



# College Station, TX

City Hall  
1101 Texas Ave  
College Station, TX 77840

## Meeting Agenda - Final

### Planning and Zoning Commission Workshop

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

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**Thursday, July 7, 2016**

**6:00 PM**

**City Hall Council Chambers**

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1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. Discussion of new development applications submitted to the City.  
New Development Link: [www.cstx.gov/newdev](http://www.cstx.gov/newdev)
4. [16-0402](#) Presentation, possible action, and discussion regarding the Pre-Application Conference (PAC) meeting process, and the implementation of the PAC Survey as a part of the 2016 P&Z Plan of Work.  
  
**Sponsors:** Bombek
5. [16-0401](#) Presentation, possible action, and discussion regarding the consideration of the 2016 P&Z Plan of Work (see attached)  
  
**Sponsors:** Bombek  
**Attachments:** [2016 Plan of Work](#)
6. [16-0377](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:  
\*Thursday, July 14, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison - Warner)  
\*Thursday, July 21, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
7. [16-0378](#) Presentation, possible action, and discussion regarding an update on the following item:  
\*A Rezoning for approximately 15 acres located at 3120 Holleman Drive from Multi-Family to Townhome. The Planning & Zoning Commission heard this item on May 5, 2015 and voted (7-0) to recommend approval. The City Council heard this item on June 23, 2016 and voted (5-0-1) to approve the request.
8. Discussion, review and possible action regarding the following meetings: Design Review Board, BioCorridor Board.
9. Discussion and possible action on future agenda items - A Planning & Zoning

Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

10. Adjourn.

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

APPROVED

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City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on July 1, 2016 at 5:00 p.m.

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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](mailto: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)

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**File #:** 16-0402      **Version:** 1      **Name:** PAC Process and Survey- Update  
**Type:** Updates      **Status:** Agenda Ready  
**File created:** 6/29/2016      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 7/7/2016      **Final action:**  
**Title:** Presentation, possible action, and discusssion regarding the Pre-Application Conference (PAC) meeting process, and the implementation of the PAC Survey as a part of the 2016 P&Z Plan of Work.  
**Sponsors:** Mark Bombek  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discusssion regarding the Pre-Application Conference (PAC) meeting process, and the implementation of the PAC Survey as a part of the 2016 P&Z Plan of Work.



## Legislation Details (With Text)

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**File #:** 16-0401      **Version:** 1      **Name:** 2016 Plan of Work Update  
**Type:** Updates      **Status:** Agenda Ready  
**File created:** 6/29/2016      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 7/7/2016      **Final action:**  
**Title:** Presentation, possible action, and discussson regarding the consideration of the 2016 P&Z Plan of Work (see attached)  
**Sponsors:** Mark Bombek  
**Indexes:**  
**Code sections:**  
**Attachments:** [2016 Plan of Work](#)

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

## 2016 Planning & Zoning Commission Plan of Work

### Comprehensive Plan Items

<b>Implementation of Adopted Plans</b>	
<p><i>Summary:</i> Implementation of adopted master plans and <a href="#">neighborhood, district, and corridor plans</a>, namely: <a href="#">Central College Station</a>, <a href="#">Eastgate</a>, <a href="#">Southside Area</a>, <a href="#">Wellborn Community</a>, and <a href="#">South Knoll Area</a> neighborhood plans, and <a href="#">Bicycle, Pedestrian &amp; Greenways</a>, <a href="#">Parks and Recreation</a>, Water, Waste Water, <a href="#">Medical District</a>, and <a href="#">Economic Development</a> master plans.</p>	<p><i>Project Dates:</i></p>
Staff Assigned: P&DS Staff	Anticipated Completion:
<b>Review of Adopted Plans</b>	
<p><i>Summary:</i> After action review of adopted planning areas, specifically Northgate, <a href="#">BioCorridor</a>, and <a href="#">Medical Districts</a>. This may also include a tour of one of the planning areas mentioned above.</p>	<p><i>Project Dates:</i></p>
Staff Assigned: P&DS	Anticipation Initiation:
<b>Update on Wastewater Master Plan</b>	
<p><i>Summary:</i> 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.</p>	<p><i>Project Dates:</i></p>
Staff Assigned: City Staff	Anticipated Completion:

<b>Impact Fees for Water, Wastewater, and Roadways</b>	
<p><i>Summary:</i> Engineering consultants have been engaged and impact fee studies are underway. Council recently appointed the P&amp;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.</p>	<p><i>Project Dates:</i></p>
<p>Staff Assigned: City Staff</p>	<p>Anticipated Completion:</p>

<b>* <u>Annexation</u> Task Force Implementation</b>	
<p><i>Summary:</i> Implement the City's future annexation policy as identified in the revised Growth Management and Capacity chapter of the Comprehensive Plan.</p>	<p><i>Project Dates:</i></p>
<p>Staff Assigned: L. Simms</p>	<p>Anticipated Initiation:</p>

## Neighborhood Integrity Items

<b>*Traffic Calming Toolkit</b>	
<p><i>Summary:</i>            Receive information regarding the current traffic calming policy, including updates as recommended by the Council Transportation and Mobility Committee. <b>Additionally receive update on the implementation of the traffic calming toolbox created by the Neighborhood Transportation Task Force.</b></p>	<p><i>Project Dates:</i></p>
Staff Assigned: Danielle Singh	Anticipated Initiation:

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

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

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

## UDO Regulatory Items

<b>Wellborn Zoning Districts</b>	
<i>Summary:</i> Implement the <a href="#">Wellborn Community Plan</a> by creating new or modified zoning districts as described in the Plan.	<i>Project Dates:</i>
Staff Assigned: J. Bullock	Anticipated Initiation:

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

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

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

## On-Going Items

<b>Pre-Application Conference Overview</b>	
<i>Summary:</i> Provide an update on the Pre-Application Conference process.	<i>Project Dates:</i> <b>07/07/16 Provide an overview of the PAC Process and provide an update on the PAC survey. (MB)</b>
Staff Assigned: Bombek	Anticipated Completion:

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

<b>Economic Development Updates</b>	
<i>Summary:</i> 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. Additionally, receive an update on the recent announcement regarding plans for the TAMU System Riverside Campus revitalization effort.	<i>Project Dates:</i> 6/16/2016 Economic development efforts and land availability for commercial uses, Presentation at P&Z Workshop.
Staff Assigned: City Staff	Anticipated Initiation:



## Legislation Details (With Text)

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**File #:** 16-0377      **Version:** 1      **Name:** Upcoming Meetings  
**Type:** Updates      **Status:** Agenda Ready  
**File created:** 6/22/2016      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 7/7/2016      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:  
\*Thursday, July 14, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison - Warner)  
\*Thursday, July 21, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:  
\*Thursday, July 14, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison - Warner)  
\*Thursday, July 21, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.



## Legislation Details (With Text)

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**File #:** 16-0378      **Version:** 1      **Name:** Update on Items Heard  
**Type:** Updates      **Status:** Agenda Ready  
**File created:** 6/22/2016      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 7/7/2016      **Final action:**

**Title:** Presentation, possible action, and discussion regarding an update on the following item:  
\*A Rezoning for approximately 15 acres located at 3120 Holleman Drive from Multi-Family to Townhome. The Planning & Zoning Commission heard this item on May 5, 2015 and voted (7-0) to recommend approval. The City Council heard this item on June 23, 2016 and voted (5-0-1) to approve the request.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding an update on the following item:  
\*A Rezoning for approximately 15 acres located at 3120 Holleman Drive from Multi-Family to Townhome. The Planning & Zoning Commission heard this item on May 5, 2015 and voted (7-0) to recommend approval. The City Council heard this item on June 23, 2016 and voted (5-0-1) to approve the request.



# College Station, TX

City Hall  
1101 Texas Ave  
College Station, TX 77840

## Meeting Agenda - Final

### Planning and Zoning Commission Regular

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

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**Thursday, July 7, 2016**

**7:00 PM**

**City Hall Council Chambers**

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

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

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

#### 4. Consent Agenda

- 4.1** [16-0397](#) Consideration, possible action, and discussion on Absence Requests from meetings.  
\*Jim Ross ~ July 7, 2016

**Attachments:** [Jim Ross](#)

- 4.2** [16-0379](#) Consideration, possible action, and discussion to approve meeting minutes.  
\*June 16, 2016 ~ Workshop  
\*June 16, 2016 ~ Regular

**Attachments:** [June 16 2016 Workshop](#)  
[June 16 2016 Regular](#)

Regular Agenda

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

6. [16-0295](#) Presentation, possible action, and discussion regarding a waiver request to Unified Development Section 12-8.3.W 'Single-Family Parking Requirements for Platting' and a presentation, possible action, and discussion regarding a Preliminary Plan for The Barracks Subdivision consisting of 180 single-family lots, 2 commercial lots and 8 common areas on approximately 46.669 acres located at 3100 Haupt Road, generally located north of Rock Prairie Road between Wellborn Road and Holleman Drive South. Case #PP2016-000004

**Sponsors:** Thomas

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

7. [16-0394](#) Presentation, possible action, and discussion regarding a waiver request to Unified Development Section 12-8.G. Blocks and a presentation, possible action, and discussion regarding a Preliminary Plan for Greens Prairie Center Phase 2A and Caprock Crossing consisting of 11 lots on approximately 42 acres located at 910 William D. Fitch Parkway, generally located south of William D. Fitch and east of Arrington Road. Case #PP2016-000009

**Sponsors:** Paz

**Attachments:** [Staff Report](#)  
[Application](#)  
[Block Exhibit](#)  
[Waiver Requests](#)  
[Preliminary Plan](#)

8. [16-0403](#) 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 6.078 acres of land lying and being situated in the J.H. Jones survey, Abstract No. 26, College Station, Brazos County, Texas. Said Tract being a portion of a Called 20.5424 acre tract of land as described by a deed to Camwest Traditions LP recorded in Volume 8555, Page 167 of the Official Public Records of Brazos County, Texas. Generally located at 5068 Raymond Stotzer Parkway, more

generally located at the southeast corner of the intersection of Highway 47 Frontage Road and HSC Parkway.

Case #REZ2016-000015 (Note: Final action on this item is scheduled for the July 28, 2016 City Council meeting - subject to change)

**Sponsors:** Bombek

**Attachments:** [Staff Report](#)  
[Application](#)  
[Bulk Variance List](#)  
[Concept Plan](#)

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

10. Adjourn

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

APPROVED

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City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on July 1, 2016 at 5:00 p.m.

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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](mailto: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.

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"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)

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**File #:** 16-0397      **Version:** 1      **Name:** Absence Request  
**Type:** Absence Request      **Status:** Agenda Ready  
**File created:** 6/27/2016      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 7/7/2016      **Final action:**  
**Title:** Consideration, possible action, and discussion on Absence Requests from meetings.  
\*Jim Ross ~ July 7, 2016

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Jim Ross](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion on Absence Requests from meetings.  
\*Jim Ross ~ July 7, 2016



CITY OF COLLEGE STATION  
*Planning & Development Services*

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

Name Jim Ross

Request Submitted on June 27, 2016

I will not be in attendance at the meeting on July 7, 2016  
for the reason specified: (Date)

Kristen,

I will be out of state and have to miss both meetings in July.

Thanks!

Jim Ross

Signature Jim Ross



## Legislation Details (With Text)

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**File #:** 16-0379      **Version:** 1      **Name:** Minutes  
**Type:** Minutes      **Status:** Agenda Ready  
**File created:** 6/22/2016      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 7/7/2016      **Final action:**

**Title:** Consideration, possible action, and discussion to approve meeting minutes.  
\*June 16, 2016 ~ Workshop  
\*June 16, 2016 ~ Regular

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [June 16 2016 Workshop](#)  
[June 16 2016 Regular](#)

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

\*June 16, 2016 ~ Workshop

\*June 16, 2016 ~ Regular

**MINUTES  
PLANNING & ZONING COMMISSION  
Workshop Meeting  
June 16, 2016 6:00 p.m.  
CITY HALL COUNCIL CHAMBERS  
College Station, Texas**

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**COMMISSIONERS PRESENT:** Jane Kee, Jodi Warner, Jerome Rektorik, Barry Moore, Jim Ross and Johnny Burns

**COMMISSIONERS ABSENT:** Casey Oldham

**CITY COUNCIL MEMBERS PRESENT:** Blanche Brick

**CITY STAFF PRESENT:** Lance Simms, Molly Hitchcock, Alan Gibbs, Danielle Singh, Carol Cotter, Mark Bombek, Jessica Bullock, Jenifer Paz, Madison Thomas, Rachel Lazo, Tiffany Cousins, Erika Bridges, Mary Ann Powell, Lauren Basey and Kristen Hejny

1. Call the meeting to order.

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

2. Discussion of consent and regular agenda items.

There was general discussion regarding consent agenda items #4.3 and #4.4 and regular agenda item #8.

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

There was no discussion.

4. Discussion of Minor and Amending Plats approved by Staff.  
\*Final Plat ~ Minor Plat ~ Barracks II Phase 300 ~ Case #FPCO2016-000009 (Paz)

There was no discussion.

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

Senior Planner Bombek presented updates and changes to priorities on the draft Plan of Work.

Chairperson Kee stated that the Water/Wastewater Division would like to come talk to the Commission about water conservation and landscape requirements for single-family homes. However, given the number of items on the Commission's Plan of Work, the Commission decided to postpone this item and consider adding it to next year's Plan of Work.

6. Presentation, possible action, and discussion regarding economic development efforts and land availability for commercial uses.

Director of Economic Development Ruiz presented this item to the Commission, explaining the need for commercial use availability.

Economic Development Manager Prochazka was also available to present to the Commission several areas of Commercial Land Preservation within the City, which are prime for commercial development.

7. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:  
\*Thursday, June 23, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison – Ross)  
\*Thursday, July 7, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

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

8. Presentation, possible action, and discussion regarding an update on the following items:  
\*A Rezoning on approximately nine acres located at 15723 FM 2154 from R Rural to PDD Planned Development District with SC Suburban Commercial and GC General Commercial. The Planning & Zoning Commission heard this item on May 19, 2016 and voted (6-0) to recommend approval. The City Council heard this item on June 9, 2016 and voted (7-0) to approve the request.  
\*A Comprehensive Plan Amendment for approximately nine acres located at 15723 FM 2154 from R Rural to PDD Planned Development District with SC Suburban Commercial and GC General Commercial. The Planning & Zoning Commission heard this item on May 19, 2016 and voted (6-0) to recommend approval. The City Council heard this item on June 9, 2016 and voted (7-0) to approve the request.
9. Discussion, review and possible action regarding the following meetings: Design Review Board, Bio Corridor Board.

There was general discussion regarding the BioCorridor Board.

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

There was no discussion.

11. Adjourn.

The meeting was adjourned at 7:04 p.m.

**Approved:**

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Jane Kee, Chairperson  
Planning & Zoning Commission

**Attest:**

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Kristen Hejny, Staff Assistant  
Planning & Development Services

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**Regular Meeting**  
**June 16, 2016, 7:00 p.m.**  
**CITY HALL COUNCIL CHAMBERS**  
**College Station, Texas**

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**COMMISSIONERS PRESENT:** Jane Kee, Jodi Warner, Jerome Rektorik, Barry Moore, Jim Ross and Johnny Burns

**COMMISSIONERS ABSENT:** Casey Oldham

**CITY COUNCIL MEMBERS PRESENT:** Blanche Brick

**CITY STAFF PRESENT:** Lance Simms, Molly Hitchcock, Alan Gibbs, Danielle Singh, Carol Cotter, Mark Bombek, Jessica Bullock, Jenifer Paz, Madison Thomas, Rachel Lazo, Tiffany Cousins, Erika Bridges, Mary Ann Powell, Lauren Basey and Kristen Hejny

1. Call Meeting to Order

Chairperson Kee called the meeting to order at 7:12 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

4. **Consent Agenda**

4.1 Consideration, possible action, and discussion on Absence Requests from meetings.  
\*Casey Oldham ~ June 16, 2016

4.2 Consideration, possible action, and discussion to approve meeting minutes.  
\*June 2, 2016 ~ Workshop  
\*June 2, 2016 ~ Regular

4.3 Presentation, possible action, and discussion regarding a Preliminary Plan for Shenandoah Subdivision Phase 18 consisting of 5 commercial lots on approximately 5.25 acres located at 4246 State Highway 6, South, generally located along the access road for State Highway 6 south of Southern Plantation Drive. Case #PP2015-000001

This item was removed from Consent Agenda.

4.4 Presentation, possible action, and discussion regarding a Final Plat for Aspen Heights Subdivision consisting of one lot on approximately 28.546 acres located at 3055 Holleman Drive South, generally located along Holleman Drive South across from Saddle Lane and the Quail Run subdivision. Case #FP2016-000002

4.5. Presentation, possible action, and discussion regarding a Final Plat for Rock Prairie Oaks Phase 1, Lot 1, Block 1, consisting of one commercial lot and right-of-way dedication on approximately

eight acres located at 3600 Rock Prairie Road, generally located at the intersection of Rock Prairie Road and Medical Avenue to the east of Scott and White Hospital. Case #FPCO2016-000005

- 4.6 Presentation, possible action, and discussion regarding a Final Plat for Castlegate II Subdivision Section 208 consisting of 61 single-family lots and two common areas on approximately 18.145 acres, generally located southwest of Castlegate II Subdivision Sections 104, 106 and 107. Case #FP2015-000029

**Commissioner Rektorik motioned to approve Consent Agenda Items 4.1, 4.2, 4.4, 4.5 and 4.6. Commissioner Moore seconded the motion, motion passed (6-0).**

### **Regular Agenda**

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

City Engineer Gibbs presented Item #4.3 to the Commission stating that approval of this plat would enable improvements to address flooding in the area.

Lois Winn, 4113 Windswept Drive, College Station, spoke in opposition of the Preliminary Plan citing concerns for flooding on her property.

City Engineer Gibbs, stated that there was a blocked discharge pipe causing drainage back up on to the property, but the property owner and an engineer have been working to resolve the issue.

There was general discussion amongst the Commission.

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

6. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Cod of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to GS General Suburban for approximately 22 acres being all of a called 3.12 acre tract of land and all of a called 18.80 acre tract of land as described as tracts 6 and 7 by a partition deed to Chester Brown recorded in volume 3413, page 228 of the Official Public Records of Brazos County, Texas, generally located at 3451 Barron Cut-Off Road. Case #REZ2016-000016 (Note: Final action on this item is scheduled for the July 14<sup>th</sup> City Council meeting – subject to change)

Senior Planner Paz presented the Rezoning to the Commission, and recommended approval.

Commissioner Moore asked about the access to the property.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

**Commissioner Rektorik motioned to approve the Rezoning. Commissioner Warner seconded the motion, motion passed (6-0).**

7. Presentation, possible action, and discussion regarding a waiver request to BioCorridor Planned Development District Sections 8.2.G.1 and 3 'Blocks', and Section 8.J.2 'Access Ways' and a presentation, possible action, and discussion regarding a Preliminary Plan for Traditions Phases 101-106 consisting of ten commercial lots and three common areas on approximately 99 acres generally located south of HSC Parkway, west of Turkey Creek Road, and north of Raymond Stotzer Parkway. Case #PP2016-000006

Senior Planner Bullock presented the Preliminary Plan to the Commission and recommended approval.

Commissioner Moore requested an explanation on the block length.

Applicant Deven Doyen, explained that they will not be breaking the blocks in order to keep fluidity throughout the subdivision.

There was general discussion amongst the Commission.

**Commissioner Rektorik motioned to approve the requested waivers and Preliminary Plan. Commissioner Ross seconded the motion, motion passed (6-0).**

8. Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan-Future Land Use & Character Map from Suburban Commercial to Urban for approximately 4.74 acres located at 404 Harvey Mitchell Parkway South, more generally located at the corner of Harvey Mitchell Parkway South and Raymond Stotzer Parkway. Case #CPA2016-000001 (Note: Final action on this item is scheduled for the June 9, 2016 City Council meet – subject to change.

Staff Planner Thomas presented this item to the Commission and recommended denial.

Commissioner Moore asked about Texas Department of Transportation (TxDOT) plans for changing that intersection.

Transportation Planning Coordinator Singh responded that the proposed intersection changes will prohibit direct access to this parcel off of Harvey Mitchell Parkway.

Chairperson Kee asked for the current land use of the property.

Staff Planner Thomas responded that the property is currently designated Suburban Commercial on the Future Land-Use Plan.

Chairperson Kee opened the public hearing.

Applicant Wayne Rife, 3205 Earl Rudder Freeway South, College Station, was available to speak in favor of the Comprehensive Plan Amendment.

Bill Sisson, 3401 Allen Parkway, Houston, Texas, was available to speak in favor of the Comprehensive Plan Amendment.

Chairperson Kee closed the public hearing.

There was general discussion amongst the Commission.

**Commissioner Rektorik motioned to recommend approval of the Comprehensive Plan Amendment. Commissioner Moore seconded the motion, motion passed (6-0).**

9. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance" of the Code of Ordinances of the City of College Station, Texas, Articles 1 "General Provisions," 4 "Zoning Districts," 5 "District Purpose Statements and Supplemental Standards," 6 "Use Regulations," 7 "General Development Standards," and 8 "Subdivision Design and Improvements," related to the creation of the WE Wellborn Estate, WRS Wellborn Restricted Suburban, and WC Wellborn Commercial zoning districts in compliance with the Wellborn Community Plan. Case #ORDA2016-000003

Senior Planner Bullock presented the Ordinance Amendment to the Commission, and recommended approval.

Chairperson Kee asked if new districts can be asked for outside of the Wellborn Districts created.

Senior Planner Bullock stated that any new districts would not fit into the Comprehensive Plan outside of the Wellborn Community Plan Area.

Commissioner Ross asked about the ordinance on monument signs in the Wellborn District.

Senior Planner Bullock stated that monuments signs in Wellborn would mimic monument signs allowed in a Suburban Commercial zoning district.

Chairperson Kee opened the public hearing.

Joe Guerra, 2079 Ravenstone Loop, College Station, Texas, spoke in favor of the Wellborn Zoning Districts, stating these represent what the community wanted.

Chairperson Kee closed the public hearing.

**Commissioner Moore motioned to recommend approval of the Ordinance Amendment. Commissioner Rektorik seconded the motion, motion passed (6-0).**

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 8:45 p.m.

**Approved:**

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Jane Kee, Chairman  
Planning & Zoning Commission

**Attest:**

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Kristen Hejny, Admin Support Specialist  
Planning & Development Services



## Legislation Details (With Text)

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**File #:** 16-0295      **Version:** 6      **Name:** Barracks II - Preliminary Plan  
**Type:** Preliminary Plan      **Status:** Agenda Ready  
**File created:** 5/9/2016      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 7/7/2016      **Final action:**

**Title:** Presentation, possible action, and discussion regarding a waiver request to Unified Development Section 12-8.3.W 'Single-Family Parking Requirements for Platting' and a presentation, possible action, and discussion regarding a Preliminary Plan for The Barracks Subdivision consisting of 180 single-family lots, 2 commercial lots and 8 common areas on approximately 46.669 acres located at 3100 Haupt Road, generally located north of Rock Prairie Road between Wellborn Road and Holleman Drive South. Case #PP2016-000004

**Sponsors:** Madison Thomas

**Indexes:**

**Code sections:**

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

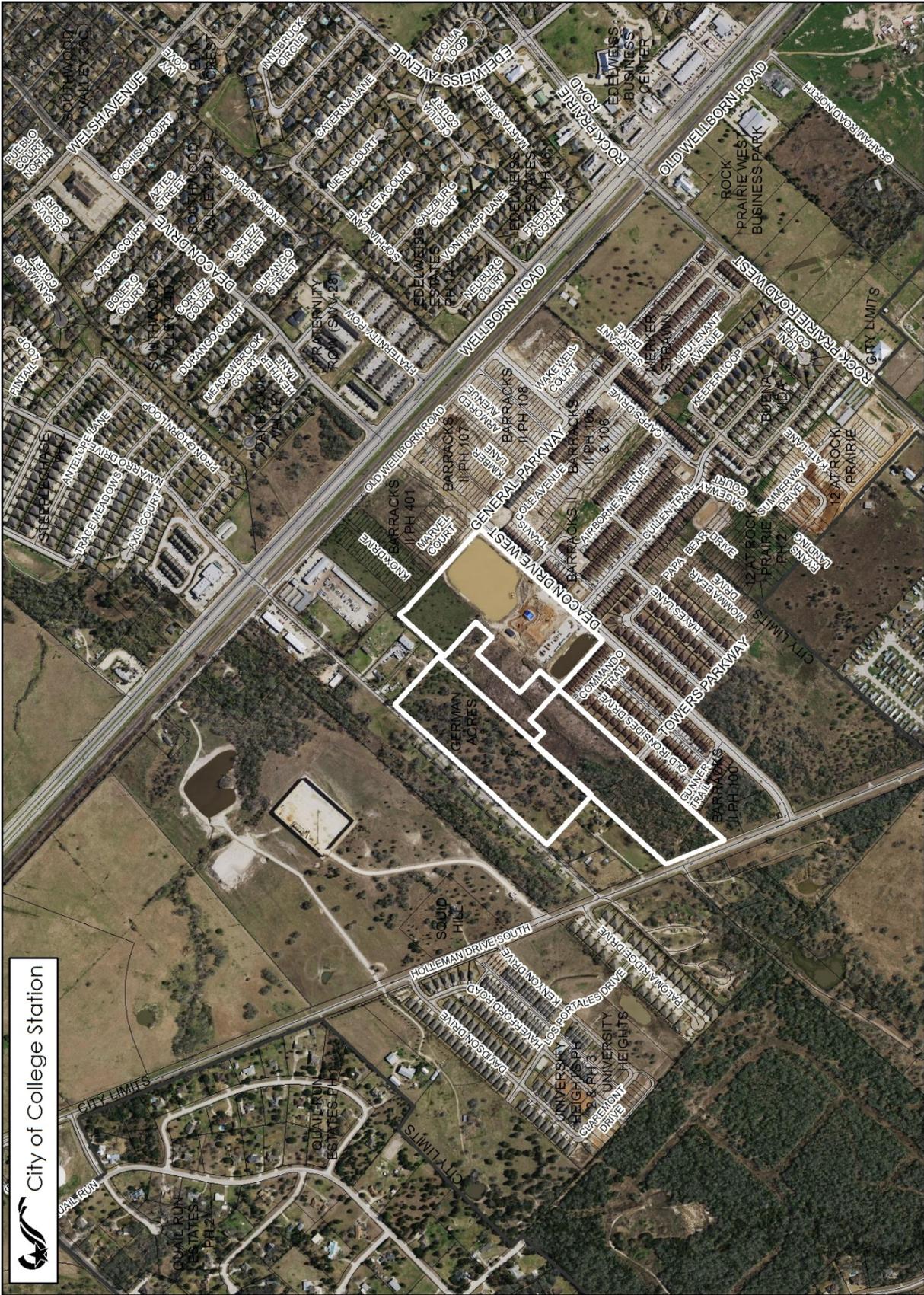
Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a waiver request to Unified Development Section 12-8.3.W 'Single-Family Parking Requirements for Platting' and a presentation, possible action, and discussion regarding a Preliminary Plan for The Barracks Subdivision consisting of 180 single-family lots, 2 commercial lots and 8 common areas on approximately 46.669 acres located at 3100 Haupt Road, generally located north of Rock Prairie Road between Wellborn Road and Holleman Drive South. Case #PP2016-000004



**PRELIMINARY PLAN  
for  
Barracks II  
PP2016-000004**

- SCALE:** 180 lots on 46.669 acres, the revised Preliminary Plan includes approximately 15 acres of newly added land and 89 additional lots zoned T Townhome
- LOCATION:** 3100 Haupt Road being generally located north of Rock Prairie Road between Wellborn Road and Holleman Drive South
- ZONING:** PDD Planned Development District and T Townhouse
- APPLICANT:** Heath Phillips, property owner
- PROJECT MANAGER:** Madison Thomas, Staff Planner  
[mthomas@cstx.gov](mailto:mthomas@cstx.gov)
- RECOMMENDATION:** Staff recommends denial of the waiver request to Unified Development Ordinance (UDO) Section 12-8.3.W 'Single-Family Residential Parking Requirements for Platting'. The Police Department has indicated a high volume of parking violations in the area. If the waiver is approved by the Commission, the Preliminary Plan should be approved. If the waiver is denied, the Preliminary Plan should also be denied.

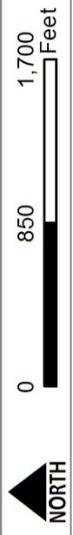



 City of College Station

PRELIMINARY PLAN

Case: PP2016-000004

**BARRACKS II**



## DEVELOPMENT HISTORY

- Annexation:** November 2002
- Zoning:** A-O Agricultural Open (upon annexation), rezoned PDD Planned Development District (April 2014) while a portion of the Preliminary Plan was originally zoned PDD Planned Development District in June 2011 with the revised PDD ordinances approved in March 2012, August 2013, April 2014 and February 2015. An additional 15 acres rezoned from MF Multi-Family to T Townhome (July 2016)
- Site development:** Undeveloped with detention pond
- Preliminary Plan:** June 2015 - 214 Residential lots and 2 commercial lots on 36.521 acres, November 2014 – 69 Residential lots on 48.37 acres

## COMMENTS

- Water:** The subject tract is located in Wellborn Water's service area. Future development of the tract will have to meet the City's minimum fire flow requirements.
- Sewer:** The subject tract has a 12-inch sanitary sewer line along Deacon Drive West which connects to an 18-inch sanitary sewer line along Wellborn Road. The property is located in the Steeplechase Sanitary Sewer Impact Fee Area that gravity flows into the Bee Creek Trunk Line, which serves many developments along Harvey Mitchell Parkway. The City is currently in the process of a capital improvement project to install greater sanitary sewer system capacity. Preliminary analysis of this area has identified that the existing sanitary sewer capacity can support the increased sanitary sewer demand from the proposed development, however, future demands in this respective sub-basin will need to be evaluated as development occurs.
- Off-site Easements:** None known at this time.
- Drainage:** The subject tract is in the Bee Creek Tributary "B" drainage basin. Future development of the tract will have to meet the requirements of the City Storm Water Design Guidelines.
- Flood Plain:** The subject tract is not located within a FEMA regulated Special Flood Hazard Area. However, recent studies have shown that some areas within the development are flood prone. These areas are being further evaluated with the development of the property.
- Greenways:** None are provided or required.
- Pedestrian Connectivity:** Sidewalks are required on both sides of all streets with Final Platting.
- Bicycle Connectivity:** General Parkway, Towers Parkway, and Cain Road, all minor collectors, will have bike lanes. Deacon Drive West currently has bike lanes and Holleman Drive South is anticipated to have bike

lanes when it is widened at an unknown time in the future.

**Streets:** Two minor collectors, General Parkway and Towers Parkway are proposed to be extended with this project. As per General Note 11, a left turn lane will be provided on southbound Holleman Drive South when Wise Way is constructed with Phase 110.

**Oversize Request:** N/A

**Parkland Dedication Fees:** Previous phases have dedicated 7.31 acres of neighborhood parkland which exceeds the neighborhood park land dedication requirement for the subdivision. The applicant has constructed or financially guaranteed \$282,312.75 of neighborhood park improvements. With these improvements, this equates to 686 residential units of neighborhood park development fee credit. As 811 residential lots are in the entire subdivision, the last 122 lots will pay \$362 per unit in neighborhood park development fees. Community Park Land and Development fees of \$625 per single-family and townhouse lot will also be due with the respective final plats.

**Impact Fees:** The subject tract is located within the Steeplechase Sanitary Sewer Impact Fee Area and will be required \$144.87/LUE with building permits.

## REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and Unified Development Ordinance-** The subject tract is located on the boundary between General Suburban and Urban designations on the Comprehensive Plan Future Land Use and Character Map. These designations allow for townhouse and multi-family areas. Also as part of Growth Area V on the Comprehensive Plan Concept Map, commercial uses are allowable. The Preliminary Plan is in compliance with the Comprehensive Plan as applied through T Townhome zoning and the existing PDD zoning which allows townhouse, multi-family and commercial uses.
2. **Compliance with Subdivision Regulations:** The proposed Preliminary Plan is in compliance with the Subdivision Regulations contained in the UDO except for the following waiver request:

Waiver Request:

- **UDO Section 12-8.3.W 'Single-Family Residential Parking Requirements for Platting'** - This section was adopted in September 2013 as part of the efforts of a Neighborhood Parking subcommittee consisting of City Council and Planning & Zoning Commission members. The purpose of the section is to reduce parking issues in single-family and townhouse areas by requiring new developments to utilize one of six residential parking options: Wide Streets, Narrow Streets, Parking Removal with Platting, Visitor Alley-Fed Off-Street Parking, Wide Lot Frontages, or Visitor Parking Areas.

While the Barracks II project originated prior to the adoption of this section, a 29-acre tract of land was added as part of the PDD zoning approved in April 2014 and the PDD was revised again in February 2015 to add more residential uses.

With the consideration of the previous Preliminary Plan in November 2014, the Commission approved a waiver request to this section with the condition that two additional off-street parking spaces be provided above the minimum required for each townhouse lot. For the most recent Preliminary Plan in June 2015, the applicant again requested a waiver to not have this section apply to the development, stating that additional parking will be provided by constructing at least one additional off-street parking space on each townhouse lot. The Commission approved the waiver with the condition that two-additional off-street parking spaces be provided above the minimum required for each townhouse lot.

For the Preliminary Plan that is under review, the applicant has requested a waiver to the 'Single-Family Residential Parking Requirements for Platting', requesting the condition to provide one off-street parking space per townhouse.

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 they want to continue the same townhouse development scenario currently in development and not have to change their successful product. The Commission approved the waiver to this section with the last two applications with the condition two additional parking spaces be provided on each townhouse lot. The original Preliminary Plan came prior to the creation of the Single-Family Parking regulation.*

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

*The applicant states that the new parking standards will not allow the developer to continue his development as planned. This ordinance section applies to the tract of land that has been added to the development.*

- 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**

*The applicant states the proposed parking for the new lots will be the same as the existing development which is not detrimental. The development has needed to accommodate additional parking by obtaining Administrative Adjustments for wider driveways and obtaining a Design Review Board waiver to a lot that installed additional parking and driveway beyond what is allowed by ordinance. Previous sections of this development have issues with sidewalks being blocked by parked cars and the City of College Station Police Depart has confirmed that this neighborhood receives the most complaints pertaining to parking concerns than anywhere else in the city. Billy Couch, our Assistant Police Chief has reported that in the past year in this grid, PD has received over 318 parking related complaints with 255 citations written as a result of these complaints.*

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

*Granting of the waiver does not affect the ability of surrounding areas to subdivide*

*as the residential parking options do not affect the subdivision of other properties.*

**STAFF RECOMMENDATION**

Staff recommends denial of the waiver request to Unified Development Ordinance (UDO) Section 12-8.3.W 'Single-Family Residential Parking Requirements for Platting'. If the waiver is approved by the Commission, the Preliminary Plan should be approved. If the 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.
- Six (6) folded copies 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.
- NA** 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 \_\_\_\_\_

NAME OF PROJECT The Barracks II Subdivision - Phase 300, 109, 110, 111, 112

ADDRESS 3100 Haupt Road, College Station

### SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

Crawford Burnett League, A-7 - Generally located north of Rock Prairie Road Between Wellborn Road & Holleman Drive South

### 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 Texas Zip Code 77881

Phone Number 979.229.5906 Fax Number 979.703.7903

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

Name Cain Creek Investments, LLC E-mail heath@barrackstownhomes.com

Street Address P.O. Box 262

City Wellborn State Texas Zip Code 77881

Phone Number 979.229.5906 Fax Number 979.703.7903

### ARCHITECT OR ENGINEER'S INFORMATION:

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

Street Address 2730 Longmire Drive, Suite A

City College Station State Texas Zip Code 77845

Phone Number 979.764.3900 Fax Number 979.764.3910



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.

*The special circumstances for this development is that the developer wants to continue with the same townhouse development scenario currently in development and not have to change his successful product.*

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

*The requirement to meet the new parking standards will not allow the developer to continue his development as planned.*

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

*The proposed parking for the new lots will be the same as the existing development which is not detrimental to the public health, safety, or welfare, or injurious to other property in the area.*

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 the waiver will not have an effect on the subdivision of surrounding land.*

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

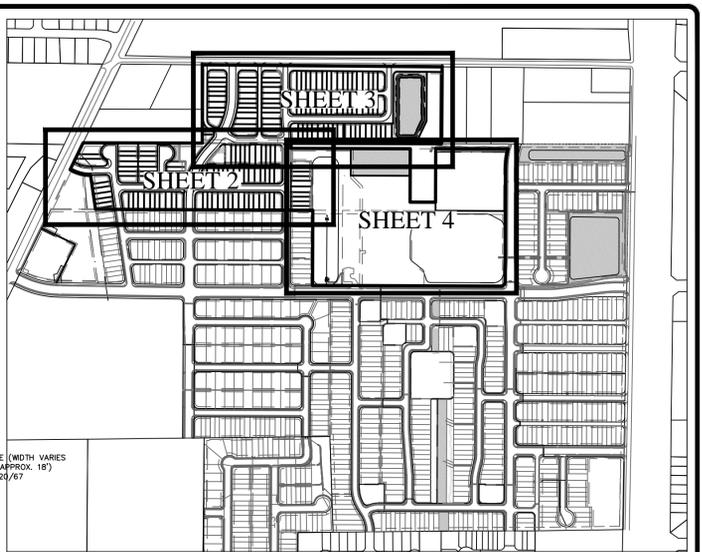
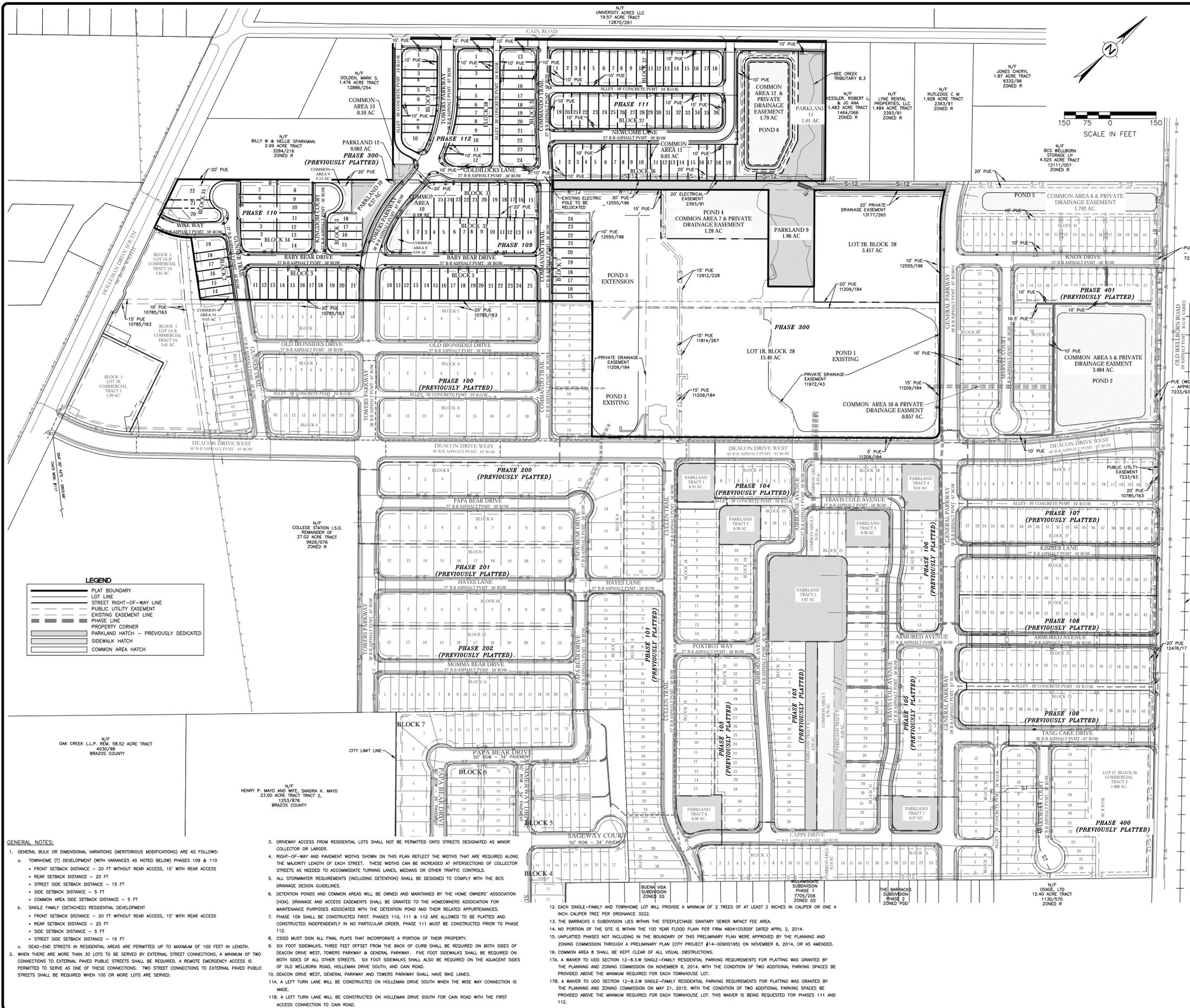
2/8/11  
\_\_\_\_\_  
Date

**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 unsplit 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



INDEX MAP  
1" = 500'

**LEGEND**

[Symbol]	PLAT BOUNDARY
[Symbol]	LOT LINE
[Symbol]	STREET RIGHT-OF-WAY LINE
[Symbol]	PUBLIC UTILITY EASEMENT
[Symbol]	EXISTING EASEMENT LINE
[Symbol]	PHASE LINE
[Symbol]	PROPERTY CORNER
[Symbol]	PARKLAND HATCH - PREVIOUSLY DEDICATED
[Symbol]	SIDEWALK HATCH
[Symbol]	COMMON AREA HATCH

N/F  
OAK CREEK L.L.P., REM. 58.52 ACRE TRACT  
4030/98  
BRAZOS COUNTY

N/F  
HENRY P. MAYO AND WIFE SANDRA K. MAYO  
253/878  
BRAZOS COUNTY

- GENERAL NOTES:**
- GENERAL BULK OR DIMENSIONAL VARIATIONS (MERITORIOUS MODIFICATIONS) ARE AS FOLLOWS:
    - TOWNHOME (T) DEVELOPMENT (WITH VARIANCES AS NOTED BELOW) PHASES 109 & 110
      - FRONT SETBACK DISTANCE - 20 FT WITHOUT REAR ACCESS, 15' WITH REAR ACCESS
      - REAR SETBACK DISTANCE - 20 FT
      - STREET SIDE SETBACK DISTANCE - 15 FT
      - COMMON AREA SIDE SETBACK DISTANCE - 5 FT
      - SIDE AREA SIDE SETBACK DISTANCE - 5 FT
    - SINGLE FAMILY (DETACHED) RESIDENTIAL DEVELOPMENT
      - FRONT SETBACK DISTANCE - 20 FT WITHOUT REAR ACCESS, 15' WITH REAR ACCESS
      - REAR SETBACK DISTANCE - 20 FT
      - SIDE SETBACK DISTANCE - 5 FT
      - STREET SIDE SETBACK DISTANCE - 15 FT
    - DEAD-END STREETS IN RESIDENTIAL AREAS ARE PERMITTED UP TO MAXIMUM OF 100 FEET IN LENGTH.
  - WHEN THERE ARE MORE THAN 30 LOTS TO BE SERVED BY EXTERNAL STREET CONNECTIONS, A MINIMUM OF TWO CONNECTIONS TO EXISTING PAVED PUBLIC STREETS SHALL BE REQUIRED. A REMOTE TO EXISTING PAVED PUBLIC CONNECTIONS TO ONE OF THESE CONNECTIONS SHALL BE REQUIRED. A REMOTE TO EXISTING PAVED PUBLIC STREETS SHALL BE REQUIRED WHEN 100 OR MORE LOTS ARE SERVED.

- DRIVEWAY ACCESS FROM RESIDENTIAL LOTS SHALL NOT BE PERMITTED ONTO STREETS DESIGNATED AS MINOR COLLECTOR OR LARGER.
- RIGHT-OF-WAY AND PAVEMENT WIDTHS SHOWN ON THIS PLAN REFLECT THE WIDTHS THAT ARE REQUIRED ALONG THE MAJORITY LENGTH OF EACH STREET. THESE WIDTHS CAN BE INCREASED AT INTERSECTIONS OF COLLECTOR STREETS AS NEEDED TO ACCOMMODATE TURNING LANES, MEDIANS OR OTHER TRAFFIC CONTROLS.
- ALL STORMWATER REQUIREMENTS (INCLUDING DETENTION) SHALL BE DESIGNED TO COMPLY WITH THE BCS DRAINAGE DESIGN GUIDELINES.
- DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA). DRAINAGE AND ACCESS EASEMENTS SHALL BE GRANTED TO THE HOMEOWNERS ASSOCIATION FOR MAINTENANCE PURPOSES ASSOCIATED WITH THE DETENTION POND AND THEIR RELATED APPURTENANCES.
- PHASE 109 SHALL BE CONSTRUCTED FIRST. PHASES 110, 111 & 112 ARE RELATED AND SHALL BE PLATTED AND CONSTRUCTED INDEPENDENTLY IN NO PARTICULAR ORDER. PHASE 111 MUST BE CONSTRUCTED PRIOR TO PHASE 112.
- CSDD SHOULD SIGN ALL FINAL PLATS THAT INCORPORATE A PORTION OF THEIR PROPERTY.
- SIX FOOT SIDEWALKS, THREE FEET OFFSET FROM THE BACK OF CURB SHALL BE REQUIRED ON BOTH SIDES OF DEACON DRIVE WEST, TOWERS PARKWAY & GENERAL PARKWAY. FIVE FOOT SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL OTHER STREETS. SIX FOOT SIDEWALKS SHALL ALSO BE REQUIRED ON THE ADJACENT SIDES OF OLD WELLSBORO ROAD, HOLLEMAN DRIVE SOUTH, AND CAN ROAD.
- DEACON DRIVE WEST, GENERAL PARKWAY AND TOWERS PARKWAY SHALL HAVE BIKE LANES.
- A LEFT TURN LANE WILL BE CONSTRUCTED ON HOLLEMAN DRIVE SOUTH WHEN THE WISE WAY CONNECTION IS MADE.
- A LEFT TURN LANE WILL BE CONSTRUCTED ON HOLLEMAN DRIVE SOUTH FOR CAN ROAD WITH THE FIRST ACCESS CONNECTION TO CAN ROAD.

- EACH SINGLE-FAMILY AND TOWNHOME LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2 INCHES IN CALIPER OR ONE 4 INCH SINGLE TREE PER ORNANCE 3222.
- THE BARRACKS II SUBDIVISION LIES WITHIN THE STEEPLECHASE SANITARY SEWER IMPACT FEE AREA.
- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAN PER FIRM 480400055D DATED APRIL 2, 2014.
- UNPLATTED PHASES NOT INCLUDING IN THE BOUNDARY OF THIS PRELIMINARY PLAN WERE APPROVED BY THE PLANNING AND ZONING COMMISSION THROUGH A PRELIMINARY PLAN (CITY PROJECT #14-00900195) ON NOVEMBER 6, 2014, OR AS AMENDED.
- COMMON AREA 8 SHALL BE KEPT CLEAR OF ALL VISUAL OBSTRUCTIONS.
- A WAIVER TO UDO SECTION 12-8.3.W SINGLE-FAMILY RESIDENTIAL PARKING REQUIREMENTS FOR PLATTING WAS GRANTED BY THE PLANNING AND ZONING COMMISSION ON NOVEMBER 6, 2014, WITH THE CONDITION OF TWO ADDITIONAL PARKING SPACES BE PROVIDED ABOVE THE MINIMUM REQUIRED FOR EACH TOWNHOUSE LOT.
- A WAIVER TO UDO SECTION 12-8.3.W SINGLE-FAMILY RESIDENTIAL PARKING REQUIREMENTS FOR PLATTING WAS GRANTED BY THE PLANNING AND ZONING COMMISSION ON MAY 21, 2015, WITH THE CONDITION OF TWO ADDITIONAL PARKING SPACES BE PROVIDED ABOVE THE MINIMUM REQUIRED FOR EACH TOWNHOUSE LOT. THIS WAIVER IS BEING REQUESTED FOR PHASES 111 AND 112.

# PRELIMINARY PLAN NOT FOR RECORD

## REVISED PRELIMINARY PLAN THE BARRACKS II SUBDIVISION

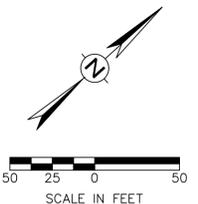
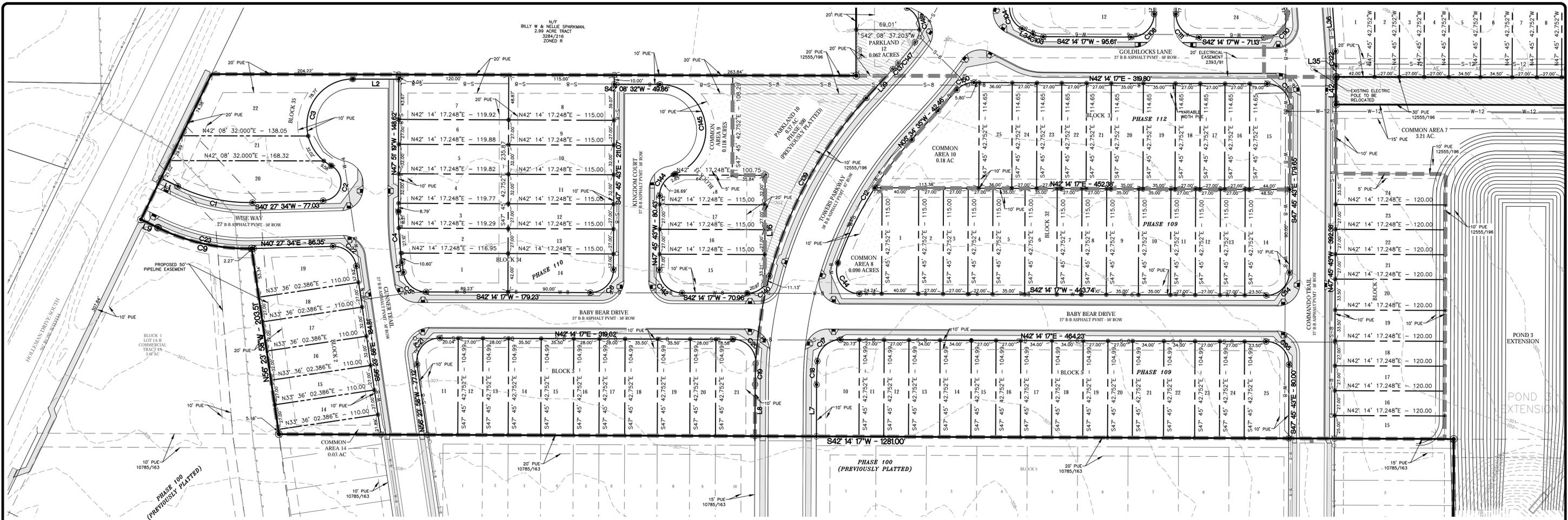
46.669 ACRES - 180 LOTS  
INCLUDING LOTS 4 THRU 10 OF GERMAN ACRES  
CRAWFORD BURNETT LEAGUE, A-7  
COLLEGE STATION, BRAZOS COUNTY, TEXAS  
PHASE 109 - 40 RESIDENTIAL LOTS (COMMON AREA 8)  
PHASE 110 - 38 RESIDENTIAL LOTS (COMMON AREAS 9 & 14)  
PHASE 111 - 55 RESIDENTIAL LOTS  
(COMMON AREAS 11 & 12 & PARKLAND 11)  
PHASE 112 - 45 RESIDENTIAL LOTS  
(COMMON AREAS 10 & 13 & PARKLAND 12)  
PHASE 300 - 2 COMMERCIAL LOTS (COMMON AREA 7)

OWNER/DEVELOPER: SURVEYOR: SCALE: AS SHOWN  
BRAZOS INVESTMENTS, LLC KERR SURVEYING, LLC REVISED MAY 2016  
P.O. BOX 262 409 N. TEXAS AVE.  
WELLSBORO, TEXAS 77803 BRYAN, TEXAS 77803  
(979) 229-5906 (979) 228-3195

ENGINEER: Schutler Engineering, LLC  
911 SOUTHWEST HWY. E.  
COLLEGE STATION, TEXAS 77840  
979.764.3900

PHASE 111 & 112  
CANN CREEK INVESTMENTS, LLC  
4480 CASTLEGATE DR.  
COLLEGE STATION, TX 77845-3388

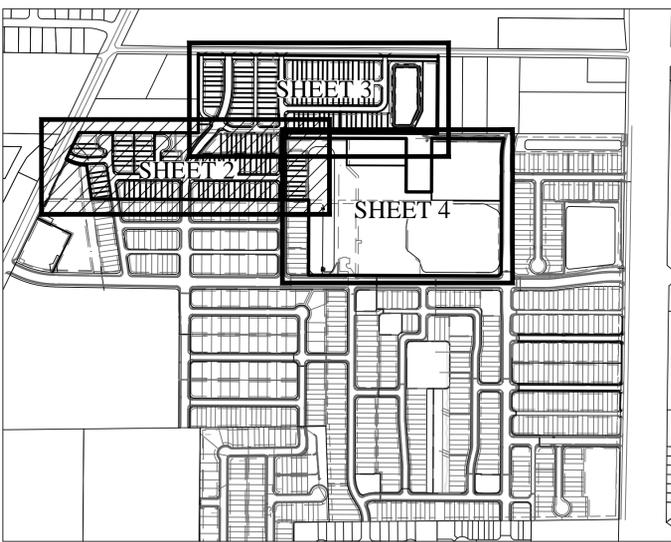
SHEET 1 OF 4



LINE #	LENGTH	DIRECTION
L1	20.43'	S67° 57' 18"W
L2	50.00'	S42° 09' 02"W
L3	10.52'	N56° 23' 58"W
L4	56.13'	N47° 48' 00"W
L5	20.43'	S47° 47' 40"E
L6	24.45'	N69° 03' 05"E
L7	65.00'	N42° 28' 30"E
L8	13.39'	S69° 03' 05"W
L9	11.67'	N47° 45' 43"W
L10	64.59'	N51° 51' 54"W
L11	6.44'	N42° 28' 30"E
L12	19.06'	N69° 03' 05"E
L13	42.46'	S57° 34' 35"W
L14	84.12'	N42° 08' 32"E
L15	30.00'	S47° 45' 43"E
L16	50.00'	S47° 45' 41"E

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	83.98'	175.00'	027°29'44"	42.81'	83.18'	S54°12'26"W
C2	52.53'	20.00'	150°29'34"	75.95'	36.68'	S34°07'13"E
C3	55.62'	373.00'	008°32'38"	27.86'	55.57'	N52°07'36"W
C4	35.50'	25.00'	081°21'45"	21.49'	32.59'	S82°55'10"W
C5	39.27'	25.00'	090°00'00"	25.00'	35.36'	S02°45'43"E
C6	113.28'	463.36'	014°00'26"	56.92'	113.00'	S40°45'34"E
C7	39.28'	25.00'	090°00'00"	25.00'	35.36'	S02°46'10"E
C8	105.70'	325.00'	026°54'59"	53.84'	104.73'	S54°29'49"W
C9	37.66'	25.00'	081°19'03"	23.45'	34.20'	N00°55'14"W
C10	25.46'	396.50'	003°40'57"	12.75'	25.48'	N45°55'14"W
C11	22.65'	463.50'	022°47'59"	11.33'	22.65'	S49°21'43"E
C12	40.49'	25.00'	092°47'59"	26.25'	36.21'	N88°38'17"E
C13	43.04'	25.00'	068°38'15"	29.08'	37.92'	N07°04'50"W
C14	36.28'	25.00'	083°08'28"	22.17'	33.18'	N52°01'48"E
C15	107.97'	225.00'	027°29'44"	55.05'	106.94'	N54°12'26"E
C16	39.27'	25.00'	090°00'00"	25.00'	35.36'	N87°14'17"E
C17	11.70'	25.00'	026°48'48"	5.96'	11.59'	S59°38'41"W
C18	38.08'	25.00'	087°16'50"	23.84'	34.51'	N67°18'30"W
C19	194.91'	463.50'	024°05'38"	98.92'	193.48'	N35°42'54"W
C20	39.37'	25.00'	090°14'13"	25.10'	35.43'	N02°38'36"W
C21	39.37'	25.00'	089°45'47"	24.90'	35.28'	N87°21'24"E
C22	43.04'	25.00'	090°00'00"	25.00'	35.36'	S02°45'43"E
C23	36.28'	25.00'	083°08'28"	22.17'	33.18'	N52°01'48"E
C24	107.97'	225.00'	027°29'44"	55.05'	106.94'	N54°12'26"E
C25	39.27'	25.00'	090°00'00"	25.00'	35.36'	N87°14'17"E
C26	11.70'	25.00'	026°48'48"	5.96'	11.59'	S59°38'41"W
C27	38.08'	25.00'	087°16'50"	23.84'	34.51'	N67°18'30"W
C28	194.91'	463.50'	024°05'38"	98.92'	193.48'	N35°42'54"W
C29	39.37'	25.00'	090°14'13"	25.10'	35.43'	N02°38'36"W
C30	39.37'	25.00'	089°45'47"	24.90'	35.28'	N87°21'24"E
C31	43.04'	25.00'	090°00'00"	25.00'	35.36'	S02°45'43"E
C32	36.28'	25.00'	083°08'28"	22.17'	33.18'	N52°01'48"E
C33	107.97'	225.00'	027°29'44"	55.05'	106.94'	N54°12'26"E
C34	39.27'	25.00'	090°00'00"	25.00'	35.36'	N87°14'17"E
C35	11.70'	25.00'	026°48'48"	5.96'	11.59'	S59°38'41"W
C36	38.08'	25.00'	087°16'50"	23.84'	34.51'	N67°18'30"W
C37	194.91'	463.50'	024°05'38"	98.92'	193.48'	N35°42'54"W
C38	39.37'	25.00'	090°14'13"	25.10'	35.43'	N02°38'36"W
C39	39.37'	25.00'	089°45'47"	24.90'	35.28'	N87°21'24"E
C40	43.04'	25.00'	090°00'00"	25.00'	35.36'	S02°45'43"E
C41	36.28'	25.00'	083°08'28"	22.17'	33.18'	N52°01'48"E
C42	107.97'	225.00'	027°29'44"	55.05'	106.94'	N54°12'26"E
C43	39.27'	25.00'	090°00'00"	25.00'	35.36'	N87°14'17"E
C44	11.70'	25.00'	026°48'48"	5.96'	11.59'	S59°38'41"W
C45	38.08'	25.00'	087°16'50"	23.84'	34.51'	N67°18'30"W
C46	194.91'	463.50'	024°05'38"	98.92'	193.48'	N35°42'54"W
C47	39.37'	25.00'	090°14'13"	25.10'	35.43'	N02°38'36"W
C48	39.37'	25.00'	089°45'47"	24.90'	35.28'	N87°21'24"E
C49	43.04'	25.00'	090°00'00"	25.00'	35.36'	S02°45'43"E
C50	36.28'	25.00'	083°08'28"	22.17'	33.18'	N52°01'48"E

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C113	39.17'	25.00'	089°45'47"	24.90'	35.28'	N87°21'24"E
C114	39.17'	25.00'	089°45'47"	24.90'	35.28'	S87°21'24"W
C115	39.37'	25.00'	090°14'13"	25.10'	35.43'	S02°38'36"E
C116	39.27'	25.00'	090°00'00"	25.00'	35.36'	N87°14'17"E
C117	39.27'	25.00'	090°00'00"	25.00'	35.36'	N02°45'43"W
C118	39.27'	25.00'	090°00'00"	25.00'	35.36'	S02°45'43"E
C119	39.27'	25.00'	090°00'00"	25.00'	35.36'	S87°14'17"W
C120	39.27'	25.00'	090°00'00"	25.00'	35.36'	N02°45'43"W
C121	39.27'	25.00'	090°00'00"	25.00'	35.36'	N87°14'17"E
C122	16.11'	225.00'	004°06'11"	8.06'	16.11'	N49°48'48"W
C123	41.06'	25.00'	094°06'11"	26.86'	36.60'	N04°48'48"W
C124	39.37'	25.00'	090°14'13"	25.10'	35.43'	S02°38'36"E
C125	41.91'	38.00'	063°11'12"	23.37'	36.82'	S79°21'19"E
C126	39.95'	25.00'	091°34'11"	25.69'	35.84'	N23°16'00"E
C127	174.69'	396.50'	029°14'37"	88.79'	173.28'	N35°08'24"W
C128	39.17'	25.00'	090°45'47"	24.90'	35.28'	S87°21'24"W
C129	39.37'	25.00'	090°14'13"	25.10'	35.43'	S02°38'36"E
C130	39.37'	25.00'	090°14'13"	25.10'	35.43'	S02°38'36"E
C131	8.90'	396.50'	001°17'10"	4.45'	8.90'	S08°13'10"E
C132	222.44'	463.50'	027°29'52"	113.41'	220.32'	S19°19'31"E
C133	32.86'	25.00'	079°18'44"	19.25'	30.55'	S04°34'56"W
C134	39.27'	25.00'	090°00'00"	25.00'	35.36'	S87°14'17"W
C135	39.27'	25.00'	079°32'54"	17.68'	28.87'	N12°29'16"W
C136	140.27'	50.00'	160°44'25"	296.88'	98.50'	N07°35'01"W
C137	43.99'	396.50'	005°28'47"	18.98'	37.91'	S08°18'59"E
C138	43.99'	25.00'	099°53'32"	29.74'	38.27'	S61°00'08"E
C139	68.37'	62.00'	063°11'12"	38.13'	64.96'	S79°21'19"E



INDEX MAP  
1" = 500'

LEGEND	
[Symbol]	PLAT BOUNDARY
[Symbol]	LOT LINE
[Symbol]	STREET RIGHT-OF-WAY LINE
[Symbol]	PUBLIC UTILITY EASEMENT
[Symbol]	EXISTING EASEMENT LINE
[Symbol]	PHASE LINE
[Symbol]	PROPERTY CORNER
[Symbol]	PARKLAND HATCH - PREVIOUSLY DEDICATED
[Symbol]	SIDEWALK HATCH
[Symbol]	COMMON AREA HATCH

# PRELIMINARY PLAN NOT FOR RECORD

## REVISED PRELIMINARY PLAN THE BARRACKS II SUBDIVISION

46.669 ACRES - 180 LOTS  
 INCLUDING LOTS 4 THRU 10 OF GERMAN ACRES  
 CRAWFORD BURNETT LEAGUE, A-7  
 COLLEGE STATION, BRAZOS COUNTY, TEXAS  
 PHASE 109 - 40 RESIDENTIAL LOTS (COMMON AREA 8)  
 PHASE 110 - 38 RESIDENTIAL LOTS (COMMON AREAS 9 & 14)  
 PHASE 111 - 55 RESIDENTIAL LOTS  
 (COMMON AREAS 11 & 12 & PARKLAND 11)  
 PHASE 112 - 45 RESIDENTIAL LOTS  
 (COMMON AREAS 10 & 13 & PARKLAND 12)  
 PHASE 300 - 2 COMMERCIAL LOTS (COMMON AREA 7)

OWNER/DEVELOPER: BRAZ KERR, RPLS NO. 4502  
 HEATH PHILLIPS INVESTMENTS, LLC  
 P.O. BOX 262  
 WELLDON, TEXAS 77881  
 (979) 229-5906

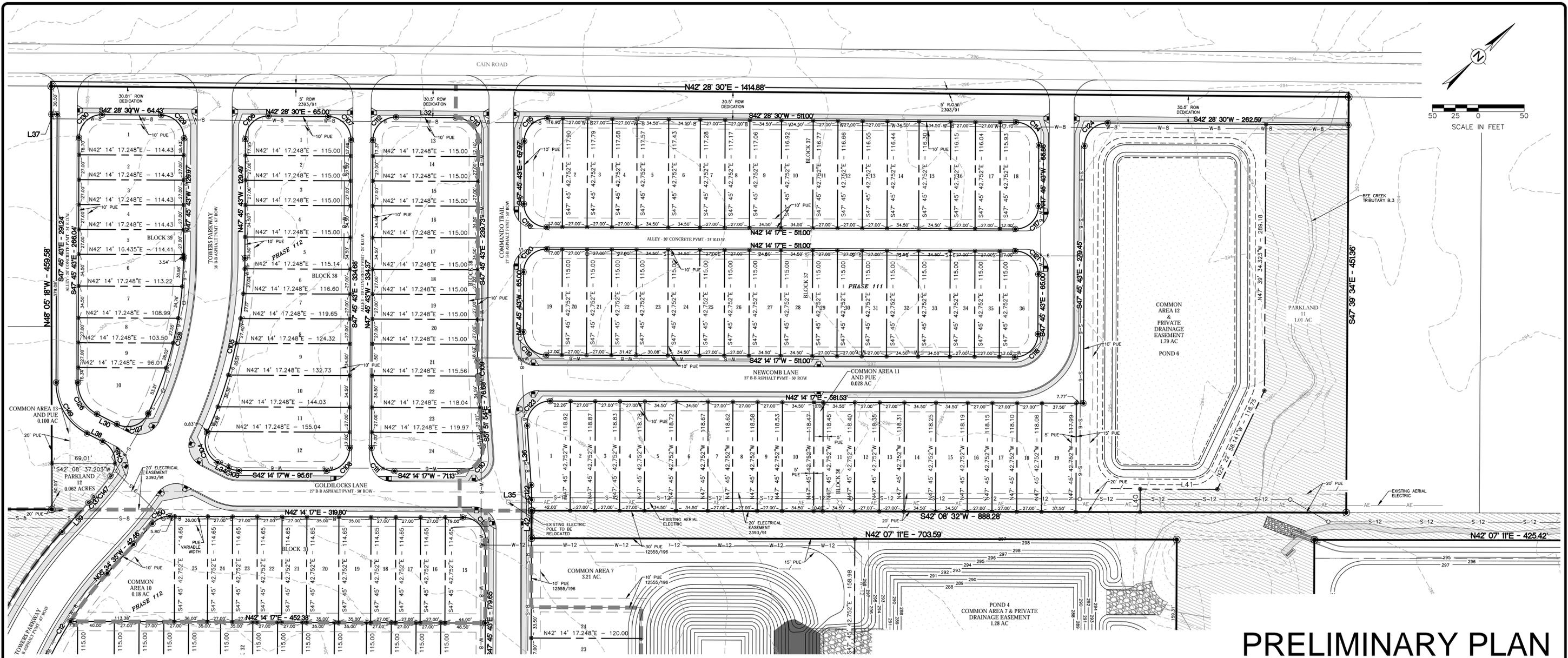
SURVEYOR: BRAD KERR, RPLS NO. 4502  
 KERRY SURVEYING, LLC  
 409 N. TEXAS AVE.  
 BRYAN, TEXAS 77803  
 (979) 229-5906

ENGINEER: Schultze Engineering, LLC  
 911 SOUTHWEST HWY. E.  
 COLLEGE STATION, TEXAS 77840  
 979.764.3900

SCALE: AS SHOWN  
 REVISED MAY 2016

PHASE 111 & 112  
 CAIN CREEK INVESTMENTS, LLC  
 4480 CASTLEGATE DR.  
 COLLEGE STATION, TX 77845-3388

SHEET 2 OF 4



# PRELIMINARY PLAN NOT FOR RECORD

REVISED  
**PRELIMINARY PLAN**  
**THE BARRACKS II SUBDIVISION**  
 46.669 ACRES - 180 LOTS  
 INCLUDING LOTS 4 THRU 10 OF GERMAN ACRES  
 CRAWFORD BURNETT LEAGUE, A-7  
 COLLEGE STATION, BRAZOS COUNTY, TEXAS  
 PHASE 109 - 40 RESIDENTIAL LOTS (COMMON AREA 8)  
 PHASE 110 - 38 RESIDENTIAL LOTS (COMMON AREAS 9 & 14)  
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 (COMMON AREAS 11 & 12 & PARKLAND 11)  
 PHASE 112 - 45 RESIDENTIAL LOTS  
 (COMMON AREAS 10 & 13 & PARKLAND 12)  
 PHASE 300 - 2 COMMERCIAL LOTS (COMMON AREA 7)

OWNER/DEVELOPER: BRAZ KERR, RPL'S NO. 4502  
 HEATH PHILLIPS INVESTMENTS, LLC  
 P.O. BOX 262  
 WELLSBORO, TEXAS 77881  
 (979) 229-5906

SURVEYOR: BRAZ KERR, RPL'S NO. 4502  
 KERR SURVEYING, LLC  
 409 N. TEXAS AVE.  
 BRYAN, TEXAS 77803  
 979.268.3195

ENGINEER: **Schultz Engineering, LLC**  
 911 SOUTHWEST HWY. E.  
 COLLEGE STATION, TEXAS 77840  
 979.764.3900

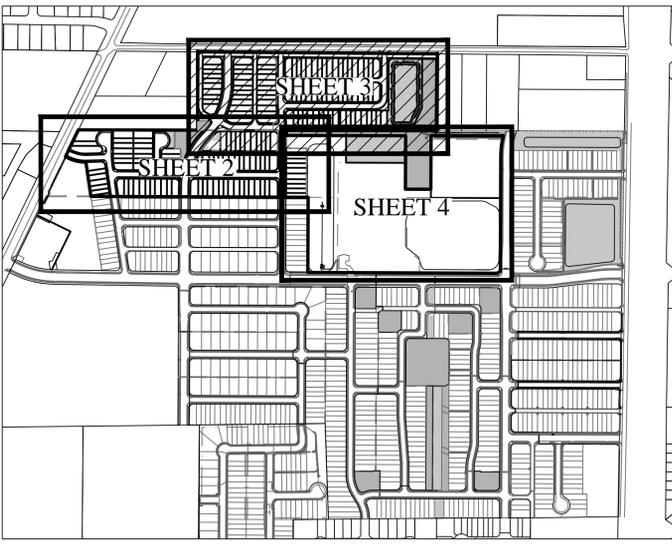
SCALE: AS SHOWN  
 REVISED MAY 2016

PHASE 111 & 112  
 CAIN CREEK INVESTMENTS, LLC  
 4480 CASTLEDALE DR.  
 COLLEGE STATION, TX 77845-3388

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	83.98'	175.00'	027°29'44"	42.81'	83.18'
C2	52.53'	20.00'	150°29'34"	75.95'	38.68'
C4	55.62'	373.00'	008°32'38"	27.86'	55.57'
C5	35.50'	25.00'	081°21'45"	21.49'	32.59'
C6	39.27'	25.00'	090°00'00"	25.00'	35.36'
C7	113.28'	463.36'	014°00'26"	56.92'	113.00'
C8	39.28'	25.00'	090°00'55"	25.01'	35.36'
C9	105.70'	225.00'	026°54'59"	53.84'	104.73'
C17	37.66'	25.00'	086°19'03"	23.44'	34.20'
C18	25.48'	396.50'	003°40'57"	12.75'	25.48'
C19	22.65'	463.50'	002°47'59"	11.33'	22.65'
C20	40.49'	25.00'	092°47'59"	26.25'	36.21'
C21	43.04'	25.00'	098°38'15"	29.08'	37.92'
C22	36.28'	25.00'	083°08'28"	22.17'	33.18'
C23	107.97'	225.00'	027°29'44"	55.05'	106.94'
C25	39.27'	25.00'	090°00'00"	25.00'	35.36'
C103	117.00'	25.00'	082°48'48"	5.96'	115.99'
C104	38.08'	25.00'	087°16'50"	23.84'	34.51'
C105	194.91'	463.50'	024°05'38"	98.92'	193.48'
C106	39.37'	25.00'	090°14'13"	25.10'	35.43'
C107	39.17'	25.00'	089°45'47"	24.90'	35.28'
C108	39.27'	25.00'	090°00'00"	25.00'	35.36'
C109	16.11'	225.00'	004°06'11"	8.06'	16.11'
C110	41.06'	25.00'	094°06'11"	26.86'	36.60'
C111	39.27'	25.00'	090°00'00"	25.00'	35.36'
C112	39.27'	25.00'	090°14'13"	25.10'	35.43'

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C113	39.17'	25.00'	089°45'47"	24.90'	35.28'
C114	39.17'	25.00'	089°45'47"	24.90'	35.28'
C115	39.37'	25.00'	090°14'13"	25.10'	35.43'
C116	39.27'	25.00'	090°00'00"	25.00'	35.36'
C117	39.27'	25.00'	090°00'00"	25.00'	35.36'
C118	39.27'	25.00'	090°00'00"	25.00'	35.36'
C119	39.27'	25.00'	090°00'00"	25.00'	35.36'
C120	39.27'	25.00'	090°00'00"	25.00'	35.36'
C121	39.27'	25.00'	090°00'00"	25.00'	35.36'
C122	16.11'	225.00'	004°06'11"	8.06'	16.11'
C123	41.06'	25.00'	094°06'11"	26.86'	36.60'
C124	39.37'	25.00'	090°14'13"	25.10'	35.43'
C126	41.91'	36.00'	063°11'12"	23.37'	39.82'
C127	39.90'	25.00'	091°34'11"	25.69'	35.84'
C128	174.69'	396.50'	025°14'37"	88.79'	173.28'
C129	39.17'	25.00'	089°45'47"	24.90'	35.28'
C130	39.37'	25.00'	090°14'13"	25.10'	35.43'
C137	8.90'	396.50'	001°17'10"	4.45'	8.90'
C139	222.44'	463.50'	027°29'52"	113.41'	220.32'
C140	32.86'	25.00'	075°18'44"	19.29'	30.59'
C142	39.27'	25.00'	090°00'00"	25.00'	35.36'
C144	30.78'	25.00'	070°32'54"	17.68'	28.87'
C145	140.27'	50.00'	160°44'25"	98.68'	98.59'
C147	37.92'	396.50'	008°28'47"	18.98'	37.91'
C148	43.59'	25.00'	099°53'32"	29.74'	38.27'
C149	68.37'	62.00'	063°11'12"	38.13'	64.96'

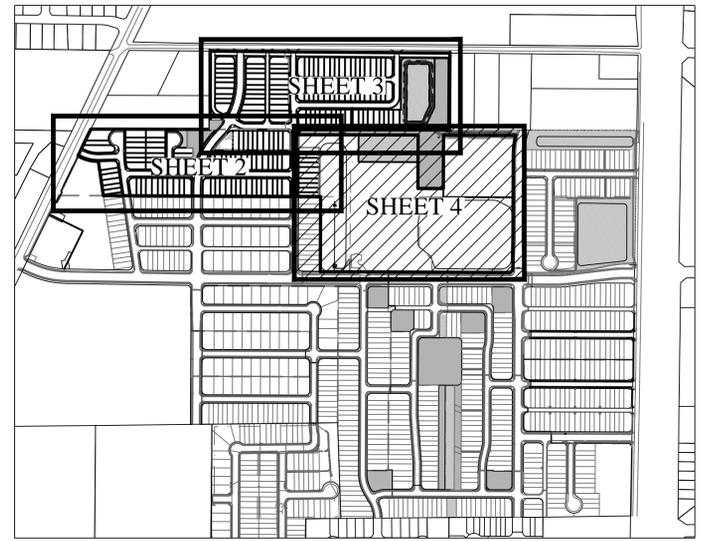
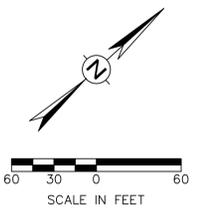
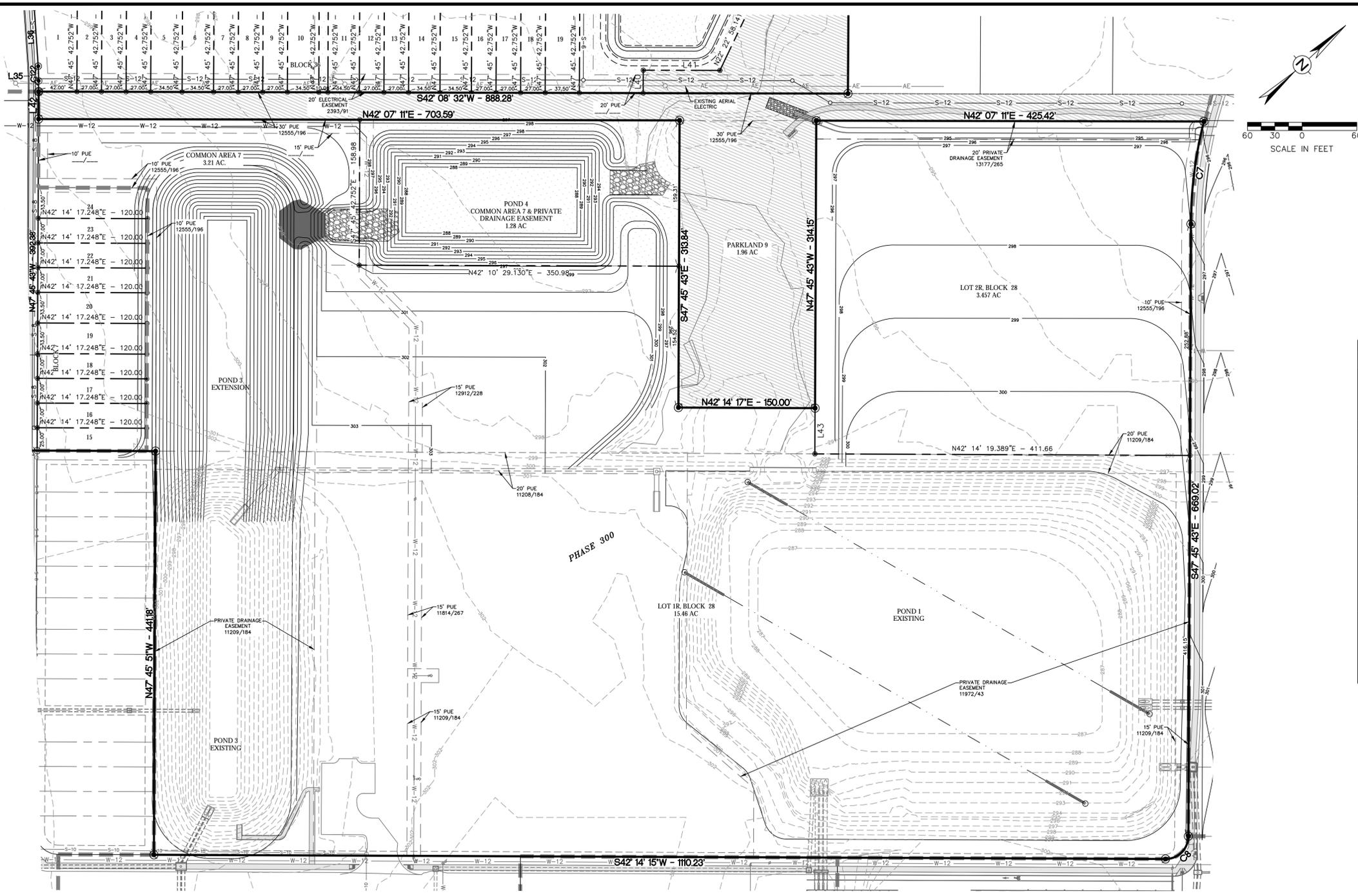
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.43'	S67°57'18"W
L2	50.00'	S42°09'02"W
L3	10.52'	N56°23'58"W
L7	56.13'	N47°48'00"W
L8	56.14'	S47°47'40"E
L9	20.43'	N67°57'18"E
L10	24.45'	N69°03'05"E
L30	65.00'	N42°28'30"E
L34	13.39'	S69°03'05"W
L35	11.67'	N47°45'43"W
L36	64.44'	N51°51'54"W
L37	6.44'	N42°28'30"E
L38	19.06'	N69°03'05"E
L39	42.46'	S67°45'28"W
L40	25.00'	N47°51'28"W
L41	84.12'	N42°08'32"E
L42	30.00'	S47°45'41"E
L43	50.00'	S47°45'41"E



INDEX MAP  
1" = 500'

**LEGEND**

- PLAT BOUNDARY
- LOT LINE
- STREET RIGHT-OF-WAY LINE
- PUBLIC UTILITY EASEMENT
- EXISTING EASEMENT LINE
- PHASE LINE
- PROPERTY CORNER
- PARKLAND HATCH - PREVIOUSLY DEDICATED
- ▨ SIDEWALK HATCH
- ▨ COMMON AREA HATCH



INDEX MAP  
1" = 500'

# PRELIMINARY PLAN NOT FOR RECORD

## REVISED PRELIMINARY PLAN THE BARRACKS II SUBDIVISION

46.669 ACRES - 180 LOTS  
 INCLUDING LOTS 4 THRU 10 OF GERMAN ACRES  
 CRAWFORD BURNETT LEAGUE, A-7  
 COLLEGE STATION, BRAZOS COUNTY, TEXAS  
 PHASE 109 - 40 RESIDENTIAL LOTS (COMMON AREA 8)  
 PHASE 110 - 38 RESIDENTIAL LOTS (COMMON AREAS 9 & 14)  
 PHASE 111 - 55 RESIDENTIAL LOTS  
 (COMMON AREAS 11 & 12 & PARKLAND 11)  
 PHASE 112 - 45 RESIDENTIAL LOTS  
 (COMMON AREAS 10 & 13 & PARKLAND 12)  
 PHASE 300 - 2 COMMERCIAL LOTS (COMMON AREA 7)

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	83.98'	175.00'	027°29'44"	42.81'	83.18'	S54°12'26"W
C2	52.53'	20.00'	150°29'34"	75.95'	38.68'	S34°47'13"E
C4	55.62'	373.00'	008°32'38"	27.86'	55.57'	N52°07'38"W
C5	35.50'	25.00'	081°21'45"	21.49'	32.59'	S82°55'10"W
C6	39.27'	25.00'	090°00'00"	25.00'	35.36'	S02°45'43"E
C7	113.28'	463.36'	014°00'28"	56.92'	113.00'	S40°45'34"E
C8	39.28'	25.00'	090°00'55"	25.01'	35.36'	S02°48'10"E
C9	105.70'	225.00'	028°54'59"	53.84'	104.73'	S54°29'49"W
C17	37.68'	25.00'	081°19'03"	23.44'	34.20'	N00°55'14"W
C18	25.48'	396.50'	003°40'57"	12.75'	25.48'	N45°55'14"W
C19	22.65'	463.50'	002°47'59"	11.33'	22.65'	S46°21'43"E
C20	40.65'	25.00'	092°47'59"	26.25'	36.21'	N88°38'17"E
C21	43.04'	25.00'	098°38'15"	29.08'	37.92'	N07°04'50"W
C22	36.28'	25.00'	083°08'28"	22.17'	33.18'	N82°01'48"E
C23	107.97'	225.00'	027°29'44"	55.05'	106.94'	N54°12'28"E
C95	39.27'	25.00'	090°00'00"	25.00'	35.36'	N87°14'17"E
C103	11.70'	25.00'	028°48'48"	5.96'	11.59'	S55°38'41"W
C104	38.08'	25.00'	087°16'50"	23.84'	34.51'	N67°18'30"W
C105	184.91'	463.50'	024°05'38"	98.92'	193.48'	N35°42'54"W
C106	39.37'	25.00'	090°14'13"	25.10'	35.43'	N02°38'36"W
C107	39.17'	25.00'	089°45'47"	25.00'	35.28'	N87°21'24"E
C108	39.27'	25.00'	090°00'00"	25.00'	35.36'	S02°45'43"E
C109	16.11'	225.00'	004°06'11"	8.06'	16.11'	S49°48'48"E
C110	41.06'	25.00'	094°06'11"	26.86'	36.60'	S04°48'48"E
C111	39.27'	25.00'	090°00'00"	25.00'	35.36'	S87°14'17"W
C112	39.37'	25.00'	090°14'13"	25.10'	35.43'	N02°38'36"W

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C113	39.17'	25.00'	089°45'47"	24.90'	35.28'	N87°21'24"E
C114	39.17'	25.00'	089°45'47"	24.90'	35.28'	S87°21'24"W
C115	39.37'	25.00'	090°14'13"	25.10'	35.43'	S02°38'36"E
C116	39.27'	25.00'	090°00'00"	25.00'	35.36'	N87°14'17"E
C117	39.27'	25.00'	090°00'00"	25.00'	35.36'	N02°45'43"W
C118	39.27'	25.00'	090°00'00"	25.00'	35.36'	S02°45'43"E
C119	39.27'	25.00'	090°00'00"	25.00'	35.36'	S87°14'17"W
C120	39.27'	25.00'	090°00'00"	25.00'	35.36'	N02°45'43"W
C121	39.27'	25.00'	090°00'00"	25.00'	35.36'	N87°14'17"E
C122	16.11'	225.00'	004°06'11"	8.06'	16.11'	N49°48'48"W
C123	41.06'	25.00'	094°06'11"	26.86'	36.60'	N04°48'48"W
C124	39.37'	25.00'	090°14'13"	25.10'	35.43'	S02°38'36"E
C126	41.91'	38.00'	063°11'12"	23.37'	39.82'	S78°21'19"E
C127	39.95'	25.00'	091°34'11"	25.69'	35.84'	N23°16'00"E
C128	174.69'	396.50'	025°14'37"	88.79'	173.38'	N35°08'24"W
C129	39.17'	25.00'	089°45'47"	24.90'	35.28'	S87°21'24"W
C130	39.37'	25.00'	090°14'13"	25.10'	35.43'	S02°38'36"E
C131	8.90'	396.50'	001°17'10"	4.45'	8.90'	S06°13'10"E
C137	222.44'	463.50'	027°29'44"	113.41'	220.32'	S19°19'31"W
C140	32.85'	25.00'	075°18'44"	19.29'	30.55'	S04°54'55"W
C142	39.27'	25.00'	090°00'00"	25.00'	35.36'	S87°14'17"W
C144	30.78'	25.00'	070°32'54"	17.88'	28.87'	N12°29'16"W
C145	140.27'	50.00'	160°44'25"	294.88'	98.59'	N57°30'01"W
C147	37.92'	396.50'	005°28'47"	18.98'	37.91'	S08°18'59"E
C148	43.59'	25.00'	099°53'32"	29.74'	38.27'	S61°00'08"E
C149	68.37'	62.00'	063°11'12"	38.13'	64.96'	S78°21'19"E

LINE #	LENGTH	DIRECTION
L1	20.43'	S67°57'18"W
L2	50.00'	S42°09'02"W
L3	10.52'	N56°23'08"W
L7	56.13'	N47°48'00"W
L8	56.14'	S47°47'40"E
L9	20.43'	N67°57'18"E
L10	24.45'	N69°03'05"E
L12	65.00'	N42°28'30"E
L13	13.39'	S69°03'05"W
L35	11.67'	N47°45'43"W
L36	64.59'	N51°51'54"W
L37	6.44'	N42°28'30"E
L38	19.06'	N69°03'05"E
L39	42.46'	N47°34'35"E
L40	25.00'	S47°51'28"W
L41	84.12'	N42°08'32"E
L42	30.00'	S47°45'43"E
L43	50.00'	S47°45'41"E

**LEGEND**

- PLAT BOUNDARY
- LOT LINE
- STREET RIGHT-OF-WAY LINE
- PUBLIC UTILITY EASEMENT
- EXISTING EASEMENT LINE
- PHASE LINE
- PROPERTY CORNER
- PARKLAND HATCH - PREVIOUSLY DEDICATED
- SIDEWALK HATCH
- COMMON AREA HATCH

OWNER/DEVELOPER: PHASES 109, 110, 112  
 HEATH PHILLIPS INVESTMENTS, LLC  
 P.O. BOX 262  
 WELLDON, TEXAS 77881  
 (979) 229-5906

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

ENGINEER: Schultz Engineering, LLC

SCALE: AS SHOWN  
 REVISED MAY 2016

PHASE 111 & 112  
 CANN CREEK INVESTMENTS, LLC  
 4480 CASTLEGATE DR.  
 COLLEGE STATION, TX 77845-3388

911 SOUTHWEST PPKY E.  
 COLLEGE STATION, TEXAS 77840  
 979.764.3900



## Legislation Details (With Text)

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**File #:** 16-0394      **Version:** 4      **Name:** Greens Prairie Center 2A & Caprock Crossing  
**Type:** Preliminary Plan      **Status:** Agenda Ready  
**File created:** 6/24/2016      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 7/7/2016      **Final action:**

**Title:** Presentation, possible action, and discussion regarding a waiver request to Unified Development Section 12-8.G. Blocks and a presentation, possible action, and discussion regarding a Preliminary Plan for Greens Prairie Center Phase 2A and Caprock Crossing consisting of 11 lots on approximately 42 acres located at 910 William D. Fitch Parkway, generally located south of William D. Fitch and east of Arrington Road. Case #PP2016-000009

**Sponsors:** Jenifer Paz

**Indexes:**

**Code sections:**

**Attachments:** [Staff Report](#)  
[Application](#)  
[Block Exhibit](#)  
[Waiver Requests](#)  
[Preliminary Plan](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a waiver request to Unified Development Section 12-8.G. Blocks and a presentation, possible action, and discussion regarding a Preliminary Plan for Greens Prairie Center Phase 2A and Caprock Crossing consisting of 11 lots on approximately 42 acres located at 910 William D. Fitch Parkway, generally located south of William D. Fitch and east of Arrington Road. Case #PP2016-000009



**PRELIMINARY PLAN**  
**for**  
**Green Prairie Center Phase 2A & Caprock Crossing**  
**PP2016-000009**

**SCALE:** 9 lots and 2 common areas on approximately 42.57 acres

**LOCATION:** 910 William D. Fitch Parkway

**ZONING:** GC General Commercial  
OV Corridor Overlay

**APPLICANT:** Brazos Texas Land Development, LTD

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

**RECOMMENDATION:** Staff recommends denial of the waiver requests for block length and block perimeter for Block 4 and segments of Block 5 as they limit the connectivity between the development. Staff recommends approval of the waiver requests for Block 2, Block 3 and a segment of Block 5, which were previously approved, as they are necessary due to TXDOT access restrictions, minimum driveway spacing requirements, utility locations and the general layout of the property. If all waivers are approved, the plan must be approved. If any waiver is denied, the plan must be denied as it would not be in compliance with the Subdivision Regulation of the UDO.



City of College Station

 NORTH  
 0 625 1,250 Feet  
**GREENS PRAIRIE CENTER PH 2A & CAPROCK CROSSING**  
 Case: PP2016-000009  
 PRELIMINARY PLAN

## DEVELOPMENT HISTORY

- Annexation:** 1983 and 2002
- Zoning:** A-O Agricultural Open upon annexation, A-O Agricultural Open to C-1 General Commercial (1983, 2004, & 2006): OV Corridor Overlay (2006); C-1 General Commercial renamed to GC General Commercial (2014)
- Site development:** The subject properties are currently undeveloped.

## COMMENTS

- Water:** Water service will be provided by College Station Utilities. There are existing waterlines along Old Arrington Road ROW and along Greens Prairie Road West. Extension of future public waterlines to provide domestic and fire flow to all lots will be required to comply with the B/CS Unified Design Guidelines with Final Plat.
- Sewer:** There are existing sewer lines available to serve the properties. Sewer lines will have to be extended to all subdivided lots, and shall be designed and constructed in accordance with the BCS Unified Design Guidelines.
- Off-site Easements:** Not required.
- Drainage:** Drainage is mainly to the south within the Alum Creek Drainage Basin. Drainage shall be designed and constructed in accordance with the BCS Unified Design Guidelines.
- Flood Plain:** There is no FEMA designated floodplain within this area.
- Greenways:** None proposed or required for this development.
- Pedestrian Connectivity:** Public ways are proposed and existing throughout the development and will include 5-foot sidewalks along both sides.
- Bicycle Connectivity:** Bike lanes and routes are not proposed nor required within the development. The nearest bike lane is located on Arrington Road.
- Streets:** Access to the development will be available via the remaining portion of Old Arrington Road from the south and public ways that provide access to William D. Fitch Parkway and Arrington Road.
- Oversize Request:** None requested at this time.
- Parkland Dedication Fees:** None required for non-residential development.
- Impact Fees:** The majority of the subject property is located within the Alum Creek Sewer Impact Fee Area. Small portions of the property are located within the Spring Creek Sewer Impact Fee Area. Impact fees are assessed at the time of Final Plat. The current impact

fees for Alum Creek and Spring Creek are \$59.42 per LUE and \$98.39 per LUE, respectively.

## REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:** The Comprehensive Plan designates the area as Urban on the Future Land Use & Character Map and is located in Growth Area 2. This designation allow for a very intense level of development activity, which would include uses such as general commercial, office, townhomes, apartments and vertical mix-use. Presently the property is zoned GC General Commercial with OV Corridor Overlay, which would allow for commercial uses.
2. **Compliance with Subdivision Regulations:** the proposed Preliminary Plan is in compliance with the Subdivision Regulations of the Unified Development Ordinance (UDO) with the exception of the following waiver requests:
  - **Section 8.2.G.2.a Block (Block Length)** – This section requires that block length be a maximum of 660 feet in Urban designations.
  - **Section 8.2.G.4.b Block (Block Perimeter)** – This section requires that block perimeter not exceed a maximum of 2,000 feet in Urban designations.

In accordance with the UDO Subdivision Requirements, when considering a waiver, the Planning and Zoning Commission should make the following findings to approve the waiver (Staff findings are in italics below):

(Note: Public Ways are a qualifying break to block length. Public Ways provide circulation and through movement similar to a public street but is a privately maintained drive, constructed to street standards and grant unrestricted access via a public access easement. When considering block length and block perimeter, a Public Way may not create a subdivision block but creates a block for the purposes of meeting the subdivision regulations. This is the case for Block 4, described herein. Block 4 is a block created by the Public Way but will not be a block in the subdivision plat.)

- 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:

*For Block 2, previously received waiver to block length and perimeter, the applicant has provided a public way from SH 6 to separate Block 1 and Block 2; however, the block face along SH 6 exceeds the maximum block length as the measurement is taken between two public streets/public ways and the nearest street is located outside the City limits. Due to TxDOT spacing requirements an additional public street/public way is not possible on the applicant's property, with the nearest possible location outside the bounds of the plat. In addition, block face along former Old Arrington Road, exceeds maximum block length requirements. Due to the configuration of the property, utility locations and detention areas, the next logical block breaks occur either off the property on a currently developed tract or further down the property. Given the limitations of breaking the block, the block perimeter exceeds the minimum.*

*Block 3, along SH 40 (William D. Fitch Parkway), previously received waivers to block length and perimeter, due to driveway spacing requirements and TxDOT controlled access to SH 40 that limits the opportunity to project a street or public way to SH 40. As such, there are two block length segments of Block 3 that exceed the maximum block length requirement that in turn make the block exceed the minimum block perimeter requirement.*

*For Block 4, the applicant has extended the public way that separates Block 4 and Block 5, but removed public ways within the block that previously allowed for the block to meet the minimum block length and perimeter. Although the property is encumbered by an existing electrical easement, the public ways are necessary to provide adequate connectivity through the development.*

*For Block 5, three block length segments exceed the minimum block length requirement. With the extension of the public way to Arrington Road from Greens Prairie Road West the connectivity of roadways is improved to break the block and meet the minimum block length requirements. There are no special circumstances or conditions affecting the land that would not allow the introduction of a public street/public way to break the block and meet the minimum block length. However, the block length segment along Old Arrington Road still exceeds the minimum block length at 822 feet. A break in this segment is not logical as it would limit the viability and development of the site.*

- 2) That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant;

*The waiver to block length for Block 2, Block 3 and portion of Block 5 are necessary due to the configuration of the development. In addition, TxDOT access restrictions, logical block breaks, minimum driveway spacing requirements and utility locations limit the ability to adhere to the requirement of the Subdivision Regulations. As such, the waivers are necessary for the preservation and enjoyment of the property rights of the applicant.*

*Waivers to Block 4 and segments of Block 5 are not necessary given a public street/public ways could be extended through Block 5 without diminishing the usability of the site. Additionally, public ways were previously approved and dedicated within Block 4.*

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

*The granting of waivers to block length for Block 2, Block 3 and portion of Block 5 will not have negative impacts on public health, safety, welfare, or surrounding properties. This is due to TxDOT access restrictions, and utility locations limiting the location of streets or public ways.*

*Granting waivers for Block 4 and segments of Block 5 would limit the connectivity through the site. The existing land use designation and zoning allow for the most*

*intense level of commercial development that generate high traffic volumes. By eliminating the public ways through Block 4 that extends south to Old Arrington Road and eliminating the public way connecting Old Arrington Road to public way that divides Block 4 and Block 5, traffic will concentrate on Old Arrington Road and the public way adjacent to Block 4. By breaking the block in Block 4 and Block 5, traffic can be distributed throughout the development more efficiently.*

- 4) That 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 this chapter.

*The granting of the requested waivers for Block 2 and Block 3 will not prevent future orderly subdivision in the area. Properties to the south will be able to provide connectivity into this development with the proposed public ways provided in Block 2.*

*Granting the waiver for Block 4 and Block 5 will not prevent orderly subdivision of other land in the area but will limit connectivity through the development and create capacity issues on adjacent roadways.*

#### **STAFF RECOMMENDATION**

Staff recommends denial of the waivers to Block 4 and segments of Block 5 but recommends approval of the previously approved waivers to Block 2, Block 3 and segment of Block 5. If all waivers are approved, the plan must be approved. If any waiver is denied, the plan must be denied as it would not be in compliance with the Subdivision Regulation of the UDO.

#### **SUPPORTING MATERIALS**

1. Application
2. Waiver Requests
3. Block Exhibit
4. Copy of Preliminary Plan

# Embedded Secure Document

The file <https://collegestation.legistar.com/View.ashx?M=F&ID=4541836&GUID=4DF4CBF3-779A-46A9-867E-61AD3A7A8A93> is a secure document that has been embedded in this document. Double click the pushpin to view.





# Greens Prairie Center Phase 2A & Caprock Crossing

## Waiver Requests 1 - 5

### Waiver to Section 12-8.3.G. Blocks. 2. Block Length

#### Justification for Waiver 1A – Block 2:

- A. The requested waiver is for BLOCK LENGTH 3, BLOCK 2, which is 3,225 feet in length which exceeds the maximum block length of 660'. This block is located on the east side of Block 2, along State Highway 6.
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. *The special circumstances or conditions for this Block is the block length extends to the City Limits. TxDOT will not allow us another driveway connection to the SH 6 Frontage Road within our property boundary, which prevents us from breaking the block length.*
  2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant. *The Caprock Crossing Development has several developed lots existing and the additional subdivision of the proposed lots to meet the block length requirements may eliminate the interest of local and national business looking to develop in the south College Station area.*
  3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations. *The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.*
  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 adjacent tracts are developed and the majority of the tracts will remain in their current use for a long time not have any effect on subdivision of other land. Additional driveways or street connections to the SH 6 Frontage Road don't meet TxDOT spacing standards from Greens Prairie Road West within the limits of our property.*

## **Justification for Waiver 1B – Block 2:**

- B.** The requested waiver is for BLOCK LENGTH 4, BLOCK 2, which is 1,454 feet in length which exceeds the maximum block length of 660'. This block is located on the west side of Block 2, along Old Arrington Road.
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. *The special circumstances or conditions for this Block is the block length extends to the City Limits. TxDOT will not allow us another driveway connection to the SH 6 Frontage Road within our property boundary, which prevents us from breaking the block length.*
  2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant. *The Caprock Crossing Development has several developed lots existing and the additional subdivision of the proposed lots to meet the block length requirements may eliminate the interest of local and national business looking to develop in the south College Station area.*
  3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations. *The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.*
  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 adjacent tracts are developed and the majority of the tracts will remain in their current use for a long time not have any effect on subdivision of other land. Additional driveways or street connections to the SH 6 Frontage Road don't meet TxDOT spacing standards from Greens Prairie Road West within the limits of our property.*

**Justification for Waiver 2A – Block 3:**

- A. The requested waiver is for BLOCK LENGTH 1, BLOCK 3, which is 1,395 feet in length which exceeds the maximum block length of 660'. This block is located on the south side of William D Fitch Parkway (SH 40) between the two main north/south public ways.
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. ***The special circumstances or conditions is that this block is encumbered by a TxDOT “No Access” Right-of-way Control. There can be no other access points to William D. Fitch Parkway (SH 30) within this block making a break in the block unattainable.***
  2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant. ***We seek this waiver in order to responsibly develop the site, over time, and in phases. Strict enforcement of the block length without regard to the property-specific site conditions would be over burdensome, and prohibit the owner from developing the site.***
  3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations. ***The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.***
  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 block is contained within the development and access will not be granted to William D Fitch Parkway (SH 40).***

**Justification for Waiver 2B – Block 3:**

- B.** The requested waiver is for BLOCK LENGTH 3, BLOCK 3, which is 1,350 feet in length which exceeds the maximum block length of 660'. This block length is located on the south side of Block 3, between the two main north/south public ways.
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. *The special circumstances or conditions is that this block is encumbered by a TxDOT “No Access” Right-of-way Control. There can be no other access points to William D. Fitch Parkway (SH 30) within this block making a break in the block unattainable.*
  2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant. *We seek this waiver in order to responsibly develop the site, over time, and in phases. Strict enforcement of the block length without regard to the property-specific site conditions would be over burdensome, and prohibit the owner from developing the site.*
  3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations. *The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.*
  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 block is contained within the development and access will not be granted to William D Fitch Parkway (SH 40).*

#### **Justification for Waiver 3A – Block 4:**

- A. The requested waiver is for BLOCK LENGTH 1, BLOCK 4, which is 1,396 feet in length which exceeds the maximum block length of 660'. This block is located on the south side of Greens Prairie Road West between continuations of the north/south public ways.
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. ***The special circumstances or conditions is that this block is encumbered by major utility corridors and regional detention in some areas and additional block length is required to provide more adequate land for development. Cross access and circulation will be provided by private access easements in this area.***
  2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant. ***The major utility corridors and regional detention area combined with the block length requirements will limit developable land in this area. An additional public way to break the block length will provide little benefit to the lot in this block. Private cross access easements can be provided within this block to provide vehicular circulation from Greens Prairie Road West to Old Arlington Road.***
  3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations. ***The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.***
  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 adjacent tracts will have public street access, as shown on the Preliminary Plan.***

#### **Justification for Waiver 3B – Block 4:**

- B.** The requested waiver is for BLOCK LENGTH 2, BLOCK 4, which is 1,353 feet in length which exceeds the maximum block length of 660'. This block is located on the south side of Greens Prairie Road West between continuations of the north/south public ways.
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. *The special circumstances or conditions is that this block is encumbered by major utility corridors and regional detention in some areas and additional block length is required to provide more adequate land for development. Cross access and circulation will be provided by private access easements in this area. The storm water detention facility in the common area located in the center of the block along Old Arlington Road hinders a public way connection from Greens Prairie Road West to Old Arlington Road.*
  2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant. *The major utility corridors and regional detention area combined with the block length requirements will limit developable land in this area. An additional public way to break the block length will provide little benefit to the lot in this block. Private cross access easements can be provided within this block to provide vehicular circulation from Greens Prairie Road West to Old Arlington Road.*
  3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations. *The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.*
  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 adjacent tracts will have public street access, as shown on the Preliminary Plan.*

#### **Justification for Waiver 3C – Block 4:**

- C. The requested waiver is for BLOCK LENGTH 3, BLOCK 4, which is 974' feet in length which exceeds the maximum block length of 660'. This block is located on the south side of Greens Prairie Road West between continuations of the north/south public ways.
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. ***The special circumstances or conditions is that this block is encumbered by major utility corridors and regional detention in some areas and additional block length is required to provide more adequate land for development. Cross access and circulation will be provided by private access easements in this area.***
  2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant. ***The major utility corridors and regional detention area combined with the block length requirements will limit developable land in this area. An additional public way to break the block length will provide little benefit to the lot in this block. Private cross access easements can be provided within this block to provide vehicular circulation from Greens Prairie Road West to Old Arlington Road.***
  3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations. ***The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.***
  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 adjacent tracts will have public street access, as shown on the Preliminary Plan.***

**Justification for Waiver 4A – Block 5:**

- A. The requested waiver is for BLOCK LENGTH 1, BLOCK 5, which is 1,467 feet in length which exceeds the maximum block length of 660'. This block is located on the east side of Arrington Road between Greens Prairie Road West and Old Arrington Road.
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. *The special circumstances or conditions is this block length waiver was previously granted, allowing a majority of this block to develop. Strict adherence to the block length requirements would limit the development of the remaining portion of the development.*
  2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant. *The majority of the remainder of the block will have street or public way frontage on three sides. An additional street to break the block length will provide little benefit to the lot or the adjacent tracts.*
  3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations. *The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.*
  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 adjacent tracts already have frontage on Arrington Road and Old Arrington Road.*

**Justification for Waiver 4B – Block 5:**

- B.** The requested waiver is for BLOCK LENGTH 3, BLOCK 5, which is 964 feet in length which exceeds the maximum block length of 660'. This block is located on the east side of Block 5 between Greens Prairie Road West and Old Arrington Road.
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. *The special circumstances or conditions is this block length waiver was previously granted, allowing a majority of this block to develop. Strict adherence to the block length requirements would limit the development of the remaining portion of the development.*
  2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant. *The majority of the remainder of the block will have street or public way frontage on three sides. An additional street to break the block length will provide little benefit to the lot or the adjacent tracts.*
  3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations. *The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.*
  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 adjacent tracts already have frontage on Arrington Road and Old Arrington Road.*

**Justification for Waiver 4C – Block 5:**

- C. The requested waiver is for BLOCK LENGTH 4, BLOCK 5, which is 822 feet in length which exceeds the maximum block length of 660'. This block is located on the east side of Block 5 along Old Arrington Road.
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. ***The special circumstances or conditions is this block length waiver was previously granted, allowing a majority of this block to develop. Strict adherence to the block length requirements would limit the development of the remaining portion of the development.***
  2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant. ***The majority of the remainder of the block will have street or public way frontage on three sides. An additional street to break the block length will provide little benefit to the lot or the adjacent tracts.***
  3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations. ***The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.***
  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 adjacent tracts already have frontage on Arrington Road and Old Arrington Road.***

## Waiver to Section 12-8.3.G. Blocks. 4. Block Perimeter

### Justification for Waiver 5A – Block 2:

- A. The requested waiver is for BLOCK PERIMETER, BLOCK 2, which is 8,559 feet in length which exceeds the maximum block perimeter of 2,000'.
  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. *The special circumstances or conditions for this Block is the block extends to the City Limits. TxDOT will not allow us another driveway connection to the SH 6 Frontage Road within our property boundary, which prevents us from breaking the block.*
  2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant. *The Caprock Crossing Development has several developed lots existing and the additional subdivision of the proposed lots to meet the block length requirements may eliminate the interest of local and national business looking to develop in the south College Station area.*
  3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations. *The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.*
  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 adjacent tracts are developed and the majority of the tracts will remain in their current use for a long time not have any effect on subdivision of other land. Additional driveways or street connections to the SH 6 Frontage Road don't meet TxDOT spacing standards from Greens Prairie Road West within the limits of our property.*

**Justification for Waiver 5B – Block 3:**

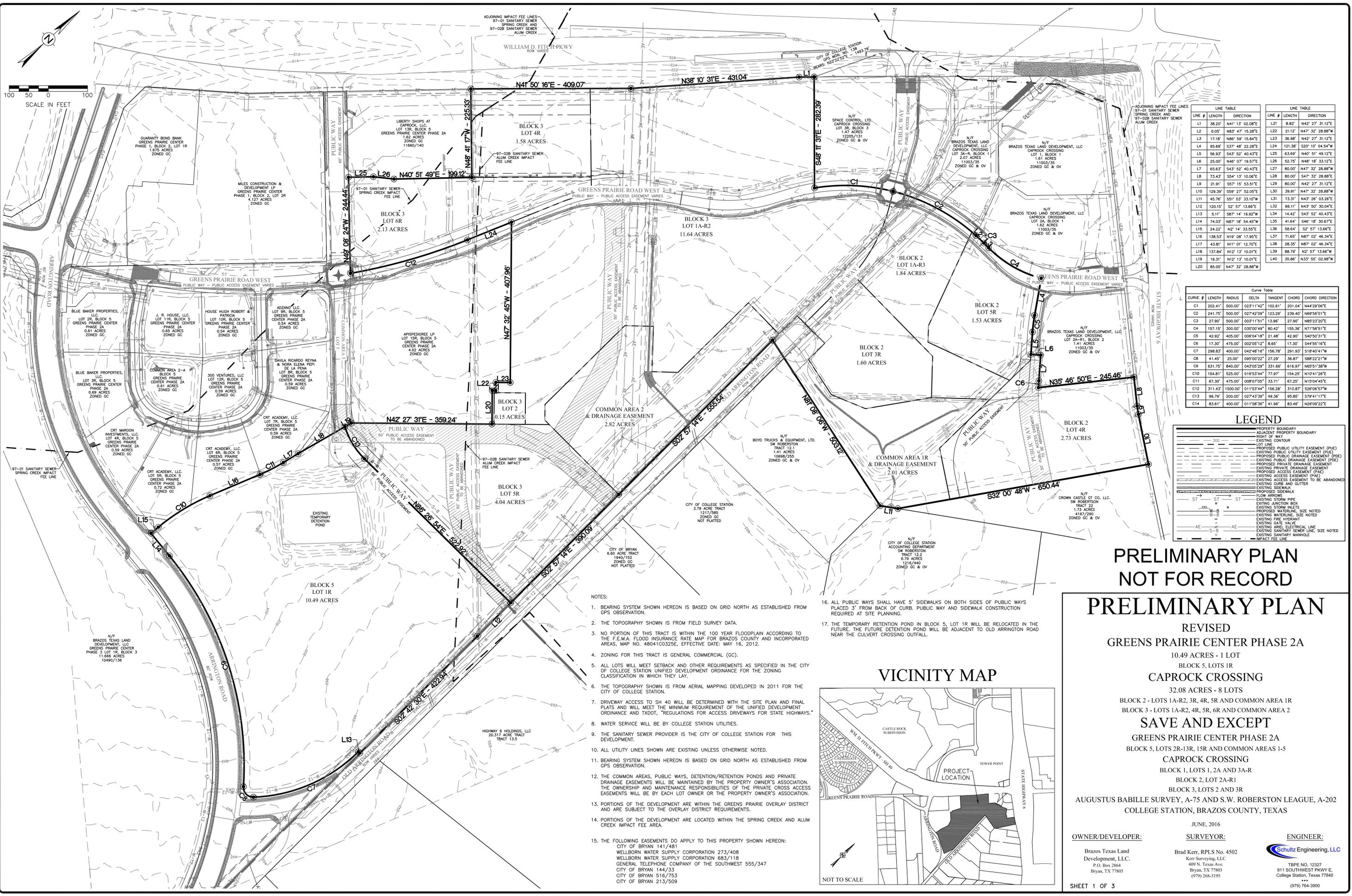
- B.** The requested waiver is for BLOCK PERIMETER, BLOCK 3, which is 3,463 feet in length which exceeds the maximum block perimeter of 2,000’.
1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land. *The special circumstances or conditions is that this block is encumbered by a TxDOT “No Access” Right-of-way Control. There can be no other access points to William D. Fitch Parkway (SH 30) within this block making a break in the block unattainable.*
  2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant. *We seek this waiver in order to responsibly develop the site, over time, and in phases. Strict enforcement of the block length without regard to the property-specific site conditions would be over burdensome, and prohibit the owner from developing the site.*
  3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations. *The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.*
  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 block is contained within the development and access will not be granted to William D Fitch Parkway (SH 40).*

**Justification for Waiver 5C – Block 4:**

- C. The requested waiver is for BLOCK PERIMETER, BLOCK 4, which is 3,723 feet in length which exceeds the maximum block perimeter of 2,000’.
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. ***The special circumstances or conditions is that this block is encumbered by major utility corridors and regional detention in some areas and additional block length is required to provide more adequate land for development. Cross access and circulation will be provided by private access easements in this area.***
  2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant. ***The major utility corridors and regional detention area combined with the block length requirements will limit developable land in this area. An additional public way to break the block length will provide little benefit to the lot in this block. Private cross access easements can be provided within this block to provide vehicular circulation from Greens Prairie Road West to Old Arlington Road.***
  3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations. ***The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.***
  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 adjacent tracts will have public street access, as shown on the Preliminary Plan.***

**Justification for Waiver 5D – Block 5:**

- D.** The requested waiver is for BLOCK PERIMETER, BLOCK 5, which is 3,946 feet in length which exceeds the maximum block perimeter of 2,000’.
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. *The special circumstances or conditions is this block length waiver was previously granted, allowing a majority of this block to develop. Strict adherence to the block length requirements would limit the development of the remaining portion of the development.*
  2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant. *The majority of the remainder of the block will have street or public way frontage on three sides. An additional street to break the block length will provide little benefit to the lot or the adjacent tracts.*
  3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations. *The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.*
  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 adjacent tracts already have frontage on Arrington Road and Old Arrington Road.*



SCALE IN FEET  
0 50 100

LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	38.20'	N41° 13' 02.08"E	L21	8.82'	N42° 27' 31.12"E
L2	0.05'	N83° 48' 15.28"E	L22	21.12'	N47° 32' 28.88"W
L3	17.18'	N81° 59' 15.84"E	L23	36.98'	N42° 27' 31.12"E
L4	95.68'	S37° 48' 22.28"E	L24	121.38'	S20° 10' 04.54"W
L5	56.83'	S43° 52' 40.43"E	L25	63.69'	N40° 51' 49.12"E
L6	25.00'	N40° 07' 19.57"E	L26	52.73'	N48° 16' 33.12"E
L7	85.63'	S43° 52' 40.43"E	L27	80.00'	S47° 32' 28.88"W
L8	73.43'	S54° 13' 10.06"E	L28	80.00'	S47° 32' 28.88"W
L9	21.91'	S57° 15' 53.91"E	L29	80.00'	N42° 27' 31.12"E
L10	129.39'	S58° 27' 52.05"E	L30	39.91'	N47° 32' 28.88"W
L11	45.76'	S51° 03' 33.10"W	L31	73.31'	N43° 26' 03.26"E
L12	120.15'	S2° 57' 13.66"E	L32	66.11'	N43° 50' 30.04"E
L13	5.11'	S87° 14' 19.92"W	L34	14.42'	S43° 52' 40.43"E
L14	74.03'	N87° 16' 54.45"W	L35	41.64'	S46° 16' 30.67"E
L15	24.22'	N2° 14' 33.55"E	L36	58.64'	S2° 57' 13.66"E
L16	138.53'	N19° 08' 17.95"E	L37	71.65'	N87° 02' 46.34"E
L17	43.81'	N11° 01' 12.70"E	L38	28.35'	N87° 02' 46.34"E
L18	137.84'	N12° 13' 10.01"E	L39	88.79'	N2° 57' 13.66"E
L19	19.31'	N12° 13' 10.01"E	L40	35.86'	N33° 55' 02.98"W
L20	85.05'	N47° 32' 28.88"W			

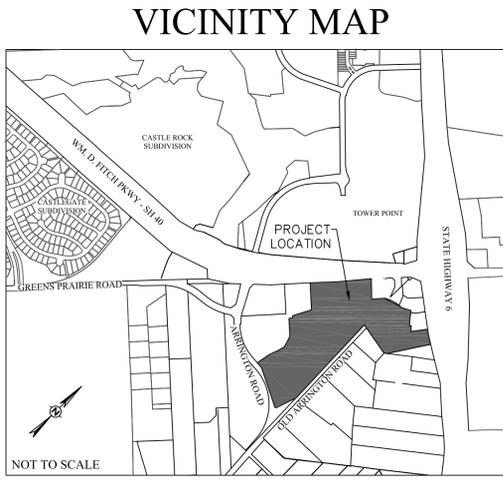
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	202.41'	500.00'	023°11'42"	102.61'	201.04'	N44°29'06"E
C2	241.70'	500.00'	027°42'09"	123.29'	239.40'	N69°56'01"E
C3	27.90'	500.00'	003°11'51"	13.96'	27.90'	N85°23'20"E
C4	157.15'	300.00'	030°04'49"	80.42'	155.36'	N71°58'51"E
C5	42.92'	405.00'	006°04'18"	21.48'	42.90'	S40°50'31"E
C6	17.30'	475.00'	002°05'12"	8.65'	17.30'	S44°55'14"E
C7	298.83'	400.00'	042°48'16"	156.78'	291.93'	S18°40'41"W
C8	41.45'	25.00'	09°00'22"	27.29'	36.87'	S88°22'21"W
C9	631.75'	840.00'	043°05'29"	331.66'	616.97'	N65°51'38"W
C10	154.81'	525.00'	016°53'44"	77.97'	154.25'	N10°41'26"E
C11	87.30'	475.00'	008°07'05"	33.71'	87.25'	N15°04'47"E
C12	311.43'	1500.00'	011°53'44"	156.28'	310.87'	S26°06'57"W
C13	96.79'	200.00'	027°43'39"	49.36'	95.85'	S79°41'17"E
C14	83.61'	400.00'	011°58'36"	41.96'	83.46'	N26°09'22"E

**LEGEND**

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- RIGHT OF WAY
- EXISTING CONTOUR
- LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (PUE)
- EXISTING PUBLIC UTILITY EASEMENT (PUE)
- PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
- EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
- PROPOSED PRIVATE DRAINAGE EASEMENT
- EXISTING PRIVATE DRAINAGE EASEMENT
- PROPOSED ACCESS EASEMENT (PAE)
- EXISTING ACCESS EASEMENT (PAE)
- EXISTING EASEMENT TO BE ABANDONED
- EXISTING CURB AND GUTTER
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- FLOW ARROWS
- EXISTING STORM PIPE
- EXISTING JUNCTION BOX
- EXISTING STORM INLETS
- PROPOSED WATERLINE, SIZE NOTED
- EXISTING WATERLINE, SIZE NOTED
- EXISTING FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING AREAL ELECTRICAL LINE
- EXISTING SANITARY SEWER LINE, SIZE NOTED
- EXISTING SANITARY MANHOLE
- IMPACT FEE LINE

- NOTES:**
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
  - THE TOPOGRAPHY SHOWN IS FROM FIELD SURVEY DATA.
  - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0325E, EFFECTIVE DATE: MAY 16, 2012.
  - ZONING FOR THIS TRACT IS GENERAL COMMERCIAL (GC).
  - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
  - THE TOPOGRAPHY SHOWN IS FROM AERIAL MAPPING DEVELOPED IN 2011 FOR THE CITY OF COLLEGE STATION.
  - DRIVEWAY ACCESS TO SH 40 WILL BE DETERMINED WITH THE SITE PLAN AND FINAL PLATS AND WILL MEET THE MINIMUM REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE AND TxDOT, "REGULATIONS FOR ACCESS DRIVEWAYS FOR STATE HIGHWAYS."
  - WATER SERVICE WILL BE BY COLLEGE STATION UTILITIES.
  - THE SANITARY SEWER PROVIDER IS THE CITY OF COLLEGE STATION FOR THIS DEVELOPMENT.
  - ALL UTILITY LINES SHOWN ARE EXISTING UNLESS OTHERWISE NOTED.
  - BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
  - THE COMMON AREAS, PUBLIC WAYS, DETENTION/RETENTION PONDS AND PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE PRIVATE CROSS ACCESS EASEMENTS WILL BE BY EACH LOT OWNER OR THE PROPERTY OWNER'S ASSOCIATION.
  - PORTIONS OF THE DEVELOPMENT ARE WITHIN THE GREENS PRAIRIE OVERLAY DISTRICT AND ARE SUBJECT TO THE OVERLAY DISTRICT REQUIREMENTS.
  - PORTIONS OF THE DEVELOPMENT ARE LOCATED WITHIN THE SPRING CREEK AND ALUM CREEK IMPACT FEE AREA.
  - THE FOLLOWING EASEMENTS DO APPLY TO THIS PROPERTY SHOWN HEREON:  
CITY OF BRYAN 141/481  
WELLBORN WATER SUPPLY CORPORATION 273/408  
WELLBORN WATER SUPPLY CORPORATION 683/118  
GENERAL TELEPHONE COMPANY OF THE SOUTHWEST 555/347  
CITY OF BRYAN 144/33  
CITY OF BRYAN 516/753  
CITY OF BRYAN 213/509

- ALL PUBLIC WAYS SHALL HAVE 5' SIDEWALKS ON BOTH SIDES OF PUBLIC WAYS PLACED 3' FROM BACK OF CURB. PUBLIC WAY AND SIDEWALK CONSTRUCTION REQUIRED AT SITE PLANNING.
- THE TEMPORARY RETENTION POND IN BLOCK 5, LOT 1R WILL BE RELOCATED IN THE FUTURE. THE FUTURE DETENTION POND WILL BE ADJACENT TO OLD ARRINGTON ROAD NEAR THE CULVERT CROSSING OFFFALL.



**PRELIMINARY PLAN  
NOT FOR RECORD**

**PRELIMINARY PLAN**

**REVISED**

**GREENS PRAIRIE CENTER PHASE 2A**

10.49 ACRES - 1 LOT  
BLOCK 5, LOTS 1R

**CAPROCK CROSSING**

32.08 ACRES - 8 LOTS  
BLOCK 2 - LOTS 1A-R2, 3R, 4R, 5R AND COMMON AREA 1R  
BLOCK 3 - LOTS 1A-R2, 4R, 5R, 6R AND COMMON AREA 2

**SAVE AND EXCEPT**

**GREENS PRAIRIE CENTER PHASE 2A**

BLOCK 5, LOTS 2R-13R, 15R AND COMMON AREAS 1-5  
**CAPROCK CROSSING**

BLOCK 1, LOTS 1, 2A AND 3A-R  
BLOCK 2, LOT 2A-R1  
BLOCK 3, LOTS 2 AND 3R

AUGUSTUS BABILLE SURVEY, A-75 AND S.W. ROBERSTON LEAGUE, A-202  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

JUNE, 2016

**OWNER/DEVELOPER:** Brazos Texas Land Development, LLC  
409 N. Texas Ave.  
P.O. Box 2864  
Bryan, TX 77805

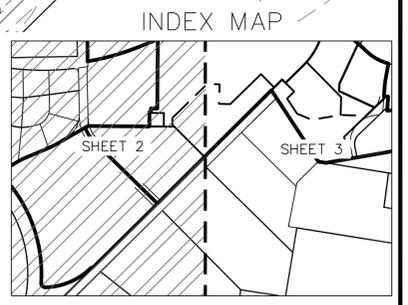
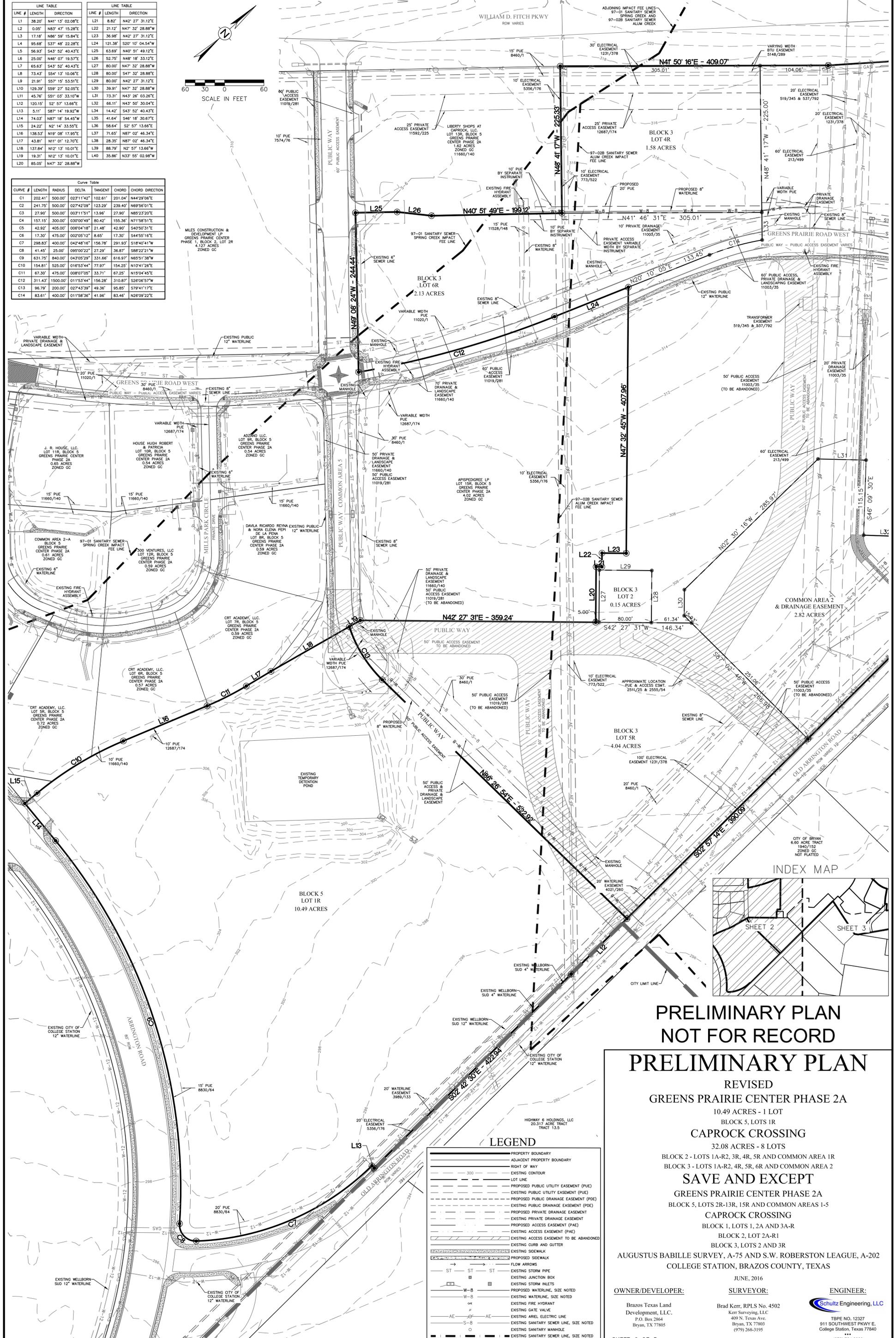
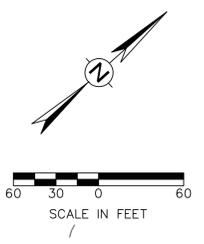
**SURVEYOR:** Brad Kerr, RPLS No. 4502  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
(979) 268-3195

**ENGINEER:** Schultz Engineering, LLC  
TBPE NO. 12327  
911 SOUTHWEST PKWY E.  
College Station, Texas 77840  
(979) 764-3900

SHEET 1 OF 3

LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
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L10	129.39'	S59° 27' 52.05"E	L30	39.91'	N47° 32' 28.88"W
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L13	5.11'	S87° 14' 19.92"W	L33	14.42'	S43° 52' 40.43"E
L14	74.03'	N87° 18' 54.45"W	L34	41.64'	S46° 18' 30.77"E
L15	24.22'	N2° 14' 33.55"E	L35	58.64'	S2° 57' 13.66"E
L16	138.53'	N19° 08' 17.95"E	L36	71.65'	N87° 02' 46.34"E
L17	43.81'	N11° 01' 12.70"E	L37	28.35'	N87° 02' 46.34"E
L18	137.84'	N12° 13' 10.01"E	L38	88.79'	N2° 57' 13.66"W
L19	19.31'	N12° 13' 10.01"E	L39	35.86'	N33° 55' 02.98"W
L20	85.05'	N47° 32' 28.88"W	L40		

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C3	279.00'	500.00'	003°11'51"	13.96'	279.00'	N85°23'20"E
C4	157.15'	300.00'	030°00'49"	80.42'	156.36'	N71°58'51"E
C5	42.92'	405.00'	006°04'18"	21.48'	42.90'	S40°50'31"E
C6	17.30'	475.00'	002°05'12"	8.65'	17.30'	S44°55'16"E
C7	298.83'	400.00'	042°48'16"	156.78'	291.93'	S18°40'41"W
C8	41.45'	25.00'	095°00'22"	27.29'	36.87'	S88°22'21"W
C9	631.75'	840.00'	043°05'29"	331.66'	616.97'	N65°51'26"E
C10	154.81'	525.00'	016°53'44"	77.97'	154.25'	N10°41'26"E
C11	67.30'	475.00'	008°07'05"	33.71'	67.25'	N15°04'45"E
C12	311.43'	1500.00'	011°53'44"	156.28'	310.87'	S26°06'57"W
C13	96.79'	200.00'	027°43'39"	49.38'	95.85'	S79°41'17"E
C14	83.61'	400.00'	011°58'36"	41.98'	83.46'	N26°09'22"E



**PRELIMINARY PLAN  
NOT FOR RECORD**

# PRELIMINARY PLAN

REVISED  
GREENS PRAIRIE CENTER PHASE 2A  
10.49 ACRES - 1 LOT

**CAPROCK CROSSING**

32.08 ACRES - 8 LOTS  
BLOCK 2 - LOTS 1A-R2, 3R, 4R, 5R AND COMMON AREA 1R  
BLOCK 3 - LOTS 1A-R2, 4R, 5R, 6R AND COMMON AREA 2

**SAVE AND EXCEPT**

GREENS PRAIRIE CENTER PHASE 2A  
BLOCK 5, LOTS 2R-13R, 15R AND COMMON AREAS 1-5

**CAPROCK CROSSING**

BLOCK 1, LOTS 1, 2A AND 3A-R

BLOCK 2, LOT 2A-R1

BLOCK 3, LOTS 2 AND 3R

AUGUSTUS BABILLE SURVEY, A-75 AND S.W. ROBERSTON LEAGUE, A-202  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

JUNE, 2016

OWNER/DEVELOPER:

Brazos Texas Land  
Development, LLC.  
P.O. Box 2864  
Bryan, TX 77805

SURVEYOR:

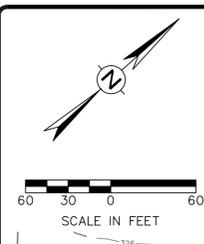
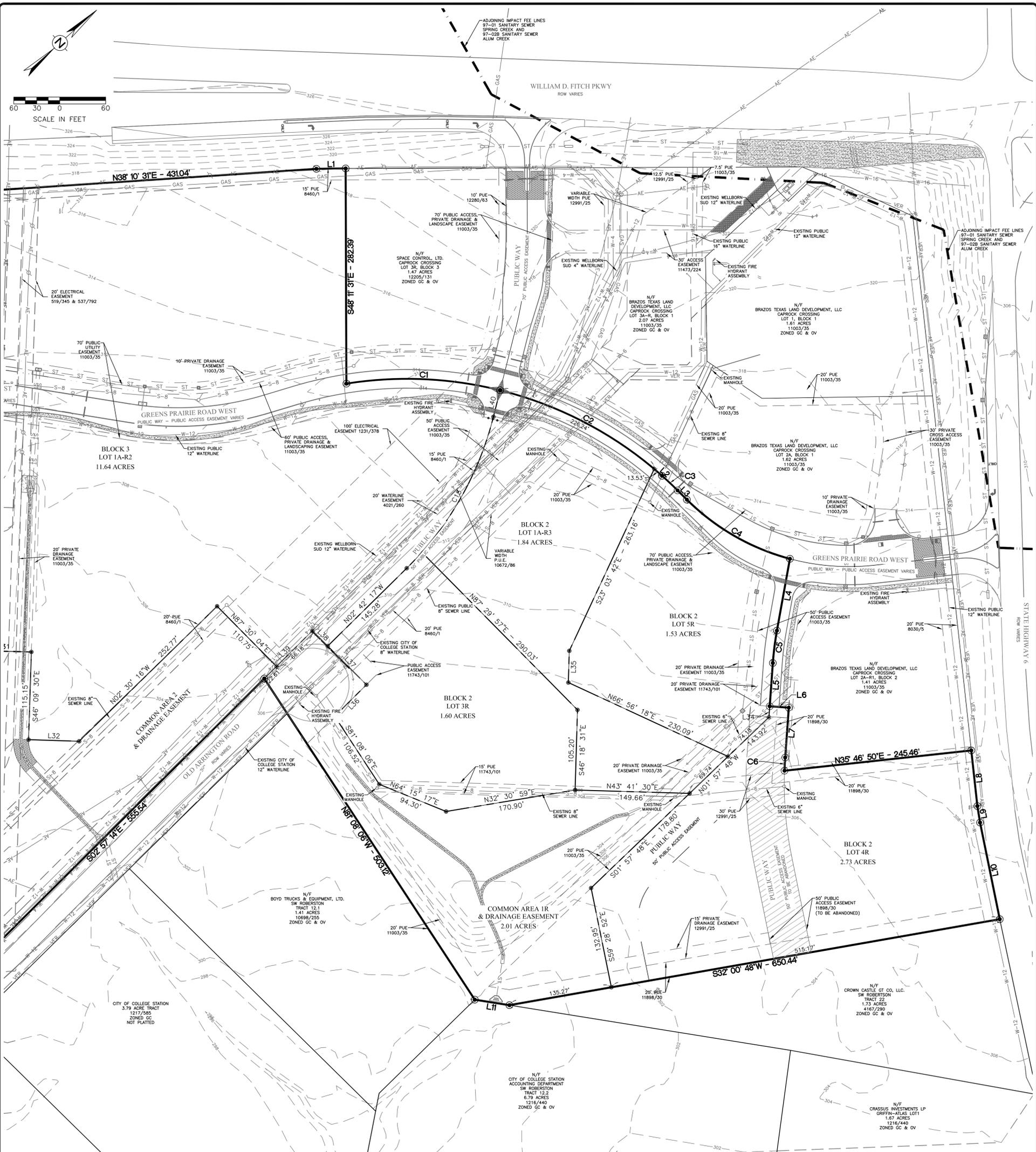
Brad Kerr, RPLS No. 4502  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
(979) 268-3195

ENGINEER:

**Schultz Engineering, LLC**  
TPBE No. 12327  
911 Southwest Pkwy E.  
College Station, Texas 77840  
(979) 764-3900

**LEGEND**

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	RIGHT OF WAY
	EXISTING CONTOUR
	LOT LINE
	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
	EXISTING PRIVATE UTILITY EASEMENT (PUE)
	PROPOSED PRIVATE UTILITY EASEMENT (PUE)
	EXISTING PRIVATE UTILITY EASEMENT (PUE)
	PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
	EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
	PROPOSED PRIVATE DRAINAGE EASEMENT (PDE)
	EXISTING PRIVATE DRAINAGE EASEMENT (PDE)
	PROPOSED ACCESS EASEMENT (PAE)
	EXISTING ACCESS EASEMENT (PAE)
	EXISTING ACCESS EASEMENT TO BE ABANDONED
	EXISTING CURB AND GUTTER
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	FLOW ARROWS
	EXISTING STORM PIPE
	EXISTING STORM BOX
	EXISTING STORM INLETS
	PROPOSED WATERLINE, SIZE NOTED
	EXISTING WATERLINE, SIZE NOTED
	EXISTING FIRE HYDRANT
	EXISTING GATE VALVE
	EXISTING ARIEL ELECTRIC LINE
	EXISTING SANITARY SEWER LINE, SIZE NOTED
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY SEWER LINE, SIZE NOTED

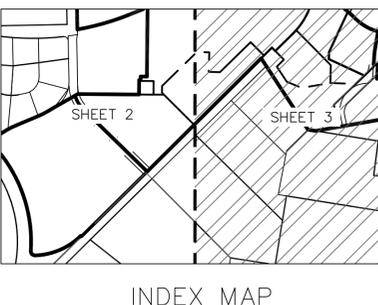
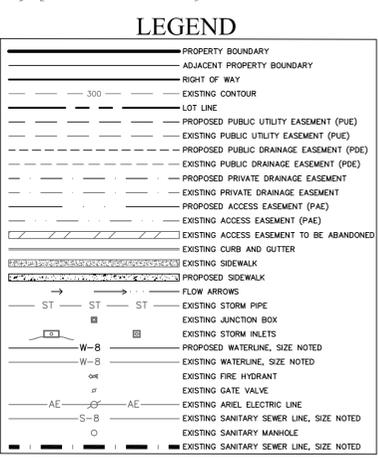


Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	202.41'	500.00'	023°11'52"	102.61'	201.04'	N44°29'06"E
C2	241.75'	500.00'	027°42'09"	123.29'	239.40'	N69°36'01"E
C3	27.90'	500.00'	003°11'51"	13.96'	27.90'	N85°23'20"E
C4	157.15'	300.00'	030°00'49"	80.42'	155.36'	N71°58'51"E
C5	42.92'	405.00'	006°04'18"	21.48'	42.90'	S40°30'31"E
C6	17.30'	475.00'	002°05'12"	8.65'	17.30'	S44°55'16"E
C7	298.83'	400.00'	042°48'16"	156.78'	291.93'	S18°40'41"W
C8	41.45'	25.00'	095°02'22"	27.29'	36.87'	S88°22'21"W
C9	631.75'	840.00'	043°05'29"	331.66'	616.97'	N68°51'38"W
C10	154.81'	525.00'	016°53'44"	77.97'	154.25'	N10°41'28"E
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C13	96.79'	200.00'	02°43'39"	49.36'	95.85'	S79°41'17"E
C14	83.61'	400.00'	01°58'36"	41.96'	83.46'	N26°09'22"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	38.20'	N41°13'02.08"E
L2	0.05'	N83°47'15.28"E
L3	17.18'	N86°59'15.84"E
L4	95.68'	S37°48'22.28"E
L5	56.93'	S43°52'40.43"E
L6	25.00'	N46°07'19.57"E
L7	65.63'	S43°52'40.43"E
L8	73.43'	S54°13'10.06"E
L9	21.91'	S57°15'53.51"E
L10	129.39'	S59°27'52.05"E
L11	45.76'	S51°03'33.10"W
L12	120.15'	S2°57'13.66"E
L13	51.11'	S87°14'19.92"W
L14	74.03'	N87°18'54.45"W
L15	24.22'	N2°14'33.55"E
L16	138.53'	N19°08'17.95"E
L17	43.81'	N11°01'12.70"E
L18	137.84'	N12°13'10.01"E
L19	19.31'	N12°13'10.01"E
L20	85.05'	N47°32'28.88"W



**PRELIMINARY PLAN NOT FOR RECORD**

**PRELIMINARY PLAN**

REVISED  
**GREENS PRAIRIE CENTER PHASE 2A**  
 10.49 ACRES - 1 LOT  
 BLOCK 5, LOTS 1R  
**CAPROCK CROSSING**  
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**SAVE AND EXCEPT**  
 GREENS PRAIRIE CENTER PHASE 2A  
 BLOCK 5, LOTS 2R-13R, 15R AND COMMON AREAS 1-5  
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 BLOCK 1, LOTS 1, 2A AND 3A-R  
 BLOCK 2, LOT 2A-R1  
 BLOCK 3, LOTS 2 AND 3R  
 AUGUSTUS BATTLE SURVEY, A-75 AND S.W. ROBERSTON LEAGUE, A-202  
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

JUNE, 2016

OWNER/DEVELOPER: Brazos Texas Land Development, LLC  
 P.O. Box 2864  
 Bryan, TX 77805

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

ENGINEER: Schultz Engineering, LLC  
 TPBE No. 12327  
 911 SOUTHWEST PKWY E.  
 College Station, Texas 77840  
 (979) 764-3900

SHEET 3 OF 3



## Legislation Details (With Text)

**File #:** 16-0403      **Version:** 1      **Name:** 5068 Raymond Stotzer Parkway- Rezoning  
**Type:** Rezoning      **Status:** Agenda Ready  
**File created:** 6/29/2016      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 7/7/2016      **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 R Rural to PDD Planned Development District for approximately 6.078 acres of land lying and being situated in the J.H. Jones survey, Abstract No. 26, College Station, Brazos County, Texas. Said Tract being a portion of a Called 20.5424 acre tract of land as described by a deed to Camwest Traditions LP recorded in Volume 8555, Page 167 of the Official Public Records of Brazos County, Texas. Generally located at 5068 Raymond Stotzer Parkway, more generally located at the southeast corner of the intersection of Highway 47 Frontage Road and HSC Parkway.  
Case #REZ2016-000015 (Note: Final action on this item is scheduled for the July 28, 2016 City Council meeting - subject to change)

**Sponsors:** Mark Bombek

**Indexes:**

**Code sections:**

**Attachments:** [Staff Report](#)  
[Application](#)  
[Bulk Variance List](#)  
[Concept Plan](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to PDD Planned Development District for approximately 6.078 acres of land lying and being situated in the J.H. Jones survey, Abstract No. 26, College Station, Brazos County, Texas. Said Tract being a portion of a Called 20.5424 acre tract of land as described by a deed to Camwest Traditions LP recorded in Volume 8555, Page 167 of the Official Public Records of Brazos County, Texas. Generally located at 5068 Raymond Stotzer Parkway, more generally located at the southeast corner of the intersection of Highway 47 Frontage Road and HSC Parkway.  
Case #REZ2016-000015 (Note: Final action on this item is scheduled for the July 28, 2016 City Council meeting - subject to change)



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

**REZONING REQUEST**  
**for**  
**5068 Raymond Stotzer Parkway**  
**REZ2016-000015**

**REQUEST:** R Rural to PDD Planned Development District

**SCALE:** 6.078 acres

**LOCATION:** 5068 Raymond Stotzer Parkway, more generally located along State Highway 47 Frontage Road near the intersection of Biomedical Way and Health Science Center Parkway

**APPLICANT:** Tyler Coats

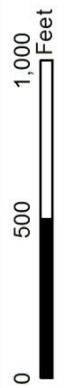
**PROJECT MANAGER:** Mark Bombek, Senior Planner  
mbombek@cstx.gov

**PROJECT OVERVIEW:** The applicant is requesting a zoning change from R Rural to Planned Development District with a base zoning district of BP Business Park. The applicant has requested the proposed amendment to also allow uses such as educational facilities, college and university, hotels, restaurant, and retail sales and service. This an initial step toward developing a mixed use office complex.

**RECOMMENDATION:** Staff recommends approval of the rezoning to PDD Planned Development District, and the associated concept plan with the condition to limit the size of the permitted retail sales uses on the property to 15,000 square feet.



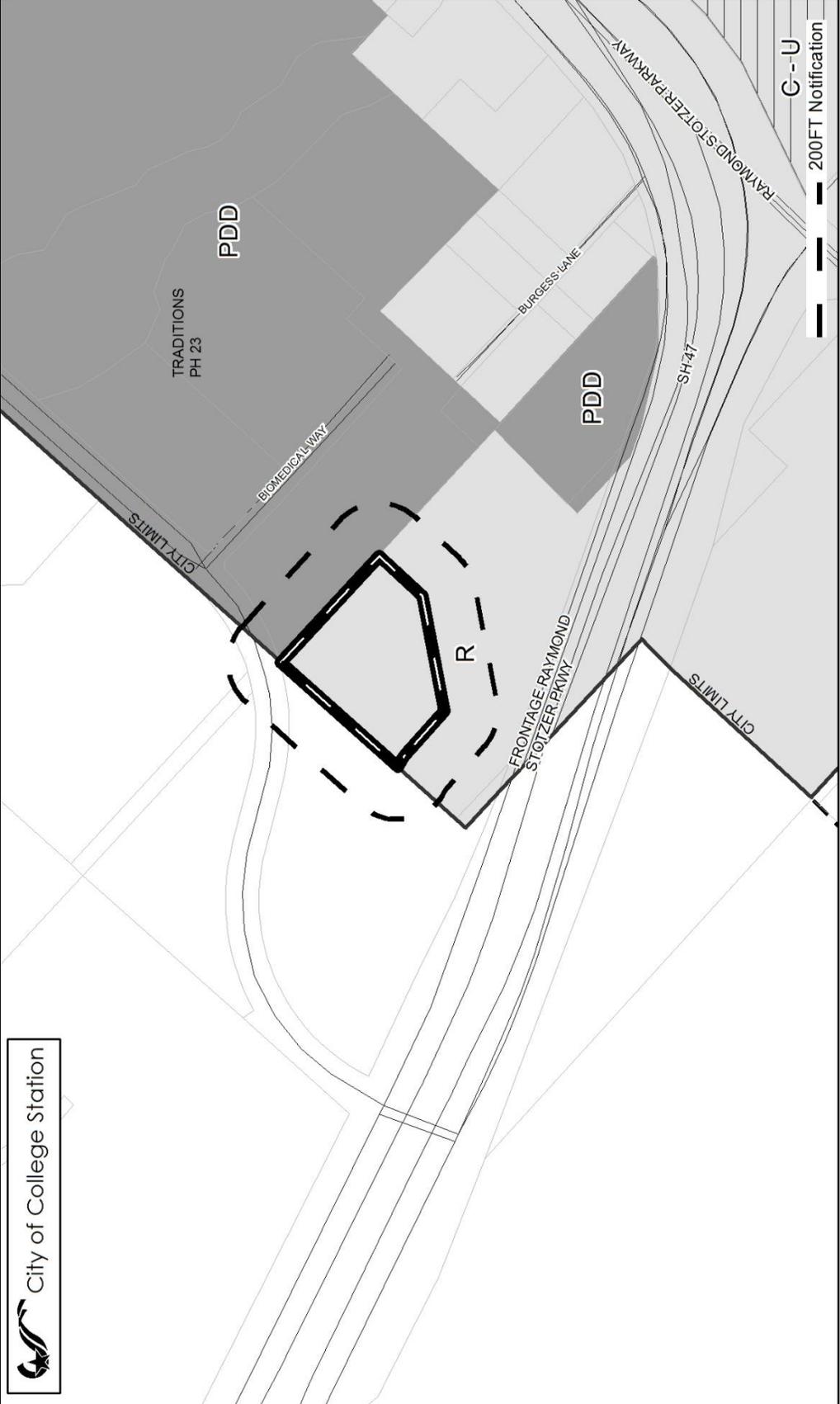
City of College Station



**CAMWEST BIO-PARK**

Case: REZ2016-000015

**REZONING**



**ZONING DISTRICTS (in Grayscale)**

Residential	MU	Mixed-Use	CI	Commercial Industrial	Design Districts	Overlay Districts	Retired Districts
R	MHP	Manufactured Home Pk.	BP	Business Park	WPC	OV	R-1B
E	Restricted Suburban		BPI	Business Park Industrial	NG-1	RDD	Single Family Residential
RS	General Suburban		C-U	College and University	NG-2	KO	Multi-Family
GS	Non-Residential				NG-3	NPO	High Density Multi-Family
D	Natural Area Protected		Planned Districts			NCO	Research and Dev.
T	Office		P-MUD	Planned Mixed-Use Dist.		HP	Light Industrial
MF	Suburban Commercial		PDD	Planned Develop. Dist.			Heavy Industrial
	General Commercial						

**NORTH**

0 500 1,000 Feet

**CAMWEST BIO-PARK**

Case: **REZ2016-000015**

**REZONING**

## NOTIFICATIONS

Advertised Commission Hearing Date: July 7, 2016  
Advertised Council Hearing Date: July 28, 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:  
None

Property owner notices mailed: 8  
Contacts in support: None at the time of this report  
Contacts in opposition: None at the time of this report  
Inquiry contacts: None at the time of this report

## ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	City of Bryan	City of Bryan	City of Bryan
South	Business Park	PDD Planned Development District	Vacant
East	Business Park	PDD Planned Development District	Vacant
West (Across SH 47)	City of Bryan	City of Bryan	City of Bryan

## DEVELOPMENT HISTORY

**Annexation:** June 1995  
**Zoning:** A-O Agricultural Open upon annexation renamed R Rural in 2013  
**Final Plat:** Unplatted  
**Site development:** Vacant

## REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject lot is designated Business Park on the Comprehensive Plan Future Land Use and Character Map and is also located in Presidential Corridor Gateway District. With easy access to Easterwood Airport and being in close proximity to the recently built Health Science Center as part of the Texas A&M University System, this Gateway District should be accommodating business including research and development, office, and light industrial. These uses should build on the assets existing in the area while protecting and enhancing this primary gateway into the City. The proposed development is consistent with the allowable land uses for Presidential Corridor Gateway District and also with surrounding future land use designations.
- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The existing R Rural zoning allows for large lot residential and/or agricultural uses, which is not compatible or supportive of more intense development that is anticipated for the area. Given the property's close proximity to the

BioCorridor Planned Development District, this area is expected to contain uses that support the investment plan that has been set in this District. An R Rural designation does not support the planned growth.

3. **Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The proposed land uses permitted through this request are those allowed in BP Business Park with the addition of education facilities, college and university, educational facility-indoor instruction hotels, restaurant, day care (commercial), Nightclub, Bar or Tavern, permitted with a Conditional Use Permit, and retail sales and service. The additional uses are uses that would be seen more in a General Commercial zoning district as they are services that would serve the larger region. While the BP Business Park designation is intended for more industrial, research and development or office development activity, the additional uses are appropriate as they support the uses planned in the BioCorridor PDD and the property's frontage along State Highway 47 and Health Science Center Parkway. Staff is recommending a size restriction be placed on retail sales uses of a maximum of 15, 000 square feet each as the direction given and planned for this area directly outside of the BioCorridor PDD includes some allowances for small scale retail/sales to support the district and the immediate area while restricting the opportunity for regionally serving 'big box' retailers. The intent of the area surrounding the BioCorridor District is to help preserve and support the district by providing similar and supplementary uses that focus on research and development, manufacturing, office uses, and other additional uses that would serve those that live and work in the area. The applicant feels the request to add the additional uses are necessary to provide an atmosphere capable of creating the mixed use development desired for the BioCorridor 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 R Rural. The current zoning district is suitable for the property given the similar zonings and uses of nearby property. However, this is one of the first rezoning's requested in the area outside of the BioCorridor PDD. While R Rural is suitable with the current land uses the area is expected to see continued change moving forward.
5. **Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property can currently be marketed under the existing R Rural zoning district. However, the applicant has stated that the use is not appropriate or feasible for this property knowing the current development happening on nearby property and the anticipated change in development pattern for the area.
1. **6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** There is an existing 18-inch water main to the northeast of the property, which will need to be extended to and through the property to provide water service. The sanitary service for this property will be provided by the City of Bryan. Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with BCS Unified Design Guidelines. Existing infrastructure appears to be adequate for the proposed use at this time. Access to this portion of the property with the extension of a Public Way that will be constructed with the development of the adjacent property to the East. Considering the proposed uses a Traffic Impact Analysis (TIA) may be required with the site development of this property.

## **REVIEW OF CONCEPT PLAN**

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

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

**General:** The proposed Concept Plan includes uses permitted through BP Business Park with the addition of education facilities, college and university, educational facility- indoor instruction, hotels, restaurant, and retail sales and service as permitted uses. The development will follow all requirements of BP Business Park zoning district with buildings ranging in height from 25 feet to 76 feet following the Easterwood Airport height restrictions.

### **Permitted Uses:**

- Education Facilities
- College and University
- Education Facilities- indoor instruction
- Hotels
- Restaurant
- Day care- commercial
- Nightclub, bar, or tavern- with conditional use permit
- Retail, Sales, and Service- limited to 15,000 square feet
- Uses permitted under BP Business Park zoning

### **Base Zoning and Meritorious Modifications**

At the time of site plan, the project will need to meet all applicable site development standards and platting requirements of the Unified Development Ordinance for the BP Business Park zoning, except where meritorious modifications are granted with the PDD zoning. The applicant is requesting the following meritorious modification:

Allowing education facilities, college and university, educational facility- indoor instruction, hotels, day care-commercial, nightclub, bar or tavern permitted with a conditional use permit, restaurant, and retail sales and service as permitted uses.

### **Community Benefits**

The applicant has listed the following as community benefits proposed by the development that will offset the modifications requested under the PDD Planned Development District: The additional land uses are necessary to provide all the land uses necessary to create the mixed use development desired for the BioCorridor District.

### **STAFF RECOMMENDATION**

Staff recommends approval of the rezoning to PDD Planned Development District, and the associated concept plan with the condition to limit the size of the permitted retail sales uses on the property to 15,000 square feet.

### **SUPPORTING MATERIALS**

1. Application
2. Bulk Variance List
3. Concept Plan
4. Rezoning Map



<b>FOR OFFICE USE ONLY</b>	
CASE NO.:	_____
DATE SUBMITTED:	_____
TIME:	_____
STAFF:	_____

## ZONING MAP AMENDMENT (REZONING) APPLICATION PLANNED DISTRICTS

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

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

### MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication Conference December 2, 2015

NAME OF PROJECT CamWest Bio-Park

ADDRESS 5068 Raymond Stotzer Parkway

LEGAL DESCRIPTION (Lot, Block, Subdivision) John H. Jones Survey A-26

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

On SH 47 Frontage Road between Burgess Lane and HSC Parkway

TOTAL ACREAGE 6.078

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

Name Tyler Coats E-mail tcoats@roserock.com  
Street Address 318 North Bryan Avenue  
City Bryan State Texas Zip Code 77803  
Phone Number 979.823.8525 Fax Number 979.823.8521

PROPERTY OWNER'S INFORMATION:

Name Kim Eubanks - Camwest Traditions, LP E-mail keubanks@camwest2.com  
Street Address 351 Adriatic Pkwy  
City McKinney State Texas Zip Code 75070  
Phone Number 979.542.8290 Fax Number 979.542.2170

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

Name Schultz Engineering, LLC - Joe Schultz, P.E. E-mail eng@schultzeng.com  
Street Address 911 Southwest Parkway East  
City College Station State Texas Zip Code 77840  
Phone Number 979.764.3900 Fax Number 979.764.3910

This property was conveyed to owner by deed dated April 22, 2008 and recorded in Volume 8555, Page 167 of the Brazos County Official Records.

Existing Zoning R - Rural Proposed Zoning PDD - Planned Development District

Present Use of Property Vacant

Proposed Use of Property Business/Bio-Park

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

Business Park Zoning District (reference list of requested additional uses attached)

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

If P-MUD:

Approximate percentage of residential land uses: \_\_\_\_\_

Approximate percentage of non-residential land uses: \_\_\_\_\_

**REZONING SUPPORTING INFORMATION**

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

Economic development in College Station and within the BioCorridor are conditions that make this zoning change necessary. Businesses are looking to grow, expand, and locate in College Station, and this zoning change will allow for development which serves the needs of those businesses and benefits the community.

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

*The zone change request and proposed uses have been made with the Comprehensive Plan in mind. The vision for the development of the property as a business park corresponds with the Future Land Use and Character Map within the Comprehensive Plan (Chapter 2, Map 2.2).*

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 requested uses for this property are compatible with uses already established for neighboring tracts and is in line with the community's vision for the future for the specific area. The tract borders the BioCorridor Planned Development District and the requested uses are compatible with the BioCorridor Zoning Districts BC-R&D, BC-O&R, BC-M, which allow for various uses such as residential, office, medical services, retail sales & service, and light & heavy research & development (Article 1 Land Use, 1.1 & 1.2).*

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

*The property is suitable for the uses permitted in the rezoning district requested. As mentioned above, rezoning this tract will extend uses already approved for neighboring properties. The physical location and features of the undeveloped property also lend themselves to the requested uses. The location will ultimately be accessible by Highway 47 and HSC Parkway.*

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

*While the property is suitable for some of the uses permitted in the current zoning district, they are not ideal when taking into account the neighboring businesses, developments, and again, the nearby zoning districts. Current and future developments in the vicinity, and especially within the BioCorridor, will be complimented by those uses which have been requested.*

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

*Marketability for the property based on current permitted uses is not near as ideal as those being requested. They are not as compatible with current trends and interests in regard to property uses and economic demand in the area.*

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

*If this zone change is granted it will allow efforts to continue, and next steps to be taken, in the pursuit of developing and improving a tract of land that is in an ideal location for those uses which have been requested. Development of the land near the BioCorridor to compliment the BioCorridor uses will be necessary.*

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

*The proposed development intends to be a premier business park in College Station. Currently, there are no business parks of this scope and scale available in the local market. There are relatively few options for office space in buildings, especially within a business park setting, that have been constructed in the past fifteen to twenty years. As economic development in the Bryan and College Station region continues, a development like the one being proposed will be in demand. The proposed development intends to serve businesses, entrepreneurs, researchers, and organizations already within our community while drawing in others from without.*

### CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

*The anticipated building heights will range from 25' to 76'. The Airport zone limit elevation is 408, and the existing ground is 332.*

2. Provide a general statement regarding the proposed drainage.

*The drainage from the site will be conveyed to stormwater detention facilities and then ultimately discharged in the TXDOT right of way. The drainage systems will be in accordance with the UDO.*

3. List the general bulk or dimensional variations sought.

*The general variations sought are for the addition of land uses to the base zoning district of Business Park. These uses are as follows: Reference attached Concept Plan and list of requested uses.*

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

*The additional land uses are necessary to provide all the land uses necessary to create the mixed use development desired for the BioCorridor District.*

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

*The additional land uses are necessary to provide all the land uses necessary to create the mixed use development desired for the BioCorridor District.*

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

*The Comprehensive Plan is for this land to be Business Park which is the basis for this rezoning with the addition of land uses which will compliment the BioCorridor and also conform with the policies, goals and the objectives of the Comprehensive Plan.*

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

*The development will have land uses similar to the proposed uses in the BioCorridor and for the adjacent areas and will increase the value of the adjacent land.*

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

*If residential uses are proposed, access will be provided by public or private access easements from SH 47 or HSC Parkway or the Public Way to Bio Medical Way to the location of the residential use.*

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

*No parks or schools are part of this development. The only public facilities will be utilities and possibly a street.*

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

*The land will be developed in accordance with the UDO to ensure it is not detrimental to the public health, safety, welfare and the properties or improvements in the vicinity.*

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

*The plan will provide vehicular, bicycle, and pedestrian facilities and circulation that don't exist at this time thereby it will not adversely affect the safety and convenience of vehicular, bicycle or pedestrian circulation.*

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

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

**SEE NEXT PAGE FOR SIGNATURE.**

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

\_\_\_\_\_  
Date

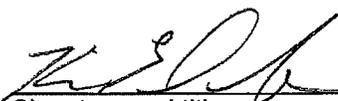
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CamWesT Traditions LP  
By Kim Eubanks, President  
CamWesT Traditions LLC  
General Partner

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

04/27/16  
\_\_\_\_\_  
Date

**CONCEPTUAL PDD/P-MUD SITE PLAN MINIMUM REQUIREMENTS  
(ALL CITY ORDINANCES MUST BE MET)  
INCLUDING BUT NOT LIMITED TO THE FOLLOWING:**

- A key map (not necessarily to scale).
- Title block to include:
  - Name, address, location, and legal description.
  - Name, address, and telephone number of applicant
  - Name, address, and telephone number of developer/owner (if differs from applicant)
  - Name, address, and telephone number of architect/engineer (if differs from applicant)
  - Date of submittal
  - Total site area
- North arrow.
- 100-year floodplain and floodway (if applicable) on or adjacent to the proposed project site, note if there is none on the site.
- Show the approximate location of the following:
  - Parking areas
  - Building sites and an indication of their use
  - Artificially lit areas
  - Open spaces/conservation areas
  - Greenways
  - Streets and access
  - Parks
  - Schools
  - Trails
  - Buffer areas (or a statement indicating buffering proposed)
  - Other special features
- Approximate accessways, pedestrian and bikeways.
- Common and open space areas.

The general bulk variances for this project are for the addition of land uses to the base zoning district of Business Park (BP).

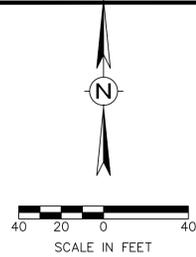
The following are the additional land uses:

Public, Civic and Institutional

- Educational Facility, College and University
- Educational Facility, Indoor Instruction
- Health Care, Medical Clinics

Commercial, Office and Retail

- Drive-in/Thru Window – Pharmacy or Bank Teller
- Health Club/Sports Facility, Outdoor
- Hotels
- Night Club, Bar or Tavern – These uses permitted only under a conditional use permit
- Restaurants
- Retail Sales and Services



CONCEPT PLAN NOTES:  
 1. THE BASE ZONING DISTRICT FOR THIS PROPERTY WILL BE BP BUSINESS PARK. THE LAND USES FOR THIS PROPERTY ARE THOSE ALLOWED IN BP ZONING WITH THE ADDITION OF THE FOLLOWING:

- PUBLIC, CIVIC AND INSTITUTIONAL
- EDUCATIONAL FACILITY, COLLEGE AND UNIVERSITY
  - EDUCATIONAL FACILITY, INDOOR INSTRUCTION
  - HEALTH CARE, MEDICAL CLINICS
- COMMERCIAL, OFFICE AND RETAIL
- DRIVE-IN/THRU WINDOW - PHARMACY OR BANK TELLER
  - HEALTH CLUB/SPORTS FACILITY, OUTDOOR
  - HOTELS
  - NIGHT CLUB, BAR OR TAVERN - THESE USES PERMITTED ONLY UNDER A CONDITIONAL USE PERMIT
  - RESTAURANTS
  - RETAIL SALES AND SERVICE

HSC PARKWAY

125' R.O.W. - PAVEMENT VARIES

PROPOSED TRADITIONS PHASE 24 LOT 1, BLOCK 1

N/F  
 BRYAN COMMERCE AND DEVELOPMENT  
 REMAINDER OF CALLED 56.217 ACRE TRACT  
 7878/273  
 ZONED R

BUILDING

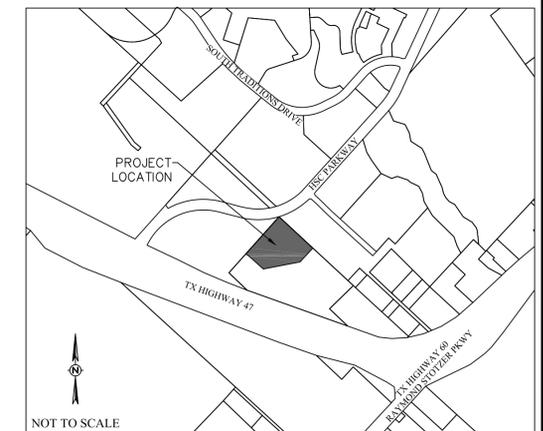
PUBLIC WAY  
 20' PAVEMENT WIDTH

PARKING

PARKING

N/F  
 BRYAN COMMERCE AND DEVELOPMENT INC.  
 REMAINDER OF CALLED 324.83 ACRE TRACT  
 4023/91  
 ZONED PDD

VICINITY MAP



STORM WATER DETENTION AREA

PUBLIC STREET OR PUBLIC WAY

ZONING LIMITS

N/F  
 CAMWEST TRADITIONS LP  
 CALLED 20,5424 ACRE TRACT  
 8555/167

CONCEPT PLAN  
 CAMWEST BIO-PARK  
 6.078 ACRES

COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1"=40'  
 APRIL 2016

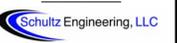
OWNER/DEVELOPER:

CAMWEST TRADITIONS LP  
 351 ADRIATIC PKWY  
 MCKINNEY, TX 75070-5540

SURVEYOR:

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

ENGINEER:



TBPE NO. 12327  
 911 Southwest Parkway East  
 College Station, Texas 77845  
 ...  
 (979) 764-3900