



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

Planning and Zoning Commission Workshop

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

Thursday, September 15, 2016

6:00 PM

City Hall Council Chambers

1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev
4. [16-0588](#) Discussion of Minor & Amending Plats Approved by Staff.
*Final Plat ~ Spring Creek Townhomes Phase 2 & 3 ~ 1778 Heath Drive ~ Case # FP2016-000031 (Lazo)
5. [16-0567](#) 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. [16-0568](#) Presentation, possible action, and discussion regarding an update on the Wastewater Master Plan as a part of the 2016 P&Z Plan of Work.

Sponsors: Coleman
7. [16-0589](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, September 22, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 2:00 p.m. and Regular 3:00 p.m.
*Thursday, October 6, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
8. [16-0590](#) Presentation, possible action, and discussion regarding an update on the following items:
*An Ordinance Amendment amending Chapter 12, "Unified Development Ordinance," Section 7.2.H.2 "Single-Family Height Protection," of the Code of Ordinances. The Planning & Zoning Commission heard this item on August 4, 2016, and voted (5-0) to recommend approval. The City Council heard this item on September 8, 2016 and voted (6-0) to approve the request.
*A Rezoning for approximately one acre located at the corner of Harvey Road and Pamela Lane from R Rural to SC Suburban

Commercial. The Planning & Zoning Commission heard this item on August 18, 2016 and voted (6-0) to recommend approval. The City Council heard this item on September 8, 2016 and voted (6-0) to approve the request.

9. Discussion, review and possible action regarding the following meetings: Design Review Board, 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.

11. Adjourn.

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

APPROVED

City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on September 12, 2016 at 5:00 p.m.

City Secretary

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

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

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

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

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



Legislation Details (With Text)

File #: 16-0588 **Version:** 1 **Name:** Minor/Amending Plats
Type: Updates **Status:** Agenda Ready
File created: 9/7/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 9/15/2016 **Final action:**
Title: Discussion of Minor & Amending Plats Approved by Staff.
*Final Plat ~ Spring Creek Townhomes Phase 2 & 3 ~ 1778 Heath Drive ~ Case # FP2016-000031
(Lazo)

Sponsors:

Indexes:

Code sections:

Attachments:

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

Discussion of Minor & Amending Plats Approved by Staff.
*Final Plat ~ Spring Creek Townhomes Phase 2 & 3 ~ 1778 Heath Drive ~ Case # FP2016-000031
(Lazo)



Legislation Details (With Text)

File #: 16-0567 **Version:** 2 **Name:** 2016 P&Z Plan of Work
Type: Updates **Status:** Agenda Ready
File created: 9/2/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 9/15/2016 **Final action:**
Title: Presentation, possible action, and discusssion 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
------	------	-----------	--------	--------

Presentation, possible action, and discusssion regarding the consideration of the 2016 P&Z Plan of Work (see attached)

2016 Planning & Zoning Commission Plan of Work

Comprehensive Plan Items

Implementation of Adopted Plans	
<p><i>Summary:</i> Implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Central College Station, Eastgate, Southside Area, Wellborn Community, and South Knoll Area neighborhood plans, and Bicycle, Pedestrian & Greenways, Parks and Recreation, Water, Waste Water, Medical District, and Economic Development master plans.</p>	<p><i>Project Dates:</i></p>
Staff Assigned: P&DS Staff	Anticipated Completion: on-going
Review of Adopted Plans	
<p><i>Summary:</i> After action review of adopted planning areas, specifically Northgate, BioCorridor, and Medical Districts. This may also include a tour of one of the planning areas mentioned above.</p>	<p><i>Project Dates:</i></p>
Staff Assigned: Economic Development & Molly Hitchcock	Anticipation Initiation:
Update on Wastewater Master Plan	
<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> 9/15/16: Provide an update to P&Z on the Wastewater Master Plan- DC</p>
Staff Assigned: Water/Wastewater	Anticipated Completion: 9/15/2016

Impact Fees for Water, Wastewater, and Roadways	
<p><i>Summary:</i> Engineering consultants have been engaged and impact fee studies are underway. Council recently appointed the P&Z Commission as the Impact Fee Advisory Committee (IFAC) with additional members for representation from the ETJ (water/wastewater), and Home Builders Association, as well as citizens/neighborhoods. Several presentations and findings are forthcoming to the IFAC and Council over the next few months for review and consideration. The IFAC will eventually be asked to advise the Council on Impact Fees.</p>	<p><i>Project Dates:</i> 7/21/16: IFAC began to review calculation of maximum impact fees 8/4/16: IFAC reviewed calculation of maximum impact fees for Water/Wastewater and provided comment. 9/1/16: IFAC reviewed calculation of maximum impact fees for roadways and provided comment.</p>
<p>Staff Assigned: Alan Gibbs & Dave Coleman</p>	<p>Completed: 9/1/2016</p>

*Annexation Task Force Implementation	
<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

*Traffic Calming Toolkit	
<p><i>Summary:</i> Receive information regarding the current traffic calming policy, including updates as recommended by the Council Transportation and Mobility Committee. Additionally receive update on the implementation of the neighborhood parking toolbox created by the Neighborhood Transportation Task Force.</p>	<p><i>Project Dates:</i></p>
<p>Staff Assigned: Danielle Singh & Troy Rother</p>	<p>Anticipated Completion: Spring 2017</p>

Traffic Impact Analysis for Single-Family Development	
<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> 8/4/16: P&Z recommended approval of Single-Family TIA Ordinance Amendment 8/11/16: City Council approved Single-Family TIA Ordinance Amendment</p>
<p>Staff Assigned: Danielle Singh</p>	<p>Completed: 8/11/16</p>

Student Housing in Established Single-Family Neighborhoods	
<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>
<p>Staff Assigned: Tiffany Cousins</p>	<p>Anticipated Completion: Winter 2016-2017</p>

Update on Landscaping Requirements for Single-Family Developments	
<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>
<p>Staff Assigned: P&DS</p>	<p>Anticipated Completion: Spring 2017</p>

UDO Regulatory Items

Wellborn Zoning Districts	
<i>Summary:</i> Implement the Wellborn Community Plan by creating new or modified zoning districts as described in the Plan.	<i>Project Dates:</i> 6/16/16: P&Z recommended approval of UDO amendment for zoning districts 7/28/16: City Council adopted UDO amendment for zoning districts
Staff Assigned: J. Bullock	Completed: July 2016

Sign Ordinance Revisions	
<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: P&DS & Legal	Anticipated Completion: Spring 2017

Update on Off-Street Parking Requirements	
<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: P&DS	Anticipated Completion: Spring 2017

*Research Multi-Family Zoning Options	
<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: P&DS	Anticipated Completion: Spring 2017

On-Going Items

Pre-Application Conference Overview	
<i>Summary:</i> Provide an update on the Pre-Application Conference process.	<i>Project Dates:</i> 07/07/16 Provide an overview of the PAC Process and provide an update on the PAC survey.
Staff Assigned: Bombek	Completed: 7/7/16

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

Economic Development Updates	
<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: Economic Development	Anticipated Initiation: June 2016



Legislation Details (With Text)

File #: 16-0568 **Version:** 2 **Name:** Water/Wastewater Master Plan Update
Type: Updates **Status:** Agenda Ready
File created: 9/2/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 9/15/2016 **Final action:**
Title: Presentation, possible action, and discussion regarding an update on the Wastewater Master Plan as a part of the 2016 P&Z Plan of Work.
Sponsors: David Coleman
Indexes:
Code sections:
Attachments:

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

Presentation, possible action, and discussion regarding an update on the Wastewater Master Plan as a part of the 2016 P&Z Plan of Work.



Legislation Details (With Text)

File #: 16-0589 **Version:** 2 **Name:** Upcoming Meetings
Type: Updates **Status:** Agenda Ready
File created: 9/7/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 9/15/2016 **Final action:**
Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, September 22, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 2:00 p.m.
and Regular 3:00 p.m.
*Thursday, October 6, 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
------	------	-----------	--------	--------

Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, September 22, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 2:00 p.m.
and Regular 3:00 p.m.
*Thursday, October 6, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular
7:00 p.m.



Legislation Details (With Text)

File #:	16-0590	Version:	1	Name:	Updates on Items Heard
Type:	Updates	Status:		Status:	Agenda Ready
File created:	9/7/2016	In control:		In control:	Planning and Zoning Commission Workshop
On agenda:	9/15/2016	Final action:		Final action:	

Title: Presentation, possible action, and discussion regarding an update on the following items:
*An Ordinance Amendment amending Chapter 12, "Unified Development Ordinance," Section 7.2.H.2 "Single-Family Height Protection," of the Code of Ordinances. The Planning & Zoning Commission heard this item on August 4, 2016, and voted (5-0) to recommend approval. The City Council heard this item on September 8, 2016 and voted (6-0) to approve the request.
*A Rezoning for approximately one acre located at the corner of Harvey Road and Pamela Lane from R Rural to SC Suburban Commercial. The Planning & Zoning Commission heard this item on August 18, 2016 and voted (6-0) to recommend approval. The City Council heard this item on September 8, 2016 and voted (6-0) to approve the request.

Sponsors:

Indexes:

Code sections:

Attachments:

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

Presentation, possible action, and discussion regarding an update on the following items:
*An Ordinance Amendment amending Chapter 12, "Unified Development Ordinance," Section 7.2.H.2 "Single-Family Height Protection," of the Code of Ordinances. The Planning & Zoning Commission heard this item on August 4, 2016, and voted (5-0) to recommend approval. The City Council heard this item on September 8, 2016 and voted (6-0) to approve the request.
*A Rezoning for approximately one acre located at the corner of Harvey Road and Pamela Lane from R Rural to SC Suburban Commercial. The Planning & Zoning Commission heard this item on August 18, 2016 and voted (6-0) to recommend approval. The City Council heard this item on September 8, 2016 and voted (6-0) 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.

Thursday, September 15, 2016

7:00 PM

City Hall Council Chambers

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

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

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

4. Consent Agenda

- 4.1** [16-0551](#) Consideration, possible action, and discussion on Absence Requests from meetings.
*Casey Oldham ~ September 1, 2016

Attachments: [Casey Oldham](#)

- 4.2** [16-0587](#) Consideration, possible action, and discussion to approve meeting minutes.
*September 1, 2016 ~ Workshop
*September 1, 2016 ~ Regular

Attachments: [September 1 2016 Workshop](#)
[September 1 2016 Regular](#)

- 4.3** [16-0598](#) Presentation, possible action, and discussion regarding a

Preliminary Plan for Brewster Pointe consisting of 67 residential lots on approximately 21.921 acres and 5 common areas on approximately 4.753 acres located at 3451 Barron Cut-Off Road, generally located south of Barron Cut-Off. Case #PP2016-000015

Sponsors: Cousins

Attachments: [Staff Report](#)
[Application](#)
[PP Brewster Pointe](#)

4.4 [16-0561](#) Presentation, possible action, and discussion regarding a Final Plat for Traditions Phase 101 consisting of two lots and common area on approximately 22 acres, generally located south of the intersection of HSC Parkway and South Traditions Drive. Case #FPCO2016-000015

Sponsors: Bullock

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

4.5 [16-0552](#) Presentation, possible action, and discussion regarding a Final Plat for Williams Creek Lake Estates Ph. 1 consisting of 29 single-family lots and 3 common areas on approximately 36 acres located at 2442 Carl Lane, generally located northwest of the intersection of William D. Fitch Parkway and Rock Prairie Road East. Case #FP2015-000012

Sponsors: Thomas

Attachments: [Staff Report](#)
[Application](#)
[Final Plat Ph. 1](#)

Regular Agenda

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

6. [16-0542](#) Public hearing, presentation, possible action, and discussion on a Conditional Use Permit for a Mobile Food Court in NG-1, located at 203 First Street, which is generally located south of Church Avenue and west of First Street. Case #CUP2016-000001 (Note: Final action on this item is scheduled for the October 13, 2016 City Council meeting - subject to change.)

Sponsors: Thomas

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

7. [16-0570](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from PDD Planned Development District to T Townhouse for approximately 14.636 acres being J.W. Scott Survey, Tract 29, College Station, Brazos County, Texas, Recorded in Volume 7541, Page 214 of the Deed Records of Brazos County, Texas, generally located north of Harvey Road and west of FM 158. Case #REZ2016-000025 (Note: Final action on this item is scheduled for the October 13, 2016 City Council meeting - subject to change)

Sponsors: Lazo

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

8. [16-0569](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from O Office to PDD Planned Development District for approximately 1.66 acres being Lot G, Chimney Hill Subdivision, College Station, Brazos County, Texas, recorded in Volume 3043, Page 204, of the Deed Records of Brazos County, Texas, generally located at the intersection of Tarrow Street and Autumn Circle. Case REZ2016-000027 (Note: Final action on this item is scheduled for the October 13, 2016 City Council meeting - subject to change)

Sponsors: Lazo

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

City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on September 12, 2016 at 5:00 p.m.

City Secretary

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

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

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

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

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



Legislation Details (With Text)

File #: 16-0551 **Version:** 1 **Name:** Absence Requests
Type: Absence Request **Status:** Agenda Ready
File created: 8/30/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 9/15/2016 **Final action:**
Title: Consideration, possible action, and discussion on Absence Requests from meetings.
*Casey Oldham ~ September 1, 2016

Sponsors:

Indexes:

Code sections:

Attachments: [Casey Oldham](#)

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

Consideration, possible action, and discussion on Absence Requests from meetings.
*Casey Oldham ~ September 1, 2016



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Casey Oldham

Request Submitted on August 30, 2016

I will not be in attendance at the meeting on September 1, 2016
for the reason specified: (Date)

Will not be available for the meeting.

Signature Casey Oldham



Legislation Details (With Text)

File #: 16-0587 Version: 1 Name: Minutes
Type: Minutes Status: Agenda Ready
File created: 9/7/2016 In control: Planning and Zoning Commission Regular
On agenda: 9/15/2016 Final action:
Title: Consideration, possible action, and dicussion to approve meeting minutes.
*September 1, 2016 ~ Workshop
*September 1, 2016 ~ Regular

Sponsors:

Indexes:

Code sections:

Attachments: [September 1 2016 Workshop](#)
[September 1 2016 Regular](#)

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

Consideration, possible action, and dicussion to approve meeting minutes.
*September 1, 2016 ~ Workshop
*September 1, 2016 ~ Regular

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
September 1, 2016 5:30 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

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

COMMISSIONERS ABSENT: Casey Oldham

IFAC MEMBERS PRESENT: Don Hellriegel, Randy French

CITY COUNCIL MEMBERS PRESENT: Blanche Brick, Steve Aldrich

CITY STAFF PRESENT: Kelly Templin, Chuck Gilman, Jeff Kersten, Donald Harmon, Lance Simms, Alan Gibbs, Molly Hitchcock, Natalie Ruiz, Carol Cotter, Danielle Singh, Kevin Ferrer, Mark Bombek, Jessica Bullock, Jenifer Paz, Jennifer Prochazka, Rachel Lazo, Madison Thomas, Tiffany Cousins, Timothy Horn, Mary Ann Powell, Lauren Basey and Kristen Hejny

1. Call the meeting to order.

Chairperson Kee Called the meeting to order at 5:35 p.m.

2. Presentation, possible action, and discussion regarding the Roadway Impact Fee Advisory Committee reviewing and making a recommendation on the Maximum Calculated Roadway Impact Fees.

This item was heard after Workshop Agenda Item #3.

City Engineer Gibbs and Jeff Whitacre, Consultant, presented this item to the IFAC.

IFAC Member Hellriegel asked if the Maximum Calculated Fee, is a product of state law, or Staff recommendation.

City Engineer Gibbs stated that the Maximum Calculated Fee is based on state law allowance.

IFAC Member French asked for a clarification on a “vehicle mile”.

Jeff Whitacre, Kimley Horn, responded that a vehicle mile is the product of a calculation of trip length times the number of trips based on one peak hour. Mr. Whitacre also stated that the calculations are calibrated to individual cities based upon data provided from the Metropolitan Planning Organization (MPO).

IFAC Member Hellriegel asked if the benchmark city numbers are the assessed impact fee, or the maximum fee.

Mr. Whitacre stated that these numbers are the assessed fee.

IFAC Member French asked if the benchmark cities presented were the only cities utilizing Roadway Impact Fees.

Mr. Whitacre stated that there are approximately 50 cities in Texas that have enacted the Roadway Impact Fees.

Chairperson Kee asked if the benchmark cities used the Roadway Impact Fees for both residential and non-residential developments, or were any land use categories exempt.

Mr. Whitacre responded that the Impact Fees/vehicle mile can be set to specific land uses.

Commissioner Rektorik asked if the impact fee can be changed by City Council after adoption.

Mr. Whitacre stated that the fee cannot go above the maximum and that with a public hearing and through the impact fee process, the fee can be changed/updated, however, an evaluation of the fee is required every five years.

Mr. Whitacre stated that developments that build public infrastructure receive credit for the dollars they spend toward an arterial road or collector road and could potentially not pay an impact fee. Developers who are not building infrastructure would pay impact fees.

IFAC Member French asked if a developer paying into an Oversize Participation Agreement would be exempt from the Roadway Impact Fee.

City Engineer Gibbs stated that the credit toward the impact fees would be another way/means to “over participate”.

IFAC Member French asked if the Impact Fees would be paid on the developers end or at building permit.

Mr. Whitacre responded that the fee would be paid at building permit.

City Engineer Gibbs stated that any impact credit would be assessed at platting.

Commissioner Moore asked if the credits were pro-rated or up to the developer on how the credits are used.

Mr. Whitacre stated that it is recommended for credits to be tied to the land.

Mr. Whitacre stated that Staff is looking for feedback/comments to present to City Council on impact fee collection rates.

Commissioner Ross stated that he believes it would be counter-intuitive to charge a fee to corporations or business moving to College Station. He also stated that he would like to hear thoughts and input from an Economic Development standpoint.

Director of Economic Development Ruiz stated that Staff tried to strike a balance between generating needed revenue and not discouraging businesses from locating in College Station. She stated that non-residential impact fees are lower and they have discussed providing exemptions, different ways of funding through incentives, or development agreements.

Commissioner Ross asked if growing businesses are accustomed to paying impact fees when beginning in a new town.

Director of Economic Development Ruiz stated that businesses are accustomed to the fees, however, they are usually waived.

Commissioner Rektorik asked if companies or corporations looking to move into the area evaluate the economic advantages of operating in that area.

Director of Economic Development Ruiz stated that yes, they do an evaluation on the economic advantages including overall cost, taxes, and impact fees.

Commissioner Ross asked if there are any specific areas that will be exempted from the impact fees.

Director of Economic Development Ruiz stated that staff have discussed identifying specific land uses for setting impact fee at \$0, but a conclusion has not been made.

Chairperson Kee asked if this exemption determination would have to be made before the November 10th City Council meeting.

City Engineer Gibbs confirmed that any exempt areas would need to be identified before the November 10th City Council meeting. Mr. Gibbs also stated that if the IFAC has areas of concern on exempting specific land uses, they can make such a recommendation in comments that will be presented to City Council.

Commissioner Rektorik clarified that neither the City of Bryan nor Brazos County have Roadway Impact Fees at this time.

City Engineer Gibbs stated that neither the City of Bryan, or Brazos County have an impact fee, but Wellborn Special Utility District has a water impact fee.

Commissioner Warner stated that the City of Bryan has a transportation user fee.

Commissioner Rektorik, asked if the City of College Station is looking into creating a transportation fee.

City Engineer Gibbs stated that the City of College Station is currently evaluating a transportation fee only for maintenance.

Commissioner Warner asked if Texas A&M University (TAMU) would incur a fee.

City Engineer Gibbs stated that the fee would not apply to most TAMU projects, but it would be case specific.

Commissioner Warner asked if it is known where residential arterials are currently deficient.

Mr. Whitacre stated that the impact fee would help fund expansion on roadways, not existing deficiencies to roadways.

City Engineer Gibbs stated that the impact fee is charging for the increase of capacity in roadways.

Commissioner Warner stated that she does not feel comfortable in adding a fee to new developments in the City. Ms. Warner also stated that adding fees to commercial developments will inhibit commercial developments building in new residential areas.

City Engineer Gibbs reiterated the example fees Staff is recommending. He also stated that the same fee is being proposed across all four impact fee areas. Mr. Gibbs also stated that Staff was recommending fee amounts that they believed the market could sustain, and keep the City competitive.

IFAC Member Hellriegel asked if, within a benchmark basis, are the fees that are recommended by Staff lower than those of the benchmark cities.

City Engineer Gibbs stated that the recommended fees are lower than benchmark cities and the fees are an important funding source for the budget and transportation city.

Commissioner Moore stated his concerns for putting an impact fee on any land use that will result in basic jobs. He also stated his concerns for additional hurdles for new businesses planning to develop in College Station, and that he is opposed to Roadway Impact Fees for commercial developments.

IFAC Member French stated that he is opposed to Roadway Impact Fees on both commercial and single-family developments. Mr. French suggested utilizing a usage tax to help with funding.

Commissioner Warner stated her concerns for adding a Roadway Impact Fee on single-family homes, causing more one acre lots. Ms. Warner was concerned about pushing single-family developments into the Extraterritorial Jurisdiction (ETJ).

City Engineer Gibbs addressed concerns for higher impact fees throughout the City, stating that Staff is recommending the fees be flat across all four impact fee areas.

Commissioner Ross stated his concerns for implementing a Roadway Impact Fee before an evaluation on raising tax rates.

Commissioner Burns stated his agreement with Commissioner Ross citing concerns for low tax rates and comparisons to benchmark cities who are already implementing Roadway Impact Fees.

IFAC Member Hellriegel stated his support of raising taxes and utility fees.

Commissioner Rektorik stated his concerns for implementing Roadway Impact Fees before evaluating higher tax and utility rates.

Chairperson Kee stated that all funding sources should be considered. Ms. Kee also stated that she does not like the idea of the impact fees affecting the job creators, but a waiver process and an Economic Development evaluation will help the process. She also stated that she does not feel comfortable with recommending a Roadway Impact Fee amount, but does believe this is something that should be evaluated.

Mr. Whitacre stated that the Impact Fees are to be reviewed every six months, and Staff is looking for a starting rate, so some of the data that is not presented will be presented at the six month reviews.

Commissioner Warner asked for a list of other towns that are utilizing Roadway Impact Fees.

Mr. Whitacre responded that towns such as Baytown and Houston are currently implementing fees, Galveston and Fulshear are evaluating roadway impact fees.

IFAC Member French stated that the City needs a mechanism for better streets. He also stated that an Impact Fee would be counterproductive, and does not support the Roadway Impact Fee.

IFAC Member Hellriegel stated that he will make his comments in writing to Staff.

Commissioner Ross stated that the City is not using the tools they have available. He also stated that the City should attempt to raise the tax rate before implementing Impact Fees.

Commissioner Warner stated that she does not support the proposed Roadway Impact Fee.

Commissioner Burns stated that the city should implement a consumption fee and does not support a Roadway Impact Fee.

Commissioner Moore stated again that he is opposed to any additional hurdles applied to new developments. Mr. Moore also stated that a tax increase should be implemented first.

Commissioner Rektorik stated that the City should try raising the tax rate or implement a transportation fee and does not support a Roadway Impact Fee.

3. Discussion of consent and regular agenda items.

Workshop Agenda Item #3 was heard before Workshop Agenda Item #2.

There was general discussion regarding Regular Agenda Item #12.

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

There was no discussion.

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

*Final Plat ~ Minor Plat ~ Cottages of College Station Phase 3 ~ Case #FP2016-000021 (Bombek)

*Final Plat ~ Minor Plat ~ WC Boyett Estates Partition Block 18 Lot 3R ~ Case #FP2012-500156 (Paz)

There was no discussion.

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

There was no discussion.

7. Presentation, possible action, and discussion regarding a recommendation on the Planning & Zoning Commission's appointments to the BioCorridor Board.

There was general discussion amongst the Commission.

Commissioner Rektorik motioned to recommend Commissioner Burns be appointed to the BioCorridor Board. Chairperson Kee seconded the motion, motion was approved (6-0).

8. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, September 8, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison – Oldham)
*Thursday, September 15, 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.

9. Presentation, possible action, and discussion regarding an update on the following items:
*A Rezoning for approximately 23 acres located on Horseback Drive from R Rural to RS Restricted Suburban and NAP Natural Areas Preserved. The Planning & Zoning Commission heard this item on August 4, 2016, and voted (5-0) to recommend approval. City Council heard this item on August 25, 2016, and voted (7-0) to approve the request.
*A Comprehensive Plan Amendment for approximately 14.35 acres located at 2501 Earl Rudder Freeway South from Business Park to General Commercial. The Planning & Zoning Commission heard this item on August 4, 2016, and voted (4-0-1) to recommend approval. City Council heard this item on August 25, 2016, and voted (7-0) to approve the request.
*A Rezoning for approximately 14.35 acres located at 2501 Earl Rudder Freeway South from M-1 Light Industrial to M-1 Light Industrial and GC General Commercial. The Planning & Zoning Commission heard this item on August 4, 2016, and voted (4-0-1) to recommend approval. City Council heard this item on August 25, 2016, and voted (7-0) to approve the request.

There was no discussion.

10. Discussion, review and possible action regarding the following meetings: Design Review Board, Bio Corridor Board.

There was no discussion.

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

There was no discussion.

12. Adjourn.

The meeting was adjourned at 7:24 p.m.

Approved:

Attest:

Jane Kee, Acting Chairman
Planning & Zoning Commission

Kristen Hejny, Admin. Support Specialist
Planning & Development Services



MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
September 1, 2016, 7:30 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

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

COMMISSIONERS ABSENT: Casey Oldham

CITY COUNCIL MEMBERS PRESENT: Steve Aldrich, Blanche Brick

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

1. Call Meeting to Order

Chairperson Kee called the meeting to order at 7:40 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

4. **Consent Agenda**

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

*August 4, 2016 Workshop

*August 4, 2016 Regular

*August 18, 2016 Workshop

*August 18, 2016 Regular

4.2 Presentation, possible action, and discussion regarding a Development Plat for Majestic Oaks Subdivision consisting of one residential lot on approximately 3.757 acres located at 5701 Straub Road, and generally located west of the intersection of Straub Road and Thousand Oaks Road in the College Station Extraterritorial Jurisdiction (ETJ). Case #DVPL2016-000003

Commissioner Rektorik motioned to approve Consent Agenda Item 4.1-4.2. 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.

No items were removed.

6. Presentation, possible action, and discussion regarding waiver requests to Unified Development Section 12-8.3.E.6 'Dead-End Streets' and Section 12-8.3.G 'Blocks;' and presentation, possible action, and discussion regarding a Preliminary Plan for the Science Park consisting of three lots and one common area on approximately 53.8 acres located at 2501 Earl Rudder Freeway South, generally located north of North Forest Parkway and south of Raintree Drive, east of Earl Rudder Freeway South. Case #PP2016-000013

Economic Development Director Ruiz presented the waiver requests and Final Plat to the Commission, and recommended approval.

Chairperson Kee asked if the dead end streets, in question, would be extended in the future.

Director Ruiz stated that the streets would remain dead-end streets.

There was general discussion amongst the Commission.

Commissioner Rektorik motioned to approve the waiver requests and Final Plat stating that there are special circumstances or conditions affecting the land involved such that strict application of the provisions of Sections 12-8.3.E.6 'Dead-End Streets' and Section 12-8.3.G 'Blocks', will deprive the applicant of the reasonable use of the land and the waivers are necessary for the preservation and enjoyment of a substantial property right of the applicant. Commissioner Moore seconded the motion, motion passed (6-0).

7. Presentation, possible action, and discussion regarding a Final Plat for The Science Park consisting of three lots and one common area on approximately 53.8 acres located at 2501 Earl Rudder Freeway South, generally located north of North Forest Parkway and south of Raintree Drive, east of Earl Rudder Freeway South. Case #FPCO2016-000016

Director of Economic Development Ruiz presented the Final Plat to the Commission, and recommended approval.

There was no discussion.

Commissioner Rektorik motioned to approve of the Final Plat as presented by staff. Commissioner Moore seconded the motion, motion was approved (6-0).

8. Presentation, possible action, and discussion regarding a discretionary item to the Unified Development Ordinance Section 12-8.3.K.5.b 'Fee in Lieu of Construction' and Presentation, possible action, and discussion regarding a Preliminary Plan for Waterford Heights Subdivision consisting of four commercial, one rural, one common area and 54 single-family lots on approximately 25.47 acres located at 4201 Rock Prairie Road, generally located at the northeast corner of Rock Prairie Road and Bird Pond Road. Case #PP2016-000012

Senior Planner Paz presented the discretionary item regarding sidewalks, and Preliminary Plan to the Commission, and recommended approval.

Commissioner Moore asked if there was a timeline on the realignment of Bird Pond Road.

Senior Planner Paz stated that there is no time line, there will be Right-of-Way dedication with Phase Three.

There was general discussion amongst the Commission.

Commissioner Rektorik motioned to approve the discretionary item of a fee in lieu of construction for the sidewalks along Rock Prairie Road, stating that existing streets constructed to rural section that are not identified on the Thoroughfare Plan with an Estate/Rural context, and Preliminary Plan. Commissioner Burns seconded the motion, motion passed (6-0).

9. Presentation, possible action, and discussion regarding a waiver request to Unified Development Section 12-8.3.H.1.g “Lots” and a public hearing, presentation, possible action, and discussion regarding a Final Plat for College Park Subdivision Lot 5R1 & Lot 5R2, Block 21 being a replat of College Park Subdivision Lot 5, Block 21 and .05 acre portion of College Park Subdivision (Vol. 38, Pg. 602) consisting of two lots on approximately one acre located at 301 Dexter Drive, generally located at the southeast corner of Dexter Drive and Newton Road. Case #FPMU2016-000001

Senior Planner Bullock presented the waiver request and Final Plat to the Commission, and recommended approval.

Chairperson Kee asked if this waiver is granted, will it act like a Zoning Board of Adjustments (ZBA) variance and be attached to the land.

Senior Planner Bullock stated that this waiver is only to allow the property to be platted, any additional variances would have to go through the ZBA.

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

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public meeting.

Commissioner Rektorik motioned to recommend approval of the waiver request as stated by staff, meeting all waiver criteria, and Final Plat. Commissioner Burns seconded the motion, motion passed (6-0).

10. Public hearing, presentation, possible action, and discussion regarding a Final Plat for Emerald Point Subdivision lots 1-6 being a replat of Agency Records Control, INC. Subdivision Lot 1A consisting of six lots on approximately 17.6 acres located at 3001 Earl Rudder Freeway South, College Station,

Texas generally located at the intersection of Emerald Parkway and Earl Rudder Freeway South frontage road. Case #FPCO2015-000010

Senior Planner Bombek presented the Final Plat to the Commission and recommended approval.

There was general discussion amongst the Commission.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

Commissioner Ross motioned to approve the Final Plat. Commissioner Rektorik seconded the motion.

Commissioner Warner asked if lot six were to be developed, would it have to follow the residential buffering and protection requirements.

Senior Planner Bombek stated that, yes, it would still follow residential protection guidelines.

The motion passed (6-0).

11. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to SC Suburban Commercial for approximately three acres being situated in the Andrew McMahon survey, A-167, Brazos County, Texas, being comprised of all of a called 2.00 acre tract, referred to as Tract I, described in a deed dated January 4, 1993, from Darrell L. Ambler to Wellborn Water Supply Corporation, and recorded in Volume 1685, Page 10, all of a called 0.334 acre Tract, referred to as Tract 10, described in a deed executed October 18, 2000, from Wellborn Water Supply Corporation to Wellborn Special Utility District, and recorded in Volume 3991, Page 197, all of a called 0.46 acre tract as described in a deed dated August 18, 2006, from Boyd Michael Vincent, Administrator to Wellborn Special Utility District, and recorded in Volume 7536, Page 292, and a 50 foot strip as a described in a deed dated August 19, 2015, from Peach Creek Rental, Ltd. To Wellborn Special Utility District, and recorded in volume 12895, page 216, deed records, Brazos County, Texas, to which references are hereby made to for any and all purposes. Said tracts further being a part of the Benjamin Graham Subdivision, of record in Volume 12, Page 394, the referenced 2.00 acre tract being Lot 9A in the Benjamin Graham Subdivision, of record in Volume 1985, Page 195, and the 50 foot strip being a part of Lot 4A in the resubdivision of Blocks D & E of the Benjamin Graham Subdivision, of record in Volume 2463, Page 329, deed records, Brazos County, Texas, generally located at 3998 Greens Prairie Road West, more generally located at 3998 Greens Prairie Road West, more generally located at the northeast intersection of Greens Prairie Road West and Live Oak Street. Case #REZ2016-000024 (Note: Final action on this item is scheduled for the September 22, 2016 City Council meeting – subject to change)

This item was removed from the agenda and was not heard at this meeting.

12. Presentation, possible action, and discussing regarding a Comprehensive Plan Reapplication request for Harvey Mitchell Parkway Campus Housing Comprehensive Plan Amendment. Located at 404 Harvey Mitchell Parkway South, generally located at the corner of Harvey Mitchell Parkway South and Raymond Stotzer Parkway. Case #CPA2016-000001

Staff Planner Thomas presented the reapplication request to the Commission.

Commissioner Rektorik asked for clarification on the reasoning behind the reapplication request.

There was further discussion amongst the Commission.

Commissioner Rektorik motioned to approve the Comprehensive Plan Amendment Reapplication Request citing that there has been a substantial change in circumstances relevant to the issue and/or facts considered during review of the application that might reasonably affect the decision-making body's application of the relevant review standards to the development proposed in the application based on the differing presentations presented to P&Z and City Council. Commissioner Burns seconded the motion.

There was general discussion amongst the Commission.

The motion passed (5-1), with Commissioner Ross voting against the motion.

13. 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.

14. Adjourn

The meeting adjourned at 8:31 p.m.

Approved:

Jane Kee, Acting Chairman
Planning & Zoning Commission

Attest:

Kristen Hejny, Admin Support Specialist
Planning & Development Services



Legislation Details (With Text)

File #: 16-0598 Version: 2 Name: Brewster Pointe
Type: Preliminary Plan Status: Agenda Ready
File created: 9/8/2016 In control: Planning and Zoning Commission Regular
On agenda: 9/15/2016 Final action:
Title: Presentation, possible action, and discussion regarding a Preliminary Plan for Brewster Pointe consisting of 67 residential lots on approximately 21.921 acres and 5 common areas on approximately 4.753 acres located at 3451 Barron Cut-Off Road, generally located south of Barron Cut-Off. Case #PP2016-000015
Sponsors: Tiffany Cousins
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[PP Brewster Pointe](#)

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

Presentation, possible action, and discussion regarding a Preliminary Plan for Brewster Pointe consisting of 67 residential lots on approximately 21.921 acres and 5 common areas on approximately 4.753 acres located at 3451 Barron Cut-Off Road, generally located south of Barron Cut-Off. Case #PP2016-000015



**PRELIMINARY PLAN
for
Brewster Pointe
PP2016-000015**

SCALE: 67 residential lots on 21.921 and 5 common areas on 4.753 acres.

LOCATION: 3451 Barron Cut-Off Road, generally located south of Barron Cut-Off

ZONING: GS General Suburban

APPLICANT: Trent Thomas, Roundtree Development, Ltd.

PROJECT MANAGER: Tiffany Cousins, Staff Planner
TCousins@cstx.gov

RECOMMENDATION: Staff recommends approval of the Preliminary Plan.



DEVELOPMENT HISTORY

Annexation: June 1995

Zoning: A-O Agricultural Open upon annexation
A-O renamed R Rural – 2013
R Rural to GS General Suburban - 2016

Site development: Vacant

COMMENTS

Water: Water service will be provided by College Station Utilities. There is an existing 8-inch water line stub out from Yanworth Lane. Subject tract will need to extend the water main to and through the tract to allow future abutting properties to develop. Subject tract will also need to loop the water main with the water line stub out at Etonbury Ave. Public waterlines and fire flow requirements will be required to comply with the B/CS Unified Design Guidelines with Final Plat.

Sewer: The subject tract will be served by College Station Utilities for sanitary sewer. There is currently no existing sewer line in the vicinity. Subject tract will need to extend a sewer main to an existing manhole on W.S. Phillips Parkway as shown on the current sewer master plan. The proposed development will be required to comply with the B/CS Unified Design Guidelines with Final Plat.

Off-site Easements: None required at this time, but will be required at the time of final platting stage for the off-site sewer line extension.

Drainage: The subject tract is located in the Spring Creek drainage basin. The proposed development will be required to comply with the B/CS Unified Design Guidelines.

Flood Plain: There is no FEMA regulated floodplain located on the property according to firm panel 48041C0325E, effective date 5/16/2012.

Greenways: No greenway dedication is proposed or required.

Pedestrian Connectivity: Sidewalks are required for this development along both sides of all streets within the development.

Bicycle Connectivity: There will be a bike lane on Brewster Drive when it is constructed and on Barron Cut-Off when widened.

Streets: Access to this development will be from Barron Cut-Off and the proposed extension of Brewster Drive.

Oversize Request: N/A

Parkland Dedication Fees: Parkland dedication fees are \$1261 per dwelling unit.

Impact Fees: Spring Creek Impact Fee Area, \$144.01 per Living Unit Equivalent.

REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:** The proposed Preliminary Plan is in compliance with the Comprehensive Plan and Unified Development Ordinance.
2. **Compliance with Subdivision Regulations:** The Preliminary Plan is in compliance with the Subdivision Regulations as they apply in the City Limits.

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plan.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan



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

PRELIMINARY PLAN APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:	
<input checked="" type="checkbox"/>	\$932 Preliminary Plan Application Fee.
<input type="checkbox"/>	\$233 Waiver Request to Subdivision Regulations Fee (if applicable).
<input checked="" type="checkbox"/>	Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
<input checked="" type="checkbox"/>	Copy of plan. A revised mylar original must be submitted after approval.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	Impact study (if oversized participation is requested).
<input checked="" type="checkbox"/>	The attached Preliminary Plan checklist with all items checked off or a brief explanation as to why they are not.

Date of Optional Preapplication Conference N/A

NAME OF PROJECT Brewster Pointe Subdivision

ADDRESS 3387 Barron Cut Off Road

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

Barron Cut Off Road between W.S. Phillips Parkway and FM 2154. Property extends to Castlegate II Subdivision

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

Name Trent Thomas E-mail thomastrent614@gmail.com

Street Address 1110 12th Man Circle

City College Station State TX Zip Code 77845

Phone Number 979.204.6305 Fax Number _____

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

Name Rountree Development, Ltd E-mail thomastrent614@gmail.com

Street Address 1110 12th Man Circle

City College Station State TX Zip Code 77845

Phone Number 979.690.7117 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

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

Street Address 911 Southwest Parkway East

City College Station State TX Zip Code 77840

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

Total Acreage 21.924 Total No. of Lots 71 R-O-W Acreage 5.941

Number of Lots By Zoning District 71 / R / / /

Average Acreage Of Each Residential Lot By Zoning District:

0.178 / R / / /

Floodplain Acreage N/A

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

Are you proposing to dedicate park land by acreage or fee in lieu of land? No

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

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

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

- Yes
- No

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

Project Name: _____

City Project Number (if known): _____

Date / Timeframe when submitted: _____

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

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

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



Signature and title

7-14-16

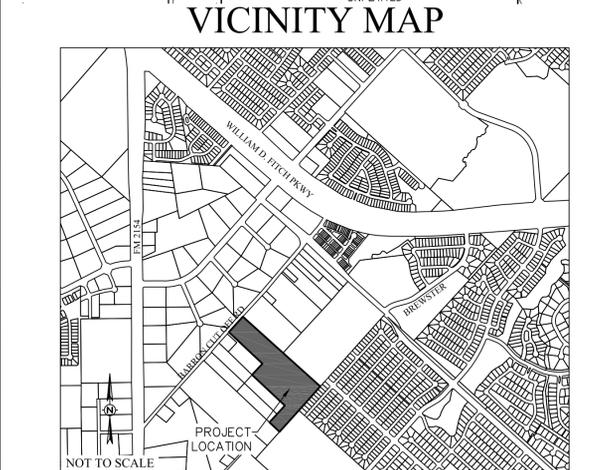
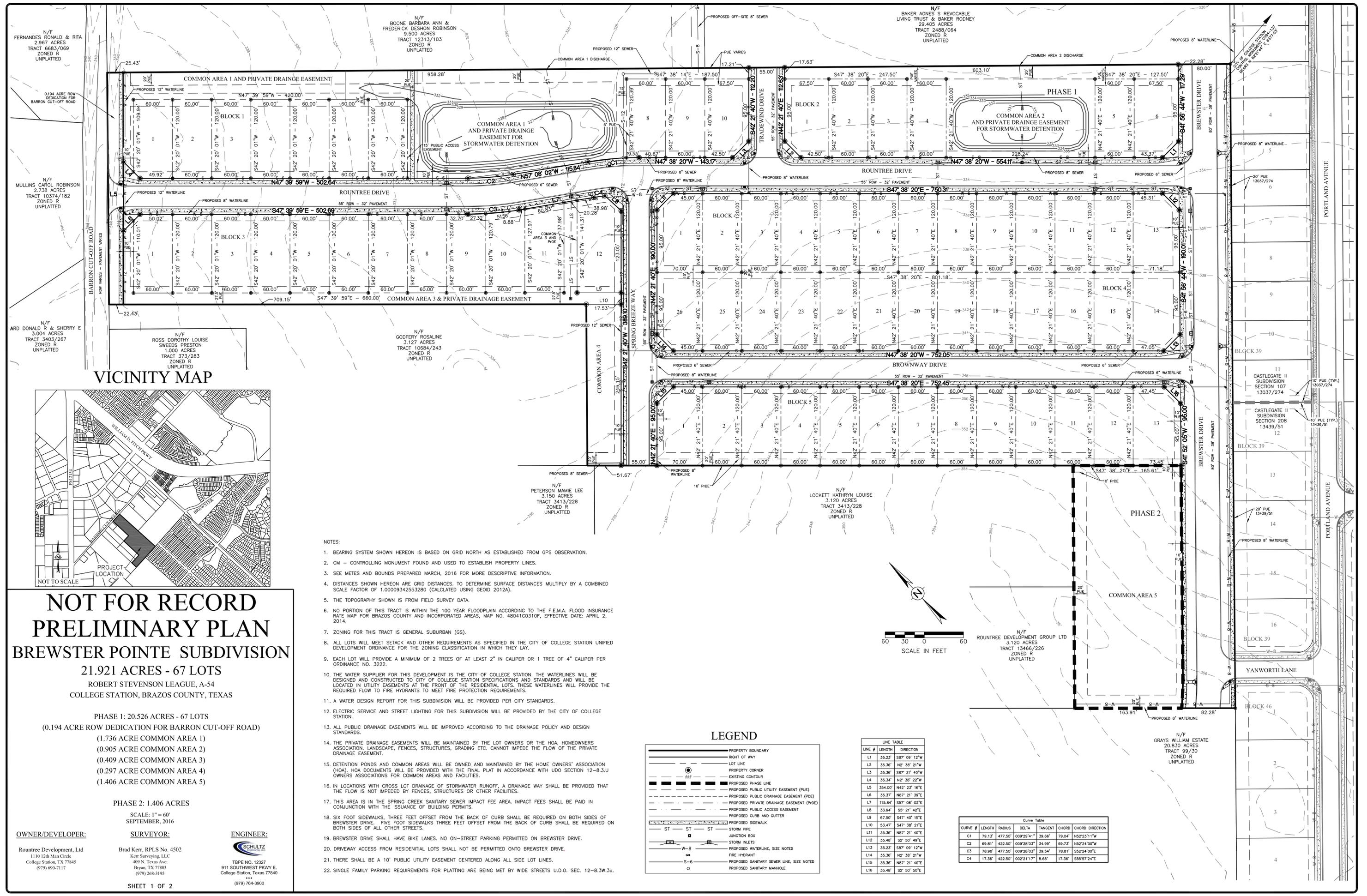
Date

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

- Drawn on 24" x 36" sheet to scale of 100' per inch or larger. Include the words "PRELIMINARY PLAN - NOT FOR RECORD" in letters 1/2" high. If more than 1 sheet, an index sheet showing entire subdivision at a scale of 500 feet per inch or larger.
- Vicinity map which includes enough of surrounding area to show general location of subject property in relationship to College Station and its City Limits. No scale required but include north arrow.
- Title Block with the following information:
 - Name and address of subdivider, recorded owner, engineer and surveyor.
 - Proposed name of subdivision (subdivision name & street names will be approved through Brazos County 911).
 - Date of preparation (including the date the plat was submitted and the dates of any revisions on the plat).
 - Engineer's scale in feet.
 - Total area intended to be developed.
- North Arrow.
- Location of current city limit lines and current zoning district boundary. The appropriate zoning district(s) must be in place for the proposed land uses before the application for a subdivision.
- Subdivision boundary indicated by heavy lines. Boundary must include all of parent tract.
- Descriptions by metes and bounds of the subdivision which shall close within accepted land survey standards. (Labeled on boundary lines, not separate metes and bounds description.)
- Primary control points or descriptions and ties to such control point, to which, later, all dimensions, angles, bearings, block numbers, and similar data shall be referred. The plat shall be located with respect to a corner of the survey or tract, or an original corner of the original survey of which it is a part.
- Name of contiguous subdivisions and names of owners of contiguous parcels of unsubdivided land, and an indication whether or not contiguous properties are platted.
- Location of the 100 Year Floodplain and Floodway, if applicable, according to the most recent available data.
- Topographic information, including contours at two foot (2 ft.) intervals, wooded areas, and flowline elevation of streams.
- Proposed land uses (in compliance with existing zoning district).
- The location and description with accurate dimensions, bearings or deflection angles and radii, area, center angle, degree of curvature, tangent distance and length of all curves for all of the following: (Show existing items that are intersecting or contiguous with the boundary of or forming a boundary with the subdivision, as well as, those within the subdivision).

Existing Proposed

- | | | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Streets. Continuous or end in a cul-de-sac, stubbed out streets must end into a temp. turn around unless they are shorter than 100 feet. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Public and private R.O.W. locations and widths. (All existing and proposed R.O.W.'s sufficient to meet Thoroughfare Plan.) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Street offsets and/or intersection angles meet ordinance. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Alleys. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Well site locations. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Pipelines. If carrying flammable gas or fuel, also show size of line, design pressure and product transported through the line. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Easements. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | A number or letter to identify each lot or site and each block (numbered sequentially). |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Parkland dedication/greenbelt area/park linkages. All proposed dedications must be reviewed by the Parks and Recreation Advisory Board and documentation of their recommendation provided prior to being scheduled for P&Z Commission consideration. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Greenways dedication. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Public areas. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Other public improvements, including but not limited to parks, schools and other public facilities. |
| <input checked="" type="checkbox"/> | | 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. |
| <input type="checkbox"/> | | Are there impact fees associated with this development? <input type="checkbox"/> Yes <input type="checkbox"/> No |



**NOT FOR RECORD
PRELIMINARY PLAN
BREWSTER POINTE SUBDIVISION**
21.921 ACRES - 67 LOTS
ROBERT STEVENSON LEAGUE, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS

PHASE 1: 20.526 ACRES - 67 LOTS
(0.194 ACRE ROW DEDICATION FOR BARRON CUT-OFF ROAD)
(1.736 ACRE COMMON AREA 1)
(0.905 ACRE COMMON AREA 2)
(0.409 ACRE COMMON AREA 3)
(0.297 ACRE COMMON AREA 4)
(1.406 ACRE COMMON AREA 5)

PHASE 2: 1.406 ACRES

SCALE: 1" = 60'
SEPTEMBER, 2016

OWNER/DEVELOPER: Rountree Development, Ltd
1110 12th Man Circle
College Station, TX 77845
(979) 690-7117

SURVEYOR: Brad Kerr, RPLS No. 4502

ENGINEER: KERR SURVEYING, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900

- NOTES:
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 - CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.
 - SEE METES AND BOUNDS PREPARED MARCH, 2016 FOR MORE DESCRIPTIVE INFORMATION.
 - DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00009342553280 (CALCULATED USING GEOID 2012A).
 - 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. 48041C0310F, EFFECTIVE DATE: APRIL 2, 2014.
 - ZONING FOR THIS TRACT IS GENERAL SUBURBAN (GS).
 - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
 - EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2" IN CALIPER OR 1 TREE OF 4" CALIPER PER ORDINANCE NO. 3222.
 - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF COLLEGE STATION. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
 - A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
 - ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF COLLEGE STATION.
 - ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
 - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA. HOMEOWNERS ASSOCIATION, LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPEDE THE FLOW OF THE PRIVATE DRAINAGE EASEMENT.
 - DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA). HOA DOCUMENTS WILL BE PROVIDED WITH THE FINAL PLAT IN ACCORDANCE WITH UDO SECTION 12-8.3.U OWNERS ASSOCIATIONS FOR COMMON AREAS AND FACILITIES.
 - IN LOCATIONS WITH CROSS LOT DRAINAGE OF STORMWATER RUNOFF, A DRAINAGE WAY SHALL BE PROVIDED THAT THE FLOW IS NOT IMPEDED BY FENCES, STRUCTURES OR OTHER FACILITIES.
 - THIS AREA IS IN THE SPRING CREEK SANITARY SEWER IMPACT FEE AREA. IMPACT FEES SHALL BE PAID IN CONJUNCTION WITH THE ISSUANCE OF BUILDING PERMITS.
 - SIX FOOT SIDEWALKS, THREE FEET OFFSET FROM THE BACK OF CURB SHALL BE REQUIRED ON BOTH SIDES OF BREWSTER DRIVE. FIVE FOOT SIDEWALKS THREE FEET OFFSET FROM THE BACK OF CURB SHALL BE REQUIRED ON BOTH SIDES OF ALL OTHER STREETS.
 - BREWSTER DRIVE SHALL HAVE BIKE LANES. NO ON-STREET PARKING PERMITTED ON BREWSTER DRIVE.
 - DRIVEWAY ACCESS FROM RESIDENTIAL LOTS SHALL NOT BE PERMITTED ONTO BREWSTER DRIVE.
 - THERE SHALL BE A 10' PUBLIC UTILITY EASEMENT CENTERED ALONG ALL SIDE LOT LINES.
 - SINGLE FAMILY PARKING REQUIREMENTS FOR PLATTING ARE BEING MET BY WIDE STREETS U.D.O. SEC. 12-8.3W.3a.

LEGEND

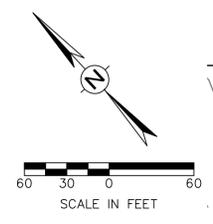
- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPERTY CORNER
- EXISTING CONTOUR
- PROPOSED PHASE LINE
- PROPOSED PUBLIC UTILITY EASEMENT (PUE)
- PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
- PROPOSED PRIVATE DRAINAGE EASEMENT (PDE)
- PROPOSED PUBLIC ACCESS EASEMENT
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- STORM PIPE
- JUNCTION BOX
- STORM INLETS
- PROPOSED WATERLINE, SIZE NOTED
- PROPOSED SANITARY SEWER LINE, SIZE NOTED
- FIRE HYDRANT
- PROPOSED SANITARY SEWER LINE, SIZE NOTED
- PROPOSED SANITARY MANHOLE

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	35.23'	S87° 09' 12" W
L2	35.36'	N2° 38' 21" W
L3	35.36'	S87° 21' 40" W
L4	35.34'	N2° 38' 21" W
L5	354.00'	N42° 23' 16" E
L6	35.33'	N87° 21' 39" E
L7	115.84'	S57° 08' 02" E
L8	33.64'	S5° 21' 42" E
L9	67.50'	S47° 40' 15" E
L10	53.47'	S47° 38' 21" E
L11	35.36'	N87° 21' 40" E
L12	35.48'	S2° 50' 49" E
L13	35.23'	S87° 09' 12" W
L14	35.36'	N2° 38' 21" W
L15	35.36'	N87° 21' 40" E
L16	35.48'	S2° 50' 50" E

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	79.13'	477.50'	009°29'41"	39.66'	79.04'	N52°23'11"W
C2	69.81'	422.50'	009°28'03"	34.99'	69.73'	N52°24'00"W
C3	78.90'	477.50'	009°28'03"	39.54'	78.81'	S52°24'00"E
C4	17.36'	422.50'	002°21'17"	8.68'	17.36'	S55°57'24"E



N/F
ROUNTREE DEVELOPMENT GROUP LTD
3.120 ACRES
TRACT 13466/226
ZONED R
UNPLATTED

N/F
GRAY'S WILLIAM ESTATE
20.830 ACRES
TRACT 99/50
ZONED R
UNPLATTED

11
CASTLEGATE II
SUBDIVISION
SECTION 107
13037/274

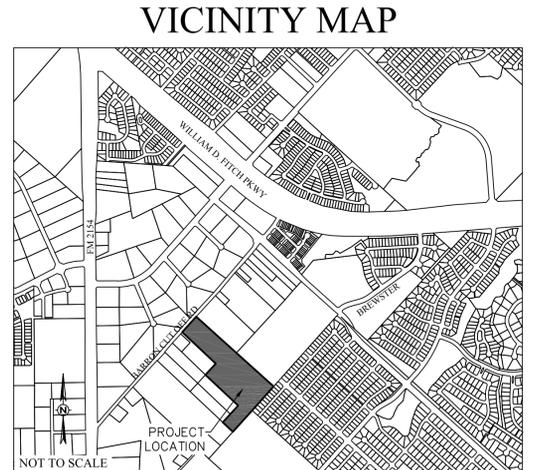
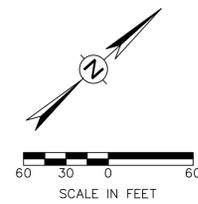
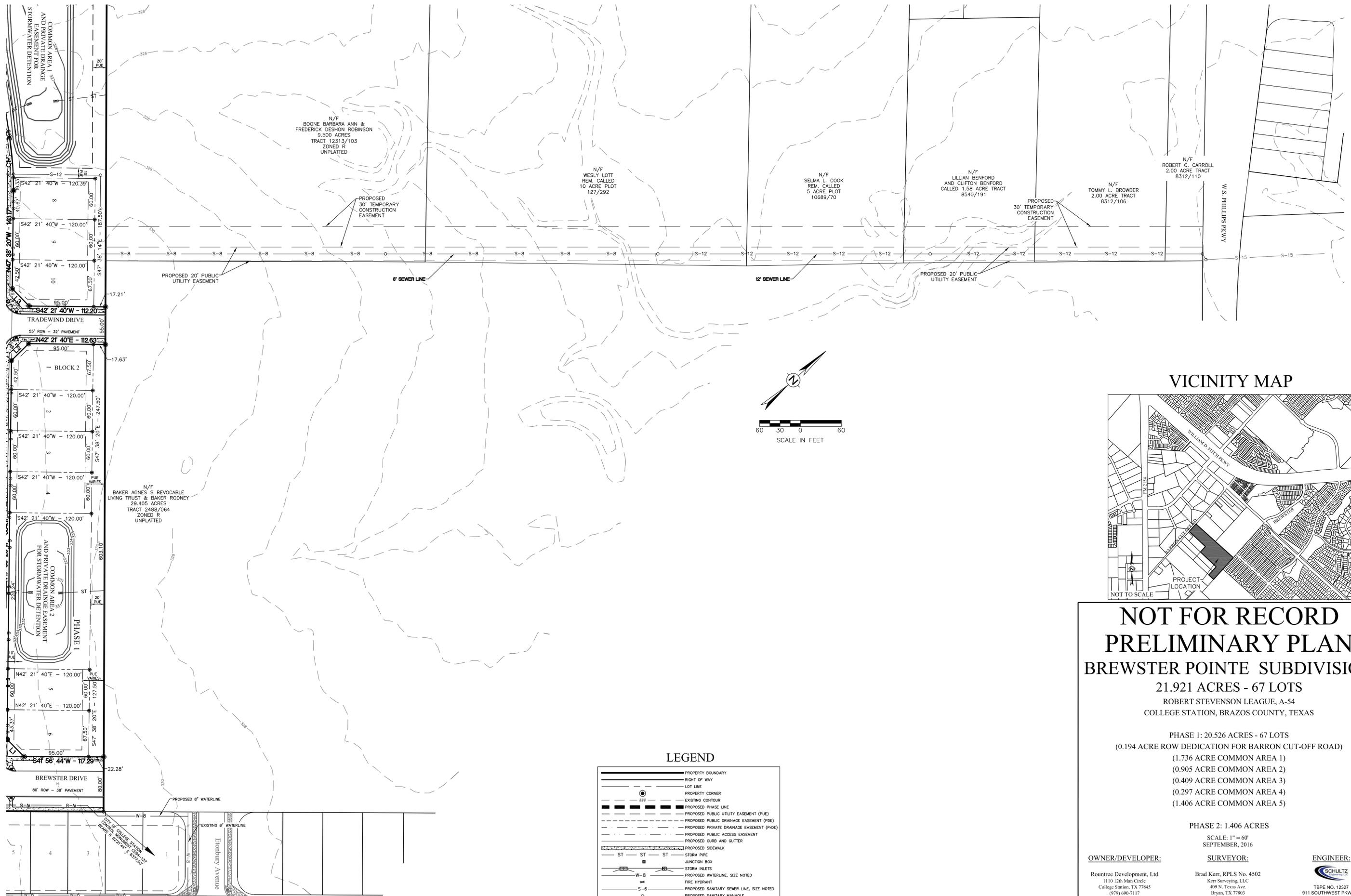
12
CASTLEGATE II
SUBDIVISION
SECTION 208
13439/51

13
BLOCK 39

14
BLOCK 39

15
BLOCK 39

16
BLOCK 39



**NOT FOR RECORD
PRELIMINARY PLAN
BREWSTER POINTE SUBDIVISION**

21.921 ACRES - 67 LOTS
ROBERT STEVENSON LEAGUE, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS

PHASE 1: 20.526 ACRES - 67 LOTS
(0.194 ACRE ROW DEDICATION FOR BARRON CUT-OFF ROAD)
(1.736 ACRE COMMON AREA 1)
(0.905 ACRE COMMON AREA 2)
(0.409 ACRE COMMON AREA 3)
(0.297 ACRE COMMON AREA 4)
(1.406 ACRE COMMON AREA 5)

PHASE 2: 1.406 ACRES
SCALE: 1" = 60'
SEPTEMBER, 2016

OWNER/DEVELOPER:
Rountree Development, Ltd
1110 12th Man Circle
College Station, TX 77845
(979) 690-7117

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

ENGINEER:

TSBE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
...
(979) 764-3900

LEGEND

	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	PROPERTY CORNER
	EXISTING CONTOUR
	PROPOSED PHASE LINE
	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
	PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
	PROPOSED PRIVATE DRAINAGE EASEMENT (PDE)
	PROPOSED PUBLIC ACCESS EASEMENT
	PROPOSED CURB AND GUTTER
	PROPOSED SIDEWALK
	STORM PIPE
	JUNCTION BOX
	STORM INLETS
	PROPOSED WATERLINE, SIZE NOTED
	FIRE HYDRANT
	PROPOSED SANITARY SEWER LINE, SIZE NOTED
	PROPOSED SANITARY MANHOLE



Legislation Details (With Text)

File #: 16-0561 Version: 2 Name: Traditions Phase 101 Final Plat
Type: Final Plat Status: Agenda Ready
File created: 9/1/2016 In control: Planning and Zoning Commission Regular
On agenda: 9/15/2016 Final action:
Title: Presentation, possible action, and discussion regarding a Final Plat for Traditions Phase 101 consisting of two lots and common area on approximately 22 acres, generally located south of the intersection of HSC Parkway and South Traditions Drive. Case #FPCO2016-000015
Sponsors: Jessica Bullock
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Final Plat](#)

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

Presentation, possible action, and discussion regarding a Final Plat for Traditions Phase 101 consisting of two lots and common area on approximately 22 acres, generally located south of the intersection of HSC Parkway and South Traditions Drive. Case #FPCO2016-000015



CITY OF COLLEGE STATION

**FINAL PLAT
for
Traditions Subdivision Phase 101
FPCO2016-000015**

SCALE: Two lots and common area on approximately 22 acres

LOCATION: Generally located south of the intersection of HSC Parkway and South Traditions Drive.

ZONING: BioCorridor Planned Development District

APPLICANT: Casey Sandlin, Bryan Traditions, LP

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

RECOMMENDATION: Staff recommends approval of the Final Plat.



City of College Station

TRADITIONS PH 101

Case: FPCCO2016-000015

FINAL PLAT

0 500 1,000 Feet

NORTH

DEVELOPMENT HISTORY

Annexation:	June 1995
Zoning:	R Rural upon annexation BioCorridor Planned Development District (2012)
Preliminary Plan:	Approved June 2016 with waivers to block length, block perimeter, and access ways.
Site development:	Vacant

COMMENTS

Greenways:	The BioCorridor Greenway borders the western boundary of the Final Plat. The Greenway was included in the Traditions Phase 23 Final Plat. This plat dedicates an additional access easement for a future multi-use path.
Pedestrian Connectivity:	A 10-foot multi-use path currently exists along HSC Parkway. The Final Plat provides six-foot sidewalks on both sides South Traditions Drive. A pedestrian trail will also be provided from South Traditions Drive to the Greenway.
Bicycle Connectivity:	Bike lanes are proposed to be provided and striped along South Traditions Drive connecting to the multi-use trail on HSC Parkway.
Streets:	Though not on the Thoroughfare Plan, South Traditions Drive is proposed to be extended as a Major Collector from HSC Parkway to Turkey Creek Road.
Parkland Dedication Fees:	N/A
Impact Fees:	N/A

REVIEW CRITERIA

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

STAFF RECOMMENDATION

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Final Plat



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

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT The Traditions Subdivision Phase 101

ADDRESS 002601-0063-0010

SPECIFIED LOCATION OF PROPOSED PLAT:

Corner of South Traditions Drive and HSC Parkway

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

Name Bryan Traditions, LP - Casey Sandlin E-mail csandlin@traditionsrealestate.com
 Street Address 2100 Traditions Blvd
 City Bryan State Texas Zip Code 77807
 Phone Number 979.704.6395 Fax Number _____

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

Name Bryan Commerce & Development, Inc. E-mail lguindi@bryantx.gov
Street Address P.O. Box 1000
City Bryan State Texas Zip Code 77805
Phone Number 979.209.5130 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

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

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

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

Total Acreage 21.687 Total No. of Lots 2 R-O-W Acreage 1.418 Acre

Existing Use Vacant Proposed Use BioCorridor PDD

Number of Lots By Zoning District 2 / PDD _____ / _____

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

Floodplain Acreage N/A

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

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

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

Yes

No

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

Project Name: Atlas College Station Preliminary Plan

City Project Number (if known): PP2016-000006

Date / Timeframe when submitted: 2016

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

N/A

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

N/A

Regarding the waiver request, explain how:

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

N/A

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

N/A

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

N/A

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

N/A

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

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

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

Detailed explanation of condition identified above:

N/A

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

Requested Oversize Participation N/A

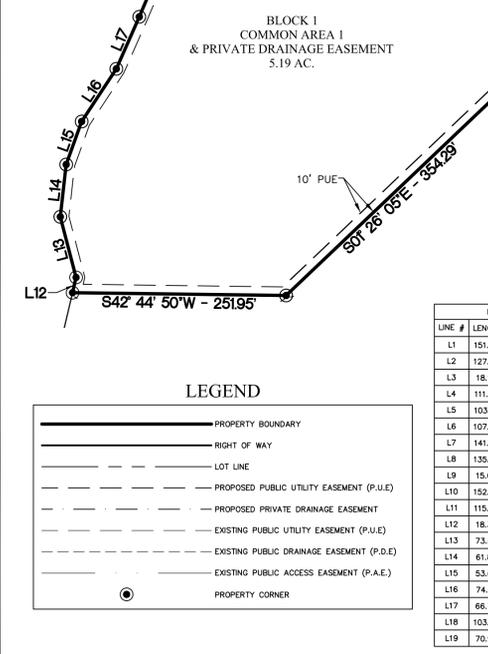
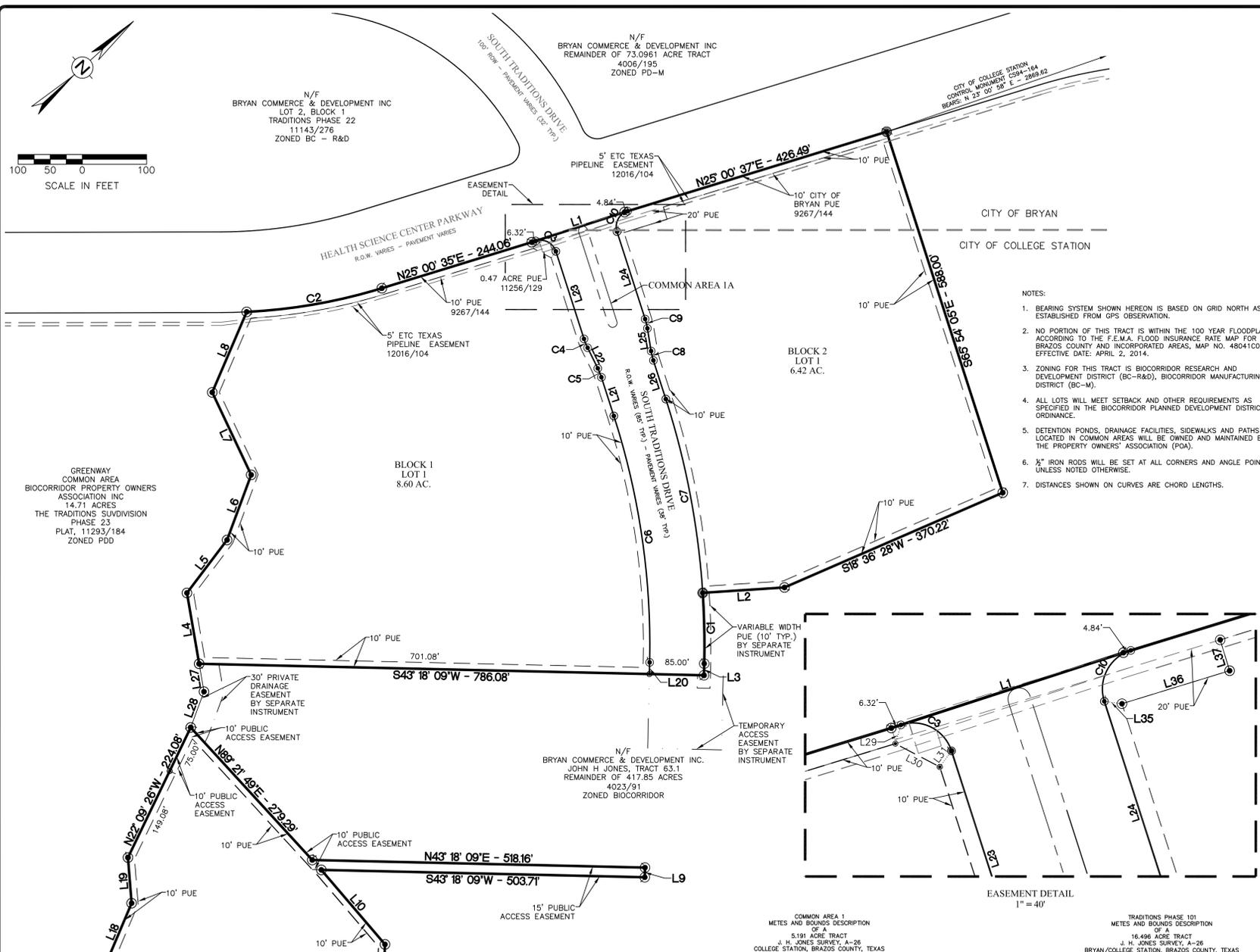
<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>745</u> Streets</p> <p><u>1440</u> Sidewalks</p> <p><u>80</u> Sanitary Sewer Lines</p> <p><u>778</u> Water Lines</p> <p><u> </u> Channels</p> <p><u>326</u> Storm Sewers</p> <p><u> </u> Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p><u>N/A</u> No. of acres to be dedicated + \$ <u>N/A</u> development fee</p> <p><u>N/A</u> No. of acres in floodplain</p> <p><u>N/A</u> No. of acres in detention</p> <p><u>N/A</u> No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p><u>N/A</u> No. of SF Dwelling Units X \$ <u>N/A</u> = \$ <u>N/A</u></p> <p><u>N/A</u> (date) Approved by Parks & Recreation Advisory Board</p>
--	--

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

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


 Signature and title Paul Kaban, Registrar

6-17-16
 Date



Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	109.77	1242.50	0250°34'22"	54.92	109.73	S49°13'42"E
C2	214.14	862.54	014°13'29"	107.62	213.59	N32°07'19"E
C3	39.27	25.00	090°00'00"	25.00	35.36	N89°05'55"E
C4	14.89	100.00	008°31'51"	7.46	14.88	S70°10'00"E
C5	14.89	100.00	008°31'51"	7.46	14.88	S70°10'00"E
C6	387.98	1157.50	019°12'14"	195.82	386.15	S58°17'58"E
C7	306.68	1242.50	014°08'32"	154.13	305.91	N58°49'49"W
C8	14.89	100.00	008°31'51"	7.46	14.88	N61°38'10"W
C9	14.89	100.00	008°31'51"	7.46	14.88	N61°38'10"W
C10	39.67	25.00	090°54'42"	25.40	35.64	N20°26'44"W
C11	21.97	7.00	179°50'10"	4898.34	14.00	N24°10'50"E
C12	21.99	7.00	180°00'00"	INFINITY	14.00	S24°05'55"W

LINE TABLE

LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	151.88	N24°05'55.01"E	L11	115.24	S88°38'33.27"E
L2	127.50	S38°14'27.11"W	L12	18.39	N34°48'30.28"W
L3	18.13	S46°41'51.01"E	L13	73.56	N82°38'47.32"W
L4	111.48	N57°48'54.68"W	L14	61.80	N41°33'23.41"W
L5	103.15	N10°45'01.45"W	L15	53.67	N28°08'20.61"W
L6	107.73	N27°34'46.47"W	L16	74.18	N14°31'20.19"W
L7	141.55	N73°23'13.57"W	L17	66.77	N24°05'23.18"W
L8	135.82	N24°44'13.90"W	L18	103.72	N24°57'20.40"W
L9	15.00	S46°41'51.01"E	L19	70.97	N52°35'27.84"W
L10	152.23	S88°38'33.27"E			
L11	115.24	S88°38'33.27"E			
L12	18.39	N34°48'30.28"W			
L13	73.56	N82°38'47.32"W			
L14	61.80	N41°33'23.41"W			
L15	53.67	N28°08'20.61"W			
L16	74.18	N14°31'20.19"W			
L17	66.77	N24°05'23.18"W			
L18	103.72	N24°57'20.40"W			
L19	70.97	N52°35'27.84"W			

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL 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 THE REMAINDER OF A CALLED 417.85 ACRE TRACT DESCRIBED AS EXHIBIT "A" BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT, INC. RECORDED IN VOLUME 4023, PAGE 91 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

COMMENCING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF HSC PARKWAY (120' R.O.M.) MARKING THE WESTERLY CORNER OF SAID REMAINDER OF 417.85 ACRE TRACT AND THE NORTH CORNER OF THE GREENWAY/Common Area, THE TRADITIONS SUBDIVISION, PHASE 23, ACCORDING TO THE PLAT RECORDED IN VOLUME 11923, PAGE 184 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 862.54 FEET;

THENCE, ALONG THE COMMON LINE OF SAID REMAINDER OF 417.85 ACRE TRACT AND SAID GREENWAY/Common Area FOR THE FOLLOWING CALLS:

S 24° 44' 14" E FOR A DISTANCE OF 135.82 FEET TO A 1/2 INCH IRON ROD FOUND;

S 73° 23' 14" E FOR A DISTANCE OF 141.55 FEET TO A 1/2 INCH IRON ROD FOUND;

S 27° 34' 46" E FOR A DISTANCE OF 107.73 FEET TO A 1/2 INCH IRON ROD FOUND;

S 10° 45' 01" E FOR A DISTANCE OF 103.15 FEET TO A 1/2 INCH IRON ROD FOUND;

S 57° 48' 55" E FOR A DISTANCE OF 155.37 FEET TO A 1/2 INCH IRON ROD FOUND;

S 27° 36' 51" E FOR A DISTANCE OF 59.17 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE POINT OF BEGINNING OF HIS HEREN DESCRIBED TRACT;

THENCE, THROUGH SAID REMAINDER OF 417.85 ACRE TRACT FOR THE FOLLOWING CALLS:

N 89° 21' 49" E FOR A DISTANCE OF 279.29 FEET;

N 43° 18' 09" E FOR A DISTANCE OF 518.16 FEET;

S 46° 41' 51" E FOR A DISTANCE OF 15.00 FEET;

S 43° 18' 09" W FOR A DISTANCE OF 503.71 FEET;

S 88° 38' 33" E FOR A DISTANCE OF 152.23 FEET;

S 45° 43' 02" E FOR A DISTANCE OF 115.24 FEET;

S 01° 26' 05" E FOR A DISTANCE OF 354.29 FEET;

S 42° 44' 50" W FOR A DISTANCE OF 251.95 FEET TO THE COMMON LINE OF SAID REMAINDER OF 417.85 ACRE TRACT AND SAID GREENWAY/Common Area;

THENCE, ALONG THE COMMON LINE OF SAID REMAINDER OF 417.85 ACRE TRACT AND SAID GREENWAY/Common Area FOR THE FOLLOWING CALLS:

N 34° 48' 30" W FOR A DISTANCE OF 18.39 FEET TO A 1/2 INCH IRON ROD FOUND;

N 62° 38' 47" W FOR A DISTANCE OF 73.56 FEET TO A 1/2 INCH IRON ROD FOUND;

N 41° 33' 23" W FOR A DISTANCE OF 61.80 FEET TO A 1/2 INCH IRON ROD FOUND;

N 28° 08' 21" W FOR A DISTANCE OF 53.67 FEET TO A 1/2 INCH IRON ROD FOUND;

N 14° 31' 20" W FOR A DISTANCE OF 74.18 FEET TO A 1/2 INCH IRON ROD FOUND;

N 24° 05' 23" W FOR A DISTANCE OF 66.77 FEET TO A 1/2 INCH IRON ROD FOUND;

N 24° 57' 20" W FOR A DISTANCE OF 103.72 FEET TO A 1/2 INCH IRON ROD FOUND;

N 52° 35' 28" W FOR A DISTANCE OF 70.97 FEET TO A 1/2 INCH IRON ROD FOUND;

N 22° 09' 26" W FOR A DISTANCE OF 224.08 FEET TO THE POINT OF BEGINNING CONTAINING 5.191 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND FEBRUARY 2016. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL 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 THE REMAINDER OF A CALLED 417.85 ACRE TRACT DESCRIBED AS EXHIBIT "A" BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT, INC. RECORDED IN VOLUME 4023, PAGE 91 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

COMMENCING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF HSC PARKWAY (120' R.O.M.) MARKING THE WESTERLY CORNER OF SAID REMAINDER OF 417.85 ACRE TRACT AND THE NORTH CORNER OF THE GREENWAY/Common Area, THE TRADITIONS SUBDIVISION, PHASE 23, ACCORDING TO THE PLAT RECORDED IN VOLUME 11923, PAGE 184 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 862.54 FEET;

THENCE, ALONG THE SOUTHEAST LINE OF HSC PARKWAY FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 13' 29" FOR AN ARC DISTANCE OF 214.14 FEET (CHORD BEARS: N 32° 07' 19" E - 213.59 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

N 25° 00' 35" E FOR A DISTANCE OF 244.06 FEET TO A 1/2 INCH IRON ROD FOUND;

N 24° 05' 55" E FOR A DISTANCE OF 151.88 FEET TO A 1/2 INCH IRON ROD FOUND;

N 25° 00' 37" E FOR A DISTANCE OF 426.49 FEET TO THE NORTH CORNER OF THIS HEREN DESCRIBED TRACT;

THENCE, THROUGH SAID REMAINDER OF 417.85 ACRE TRACT FOR THE FOLLOWING CALLS:

S 65° 54' 05" E FOR A DISTANCE OF 588.00 FEET;

S 18° 36' 28" W FOR A DISTANCE OF 370.22 FEET;

S 38° 14' 27" W FOR A DISTANCE OF 127.50 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 1242.50 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 03' 42" FOR AN ARC DISTANCE OF 109.77 FEET (CHORD BEARS: S 49° 13' 42" E - 109.73 FEET) TO THE END OF SAID CURVE;

S 46° 41' 51" E FOR A DISTANCE OF 18.13 FEET;

S 43° 18' 09" W FOR A DISTANCE OF 786.08 FEET TO THE COMMON LINE OF SAID REMAINDER OF 417.85 ACRE TRACT AND SAID GREENWAY/Common Area, THE TRADITIONS SUBDIVISION, PHASE 23;

THENCE, ALONG THE COMMON LINE OF SAID REMAINDER OF 417.85 ACRE TRACT AND SAID GREENWAY/Common Area FOR THE FOLLOWING CALLS:

N 57° 48' 55" W FOR A DISTANCE OF 1114.7 FEET TO A 1/2 INCH IRON ROD FOUND;

N 10° 45' 01" W FOR A DISTANCE OF 103.15 FEET TO A 1/2 INCH IRON ROD FOUND;

N 27° 34' 46" W FOR A DISTANCE OF 107.73 FEET TO A 1/2 INCH IRON ROD FOUND;

N 73° 23' 14" W FOR A DISTANCE OF 141.55 FEET TO A 1/2 INCH IRON ROD FOUND;

N 24° 44' 14" W FOR A DISTANCE OF 135.82 FEET TO THE POINT OF BEGINNING CONTAINING 16.486 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND FEBRUARY 2016. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, W. Spencer Clements, Jr., Vice President of Bryan/Traditions, L.P., a Texas Limited Partnership, owner of the 0.83 acre tract shown on this plat, and designated herein as the Traditions Subdivision Phase 31, to the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Bryan/Traditions, L.P., By
Traditions Acquisitions Partnership, L.P., its General Partner, By
W. Spencer Clements, Jr., Vice President

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

Notary Public, Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

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

City Engineer

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

Chairman

APPROVAL OF THE CITY PLANNER

I, _____, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 20____.

City Planner
Bryan, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, Bryan Commerce and Development, owner and developer of the land shown on this plat, and designated herein as the Traditions Subdivision, Phase 101, to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Bryan Commerce and Development

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

Notary Public, Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

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

City Engineer

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

Chairman

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

County Clerk
Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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

_____, R.P.L.S. No. 4502

FINAL PLAT

THE TRADITIONS SUBDIVISION

PHASE 101

21.687 ACRES
J.H. JONES SURVEY ; A-26
COLLEGE STATION, BRAZOS COUNTY, TEXAS
2 LOTS

LOT 1, COMMON AREA 1, AND COMMON AREA 1A, BLOCK 1
LOT 1, BLOCK 2
SCALE 1" = 100'
AUGUST 2016

OWNER:
BRYAN COMMERCE &
DEVELOPMENT, INC.
P.O. BOX 1500
BRYAN, TEXAS 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) 764-3000

DEVELOPER:
BRYAN TRADITIONS, LP
2100 TRADITIONS BLVD.
BRYAN, TEXAS 77807

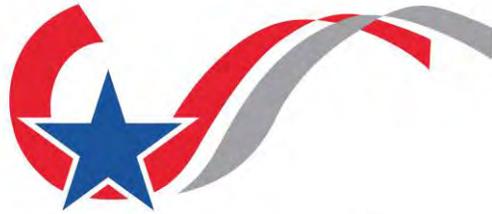


Legislation Details (With Text)

File #: 16-0552 Version: 1 Name: Williams Creek Lake Estates Ph. 1 - Final Plat
Type: Final Plat Status: Agenda Ready
File created: 8/30/2016 In control: Planning and Zoning Commission Regular
On agenda: 9/15/2016 Final action:
Title: Presentation, possible action, and discussion regarding a Final Plat for Williams Creek Lake Estates Ph. 1 consisting of 29 single-family lots and 3 common areas on approximately 36 acres located at 2442 Carll Lane, generally located northwest of the intersection of William D. Fitch Parkway and Rock Prairie Road East. Case #FP2015-000012
Sponsors: Madison Thomas
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Final Plat Ph. 1](#)

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

Presentation, possible action, and discussion regarding a Final Plat for Williams Creek Lake Estates Ph. 1 consisting of 29 single-family lots and 3 common areas on approximately 36 acres located at 2442 Carll Lane, generally located northwest of the intersection of William D. Fitch Parkway and Rock Prairie Road East. Case #FP2015-000012



CITY OF COLLEGE STATION

FINAL PLAT
for
Williams Creek Lake Estates Ph.1
FP2015-000012

SCALE: 29 lots and 3 common areas on approximately 36 acres

LOCATION: 2242 Carll Lane, being generally located northwest of the intersection of William D. Fitch Parkway and Rock Prairie Road East

ZONING: E Estate, cluster subdivision

APPLICANT: Joe Johnson

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

RECOMMENDATION: Staff recommends approval of the Final Plat.



DEVELOPMENT REVIEW	WILLIAMS CREEK LAKE ESTATES PH 1	Case: FP2015-000012	FINAL PLAT
--------------------	-------------------------------------	------------------------	------------

DEVELOPMENT HISTORY

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

COMMENTS

Parkland Dedication:	Parkland Dedication fees totaling \$1,261 per lot will be required.
Greenways:	None are provided or required.
Pedestrian Connectivity:	Sidewalks are not required within the development as the streets are being constructed to rural sections. Sidewalks are required along Rock Prairie Road.
Bicycle Connectivity:	Rock Prairie Road is anticipated to have bike lanes when it is widened at an unknown time in the future.
Impact Fees:	N/A

REVIEW CRITERIA

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

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



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

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication or Stormwater Management Conference 6-11-14

NAME OF PROJECT Williams Creek Lake Estates

ADDRESS 2242 Carl Ln College Station, Tx 77845

SPECIFIED LOCATION OF PROPOSED PLAT:

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

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):
 Name Joe Johnson E-mail joejohnson1889@hotmail.com
 Street Address P.O. Box 800
 City Coleman State TX Zip Code 76834
 Phone Number 979-229-0310 Fax Number 325-357-4414

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

Name Williams Creek Lake Estates, Inc. a Texas Corp. E-mail joejohnson1889@hotmail.com
Street Address P.O. Box 800
City Coleman State Texas Zip Code 76834
Phone Number 979-229-0310 Fax Number 325-357-4414

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering, LLC. - Joe Schultz, P.E. E-mail joeschultz84@verizon.net
Street Address 2730 Longmire Drive, Suite A
City College Station State Texas Zip Code 77845
Phone Number 979-764-3900 Fax Number 979-764-3910

Do any deed restrictions or covenants exist for this property? Yes No
Is there a temporary blanket easement on this property? If so, please provide the Volume _____ and Page No. _____
Total Acreage 36.090 Total No. of Lots 29 R-O-W Acreage 4.954
Existing Use Vacant Proposed Use Residential
Number of Lots By Zoning District E / 29 _____ / _____ / _____
Average Acreage Of Each Residential Lot By Zoning District:
E / 0.571 _____ / _____ / _____
Floodplain Acreage N/A

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

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

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

Yes
 No

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

Project Name: Williams Creek Lake Estates (PP)

City Project Number (if known): 14-00900280

Date / Timeframe when submitted: 11/14/2015

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

N/A

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

N/A

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

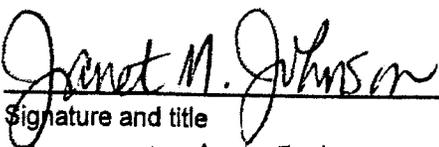
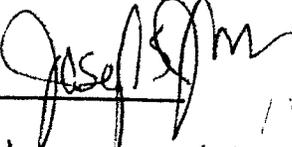
Requested Oversize Participation _____

Total Linear Footage of Proposed Public:	
3100	Streets
3425	Sidewalks
5918	Sanitary Sewer Lines
5750	Water Lines
1549	Channels
728	Storm Sewers
N/A	Bike Lanes / Paths

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

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

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

 Signature and title _____ Date 6-15-15

 Janet M. Johnson Joseph S. Johnson

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

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

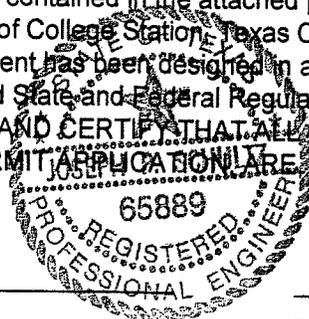
Garnet M. Johnson
Property Owner(s)

6-15-15
Date

Engineer Certification:

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

Joseph P. [Signature]
Engineer



6-15-15
Date

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

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

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

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

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

Engineer

Date

Initial

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

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

B. I, _____, certify to the following:

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

Engineer

Date

Additional certification for Floodway Encroachments:

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

Engineer

Date

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

Residential Structures:

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

Engineer / Surveyor

Date

Commercial Structures:

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

Engineer / Surveyor

Date

OR

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

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

Engineer / Surveyor

Date

Conditions or comments as part of approval: _____

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

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

Existing

Proposed

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

Existing

Proposed



Alleys.



Easements.



A number or letter to identify each lot or site and each block (numbered sequentially).



Parkland dedication/greenbelt area/park linkages. All proposed dedications must be reviewed by the Parks and Recreation Advisory Board and documentation of their recommendation provided prior to being scheduled for P&Z Commission consideration.



Construction documents for all public infrastructure drawn on 24" x 36" sheets and properly sealed by a Licensed Texas Professional Engineer that include the following:



Street, alley and sidewalk plans, profiles and sections. One sheet must show the overall street, alley and/or sidewalk layout of the subdivision. (may be combined with other utilities).



Sewer Design Report.



Sanitary sewer plan and profile showing depth and grades. One sheet must show the overall sewer layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)



Water Design Report and/or Fire Flow Report.



Water line plan showing fire hydrants, valves, etc. with plan and profile lines showing depth and grades. One sheet must show the overall water layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)



Storm drainage system plan with contours, street profile, inlets, storm sewer and drainage channels, with profiles and sections. Drainage and runoff areas, and runoff based on 5, 10, 25, 50 and 100 year rain intensity. Detailed drainage structure design, channel lining design & detention if used. One sheet must show the overall drainage layout of the subdivision.



Detailed cost estimates for all public infrastructure listed above sealed by Texas P.E.



Letter of completion for public infrastructure or guarantee / surety in accordance with UDO Section 8.6.



Drainage Report with a Technical Design Summary.



Erosion Control Plan (must be included in construction plans).



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



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

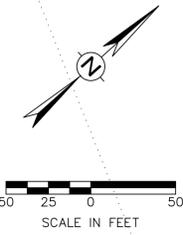
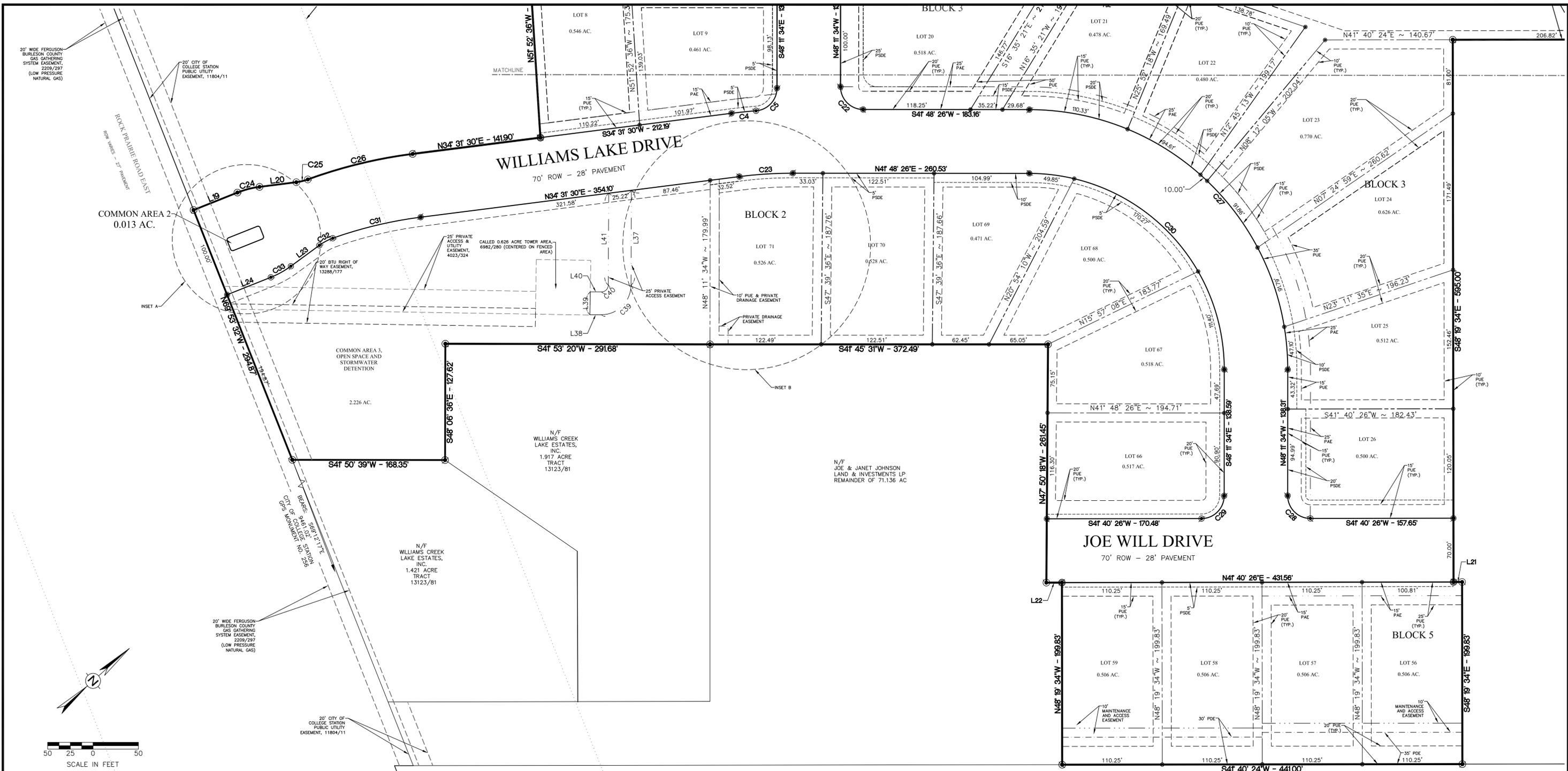


Will any construction occur in TxDOT rights-of-way? Yes No
If yes, TxDOT permit must be submitted along with the construction documents.

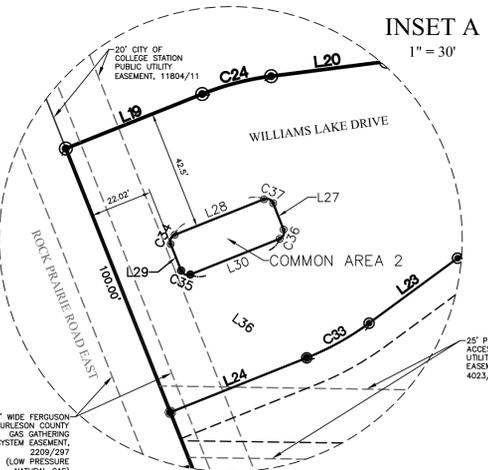
NOTE:

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

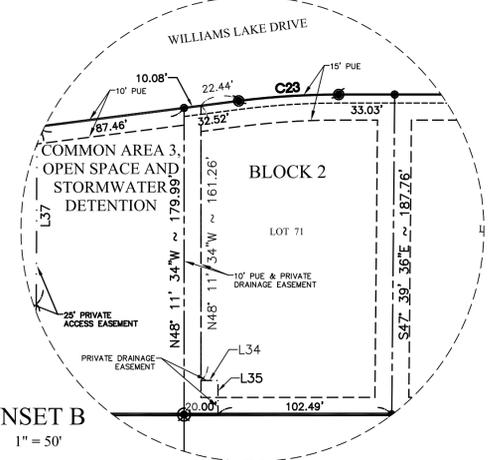
Print Form



INSET A
1" = 30'



INSET B
1" = 50'

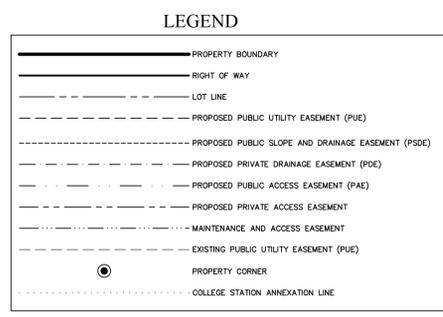


LINE TABLE

LINE #	LENGTH	DIRECTION
L19	51.92'	N20° 08' 28"E
L20	40.88'	N34° 35' 33"E
L21	9.44'	N41° 40' 28"E
L22	17.17'	S41° 40' 28"W
L23	38.78'	N5° 37' 23"E
L24	51.92'	N20° 08' 28"E
L27	10.00'	S89° 53' 32"E
L28	34.00'	N20° 08' 28"E
L29	10.00'	N89° 53' 32"W
L30	34.00'	S20° 08' 28"W
L34	10.00'	S41° 45' 31"W
L35	20.00'	N48° 11' 34"W
L36	50.57'	S77° 18' 02"W
L37	104.08'	S47° 58' 47"E
L38	12.83'	S41° 39' 56"W
L39	25.00'	N47° 18' 40"W
L40	12.39'	N41° 39' 56"E
L41	100.79'	N47° 58' 47"W

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C4	27.24'	535.00'	002°55'00"	13.62'	27.23'	S35°59'00"W
C5	37.37'	25.00'	002°55'00"	23.16'	33.98'	S05°22'32"E
C22	39.27'	25.00'	090°00'00"	25.00'	35.36'	S86°48'28"W
C23	59.10'	465.00'	007°18'56"	29.59'	59.06'	N38°09'58"E
C24	25.28'	100.00'	014°29'05"	12.71'	25.21'	N27°21'01"E
C25	12.99'	58.00'	012°49'57"	6.52'	12.96'	N28°10'35"E
C26	119.19'	535.00'	012°45'53"	59.84'	118.95'	N28°08'33"E
C27	447.68'	285.00'	090°00'00"	285.00'	403.05'	S86°48'28"W
C28	39.33'	25.00'	090°08'00"	25.06'	35.40'	S86°44'26"W
C29	39.21'	25.00'	089°52'00"	24.94'	35.31'	S03°15'34"E
C30	337.72'	215.00'	090°00'00"	215.00'	304.06'	N86°48'26"E
C31	99.79'	465.00'	012°17'45"	50.09'	99.60'	N28°22'37"E
C32	16.81'	58.00'	016°36'21"	8.46'	16.75'	N13°55'34"E
C33	25.28'	100.00'	014°29'05"	12.71'	25.21'	N12°51'55"E
C34	3.93'	2.50'	090°00'00"	2.50'	3.54'	N24°53'32"W
C35	3.93'	2.50'	090°00'00"	2.50'	3.54'	S65°06'28"W
C36	3.93'	2.50'	090°00'00"	2.50'	3.54'	S24°53'32"E
C37	3.93'	2.50'	090°00'00"	2.50'	3.54'	N65°06'28"E
C39	50.85'	32.50'	089°38'43"	32.30'	45.82'	S03°09'28"E
C40	11.73'	7.50'	089°38'43"	7.45'	10.57'	N03°09'28"W



FINAL PLAT

WILLIAMS CREEK LAKE ESTATES SUBDIVISION

PHASE 1

36.092 ACRES

THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, TEXAS

29 LOTS AND COMMON AREAS 1, 2 & 3 (14.763 ACRES)

SCALE 1" = 50'
SEPTEMBER 2015
REVISED FEBRUARY 2016
REVISED MAY 2016

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

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

ENGINEER:
 Schultz Engineering, LLC
TBPE NO. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77845
(979) 764-3900
SHEET 2 OF 3

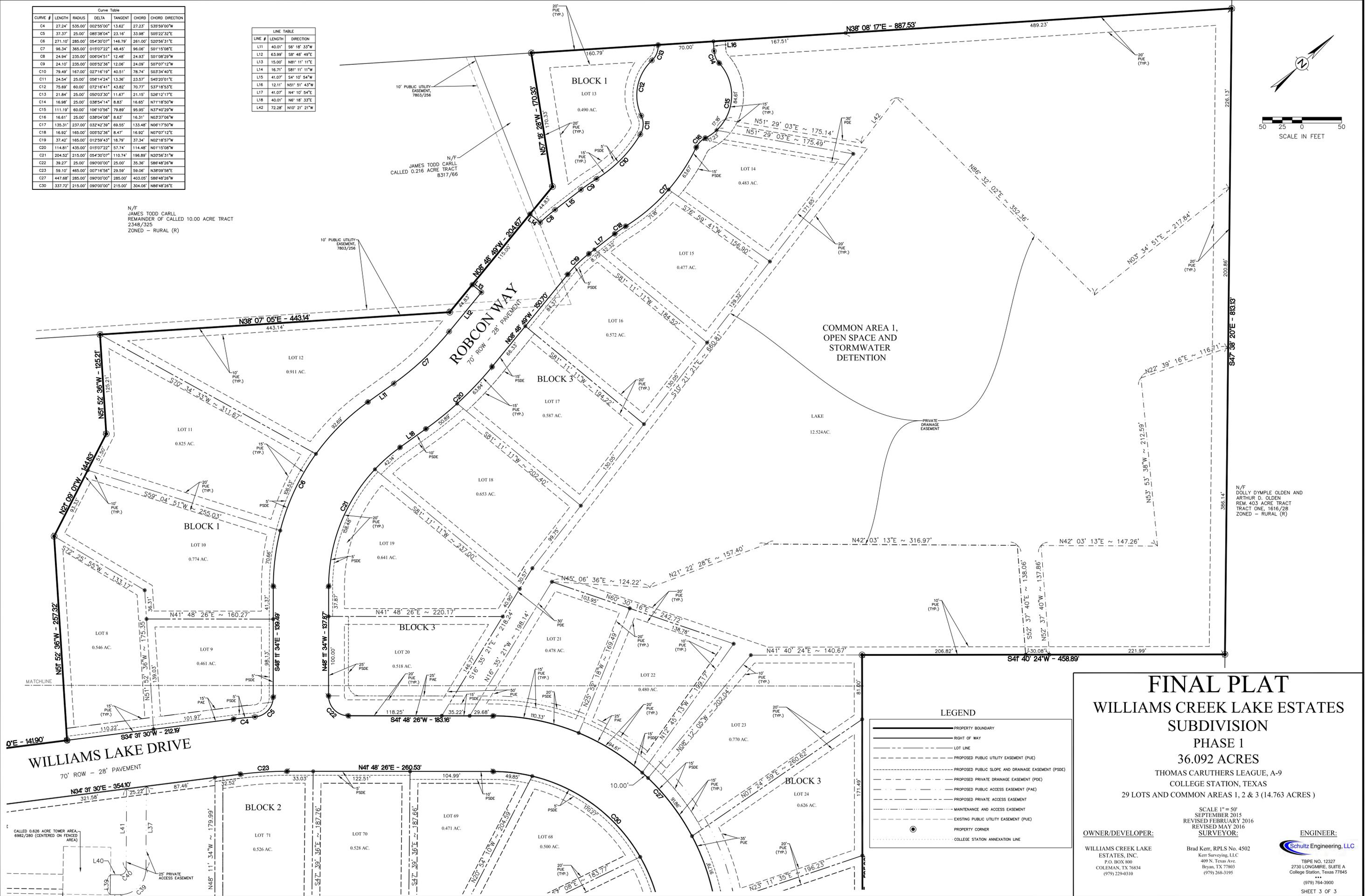
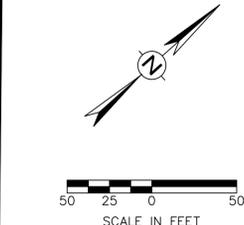
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C4	27.24'	535.00'	002°55'00"	13.62'	27.23'	S35°59'00"W
C5	37.37'	25.00'	085°38'04"	23.16'	33.98'	S05°22'32"E
C6	271.10'	285.00'	054°30'07"	146.79'	261.00'	S20°56'31"E
C7	96.34'	365.00'	015°07'22"	48.45'	96.06'	S01°15'08"E
C8	24.94'	235.00'	006°04'51"	12.48'	24.93'	S01°08'29"W
C9	24.10'	235.00'	009°52'36"	12.06'	24.09'	S07°07'12"W
C10	79.49'	167.00'	027°16'19"	40.51'	78.74'	S03°34'40"E
C11	24.54'	25.00'	056°14'24"	13.36'	23.57'	S45°20'01"E
C12	75.69'	60.00'	072°16'41"	43.82'	70.77'	S37°18'53"E
C13	21.84'	25.00'	050°03'30"	11.67'	21.15'	S26°12'17"E
C14	16.98'	25.00'	038°54'14"	8.83'	16.65'	N71°18'50"W
C15	111.19'	60.00'	106°10'56"	79.89'	95.95'	N37°40'29"W
C16	16.61'	25.00'	038°04'08"	8.63'	16.31'	N03°37'06"W
C17	135.31'	237.00'	032°42'39"	69.55'	133.48'	N06°17'50"W
C18	16.92'	165.00'	009°52'36"	8.47'	16.92'	N07°07'12"E
C19	37.42'	165.00'	012°59'43"	18.79'	37.34'	N02°18'57"W
C20	114.81'	435.00'	015°07'22"	57.74'	114.48'	N01°15'08"W
C21	204.52'	215.00'	054°30'07"	110.74'	196.89'	N20°56'31"W
C22	39.27'	25.00'	090°00'00"	25.00'	35.36'	S86°48'26"W
C23	59.10'	465.00'	007°16'56"	29.59'	59.06'	N38°09'58"E
C27	447.68'	285.00'	090°00'00"	285.00'	403.05'	S86°48'26"W
C30	337.72'	215.00'	090°00'00"	215.00'	304.06'	N86°48'26"E

LINE #	LENGTH	DIRECTION
L11	40.01'	S8°18'33"W
L12	63.99'	S8°48'49"E
L13	15.00'	N81°11'11"E
L14	16.71'	S81°11'11"W
L15	41.07'	S4°10'54"W
L16	12.11'	N51°51'43"W
L17	41.07'	N4°10'54"E
L18	40.01'	N6°18'33"E
L42	72.28'	N10°21'21"W

N/F JAMES TODD CARLL
REMAINDER OF CALLED 10.00 ACRE TRACT
2348/325
ZONED - RURAL (R)

N/F JAMES TODD CARLL
CALLED 0.216 ACRE TRACT
8317/66

10' PUBLIC UTILITY
EASEMENT,
7603/256



N/F DOLLY DYMPLE OLDEN AND
ARTHUR D. OLDEN
REM. 403 ACRE TRACT
TRACT ONE, 1616/28
ZONED - RURAL (R)

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (PUE)
- PROPOSED PUBLIC SLOPE AND DRAINAGE EASEMENT (PSDE)
- PROPOSED PRIVATE DRAINAGE EASEMENT (PDE)
- PROPOSED PRIVATE ACCESS EASEMENT (PAE)
- MAINTENANCE AND ACCESS EASEMENT
- EXISTING PUBLIC UTILITY EASEMENT (PUE)
- PROPERTY CORNER
- COLLEGE STATION ANNEXATION LINE

FINAL PLAT

WILLIAMS CREEK LAKE ESTATES SUBDIVISION PHASE 1

36.092 ACRES
THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, TEXAS
29 LOTS AND COMMON AREAS 1, 2 & 3 (14.763 ACRES)

SCALE 1" = 50'
SEPTEMBER 2015
REVISED FEBRUARY 2016
REVISED MAY 2016

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

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

ENGINEER:

TBPE NO. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77845
...
(979) 764-3900
SHEET 3 OF 3



Legislation Details (With Text)

File #: 16-0542 Version: 3 Name: Northgate Food Truck Court - Conditional Use Permit

Type: Rezoning Status: Agenda Ready

File created: 8/24/2016 In control: Planning and Zoning Commission Regular

On agenda: 9/15/2016 Final action:

Title: Public hearing, presentation, possible action, and discussion on a Conditional Use Permit for a Mobile Food Court in NG-1, located at 203 First Street, which is generally located south of Church Avenue and west of First Street. Case #CUP2016-000001 (Note: Final action on this item is scheduled for the October 13, 2016 City Council meeting - subject to change.)

Sponsors: Madison Thomas

Indexes:

Code sections:

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

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

Public hearing, presentation, possible action, and discussion on a Conditional Use Permit for a Mobile Food Court in NG-1, located at 203 First Street, which is generally located south of Church Avenue and west of First Street. Case #CUP2016-000001 (Note: Final action on this item is scheduled for the October 13, 2016 City Council meeting - subject to change.)



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

**CONDITIONAL USE PERMIT
FOR
Northgate Food Truck Court
CUP2016-000001**

REQUEST: Conditional Use Permit and Site Plan for a long-term mobile food court

SCALE: Approximately 0.418 acres

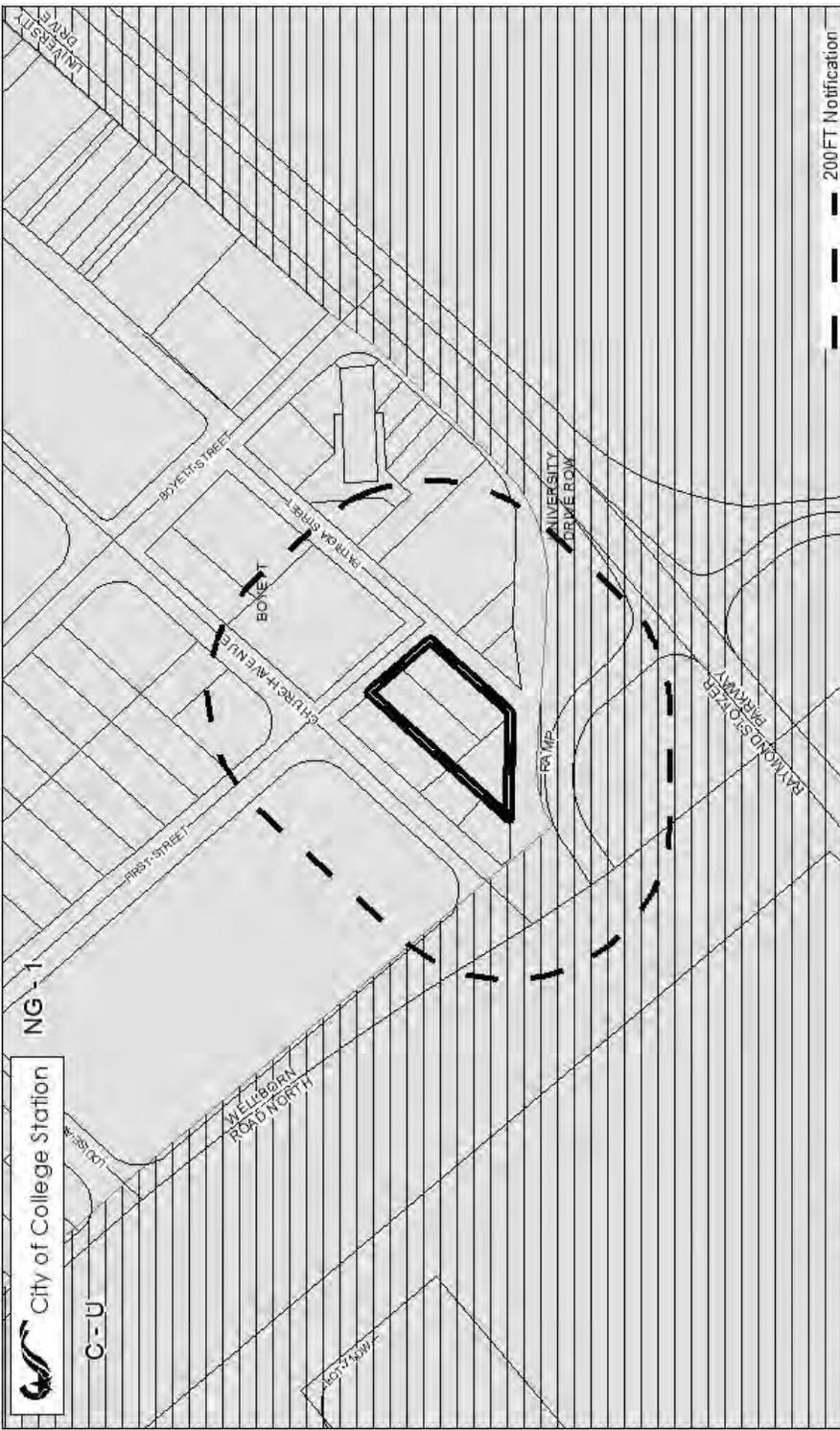
LOCATION: 203 First Street

APPLICANT: Matt Abegglen

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

BACKGROUND: Currently undeveloped property

RECOMMENDATION: Staff recommends approval of the Conditional Use Permit and Site Plan with the requested setback, parking, and fire lane amendments.



ZONING DISTRICTS (in Grayscale)

Residential	MU	Mixed-Use	CI	Commercial Industrial	Design Districts	Overlay Districts	Retired Districts
R	Rural	MHF	BP	Business Park	WPC	OV	R-1B
E	Estates	Manufactured Home Pk.	BPI	Business Park Industrial	NG-1	Corridor Ovr.	Single Family Residential
RS	Restricted Suburban		C-U	College and University	Core Northgate	RDD	Multi-Family
GS	General Suburban	Non-Residential	Planned Districts		Transitional Northgate	KD	High Density Multi-Family
D	DuPont	NAP	P-MUD	Planned Mixed-Use Dist.	Residential Northgate	NPO	Research and Dev.
T	Townhome	Natural Area Protected	PDD	Planned Develop. Dist.	NG-2	NPO	Light Industrial
MF	Multi-Family	O			NG-3	NCO	Heavy Industrial
		Office				HP	
		SC					
		GC					
		General Commercial					

NORTH

0 170. 340 Feet

NORTHGATE FOOD TRUCK COURT

Case: CUP2016-000001

CONDITIONAL USE

NOTIFICATIONS

Advertised Commission Hearing Date: September 15, 2016
 Advertised Council Hearing Date: October 13, 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: 20
 Contacts in support: 0
 Contacts in opposition: 0
 Inquiry contacts: 0

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Urban Mixed Use, Redevelopment Area	NG-1 Core Northgate	Undeveloped, Commercial
South	Urban Mixed Use, Redevelopment Area	NG-1 Core Northgate	Undeveloped
East (across First St.)	Urban Mixed Use, Redevelopment Area	NG-1 Core Northgate	Commercial parking lot
West (Wellborn Rd.)	Urban Mixed Use, Redevelopment Area	NG-1 Core Northgate	On Ramp to Wellborn Road

DEVELOPMENT HISTORY

Annexation: 1939
Zoning: A-O Agricultural Open (upon annexation)
 C-1 General Commercial (1973)
 NG-1 Historic Northgate (1996)
 NG-1 Historic Northgate renamed NG-1 Core Northgate (2003)
Final Plat: July 1939
Site development: Undeveloped

REVIEW CRITERIA

- The proposed use shall meet the purpose and intent of the Unified Development Ordinance (UDO) and meet all minimum standards for this type of use per the UDO.** The applicant is proposing to turn approximately 0.42 acres of an undeveloped lot into a long-term mobile food court in the NG-1 Core Northgate zoning district. Long-term

mobile food courts are intended to have more permanency than those that are short-term, and are held to the same development standards as restaurant developments, with some exceptions based upon the nature of the use and flexibility built into their consideration via the conditional use permitting process.

Long-term mobile food courts may allow for:

- The establishment of a site that provides for the gathering of two (2) or more mobile food vendors.
- The mobile food vendors within the mobile food court to remain on their pad sites overnight. Note: Mobile food vendors are required to leave the mobile food court or move within the court at least once a year to retain mobile food vendor status.
- Mobile food vendors to access potable water and sewage disposal facilities onsite.
- Tables, chairs, and canopies or enclosed seating areas for court customers.
- Signage for the mobile food court, in accordance with the Signs section of this Unified Development Ordinance.
- Small-scale entertainment and accessory uses for mobile food court customers, such as music (live acoustic or recorded) that is played or broadcast at a reasonable volume inside the court's property boundaries and small playground area as not to disturb surrounding property owners.
- Larger-scale entertainment and accessory uses for court customers, such as a volleyball court and bar, at a scale as not to disturb surrounding property owners.
- Accessory structures.
- Alcohol sales with approved permits and licenses from the Texas Alcoholic Beverage Commission.

The site plan that has been submitted for this conditional use provides pad sites for up to nine mobile food vendors and a permanent concession/restroom building. Water, sewer, and electric is proposed to be available to each pad site. A 3,200 sq.ft. pavilion is proposed at the center of the site with seating for approximately 200-300 people and a 150 sq.ft. stage is proposed for customer entertainment. An 8-ft. solid wood screening fence is proposed to surround the property on all sides with the exception of First Street, which will have a 6-ft. wrought iron fence to provide for visibility from the entry street side. Alcohol sales through the concession/restroom building are proposed with this use. At approximately 350 feet, the distance of the site to the closest church (the Christian Science Reading Room) exceeds that required for alcohol sales (300 feet). The minimum distance would be confirmed through the processing of a permit for alcohol sales. NG-1 Core Northgate regulations will allow for attached signage, which will be permitted separately.

A long-term mobile food court is required to:

- Be located a minimum of 100 feet from a single family, duplex, or townhouse zoning district.
- Have a site manager that will remain on property during the hours of operation.
- Have all valid permits and licenses as required by the Brazos County Health Department.

- Allow only mobile food vendors that hold valid permits and licenses as required by the City of College Station and the Brazos County Health Department to operate within the mobile food court.
- At a minimum, not operate between the hours of 3 a.m. and 5 a.m.
- Comply with general site plan requirements

Being within an urban, mixed use district, this use will be in close proximity to residential units, but will exceed the minimum distance from a single family or duplex zoning district. At this time, the applicant anticipates having 5-10 employees. The hours of operation are proposed for the full extent allowed (5 a.m. to 3 a.m.), but individual truck hours may vary.

Specific use standards apply to site plans for mobile food courts, and the proposed site plan meets all of the requirements with the following exceptions:

- Mobile food vendor pad sites and dining areas shall be setback a minimum of one hundred (100) feet from rights-of-way and public ways.
- All mobile food vendor pad sites shall be separated from other pad sites, dining areas, and structures by a minimum of ten (10) feet.
- A minimum of two (2) Off-Street Parking spaces shall be provided per mobile food vendor pad site.
- A minimum of a twenty-foot (20') fire apparatus access route is required around a mobile food court

The Northgate Districts are unique from other zoning districts in College Station in many ways, and thus several of the requests to vary from some specific use standards are being made to more closely align with Northgate standards. Northgate has a maximum front setback instead of a minimum to help maximize land utility and to engage pedestrians as they move along the street. This being the case, the applicant has proposed to move the first truck pad sites and the edge of the pavilion to within 20 feet from back of curb, which is consistent with outdoor dining setbacks in NG-1. The applicant has requested that mobile food vendor pad sites be allowed to be within seven feet of the pavilion instead of 10 feet because of site constraints. No parking is being proposed as commercial developments in Northgate do not have a minimum parking requirement. Adequate fire protection is available from the right-of-way so fire lanes are not needed onsite. Typically a fire lane is also needed for sanitation trucks, but like other businesses in Northgate, the mobile food courts plans to utilize the shared sanitation collection facility.

2. The proposed use shall be consistent with the development policies and goals and objectives as embodied in the Comprehensive Plan for development in the City.

The subject tract is shown on the Comprehensive Plan Future Land Use and Character Map as Urban Mixed Use which allows for residential, commercial, and office uses in vertical mixed-use structures. The subject property is also designated by the Comprehensive Plan as a Redevelopment Area. These areas are identified as anticipating a change in land use, and, if appropriate, character to help it evolve into a more dense area with mixed-use activity. A Mobile Food Court use is an appropriate use in the NG-1 Core Northgate Zoning District. This zoning district is currently mainly composed of high density residential developments and commercial and bar businesses. The mobile food court is a unique use that will provide both food and alcoholic beverage options to the surrounding residents, but also entertainment. They will operate evening hours as most Northgate Businesses do, but will

also be open for breakfast and lunch hours. They have designed their site to meet the unique characteristics of the Northgate District, but focusing on pedestrian traffic within their site and working to create an inviting atmosphere.

- 3. The proposed use shall not be detrimental to the health, welfare, or safety of the surrounding neighborhood or its occupants, not be substantially or permanently injurious to neighboring property.** This use will likely not be detrimental or substantially injurious to the surrounding neighborhood or its occupants. The use of the food truck park will create a safe area for the congregation of food truck customers. The proposed food court's site layout allows for pedestrian traffic only, reducing the potential conflicts of pedestrian traffic and vehicular traffic within this site. They will meet all safety regulations associated with TABC and the selling of alcoholic beverages including providing fencing around the site to create a controlled environment. The court proposes on-site entertainment but will not allow noise level to be detectible beyond the property. The site also agrees to meet business hours set in the Unified Development Ordinance for Mobile Food Courts and provide an on-site manager to ensure the safety of the business operations and customers.
- 4. The proposed site plan and circulation plan shall be harmonious with the character of the surrounding area.** The Unified Development Ordinance speaks to the long-term food court as a more permanent food court that should be held to the same development standards as restaurants with the exceptions identified in the ordinance. The applicant is providing elements such as pad sites for nine trucks, seating areas, a pavilion, and a stage for entertainment. They will also provide the required permanent restroom facilities and hand washing stations required by the Unified Development Ordinance and Brazos Health Department. Each food truck pad site will provide an electrical, water and wastewater hook-up. The applicant is proposing to meet all ordinance regulations with the exceptions that were noted above that would bring the site closer to the development pattern of Northgate.
- 5. The proposed use shall not negatively impact existing uses in the area or in the City through impacts on public infrastructure such as roads, parking facilities, electrical, or water and sewer systems, or on public services such as police and fire protection, solid waste collection, or the ability of existing infrastructure and services to adequately provide services.** This use will not negatively impact public infrastructure or services. This use will be in an undeveloped lot zoned NG-1 Core Northgate. The undeveloped lot is proposed to be developed into a mobile food court which the property can adequately support with existing public utilities: electric, water and sanitary sewer. This site is designed for pedestrian traffic only and will meet Northgate Parking Standards. Adequate fire protection is available and acceptable road access is currently in place for police protection. The applicant has proposed roll-out solid sanitation collection which will then be taken to a nearby shared sanitation collection station. City of College Station Sanitation Department has approved of the proposed collection method. The applicant has nominated the use of a shared commercial grease trap design for the operation of participating food trucks. Food trucks will be allowed to dispose of grease drippings on site through this system. As this component is not required of the site but a chosen option, the proposed grease trap will act a primary grease barrier before fluids enter into the sanitary sewer system.

The Police Department has concerns for when large events are held at the food truck court.

The ordinance does not require the court to provide any type of security for events, but PD has suggested that they provide security during the events and past closing time to ensure the patrons safely clear the area.

- 6. The proposed use shall not negatively impact existing uses in the area or in the City.** Existing uses in the area include commercial and multi-family. The use of a food truck park will merge with existing commercial establishments such as restaurants and bars. This site provides an outdoor dining experience similar to other Northgate Outdoor Dining options. There are already food trucks that sell within the Northgate Area, and this site will be providing a place for some to sell together in a more cohesive site. This food court will serve the nearby residents and is within walking distance of most Northgate area residents, Texas A&M University students and visitors in the area. The addition of this use will not negatively impact existing uses.

STAFF RECOMMENDATION

Staff recommends approval of the Conditional Use Permit and Site Plan with the requested setback, parking, and fire lane amendments.

SUPPORTING MATERIALS

1. Application
2. Site Map



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

CONDITIONAL USE PERMIT APPLICATION GENERAL

(Check all applicable)

- | | |
|---|---|
| <input type="checkbox"/> Commercial day care in R-4, R-6, or MHP | <input type="checkbox"/> RV Park in R or GC |
| <input type="checkbox"/> Drive-in/thru window in WPC | <input type="checkbox"/> Retail Sales and Service - Alcohol in WPC |
| <input type="checkbox"/> Multifamily in WPC | <input type="checkbox"/> Educational facility, outdoor instruction in E |
| <input type="checkbox"/> Night Club in P-MUD or GC | <input type="checkbox"/> Parking as a primary use in O |
| <input type="checkbox"/> Hotel in R or E | <input type="checkbox"/> Commercial Amusements in C-3 or SC |
| <input checked="" type="checkbox"/> Mobile Food Court in MF, MU, P-MUD, GC, WPC, NG-1 or NG-2 | |
| <input type="checkbox"/> Short-Term | <input checked="" type="checkbox"/> Long-Term |

MINIMUM SUBMITTAL REQUIREMENTS:

- \$1,165 Conditional Use Permit Fee.
- \$932 Site Plan Application Fee (if applicable).
- \$350 Non-Residential Architectural Standards Building Review Application Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee (if applicable). Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Copy of site plan. **NOTE:** Proposed development in Wolf Pen Creek must be reviewed by the Design Review Board. When staff has completed their technical review of the proposal, it will be scheduled for consideration by the Design Review Board. Copy of all current design plans and color samples will be required for the Board.
- One (1) folded copy of the landscape plan (if applicable).
- One (1) copy of the following for Non-Residential Architectural Standards building review (if applicable):
 - Building elevations to scale for all buildings.
 - List of building materials for all facades and screening.
 - Color samples or list of colors to be used from the approved color palette.
- Grading, drainage, and erosion control plans with supporting drainage report. (if applicable)
- Public infrastructure plans and supporting documents (if applicable).
- Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request (if applicable).
- Proof of permission to utilize existing solid waste collection sites (Short-term Mobile Food Court only)
- The attached Site Plan, Conceptual Site Plan, and Non-Residential Architectural Standards Building Review checklists with all items checked off or a brief explanation as to why they are not checked off (as applicable).

Date of Optional Preapplication or Stormwater Management Conference April 20, 2016

NAME OF PROJECT Northgate Food Truck Court

ADDRESS 203 First Street

LEGAL DESCRIPTION (Lot, Block, Subdivision) Reminder of Lots 1 & 2 and Lots 5 & 6, Block 10

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

Name Matt Abegglen E-mail matta@agssci.com
Street Address 4910 Williams Ridge Court
City College Station State TX Zip Code 77845
Phone Number (979) 255-9030 Fax Number (979) 774-3807

PROPERTY OWNER'S INFORMATION:

Name WestEndNG, LP (c/o Eric Long) E-mail edeelong@earthlink.net
Street Address 100 Congress Ave., Suite 450
City Austin State TX Zip Code 78701
Phone Number (512) 369-1380 Fax Number (512) 473-2616

ARCHITECT OR ENGINEER'S INFORMATION:

Name RME Consulting Engineers (c/o Rabon Metcalf) E-mail rabon@rmengineer.com
Street Address PO Box 9253
City College Station State TX Zip Code 77842
Phone Number (979) 764-0704 Fax Number (979) 764-0704

Present use of property Vacant
Proposed use of property Mobile Food Court
Current zoning of property NG-1
Number of parking spaces required Determined by CoCS Number of parking spaces provided 0 (NG Standards)
Total Acreage 0.418 Floodplain Acreage 0.00
Building square feet Pavilion=3,250 sq.ft. & Restroon/Concession=350 sq.ft.

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

FOR MULTI-FAMILY IN WPC:

Number of one bedroom units _____
Total number of two bedroom units _____
Number of two bedroom units with bedrooms > 132 sq. ft. _____
Number of two bedroom units with bedrooms < 132 sq. ft. _____
Total number of three bedroom units _____
Total number of four bedroom units _____
Total number of housing units _____

PARKLAND DEDICATION (residential development will require parkland dedication at the time of building permit)

_____ dwelling units (DU) X \$ _____ per unit = \$ _____ Total
Number of acres in floodplain _____
Number of acres in detention _____
Number of acres in greenways _____
Date approved by the Parks & Recreation Advisory Board _____

APPLICATION WILL NOT BE CONSIDERED COMPLETE WITHOUT THE FOLLOWING INFORMATION ADDRESSED:

1. Provide a detailed explanation of the proposed use including hours of operation, anticipated traffic, total building capacity, number of employees, number of students, number of children, ages of children, entertainment to be provided, accessory uses, etc., as applicable.

Proposed use is Mobile Food Court with covered area for people to sit and relax while dining. Hours of operation will be 5am - 3am (Not all food trucks will be open during these hours, depends on food truck i.e. breakfast, lunch, late night dining). Seating for 200-300 people. Mobile Food Court employees will be 5-10 people initially. A stage will be provided for musical performances.

2. Explain how the proposed conditional use will meet the purpose and intent of the Unified Development Ordinance and how the use will meet all of the minimum standards established in the UDO for this type of use including parking, landscaping, and screening of offensive areas (trash, loading areas, transformers, utility connections, etc.).

The Mobile Food Court will meet the UDO minimum standards by having the required landscaping and by fencing/screening off trash collection areas. Parking will be met by adhering to NG standards and the facility being a pedestrian accessed only site (by the general public) and well within reasonable walking distance from the NG parking garage. This development will also request dining setbacks to adhere to NG standards. Truck pad sites will be within 7' of the pavilion in lieu of the 10' minimum requirement.

3. Explain how the proposed use is consistent with Comprehensive Plan.

Same as response to Comment #4.

4. Explain how the proposed use is compatible with the surrounding areas.

It will be located in the NG-1 zoned area of Northgate that is currently zoned for this type of establishment. Currently there are already mobile food vendors that are present in the Northgate area and this will give the patrons of the food trucks a better place to conduct business and will provide a cleaner, more streamlined look to the Northgate area by having a location specifically for mobile food vendor purposes.

5. Explain how the proposed site plan and circulation plan will be harmonious with the character of the surrounding area.

In recent years the city of College Station has improved the look of the centralized Northgate area by erecting covered areas, restrooms, etc. There have also been new residential buildings surrounding these locations as well that have improved the overall appearance. We hope to stay consistent with these surroundings via color scheme, shaded sitting areas, landscaping, modern lighting, pedestrian traffic, etc.

6. Explain how infrastructure impacts will be minimized, including traffic impacts.

The infrastructure impact on the area should actually help spread out some of the congestion that the Northgate area faces with all of the foot traffic. We will be adding more seating areas and also providing more food options for people. This should help to draw some foot traffic of the people that may normally stay in only one area of Northgate thus decreasing the amount of congestion that is normally seen in some areas.

7. Explain the effects of the use will have on the environment.

Currently the proposed location is an empty lot that collects debris and trash from pedestrians in the Northgate area. Once the new Mobile Food Court is put in place here we will have landscaping, provide irrigation for green areas. It will also have the necessary required waste disposal for liquids and solids in place thus making a much better use of this vacant location.

IN ADDITION, FOR NIGHT CLUBS, BARS, OR TAVERNS:

8. Approximate the distance to the nearest residential area and indicate the housing type (single family, duplex, multi-family, etc.).

9. The College Station Codes limit noise levels to 65 d.b.a. from 7:00 A.M. to 10:00 P.M. and to 55 d.b.a. from 10:00 P.M. to 7:00 A.M.. Estimate the noise levels produced from the proposed use as heard from all property lines.

10. Approximate the distance to the nearest church, school, or hospital. These measurements must be taken from front door, along property lines, to front door.

IN ADDITION, FOR MOBILE FOOD COURTS:

11. Approximate the distance to the nearest single-family, duplex or townhouse zoning district.

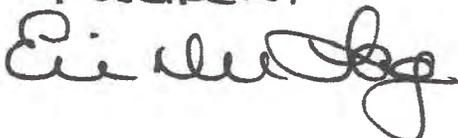
12. Are alcohol sales proposed? (Long-Term Mobile Food Court only) Yes No

If yes, approximate the distance to the nearest church, school, or hospital. These measurements must be taken from front door, along property lines to front door.

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.

WESTENDING, LP
BY: USA COMPRESSION CORP
IT'S GENERAL PARTNER
BY: ERIC D. LONG
Signature and title PRESIDENT

Date 7/14/16



CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

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

WEST END NG, LP
BY: USA COMPRESSION CORP
IT'S GENERAL PARTNER
BY: ERIC D. LONG
Date 7/14/16

Property Owner(s) _____ Date

Engineer Certification:

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

Engineer _____

Date 7/14/16

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

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

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

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

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

Engineer

Date

Initial

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

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

B. I, N/A _____, certify to the following:

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

Engineer

Date

Additional certification for Floodway Encroachments:

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

Engineer

Date

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

Residential Structures:

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

Engineer / Surveyor

Date

Commercial Structures:

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

Engineer / Surveyor

Date

OR

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

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

Engineer / Surveyor

Date

Conditions or comments as part of approval: _____

Print Form

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

- Sheet size - 24" x 36" (minimum).
- 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.
- Scale should be largest standard engineering scale possible on sheet.
- Ownership and current zoning of parcel and all abutting parcels.
- The total number of multi-family buildings and units to be constructed on the proposed project site.
- The density of dwelling units per acre of the proposed project.
- The gross square footage of all buildings and structures and the proposed use of each. If different uses are to be located in a single building, show the location and size of the uses within the building. Building separation is a minimum of 15 feet w/o additional fire protection.

Locations of the following on or adjacent to the subject site:

Designate between existing and proposed

- The density of dwelling units per acre of the proposed project.
- Phasing. Each phase must be able to stand alone to meet ordinance requirements.
- Buildings (Existing and Proposed).
- Setbacks according to UDO, Article 5.
- Building elevations, color samples, and materials list for non-residential buildings. Indicate placement of materials on facades according to UDO, Article 7.
- Include the following dimensions:
 - Total vertical square footage minus openings (for each façade separately)
 - Total vertical square footage of each building material (for each façade separately)
 - Total vertical square footage of each color (for each façade separately)

Geography

- Water courses.
- 100 yr. floodplain and floodway (if applicable) on or adjacent to the proposed project site. Please note if there is none on the site with confirming FEMA/FIRM map number.
- Existing topography (2' max or spot elevations) and other pertinent drainage information. (If plan has too much information, show drainage on separate sheet.)
- Proposed grading (1' max for proposed or spot elevations) and other pertinent drainage information. (If plan has too much information, show drainage on separate sheet.)

Streets, Parking, and Sidewalks

- Existing streets and sidewalks (R.O.W.).
- Existing Driveways, both opposite and adjacent to the site according to UDO, Article 7.
- Proposed drives. Minimum drive aisle width according to UDO, Article 7
- Indicate proposed driveway throat length according to UDO, Article 7
- Proposed curb cuts.
 - For each proposed curb cut (including driveways, streets, alleys, etc.) locate existing curb cuts on the same and opposite side of the street to determine separation distances between existing and proposed curb cuts.
- Proposed curb and pavement detail.
 - A 6" raised curb is required around all edges of all parts of all paved areas without exception. (To include island, planting areas, access ways, dumpster locations, utility pads, etc.) No exception will be made for areas designated as "reserved for future parking".
- Proposed medians.
- Proposed sidewalks (both public and private).
- Proposed pedestrian/bike circulation and facilities for non-residential buildings (UDO, Article 7).
- Off-Street parking areas with parking spaces drawn, tabulated, and dimensioned.
 - Designate number of parking spaces required by ordinance and provided by proposal.
- Handicap parking spaces.
- Parking Islands drawn and dimensioned with square footage calculated according to UDO, Section 7.2 or 7.9 for non-residential buildings.
- Parking setback from R.O.W. to curb of parking lot as required.
- Wheelstops may be required when cars overhang onto property not owned by the applicant or where there may be conflict with pedestrian or bike facilities, handicap accessible routes or above ground utilities, signs or other conflicts.
- Security gates, showing swing path and design specs with colors.
- Guardrails. Include design and colors.
- Traffic Impact Analysis for non-residential development (UDO, Article 7).
 - Please note if none is required.
- Will there be access from a TxDOT R.O.W.? Yes No
If yes, then TxDOT permit must be submitted with this application.

Easements and Utilities

- Easements - clearly designate as existing or proposed and type (utility, access, etc.)
- Utilities (noting size and designate as existing or proposed) within or adjacent to the proposed site, including building transformer locations, above ground and underground service connections to buildings, and drainage inlets.
- Sewer Design Report (if applicable).
- Water Design Report and/or Fire Flow Report (if applicable).
- Drainage Report with a Technical Design Summary.
- Meter locations, existing and proposed (must be located in public R.O.W. or public utility easement).
- Provide a water and sanitary sewer legend to include
 - Minimum water demands
 - Maximum water demands
 - Average water demands in gallons per minute, and
 - Maximum sewer loadings in gallons per day
- Will there be access from a TxDOT R.O.W.? Yes No
If yes, then TxDOT permit must be submitted with this application.

Fire Protection

- Show fire lanes. Fire lanes with a minimum of 20 feet in width with a minimum height clearance of 14 feet must be established if any portion of the proposed structure is more than 150 feet from the curb line or pavement edge of a public street or highway.
- Show proposed and existing fire hydrants. Fire hydrants must be located on the same side of a major street as a project, and shall be in a location approved by the City Engineer. Any structure in any zoning district other than R-1, R-1A, or R-2 must be within 300 feet of a fire hydrant as measured along a public street, highway or designated fire lane.

NOTE: Fire hydrants must be operable and accepted by the City, and drives must have an all weather surface before a building permit can be issued.

- Will building be sprinkled? Yes No

If the decision to sprinkle is made after the site plan has been approved, then the plan must be resubmitted. If Yes,

- Show fire department connections. FDC's should be within 150' of the fire hydrant. In no case shall they be any further than 300' apart, and they shall be accessible from the parking lot without being blocked by parked cars or a structure.

Landscaping

- Landscape plans as required in Article 7 of the Unified Development Ordinance. The landscaping plan can be shown on a separate sheet if too much information is on the original site plan. If requesting protected tree points, then those trees need to be shown appropriately barricaded on the landscape plan. Attempt to reduce or eliminate plantings in easements.

Include information on the plans such as:

- required point calculations
- additional streetscape points required. Streetscape compliance is required on all streets.
- calculations for # of street trees required and proposed (proposed street tree points will accrue toward total landscaping points.)
- proposed new plantings with points earned
- proposed locations of new plantings
- screening of parking lots, 50% of all shrubs used for screening shall be evergreen.
- screening of dumpsters, concrete retaining walls, off street loading areas, utility connection points, or other areas potentially visually offensive.
- existing landscaping to remain
- show existing trees to be barricaded and barricade plan. Protected points will only be awarded if barricades are up before the first development permit is issued.
- Buffer as required in Article 7 of the Unified Development Ordinance.
- Show irrigation system plan. (or provide note on how irrigation system requirement will be met prior to issuance of C. O.) All plans must include irrigation systems for landscaping. Irrigation meters are separate from the regular water systems for buildings and will be sized by city according to irrigation demand submitted by applicant and must include backflow prevention protection.

- Is there any landscaping in TxDOT R.O.W.? Yes No

If yes, then TxDOT permit must be submitted at the time of application.

Other

- Common open spaces sites
- Loading docks
- Detention ponds
- Retaining walls
- Sites for solid waste containers with screening. Locations of dumpsters are accessible but not visible from streets or residential areas. Gates are discouraged and visual screening is required. (Minimum 12 x 12 pad required.)
- Are there impact fees associated with this development? Yes No

NOTE: Signs are to be permitted separately.



Legislation Details (With Text)

File #: 16-0570 Version: 4 Name: Summit Crossing Phase 3
 Type: Rezoning Status: Agenda Ready
 File created: 9/2/2016 In control: Planning and Zoning Commission Regular
 On agenda: 9/15/2016 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 PDD Planned Development District to T Townhouse for approximately 14.636 acres being J.W. Scott Survey, Tract 29, College Station, Brazos County, Texas, Recorded in Volume 7541, Page 214 of the Deed Records of Brazos County, Texas, generally located north of Harvey Road and west of FM 158. Case #REZ2016-000025 (Note: Final action on this item is scheduled for the October 13, 2016 City Council meeting - subject to change)

Sponsors: Rachel Lazo

Indexes:

Code sections:

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

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

Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from PDD Planned Development District to T Townhouse for approximately 14.636 acres being J.W. Scott Survey, Tract 29, College Station, Brazos County, Texas, Recorded in Volume 7541, Page 214 of the Deed Records of Brazos County, Texas, generally located north of Harvey Road and west of FM 158. Case #REZ2016-000025 (Note: Final action on this item is scheduled for the October 13, 2016 City Council meeting - subject to change)



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

REZONING REQUEST
for
Summit Crossing Phase 3
REZ2016-00025

REQUEST: PDD Planned Development District to T Townhouse

SCALE: 14.636 acres

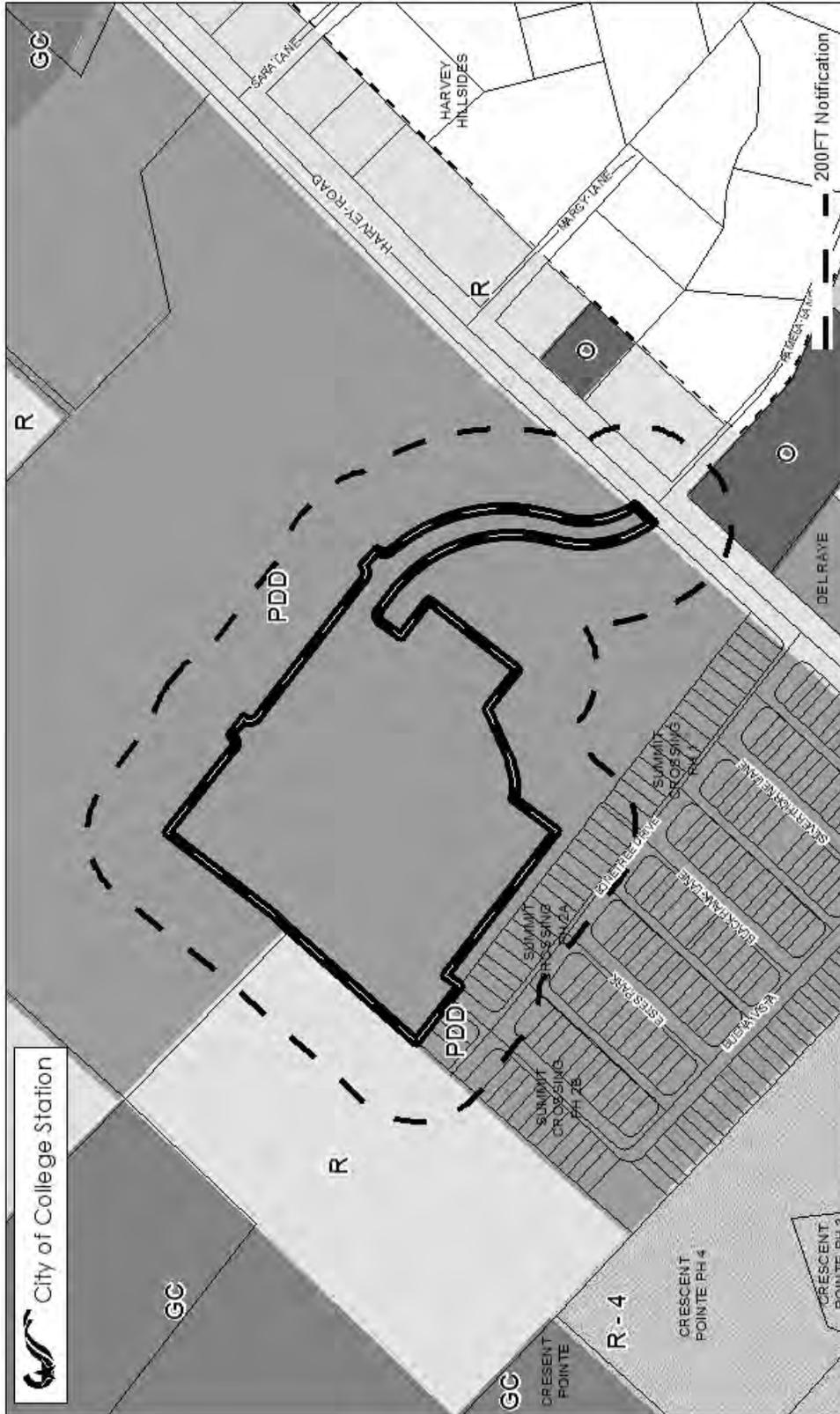
LOCATION: J.W. Scott Survey, Tract 29, College Station, Brazos County, Texas, Recorded In Volume 7541, Page 214 Of The Deed Records Of Brazos County, Texas, Generally Located North Of Harvey Road And West Of FM 158.

APPLICANT: Rabon Metcalf, RME Consulting

PROJECT MANAGER: Rachel Lazo, Staff Planner
rlazo@cstx.gov

RECOMMENDATION: Staff recommends approval of the rezoning request.





ZONING DISTRICTS (in Grayscale)	
R	Residential
R-4	Rural
E	Estate
RS	Restricted Suburban
GS	General Suburban
D	Duplex
T	Townhome
MF	Multi-Family
MU	Mixed-Use
MHP	Manufactured Home Pl.
CI	Commercial Industrial
BP	Business Park
BPI	Business Park Industrial
C-U	College and University
F-MUD	Planned Mixed-Use Dist.
PDD	Planned Develop. Dist.
GC	General Commercial
SC	Suburban Commercial
O	Office
NAP	Natural Area Protected
Non-Residential	
WPC	Wolf Pen Creek Dev. Cor.
NG-1	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate
WFD	Walden Forest Dist.
WPC	Wolf Pen Creek Dev. Cor.
Core Northgate	
Transitional Northgate	
Residential Northgate	
Commercial Industrial	
Business Park	
Business Park Industrial	
College and University	
Planned Districts	
F-MUD	Planned Mixed-Use Dist.
PDD	Planned Develop. Dist.
Design Districts	
WPC	Wolf Pen Creek Dev. Cor.
Core Northgate	
Transitional Northgate	
Residential Northgate	
Commercial Industrial	
Business Park	
Business Park Industrial	
College and University	
Planned Districts	
F-MUD	Planned Mixed-Use Dist.
PDD	Planned Develop. Dist.
Overlay Districts	
Corridor Ovr.	
Redevelopment District	
Kienek Tap Ovr.	
NPO Nbrhd. Prevailing Ovr.	
NCO Nbrhd. Conservation Ovr.	
HP Historic Preservation Ovr.	
Retired Districts	
R-1B Single Family Residential	
R-4 Multi-Family	
R-8 High Density Multi-Family	
RD Research and Dev.	
M-1 Light Industrial	
M-2 Heavy Industrial	

SUMMIT CROSSING PH 3

Case: REZ2016-000025

REZONING



NOTIFICATIONS

Advertised Commission Hearing Date: September 15, 2016
Advertised Council Hearing Date: October 13, 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:

Summit Crossing

Property owner notices mailed: 19
Contacts in support: One at the time of staff report.
Contacts in opposition: None at the time of staff report.
Inquiry contacts: One at the time of staff report.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Urban	R Rural & PDD Planned Development District	Undeveloped
South (Across Harvey Road)	Suburban Commercial	R Rural & O Office	Undeveloped
East	Urban	PDD Planned Development District	Undeveloped
West	Urban	PDD Planned Development District	Townhomes

DEVELOPMENT HISTORY

Annexation: September 1980
Zoning: Properties zoned A-O Agricultural Open upon Annexation
2003 – 105.834 acre tract zoned PDD Planned Development District with duplexes as an approved use and the northwest corner of Harvey & FM 158 zoned GC General Commercial
Final Plat: N/A – Property is currently unplatted
Site development: Vacant

PROPOSAL

The applicant has requested a T Townhouse rezoning at this location to allow for Phase 3 of the existing Summit Crossing development. Previously, Summit Crossing has developed under a Planned Development District with duplexes as an approved use, then revised the PDD for townhouse uses. Instead of continuing to modify the PDD, the applicant has chosen to request T Townhouse as it would still comply with the Urban land use.

REZONING REVIEW CRITERIA

1. Consistency with the Comprehensive Plan: The subject area is designated on the Comprehensive Plan Future Land Use and Character Map as Urban. The Comprehensive Plan states that this designation is for areas that should have very intense level of

development consisting of townhomes, duplexes, and high-density apartments. The proposed zoning permits townhomes, allowing the property to be developed consistent with the Comprehensive Plan.

2. **Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** As this is a continuation of the existing Summit Crossing townhouse development, Townhouse zoning is compatible with the present zoning and conforming uses of the area and the character of the neighborhood.
3. **Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The property is suitable for townhouse uses. It has been planned since 2003 for duplex uses where each side is on an individually platted lot to promote individual home ownership. The project has converted to townhomes as it develops. It is greenfield property, moving urban-density residential eastward up Harvey Road. There is no floodplain on the property and it is relatively flat.
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 and suitable for PDD with duplexes as an allowed use. The difference between the densities of duplex and townhouse uses are minor—12 units per acre for duplexes versus 14 for townhomes. The property is suitable for either use.
5. **Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The subject property is marketable with its current zoning of PDD Planned Development District, however, a T Townhouse district simplifies the zoning and future development processes.
6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water service will be provided by the City of College Station via an existing 12-inch water main located along Harvey Road, and an existing 8-inch water main from the existing Summit Crossing development.

The subject tract will have sewer access via an existing 12-inch sanitary sewer line located along Harvey Road.

The subject property has frontage on Harvey Road, an existing 2-lane Minor Arterial. Subject tract will have one connection on Harvey Road and to the existing Summit Crossing development.

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

STAFF RECOMMENDATION

Staff recommend approval of the rezoning request.

SUPPORTING MATERIALS

1. Application
2. Rezoning Map

979-764-0704



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

ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:

- \$835 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.
- Two (2) copies of a fully dimensioned map on 24" x 36" paper showing:
 - a. Land affected;
 - b. Legal description of area of proposed change;
 - c. Present zoning;
 - d. Zoning classification of all abutting land; and
 - e. All public and private rights-of-way and easements bounding and intersecting subject land.
- Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
- A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to P&DS_Digital_Submittal@cstx.gov).

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

Date of Optional Preapplication Conference _____

NAME OF PROJECT Summit Crossing, Phase 3A-3C

ADDRESS _____

LEGAL DESCRIPTION (Lot, Block, Subdivision) Summit Crossing, Phase 3A-3C

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

North side of SH 30 (Harvey Road East) located immediately east of the existing Summit Crossing development.

TOTAL ACREAGE 14.636

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

Name RME Consulting Engineers (c/o Rabon Metcalf) E-mail rabon@rmengineer.com

Street Address PO Box 9253

City College Station State TX Zip Code 77842

Phone Number (979) 764-0704 Fax Number (979) 764-0704

PROPERTY OWNER'S INFORMATION:

Name The Summit Crossing, LLC E-mail jimeasterly@gmail.com

Street Address 809 University Drive E. Ste. 101B

City College Station State TX Zip Code 77840

Phone Number (979) 218-6775 Fax Number _____

This property was conveyed to owner by deed dated 8/17/06 and recorded in Volume 7541, Page 214 of the Brazos County Official Records.

Existing Zoning PDD (Use: Duplex) Proposed Zoning Townhomes

Present Use of Property Vacant

Proposed Use of Property Townhomes

REZONING SUPPORTING INFORMATION

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

Over the past decade this area, the Summit Crossing subdivision, has developed into high-density single-family residential utilized primarily for professionals working in the surrounding area. The continued development of the Summit Crossing subdivision will support the continued need for residential housing.

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 zoning request conforms to the Comprehensive Plan. The proposed development will conform to "Urban" development where uses will consist of high-density single-family residential with a density of 10.65 DU/acre. This proposed zoning and use is compatible with the existing surrounding neighborhood.

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?

Developed adjacent property is developed as Townhomes. Undeveloped adjacent property is plan for park uses or duplex development.

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

Topography, detention, utilities, and streets systems will support the proposed use and utility needs.

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

Same as Comment #4.

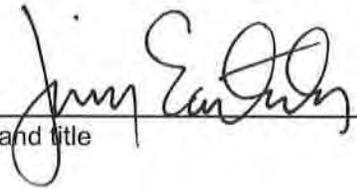
6. Explain the marketability of the property for uses permitted by the current zoning district.

Same as Comment #4. Also, it should be noted, that these townhome developments (located in Phase One, 2A & 2B) have had a very quick "turn-over" rate.

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

The zone change will allow for the continued development of this area in a manner which is reasonable and maintain development continuity.

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.

 Jimmy E. Smith
Signature and title Managing Partner

8-16-16
Date

**SUMMIT CROSSING
FUTURE DEVELOPMENT**
NOW OR FORMERLY
THE SUMMIT CROSSING, LLC
REMAINDER OF 88.202 ACRE TRACT
7541/214

EXISTING ZONING: PDD (USE: DUPLEX)
FUTURE LAND USE DESIGNATION: URBAN

S 52°16'31" E - 265.00'

S 52°16'31" E - 437.06'

S 47°08'42" E
50.00'

S 52°16'31" E - 280.00'

S 15°15'35" W
31.20'

S 42°18'58" W
61.39'

TOTAL: 14,636 AC

PROPOSED ZONING: PDD (USE: TOWNHOMES)
EXISTING ZONING: PDD (USE: DUPLEX)
FUTURE LAND USE DESIGNATION: URBAN

NOW OR FORMERLY
THE SUMMIT CROSSING, LLC
31.978 ACRE TRACT
7675/179

N 41°38'14" E - 421.91'

EXISTING ZONING: R
FUTURE LAND USE DESIGNATION: URBAN

SUMMIT CROSSING
PHASE 2B
VOLUME 1782, PAGE 18

SUMMIT CROSSING
PHASE 2A
VOLUME 1784, PAGE 18

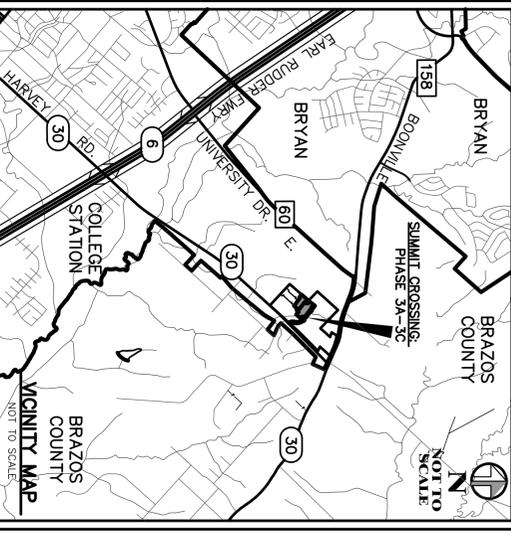
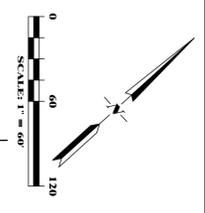
SUMMIT CROSSING
PHASE ONE
VOLUME 1804, PAGE 208

SUMMIT CROSSING
PHASE ONE
688 PARCELS REVISION
VOLUME 1804, PAGE 208

EXISTING ZONING: PDD (USE: TOWNHOMES)
FUTURE LAND USE DESIGNATION: URBAN

LONETREE DRIVE
27' HAWK STREET w/CURB & CUTTER - 4' SIDEWALK (ONE SIDE)
(50' R.O.W.)

HARVEY ROAD EAST ~ S.H. No. 30
(120' R.O.W.)



REZONING NOTICES:

1. THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A.'s FIRM COMMUNITY PANEL NO. 48040C 02205, APRIL 2, 2014.
2. BASIS OF BEARINGS, BEARING SYSTEM HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
3. ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS UNLESS OTHERWISE NOTED.
4. THE BOUNDARY DATA SHOWN WAS SURVEYED AND PROVIDED BY KERR SURVEYING, UNDER THE DIRECTION OF MR. BRAD KERR, PLS. #502.
5. THE EXISTING USE OF THIS TRACT IS VACANT/AGRICULTURAL.
6. FUTURE LAND USE DESIGNATION & ZONING NAMING CONVENTION:
R = RURAL
D = DUPLEX
PDD = PLANNED DEVELOPMENT DISTRICT
U = URBAN
7. FUTURE LAND USE DESIGNATION:
SINGLE FAMILY
AREAS DESIGNATED AS SINGLE FAMILY SHALL CONFORM TO TOWNHOME ZONING DISTRICT USES AND ALL DIMENSIONAL STANDARDS WITH THE EXCEPTIONS AS APPROVED BY THE PLANNED DEVELOPMENT CONCEPT PLAN.

**PHASE 3A thru 3C
BOUNDARY LINE DATA**

LINE	BEARING	DISTANCE
L1	N 41°38'14" E	421.91
L2	S 52°16'31" E	265.00
L3	S 38°03'11" W	60.77
L4	S 51°56'49" E	115.00
L5	N 31°58'20" W	123.04
L6	S 69°10'24" W	143.96
L7	S 36°53'08" W	45.00

**PHASE 3A thru 3C
BOUNDARY CURVE DATA**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	90°00'00"	N 82°43'29" E	35.95'
C2	25.00'	39.27'	90°00'00"	S 7°16'31" E	35.95'
C3	25.00'	36.50'	83°29'15"	S 0°48'22" W	33.34'
C4	25.00'	42.72'	56°16'51"	S 12°52'50" E	40.56'
C5	450.00'	190.74'	49°08'16"	S 91°8'33" E	184.95'
C6	222.41'	256.86'	52°06'41"	N 10°47'45" W	248.09'
C7	25.00'	43.62'	90°00'00"	S 82°51'01" W	35.27'
C8	8925.57'	95.19'	55°11'13"	S 83°46'10" W	93.20'
C10	155.00'	95.19'	55°11'13"	S 83°46'10" W	93.20'

**REZONING EXHIBIT
OF
SUMMIT CROSSING
PHASE 3A-3C**

TOTAL: 14,636 ACRES
J.W. SCOTT SURVEY, A-49
COLLEGE STATION, BRAZOS COUNTY, TEXAS
SURVEYED: JANUARY 2016



LANDOWNER INFORMATION:
THE SUMMIT CROSSING, LLC
6/6 JIM EASTERLY, E. SITE, 1018
COLLEGE STATION, TX, 77840
OFF: (979) 218-6775
EMAIL: JIM.EASTERLY@GMAIL.COM

PREPARED BY: RME CONSULTING ENGINEERS
SUBMITTED DATE: 7/11/16
REVISIONS: 9/2/16, 9/8/16
DRAWN BY: R.A.M., CHECKED BY: BRAD KERR
FIELD BOOK: N/A, PAGES: N/A
CLIENT: RME CONSULTING ENGINEERS
PROJECT NO.: 298 - 0605
TEXAS FIRM REGISTRATION NO. F-4695



Legislation Details (With Text)

File #: 16-0569 **Version:** 5 **Name:** Tarrow Townhomes
Type: Rezoning **Status:** Agenda Ready
File created: 9/2/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 9/15/2016 **Final action:**

Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from O Office to PDD Planned Development District for approximately 1.66 acres being Lot G, Chimney Hill Subdivision, College Station, Brazos County, Texas, recorded in Volume 3043, Page 204, of the Deed Records of Brazos County, Texas, generally located at the intersection of Tarrow Street and Autumn Circle. Case REZ2016-000027 (Note: Final action on this item is scheduled for the October 13, 2016 City Council meeting - subject to change)

Sponsors: Rachel Lazo

Indexes:

Code sections:

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

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

Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from O Office to PDD Planned Development District for approximately 1.66 acres being Lot G, Chimney Hill Subdivision, College Station, Brazos County, Texas, recorded in Volume 3043, Page 204, of the Deed Records of Brazos County, Texas, generally located at the intersection of Tarrow Street and Autumn Circle. Case REZ2016-000027 (Note: Final action on this item is scheduled for the October 13, 2016 City Council meeting - subject to change)



**REZONING REQUEST
FOR
Tarrow Townhomes
REZ2016-000027**

REQUEST: O Office to PDD Planned Development District

SCALE: Approximately 1.66 acres

LOCATION: Chimney Hill Subdivision, Lot G, generally located west of the intersection of Tarrow Street and Autumn Circle, north of the Chimney Hill Subdivision, and immediately south of the City limit line.

APPLICANT: Daniel Beamon

PROJECT MANAGER: Rachel Lazo, Staff Planner
rlazo@cstx.gov

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



City of College Station

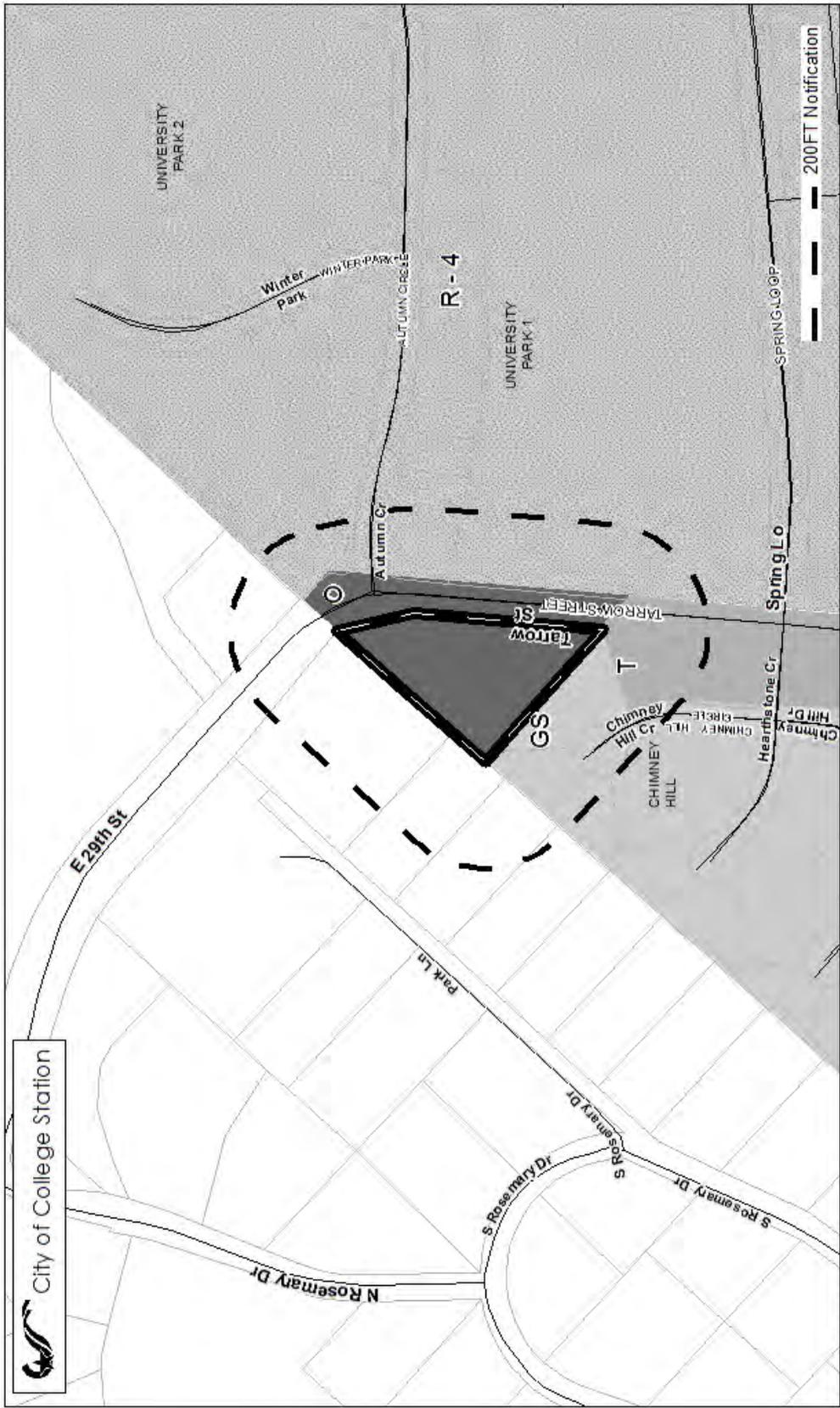
REZONING

Case: REZ2016-000027

TARROW TOWNHOMES

0 255 510 Feet





City of College Station

ZONING DISTRICTS (In Gray scale)

Residential	Mixed-Use	Commercial/Industrial	Design Districts	Overlay Districts	Retired Districts
R - Rural	MU - Mixed-Use	CI - Commercial/Industrial	WPC - Wolf Pen Creek Dev. Cor.	OV - Corridor Ovr.	R-1B - Single Family Residential
E - Estate	MHP - Manufactured Home Pk.	BP - Business Park	NG-1 - Core Northgate	RDD - Redevelopment District	R-4 - Multi-Family
RS - Restricted Suburban	Non-Residential	BPI - Business Park Industrial	NG-2 - Transitional Northgate	KO - Krenak Tap Ovr.	R-8 - High Density Multi-Family
GS - General Suburban	NAP - Natural Area Protected	C-U - College and University	NG-3 - Residential Northgate	NFO - Nbrhd. Prevailing Ovr.	RD - Research and Dev.
D - Duplex	O - Office	Planned Districts		NCO - Nbrhd. Conservation Ovr.	M-1 - Light Industrial
T - Townhome	SC - Suburban Commercial	P-MUD - Planned Mixed-Use Dist.		HP - Historic Preservation Ovr.	M-2 - Heavy Industrial
MF - Multi-Family	GC - General Commercial	PDD - Planned Develop. Dist.			

TARROW TOWNHOMES

Case: REZ2016-000027

REZONING

NOTIFICATIONS

Advertised Commission Hearing Date: September 15, 2016
 Advertised Council Hearing Date: October 13, 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:
 Chimney Hill

Property owner notices mailed: 22
 Contacts in support: One
 Contacts in opposition: None
 Inquiry contacts: One

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	City of Bryan	City of Bryan	Single-Family Residential & Floodplain
South	Urban	T Townhouse	Townhouse
East (Across Tarrow St)	Urban	R-4 Multi-Family	Multi-Family
West	Neighborhood Conservation	GS General Suburban	Single Family

DEVELOPMENT HISTORY

Annexation: March 1956
Zoning: Zoned R-1 General Suburban upon annexation
 1979 – Zoned A-P Administrative Professional
 2013 – A-P renamed O Office
Final Plat: Chimney Hill Subdivision, May 1981
Site development: Vacant

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:**
 The property is listed as “Urban” in the Comprehensive Plan, which allows for townhomes, duplexes, and high-density apartments. The proposed PDD Planned Development District zoning uses a base zoning district of T Townhouse to allow for a townhouse development. The rezoning request is consistent with the Comprehensive Plan Future Land Use and Character Map.

2. **Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The surrounding properties are all developed as residential uses. The subject property is compatible with the adjacent townhouse development.
3. **Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The property has multiple encumbrances, such as the 100-year floodplain along the City limits, an aerial electric easement through the center of the property, and its proximity to multiple established residential developments. The proposed PDD and its modifications would therefore make development of the subject property more probable.
4. **Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The subject property is currently zoned O Office. Uses permitted in this district include, education facilities, medical clinics, and offices. Located near residential and commercial uses, major thoroughfares, and given the amount of residential property in the area, this property is suitable for these uses.
5. **Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property is currently zoned O Office and is currently marketable as such.
6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water service will be provided by the City of College Station via an existing 20-inch water main located along Tarrow Street.

The subject tract will have sewer access via an existing 12-inch sewer line that is currently running through the rear PUE, and an existing 6-inch sewer line running through the southern side's PUE.

The subject property is located in the Burton Creek Drainage Basin. The natural conveyance path drains towards the northern tract ultimately to Burton Creek. Detention will not be required with the development due to the City of College watershed timing assessment study done in 2013 that deemed this portion of the creek as "No detention required". Subject tract has 100-year floodplain according to Firm panel 48041C0215F, dated 4/2/2014. A No Adverse Impact analysis will be required at the time of platting stage to demonstrate that subject tract's flood plain modification meet Chapter 13 – Flood Hazard Protection of the Code of Ordinances' requirements.

The subject property has frontage on Tarrow street, an existing Minor Arterial, and future 4-lane minor arterial. The subject tract will have one connection on Tarrow Street.

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

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 stated purpose and intent of the requested PDD is “to use this property for townhomes, following all rules regarding Townhouse Zoning. A PDD is being pursued in order to eliminate the 20-foot rear setback for townhome lots which would be adjacent to a 38-foot wide floodplain reserve lot.”

The Concept Plan proposes a townhouse development that attempts to maximize utilization of the property, while staying out of the floodplain. A separate lot will be created to preserve the existing floodplain and vegetation. Buildings will have a maximum height of 35 feet. Access from Tarrow Street is proposed.

Modification Requested: T Townhouse is proposed as the base zoning district with a modification to reduce the rear building setback to zero (0) feet for townhouses adjacent to the floodplain.

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

- Preserved landscaping along Tarrow Street within the common area;
- Twenty foot setback as a buffer from existing residential uses ;
- Construct a sidewalk along the west side of Tarrow from proposed driveway to intersection or Tarrow and Spring Loop, to provide connectivity as identified in the Bike, Pedestrian, Greenways Plan within the Comprehensive Plan; and
- 22 feet right-of-way dedication along Tarrow Street.

STAFF RECOMMENDATION

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

SUPPORTING MATERIALS

1. Application
2. Rezoning Map
3. Concept Plan



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

ZONING MAP AMENDMENT (REZONING) APPLICATION PLANNED DISTRICTS

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

\$315 - 1,165 Rezoning Application Fee.
 Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
 Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
 One (1) copy of a fully dimensioned Rezoning Map on 24"x36" paper showing:
 a. Land affected;
 b. Legal description of area of proposed change;
 c. Present zoning;
 d. Zoning classification of all abutting land; and
 e. All public and private rights-of-way and easements bounding and intersecting subject land.
 Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
 A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to pdsdigitalsubmittal@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 June 22, 2016

NAME OF PROJECT Tarrow Townhomes

ADDRESS East 29th Street Texas

LEGAL DESCRIPTION (Lot, Block, Subdivision) Chimney Hill, Lot G

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

TOTAL ACREAGE 1.66

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

Name Daniel Beamon E-mail danielb@johnsonpace.com
Street Address 111 University Drive East, Suite 215
City College Station State Texas Zip Code 77840
Phone Number 9794852844 Fax Number 9794852845

PROPERTY OWNER'S INFORMATION:

Name Jack W. Cumpton & Associates E-mail _____
Street Address 3122 Camelot Drive, Apartment 51
City Bryan State Texas Zip Code 77802-2853
Phone Number _____ Fax Number _____

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

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

This property was conveyed to owner by deed dated February 20, 1998 and recorded in Volume 3043, Page 204 of the Brazos County Official Records.

Existing Zoning Office Proposed Zoning PDD

Present Use of Property Undeveloped

Proposed Use of Property Townhomes

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

Townhomes

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.

Because this property is surrounded by lots zoned Multi-Family, General Suburban, and Townhouse, we are proposing to use this lot for townhomes rather than offices, to match the surrounding residential neighborhoods.

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

This property is listed as "Urban" in the Comprehensive Plan. Using this property for townhomes are in accordance with the Comprehensive Plan.

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

This zoning change to PDD (for townhomes) will be compatible with the neighboring and nearby residential properties.

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

The purpose of the PDD is to encourage development that is sensitive to surrounding land uses and to the natural environment. By changing the zoning from Office to PDD with a townhouse use, we are matching surrounding land uses.

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

The current zoning, "Office", allows this property to be used for offices, day cares and government facilities. There is an existing day care across Tarrow Drive and would be in direct competition if the property is used for a day care. Furthermore, the property is encumbered by existing easements and will require 22 feet of Right of Way to be dedicated to the City of College Station which will limit the allowable office space for lease. Therefore using this property for a day care, office building or government facility would not be sustainable.

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

There is an existing day care across Tarrow Drive and would be in direct competition if the property is used for a day care. Also, the property is not visible from University Drive and can not take advantage of the interest of passing traffic for professional offices.

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

Changing the zoning to PDD with a townhouse use better matches the surrounding area, as most of the adjacent properties are residential. The property is conveniently located 1 mile from Texas A&M and 2 miles from Blinn College, and would be marketable to students as well as faculty for both institutions.

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

The purpose and intent of the PDD zoning is to use this property for townhomes, following all rules regarding Townhouse Zoning. A PDD is being pursued in order to eliminate the 20' rear setback for townhome lots which would be adjacent to a 38' wide floodplain reserve lot. In lieu of the setback, additional landscaping along Tarrow would be provided as well as a 20' setback adjacent to the neighboring residential neighborhood. Furthermore, in order to provide a community benefit, a sidewalk will be constructed from the project site along the west side of Tarrow Street to Spring Loop.

CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

The height will be in accordance with the College Station Development Code Section 12-5.2

2. Provide a general statement regarding the proposed drainage.

The site will not be required to be detained due to the close proximity of the floodplain and Burton Creek. The intent for the proposed drainage will be to surface drain to Burton Creek.

3. List the general bulk or dimensional variations sought.

UDO Section 12-5.2 "Residential Dimensional Standards." When developing this property, the floodplain must be platted as a separate property. Per the UDO, the rear building setback for townhomes must be 20' off of the new floodplain property line. Since the floodplain cannot be developed, we are proposing a 0' building setback from the floodplain reserve lot line, while maintaining the back of the proposed townhomes 38' away from the existing rear property line. The floodplain reserve lot would serve as a natural buffer between the townhomes and the north-west property line.

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

This project is located approximately 1 mile from Texas A&M University and 2 miles from Blinn College, and would help meet the demand for the growing student and faculty population. Using this currently undeveloped lot for townhomes would help maintain the character of the neighborhood and would conform with the surrounding property uses. Also, by providing garage parking on the bottom floor of each townhome, we would minimize surface parking and increase green space.

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

The concept plan will be in harmony with the surrounding area by matching the neighboring land uses and will provide a product for purchase instead of for lease.

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

This change is in accordance with the Comprehensive Plan's desire to provide more infrastructure to developing neighborhoods and off campus housing.

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 existing uses around this property are residential also.

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

All townhomes have frontage on Tarrow Street and will share an access easement and driveway connection in accordance with the City of College Station access management plan.

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

This development will dedicate 22' of Right of Way along Tarrow Street, allowing room for future public improvements.

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.

No portion of this site will provide a negative impact on the public, health, safety, or welfare of the community by nature of the use.

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.

Because the proposed use of this development is consistent with the existing residential uses around it, no changes to the existing traffic patterns are anticipated.

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.

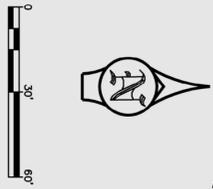

Signature and title

7/18/10
Date

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

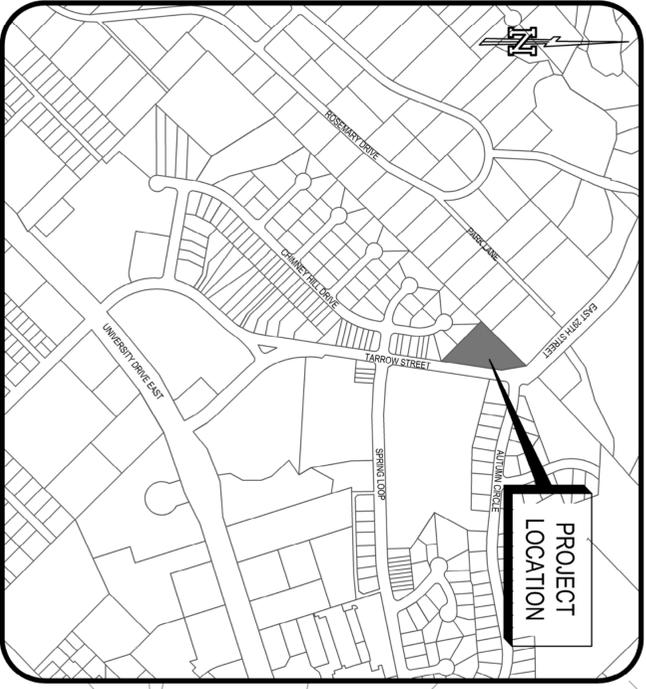
- A key map (not necessarily to scale).
- Title block to include:
 - Name, address, location, and legal description.
 - Name, address, and telephone number of applicant
 - Name, address, and telephone number of developer/owner (if differs from applicant)
 - Name, address, and telephone number of architect/engineer (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.

LEGEND	
---	PROPERTY LINE
- - - - -	SETBACK LINE
- - - - -	EASEMENT
.....	FLOODPLAIN
----	FLOODWAY
----	PROPOSED LOT LINES
----	PROPOSED FIRE LANE
-----	PROPOSED ZONING - PLANNED DEVELOPMENT
-----	ALLOWED DENSITY - 14 DWELLING UNITS PER ACRE
	TYPICAL 3-STORY TOWNHOME WITH 2-CAR GARAGE
	22 GARAGE PARKING SPACES 11 STACKED PARKING SPACES 4 SPACES FOR VISITOR PARKING

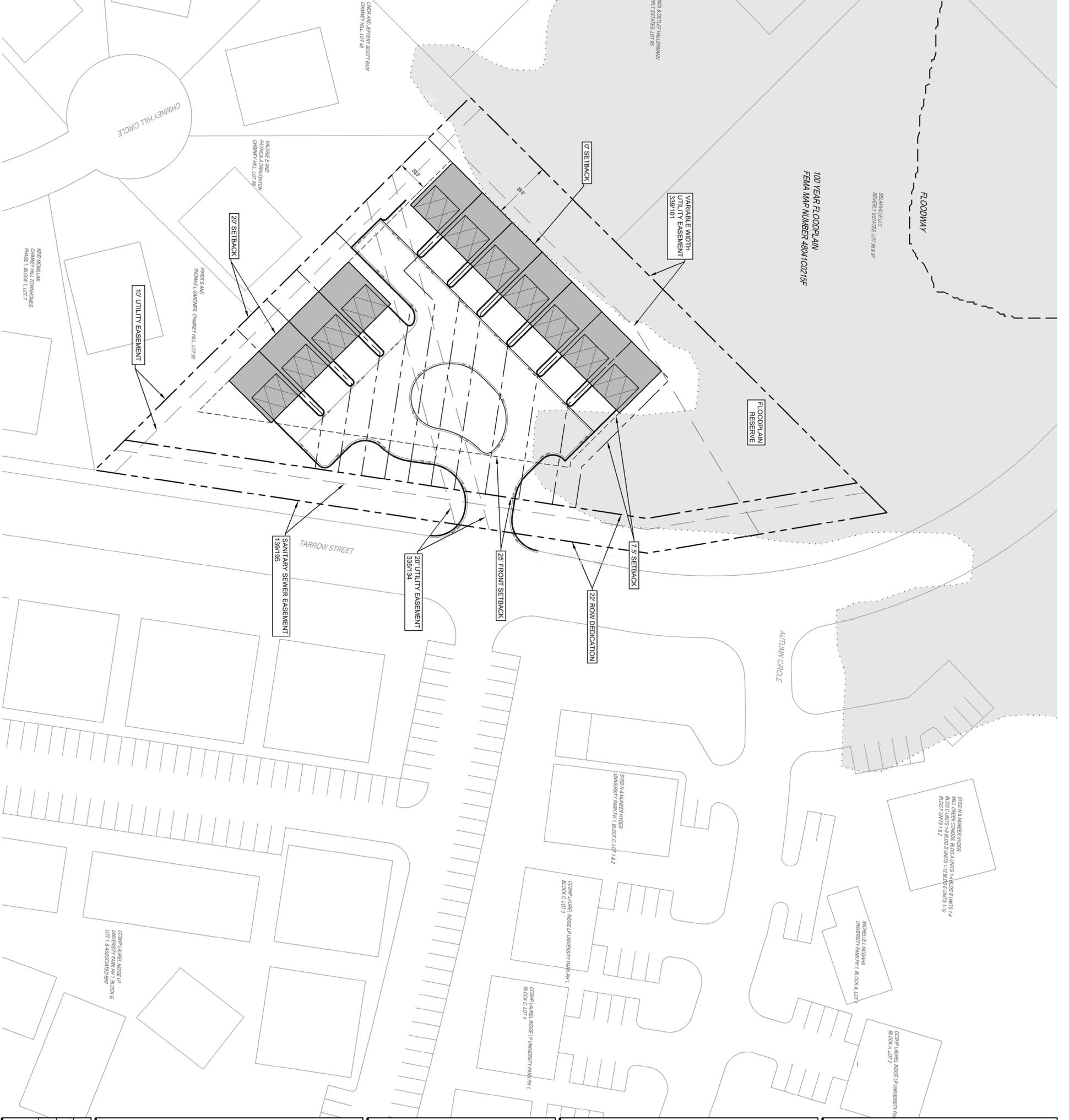


- NOTES:**
1. THE SINGLE-FAMILY PARKING OPTION WILL BE ADDRESSED DURING THE PLATTING AND SITE PLANNING STAGES OF THIS PROJECT.
 2. NO ADVERSE IMPACT REQUIREMENTS WILL BE FULFILLED DURING THE PLATTING STAGE OF THIS PROJECT.
 3. THIS PLAN IS CONCEPTUAL IN NATURE. LOT AND DRIVEWAY DIMENSIONS ARE TO ILLUSTRATE CIRCULATION ONLY.
 4. A SIDEWALK WILL BE PROVIDED ALONG THE WEST SIDE OF TARROW STREET FROM THE SUBJECT TRACT TO SPRING LOOP.

KATELYNNA RYAN GERRARD MCCLAREN
REGISTERED ESTIMATOR, LOT 94



VICINITY MAP
SCALE: 1" = 500'



DATE	08-01-2016
BY	N.T.S.
PROJECT	EXHIBIT

PROJECT	CONCEPTUAL SITE PLAN
DATE	4/26/02
BY	N.T.S.

REVISIONS			
NO.	DESCRIPTION	BY	DATE

TARROW TOWNHOMES
TARROW STREET
CHIMNEY HILL, LOT G
1.66 ACRES

THIS DOCUMENT IS RELEASED FOR THE USE OF THE CLIENT AND UNDER THE AUTHORITY OF THE CLIENT. ANY UNAUTHORIZED REPRODUCTION OR ALTERATION OF THIS DOCUMENT IS STRICTLY PROHIBITED AND SHALL CAUSE THE WAIVER OF ANY EXPRESSED WARRANTIES AND ALSO BECAUSE OF ANY LIABILITIES WHICH MAY ARISE FROM THE CONSTRUCTION, USE OR RESULT OF SUCH UNAUTHORIZED USE OF CHANGES.

DATE SHOWN IS NOT TO BE BOUND BY CONSTRUCTION.

DANIEL SHARON, P.E.
 TX LICENSE # 16689

JOHNSON & PACE INCORPORATED
 ENGINEERING • ARCHITECTURE • SURVEYING
 111 UNIVERSITY DRIVE EAST, SUITE 215
 COLLEGE STATION, TEXAS 77840
 (979) 485-2844 FAX (979) 485-2845
 website: www.johnsonpace.com
 ISPS: F-4991