCT" ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT UNDER THE PROVISIONS OF THE PRIVATE SEWAGE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. NO OSSF DRAIN FIELD IS TO ENCRUCH ON THE 100-FOOT SANITARY ZONE OF PRIVATE WATER WELLS OR 150 FEET OF PUBLIC WATER WELLS. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING PUBLIC OR PRIVATE WELLS ON THE SUBDIVISION PLAT OR WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY.
 - ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITY MAY BE CONSTRUCTED.
 - ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCRUCH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING WELLS ON THE PLAT.
- WELLBORN SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION. BRYAN TEXAS UTILITIES WILL PROVIDE ELECTRIC SERVICE FOR THE SUBDIVISION.
- 1/2" IRON RODS SHALL BE SET AT ALL CORNERS UNLESS OTHERWISE INDICATED.
- EXISTING LAND USE: VACANT/AGRICULTURAL
PROPOSED LAND USE: SINGLE FAMILY RURAL RESIDENTIAL
- ALL LOTS ARE PREDOMINANTLY DENSE VEGETATION.
- ALL LOTS SHALL BE CONSTRUCTED WITHIN 500 FEET OF A FIRE HYDRANT AS MEASURED ALONG THE RIGHT-OF-WAY.
- LOT 9 WILL BE REGRADED WITH COMPACTED FILL TO REMOVE THE CHANNEL ENCROACHMENT.



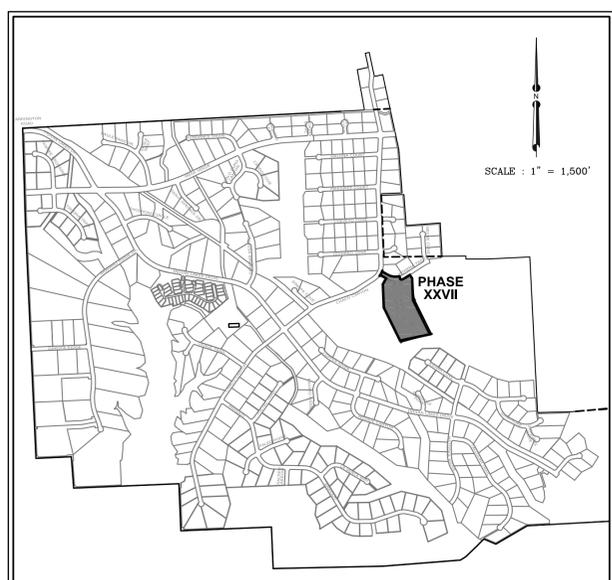
ABBREVIATIONS

| | |
|----------|--------------------------|
| P.U.E. | PUBLIC UTILITY EASEMENT |
| H.O.A. | HOME OWNERS' ASSOCIATION |
| ESMT. | EASEMENT |
| R.O.W. | RIGHT-OF-WAY |
| P.V.M.T. | PAVEMENT |
| F.H. | FIRE HYDRANT |

ACREAGE CALCULATIONS

| | |
|----------------------------------|----------|
| TOTAL LOT COUNT | 10 LOTS |
| TOTAL LOT ACREAGE | 12.29 AC |
| TOTAL H.O.A. COMMON AREA ACREAGE | 0.00 AC |
| TOTAL RIGHT-OF-WAY ACREAGE | 2.11 AC |
| TOTAL ACREAGE OF PHASE | 14.40 AC |

PRELIMINARY PLAN



CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD BEARING | CHORD |
|-------|-------------|---------|---------|---------|-----------------|---------|
| C1 | 79° 08' 31" | 25.00' | 34.53' | 20.66' | S 21° 40' 35" E | 31.85' |
| C2 | 44° 31' 24" | 265.00' | 205.93' | 108.48' | S 83° 30' 42" E | 200.78' |
| C3 | 16° 48' 48" | 336.00' | 98.30' | 49.51' | N 65° 49' 12" E | 97.95' |
| C4 | 81° 55' 47" | 25.00' | 35.75' | 21.71' | S 77° 47' 06" W | 32.78' |
| C5 | 18° 55' 43" | 340.00' | 112.32' | 56.68' | N 27° 21' 22" E | 111.81' |

**PRELIMINARY PLAN
NOT FOR RECORD**

OF
**VILLAGES OF INDIAN LAKES
PHASE XXVII**

14.40 ACRE TRACT - 10 LOTS

J. M. BARRERA SURVEY, A-69
BRAZOS COUNTY, TEXAS

SCALE: 1" = 60' JANUARY 12, 2016
SHEET 1 OF 1

OWNED AND DEVELOPED BY:
SMILING MALLARD DEVELOPMENT, LTD.
3608 EAST 29TH STREET, SUITE 100
BRYAN, TEXAS 77802
(979) 846-4384

ENGINEER/SURVEYOR:
MCCLURE & BROWNE ENGINEERING
1008 WOODCREEK DRIVE, SUITE 103
COLLEGE STATION, TEXAS 77845
(979) 693-3838



Legislation Details (With Text)

File #: 16-0213 **Version:** 3 **Name:** Williams Creek Lake Estates - Preliminary Plan

Type: Preliminary Plan **Status:** Agenda Ready

File created: 4/11/2016 **In control:** Planning and Zoning Commission Regular

On agenda: 5/5/2016 **Final action:**

Title: Presentation, possible action, and discussion regarding a waiver request to Unified Development Section 12-8.3.H.4.f.2 'Common Open Space Requirements for Cluster Developments' and presentation, possible action, and discussion regarding two discretionary items to the Unified Development Ordinance Section 12-8.3.E.4.b 'Adequate Street Access' and Unified Development Ordinance Section 12-8.3.H.1.i 'General Requirements' and a presentation, possible action, and discussion regarding a Preliminary Plan for Williams Creek Lake Estates consisting of 71 single-family lots and 6 common areas on approximately 71 acres located at 1806 Rock Prairie Road, generally located north of William D. Fitch Parkway and Rock Prairie Road. Case #PP2016-000005

Sponsors: Madison Thomas

Indexes:

Code sections:

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

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

Presentation, possible action, and discussion regarding a waiver request to Unified Development Section 12-8.3.H.4.f.2 'Common Open Space Requirements for Cluster Developments' and presentation, possible action, and discussion regarding two discretionary items to the Unified Development Ordinance Section 12-8.3.E.4.b 'Adequate Street Access' and Unified Development Ordinance Section 12-8.3.H.1.i 'General Requirements' and a presentation, possible action, and discussion regarding a Preliminary Plan for Williams Creek Lake Estates consisting of 71 single-family lots and 6 common areas on approximately 71 acres located at 1806 Rock Prairie Road, generally located north of William D. Fitch Parkway and Rock Prairie Road. Case #PP2016-000005



PRELIMINARY PLAN
for
Williams Creek Lake Estates
PP2016-00005

SCALE: 71 lots on 71.136 acres

LOCATION: 8601 Rock Prairie Road, being generally located Northwest of the intersection of William D. Fitch Parkway and Rock Prairie Road East

ZONING: E Estate

APPLICANT: Joe Johnson, property owner

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

PROJECT OVERVIEW: Revisions to the original Preliminary Plan include adding a lot along Williams Lake Drive and removing a lot along Robcon Way for the addition of an amenity facility. There is also an additional emergency road proposed to remove the fire requirement that all individual homes must include a fire sprinkler system.

RECOMMENDATION: Staff recommends approval of the previously approved discretionary items for UDO Section 12-8.3.E.4 'Adequate Street Access' and UDO Section 12-8.3.H.1.i 'General Requirements' and the previously approved waiver request to the UDO Section 12-8.3.H.4.f.2 'Common Open Space Requirements for Cluster Developments.' If the discretionary items and waiver is approved by the Commission, the Preliminary Plan should be approved. If the discretionary items and waiver is denied the Preliminary Plan should also be denied.



PRELIMINARY PLAN

Case: PP2016-000005

WILLIAMS CREEK LAKE ESTATES

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

| | |
|--------------------------|---|
| Annexation: | 1983 (Rock Prairie Road frontage), 2002 (remainder of tract) |
| Zoning: | A-O Agricultural Open (upon annexation) A-O Agricultural Open renamed R Rural (2013) R Rural to E Estate (2014) |
| Site development: | Primarily vacant with a cell tower and an existing manmade pond |
| Preliminary Plan: | 2014 |
| Final Plat: | Phase 1 (2015) |

COMMENTS

| | |
|---------------------------------|---|
| Water: | Each lot is required to have public water service, as shown on the plat. The majority of the lots in this subdivision are in the Wellborn Special Utility District CCN. Water service will be provided by a Wellborn water line. Lots in College Station Utilities CCN will be served by extending the water main on Rock Prairie Road through the subdivision. Public waterlines will be required to comply with the B/CS Unified Design Guidelines with the Final Plat. |
| Sewer: | The subject tract will be served by College Station Utilities for sanitary sewer. There is an existing 12-inch main on William D. Fitch Parkway which will provide service to the site. Public sanitary sewer lines will be required to be extended to all lots in accordance with B/CS Unified Design Guidelines with the Final Plat. |
| Off-site Easements: | There is an existing 50-foot Public Utility and Emergency Road Easement being utilized for the subject tract. |
| Drainage: | The subject tract is located in Carters Creek and Lick Creek Drainage basins. On-site storm water detention facilities are proposed with this development. The proposed development will be required to comply with the B/CS Unified Design Guidelines. |
| Flood Plain: | The subject tract is not located within a FEMA regulated Special Flood Hazard Area. |
| Greenways: | None are provided or required. |
| Pedestrian Connectivity: | Sidewalks are not required within the development as the streets are being constructed to rural sections. Sidewalks are required along Rock Prairie Road. |
| Bicycle Connectivity: | Rock Prairie Road is anticipated to have bike lanes when it is widened at an unknown time in the future. |
| Streets: | A portion of the two-lane minor collector, Williams Lake Drive, on the Thoroughfare Plan is being provided with this |

development.

Oversize Request: Sanitary Sewer Oversize Participation was discussed but is not warranted.

Parkland Dedication Fees: Parkland Dedication fees totaling \$1,261 per lot will be required at the filing of the Final Plat.

Impact Fees: N/A

REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:** The subject tract is surrounded by Estate designations on the Comprehensive Plan Future Land Use and Character Map. This designation allows for low-density single-family lots. This Preliminary Plan is also compliant under its designation as part of Growth Area III on the Comprehensive Plan Concept Map, which calls for low-density estate development and preservation of existing rural character.
2. **Compliance with Subdivision Regulations:** The proposed Preliminary Plan is in compliance with the Subdivision Regulations contained in the UDO except for the following discretionary items and waiver request:

Discretionary Items:

- **UDO Section 12-8.3.E.4.b 'Adequate Street Access'**- The purpose of this section is to ensure that there is adequate access and flow of traffic in and out of a development. As stated, 'When there are more than thirty(30) lots to be served by external street connections, a minimum of two (2) street connections to external paved public streets shall be required.' The Commission may allow a Remote Emergency Access where development phasing or constraints of the land prevent the provision of a second street connection. The development is constrained by the surrounding property which is limiting its ability to provide a second street connection as the property does not have a second frontage to a street. The applicant is providing two remote emergency access connection to be considered as additional access for the development. The discretionary item for the access from William D. Fitch was approved with the previous Preliminary Plan. The additional proposed emergency access road from Rock Prairie Road is new with this revised Preliminary Plan. These two emergency access roads would remove the requirement to make the each home in the develop provide a sprinkler system for fire protection.
- **UDO Section 12-8.3.H.1.i 'General Requirements'**- The requirement under this section is stated as, 'no single-family dwelling, townhouse, or duplex lot shall have direct access to an arterial or collector thoroughfare; however, these lots may face toward a thoroughfare if driveway access is provided via a public alley. Notwithstanding the foregoing, single-family detached lots that are at least one hundred (100) feet in width may have direct access with the recommendation of the Administrator and approval of the Commission. Access restrictions and determinations shall be noted on the plat.' This development is proposing lots to take access along Williams Creek Drive which is designated as a two-lane Minor Collector on the Thoroughfare Plan. Staff is recommending approval of this discretionary item being that the lots are greater than 100 feet in width and only accessible by Williams Creek Drive. This discretionary item was also approved

with the previous Preliminary Plan.

Waiver Request:

- **UDO Section 12-8.3.H.4.f.2 'Common Open Space Requirements for Cluster Developments'**- The purpose of this section is to retain the natural and rural character of the surrounding area as outlined in the Comprehensive Plan. The applicant has requested a waiver to reduce the amount of common open space required by this section stating that given the number of residents that will be living in this development and the amount of open space already provided is sufficient to meet the intent of the ordinance.

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

- 1) That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this chapter will deprive the applicant of the reasonable use of his land;**
The applicant states that strict application of the ordinance will result in a reduction in the number of lots. The proposed subdivision as designed provides greater than 25% of the land as open space for use by the residents. This open space is 61% of the open space area required. The 18+ acres of open space has 2 ponds, wooded areas and open areas that can be used for recreational activities. This is a significant amount of land for 71 residences. The Developer feels that the proposed subdivision plan meets the intent of a low-density residential subdivision.
- 2) That the waivers are necessary for the preservation and enjoyment of a substantial property right of the applicant.**
The property owner desires to develop the property as a rural residential subdivision with sanitary sewer service. The applicant states that without the waiver, the number of lots that can be developed to meet the requirements is not sufficient to justify the expense of extending sanitary sewer to the subdivision. Providing sanitary sewer service to the residents benefits them and the City compared to the use of on-site sewage systems, and also the city will receive revenue from the sewer service.
- 3) The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this chapter; and**
Even with the granting of the waiver, all of the lots exceed the minimum lot size required for a rural subdivision with sanitary sewer service so this development will not be detrimental to the public health, safety, or welfare, or injurious to other property.
- 4) That the granting of the waivers will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.**
The granting of this waiver will not affect the subdivision of other land since the proposed plan provides the extension of streets and utilities to the adjacent tracts.

STAFF RECOMMENDATION

Staff recommends approval of the discretionary items for UDO Section 12-8.3.E.4 'Adequate Street Access' and UDO Section 12-8.3.H.1.i 'General Requirements' and the waiver request to the UDO Section 12-8.3.H.4.f.2 'Common Open Space Requirements for Cluster

Developments', all of which have been previously approved. If the discretionary items and waiver is approved by the Commission, the Preliminary Plan should be approved. If the discretionary items and waiver is denied the Preliminary Plan should also be denied.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan (provided in packet)



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

PRELIMINARY PLAN APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

- \$932 Preliminary Plan Application Fee.
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- 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 plan. A revised mylar original must be submitted after approval.
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Impact study (if oversized participation is requested).
- The attached Preliminary Plan checklist with all items checked off or a brief explanation as to why they are not.

Date of Optional Preapplication Conference 6-11-14

NAME OF PROJECT Williams Creek Lake Estates

ADDRESS 2242 Carl Ln College Station, Tx 77845

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

1200' Northwest of the intersection of William D Fitch Parkway and Rock Prairie Road East

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

Name Joe Johnson E-mail joejohnson1889@hotmail.com

Street Address P.O. Box 800

City Coleman State TX Zip Code 76834

Phone Number 979-229-0310 Fax Number 325-357-4414

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

Name Williams Creek Lake Estates, INC. E-mail joejohnson1889@hotmail.com

Street Address P.O. Box 800

City Coleman State TX Zip Code 76834

Phone Number 979-229-0310 Fax Number 325-357-4414

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering, LLC - Joe Schultz, P.E. E-mail joeschultz84@verizon.net

Street Address 2730 Longmire Drive, Suite A

City College Station State Texas Zip Code 77845

Phone Number 979-764-3900 Fax Number 979-764-3910

Total Acreage 71.136 Total No. of Lots 71 R-O-W Acreage 11.431

Number of Lots By Zoning District 71 / E _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

0.586 / E _____ / _____

Floodplain Acreage 0

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

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

Are you proposing to develop the park dedicate the development fee? (Check one)

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

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

Yes

No

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

Project Name: _____

City Project Number (if known): _____

Date / Timeframe when submitted: _____

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

Waiver to Section 12-8.3, H, 4, f, 2 - Common open space requirement for Cluster Developments. The requested waiver is to provide less than minimum open space requirement.

Regarding the waiver request, explain how:

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

See attached sheet

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

See attached sheet

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

See attached sheet

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

See attached sheet

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

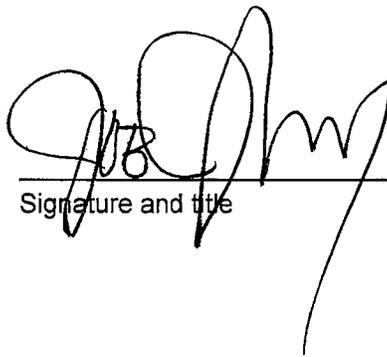
1. An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
2. The presence of unique or unusual topographic, vegetative, or other natural conditions exist so that strict adherence to the sidewalk requirements of the UDO is not physically feasible or is not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

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

Detailed explanation of condition identified above:

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

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



Signature and title

FEB 25, 2016

Date

PRELIMINARY PLAN MINIMUM REQUIREMENTS
(ALL CITY ORDINANCES MUST BE MET)
INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- Drawn on 24" x 36" sheet to scale of 100' per inch or larger. Include the words "PRELIMINARY PLAN - NOT FOR RECORD" in letters 1/2" high. If more than 1 sheet, an index sheet showing entire subdivision at a scale of 500 feet per inch or larger.
- 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, engineer and surveyor.
 - Proposed name of subdivision (subdivision name & street names will be approved through Brazos County 911).
 - Date of preparation (including the date the plat was submitted and the dates of any revisions on the plat).
 - Engineer's scale in feet.
 - Total area intended to be developed.
- North Arrow.
- Location of current city limit lines and current zoning district boundary. The appropriate zoning district(s) must be in place for the proposed land uses before the application for a subdivision.
- Subdivision boundary indicated by heavy lines. Boundary must include all of parent tract.
- Descriptions by metes and bounds of the subdivision which shall close within accepted land survey standards. (Labeled on boundary lines, not separate metes and bounds description.)
- Primary control points or descriptions and ties to such control point, to which, later, all dimensions, angles, bearings, block numbers, and similar data shall be referred. The plat shall be located with respect to a corner of the survey or tract, or an original corner of the original survey of which it is a part.
- Name of contiguous subdivisions and names of owners of contiguous parcels of unsubdivided land, and an indication whether or not contiguous properties are platted.
- Location of the 100 Year Floodplain and Floodway, if applicable, according to the most recent available data.
- Topographic information, including contours at two foot (2 ft.) intervals, wooded areas, and flowline elevation of streams.
- Proposed land uses (in compliance with existing zoning district).
- The location and description with accurate dimensions, bearings or deflection angles and radii, area, center angle, degree of curvature, tangent distance and length of all curves for all of the following: (Show existing items that are intersecting or contiguous with the boundary of or forming a boundary with the subdivision, as well as, those within the subdivision).

Existing Proposed

- Streets. Continuous or end in a cul-de-sac, stubbed out streets must end into a temp. turn around unless they are shorter than 100 feet.
- Public and private R.O.W. locations and widths. (All existing and proposed R.O.W.'s sufficient to meet Thoroughfare Plan.)
- Street offsets and/or intersection angles meet ordinance.
- Alleys.
- Well site locations.
- Pipelines. If carrying flammable gas or fuel, also show size of line, design pressure and product transported through the line.
- Utility services (water & sanitary sewer). All existing and proposed utilities of sufficient size/depth to meet the utility master plan and any future growth areas.
- Easements.
- Drainage structures and improvements including underground storm sewer and all overland systems (flow line of existing watercourses) and showing where these will discharge. Proposed channel cross sections, if any.
- 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.
- Greenways dedication.
- Public areas.
- Other public improvements, including but not limited to parks, schools and other public facilities.
- Proposed phasing. Each phase must be able to stand alone to meet ordinance requirements and infrastructure costs shown to be distributed evenly throughout the subdivision. Phases must be final platted in sequential order as shown or defined on the preliminary plan.
- Are there impact fees associated with this development? Yes No

Waiver Request

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

Strict application of the ordinance will result in a reduction in the number of lots. The proposed subdivision as designed provides greater than 25% of the land as open space for use by the residents. This open space is 61% of the open space area required. The 18+ acres of open space has 2 ponds, wooded areas and open areas that can be used for recreational activities. This is a significant amount of land for 71 residences. The Developer feels that the proposed subdivision plan meets the intent of a low-density residential subdivision.

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

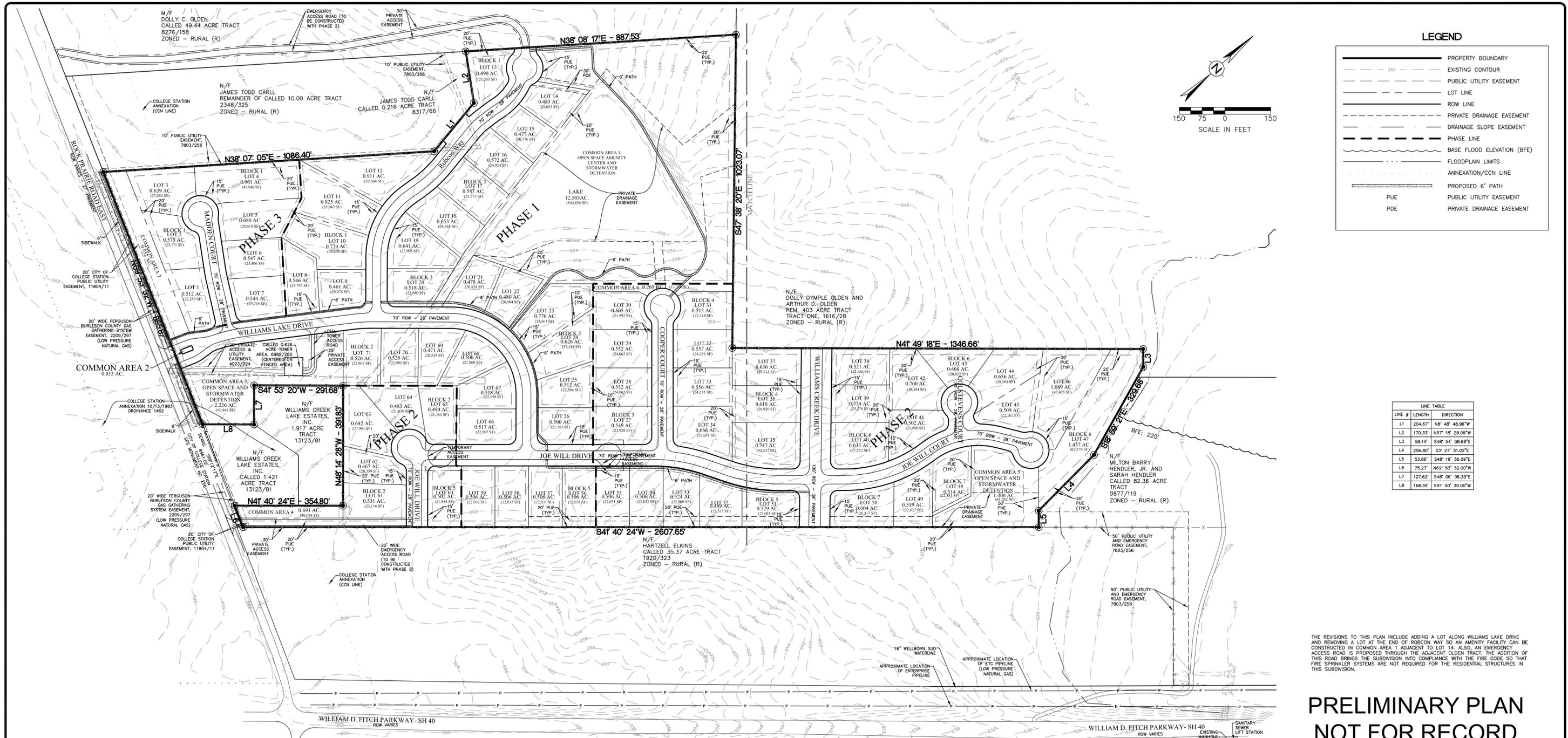
The property owner desires to develop the property as a rural residential subdivision with sanitary sewer service. Without the waiver, the number of lots that can be developed to meet the requirements is not sufficient to justify the expense of extending sanitary sewer service to the subdivision. Providing sanitary sewer service to the residents benefits them and the City compared the use of on-site sewage systems and also the City will receive revenue from the sewer service.

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.

Even with the granting of the waiver, all of the lots exceed the minimum lot size required for a rural subdivision with sanitary sewer service so this development will not be detrimental to the public health, safety, or welfare, or injurious to other property

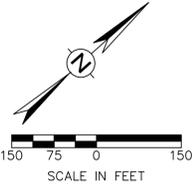
4. The granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the Unified Development Ordinance.

The granting of this waiver will not affect the subdivision of other land since the proposed plan provides the extension of streets and utilities to the adjacent tracts.



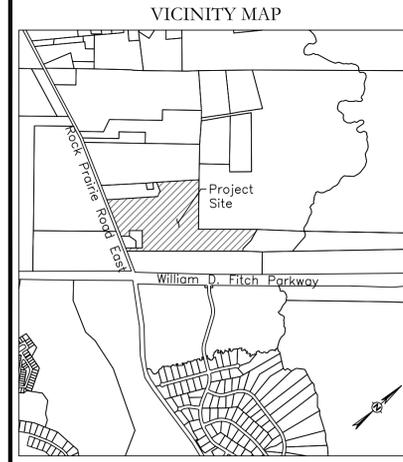
LEGEND

| | |
|--|----------------------------|
| | PROPERTY BOUNDARY |
| | EXISTING CONTOUR |
| | PUBLIC UTILITY EASEMENT |
| | LOT LINE |
| | ROW LINE |
| | PRIVATE DRAINAGE EASEMENT |
| | DRAINAGE SLOPE EASEMENT |
| | PHASE LINE |
| | BASE FLOOD ELEVATION (BFE) |
| | FLOODPLAIN LIMITS |
| | ANNEXATION/CCN LINE |
| | PROPOSED 6' PATH |
| | PUBLIC UTILITY EASEMENT |
| | PDE |
| | PRIVATE DRAINAGE EASEMENT |



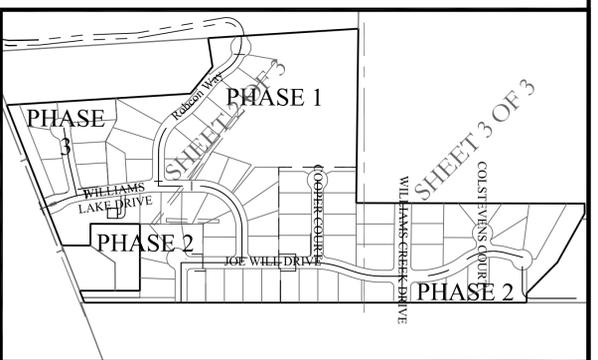
LINE TABLE

| LINE # | LENGTH | DIRECTION |
|--------|---------|-------------------|
| L1 | 204.67' | N8° 48' 48.96\"/> |



- NOTES:**
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0350E, EFFECTIVE DATE: MAY 16, 2012.
 - ZONING FOR THIS TRACT IS ESTATE (E). THIS SUBDIVISION IS A CLUSTER DEVELOPMENT.
 - THE STREETS FOR THIS DEVELOPMENT WILL BE CONSTRUCTED TO THE RURAL STREET STANDARDS PER THE BCS UNIFIED DESIGN GUIDELINES.
 - SIDEWALKS ARE NOT REQUIRED ON RURAL RESIDENTIAL STREETS. A WALKING PATH IS PROPOSED IN THIS SUBDIVISION AT THE LOCATION SHOWN ON THIS PLAN.
 - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WELLBORN SPECIAL UTILITY DISTRICT AND THE CITY OF COLLEGE STATION. LOTS 1, 2 AND 3 OF BLOCK 1 WILL RECEIVE WATER SERVICE FROM THE CITY OF COLLEGE STATION. THE REMAINDER OF THE LOTS WILL RECEIVE WATER SERVICE FROM WELLBORN SPECIAL UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
 - A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
 - ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU) AND THE CITY OF COLLEGE STATION. THE CITY OF COLLEGE STATION WILL SERVE LOTS 1, 2 AND 3 OF BLOCK 1.
 - ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
 - PER THE U.D.O. SECTION 5.2 RESIDENTIAL DIMENSION STANDARDS, MINIMUM LOT SIZE AND BUILDING SETBACKS FOR E CLUSTERED RESIDENTIAL ZONING WITH RURAL STREET STANDARDS ARE AS FOLLOWS: 20,000 SF AVERAGE AND 10,000 SF MINIMUM LOT AREA, 100' MINIMUM LOT WIDTH, ALONG THE PERIMETER OF THE SUBDIVISION THERE IS A 30' FRONT SETBACK, 10' SIDE SETBACK, 15' SIDE STREET SETBACK, AND A 20' REAR SETBACK. ALL DETACHED STRUCTURES WITHIN THIS DEVELOPMENT MUST BE SEPARATED BY A MINIMUM DISTANCE OF 10'.
 - THERE SHALL BE A 10' PUBLIC UTILITY EASEMENT CENTERED ALONG ALL SIDE LOT LINES.
 - DRIVEWAY CULVERTS SHALL COMPLY WITH CITY OF COLLEGE STATION DETAILS AND SPECIFICATIONS.
 - RESIDENTIAL STRUCTURES CONSTRUCTED WITHIN ESTATE RESIDENTIAL SUBDIVISIONS SHALL:
 - A. NOT BE LOCATED MORE THAN 500' FROM THE PUBLIC STREET, IF THEY ARE LOCATED A DISTANCE GREATER THAN 500' FROM THE PUBLIC STREET, THEN A 20' WIDE ALL-WEATHER SURFACE, MEETING CURRENT ENGINEERING STANDARDS SHALL BE PROVIDED TO THE STRUCTURE PRIOR TO BRINGING COMBUSTIBLES ON-SITE.
 - B. NOT BE LOCATED MORE THAN 2000' OFF A PUBLIC STREET UNLESS APPROVED BY THE FIRE MARSHAL. THIS SHALL BE ALLOWED ONLY IN THE CASE OF UNUSUAL TOPOGRAPHY. FURTHER, ANY BRIDGE OR CULVERT INSTALLED ON ROADWAYS OR ON AN INDIVIDUAL LOT, WHERE THE STRUCTURE IS LOCATED MORE THAN 500' FROM THE PUBLIC STREET, MUST BE DESIGNED TO HANDLE EMERGENCY TRAFFIC LOADING.

- EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2" IN CALIPER OR 1 TREE OF 4" CALIPER PER ORDINANCE NO. 3222.
- THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION.
- MAINTENANCE OF THE COMMON AREAS WILL BE BY THE HOMEOWNERS' ASSOCIATION (HOA). THE HOA WILL ALSO OWN THE COMMON AREAS.
- LOCATION OF 25' ACCESS & UTILITY EASEMENT, 4023/324, SHOWN HEREON IS APPROXIMATE DUE TO LACK OF DESCRIPTIVE INFORMATION. CALLED 60'X60' LEASE AREA DESCRIBED IN 4023/324, APPEARS TO BE THE SAME AREA AS DESCRIBED AS A 0.0826 ACRE TOWER AREA AS DEFINED IN 6982/280 AND SHOWN HEREON.
- BLANKET ACCESS AND UTILITY EASEMENT, 6982/280, DOES APPLY TO A PORTION OF THIS TRACT AS DESCRIBED AS THE REMAINDER OF A CALLED 39.44 ACRE TRACT, 7803/244.
- BLANKET EASEMENT TO CITY OF BRYAN, 98/82, DOES APPLY TO THE PORTION OF THIS TRACT AS DESCRIBED AS THE REMAINDER OF TRACTS ONE AND TWO RECORDED IN DEED, 7803/244.
- EASEMENTS TO PRODUCER'S GAS COMPANY, 526/543 & 534/112, MAY OR MAY NOT CROSS THIS TRACT. UNABLE TO PLOT DUE TO LACK OF DESCRIPTIVE INFORMATION.
- EASEMENTS TO FERGUSON-BURLESON COUNTY GAS GATHERING SYSTEM, 1723/51 & 2065/86, DO NOT CROSS THIS TRACT.
- THE 6' WIDE PATH WILL BE CONCRETE, CRUSHED GRANITE OR OTHER SUITABLE MATERIAL FOR PEDESTRIANS AND WILL BE MAINTAINED BY THE HOA.
- LOTS 35, 40, 50 & 51 SHALL ONLY TAKE ACCESS FROM JOE WILL DRIVE OR JOE WILL COURT.
- IN LOCATIONS WITH CROSS LOT DRAINAGE OF STORMWATER RUNOFF, A DRAINAGE WAY SHALL BE PROVIDED THAT THE FLOW IS NOT IMPEDED BY FENCES, STRUCTURES OR OTHER FACILITIES.
- THE RIGHT-OF-WAY OF ROBSON WAY CONNECTS TO THE ADJACENT CARLL TRACT AND THE POTENTIAL FOR A CONNECTION IS TO REMAIN AND WILL BE MADE WHEN THE ADJACENT PROPERTY OWNER SEEKS THE CONNECTION.



PRELIMINARY PLAN NOT FOR RECORD

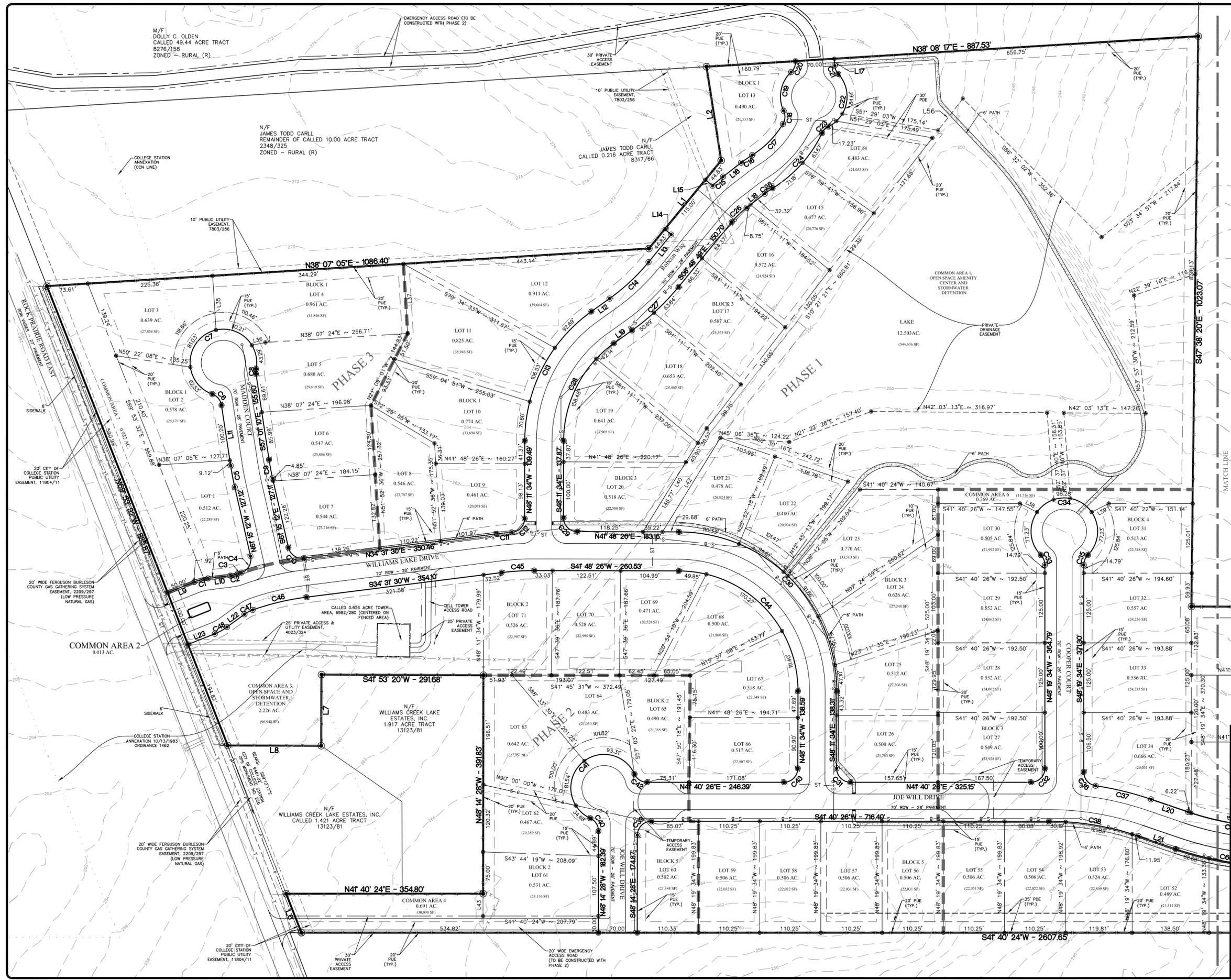
REVISED PRELIMINARY PLAN
WILLIAMS CREEK LAKE ESTATES
 SUBDIVISION
 71.136 ACRES - 71 LOTS
 THOMAS CARUTHERS LEAGUE, A-9
 COLLEGE STATION, BRAZOS COUNTY, TEXAS
 PHASE 1: 36.092 ACRES - 29 LOTS (14.742 ACRES COMMON AREA)
 PHASE 2: 28.874 ACRES - 35 LOTS (2.097 ACRES COMMON AREA)
 PHASE 3: 6.170 ACRES - 7 LOTS (0.932 ACRES COMMON AREA)

SCALE: 1"=150'
 FEBRUARY 2016

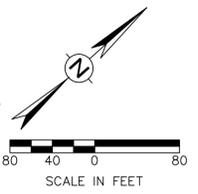
OWNER/DEVELOPER: WILLIAMS CREEK LAKE ESTATES, INC.
 P.O. BOX 800
 COLEMAN, TEXAS 76834
 (979) 229-0310

SURVEYOR: BRAD KEER, BLES NO. 4502
 KERR SURVEYING, LLC
 409 N. TEXAS AVE.
 BRYAN, TEXAS 77803
 979.288.3195

ENGINEER: Schultz Engineering, LLC
 2710 LONGMIRE DR., SUITE A
 COLLEGE STATION, TEXAS 77845
 979.764.3900



| LINE TABLE | | Curve Table | | | | |
|------------|---------|-------------|------------|---------|---------|-----------------|
| LINE # | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD DIRECTION |
| L1 | 204.67' | 100.00' | 014°29'05" | 12.71' | 25.21' | N27°21'01"E |
| L2 | 170.33' | 58.00' | 012°49'57" | 6.52' | 12.96' | N28°10'35"E |
| L3 | 75.27' | 535.00' | 000°50'10" | 3.90' | 7.81' | N22°10'41"E |
| L4 | 127.62' | 25.00' | 083°50'58" | 22.45' | 33.41' | N19°19'43"W |
| L5 | 168.35' | 541.50' | 004°14'02" | 19.78' | 39.52' | N09°08'11"W |
| L6 | 27.02' | 25.00' | 061°55'39" | 15.00' | 25.72' | N87°59'00"W |
| L7 | 274.03' | 60.00' | 261°40'39" | 69.42' | 90.79' | N11°53'30"E |
| L8 | 8.62' | 25.00' | 019°45'00" | 4.35' | 8.57' | S47°08'40"E |
| L9 | 109.32' | 107.00' | 010°15'15" | 51.00' | 107.00' | N10°15'15"E |
| L10 | 40.01' | 100.00' | 004°14'02" | 17.19' | 34.35' | S09°08'11"E |
| L11 | 63.99' | 100.00' | 084°13'19" | 22.60' | 33.53' | N76°38'09"E |
| L12 | 27.24' | 535.00' | 002°55'00" | 13.62' | 27.23' | N35°59'00"E |
| L13 | 37.37' | 25.00' | 085°38'04" | 23.16' | 33.98' | N05°22'32"W |
| L14 | 16.71' | 100.00' | 004°14'02" | 7.36' | 14.71' | N11°04'12"E |
| L15 | 41.07' | 100.00' | 014°29'05" | 12.71' | 25.21' | N27°21'01"E |
| L16 | 12.11' | 551.51' | 033°33'53" | 15.48' | 24.93' | N10°08'29"E |
| L17 | 41.07' | 100.00' | 014°29'05" | 12.71' | 25.21' | N27°21'01"E |
| L18 | 40.01' | 100.00' | 004°14'02" | 17.19' | 34.35' | N11°53'30"E |
| L19 | 70.57' | 560.29' | 025°23'53" | 12.06' | 24.09' | N07°07'12"E |
| L20 | 70.57' | 560.29' | 025°23'53" | 12.06' | 24.09' | N07°07'12"E |
| L21 | 38.78' | 55.37' | 22.96° | 19.39' | 38.78' | N45°20'17"W |
| L22 | 51.92' | 520.06' | 028°00'00" | 25.00' | 35.35' | S01°15'00"W |
| L23 | 97.45' | 551.52' | 016°05'58" | 79.89' | 95.95' | S37°40'29"E |
| L24 | 16.92' | 165.00' | 002°55'00" | 8.47' | 16.92' | S07°07'12"E |
| L25 | 34.52' | 314.51' | 28.84° | 17.26' | 34.52' | S02°18'57"E |
| L26 | 114.81' | 435.00' | 019°07'22" | 57.74' | 114.81' | S01°15'00"W |
| L27 | 114.81' | 435.00' | 019°07'22" | 57.74' | 114.81' | S01°15'00"W |
| L28 | 204.52' | 215.00' | 054°30'07" | 110.74' | 196.89' | S27°56'31"E |
| L29 | 39.23' | 25.00' | 080°00'00" | 25.00' | 35.35' | N86°48'28"E |
| L30 | 447.68' | 285.00' | 090°00'00" | 285.00' | 403.00' | N86°48'28"E |
| L31 | 39.33' | 25.00' | 080°00'00" | 25.00' | 35.35' | N86°48'28"E |
| L32 | 39.23' | 25.00' | 080°00'00" | 25.00' | 35.35' | N86°48'28"E |
| L33 | 19.68' | 60.00' | 270°11'54" | 59.79' | 84.71' | N41°40'26"E |
| L34 | 19.68' | 60.00' | 045°05'57" | 59.79' | 84.71' | N41°40'26"E |
| L35 | 35.57' | 25.00' | 081°31'15" | 21.55' | 32.64' | S89°05'11"E |
| L36 | 102.91' | 570.00' | 010°20'41" | 51.60' | 102.77' | S51°05'09"W |
| L37 | 164.27' | 500.00' | 018°49'27" | 82.88' | 163.53' | S51°05'09"W |
| L38 | 39.23' | 25.00' | 089°54'54" | 24.96' | 35.33' | S03°17'01"E |
| L39 | 28.66' | 25.00' | 065°41'03" | 16.14' | 27.12' | N81°04'59"W |
| L40 | 231.73' | 60.00' | 221°17'00" | 159.28' | 112.30' | N03°17'01"W |
| L41 | 28.66' | 25.00' | 065°41'03" | 16.14' | 27.12' | N74°30'58"E |
| L42 | 39.21' | 25.00' | 089°52'00" | 24.94' | 35.31' | N03°15'34"W |
| L43 | 337.72' | 215.00' | 090°00'00" | 215.00' | 304.06' | S86°48'28"W |
| L44 | 59.10' | 465.00' | 007°16'56" | 29.59' | 59.06' | S38°09'58"W |
| L45 | 99.79' | 465.00' | 012°17'45" | 50.09' | 99.60' | S28°22'37"W |
| L46 | 16.81' | 58.00' | 018°36'21" | 8.46' | 16.75' | S13°55'34"W |
| L47 | 25.28' | 100.00' | 014°29'05" | 12.71' | 25.21' | S12°51'55"W |



| LEGEND | |
|--------|------------------------------|
| | PROPERTY BOUNDARY |
| | EXISTING CONTOUR |
| | PUBLIC UTILITY EASEMENT |
| | LOT LINE |
| | ROW LINE |
| | PRIVATE DRAINAGE EASEMENT |
| | DRAINAGE SLOPE EASEMENT |
| | PHASE LINE |
| | BASE FLOOD ELEVATION (BFE) |
| | FLOODPLAIN LIMITS |
| | ANNEXATION/CCN LINE 4 |
| | PROPOSED STORM CULVERT |
| | PROPOSED DITCH FLOWLINE |
| | EXISTING WATERLINE |
| | PROPOSED WATERLINE |
| | GATE VALVE |
| | FIRE HYDRANT |
| | PROPOSED SANITARY SEWER LINE |
| | PROPOSED SANITARY MANHOLE |
| | PROPOSED 6' PATH |
| | PUBLIC UTILITY EASEMENT |
| | PRIVATE DRAINAGE EASEMENT |

**PRELIMINARY PLAN
NOT FOR RECORD
REVISED
PRELIMINARY PLAN**

**WILLIAMS CREEK LAKE ESTATES
SUBDIVISION**

71.136 ACRES - 71 LOTS

THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS

PHASE 1: 36.092 ACRES - 29 LOTS (14.742 ACRES COMMON AREA)
PHASE 2: 28.874 ACRES - 35 LOTS (2.097 ACRES COMMON AREA)
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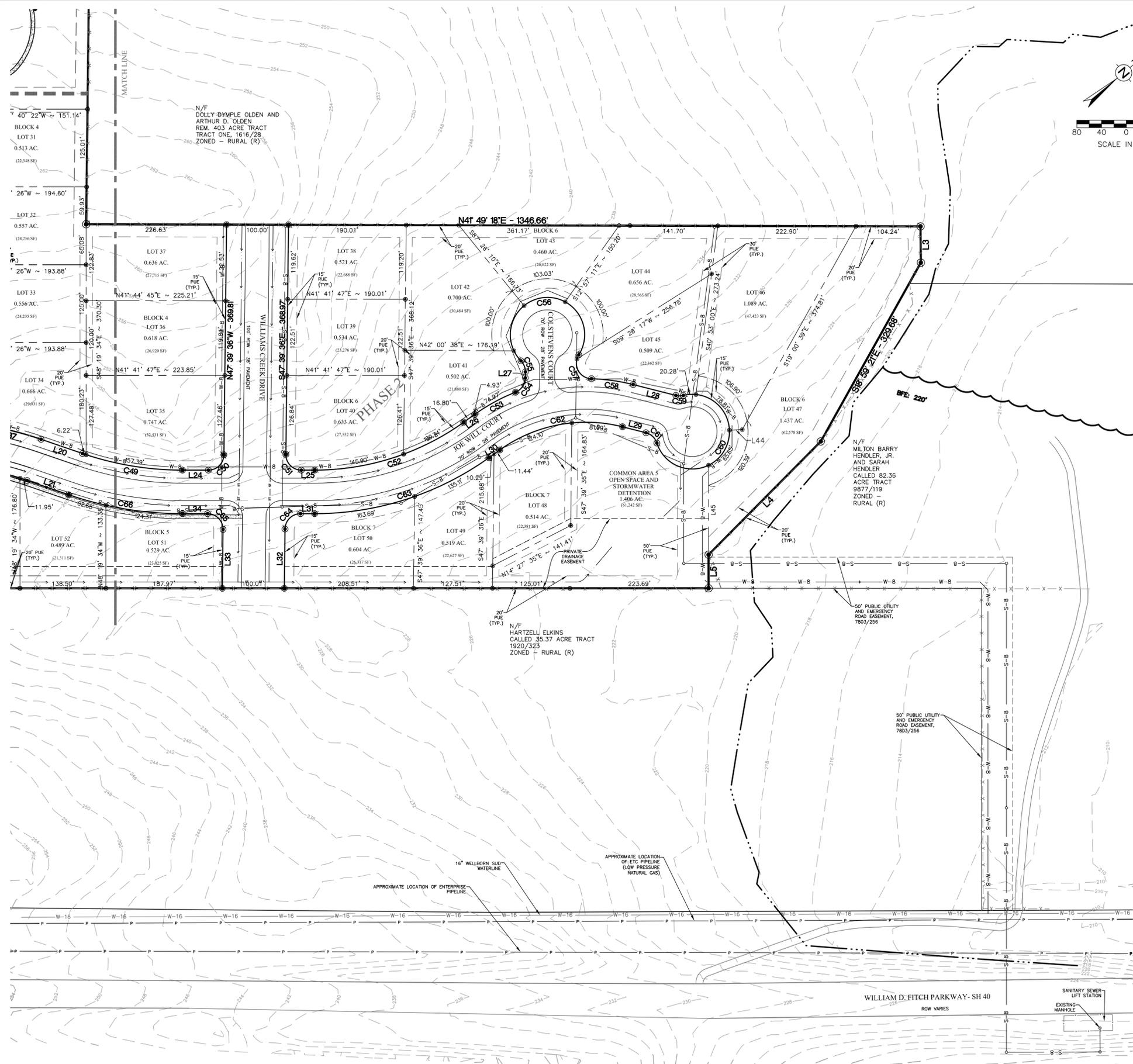
SCALE: 1"=150'
FEBRUARY 2016

OWNER/DEVELOPER: WILLIAMS CREEK LAKE ESTATES, INC.
P.O. BOX 800
COLEMAN, TEXAS 76834
(979) 229-0310

SURVEYOR: BRAD KERR, PLS NO. 4502
KERR SURVEYING, LLC
409 N. TEXAS AVE.
BRYAN, TEXAS 77803
979.288.3195

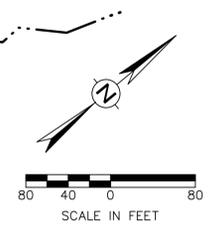
ENGINEER: Schultz Engineering, LLC
2730 LONGHORN DR., SUITE A
COLLEGE STATION, TEXAS 77845
979.764.3900

SHEET 2 OF 3



LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- PUBLIC UTILITY EASEMENT
- LOT LINE
- ROW LINE
- PRIVATE DRAINAGE EASEMENT
- DRAINAGE SLOPE EASEMENT
- PHASE LINE
- BASE FLOOD ELEVATION (BFE)
- FLOODPLAIN LIMITS
- ANNEXATION/CCN LINE 4
- PROPOSED STORM CULVERT
- PROPOSED DITCH FLOWLINE
- EXISTING WATERLINE
- PROPOSED WATERLINE
- GATE VALVE
- FIRE HYDRANT
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED 6" PATH
- PUE PUBLIC UTILITY EASEMENT
- PDE PRIVATE DRAINAGE EASEMENT



LINE TABLE

| LINE # | LENGTH | DIRECTION |
|--------|---------|------------------|
| L3 | 58.14' | S48° 54' 08.68"E |
| L4 | 256.80' | S3° 27' 51.02"E |
| L5 | 53.86' | S48° 19' 36.09"E |
| L24 | 41.90' | N41° 40' 26.02"E |
| L25 | 21.39' | N41° 40' 26.02"E |
| L26 | 21.73' | N6° 13' 45.81"E |
| L27 | 9.56' | N47° 39' 36.11"W |
| L28 | 71.04' | N55° 52' 02.26"E |
| L29 | 38.93' | S55° 52' 02.26"W |
| L30 | 21.73' | S6° 13' 45.81"W |
| L31 | 22.78' | S41° 40' 26.02"W |
| L32 | 95.12' | S47° 39' 36.11"E |
| L33 | 94.54' | N47° 39' 36.11"W |
| L34 | 40.51' | S41° 40' 26.02"W |
| L44 | 20.68' | S39° 21' 29.15"W |
| L45 | 143.82' | S48° 19' 36.09"E |

Curve Table

| CURVE # | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD DIRECTION |
|---------|---------|----------|------------|---------|---------|-----------------|
| C49 | 164.27' | 5000.00' | 018°49'27" | 82.88' | 163.53' | N51°05'09"E |
| C50 | 38.98' | 25.00' | 089°20'02" | 24.71' | 35.15' | N02°59'35"W |
| C51 | 39.56' | 25.00' | 090°39'58" | 25.29' | 35.56' | N87°00'25"E |
| C52 | 256.73' | 415.00' | 035°26'40" | 132.62' | 252.65' | N23°57'06"E |
| C53 | 75.16' | 310.00' | 013°53'27" | 37.76' | 74.97' | N13°10'29"E |
| C54 | 39.57' | 25.00' | 067°46'49" | 16.79' | 27.88' | N13°46'11"W |
| C55 | 19.68' | 25.00' | 045°05'57" | 10.38' | 19.17' | N07°12'35"W |
| C56 | 289.14' | 60.00' | 257°00'45" | 75.41' | 83.90' | N35°44'50"E |
| C57 | 52.79' | 25.00' | 120°58'41" | 44.17' | 43.51' | S76°14'08"E |
| C58 | 68.13' | 310.00' | 012°35'31" | 34.20' | 67.99' | N49°34'17"E |
| C59 | 12.25' | 25.00' | 028°04'21" | 6.25' | 12.13' | N41°46'52"E |
| C60 | 278.67' | 60.00' | 266°06'24" | 64.22' | 87.69' | S19°09'07"E |
| C61 | 25.32' | 25.00' | 058°02'03" | 13.87' | 24.25' | S84°53'04"W |
| C62 | 207.92' | 240.00' | 049°38'16" | 110.99' | 201.48' | S31°02'54"W |
| C63 | 300.03' | 485.00' | 035°26'40" | 154.99' | 295.27' | S23°57'06"W |
| C64 | 38.98' | 25.00' | 089°20'02" | 24.71' | 35.15' | S02°59'35"E |
| C65 | 39.56' | 25.00' | 090°39'58" | 25.29' | 35.56' | S87°00'25"W |
| C66 | 187.27' | 570.00' | 018°49'27" | 94.49' | 186.43' | S51°05'09"W |

**PRELIMINARY PLAN
NOT FOR RECORD
REVISED
PRELIMINARY PLAN**

**WILLIAMS CREEK LAKE ESTATES
SUBDIVISION**

71.136 ACRES - 71 LOTS

THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS

PHASE 1: 36.092 ACRES - 29 LOTS (14.742 ACRES COMMON AREA)

PHASE 2: 28.874 ACRES - 35 LOTS (2.097 ACRES COMMON AREA)

PHASE 3: 6.170 ACRES - 7 LOTS (0.932 ACRES COMMON AREA)

SCALE: 1"=150'
FEBRUARY 2016

OWNER/DEVELOPER: WILLIAMS CREEK LAKE ESTATES, INC.
P.O. BOX 800
COLEMAN, TEXAS 76834
(979) 229-0310

SURVEYOR: BRAD KERR, PLS NO. 4502
KERR SURVEYING, LLC
409 N. TEXAS AVE.
BRYAN, TEXAS 77803
979.268.3195

ENGINEER: Schultz Engineering, LLC
2730 LONGHIRE DR., SUITE A
COLLEGE STATION, TEXAS 77845
979.764.3900

SHEET 3 OF 3



Legislation Details (With Text)

File #: 16-0236 **Version:** 4 **Name:** College Park Replat
Type: Replat **Status:** Agenda Ready
File created: 4/15/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 5/5/2016 **Final action:**
Title: Public hearing, presentation, possible action, and discussion regarding a Final Plat of College Park Lots 1R & 2R, Block 8 being a replat of College Park Lot 1, a portion of Lot 2 and the adjoining 1/2 of the abandoned alley, Block 8 consisting of 2 residential lots on approximately 0.5 acres located at 400 Dexter Drive West, generally located on the southeast corner of Kerry Street and Dexter Drive West. Case #FP2016-000014
Sponsors: Jenifer Paz
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Replat](#)

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

Public hearing, presentation, possible action, and discussion regarding a Final Plat of College Park Lots 1R & 2R, Block 8 being a replat of College Park Lot 1, a portion of Lot 2 and the adjoining 1/2 of the abandoned alley, Block 8 consisting of 2 residential lots on approximately 0.5 acres located at 400 Dexter Drive West, generally located on the southeast corner of Kerry Street and Dexter Drive West. Case #FP2016-000014



CITY OF COLLEGE STATION

FINAL PLAT
for
College Park Block 8, Lots 1R & 2R,
being a replat of
College Park Block 8, Lot 1, a portion of Lot 2, &
the adjoining ½ of the abandoned alley
FP2016-000014

SCALE: 2 lots on approximately 0.5 acres

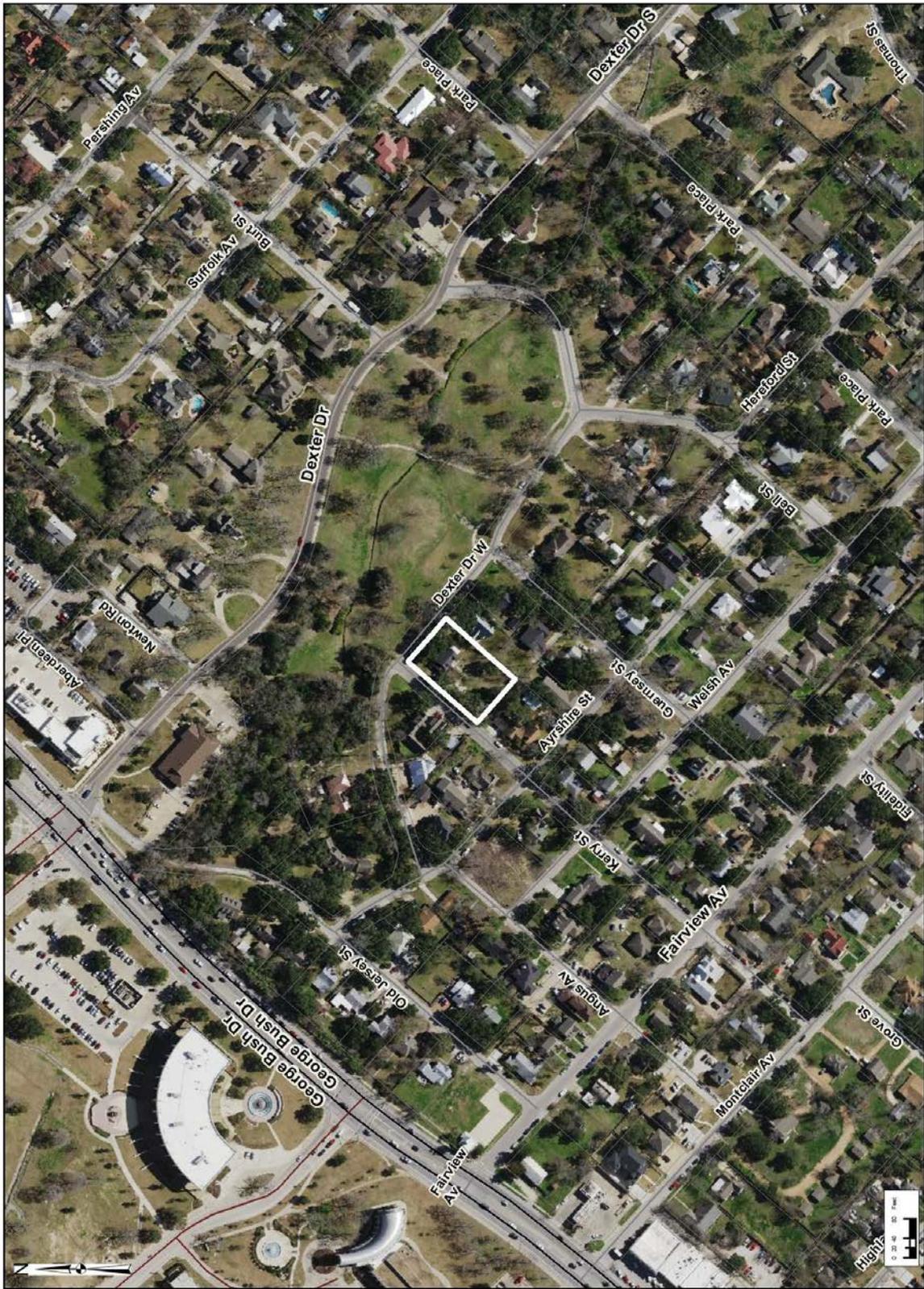
LOCATION: 400 Dexter Drive West, generally located at the southeast intersection of Kerry Street and Dexter Drive West

ZONING: GS General Suburban

APPLICANT: Jay & Sandy Carlton, Property Owners

PROJECT MANAGER: Jenifer Paz, Senior Planner
jpaz@cstx.gov

RECOMMENDATION: Staff recommends approval of the Final Plat.



FINAL PLAT - REPLAT
Case: FP2016-000014

COLLEGE PARK

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

| | |
|--------------------------|---|
| Annexation: | 1938 (City's incorporation) |
| Zoning: | Zoned for Single Family Residential in 1940; R-1 Single Family renamed to GS General Suburban in 2014 |
| Preliminary Plat: | Not required at the time of development |
| Site Development: | Property was initially platted in late 1930s as a lot, a portion of the adjacent lot and an alley, which is currently occupied by one single-family home. |

COMMENTS

| | |
|---------------------------------|---|
| Parkland Dedication: | Neighborhood and Community park fees will be due, prior to the plat being filed for record, for one single family lot (\$1,261). |
| Greenways: | N/A |
| Pedestrian Connectivity: | Sidewalks are existing on the north side of Dexter Drive West. Additional sidewalks are not required with this replat. The Southside Neighborhood Plan, adopted in 2012, did not identify Dexter Drive West as an area that required additional sidewalk. |
| Bicycle Connectivity: | Bike routes are existing along Dexter Drive (Minor Collector) and Ayrshire Street (Local Street). |
| Impact Fees: | The property is not subject to impact fees. |

REVIEW CRITERIA

Compliance with Subdivision Regulations: The proposed Replat is subject to Section 8.3.H.2. Platting and Replatting within Older Residential Subdivisions. It was determined that the property is a residential building plot under the following findings:

- The proposed lot does not follow the arrangement of the original plat.
- Improvements on the lot encroach into setback lines and over property lines.
- The tracts could not be used separately without reconfiguring any of the lots and existing improvements.
- The Brazos County Appraisal district treats the property as one single property.

When considering replats in older subdivisions, a plat that create an additional lot or building plot must meet or exceed the average width of the lots along the street frontage for all of the lots in the block including the subject lot(s) and contain at least eight thousand five hundred (8,500) square feet of space for each dwelling unit. The average lot width for this block is 84 feet. The proposed lot has a proposed width of 97.14 feet and an area of 10,715.76 square feet. The proposed lot meets and exceeds the requirements of replatting within older subdivisions.

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

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



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

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

NAME OF PROJECT College Park

ADDRESS 400 W. Dexter

SPECIFIED LOCATION OF PROPOSED PLAT:

Lot 1, Portion of Lot 2, Blk 8 + adjoining portion of abandoned alley

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

Name Sandy Carlton E-mail thecarltons@sbcglobal.net
 Street Address 1 Cape Cod Ln
 City Houston, State TX Zip Code 77024
 Phone Number 832 724 6764 Fax Number _____

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

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

ARCHITECT OR ENGINEER'S INFORMATION:

Name Kerr Surveying LLC E-mail louis.barker@suddenlinkmail.com
Street Address 409 N. Texas Ave.
City Bryan State TX Zip Code 77803
Phone Number 979-268-3195 Fax Number 979-691-8904

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 N/A and Page No. _____

Total Acreage 0.49 Total No. of Lots 2 R-O-W Acreage N/A

Existing Use _____ Proposed Use _____

Number of Lots By Zoning District 2 / 4S _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:
0.24 / 4S _____ / _____ / _____

Floodplain Acreage NA

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

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

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

Yes
 No

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

Project Name: _____
City Project Number (if known): _____
Date / Timeframe when submitted: _____

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

N/A

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

N/A

Regarding the waiver request, explain how:

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

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

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

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

Sandy S. Ar, owner
Signature and title

3/14/14
Date

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

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

Existing

Proposed

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

Existing

Proposed

- 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

ORIGINAL PLAT

BRISON PARK

WEST DEXTER DRIVE
40' R.O.W.

SCAL
0



1-1/2 INCH SQUARE
BOLT FOUND

1/2 INCH IRON
ROD FOUND

COLLEGE STATION GPS MON 1
S 61°38'28" E 3713.1

N/F
REBECCA HARTKOPF SCHLOSS
AND STEVEN G. SCHLOSS
CALLED 0.205 ACRE TRACT
6087/262

1/2 INCH IRON
ROD FOUND
S 48°46'28" E
5.07'

1/2 INCH IRON
ROD FOUND

PORTION
OF LOT 2
BLOCK 8

S 41°36'52" W
29.96'

LOT 3

LOT 2

LOT 1
BLOCK 8

SANDY AND JAY CARLTON
12002/115

LOT 1

LOT 2

N 41°29'28" E 197.52'

KERRY STREET
40' R.O.W.

15' SIDE STREET SETBACK LINE

20' REAR SETBACK LINE

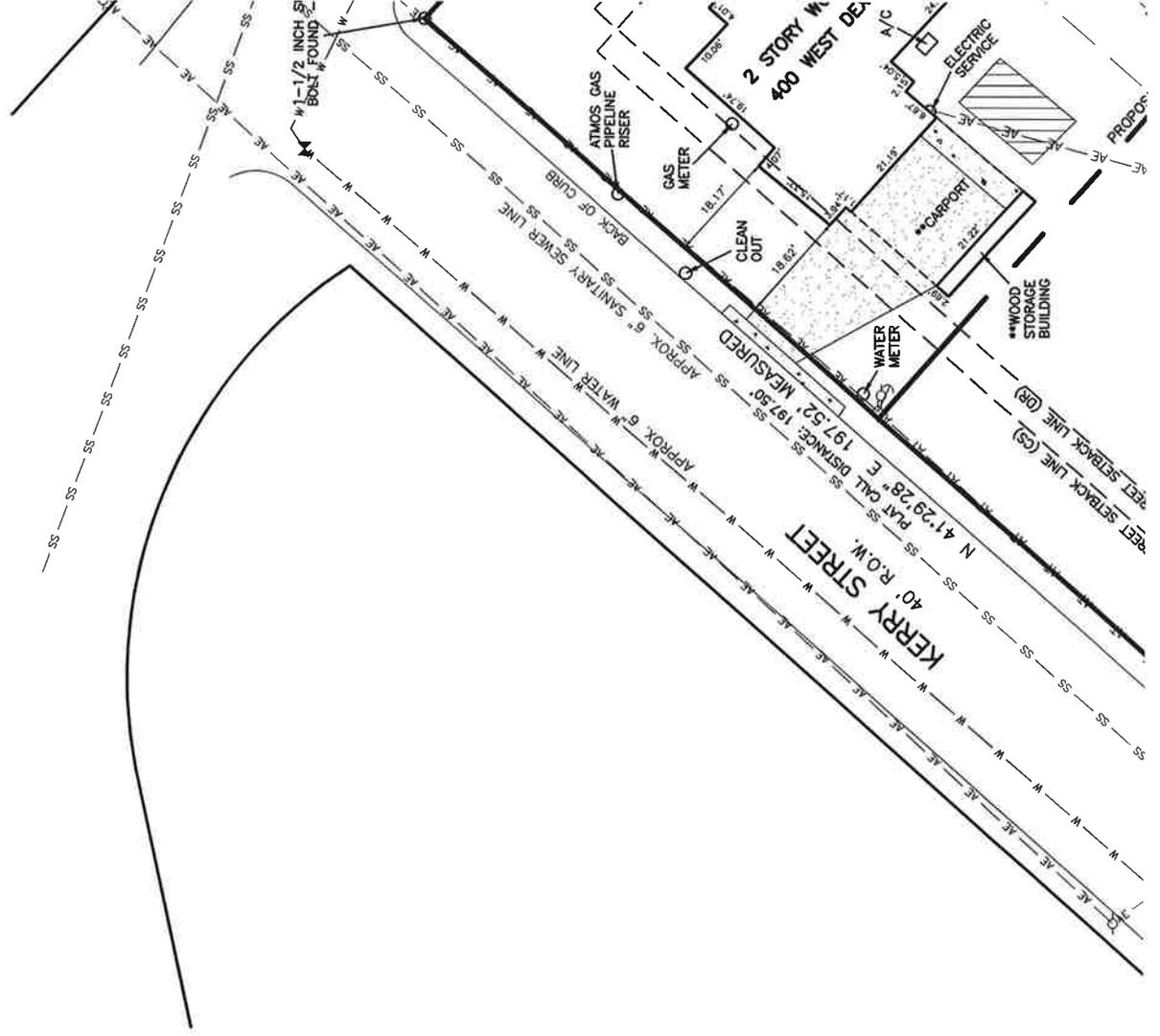
1/2 INCH IRON
ROD FOUND

PORTION OF
15' ALLEY
N 48°22'

1/2 INCH IRON ROD FOUND



SCALE: 1" = 20'



BLANKET EASEMENT TO COMMUNITY NATURAL GAS CO., 71/497, DOES APPLY TO THIS TRACT.

BUILDING SETBACK LINES PER CITY OF COLLEGE STATION U.D.O. (CS) AND AS RESERVED IN DEEDS, 74/321, 94/308 AND 96/378 (DR).

CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.

BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

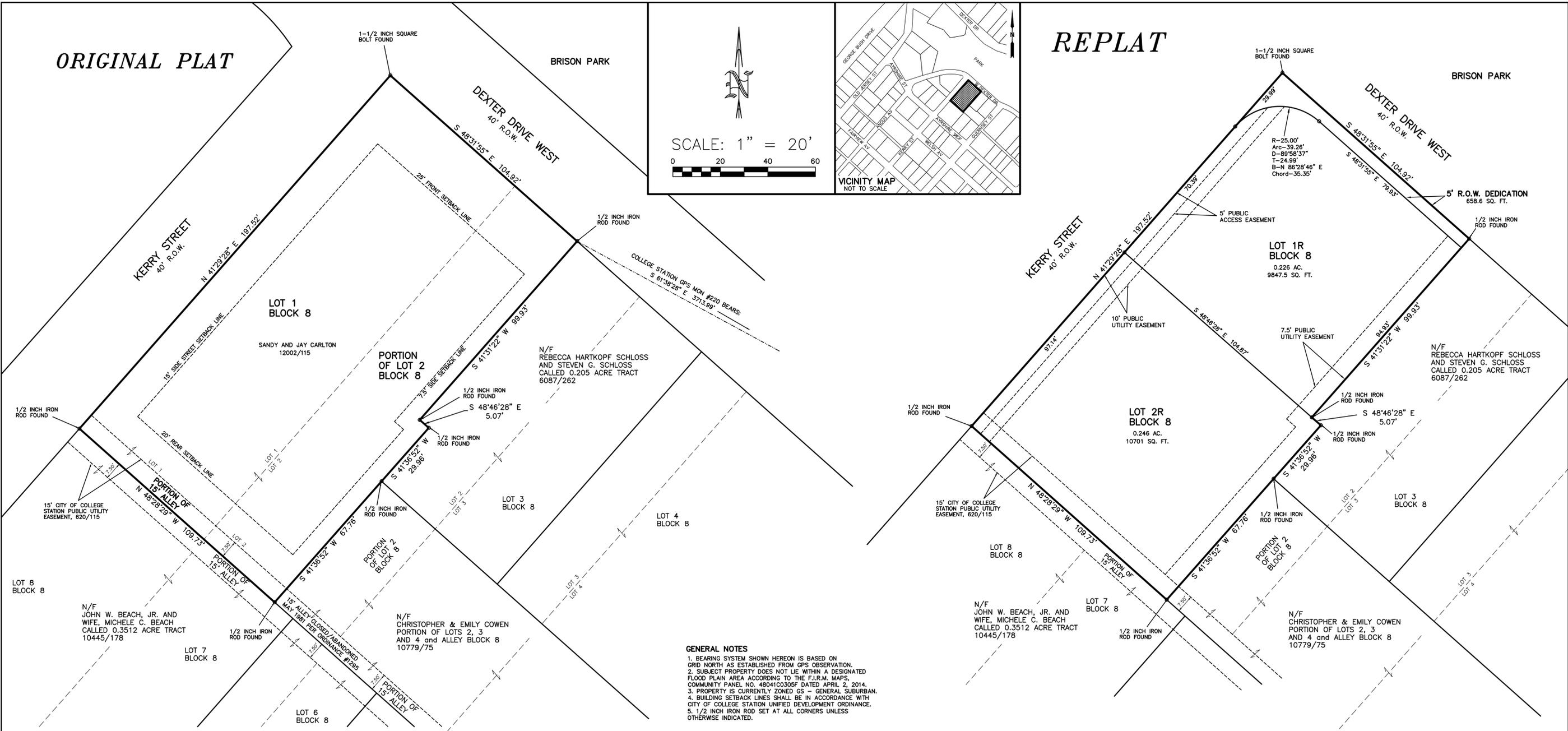
** CARPORT AND STORAGE BUILDING TO BE REMOVED CONTINGENT ON APPROVAL OF REPLAT PRIOR TO FILING FOR RECORD.

LEGEND:

- ⊙ SANITARY SEWER MANHOLE
- ⊕ WATER VALVE
- UTILITY POLE
- GUY WIRE ANCHOR
- AERIAL ELECTRIC LINES
- AERIAL TELEPHONE/ELECTRIC LINES

ORIGINAL PLAT

REPLAT



GENERAL NOTES
 1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0305F DATED APRIL 2, 2014.
 3. PROPERTY IS CURRENTLY ZONED GS - GENERAL SUBURBAN.
 4. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE.
 5. 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE INDICATED.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 We, SANDY CARLTON & JAY CARLTON, owners and developers of the land shown on this plat, and designated herein as Lots 1R & 2R, Block 8, COLLEGE PARK to the City of College Station, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Owner(s)

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose stated.

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

Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Brad Kerr, Registered Public 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 property markers and monuments were placed under my supervision on the ground.

Brad Kerr, R.P.L.S. No. 4502

CERTIFICATE OF CITY ENGINEER

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

City Engineer
 City of College Station

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

ATTEST: Chairman

City Secretary

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the _____ day of _____, 20____, in the Official Public Records of Brazos County, Texas, 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

OF
 LOTS 1R & 2R, BLOCK 8
 COLLEGE PARK
 0.49 ACRES. J. E. SCOTT LEAGUE, A-50
 BEING A
REPLAT
 OF
 LOT 1, A PORTION OF LOT 2 AND
 THE ADJOINING 1/2 OF THE ABANDONED
 ALLEY, BLOCK 8, COLLEGE PARK
 VOLUME 38, PAGE 602
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
 MARCH 2016
 PLAT DATE: 03-08-16
 REVISED: 04-07-16
 JOB NUMBER: 15-953
 CAD NAME: 15-953
 CR5 FILE: COLPARK (cont); 15-953 (job)



PREPARED BY: KERR SURVEYING, LLC
 409 N. TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE (979) 268-3195
 PREPARED FOR: SANDY & JAY CARLTON
 1 CAPE COD LANE
 HOUSTON, TEXAS 77024
 PHONE (832) 724-6764



Legislation Details (With Text)

File #: 16-0245 **Version:** 2 **Name:** 3120 Holleman Drive - Barracks II Cain Road REZ
Type: Rezoning **Status:** Agenda Ready
File created: 4/22/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 5/5/2016 **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 MF Multi-Family to T Townhome for approximately 14.613 acres being German Acres, Lots 4 thru 10, more generally located south of Cain Road between Holleman Drive South and Old Wellborn Road, generally located at 3120 Holleman Drive South. Case # REZ2016-000013 (Note: Final action on this item is scheduled for the May 26th City Council meeting - subject to change)

Sponsors: Jenifer Paz

Indexes:

Code sections:

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

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

Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from MF Multi-Family to T Townhome for approximately 14.613 acres being German Acres, Lots 4 thru 10, more generally located south of Cain Road between Holleman Drive South and Old Wellborn Road, generally located at 3120 Holleman Drive South. Case # REZ2016-000013 (Note: Final action on this item is scheduled for the May 26th City Council meeting - subject to change)



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

REZONING REQUEST
for
3120 Holleman Drive South
REZ2016-000013

REQUEST: MF Multi-Family to T Townhomes

SCALE: 14.613 acres

LOCATION: 3120 Holleman Drive South and being more generally located south of Cain Road between Holleman Drive South and Old Wellborn Road, being located in the Crawford Burnett League, A-7 Brazos County, Texas. Said tract being German Acres Lots 4-10, according to the plat recorded in Volume 2393, Page 91 of the Official Records of Brazos County, Texas.

APPLICANT: Heath Phillips

PROJECT MANAGER: Jenifer Paz, Senior Planner
jpaz@cstx.gov

RECOMMENDATION: Staff recommends approval of the rezoning request.



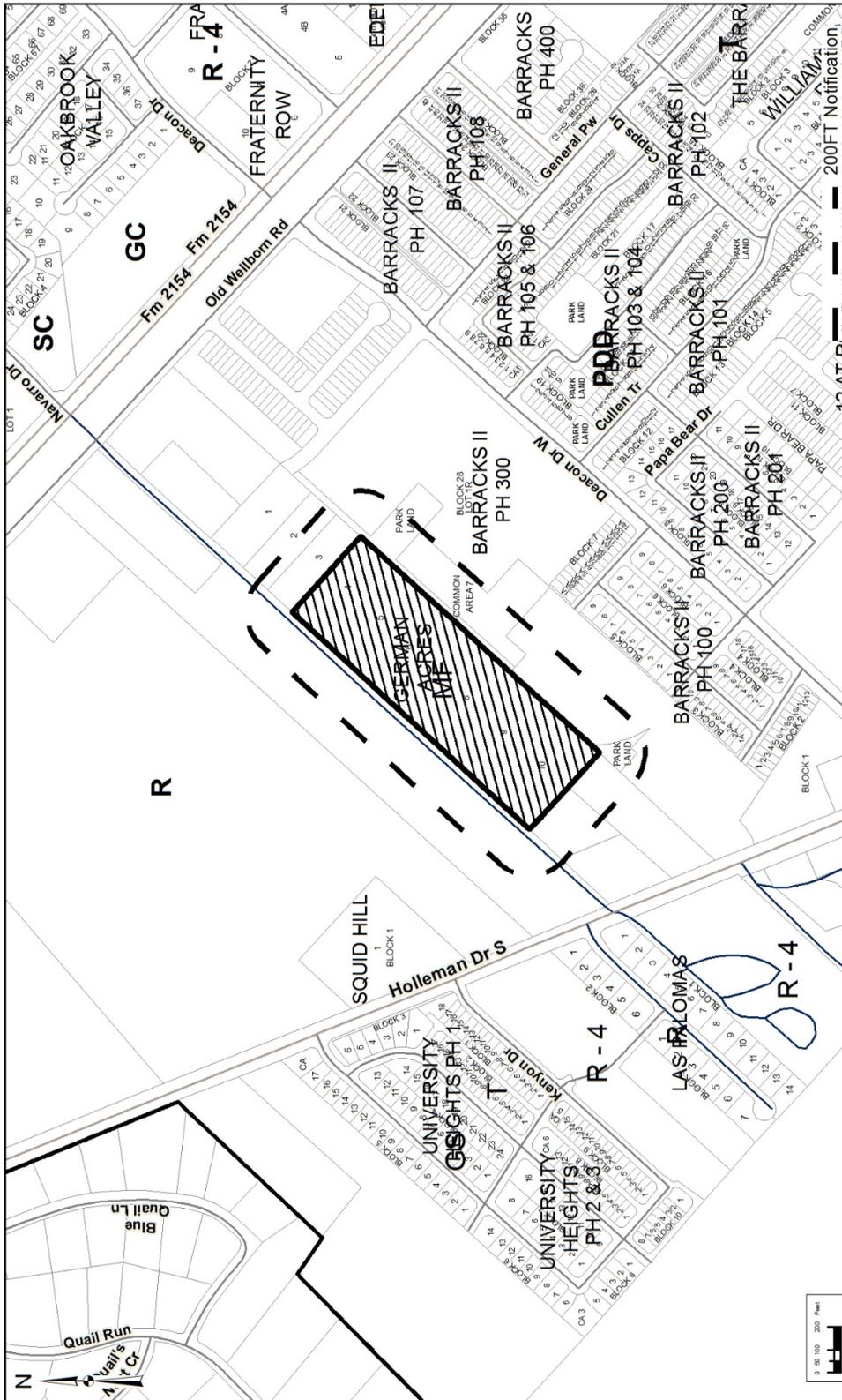
REZONING

Case: REZ2016-000013

BARRACKS II - CAIN RD

DEVELOPMENT REVIEW





Zoning Districts

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

| | | | |
|---|---------------------------|------------------------------|-----------------|
|  | DEVELOPMENT REVIEW | BARRACKS II - CAIN RD | REZONING |
| Case: REZ2016-000013 | | | |

NOTIFICATIONS

Advertised Commission Hearing Date: May 5, 2016
Advertised Council Hearing Date: May 26, 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:

The Barracks at Rock Prairie Owners Association

Property owner notices mailed: 10
Contacts in support: None at the time of staff report.
Contacts in opposition: None at the time of staff report.
Inquiry contacts: None at the time of staff report.

ADJACENT LAND USES

| Direction | Comprehensive Plan | Zoning | Land Use |
|--|--------------------|----------------------------------|-----------------------------------|
| Northwest (Across Cain Road) | Urban | R Rural | Multi-Family |
| South | General Suburban | PDD Planned Development District | Townhomes/Barracks II Development |
| Northeast | Urban | R Rural | Single-Family |
| Northwest | Urban | R Rural | Single-Family |

DEVELOPMENT HISTORY

Annexation: 2002
Zoning: Properties zoned A-O Agricultural Open upon Annexation.
2014 – A-O Agricultural Open renamed to R Rural
2015 – Rezoned to MF Multi-Family

Final Plat: The property was platted as German Acres in 1995. If the rezoning is approved, a preliminary plan for The Barracks II will incorporate the subject property and the site will be subdivided to allow for the townhome development.

Site development: Property is vacant.

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. The Comprehensive Plan states that this designation is for areas that should have the most intense level of development which includes townhomes. The proposed zoning would allow for townhome development 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 property immediately to the northwest across Cain Road is developed with fourplex homes. Properties to the northeast and southwest are developed as single-family homes, however, this area is designated for urban density in the future. To the south is a planned townhome development that will incorporate the subject property. The proposed rezoning is compatible with the existing and future land use character of this 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 property will be incorporated with the townhome development to the south with access to existing street network. The subject property is suitable for the proposed townhome expansion as permitted in the T Townhome zoning district.
- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property is currently zoned for MF Multi-Family. The property is suitable for multi-family development, however, the Barracks II townhome development is proposing expansion to this area.
- 5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The subject property is marketable with its current zoning of MF Multi-Family, however, the requested rezoning allows for the extension of the Barracks II townhome development.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water service will be provided by Wellborn Special Utility District. The subject property is located in the Steeplechase Wellborn Sanitary Sewer impact fee area. The site will have sewer access via 12-inch sanitary sewer main that is currently being constructed with the Barracks II Phase 401 plat.

The subject property is located in the Bee Creek drainage basin. The natural conveyance path is towards Cain Road & Bee Creek Tributary B.3. Detention will be required with the development.

The property has access via Cain Road, a minor collector currently constructed to a rural section, and will extend Towers Parkway, a minor collector, and Commando Trail, a residential street. A Traffic Impact Analysis was performed for the previous rezoning request. This rezoning request will generate fewer trips than the current zoning designation. Texas A&M University Transit Services has announced transit service is expected to be provided to the area beginning in fall 2016. Transit service to the development has a positive effect on the Level of Service (LOS), assuming a 15% trip reduction due to transit at all study intersections. The TIA did identify the need for a left-turn

lane on Holleman Drive South to Cain Road be constructed by this development with the first access connection to Cain Road.

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

STAFF RECOMMENDATION

Staff recommend approval of the rezoning request.

SUPPORTING MATERIALS

1. Application
2. Rezoning Map



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

ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication Conference _____

NAME OF PROJECT Barracks II - Cain Road Tract Rezoning

ADDRESS Cain Road

LEGAL DESCRIPTION (Lot, Block, Subdivision) German Acres Subdivision, Block 1, Lots 4-10

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:
South Side of Cain Road, between Holleman Drive South and Old Wellborn Road.

TOTAL ACREAGE 14.61 Acres

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:

Name Cain Creek Investments, LLC 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

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

Name Joe Schultz, P.E. E-mail eng@schultzeng.com

Street Address 2730 Longmire, Suite A

City College Station State TX Zip Code 77845

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

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

Existing Zoning MF - Multi Family Proposed Zoning T - Townhouse

Present Use of Property Vacant

Proposed Use of Property Townhouse

REZONING SUPPORTING INFORMATION

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

Increased demand for student housing. The Barracks II development has made or is making infrastructure improvements that will also serve this property.

- 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 zone change is in accordance with the Urban Land Use in 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 zone change will be compatible with the Barracks II property to the south which is townhome development for students.

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

This property will be part of the Barracks II Development and it can be developed in a similar manner and can take advantage of the parks and other amenities in the Barracks II Development.

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

The current zoning district is Multi Family development, however the Barracks II Townhouse development is proposing expansion to this area which is rapidly developing as student housing.

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

There is more marketability for a townhouse development in this location.

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

This development would like to take advantage of the momentum of The Barracks II Development and the townhouse zoning allows the Developer to the current 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.

Wallace Phillips Morgan
Signature and title

Date

N/F
MUBS SCHULTZ REAL
ESTATE, LLC
19.575 ACRE TRACT
ZONED R
9452/260

5' R.O.W
2393/91

CAIN ROAD

N45° 24' 54"E - 1414.85'

20' WELLBORN SUD
WATER EASEMENT
217/218

5' TELEPHONE
EASEMENT
2393/91

40'x50'
DRAINAGE
EASEMENT
2393/91

14.61 ACRES
EXISTING ZONING MF-MULTI FAMILY
PROPOSED ZONING T-TOWNHOUSE

N/F
BRENT B. SEWELL
1.479 ACRE TRACT
ZONED R
6666/290

BLOCK 1
LOT 10
2.694 AC.

BLOCK 1
LOT 9
2.694 AC.

BLOCK 1
LOT 8
1.748 AC.

BLOCK 1
LOT 7
1.750 AC.

BLOCK 1
LOT 6
1.799 AC.

BLOCK 1
LOT 5
1.800 AC.

BLOCK 1
LOT 4
2.122 AC.

N/F
ROBERT L. & JO
ANA KESSLER
BLOCK 1, LOT 3
1.483 ACRES
ZONED R
2393/91

N45° 00' 00"W - 454.60'

453.08'
S44° 35' 06"E

451.65'
S44° 35' 06"E

450.56'
S44° 35' 06"E

449.57'
S44° 35' 06"E

448.54'
S44° 35' 06"E

447.51'
S44° 35' 06"E

S44° 35' 06"E - 446.30'

N/F
BILLY W. SPARKMAN
AND NELLIE SPARKMAN
2.994 ACRE TRACT
ZONED R
3284/216

S45° 04' 42"W - 1411.58'

20' ELECTRICAL
EASEMENT
2393/91

N/F
HEATH PHILLIPS
INVESTMENTS, LLC
12.364 ACRE TRACT
ZONED PDD
11623/227

N/F
HEATH PHILLIPS
INVESTMENTS, LLC
3.204 ACRE TRACT
ZONED PDD
11623/227

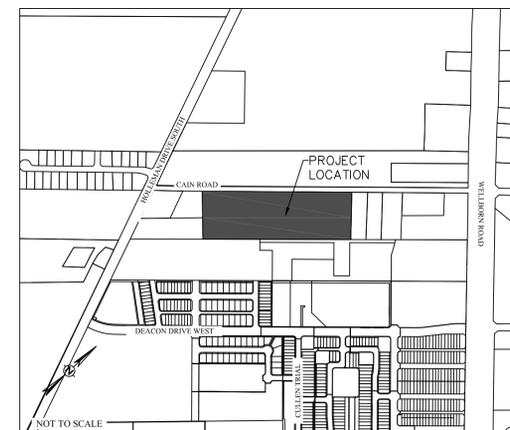
N/F
CITY OF COLLEGE STATION
THE BARRACKS II PH 300,
LOT PARKLAND 9 & 10
2.328 ACRE TRACT
ZONED PDD
12555/196

N/F
THE BARRACKS AT ROCK
PRAIRIE OWNERS
ASSOCIATION INC.
16.99 ACRE TRACT
ZONED PDD
11659/15



50 25 0 50
SCALE IN FEET

VICINITY MAP



ZONING MAP BARRACKS II - CAIN ROAD TRACT

14.61 ACRES
GERMAN ACRES - BLOCK 1, LOTS 4-10
CRAWFORD BURNETT LEAGUE, A-7
COLLEGE STATION, BRAZOS, TEXAS

SCALE: 1"=50'
APRIL 2016

OWNER/DEVELOPER:
Cain Creek Investments, LLC
P.O. Box 262
Wellborn, TX 77881
(979) 229-5906

ENGINEER:
Schultz Engineering, LLC
TBPE NO. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77845
...
(979) 764-3900
SHEET 1 OF 1