



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, November 17, 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. [16-0725](#) 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](#)
5. [16-0749](#) Presentation, possible action, and discussion regarding a quarterly update on economic development efforts and land availability for commercial uses.
Sponsors: Ruiz
6. [16-0748](#) Presentation, possible action, and discussion regarding the quarterly update for the Pre-Application Conference (PAC) meeting process, and the implementation of the PAC Survey as a part of the 2016 P&Z Plan of Work.
Sponsors: Bombek
7. [16-0737](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Monday, November 21, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison - Kee)
*Thursday, December 1, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
8. [16-0673](#) Presentation, possible action, and discussion regarding an update on the following items:
*A Rezoning for approximately 14 acres located at 2242 Carll Lane from E Estate & R Rural to RS Restricted Suburban. The Planning & Zoning Commission heard this item on October 6, 2016 and voted (4-0) to recommend approval. The City Council heard this

item on October 27, 2016 and voted (5-0-1) to approve the request.

*A Rezoning for approximately 71 acres located at 1720 Harvey Mitchell Parkway South from GC General Commercial, GS General Suburban & R Rural to GC General Commercial, MF Multi-Family, R Rural & NAP Natural Areas Preserved. The Planning & Zoning Commission heard this item on October 20, 2016 and voted (6-0) to recommend approval. The City Council heard this item on October 27, 2016 and voted (6-0) to approve the request.

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*An Ordinance Amendment amending Chapter 12, "Unified Development Ordinance," Section 12-2.5 "Design Review Board," of the Code of Ordinances of the City of College Station, Texas, regarding membership of the Board. The Planning & Zoning Commission heard this item on October 20, 2016 and voted (6-0) to recommend approval. The City Council heard this item on November 10, 2016 and voted (7-0) 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 November 11, 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 #: 16-0725 **Version:** 2 **Name:** 2016 P&Z Plan of Work
Type: Updates **Status:** Agenda Ready
File created: 10/31/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 11/17/2016 **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
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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> <p>5/12/16: Sidewalk extension completed along Guadalupe. (South Knoll Area Plan)</p> <p>7/28/16: City Council approved Wellborn Zoning Districts (WC, WRS, & WE).</p> <p>9/30/16: Sidewalk extension completed along Langford (South Knoll Area Plan)</p> <p>11/17/16: Presentation to P&Z regarding the Comprehensive Plan Annual Review (JB) and UDO Annual Review (JPAZ)</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> <p>10/20/16: Provided an update to P&Z on Development activity in the BioCorridor (MH)</p>
Staff Assigned: Economic Development & Molly Hitchcock	Anticipated Initiation: 10/20/16

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></p> <p>9/15/16: Provided an update to P&Z on the Wastewater Master Plan- DC</p>
Staff Assigned: Water/Wastewater	Completed: 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. 9/22/16: Council approved wastewater and water impact fees. 10/13/16: Council received an update on the IFAC's written comments regarding Roadway Impact Fees.</p>
<p>Staff Assigned: Alan Gibbs & Dave Coleman</p>	<p>Completed: 9/1/2016</p>

* <u>Annexation</u> 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: Lance 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: Jessica 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: Justin Golbabai	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	
<p><i>Summary:</i> Provide an update on the Pre-Application Conference process.</p>	<p><i>Project Dates:</i> 07/07/16 Provide an overview of the PAC Process and provide an update on the PAC survey.</p>
Staff Assigned: Mark Bombek	Completed: 7/7/16

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

Economic Development Updates	
<p><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.</p>	<p><i>Project Dates:</i> 6/16/2016 Economic development efforts and land availability for commercial uses, Presentation at P&Z Workshop. 11/17/16: Provide the quarterly update on Economic Development efforts and land availability for commercial uses. Presentation at P&Z Workshop. (NR)</p>
Staff Assigned: Economic Development	Anticipated Initiation: June 2016



Legislation Details (With Text)

File #: 16-0749 **Version:** 1 **Name:** Economic Development Quarterly Update
Type: Updates **Status:** Agenda Ready
File created: 11/8/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 11/17/2016 **Final action:**
Title: Presentation, possible action, and discussion regarding a quarterly update on economic development efforts and land availability for commercial uses.
Sponsors: Natalie Ruiz
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a quarterly update on economic development efforts and land availability for commercial uses.



Legislation Details (With Text)

File #: 16-0748 **Version:** 1 **Name:** Pre-Application Conference (PAC) Quarterly Update
Type: Updates **Status:** Agenda Ready
File created: 11/8/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 11/17/2016 **Final action:**
Title: Presentation, possible action, and discussson regarding the quarterly update for the Pre-Application Conference (PAC) meeting process, and the implementation of the PAC Survey as a part of the 2016 P&Z Plan of Work.
Sponsors: Mark Bombek
Indexes:
Code sections:
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Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussson regarding the quarterly update for the Pre-Application Conference (PAC) meeting process, and the implementation of the PAC Survey as a part of the 2016 P&Z Plan of Work.



Legislation Details (With Text)

File #: 16-0737 **Version:** 1 **Name:** Upcoming Meetings
Type: Updates **Status:** Agenda Ready
File created: 11/2/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 11/17/2016 **Final action:**
Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Monday, November 21, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and
Regular 7:00 p.m. (Liaison - Kee)
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Sponsors:

Indexes:

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Regular 7:00 p.m.



Legislation Details (With Text)

File #:	16-0673	Version:	1	Name:	Updates on Items Heard
Type:	Updates	Status:		Status:	Agenda Ready
File created:	10/11/2016	In control:		In control:	Planning and Zoning Commission Workshop
On agenda:	11/17/2016	Final action:		Final action:	
Title:	<p>Presentation, possible action, and discussion regarding an update on the following items:</p> <ul style="list-style-type: none">*A Rezoning for approximately 14 acres located at 2242 Carll Lane from E Estate & R Rural to RS Restricted Suburban. The Planning & Zoning Commission heard this item on October 6, 2016 and voted (4-0) to recommend approval. The City Council heard this item on October 27, 2016 and voted (5-0-1) to approve the request.*A Rezoning for approximately 71 acres located at 1720 Harvey Mitchell Parkway South from GC General Commercial, GS General Suburban & R Rural to GC General Commercial, MF Multi-Family, R Rural & NAP Natural Areas Preserved. The Planning & Zoning Commission heard this item on October 20, 2016 and voted (6-0) to recommend approval. The City Council heard this item on October 27, 2016 and voted (6-0) to approve the request.*A Comprehensive Plan Amendment amending Chapter 6 of the the South College Station Thoroughfare Plan. The Planning & Zoning Commission heard this item on October 20, 2016 and voted (6-0) to recommend approval. The City Council heard this item on October 27, 2016 and voted (6-0) to approve the request for the Royder Road section only.*A Rezoning for approximately 24 acres located at 4050 Holleman Drive South from R Rural to T Towhhouse. The Planning & Zoning Commission heard this item on October 6, 2016 and voted (4-0) to recommend approval. The City Council heard this item on October 27, 2016 and voted (5-0-1) to approve the request.*A City-Initiated Comprehensive Plan Amendment for approximately 11 acres located on Harvey Road across from Veteran's Park from U Urban & NAP Natural Areas Preserved to GC General Commercial. The Planning & Zoning Commission heard this item on October 20, 2016 and voted (6-0) to recommend approval. The City Council heard this item on October 27, 2016 and voted (6-0) to approve the request.*A City-Initiated Rezoning for approximately 11 acres located on Harvey Road across from Veteran's Park from R Rural to GC General Commercial. The Planning & Zoning Commission heard this item on October 20, 2017 and voted (6-0) to recommend approval. The City Council heard this item on October 27, 2016 and voted (6-0) to approve the request.*A City-Initiated Comprehensive Plan Amendment for approximately 57 acres located along the east side of Earl Rudder Freeway, north of W.D. Fitch Parkway and south of the future Pebble Creek Parkway extension from Village Center to GC General Commercial. The Planning & Zoning Commission heard this item on October 20, 2016 and voted (6-0) to recommend approval. The City Council heard this item on October 27, 2016 and voted (6-0) to approve the request.*A City-Initiated Rezoning for approximately 58 acres located located along the east side of Earl Rudder Freeway, north of W.D. Fitch Parkway and south of the future Pebble Creek Parkway extension from M-1 Planned Industrial to GC General Commercial. The Planning & Zoning Commission heard this item on October 20, 2016 and voted (6-0) to approve the request. The City Council heard this item on October 27, 2016 and voted (6-0) to approve the request.*An Ordinance Amendment to consider the land use assumptions and capital improvements plan under which a roadway impact fee may be imposed. The Planning & Zoning Commission heard this item on September 1, 2016 and recommended denial of the request. The City Council heard this item on November 10, 2016 and voted (6-1) to approve the request.*A Rezoning for approximately one acre located at 100 George Bush Drive from GS General Suburban to GC General Commercial. The Planning & Zoning Commission heard this item on October 20, 2016 and voted (6-0) to. The City Council heard this item on November 10, 2016 and voted (7-0) to approve the request.*A Rezoning for approximately seven acres located at 2381 Earl Rudder Freeway South from SC Suburban Commercial to PDD Planned Development District. The Planning & Zoning Commission				

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Sponsors:

Indexes:

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College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

Planning and Zoning Commission Regular

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

Thursday, November 17, 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** [16-0698](#) Consideration, possible action, and discussion on Absence Requests from Meetings:
*Casey Oldham ~ November 17, 2016

Attachments: [Casey Oldham](#)

- 4.2** [16-0738](#) Consideration, possible action, and discussion to approve meeting minutes.
*October 20, 2016 ~ Workshop
*October 20, 2016 ~ Regular

Attachments: [October 20 2016 Workshop](#)
[October 20 2016 Regular](#)

- 4.3** [16-0718](#) Presentation, possible action, and discussion regarding a Final Plat

for Aggieland Business Park Phase 3A consisting of 1 lot on approximately 8.824 acres generally located South of Jones Road, northwest of Imperial Loop. Case #FPCO2016-000021

Sponsors: Thomas

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

- 4.4 [16-0658](#) Presentation, possible action, and discussion regarding a Final Plat for Duck Haven Ph. 9 consisting of 9 residential lots on approximately 12.82 acres generally located southwest of the intersection of Wellborn Road and Drake Drive in the City's ETJ (Extraterritorial Jurisdiction). Case #FP2016-000030.

Sponsors: Cousins

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

- 4.5 [16-0744](#) Presentation, possible action, and discussion regarding a Final Plat for Creek Meadows Subdivision Section 6 Phase 2A & 2B consisting of 23 lots and common area on approximately six acres generally located near the southeast intersection of Creek Meadows Boulevard and Greens Prairie Trail in the Creek Meadows Subdivision. Case #FP2016-000015

Sponsors: Bullock

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

Regular Agenda

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

6. [16-0750](#) Presentation, possible action, and discussion regarding a discretionary item to request payment into the Sidewalk Fund, and public hearing, presentation, possible action and discussion regarding a Final Plat for Petterak Subdivision Lots 1R and 2AR Block 1 being a replat of Petterak Subdivision Lots 1, 2A and 2B Block 1 consisting of 2 lots on approximately 4.2566 acres located at 805 Wellborn Road, generally located at the corner of Wellborn Road and Luther Street. Case # FPMU2016-000002

Sponsors: Bombek

Attachments: [Staff Report](#)
[Application](#)
[Petterak Subdivision](#)

7. [16-0710](#) Public hearing, presentation, possible action, and discussion regarding a Final Plat for Caprock Crossing Lots 1A-R2, 5R, 6R, & Common Area 2R, Block 3 and Greens Prairie Center Phase 2A Lot 1R-2 & Common Area 6, Block 5 being a replat of Caprock Crossing Lot 1A-R & Common Area 2, Block 3 and Greens Prairie Center Phase 2A, Lots 1R & 14R, Block 5 consisting of 6 lots on approximately 31.11 acres located at 910 William D, Fitch Parkway. Case #FPCO2016-000019

Sponsors: Paz

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

8. [16-0732](#) Presentation, possible action, and discussion regarding a discretionary item to request payment into the Sidewalk Fund, and public hearing, presentation, possible action, and discussion regarding a Final Plat for The Barracks II Subdivision Ph. 111 being a replat of German Acres Subdivision, Lots 4-8 and a Portion of Lot 9 consisting of 54 single-family lots and one common area on approximately 9.802 acres located at 3120 Holleman Dr. South, generally located south of Cain Road and east of Commando Trail. Case #FP2016-000024

Sponsors: Thomas

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

9. [16-0719](#) Public hearing, presentation, possible action, and discussion regarding a Final Plat for The Barracks II Subdivision Phase 112 being a replat of German Acres Subdivision a portion of lot 9 and lot 10 consisting of 45 single-family lots and two common areas on approximately 5.937 acres located at 3120 Holleman Drive South, generally located south of Cain Road and west of Commando Trail. Case #FP2016-000035

Sponsors: Thomas

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

10. [16-0742](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Suburban Commercial to General Commercial for approximately 18 acres located at 1370 Sebesta Road, generally located along State Highway 6 between Woodcreek Drive and Sebesta Road. Case #CPA2016-000007 (Note: Final action on this item is scheduled for the December 8, 2016 City Council meeting - subject to change)

Sponsors: Prochazka

Attachments: [Staff Report](#)
[Application](#)
[Land Use Maps](#)

11. [16-0743](#) 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 GS General Suburban, R Rural and R&D Research & Development to GC General Commercial for approximately 18 acres being situated in the Morgan Rector Survey, Tract 40 & 40.1 recorded in Volume 9800, Page 001 of the deed records of Brazos County, Texas, generally located at 1370 Sebesta Road, more generally located along State Highway 6 between Woodcreek Drive and Sebesta Road. Case #REZ2016-000026 (Note: Final action on this item is scheduled for the December 8, 2016 City Council meeting - subject to change)

Sponsors: Prochazka

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

12. [16-0731](#) Public hearing, presentation, possible action, and discussion on the Annual Review of the Comprehensive Plan and the Annual Review of the Unified Development Ordinance (UDO).

Sponsors: Bullock and Paz

Attachments: [Memorandum](#)
[2016 Annual Review of the Comprehensive Plan and Unified Development Ordinance](#)

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.

14. 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 November 11, 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 #: 16-0698 **Version:** 1 **Name:** Absence Request
Type: Absence Request **Status:** Agenda Ready
File created: 10/17/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 11/17/2016 **Final action:**
Title: Consideration, possible action, and discussion on Absence Requests from Meetings:
*Casey Oldham ~ November 17, 2016

Sponsors:

Indexes:

Code sections:

Attachments: [Casey Oldham](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion on Absence Requests from Meetings:
*Casey Oldham ~ November 17, 2016



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Casey Oldham

Request Submitted on November 7, 2016

I will not be in attendance at the meeting on November 17, 2016
for the reason specified: (Date)

Good Morning Kristen – Unfortunately, Casey will be unable to attend the November 17th meeting due to an out of town trip. Please make note of his absence for that meeting.

Carol Bielamowicz

Signature Carol Bielamowicz



Legislation Details (With Text)

File #: 16-0738 Version: 1 Name: Minutes
 Type: Minutes Status: Agenda Ready
 File created: 11/2/2016 In control: Planning and Zoning Commission Regular
 On agenda: 11/17/2016 Final action:
 Title: Consideration, possible action, and discussion to approve meeting minutes.
 *October 20, 2016 ~ Workshop
 *October 20, 2016 ~ Regular

Sponsors:

Indexes:

Code sections:

Attachments: [October 20 2016 Workshop](#)
[October 20 2016 Regular](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion to approve meeting minutes.
 *October 20, 2016 ~ Workshop
 *October 20, 2016 ~ Regular

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
October 20, 2016 6:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

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

COMMISSIONERS ABSENT: Johnny Burns

CITY STAFF PRESENT: Molly Hitchcock, Alan Gibbs, Carol Cotter, Venessa Garza, Justin Golbabai, Jennifer Prochazka, Mark Bombek, Jessica Bullock, Tiffany Cousins, Erika Bridges, Timothy Horn, Anthony Armstrong, Adam Falco, Kirk Price, Karolyn Foltz and Kristen Hejny

1. Call the meeting to order.

Chairperson Kee Called the meeting to order at 6:03 p.m.

2. Discussion of consent and regular agenda items.

There was general discussion on Regular Agenda Item #7.

Commissioner Oldham arrived at 6:05

There was general discussion on Regular Agenda Items #8, #10, #12, #13 and #15.

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

There was no discussion.

4. Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Amending Plat ~ Woodland Estates Lots 16-5R1A & 16-5R2A ~ Case #FP2016-000034 (Bullock)
*Final Plat ~ Minor Plat ~ Spring Creek Townhomes Phase 3 Lots 13R, 14R & 15R ~ Case #FP2016-000027 (Lazo)

There was no discussion.

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

Senior Planner Bombek gave updates on the 2016 Plan of Work.

6. Presentation, possible action, and discussion regarding development in the BioCorridor PDD.

Assistant Director Hitchcock presented this item to the Commission.

Commissioner Warner arrived at 6:20

7. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
 - *Thursday, October 27, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison – Rektorik)
 - *Thursday, November 10, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison – Burns)
 - *Thursday, November 17, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

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

8. Presentation, possible action, and discussion regarding an update on the following item:
 - *A Rezoning for approximately three acres located at Greens Prairie Road West and Live Oak Street from R Rural to WC Wellborn Commercial. The Planning & Zoning Commission heard this item on October 6, 2016 and voted (4-0) to recommend approval. The City Council heard this item on October 13, 2016 and voted (7-0) to approve the request.
 - *A Rezoning for approximately 15 acres located north of Harvey Road and west of FM 158 from PDD Planned Development District to T Townhouse. The Planning & Zoning Commission heard this item on September 15, 2016 and voted (6-0) to recommend approval. The City Council heard this item on October 13, 2016 and voted (7-0) to approve the request.
 - *A Rezoning for approximately two acres located at the intersection of Tarrow Street and Autumn Circle from O Office to PDD Planned Development District. The Planning & Zoning Commission heard this item on September 15, 2016 and voted (6-0) to recommend approval. The City Council heard this item on October 13, 2016 and voted (7-0) to approve the request.
 - *A Conditional Use Permit on approximately .4 acres located at 203 First Street for a Northgate Food Truck Court. The Planning & Zoning Commission heard this item on September 15, 2016 and voted (5-1) to recommend approval. The City Council heard this item on October 13, 2016 and voted (5-2) to approve the request, with conditions.
 - *An Appointment of a Planning & Zoning Commission Representative to the BioCorridor Board. The Planning & Zoning Commission heard this item on September 1, 2016 and motioned to appoint Johnny Burns to the Board. The City Council heard this item on October 13, 2016 and voted (7-0) to appoint Johnny Burns to the BioCorridor Board.

There was general discussion.

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

There was no discussion.

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

Commissioner Rektorik asked for a Metropolitan Planning Organization (MPO) update on proposed roadways. Mr. Rektorik also asked for a review of Growth Areas and their meanings.

11. Adjourn.

The meeting was adjourned at 7:03 p.m.

Approved:

Jane Kee, Chairman
Planning & Zoning Commission

Attest:

Kristen Hejny, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
October 20, 2016, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

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

COMMISSIONERS ABSENT: Johnny Burns

CITY COUNCIL MEMBERS PRESENT: Julie Schultz

CITY STAFF PRESENT: Molly Hitchcock, Alan Gibbs, Carol Cotter, Venessa Garza, Justin Golbabai, Jennifer Prochazka, Mark Bombek, Jessica Bullock, Tiffany Cousins, Erika Bridges, Timothy Horn, Anthony Armstrong, Adam Falco, Kirk Price, Karolyn Foltz and Kristen Hejny

1. Call Meeting to Order

Chairperson Kee called the meeting to order at 7:10 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

4. **Consent Agenda**

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

*Johnny Burns ~ October 20, 2016

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

*October 6, 2016 Workshop

*October 6, 2016 Regular

Commissioner Warner motioned to approve Consent Agenda Items 4.1-4.2. Commissioner Rektorik 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. Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan for Chapter 6 – Transportation Plan and Bicycle, Pedestrian, and Greenways Master Plan on the Southwest Side of the City.

City Engineer Gibbs presented the Ordinance Amendment to the Commission and recommended approval.

Jeff Whitacre, Kimley Horn, also presented this item to the Commission.

Commissioner Warner asked if the third College Station high school was outside of the studied area.

Mr. Whitacre stated that this high school was included in the study area.

Chairperson Kee asked if densities were used when creating the Thoroughfare Plan.

Commissioner Rektorik asked if all changes are being added to future planning.

City Engineer Gibbs stated that an update to the Thoroughfare Plan will occur in five years, and this information will be included.

City Engineer Gibbs stated that they will be looking for direction to update different regions.

Commissioner Moore asked for the future of at-grade crossings. Mr. Moore also asked if a realignment of Koppe Bridge and Royder Road would be used to create an additional crossing.

City Engineer Gibbs stated that this looks to be a viable option in this area.

Chairperson Kee opened the public hearing.

Veronica Morgan, 3204 Earl Rudder Freeway South, College Station, asked which crossings were closing to create new crossings. Ms. Morgan also asked which crossings are viable closures from a Thoroughfare Plan stance.

City Engineer Gibbs stated that conversations on closures are yet to come. Mr. Gibbs also stated that Transportation Engineering in Public Works may have more details on potential closures.

Chairperson Kee closed the public hearing.

Commissioner Ross motioned to recommend approval of the ordinance amendment. Commissioner Rektorik seconded the motion.

Commissioner Warner stated that developments on the west side of College Station where one acre lots are required, more than one acre lots will be needed. This area will need to become denser than previously allowed with the motion of the Thoroughfare Plan.

The motion passed (6-0).

7. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from E Estate to PDD Planned Development District for approximately 13 acres being situated in the Thomas Caruthers league, abstract no. 9, College Station, Brazos County, Texas, said tract being the remainder of a called 26.25 acre tract of land described as tract 2 by a partition deed to John Patton Atkins recorded in volume 394, page 796 of the deed records of Brazos County, Texas, generally

located at 1404 Bird Pond Road, generally located near the northeast corner of Rock Prairie Road and Bird Pond Road. Case #REZ2016-000033 (Note: Final action on this item is scheduled for the November 10, 2016 City Council meeting – subject to change)

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

Chairperson Kee asked if it were not for the infrastructure issues, would Staff be recommending approval of the Rezoning.

Senior Planner Bullock responded that this would not necessarily be the case, there are still sewer, fire flow, fire response time and area character issues to be addressed.

Applicant Tony Jones, 6022 Augusta Circle, College Station, was available for questions from the Commission. Mr. Jones stated that he has adjusted the plans to alleviate surrounding homeowners' concerns. Mr. Jones also stated that it is his understanding that the Lakeway development is due to be bid upon at the first of the year and sewer will be installed within 120 days, to be carried to the 13 acre Bird Pond tract.

Commissioner Oldham asked for the number of lots that are to be constructed in the new development.

Mr. Jones responded that there will be 32 lots.

Commissioner Oldham asked why this development was not built as part of the original Bird Pond Estates.

Mr. Jones responded that this development would have only provided ten lots at the time, and the cost of development was prohibitive.

Joe Schultz, 3208 Innsbruck Circle, College Station, stated that if the lots were developed at E Estate lots today, the fire flow would not change and will be sufficiently provided from the City of College Station, so there is no change in the hydrant flow during rezoning.

Chairperson Kee opened the public hearing.

Jim King, 5213 Ruddy Duck Drive, College Station, spoke in opposition of the rezoning citing concerns for the change in lifestyle of the current residents, additional traffic intensity during construction.

Scott Schaefer, 5025 Yellow Tanager Court, College Station, spoke in opposition of the rezoning citing concerns for change in area character and density of the lots.

Chairperson Kee closed the public hearing.

Commissioner Rektorik motioned to recommend approval of the Rezoning. Commissioner Oldham seconded the motion.

Commissioner Ross stated that this zoning is appropriate for the adjacent Estate zoned development. Mr. Ross also stated that Staff will be mindful of cyclists when developing this area.

Commissioner Rektorik asked for clarification on future Thoroughfare plans for Rock Prairie Road, clarifying that the road will be developed into a four-lane major arterial.

Chairperson Kee stated that she does not believe that the development of this property will hinder surrounding home values as previously commented by surrounding homeowners.

The motion was approved (6-0).

8. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from GC General Commercial, GS General Suburban, and Rural to GC General Commercial, MF Multi-Family, NAP Natural Areas Protected and R Rural for approximately 71.866 acres being situated in the Crawford Burnett League, Abstract No. 7, College Station, Brazos County, Texas. Said tract being a portion of the remainder of a called 70.73 acre tract described as tract one and all of the remainder of a called 6.79 acre tract described as Tract Two, by a deed to 1891 Jones Crossing, LTD Recorded in Volume 12755, Page 238 of the official public records of Brazos County, Texas, generally located at 1720 Harvey Mitchell Parkway South, more generally located at the hard corner of Wellborn Road and Harvey Mitchell Parkway. Case #REZ2016-000034 (Note: Final action on this item scheduled for the October 27, 2016 City Council meeting – subject to change)

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

Commissioner Rektorik asked if the pond in the multi-family area will be used as detention.

Senior Planner Bombek stated that retention is proposed, but no final decisions have been made.

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

Chairperson Kee asked if the multi-family and commercial developments will be developed at the same time.

Ms. Morgan stated that the master developer will be developing both pieces at separate times and will be tied together with pedestrian access. Ms. Morgan also stated that a regional retention pond will be provided.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

Commissioner Moore motioned to recommend approval of the Rezoning. Commissioner Oldham seconded the motion, motion passed (6-0).

9. 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 SC Suburban Commercial to PDD Planned Development District for approximately 6.89 acres being situated in the McGill Subdivision, Lot 1, Block 1 recorded in Volume 11610, Page 121 of the deed records of Brazos County, Texas, generally located at 2381 Earl Rudder Freeway South, more generally located North of Raintree Drive along Earl Rudder Freeway South. Case #REZ2016-000023 (Note: Final action on this item is scheduled for the November 10, 2016 City Council meeting- subject to change)

Senior Planner Bombek presented the Rezoning to the Commission and recommended approval with modifications to the Single-Family Height Protection to meet a 3:1 ratio, removal of the two-story cap, and to allow parking to occur between the buildings.

Chairperson Kee asked if existing trees adjacent to Raintree Subdivision will remain as part of the buffer area/requirement.

Senior Planner Bombek responded that he is not sure if the trees will be preserved, but they can serve as part of the buffer requirements.

Commissioner Rektorik asked for a clarification on buffer requirements.

Senior Planner Bombek stated that there is a twenty-foot buffer yard required with a fence and plantings along the buffer yard perimeter for Suburban Commercial zoning districts.

Commissioner Rektorik clarified that this development will have an increased buffer of ten feet.

Senior Planner Bombek stated that the developer is proposing a thirty-foot buffer yard.

Commissioner Oldham asked for a clarification on the topography of the property.

Senior Planner Bombek stated that the property slopes to a natural drainage/creek area, and would address drainage issues during the site planning process.

Applicant, Crissy Hartl, 3204 Earl Rudder Freeway South, College Station, was available to present to the Commission and answer any questions.

Commissioner Ross asked for reasoning as to why the zoning has changed from Planned Development District, to Suburban Commercial and now back to Planned Development District.

Senior Planner Bombek stated that the property's original zoning of Planned Development District was to align the property with the Comprehensive Plan in 2009. The property was rezoned to Suburban Commercial when that zoning district was created, but a Planned Development District zoning is more in line with the surrounding area development.

Commissioner Ross asked if drive-thru restaurants are allowed in a Suburban Commercial zoning area.

Senior Planner Bombek stated that drive-thrus are not allowed in Suburban Commercial zoning areas, but this development is requesting a modification to this.

Chairperson Kee opened the public hearing.

Charles Hamilton, 7714 Appomattox Drive, College Station, spoke on the rezoning, citing concerns for traffic and drainage.

Laurie Sorell, 7704 Sherman Court, College Station, spoke on the rezoning citing concerns for noise, traffic, 30' buffer and drainage/flooding.

Ron Ross, 7717 Appomattox Drive, College Station, spoke in opposition of the rezoning citing concerns of lights, parking and noise.

Bill Lero, spoke in favor of the rezoning stating that the property is prime for commercial development.

Chairperson Kee closed the public hearing.

Commissioner Rektorik asked if there were requirements for prohibiting light from extending outside of the property line.

Senior Planner Bombek stated that there are limitation for lights built into the rezoning as they are not to project horizontally or bleed across the property boundary, any lighting proposed would have a twenty-foot height cap.

Commissioner Rektorik stated that the flooding issues will be addressed at site plan, and clarified that the developer cannot cause more drainage issues than already present.

Senior Planner Bombek stated that the developer is required to show that no adverse impact will occur on the property, and further drainage studies will be required.

Commissioner Rektorik asked if the traffic in this area is expected to change.

Senior Planner Bombek stated that a Traffic Impact Analysis (TIA) was provided on the previous rezoning of this property and there was a letter stating with this request that there are no uses being created that would trigger a new TIA at this time.

Graduate Engineer Bridges stated that this property is not in a FEMA 100 Year Flood Plain, so a No Adverse Impacts study would not be required. Ms. Bridges also stated that they will evaluate whether detention is advantageous.

Chairperson Kee asked if there were any provisions as part of a Planned Development District that would help address drainage issues.

Graduate Engineer Bridges stated that nothing has been requested at this point to place any conditions.

Commissioner Oldham motioned to recommend approval of the Rezoning as requested by the Developer. Commissioner Ross seconded the motion.

Commissioner Oldham amended his original motion to include a condition that drive-thrus be limited to phase one.

Chairperson Kee stated that she would like to see the trees kept as part of the buffer requirements.

The motion passed (6-0).

10. 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 GS General Suburban to GC General Commercial for approximately 1.229 acres being Lots 1, 2, 3, 4, 7, 8 and 10, Block 18, of College Hills Estates 4th Installment, according to the plat thereof recorded in Volume 104, Page 243 of the Deed Records of Brazos County, Texas, and located at 100, 102, 104, 106, 112, and 204 George Bush Drive East. Case #REZ2016-000032 (Note: Final action on this item is scheduled for the November 10, 2016 City Council meeting – subject to change)

Economic Development Manager Prochazka presented the Rezoning to the Commission and recommended approval.

Chairperson Kee asked if the adjacent properties, not included in this rezoning, will be presented to City Council for rezoning.

Economic Development Manager Prochazka stated that the properties not included, will be presented to City Council to recommend rezoning by city initiation. Ms. Prochazka also stated that cross access between commercial developments will be a requirement.

Applicant, Dave Fox, 1309 Walton Dr., College Station, was available to answer questions from the Commission.

Chairperson Kee opened the public hearing.

Mark Sicilio, 120 Lee Ave., College Station, Texas addressed the Commission to state that he would like the area to be kept aesthetically pleasing.

Chairperson Kee closed the public hearing.

Chairperson Kee asked what conditions would preclude individual lots from developing.

Economic Development Manager Prochazka stated that the individual size of the lots would make individual development difficult.

Commissioner Oldham motioned to recommend approval of the Rezoning. Commissioner Ross seconded the motion, motion passed (6-0).

11. Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan – Future Land Use & Character Map from Urban to General Commercial for approximately seven acres located along the south side of State Highway 30, south of Veterans Memorial Park adjacent to the City limit lines. Case #CPA2016-000009 (Note: Final action on this item is scheduled for the October 27, 2016 City Council meeting – subject to change)

Economic Development Manager Prochazka presented the Comprehensive Plan Amendment to the Commission and recommended approval.

Chairperson Kee opened the public hearing.

John Whitcomb, 9207 Waterford Dr., College Station, Texas, asked general questions regarding the dividing line between GC & NAP. Mr. Whitcomb asked for the impact of the change in the zoning.

Chairperson Kee closed the public hearing.

Economic Development Manager Prochazka stated that the Comprehensive Plan Amendment designates the developable part of the property for Urban use, proposing to change to GC General Commercial for retail and restaurants. The rezoning changes the property from R Rural to GC General Commercial to allow for development of retail or restaurant.

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

12. 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 GC General Commercial and NAP Natural Areas Protected for approximately 11.449 acres of land being situated in the Richard Carter League, Abstract No. 8, College Station, Brazos County, Texas being a portion of the remainder of a called 28.57 acre tract of land as described by a deed to the Summit Crossing, LLC recorded in Volume 8491, Page 52 of the Official Public Records of Brazos County, Texas; generally located south of State Highway 30, south of Veterans Memorial Park, adjacent to the City limit lines. Case #REZ2016-000031 (Note: Final action on this item is scheduled for the October 27, 2016 City Council meeting – subject to change)

Economic Development Manager Prochazka presented the Rezoning to the Commission and recommended approval.

Commissioner Warner asked for the buffer requirements along the adjoining homes on Ranchero Road.

Economic Development Manager Prochazka responded that the buffer requirements would be fifteen feet buffer with a wall.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

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

13. Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan – Future Land Use & Character Map from Village Center to General Commercial for approximately 58 acres generally located along the east side of State Highway 6 South, north of W.D. Fitch parkway and south of the future Pebble Creek Parkway extension. Case #CPA2016-000011 (Note: Final action on this item is scheduled for the October 27, 2016 City Council meeting – subject to change)

Economic Development Manager Prochazka presented the Comprehensive Plan Amendment to the Commission and recommended approval.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

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

14. 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 M-1 Planned Industrial to GC General Commercial on approximately 58 acres of land lying and being situated in the Robert Stevenson league (abstract no. 54) in College Station, Brazos County, Texas, being a part of the following tracts conveyed to the City of College Station, by the cited deeds recorded in the Official Public Records of Brazos County, Texas: 78.36 acres (volume 3900, page 223), 16.89 acres (volume 3900, pg. 188) and 36.9 acres (volume 4329, pg. 134), being generally described as all of that property lying between the current northeast right-of-way of State Highway no. 6 and the proposed southwest right-of-way (100 ft. width) of Lakeway Drive, southeast from the proposed southeast right-of-way line (100 ft. width) of Pebble Creek Parkway to the northwest boundary of the Spring Creek Greenway reserve as a designated by the City of College Station, and more generally located along the east side of State Highway 6 South, north of W.D. Fitch Parkway, south of the future Pebble Creek Parkway extension. Case #REZ2016-000036 (Note: Final action on this item is scheduled for the October 27, 2016 City Council meeting – subject to change)

Economic Development Manager Prochazka presented the Rezoning to the Commission and recommended approval.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

Commissioner Rektorik motioned to recommend approval of the Rezoning. Commissioner Warner seconded the motion, motion passed (6-0).

15. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, “Unified Development Ordinance,” Section 12-2.5 “Design Review Board,” Subsection B “Membership and Terms” of the Code of Ordinances of the City of College Station, Texas, regarding membership of the Board. Case #ORDA2016-000010 (Note: Final action on this item is scheduled for the November 10, 2016 City Council meeting- subject to change)

Assistant Director Hitchcock presented the Ordinance Amendment to the Commission and recommended approval.

Chairperson Kee asked if the aesthetic judgement requirement would still apply to the newest appointed.

Commissioner Rektorik suggested the wording of the ordinance be amended to state “The seventh regular member shall be the Chairman/Chairwoman of the Planning and Zoning Commission...”

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

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

16. 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.

17. Adjourn

The meeting adjourned at 9:59 p.m.

Approved:

Attest:

Jane Kee, Chairman
Planning & Zoning Commission

Kristen Hejny, Admin Support Specialist
Planning & Development Services

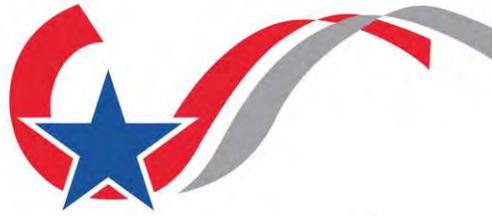


Legislation Details (With Text)

File #: 16-0718 Version: 2 Name: Aggieland Business Park Ph. 3A - Final Plat
Type: Final Plat Status: Agenda Ready
File created: 10/27/2016 In control: Planning and Zoning Commission Regular
On agenda: 11/17/2016 Final action:
Title: Presentation, possible action, and discussion regarding a Final Plat for Aggieland Business Park Phase 3A consisting of 1 lot on approximately 8.824 acres generally located South of Jones Road, northwest of Imperial Loop. Case #FPCO2016-000021
Sponsors: Madison Thomas
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Final Plat](#)
[Application](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Final Plat for Aggieland Business Park Phase 3A consisting of 1 lot on approximately 8.824 acres generally located South of Jones Road, northwest of Imperial Loop. Case #FPCO2016-000021



CITY OF COLLEGE STATION

**FINAL PLAT
for
Aggieland Business Park
Phase 3 A
FPCO2016-000021**

SCALE: One lot on approximately 8.824 acres

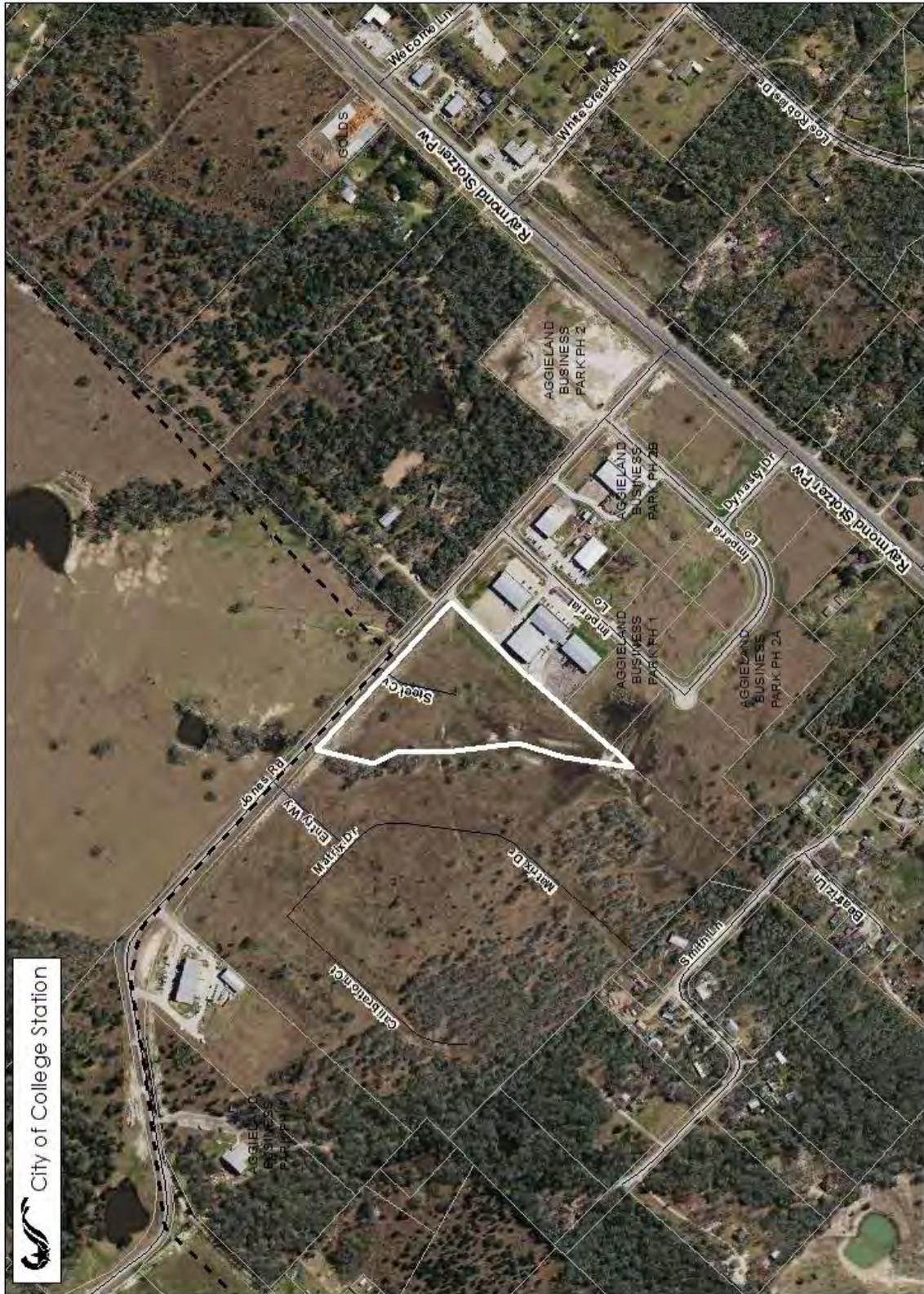
LOCATION: South of Jones Road, northwest of Imperial Loop

ZONING: ETJ Extraterritorial Jurisdiction

APPLICANT: Jim Jett

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

RECOMMENDATION: Staff recommends approval of the Final Plat.



City of College Station

NORTH

0 500 1,000 Feet

AGGIELDAND BUSINESS PARK PH 3A

Case: FPCO2016-000021

FINAL PLAT

DEVELOPMENT HISTORY

Annexation: N/A
Zoning: N/A
Preliminary Plat: November 2015
Site Development: Undeveloped

COMMENTS

Parkland Dedication: N/A
Greenways: N/A
Pedestrian Connectivity: Sidewalks are not required in the ETJ.
Bicycle Connectivity: Bike lanes are not required in the ETJ.
Impact Fees: N/A

REVIEW CRITERIA

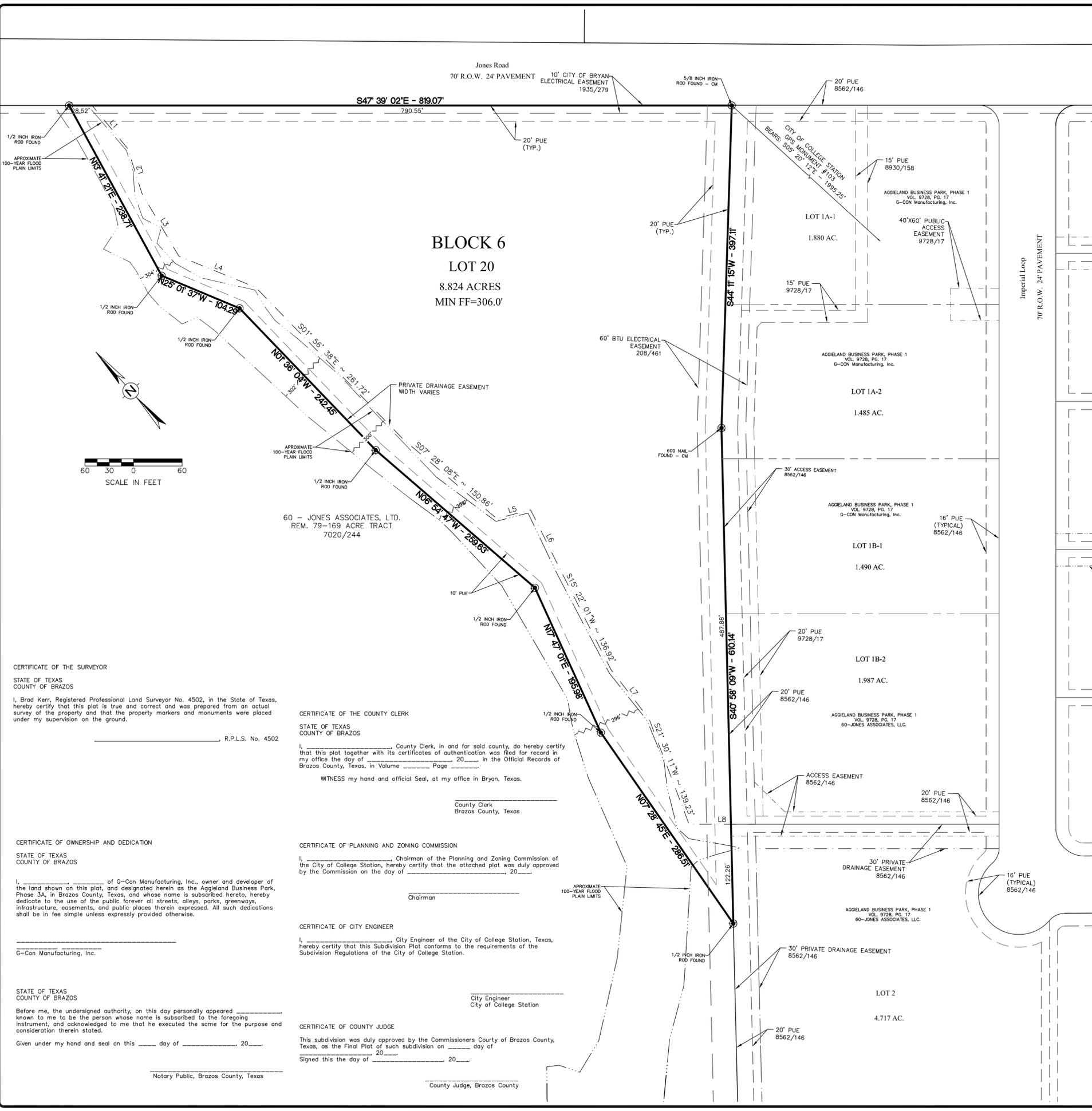
Compliance with Subdivision Regulations: The proposed Final Plat is in compliance with the Preliminary Plan and the Subdivision Regulations contained in the Unified Development Ordinance.

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



- NOTES:
- BEARING SYSTEM SHOWN HEREON IS BASED ON STATE PLAIN CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 - DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000102465016404 (CALCULATED USING GEOID12A).
 - CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.
 - 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. 48041C0285E, EFFECTIVE DATE: MAY 16, 2012.
 - THE LAND USE IS COMMERCIAL.
 - THIS DEVELOPMENT IS WITHIN EXTRA-TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF COLLEGE STATION.
 - CURVE LENGTHS SHOWN ARE CHORD LENGTHS.
 - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WELLBORN SPECIAL UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS 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 FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). THE ELECTRIC DISTRIBUTION LINES WILL BE LOCATED IN THE 16' UTILITY EASEMENT AT THE FRONT OF THE LOTS AND IN THE SIDE LOT EASEMENTS. ELECTRICAL DISTRIBUTION LINES MAY ALSO BE LOCATED IN THE 20' P.U.E. ALONG THE PERIMETER OF THE SUBDIVISION. ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU.
 - LOTS ARE TO BE SEWERED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSFs) WHICH MUST COMPLY WITH ALL COUNTY & STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH THE COUNTY ORDER ADOPTED BY THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCOACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
 - DRAINAGE OF THE LOTS WILL FOLLOW NATURAL DRAINAGE PATTERNS. BORROW DITCHES WILL CONVEY RUNOFF TO CULVERT STRUCTURE OR TO NATURAL DRAINAGES. THE EXISTING DRAINAGE WAYS SHALL BE PRESERVED IN THEIR CONDITIONS AND THE NATURAL FLOW OF WATER IN THE EXISTING DRAINAGE WAYS SHALL NOT BE OBSTRUCTED.
 - ALL TREES AND BRUSH SHALL BE REMOVED FROM THE ROADWAY RIGHTS-OF-WAY, RIGHTS-OF-WAY DEDICATIONS AREAS AND PUBLIC UTILITY EASEMENTS.
 - THERE SHALL BE A 5' WIDE EASEMENTS FOR ANCHORS AND GUY NECESSARY TO HELP SUPPORT OVERHEAD UTILITY LINES. SAID EASEMENTS WILL EXTEND 20' BEYOND ANY UTILITY EASEMENTS.
 - BUILDING SETBACKS ARE 25' ADJACENT TO ALL STREETS.
 - BRAZOS COUNTY WILL NOT BE RESPONSIBLE FOR MAINTAINING THE PRIVATE DRAINAGE EASEMENTS. THE PROPERTY OWNERS OR POA WILL MAINTAIN THE PRIVATE DRAINAGE EASEMENTS.
 - FENCES, GRADING AND LANDSCAPING CANNOT IMPEDE THE FLOW OF WATER IN THE PRIVATE DRAINAGE EASEMENTS.
 - STORMWATER DETENTION WILL BE PROVIDED FOR EACH LOT. THE DETENTION FACILITY MAY BE LOCATED ON THE LOT OR PROVIDED DOWNSTREAM IN A DETENTION FACILITY THAT SERVES MORE THAN ONE LOT. PRIVATE DRAINAGE EASEMENTS ARE SHOWN ON THE PLAT TO ACCOMMODATE THE CROSS LOT RUNOFF FOR THE DETENTION FACILITY DISCHARGE OR TO CONVEY THE DEVELOPED CONDITIONS RUNOFF TO A SHARED DETENTION FACILITY. A STORMWATER DETENTION FACILITY DESIGN WILL BE PROVIDED FOR EACH LOT WITH THE DEVELOPMENT OF THE LOT AND THE DESIGN SHOULD BE SUBMITTED TO THE BRAZOS COUNTY ENGINEER FOR REVIEW.
 - DRIVEWAYS FOR EACH LOT ARE REQUIRED TO HAVE A PERMIT FROM THE BRAZOS COUNTY ROAD AND BRIDGE DEPARTMENT. ALL DRIVEWAY CONSTRUCTION TO BE IN ACCORDANCE WITH THEIR REQUIREMENTS.
 - THE FOLLOWING EASEMENTS DO APPLY TO THIS TRACT:
 - 10' - EASEMENT TO CITY OF BRYAN 98/299 - BLANKET IN NATURE - NOT PLOTTABLE
 - 10' - EASEMENT TO BRUSHY WATER SUPPLY 256/272 ASSIGNED IN 6379/287 - BLANKET IN NATURE - NOT PLOTTABLE
 - LOT 20, BLOCK 6 WAS SHOWN ON THE PRELIMINARY PLAN AS LOTS 20A, 20B, AND A PORTION OF LOT 24

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE J. H. JONES SURVEY, ABSTRACT NO. 26, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 79.169 ACRE TRACT DESCRIBED AS TRACT ONE BY A DEED TO 60-JONES ASSOCIATES, LTD. RECORDED IN VOLUME 7020, PAGE 244 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF JONES ROAD MARKING THE NORTH CORNER OF LOT 1A-1, BLOCK 1, AGGIELAND BUSINESS PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME 9728, PAGE 17 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE EAST CORNER OF SAID 79.169 ACRE TRACT;

THENCE: S 44° 11' 15" W ALONG THE COMMON LINE OF SAID 79.169 ACRE TRACT AND SAID BLOCK 1 FOR A DISTANCE OF 397.11 FEET TO AN ANGLE POINT IN SAID LINE;

THENCE: S 40° 58' 09" W CONTINUING ALONG THE COMMON LINE OF SAID 79.169 ACRE TRACT AND SAID BLOCK 1, AT 229.00 FEET PASS A 60D NAIL FOUND MARKING THE COMMON CORNER OF LOTS 1B-1 AND 1B-2 OF SAID BLOCK 1, CONTINUE ON FOR A TOTAL DISTANCE OF 610.14 FEET TO A 1/2 INCH IRON ROD SET ON THE COMMON LINE OF SAID 79.169 ACRE TRACT AND LOT 2, BLOCK 1, AGGIELAND BUSINESS PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME 8562, PAGE 146 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD SET MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: THROUGH SAID 79.169 ACRE TRACT FOR THE FOLLOWING CALLS:

N 07° 28' 45" E FOR A DISTANCE OF 286.51 FEET TO A 1/2 INCH IRON ROD SET;

N 17° 47' 01" E FOR A DISTANCE OF 195.98 FEET TO A 1/2 INCH IRON ROD SET;

N 06° 54' 47" W FOR A DISTANCE OF 259.63 FEET TO A 1/2 INCH IRON ROD SET;

N 01° 36' 04" W FOR A DISTANCE OF 242.45 FEET TO A 1/2 INCH IRON ROD SET;

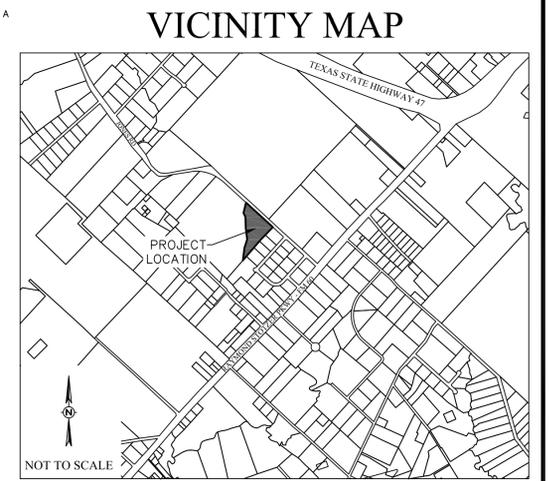
N 25° 01' 37" W FOR A DISTANCE OF 104.29 FEET TO A 1/2 INCH IRON ROD SET;

N 13° 41' 21" E FOR A DISTANCE OF 238.71 FEET TO A 1/2 INCH IRON ROD SET ON THE SOUTHWEST LINE OF JONES ROAD MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 47° 39' 02" E ALONG THE SOUTHEAST LINE OF JONES ROAD FOR A DISTANCE OF 819.07 FEET TO THE **POINT OF BEGINNING** CONTAINING 8.824 ACRES OF LAND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

LEGEND

- PROPERTY BOUNDARY
- PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
- PROPOSED PUBLIC DRAINAGE EASEMENT (P.D.E.)
- PROPOSED PRIVATE DRAINAGE EASEMENT
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
- EXISTING PUBLIC DRAINAGE EASEMENT (P.D.E.)
- EXISTING PRIVATE DRAINAGE EASEMENT
- EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
- PROPERTY CORNER
- 100-YEAR WATER SURFACE ELEVATION



CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

CERTIFICATE OF 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 Official Records of Brazos County, Texas, in Volume _____ Page _____

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

County Clerk
Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ of G-Con Manufacturing, Inc., owner and developer of the land shown on this plat, and designated herein as the Aggieldand Business Park, Phase 3A, in Brazos County, 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 therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

G-Con Manufacturing, Inc.

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

Chairman

CERTIFICATE OF CITY ENGINEER

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

City Engineer
City of College Station

CERTIFICATE OF COUNTY JUDGE

This subdivision was duly approved by the Commissioners County of Brazos County, Texas, as the Final Plat of such subdivision on _____ day of _____, 20____

Signed this the day of _____, 20____

County Judge, Brazos County

FINAL PLAT
AGGIELAND BUSINESS PARK
PHASE 3A
8.824 ACRES
J.H. JONES SURVEY , A-26
COLLEGE STATION, BRAZOS COUNTY, TEXAS
1 LOT
BLOCK 6, LOT 20

SCALE 1" = 60'
OCTOBER, 2016

OWNER/DEVELOPER: G-CON MANUFACTURING, INC.
6166 Imperial Loop, Suite 101
409 N. Texas Ave.
College Station, TX 77845
(979) 431-0700

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

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

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	69.38'	S2° 36' 59.31"W
L2	58.19'	S24° 41' 44.11"W
L3	89.31'	S11° 48' 34.32"W
L4	102.51'	S25° 38' 08.29"E
L5	43.16'	S62° 00' 04.93"E
L6	83.79'	S15° 50' 23.21"W
L7	75.91'	S4° 20' 09.73"W
L8	81.84'	S47° 39' 01.66"E

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

Name G-CON Manufacturing, INC. E-mail _____
Street Address 6166 Imperial Loop, Suite 101
City College Station State Texas Zip Code 77845
Phone Number 979-431-0700 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering, LLC E-mail joe@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 8.824 Total No. of Lots 1 R-O-W Acreage N/A

Existing Use Vacant Proposed Use Commercial

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

Average Acreage Of Each Residential Lot By Zoning District:

_____ / _____ _____ / _____ _____ / _____ _____ / _____

Floodplain Acreage 0

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: Aggieland Business Park Preliminary Plan

City Project Number (if known): PP2015-000015

Date / Timeframe when submitted: 11/5/2015

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

Lot 20, Block 6 of the Final Plat was shown on the Preliminary Plan as Lots 20A, 20B and a portion of Lot 24.

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

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

Requested Oversize Participation _____

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

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

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

 DIR. OF BUS.
Signature and title

9/14/16
Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

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

Property Owner(s)

9/14/16

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

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 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 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 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

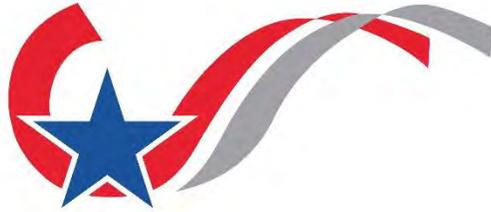


Legislation Details (With Text)

File #: 16-0658 Version: 4 Name: Duck Haven Ph. 9
Type: Final Plat Status: Agenda Ready
File created: 10/7/2016 In control: Planning and Zoning Commission Regular
On agenda: 11/17/2016 Final action:
Title: Presentation, possible action, and discussion regarding a Final Plat for Duck Haven Ph. 9 consisting of 9 residential lots on approximately 12.82 acres generally located southwest of the intersection of Wellborn Road and Drake Drive in the City's ETJ (Extraterritorial Jurisdiction). Case #FP2016-000030.
Sponsors: Tiffany Cousins
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Final Plat](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Final Plat for Duck Haven Ph. 9 consisting of 9 residential lots on approximately 12.82 acres generally located southwest of the intersection of Wellborn Road and Drake Drive in the City's ETJ (Extraterritorial Jurisdiction). Case #FP2016-000030.



CITY OF COLLEGE STATION

**FINAL PLAT
for
Subdivision Duck Haven Phase 9
FP2016-000030**

SCALE: Nine residential lots on approximately 12.82 acres

LOCATION: Generally located southwest of the intersection of Wellborn Road and Drake Drive in the City's ETJ (Extraterritorial Jurisdiction).

ZONING: N/A (ETJ)

APPLICANT: Duck Haven Ltd.

PROPERTY OWNER: Duck Haven Ltd.

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

RECOMMENDATION: Staff recommends approval of the Final Plat.



DEVELOPMENT HISTORY

Annexation:	N/A (ETJ)
Zoning:	N/A (ETJ)
Platting:	The Planning and Zoning Commission approved the Preliminary Plan on September 15, 2016.
Site development:	Vacant. Nine residential lots are proposed with this phase, ranging in size from 1.001 acre to 1.859 acres.

COMMENTS

Parkland Dedication:	The Master Plan for this development was approved 2000 when parkland dedication requirements were not applicable in the ETJ; therefore, no parkland dedication is required.
Greenways:	No greenway dedication is proposed or required.
Pedestrian Connectivity:	This tract is located in the ETJ. Sidewalks are not proposed or required in the ETJ.
Bicycle Connectivity:	This tract is located in the ETJ and no facilities for bicycle connectivity are proposed or required.
Impact Fees:	N/A

REVIEW CRITERIA

- 1. Compliance with Comprehensive Plan and Unified Development Ordinance:** The subject property is classified as Rural on the Comprehensive Land Use Plan. The City does not have zoning authority in the ETJ.
- 2. Compliance with Subdivision Regulations:** The Final Plat complies with the applicable Subdivision Regulations contained in the Unified Development Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



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

FINAL PLAT APPLICATION

(Check one)	<input type="checkbox"/> Minor (\$700)	<input type="checkbox"/> Amending (\$700)	<input checked="" type="checkbox"/> Final (\$932)	<input type="checkbox"/> Vacating (\$932)	<input type="checkbox"/> Replat (\$932)
Is this plat in the ETJ? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Is this plat Commercial <input type="checkbox"/> or Residential <input checked="" type="checkbox"/>			
MINIMUM SUBMITTAL REQUIREMENTS:					
<input checked="" type="checkbox"/> \$700-\$932 Final Plat Application Fee (see above).					
<input type="checkbox"/> \$233 Waiver Request to Subdivision Regulations Fee (if applicable).					
<input type="checkbox"/> \$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).					
<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 plat. (A signed mylar original must be submitted after approval.)					
<input checked="" type="checkbox"/> Grading, drainage, and erosion control plan with supporting drainage report.					
<input checked="" type="checkbox"/> Public infrastructure plan and supporting documents (if applicable).					
<input type="checkbox"/> Copy of original deed restrictions/covenants for replats (if applicable).					
<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 checked="" type="checkbox"/> 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 N/A

NAME OF PROJECT Duck Haven - Phase 9

ADDRESS Northwest of intersection of F.M. 2154 and Drake Drive

SPECIFIED LOCATION OF PROPOSED PLAT:

Northwest of intersection of F.M. 2154 and Drake Drive

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

Name Duck Haven, Ltd. E-mail travis@clarkewyndham.com

Street Address 3608 East 29th Street, Suite 100

City Bryan State Texas Zip Code 77802

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

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

Name Duck Haven, Ltd. E-mail travis@clarkewyndham.com
Street Address 3608 East 29th Street, Suite 100
City Bryan State Texas Zip Code 77802
Phone Number (979) 846-4384 Fax Number (979) 846-1461

ARCHITECT OR ENGINEER'S INFORMATION:

Name McClure & Browne E-mail jeffr@mcclurebrowne.com
Street Address 1008 Woodcreek Drive, Suite 100
City College Station State Texas Zip Code 77845
Phone Number (979) 693-3838 Fax Number (979) 693-2554

Do any deed restrictions or covenants exist for this property? Yes No
Is there a temporary blanket easement on this property? If so, please provide the Volume N/A and Page No. N/A

Total Acreage 12.82 Total No. of Lots 9 R-O-W Acreage 1.48
Existing Use Vacant Proposed Use Single-Family Residential
Number of Lots By Zoning District _____ / _____ / _____ / _____

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

Floodplain Acreage 0.00

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: Duck Haven Subdivision

City Project Number (if known): Unknown

Date / Timeframe when submitted: 2000

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

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

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



 Signature and title **MANAGER**

7/29/16

 Date

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

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

Existing

Proposed

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

- | Existing | Proposed |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> Alleys. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> Easements. |
| <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. |
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 - Letter of completion for public infrastructure or guarantee / surety in accordance with UDO Section 8.6.
 - Drainage Report with a Technical Design Summary.
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- 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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Paul Clarke, Manager Duck Haven Management, LLC., the general partner of Duck Haven Development, LTD., owner and developer of the land shown on this plat, and designated herein as DUCK HAVEN SUBDIVISION, PHASE NINE, of Brazos County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, 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.

Duck Haven Development, LTD.
By: Duck Haven Management, LLC.
Its: General Partner
By: Paul Clarke
Its: Manager

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.

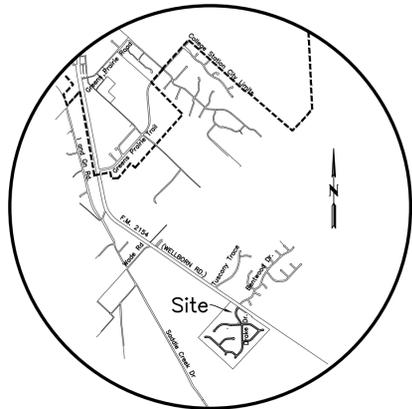
Given under my hand and seal on this ____ day of _____, 20__

Notary Public, Brazos County, Texas

A CERTIFICATE OF THE COUNTY CLERK

I, _____ County Clerk of Brazos County, Texas, do hereby certify that this plat, with its certificates of authentication was filed for record in my office the ____ day of _____, 20__ and duly recorded in Volume _____ Official Records of Brazos County, Texas. WITNESS my hand and official Seal, at my office in Bryan, Tx.

County Clerk
Brazos County, Texas



Vicinity Map
Scale: 1"=5000'



FIELD NOTES
DUCK HAVEN SUBDIVISION PHASE 9
LOTS 1-8 AND H.O.A. COMMON AREA
BLOCK 10

Being all that certain tract or parcel of land lying and being situated in the B. MCGREGOR SURVEY, Abstract No. 170 in Brazos County, Texas and being part of the called 188.04 acre tract described in the deed from Thousand Oaks Development Co., Joint Venture to Duck Haven, Ltd. as recorded in Volume 4011, Page 142 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the northwest corner of Lot 3, Block 9, DUCK HAVEN SUBDIVISION, PHASE 8 recorded in Volume 13293, Page 280 (O.R.B.C.) and being in the southeast line of Lot 135, Block 6, SADDLE CREEK SUBDIVISION, PHASE 6 as recorded in Volume 11640, Page 98 (O.R.B.C.);

THENCE: N 44° 01' 35" E along the northwest line of the called 188.04 acre Duck Haven, Ltd. tract, said line being common with the southeast line of said SADDLE CREEK, PHASE 6 (11640/98) and the southeast line of the remainder of the called 559.39 acre Minnie Louise Wade and Annie Belle Wade tract recorded in Volume 7402, Page 51 (O.R.B.C.) for a distance of 972.90 feet to a found 1/2-inch iron rod marking the west corner of the 3.00 acre Millican Royalty and Land Trust tract recorded in Volume 7538, Page 18 (O.R.B.C.);

THENCE: along the southwest line of the called 3.00 acre Millican Royalty tract and into the interior of the called 188.04 acre Duck Haven, Ltd. tract for the following three (3) calls:

- 1) S 53° 43' 41" E for a distance of 350.37 feet to a 1/2-inch iron rod set for corner,
2) N 36° 05' 39" E for a distance of 77.53 feet to a 1/2-inch iron rod set for corner, and
3) S 52° 32' 00" E for a distance of 241.36 feet to a 1/2-inch iron rod set for corner in the west right-of-way line of Drake Drive (based on an 80-foot width at this location) as recorded in Volume 4858, Page 114 (O.R.B.C.).

THENCE: along the west right-of-way line of said Drake Drive for the following three (3) calls:

- 1) 387.49 feet in a counter-clockwise direction along the arc of a curve having a central angle of 50° 27' 31", a radius of 440.00 feet, a tangent of 207.32 feet and a long chord bearing S 05° 40' 58" E at a distance of 375.09 feet to a 1/2-inch iron rod set for corner,
2) N 59° 05' 17" E for a distance of 5.00 feet to a 1/2-inch iron rod set for corner, and
3) S 30° 54' 43" E for a distance of 32.94 feet to a found 1/2-inch iron rod marking the southeast corner of this tract and the northeast corner of Lot 1, Block 8, DUCK HAVEN SUBDIVISION, PHASE 7 recorded in Volume 13056, Page 50 (O.R.B.C.);

THENCE: S 89° 34' 59" W along the south line of this tract, said line being common with the north lines of the before-said DUCK HAVEN SUBDIVISION PHASES 7 and 8 for a distance of 1254.26 feet to the POINT OF BEGINNING and containing 11.786 acres of land, more or less.

GENERAL NOTES:

- 1. BASIS OF BEARINGS is the monumented northeast line of the Duck Haven Ltd. called 188.04 acre tract recorded in Volume 4011, Page 142, with a record bearing of N 44°01'35" E.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and incorporated Areas, Map Number 480100375E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.
3. There is a 20' Public Utility Easement centered on all exterior lot lines.
4. There is a 20' Side Setback and a 50' Front Setback as established by Deed Restrictions.
5. Front, Rear and Side Setbacks shall conform to the Specifications of Subdivision Plots as established by the Commissioners' Court, Brazos County, Texas, for subdivisions situated outside the boundaries of any incorporated town or city in Brazos County, Texas.
6. All Private Drainage Easements shall be owned and maintained by the Duck Haven Homeowners' Association.
7. All Common Areas shall be owned and maintained by the Duck Haven Homeowners' Association.
8. Lot 1, Block 10 shall have driveway access to Gadwall Cove only.
9. Stormwater flow shall not be impeded in private drainage easements by fences, structures, landscape, etc.
10. An engineered slab or proof of compaction of fill will be required for any lots with more than two (2) feet of fill above the existing grade.
11. All lots shall have individual On-Site Sewage Facilities (OSSF) that must comply with Brazos County Health Department Regulations as follows:
a.) All lots served by an OSSF must comply with county and state regulations. No OSSF may be installed on any lot without the issuance of an "authorization to construct" issued by the Brazos County Health Department under the provisions of the Private Sewage Facility Regulations adopted by the Commissioners' Court of Brazos County, pursuant to the provisions of section 21.084 of the Texas Water Code. No OSSF drain field is to encroach on the 100-foot sanitary zone of private water wells or 150 feet of public water wells.
b.) All lots will be required to have a site/soil evaluation on file with the Brazos County Health Department before on-site sewage facility may be constructed.
c.) On-site sewage facility disposal areas shall not encroach the 100 foot or the 150 foot sanitary zone of a private or public well, respectively.
12. Wellborn Special Utility District will provide water service for the subdivision.
13. Distances shown along curves are arc lengths.
14. Unless otherwise indicated 1/2" iron rods are set at all corners.
15. Existing land use: Vacant/Agricultural
16. Proposed land use: Rural Residential Development with lots greater than one (1) acre.
17. Total Lots: 9 Lots Average Lot Size: 1.15 Acres
18. This Subdivision is located within the College Station Independent School District.
19. Abbreviations:

B.S.L. - Building Setback Line
H.O.A. - Homeowners' Association
Pr.D.E. - Private Drainage Easement
P.U.E. - Public Utility Easement

CERTIFICATE OF CITY ENGINEER

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

City Engineer
City of College Station

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

Chairman

CERTIFICATE OF COUNTY JUDGE (Certificate of Approval)

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas as the Final Plat of such subdivision on the ____ day of _____, 2016. Signed this the ____ day of _____, 2016.

County Judge,
Brazos County, Texas

CERTIFICATE OF SURVEYOR AND/OR ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Kevin R. McClure, R.P.L.S. No. 5650

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BRG., CHORD DIST. and rows C1 through C9.

LINE TABLE with columns: LINE, BEARING, DISTANCE and rows L1 through L5.

FINAL PLAT

DUCK HAVEN SUBDIVISION PHASE NINE

12.816 ACRES
LOTS 1-9, BLOCK 10
B. MCGREGOR SURVEY, A-170
BRAZOS COUNTY, TEXAS

AUGUST, 2016
SCALE: 1"=60'

Owner: Duck Haven Development, Ltd. 3508 E. 29th Street Bryan, TX 77802 (979) 846-4384
Surveyor: McClure & Browne Engineering/Surveying, Inc. 1008 Woodcreek Dr., Suite 103 College Station, Texas 77845 (979) 693-3838





Legislation Details (With Text)

File #: 16-0744 Version: 3 Name: Creek Meadows Section 6 Phase 2A & 2B Final Plat
 Type: Final Plat Status: Agenda Ready
 File created: 11/7/2016 In control: Planning and Zoning Commission Regular
 On agenda: 11/17/2016 Final action:
 Title: Presentation, possible action, and discussion regarding a Final Plat for Creek Meadows Subdivision Section 6 Phase 2A & 2B consisting of 23 lots and common area on approximately six acres generally located near the southeast intersection of Creek Meadows Boulevard and Greens Prairie Trail in the Creek Meadows Subdivision. Case #FP2016-000015
 Sponsors: Jessica Bullock
 Indexes:
 Code sections:
 Attachments: [Staff Report](#)
 [Application](#)
 [Final Plat](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Final Plat for Creek Meadows Subdivision Section 6 Phase 2A & 2B consisting of 23 lots and common area on approximately six acres generally located near the southeast intersection of Creek Meadows Boulevard and Greens Prairie Trail in the Creek Meadows Subdivision. Case #FP2016-000015



CITY OF COLLEGE STATION

FINAL PLAT
for
Creek Meadows Section 6 Phase 2A & 2B
FP2016-000015

SCALE: 23 lots and Common Area on approximately six acres

LOCATION: Generally located near the southeast intersection of Creek Meadows Boulevard and Greens Prairie Trail in the Creek Meadows Subdivision.

ZONING: PDD Planned Development District

APPLICANT: Rabon Metcalf, RME Consulting Engineers

PROPERTY OWNER: Creek Meadows Partners, LP (c/o Chris Rhodes)

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

RECOMMENDATION: Staff recommends approval of the Final Plat.



FINAL PLAT

Case:
FP2016-000015

CREEK MEADOWS SEC 6 PH 2A & 2B

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	March 2008
Zoning:	PDD Planned Development District
Preliminary Plan:	Master Plan approved in 2006. Subsequent Preliminary Plans have been revised in January 2008, September 2008, November 2008, January 2009, November 2014, and March 2015.
Site Development:	Vacant

COMMENTS

Parkland Dedication:	This development was approved as a Master Plan in the ETJ prior to parkland dedication requirements being applicable in the ETJ. Therefore, no parkland dedication is proposed or required.
Greenways:	N/A
Pedestrian Connectivity:	This development was approved as a Master Plan in the ETJ. Therefore, no sidewalks are required; however, they have been provided throughout the Creek Meadows development.
Bicycle Connectivity:	This development was approved as a Master Plan in the ETJ. Therefore, no bicycle connectivity is proposed or required.
Impact Fees:	N/A

REVIEW CRITERIA

- 1. Compliance with Comprehensive Plan and Unified Development Ordinance:** The Comprehensive Plan designates this area as Restricted Suburban. The proposed lots will have access through streets that connect to Greens Prairie Trail, a Minor Arterial on the Thoroughfare Plan.
- 2. Compliance with Subdivision Regulations:** The Final Plat complies with the applicable 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.
- Six (6) folded copies of plat. (A signed mylar original must be submitted after approval.)
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- Copy of original deed restrictions/covenants for replats (if applicable).
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

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

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT Creek Meadows - Section 6, Phase 2A & 2B

ADDRESS _____

SPECIFIED LOCATION OF PROPOSED PLAT:

Creek Meadows - Master Planned Subdivision

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 (All owners must be identified. Please attach an additional sheet for multiple owners):

Name Creek Meadows Partners, LP (c/o Chris Rhodes) E-mail Chris@oldhamgoodwin.com
Street Address 2800 South Texas Avenue, Suite 401
City Bryan State TX Zip Code 77802
Phone Number (979) 268-2000 Fax Number (979) 268-7020

ARCHITECT OR ENGINEER'S INFORMATION:

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

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 9.551 Total No. of Lots 23 R-O-W Acreage 1.002

Existing Use Vacant Proposed Use Single-Family Residential

Number of Lots By Zoning District 33 / PDD _____ / _____ _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

0.346 / PDD _____ / _____ _____ / _____ _____ / _____

Floodplain Acreage 0.00

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: Creek Meadows - Master Planned Subdivision

City Project Number (if known): _____

Date / Timeframe when submitted: October 2006

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

Not Applicable

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

Not 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.

Not Applicable

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

Not Applicable

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.

Not Applicable

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.

Not Applicable

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:

Not Applicable

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 Not Applicable

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>875</u> Streets</p> <p><u>1164</u> Sidewalks</p> <p><u>1113</u> Sanitary Sewer Lines</p> <p><u>929</u> Water Lines</p> <p><u> </u> Channels</p> <p><u>267</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> </u> No. of acres to be dedicated + \$ <u> </u> development fee</p> <p><u> </u> No. of acres in floodplain</p> <p><u> </u> No. of acres in detention</p> <p><u> </u> No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p><u> </u> No. of SF Dwelling Units X \$ <u> </u> = \$ <u> </u></p> <p><u> </u> (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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



Signature and title

3/25/16

Date



Legislation Details (With Text)

File #: 16-0750 Version: 4 Name: Petterak Subdivision-Replat
 Type: Replat Status: Agenda Ready
 File created: 11/8/2016 In control: Planning and Zoning Commission Regular
 On agenda: 11/17/2016 Final action:

Title: Presentation, possible action, and discussion regarding a discretionary item to request payment into the Sidewalk Fund, and public hearing, presentation, possible action and discussion regarding a Final Plat for Petterak Subdivision Lots 1R and 2AR Block 1 being a replat of Petterak Subdivision Lots 1, 2A and 2B Block 1 consisting of 2 lots on approximately 4.2566 acres located at 805 Wellborn Road, generally located at the corner of Wellborn Road and Luther Street. Case # FPMU2016-000002

Sponsors: Mark Bombek

Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)
[Petterak Subdivision](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a discretionary item to request payment into the Sidewalk Fund, and public hearing, presentation, possible action and discussion regarding a Final Plat for Petterak Subdivision Lots 1R and 2AR Block 1 being a replat of Petterak Subdivision Lots 1, 2A and 2B Block 1 consisting of 2 lots on approximately 4.2566 acres located at 805 Wellborn Road, generally located at the corner of Wellborn Road and Luther Street. Case # FPMU2016-000002



CITY OF COLLEGE STATION

**FINAL PLAT
for
Petterak Subdivision
Being a Replat of Lots 1, 2A & 2B
Block A, Petterak Subdivision and the Adjoining 0.7681 Acre Tract
FPMU2016-00002**

SCALE: 2 lots on 4.23 acres

LOCATION: 805 Wellborn Road, generally located at the hard corner of Wellborn Road and Luther Street.

ZONING: PDD Planned Development District

APPLICANT: Philip Bargas, Johnson and Pace Engineering

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

RECOMMENDATION: Staff recommends approval of the discretionary items for the UDO Section 12-8.3.K.5.b Fee in Lieu of Construction of Sidewalks.
Staff recommends approval of the Final Plat.

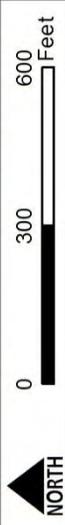


City of College Station

FINAL PLAT

Case: FPMU2016-000002

PETTERAK SUBDIVISION



DEVELOPMENT HISTORY

Annexation:	1950
Zoning:	1973- Portion to C-1 General Commercial renamed GC General Commercial 2016- PDD Planned Development District.
Final Plat:	A portion is platted being all of Lots 1, 2A, and 2B, Block A of the Petterak Subdivision and a 0.768 acre un-platted tract of land
Site Development:	Retail on a portion of the property. The remaining property is left undeveloped

COMMENTS

Parkland Dedication:	A portion of the property is being developed as Multi-Family for which parkland dedication fees will be assessed with the building permit for that project.
Greenways:	N/A
Pedestrian Connectivity:	Sidewalks are required to be provided along Wellborn Road. As part of a capital improvements project, the City of College Station's Public Works Department is constructing a 5-foot sidewalk three feet off of the edge of the existing Wellborn Road pavement area, and within the proposed 20-foot right-of-way dedication area proposed for TXDOT. The applicant has requested to pay the fee in lieu of building the sidewalk. The fee in lieu of sidewalk construction is currently \$5 per square foot with a 5-foot wide sidewalk required along 650 feet of this property, amounting to approximately \$16,250. These fees will be utilized for construction of future sidewalks or maintenance of existing sidewalks within the designated sidewalk district.
Bicycle Connectivity:	N/A
Impact Fees:	N/A

REVIEW CRITERIA

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

UDO Section 12-8.3.K.5.b 'Fee in Lieu of Construction'- The purpose of this section is to allow a developer the option to pay a fee in lieu of construction the required sidewalk, if the Planning and Zoning Commission deems there is an existing condition that would prevent the construction at the time of development.

Based on the criteria to request a fee in lieu, a capital improvement project along Wellborn Road is imminent that will include the construction of the required sidewalk. Imminent shall mean the project is funded or projected to commence within twelve (12) months.

STAFF RECOMMENDATIONS

Staff recommends approval of the discretionary items for the UDO Section 12-8.3.K.5.b Fee in Lieu of Construction of Sidewalks and staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



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

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication or Stormwater Management Conference 7/22/15

NAME OF PROJECT Petterak Subdivision

ADDRESS 801 Wellborn Road

SPECIFIED LOCATION OF PROPOSED PLAT:
east corner of FM 2154 and Luther Street

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

Name Philip Bargas E-mail philipb@johnsonpace.com

Street Address 111 University Drive East, Suite215

City College Station State TX Zip Code 77840

Phone Number 979-485-2844 Fax Number _____

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

Name Stillwater Wellborn, LLC E-mail aaron.sherman@stillwatercap.com
Street Address 4154 Travis Street, Suite 300
City Dallas State TX Zip Code 75204
Phone Number 214-723-6063 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Philip Bargas, P.E. E-mail philipb@johnsonpace.com
Street Address 111 University Drive East, Suite 215
City College Station State Texas Zip Code 77840
Phone Number 979-485-2844 Fax Number _____

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 4.2566 Total No. of Lots 2 R-O-W Acreage 0.3

Existing Use Commercial Proposed Use PDD - Mixed-use, commercial

Number of Lots By Zoning District pdd-gc / 1 pdd-mu / 1 _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

_____ / _____ _____ / _____ _____ / _____ _____ / _____

Floodplain Acreage None

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

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

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

Yes

No

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

Project Name: _____

City Project Number (if known): _____

Date / Timeframe when submitted: _____

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

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

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

Requested Oversize Participation Offsite Sewer Extension under review

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p>_____ Streets</p> <p>_____ Sidewalks</p> <p><u>277</u> Sanitary Sewer Lines</p> <p><u>992</u> Water Lines</p> <p>_____ Channels</p> <p>_____ Storm Sewers</p> <p>_____ Bike Lanes / Paths</p>	<p>Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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

Signature and title

5/27/16
Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

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



Property Owner(s)

5/27/16

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

5/27/16

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 type="checkbox"/> | <input 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 type="checkbox"/> | <input 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 type="checkbox"/> | <input 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

SURVEYED LEGAL DESCRIPTION

Fieldnotes for 4.2566 acres of land out of the Crawford Burnett League, Abstract No. 7 in Brazos County, Texas, being all of Lot 1, Lot 2A and Lot 2B, Block A of Petterak Subdivision, the map or plat thereof recorded in Volume 800, Page 171 of the Official Public Records of Brazos County, and all of that certain 0.768 acre tract of land conveyed to Myrna Hughes (previous in chain), as described in deed recorded in Volume 889, Page 315 of the said Official Public Records, and further being that same tract of land conveyed to 803 Wellborn, Ltd., as described in deeds recorded in Volume 1375, Page 164, Volume 2515, Page 169, Volume 7667, Page 148, and Volume 11337, Page 184, all of the said Official Public Records, said 4.2566 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch steel rod with cap set in the Northeast line of F.M. Hwy. No. 2154 (aka Wellborn Road), at its intersection with the Southeast line of Luther Road, said point being the most Westerly corner of said Lot 1, Block A and the herein described tract;

Thence, North 44°22'00" East, 299.22 feet with the Southeast line of said Luther Street and the Northwest line of said Block A to a 1/2 inch steel rod (control monument) found marking the most Northerly or Northeast corner of said Block A and the herein described tract, said point also being the most Westerly corner of Southgate Village, the map or plat thereof recorded in Volume 286, Page 698 of the said Official Public Records;

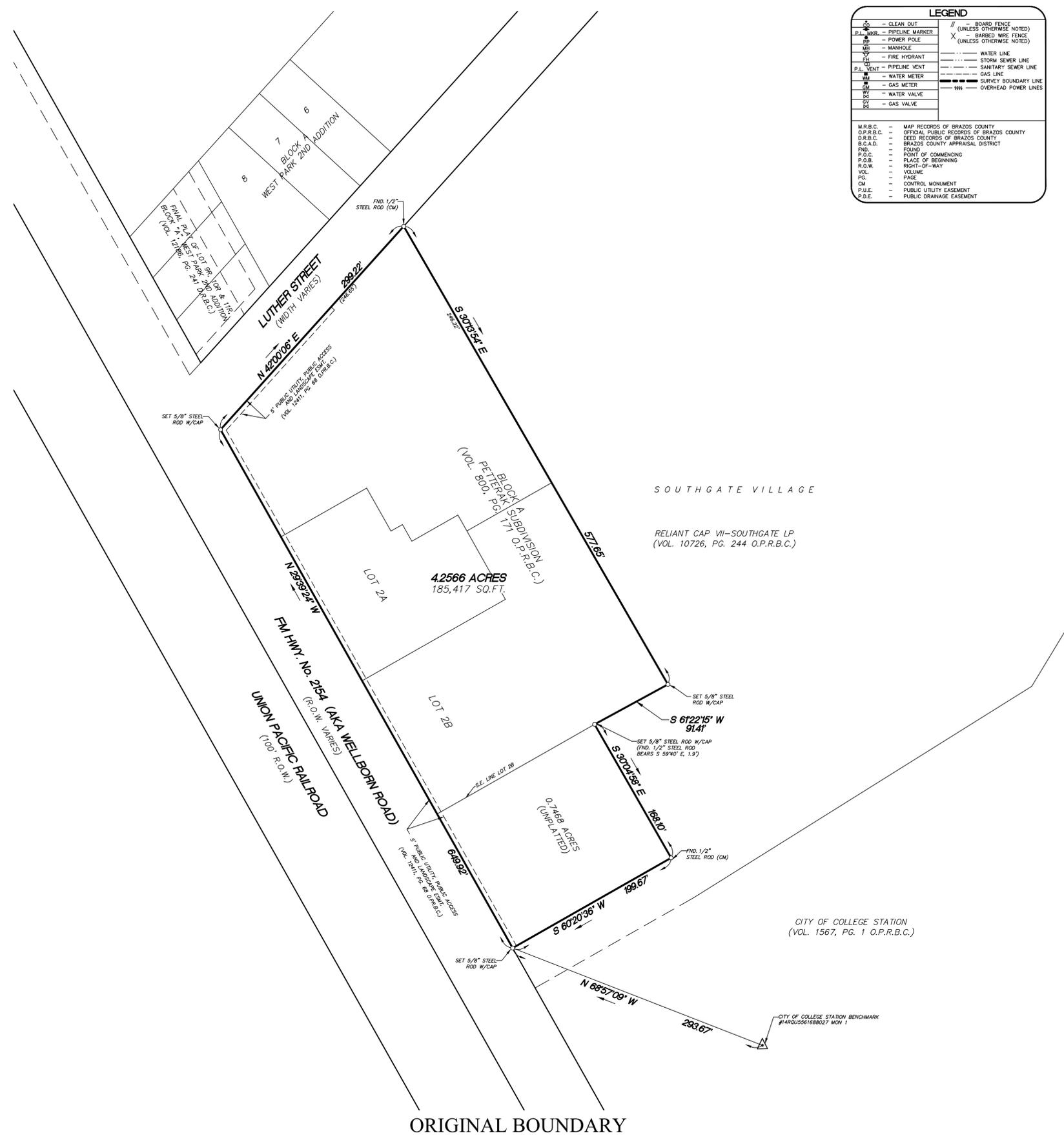
Thence, South 27°52'00" East, 577.65 feet with the Southwest line of said Southgate Village and the Northeast line of said Block A to a 5/8 inch steel rod with cap set for an exterior ell corner of the herein described tract, said point being the most Easterly corner of said Lot 2B, Block A, said point also being an interior ell corner of said Southgate Village;

Thence, South 63°44'09" West, 91.41 feet with the common line of said Southgate Village and said Block A to a 5/8 inch steel rod with cap set at an interior ell corner of the herein described tract, said point being an exterior ell corner of said Southgate Village, said point also being the most Northerly corner of the said 0.768 acre tract, from which point, a 1/2 inch steel rod bears South 59°40' East, 1.9 feet;

Thence, South 27°43'04" East, 168.10 feet with the Southwest line of said Southgate Village and the Northeast line of the said 0.768 acre tract to a 1/2 inch steel rod (control monument) found marking the most Easterly or Southeast corner of the herein described tract, said point being an interior ell corner of said Southgate Village;

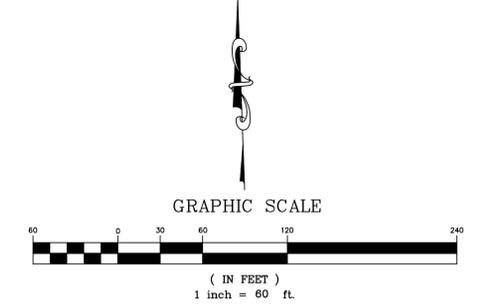
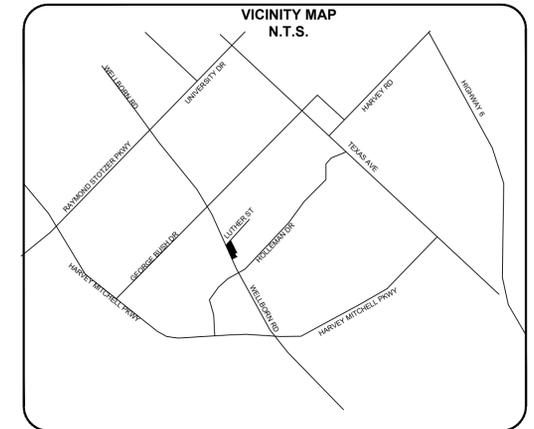
Thence, South 62°42'30" West, 199.67 feet with the Southeast line of the said 0.768 acre tract and the common line of said Southgate Village to a 5/8 inch steel rod with cap set in the Northeast line of said Wellborn Road for the most Southerly or Southwest corner of the said 0.768 acre tract and the herein described tract, said point being an exterior ell corner of said Southgate Village;

Thence, North 27°17'30" West with the Northeast line of said Wellborn Road and the Southwest line of the said 0.768 acre tract, along a line located parallel to and 106 feet Easterly of the centerline of the Southern Pacific Railroad, at 168.1 feet passing the most Westerly corner of the said 0.768 acre tract and the most Southerly corner of said Block A, and continuing in all, a total distance of 649.92 feet to the PLACE OF BEGINNING and containing 4.2566 acres or 185,417 square feet of land, more or less.



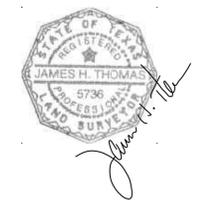
LEGEND			
—	CLEAN OUT	—	BOARD FENCE (UNLESS OTHERWISE NOTED)
P.L. MKR.	PIPELINE MARKER	X	BARBED WIRE FENCE (UNLESS OTHERWISE NOTED)
—	POWER POLE	—	WATER LINE
M	MARSH	—	STORM SEWER LINE
—	FIRE HYDRANT	—	SANITARY SEWER LINE
P.L. VENT	PIPELINE VENT	—	GAS LINE
—	WATER METER	—	SURVEY BOUNDARY LINE
—	GAS METER	—	OVERHEAD POWER LINES
—	WATER VALVE		
—	GAS VALVE		

M.R.B.C.	MAP RECORDS OF BRAZOS COUNTY
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY
D.R.B.C.	DEED RECORDS OF BRAZOS COUNTY
B.C.A.D.	BRAZOS COUNTY APPRAISAL DISTRICT
FND.	FOUND
P.O.B.	PLACE OF BEGINNING
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
CM.	CONTROL MONUMENT
P.U.E.	PUBLIC UTILITY EASEMENT
P.D.E.	PUBLIC DRAINAGE EASEMENT



PLAT NOTES:

1. The Basis of Bearings for this Survey is the Texas State Plane Coordinate System, Central Zone, NAD 83 datum and were determined by using a Trimble R6 VRS Network GPS.
2. The subject property is located in Zone "X" which is an area considered to be outside the 100 year flood plain as reflected on F.E.M.A. Flood Insurance Rate Map Community Panel No. 48041C0305F for Brazos County, Texas and Incorporated Areas, dated April 2, 2014.
3. Maintenance of the private access easements shown hereon is the responsibility of the owners.



FINAL PLAT
OF
PETTERAK SUBDIVISION,
LOTS 1R AND 2AR
4.2566 ACRES
2 LOTS, ONE BLOCK

BEING A REPLAT OF LOTS 1, 2A & 2B,
BLOCK A, PETTERAK SUBDIVISION,
VOLUME 800, PAGE 171 O.P.R.B.C. AND
THE ADJOINING 0.7681 ACRE TRACT

CRAWFORD BURNETT LEAGUE, ABSTRACT No. 7
COLLEGE STATION, BRAZOS COUNTY, TEXAS
DATE: 05/27/2016 SCALE: 1" = 60'

OWNER/DEVELOPER: STILLWATER WELBORN, LLC
4145 Travis St., Suite 300
Dallas, Texas 75204
PHONE: (214) 912-8006
E-MAIL: aaron.shermon@stillwatercap.com

SURVEYOR: THOMAS LAND SURVEYING
14340 Torrey Chase, Suite 270
Houston, Texas 77014
PHONE : (281) 440-7730
FAX : (281) 440-7737
jim@thomaslandsurveying.com

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I Aaron Sherman, owner and developer of the land shown on this plat, and designated herein as the PETTERAK SUBDIVISION, Subdivision to the City of College Station, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed.

Manager
STATE OF TEXAS
COUNTY OF _____
Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.
Given under my hand and seal on this _____ day of _____, 2016.
Notary Public, _____ County, State of Texas

CERTIFICATE OF CITY ENGINEER

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

APPROVAL OF PLANNING AND ZONING COMMISSION

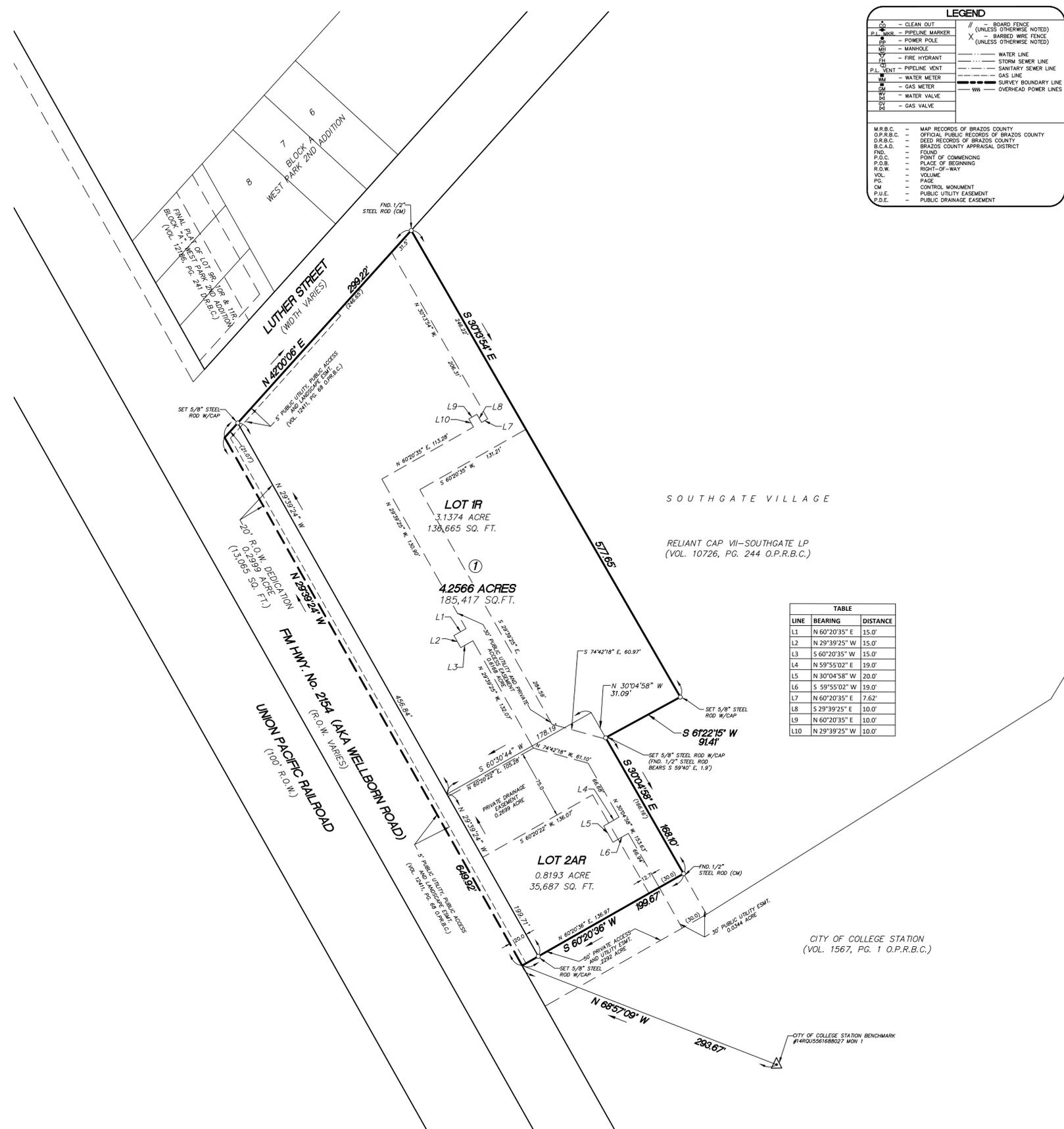
I _____, Chairman of the Planning and Zoning Commission of the City of College Station, hereby certify that the attached plat was duly approved by the Commission on the _____ day of _____, 201____.
Chairman
Attest:
Secretary

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 _____, 201____, 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 SURVEYOR

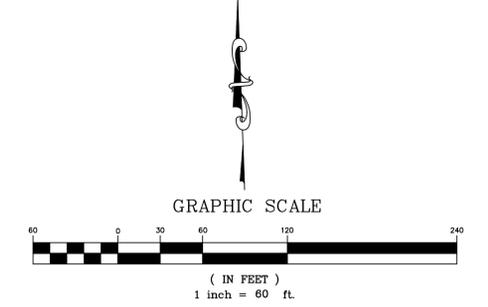
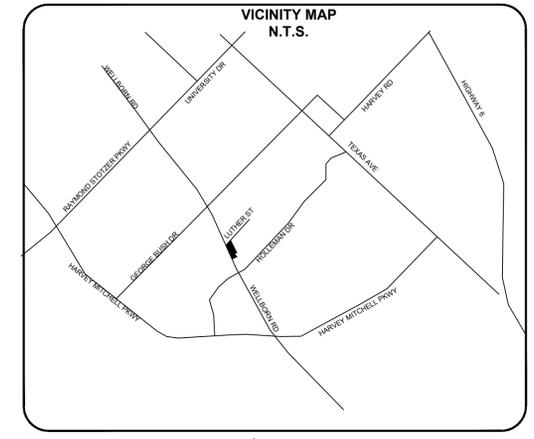
STATE OF TEXAS
COUNTY OF BRAZOS
I, James H. Thomas, Registered Professional Land Surveyor No. 5736, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.
James H. Thomas, RPLS No. 5736



LEGEND

CO	- CLEAN OUT		- BOARD FENCE (UNLESS OTHERWISE NOTED)
P.L. MKR.	- PIPELINE MARKER	X	- BARBED WIRE FENCE (UNLESS OTHERWISE NOTED)
PO	- POWER POLE		
MH	- MANHOLE		
HY	- FIRE HYDRANT	---	- WATER LINE
SV	- PIPELINE VENT	---	- STORM SEWER LINE
P.L. VENT	- PIPELINE VENT	---	- SANITARY SEWER LINE
WM	- WATER METER	---	- GAS LINE
GM	- GAS METER	---	- SURVEY BOUNDARY LINE
WV	- WATER VALVE	---	- WW
GV	- GAS VALVE	---	- OVERHEAD POWER LINES

M.R.B.C. - MAP RECORDS OF BRAZOS COUNTY
O.P.R.B.C. - OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY
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CM - CONTROL MONUMENT
P.U.E. - PUBLIC UTILITY EASEMENT
P.D.E. - PUBLIC DRAINAGE EASEMENT



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TABLE

LINE	BEARING	DISTANCE
L1	N 60°20'35" E	15.0'
L2	N 29°39'25" W	15.0'
L3	S 60°20'35" W	15.0'
L4	N 59°55'02" E	19.0'
L5	N 30°04'58" W	20.0'
L6	S 59°55'02" W	19.0'
L7	N 60°20'35" E	7.62'
L8	S 29°39'25" E	10.0'
L9	N 60°20'35" E	10.0'
L10	N 29°39'25" W	10.0'



FINAL PLAT
OF
PETTERAK SUBDIVISION,
LOTS 1R AND 2AR
4.2566 ACRES
2 LOTS, ONE BLOCK

BEING A REPLAT OF LOTS 1, 2A & 2B,
BLOCK A, PETTERAK SUBDIVISION,
VOLUME 800, PAGE 171 O.P.R.B.C. AND
THE ADJOINING 0.7681 ACRE TRACT

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COLLEGE STATION, BRAZOS COUNTY, TEXAS
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OWNER/DEVELOPER: STILLWATER WELLBORN, LLC
4145 Travis St., Suite 300
Dallas, Texas 75204
PHONE: (214)723-6063
E-MAIL: aaron.sherman@stillwatercap.com
SURVEYOR: THOMAS LAND SURVEYING
14340 Torrey Chase, Suite 270
Houston, Texas 77014
PHONE : (281) 440-7730
FAX : (281) 440-7737
jim@thomaslandsurveying.com

FINAL PLAT



Legislation Details (With Text)

File #: 16-0710 Version: 2 Name: Caprock Crossing & Greens Prairie 2A
 Type: Replat Status: Agenda Ready
 File created: 10/26/2016 In control: Planning and Zoning Commission Regular
 On agenda: 11/17/2016 Final action:

Title: Public hearing, presentation, possible action, and discussion regarding a Final Plat for Caprock Crossing Lots 1A-R2, 5R, 6R, & Common Area 2R, Block 3 and Greens Prairie Center Phase 2A Lot 1R-2 & Common Area 6, Block 5 being a replat of Caprock Crossing Lot 1A-R & Common Area 2, Block 3 and Greens Prairie Center Phase 2A, Lots 1R & 14R, Block 5 consisting of 6 lots on approximately 31.11 acres located at 910 William D, Fitch Parkway. Case #FPCO2016-000019

Sponsors: Jenifer Paz

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding a Final Plat for Caprock Crossing Lots 1A-R2, 5R, 6R, & Common Area 2R, Block 3 and Greens Prairie Center Phase 2A Lot 1R-2 & Common Area 6, Block 5 being a replat of Caprock Crossing Lot 1A-R & Common Area 2, Block 3 and Greens Prairie Center Phase 2A, Lots 1R & 14R, Block 5 consisting of 6 lots on approximately 31.11 acres located at 910 William D, Fitch Parkway. Case #FPCO2016-000019



FINAL PLAT
for
**Caprock Crossing Lot 1A-R2, 5R & 6R, Block 3, Common Area 2R, Block 3
& Greens Prairie Center Phase 2A Lot 1R-2, Block 5, Common Area 6, Block 5
being a Replat**
**of Caprock Crossing Lot 1A-R, Block 3, Common Area 2, Block 3
& Greens Prairie Center Phase 2A, Lots 1R & 14R, Block 5
FPCO2016-000019**

SCALE: 4 lots & 2 common areas on approximately 31.11 acres

LOCATION: 910 William D. Fitch Parkway

ZONING: GC General Commercial
OV Corridor Overlay

APPLICANT: Jesse Durden, Caprock Texas

PROPERTY OWNER: Brazos Texas Land Development, LTD

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

RECOMMENDATION: Staff recommends approval of the final plat.



Case: FPCO2016-000019 FINAL PLAT - REPLAT

**CAPROCK CROSSING &
GREENS PRAIRIE CENTER PH 2A**



DEVELOPMENT HISTORY

Annexation:	1983 and 2002
Zoning:	1983 (after annexation): A-O Agricultural Open 2002 (after annexation): A-O Agricultural Open 2006: A-O Agricultural Open to C-1 General Commercial 2006: OV Corridor Overlay 2014: C-1 General Commercial renamed to GC General Commercial
Preliminary Plan:	Approved in 2012, amendments in 2013 and 2016.
Site Development:	The subject properties are currently undeveloped.

COMMENTS

Parkland Dedication: None required for non-residential development.

Greenways: None proposed or required for this development.

Pedestrian Connectivity: Along the south side of Greens Prairie Road West there is an existing 6-foot sidewalk. A sidewalk on the north side will be required with the development of each lot. Sidewalks will also be required along the proposed public way between Lot 1R-2 & 5R, Block 3.

Bicycle Connectivity: Bike lanes and routes are not proposed nor required within the plat. Bike lanes currently exist along on Arrington Road, south of Greens Prairie Center Phase 2A.

Impact Fees: The majority of the subject property is located within the Alum Creek Sewer Impact Fee Area. Impact fees are assessed at the time of Final Plat. The current impact fees for Alum Creek \$59.42 per living unit equivalent (LUE).

REVIEW CRITERIA

Compliance with Subdivision Regulations: The proposed Final Plat is in compliance with the previously approved 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).
- ~~N/A~~ \$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 Caprock Crossing/Greens Prairie Center Phase 2A Replat

ADDRESS 910 William D. Fitch Parkway

SPECIFIED LOCATION OF PROPOSED PLAT:

Caprock Crossing Lots 1A-R3, 5R & 6R, Block 3 & Greens Prairie Center Phase 2A Lot 1A-R2, Block 3

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

Name Jesse Durden- Caprock Texas E-mail jesse.durden@caprocktx.com

Street Address P.O. Box 54

City Wellborn State TX Zip Code 77881

Phone Number 979.492.0425 Fax Number _____

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

Name Brazos Texas Land Development E-mail jesse.durden@caprocktx.com

Street Address P.O. Box 2864

City Bryan State TX Zip Code 77805

Phone Number 979.492.0425 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering, LLC- Deven Doyen P.E. E-mail eng@schultzeng.com

Street Address 911 Southwest Pkwy E.

City College Station State TX 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 31.11 Total No. of Lots 4 R-O-W Acreage N/A

Existing Use Vacant Proposed Use Commercial

Number of Lots By Zoning District 4 / GC _____ / _____

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: Caprock Crossing Preliminary Plan

City Project Number (if known): PP2016-000009

Date / Timeframe when submitted: June 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

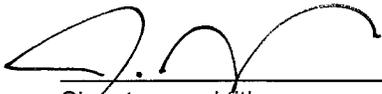
NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation N/A

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>N/A</u> Streets</p> <p><u>N/A</u> Sidewalks</p> <p><u>N/A</u> Sanitary Sewer Lines</p> <p><u>705</u> Water Lines</p> <p><u>N/A</u> Channels</p> <p><u>N/A</u> Storm Sewers</p> <p><u>N/A</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
 AUTHORIZED DEV. MGR

8/19/16

 Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

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

Property Owner(s)

8/19/16

Date

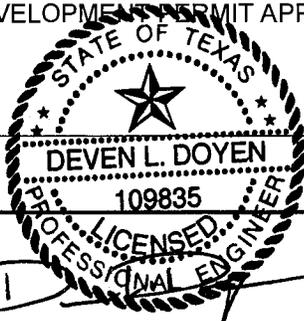
Engineer Certification:

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

08/19/16

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

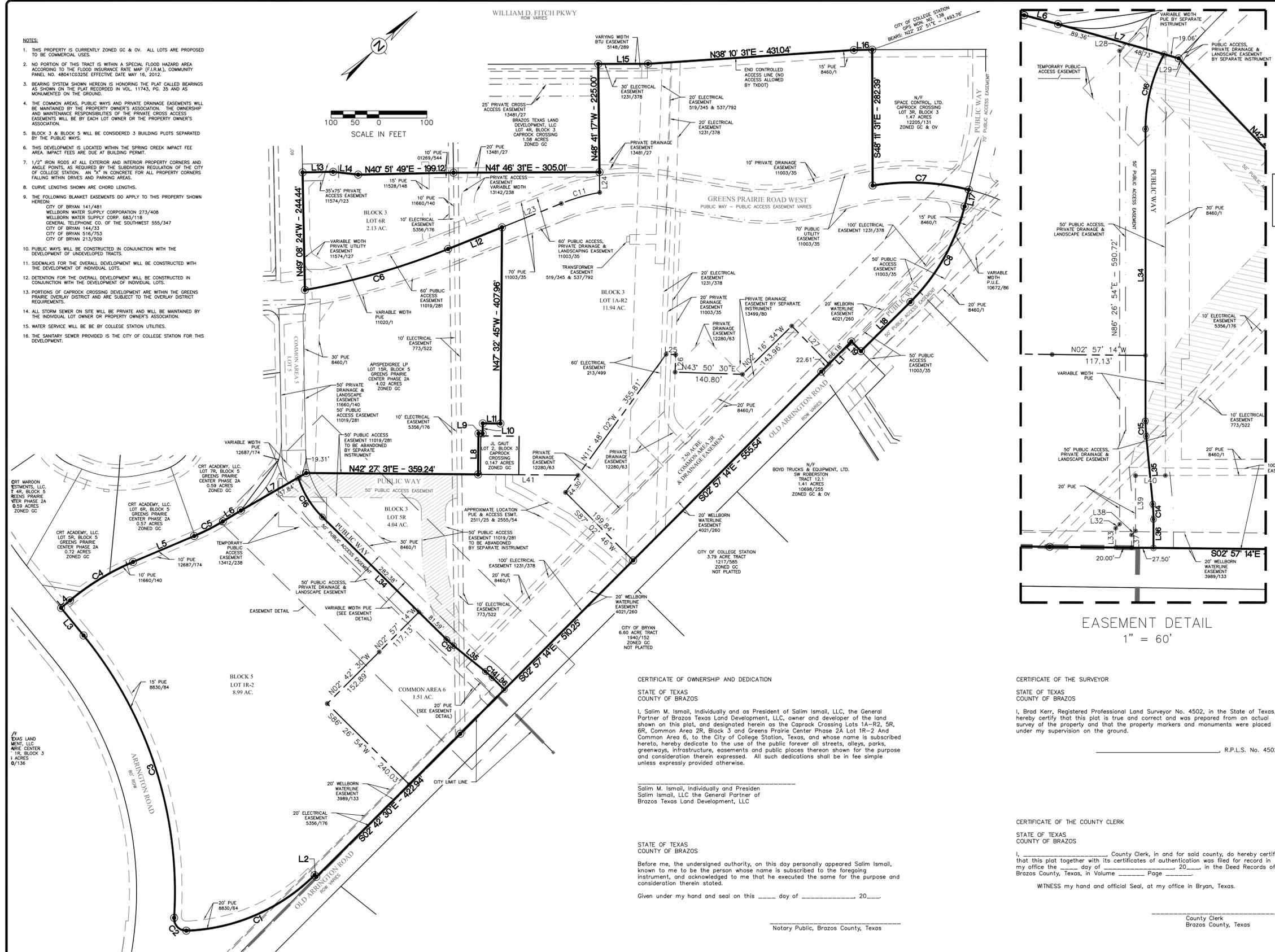
Proposed

- | | | |
|-------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input 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 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 type="checkbox"/> | <input type="checkbox"/> | Street offsets and/or intersection angles meet ordinance. |

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

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

Print Form



- NOTES:**
- THIS PROPERTY IS CURRENTLY ZONED GC & OV. ALL LOTS ARE PROPOSED TO BE COMMERCIAL USES.
 - NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 480410022E, EFFECTIVE DATE MAY 16, 2012.
 - BEARING SYSTEM SHOWN HEREON IS HONORING THE PLAT CALLED BEARINGS AS SHOWN ON THE PLAT RECORDED IN VOL. 11743, PG. 35 AND AS MONUMENTED ON THE GROUND.
 - THE COMMON AREAS, PUBLIC WAYS AND PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE PRIVATE CROSS ACCESS EASEMENTS WILL BE BY EACH LOT OWNER OR THE PROPERTY OWNER'S ASSOCIATION.
 - BLOCK 3 & BLOCK 5 WILL BE CONSIDERED 3 BUILDING PLOTS SEPARATED BY THE PUBLIC WAYS.
 - THIS DEVELOPMENT IS LOCATED WITHIN THE SPRING CREEK IMPACT FEE AREA. IMPACT FEES ARE DUE AT BUILDING PERMIT.
 - 1/2" IRON RODS AT ALL EXTERIOR AND INTERIOR PROPERTY CORNERS AND ANGLE POINTS, AS REQUIRED BY THE SUBDIVISION REGULATION OF THE CITY OF COLLEGE STATION. AN "X" IN CONCRETE FOR ALL PROPERTY CORNERS FALLING WITHIN DRIVES AND PARKING AREAS.
 - CURVE LENGTHS SHOWN ARE CHORD LENGTHS.
 - THE FOLLOWING BLANKET EASEMENTS DO APPLY TO THIS PROPERTY SHOWN HEREON:
 - CITY OF BRYAN 141/481
 - WELLBORN WATER SUPPLY CORPORATION 273/408
 - WELLBORN WATER SUPPLY CORP. 683/118
 - GENERAL TELEPHONE CO. OF THE SOUTHWEST 555/347
 - CITY OF BRYAN 144/133
 - CITY OF BRYAN 516/753
 - CITY OF BRYAN 513/509
 - PUBLIC WAYS WILL BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF UNDEVELOPED TRACTS.
 - SIDEWALKS FOR THE OVERALL DEVELOPMENT WILL BE CONSTRUCTED WITH THE DEVELOPMENT OF INDIVIDUAL LOTS.
 - DETECTION FOR THE OVERALL DEVELOPMENT WILL BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF INDIVIDUAL LOTS.
 - PORTIONS OF CARPOCK CROSSING DEVELOPMENT ARE WITHIN THE GREENS PRAIRIE OVERLAY DISTRICT AND ARE SUBJECT TO THE OVERLAY DISTRICT REQUIREMENTS.
 - ALL STORM SEWER ON SITE WILL BE PRIVATE AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER OR PROPERTY OWNER'S ASSOCIATION.
 - WATER SERVICE WILL BE BY COLLEGE STATION UTILITIES.
 - THE SANITARY SEWER PROVIDED IS THE CITY OF COLLEGE STATION FOR THIS DEVELOPMENT.

Curve Table

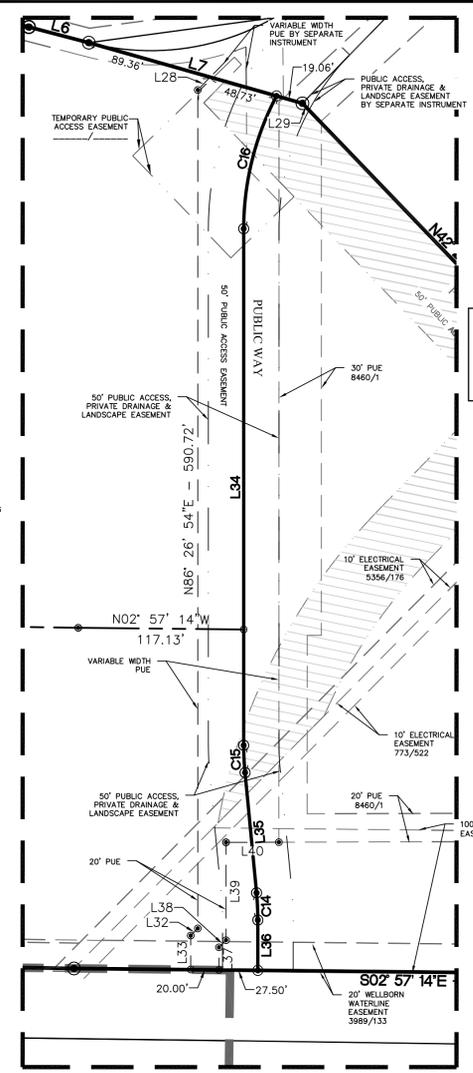
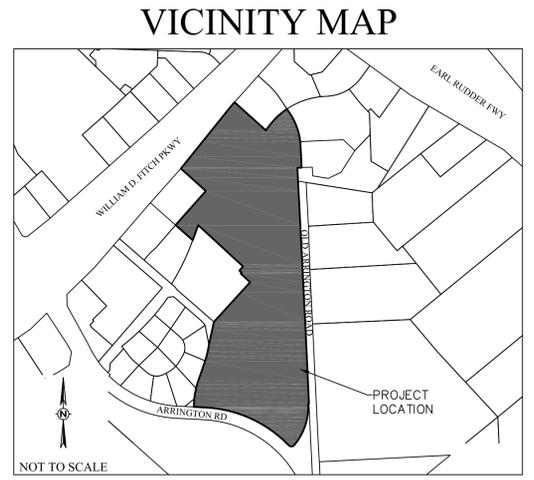
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	298.83	400.00'	042°48'16"	156.78'	291.93'	S18°40'41"W
C2	41.40'	25.00'	095°00'22"	27.29'	36.87'	S88°22'21"W
C3	631.79'	840.00'	043°09'29"	331.66'	616.97'	N65°51'36"W
C4	154.81'	525.00'	016°53'44"	77.97'	154.25'	N10°41'36"W
C5	67.30'	475.00'	008°07'05"	33.71'	67.25'	N15°04'45"E
C6	311.43'	1500.00'	011°53'44"	156.28'	310.87'	S26°09'22"W
C7	202.41'	500.00'	023°11'42"	102.61'	201.04'	N44°29'04"E
C8	231.52'	425.00'	031°12'44"	118.71'	228.67'	S18°18'40"E
C10	310.65'	400.00'	044°29'48"	163.63'	302.90'	N71°18'12"W
C11	83.61'	400.00'	011°58'36"	41.86'	83.46'	S26°09'22"W
C14	19.20'	200.00'	009°30'00"	9.61'	19.19'	S83°41'54"W
C15	19.20'	200.00'	009°30'00"	9.61'	19.19'	S83°41'54"W
C16	97.31'	200.00'	022°52'36"	49.64'	96.35'	N79°36'48"W

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- EXISTING PUBLIC ACCESS EASEMENT REMOVED
- EXISTING PUBLIC UTILITY EASEMENT (PUE)
- PROPOSED PUBLIC UTILITY EASEMENT (PUE)
- PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
- EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
- PROPOSED PRIVATE DRAINAGE EASEMENT
- EXISTING PRIVATE DRAINAGE EASEMENT

LINE TABLE

LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	88.79'	S2° 57' 14"E	L22	27.84'	S86° 28' 54"W
L2	5.11'	S87° 14' 20"W	L23	133.45'	S20° 10' 05"W
L3	74.03'	N87° 18' 54"E	L24	42.36'	S48° 41' 17"E
L4	24.22'	N2° 14' 34"E	L25	20.00'	N43° 00' 30"E
L5	138.53'	N19° 08' 18"E	L26	36.47'	S48° 09' 30"E
L6	43.81'	N11° 01' 13"E	L27	110.75'	N87° 30' 04"E
L7	157.15'	N12° 13' 10"E	L28	12.60'	S49° 12' 35"E
L8	85.05'	N47° 32' 29"W	L29	6.70'	N42° 27' 31"E
L9	8.82'	N42° 32' 29"W	L30	90.68'	N87° 30' 04"E
L10	21.12'	N47° 32' 29"W	L31	95.22'	S87° 02' 46"W
L11	36.98'	N42° 32' 29"W	L32	7.07'	S48° 33' 08"E
L12	121.38'	S20° 10' 05"W	L33	263.96'	S86° 28' 54"W
L13	63.69'	N40° 51' 49"E	L34	363.96'	S86° 28' 54"W
L14	52.75'	N48° 18' 33"E	L35	85.12'	S80° 56' 54"W
L15	104.06'	N41° 50' 16"E	L36	35.46'	S86° 28' 54"W
L16	38.20'	N41° 13' 02"E	L37	15.95'	N86° 28' 54"E
L17	35.86'	S33° 55' 03"E	L38	7.07'	S48° 33' 08"E
L18	145.28'	S2° 42' 17"E	L39	68.93'	N86° 28' 54"E
L19	28.35'	S87° 02' 46"W	L40	37.40'	N3° 42' 37"W
L20	153.45'	S48° 41' 17"E	L41	208.70'	S42° 27' 31"W
L21	157.56'	N49° 03' 18"W			



EASEMENT DETAIL
1" = 60'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Salim M. Ismail, Individually and as President of Salim Ismail, LLC, the General Partner of Brazos Texas Land Development, LLC, owner and developer of the land shown on this plat, and designated herein as the Caprock Crossing Lots 1A-R2, 5R, 6R, Common Area 2R, Block 3 and Greens Prairie Center Phase 2A Lot 1R-2 and Common Area 6, 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.

Salim M. Ismail, Individually and Presiden
Salim Ismail, LLC the General Partner of
Brazos Texas Land Development, LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Salim Ismail, 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 THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

CERTIFICATE OF 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 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

FINAL PLAT
OF
CAPROCK CROSSING
LOTS 1A-R2, 5R & 6R, BLOCK 3
COMMON AREA 2R, BLOCK 3
GREENS PRAIRIE CENTER PHASE 2A
LOT 1R-2, BLOCK 5
COMMON AREA 6, BLOCK 5
A TOTAL OF 31.11 ACRES
BEING A
REPLAT
CAPROCK CROSSING
LOTS 1A-R, BLOCK 3
COMMON AREA 2, BLOCK 3
GREENS PRAIRIE CENTER PHASE 2A
LOTS 1R & 14R, BLOCK 5
AUGUSTUS BABILE SURVEY, A-75 AND S.W. ROBERTSON LEAGUE, A-202
COLLEGE STATION, BRAZOS COUNTY, TEXAS

NOVEMBER 2016

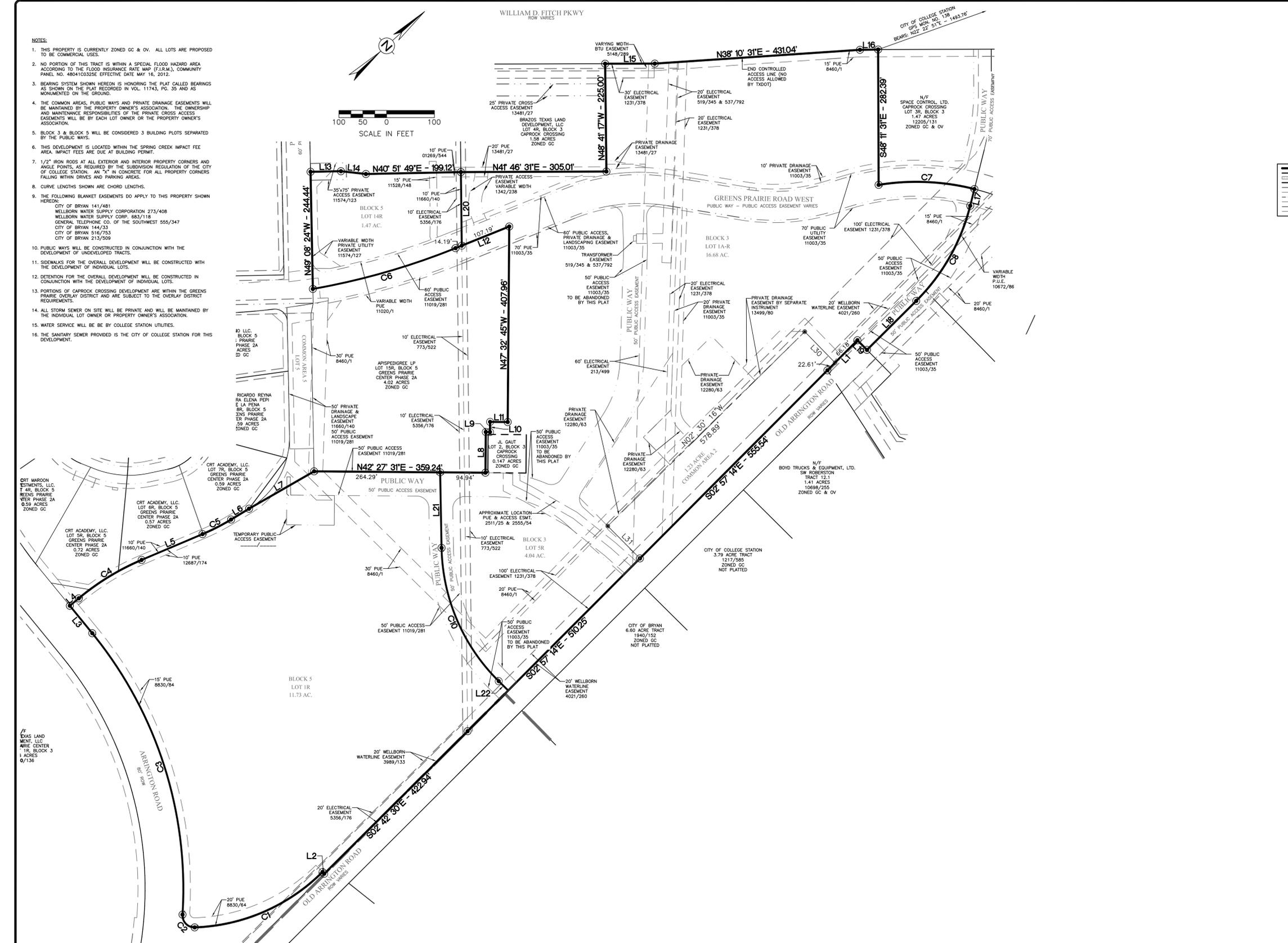
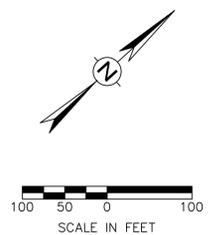
OWNER/DEVELOPER: Brazos Texas Land Development, LLC.
P.O. Box 2864
Bryan, TX 77803

ENGINEER: SCHULTZ
TBPE No. 12327
911 SOUTHWEST PHOENIX E.
College Station, Texas 77840
979) 764-3900

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

SHEET 1 OF 2

- NOTES:
1. THIS PROPERTY IS CURRENTLY ZONED GC & OV. ALL LOTS ARE PROPOSED TO BE COMMERCIAL USES.
 2. NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 4804100202E, EFFECTIVE DATE MAY 16, 2012.
 3. BEARING SYSTEM SHOWN HEREON IS HONORING THE PLAT CALLED BEARINGS AS SHOWN ON THE PLAT RECORDED IN VOL. 11743, PG. 35 AND AS MONUMENTED ON THE GROUND.
 4. THE COMMON AREAS, PUBLIC WAYS AND PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE PRIVATE CROSS ACCESS EASEMENTS WILL BE BY EACH LOT OWNER OR THE PROPERTY OWNER'S ASSOCIATION.
 5. BLOCK 3 & BLOCK 5 WILL BE CONSIDERED 3 BUILDING PLOTS SEPARATED BY THE PUBLIC WAYS.
 6. THIS DEVELOPMENT IS LOCATED WITHIN THE SPRING CREEK IMPACT FEE AREA. IMPACT FEES ARE DUE AT BUILDING PERMIT.
 7. 1/2" IRON RODS AT ALL EXTERIOR AND INTERIOR PROPERTY CORNERS AND ANGLE POINTS, AS REQUIRED BY THE SUBDIVISION REGULATION OF THE CITY OF COLLEGE STATION. AN "X" IN CONCRETE FOR ALL PROPERTY CORNERS FALLING WITHIN DRIVES AND PARKING AREAS.
 8. CURVE LENGTHS SHOWN ARE CHORD LENGTHS.
 9. THE FOLLOWING BLANKET EASEMENTS DO APPLY TO THIS PROPERTY SHOWN HEREON:
 - CITY OF BRYAN 141/481 WELLBORN WATER SUPPLY CORPORATION 273/408 WELLBORN WATER SUPPLY CORP. 683/118 GENERAL TELEPHONE CO. OF THE SOUTHWEST 555/347 CITY OF BRYAN 144/133 CITY OF BRYAN 516/753 CITY OF BRYAN 213/509
 10. PUBLIC WAYS WILL BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF UNDEVELOPED TRACTS.
 11. SIDEWALKS FOR THE OVERALL DEVELOPMENT WILL BE CONSTRUCTED WITH THE DEVELOPMENT OF INDIVIDUAL LOTS.
 12. DETENTION FOR THE OVERALL DEVELOPMENT WILL BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF INDIVIDUAL LOTS.
 13. PORTIONS OF CARPOCK CROSSING DEVELOPMENT ARE WITHIN THE GREENS PRAIRIE OVERLAY DISTRICT AND ARE SUBJECT TO THE OVERLAY DISTRICT REQUIREMENTS.
 14. ALL STORM SEWER ON SITE WILL BE PRIVATE AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER OR PROPERTY OWNER'S ASSOCIATION.
 15. WATER SERVICE WILL BE BY COLLEGE STATION UTILITIES.
 16. THE SANITARY SEWER PROVIDED IS THE CITY OF COLLEGE STATION FOR THIS DEVELOPMENT.



Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	298.83	400.00	042°48'16"	156.78	291.93	S18°40'41"W
C2	41.45	25.00	095°00'22"	27.29	36.87	S88°22'21"W
C3	631.75	840.00	043°05'29"	331.66	616.97	N65°51'38"W
C4	154.81	525.00	016°53'44"	77.97	154.25	N10°41'26"E
C5	67.30	475.00	008°07'05"	33.71	67.25	N15°04'45"E
C6	311.43	1500.00	011°53'44"	156.28	310.87	S26°06'57"W
C7	202.41	500.00	023°11'42"	102.61	201.04	N44°29'06"E
C8	231.52	425.00	031°12'46"	118.71	228.67	S18°18'40"E
C10	310.65	400.00	044°29'48"	163.63	302.90	N71°18'12"W
C11	83.61	400.00	011°58'36"	41.96	83.46	S26°09'22"W
C14	19.20	200.00	005°30'00"	9.61	19.19	S83°41'54"W
C15	19.20	200.00	005°30'00"	9.61	19.19	S83°41'54"W
C16	97.31	200.00	027°52'36"	49.64	96.35	N79°36'48"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	88.79'	S2° 57' 14"E
L2	27.84'	S86° 26' 54"W
L3	133.45'	S20° 10' 05"W
L4	42.36'	S48° 41' 17"E
L5	74.03'	N87° 18' 54"W
L6	24.22'	N2° 14' 34"E
L7	138.53'	N19° 08' 18"E
L8	36.47'	S46° 09' 30"E
L9	157.15'	N12° 13' 10"E
L10	85.03'	N47° 35' 29"W
L11	8.82'	N42° 27' 31"E
L12	21.12'	N47° 35' 29"W
L13	36.98'	N42° 27' 31"E
L14	121.38'	S20° 10' 05"W
L15	63.69'	N40° 51' 49"E
L16	52.75'	N48° 18' 33"E
L17	104.06'	N41° 50' 16"E
L18	38.20'	N41° 13' 02"E
L19	35.86'	S33° 55' 03"E
L20	145.28'	S2° 42' 17"E
L21	28.35'	S87° 02' 46"W
L22	153.45'	S48° 41' 17"E
L23	133.45'	S20° 10' 05"W
L24	42.36'	S48° 41' 17"E
L25	20.00'	N43° 50' 30"E
L26	36.47'	S46° 09' 30"E
L27	110.75'	N87° 30' 04"E
L28	12.60'	S49° 12' 35"E
L29	8.70'	N42° 27' 31"E
L30	90.68'	N87° 30' 04"E
L31	95.22'	S87° 02' 46"W
L32	7.07'	S48° 33' 08"E
L33	23.90'	S86° 26' 54"W
L34	363.96'	S86° 26' 54"W
L35	85.12'	S80° 56' 54"W
L36	35.46'	S86° 26' 54"W
L37	15.95'	N86° 26' 54"W
L38	7.07'	S48° 33' 08"E
L39	68.93'	N86° 26' 54"W
L40	37.40'	N3° 42' 37"W
L41	208.70'	S42° 27' 31"W
L42	157.56'	N49° 03' 18"W

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- EXISTING PUBLIC ACCESS EASEMENT REMOVED
- LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (PUE)
- EXISTING PUBLIC UTILITY EASEMENT (PUE)
- PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
- EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
- PROPOSED PRIVATE DRAINAGE EASEMENT
- EXISTING PRIVATE DRAINAGE EASEMENT

FINAL PLAT
OF
CAPROCK CROSSING
LOTS 1A-R2, 5R & 6R, BLOCK 3
COMMON AREA 2R, BLOCK 3
GREENS PRAIRIE CENTER PHASE 2A
LOT 1R-2, BLOCK 5
COMMON AREA 6, BLOCK 5
A TOTAL OF 31.11 ACRES
BEING A
REPLAT
CAPROCK CROSSING
LOTS 1A-R, BLOCK 3
COMMON AREA 2, BLOCK 3
GREENS PRAIRIE CENTER PHASE 2A
LOTS 1R & 14R, BLOCK 5
AUGUSTUS BABBILE SURVEY, A-75 AND S.W. ROBERTSON LEAGUE, A-202
COLLEGE STATION, BRAZOS COUNTY, TEXAS
NOVEMBER 2016

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

ENGINEER: SCHULTZ

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

TRBE NO. 12327
9111 SOUTHWEST PKWY E.
College Station, Texas 77840
...
(979) 764-3900

SHEET 2 OF 2

ORIGINAL PLAT
CAPROCK CROSSING
VOL. 13481, PG.27
GREENS PRAIRIE CENTER
PHASE 2A
12687, PG. 174



Legislation Details (With Text)

File #: 16-0732 Version: 4 Name: The Barracks II Subidvision Ph. 111- Final Plat (Replat)

Type: Replat Status: Agenda Ready

File created: 11/1/2016 In control: Planning and Zoning Commission Regular

On agenda: 11/17/2016 Final action:

Title: Presentation, possible action, and discussion regarding a discretionary item to request payment into the Sidewalk Fund, and public hearing, presentation, possible action, and discussion regarding a Final Plat for The Barracks II Subdivision Ph. 111 being a replat of German Acres Subdivision, Lots 4-8 and a Portion of Lot 9 consisting of 54 single-family lots and one common area on approximately 9.802 acres located at 3120 Holleman Dr. South, generally located south of Cain Road and east of Commando Trail. Case #FP2016-000024

Sponsors: Madison Thomas

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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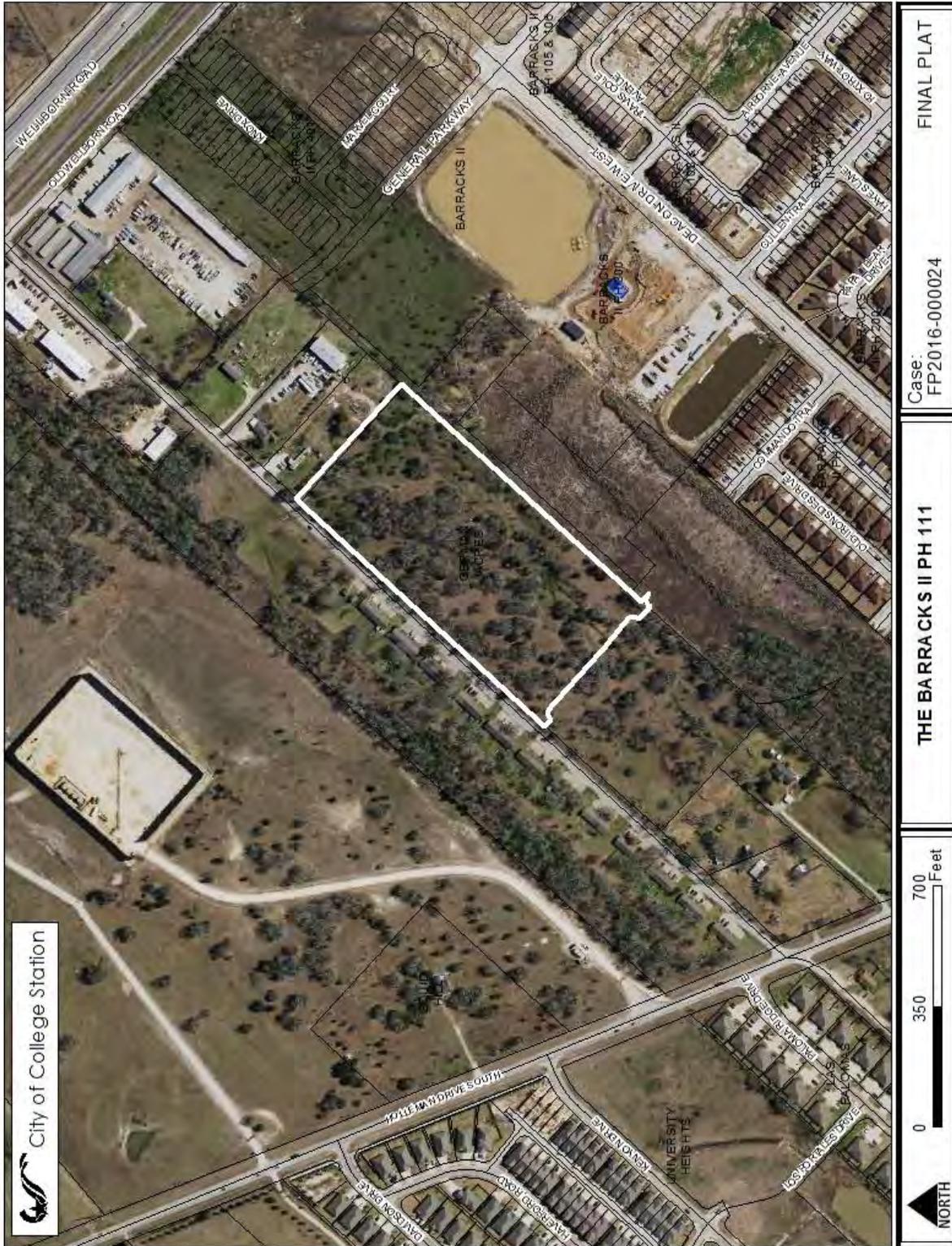
Presentation, possible action, and discussion regarding a discretionary item to request payment into the Sidewalk Fund, and public hearing, presentation, possible action, and discussion regarding a Final Plat for The Barracks II Subdivision Ph. 111 being a replat of German Acres Subdivision, Lots 4-8 and a Portion of Lot 9 consisting of 54 single-family lots and one common area on approximately 9.802 acres located at 3120 Holleman Dr. South, generally located south of Cain Road and east of Commando Trail. Case #FP2016-000024



CITY OF COLLEGE STATION

**FINAL PLAT
for
Barracks II Subdivision Phase 111
being a replat of
German Acres Subdivision
Lots 4-8 and a portion of Lot 9
FP2016-000024**

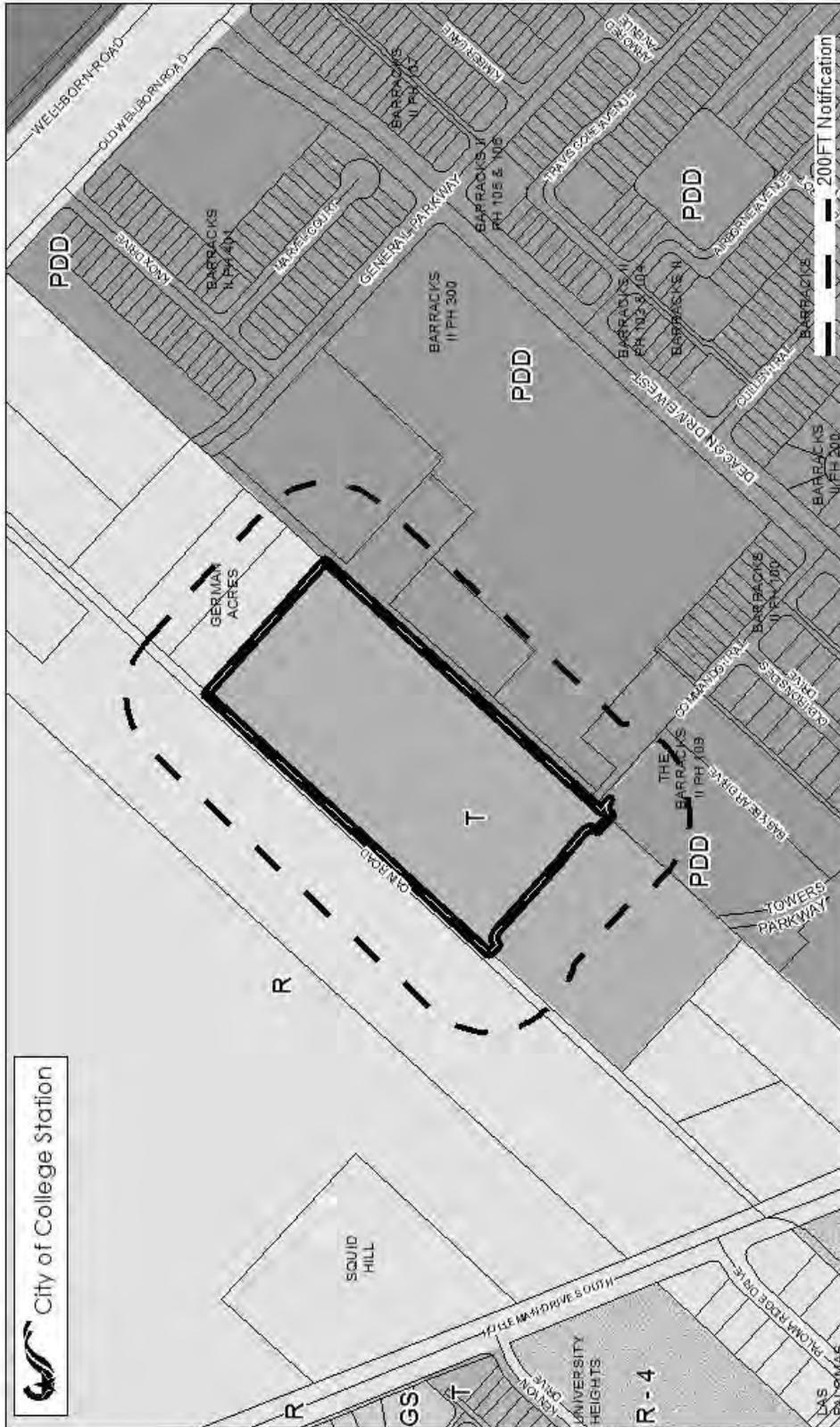
- SCALE:** 54 lots and one common area on 9.928 acres
- LOCATION:** 3120 Holleman Dr. South, generally located south of Cain Road and east of Commando Trail.
- ZONING:** T Townhouse
- APPLICANT:** Heath Phillips
- PROPERTY OWNER:** Heath Phillips Investments, LLC
- PROJECT MANAGER:** Madison Thomas, Staff Planner
mthomas@cstx.gov
- PROJECT OVERVIEW:** Replats five lots and a portion of a sixth lot into 54 lots and one common area.
- RECOMMENDATION:** Staff recommends approval of the Fee in Lieu of Construction of Sidewalks (UDO Section 12-8.3.K.5.b.) Staff also recommends approval of the Final Plat.



Case: FP2016-000024

THE BARRACKS II PH 111

FINAL PLAT



City of College Station

ZONING DISTRICTS (in Gray/scale)

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

THE BARRACKS II PH 111

Case: FP2016-000024

FINAL PLAT

DEVELOPMENT HISTORY

Annexation: November 2002

Zoning: A-O Agricultural Open upon annexation (2002)
A-O Agricultural Open to MF Multi-Family (2015);
MF Multi-Family to T Townhouse (2016)

Preliminary Plan: July 2016 – 180 lots on 46 acres

Final Plat: German Acres 1995

Site Development: Undeveloped

COMMENTS

Parkland Dedication: Previous dedication of parkland for neighborhood parks covers all required land or fee dedication. Improvement costs to these parks have covered all neighborhood park development fees. Fee in lieu of community parks of \$625 per lot will be required to be paid before filing of the mylar.

Greenways: N/A

Pedestrian Connectivity: Sidewalks are required on both sides of all streets, including Commando Trail, Newcomb Lane, and the south side of Cain Road. The applicant's waiver request is to not provide sidewalks along a portion of Cain Road, as described below.

Bicycle Connectivity: Bike lanes will be provided along Cain Road.

Impact Fees: The subject tract is located within the Steeplechase Sanitary Sewer Impact Fee Area \$144.87/Living Unit Equivalent and will be required with the pulling of building permits. If building permits are pulled on or after 12/2/2017, the subject tracts will be subject to the Citywide wastewater impact fee which is assessed based on the size of the water meter.

REVIEW CRITERIA

Compliance with Subdivision Regulations: The proposed Final Plat is in compliance with the approved Preliminary Plan and the Subdivision Requirements contained in the Unified Development Ordinance. The applicant has requested to pay a fee into the sidewalk fund, citing criteria B below.

UDO Section 12-8.3.K.5.b 'Fee in Lieu of Construction'- The purpose of this section is to allow a developer the option to pay a fee in lieu of construction the required sidewalk, if the Planning and Zoning Commission deems there is an existing condition that would prevent the construction at the time of development.

Based on the criteria to request a fee in lieu, the applicant is requesting criteria "b" for a portion of Cain road, being 278 feet in length, because "existing drainage located at the north corner of this tract and it is not feasible to construct a sidewalk that would not be inundated during rainfall events due to the existing culvert under Cain Road.

STAFF RECOMMENDATION

Staff recommends approval of the discretionary items for the UDO Section 12-8.3.K.5.b Fee in Lieu of Construction of Sidewalks. This section of property is not ready for sidewalks, as the

rural street, wide ditches and potential hazards during rainfall. Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



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

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication or Stormwater Management Conference N/A

NAME OF PROJECT The Barracks II Subdivision Phase 111

ADDRESS Intersection of Towers Parkway and Baby Bear Drive

SPECIFIED LOCATION OF PROPOSED PLAT:

At the end of Towers Parkway between Old Ironsides Drive and Cain Road

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

Name Heath Phillips E-mail heath@barrackstownhomes.com
 Street Address P.O. Box 262
 City Wellborn State Texas Zip Code 77881
 Phone Number 979.229.5906 Fax Number 979.703.7903

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

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

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering, LLC - Joe Schultz E-mail joe@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 9.802 Total No. of Lots 54 R-O-W Acreage 2.460

Existing Use Vacant Proposed Use Single Family - Detached & Townhomes

Number of Lots By Zoning District 54 / T / /

Average Acreage Of Each Residential Lot By Zoning District:
0.080 / T / / /

Floodplain Acreage None

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

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

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

Yes
 No

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

Project Name: Barracks II Preliminary Plan

City Project Number (if known): PP2016-000004

Date / Timeframe when submitted: February 2016

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

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

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

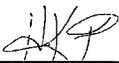
Requested Oversize Participation _____

Total Linear Footage of Proposed Public:	
<u>1990</u>	Streets
<u>3593</u>	Sidewalks
<u>1130</u>	Sanitary Sewer Lines
<u>2748</u>	Water Lines
_____	Channels
<u>1287</u>	Storm Sewers
_____	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

10/26/2016

 Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

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

[Handwritten Signature]

Property Owner(s)

Date

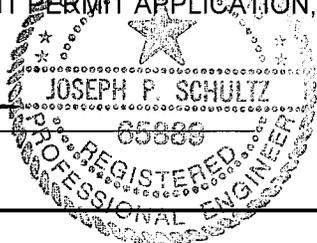
10/26/2016

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.

[Handwritten Signature]

Engineer



Date

10-26-16

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

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

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

Engineer

Date

Initial

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

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

B. I, _____, certify to the following:

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

Engineer

Date

Additional certification for Floodway Encroachments:

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

Engineer

Date

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

Residential Structures:

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

Engineer / Surveyor

Date

Commercial Structures:

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

Engineer / Surveyor

Date

OR

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

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

Engineer / Surveyor

Date

Conditions or comments as part of approval: _____

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

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

Existing

Proposed

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

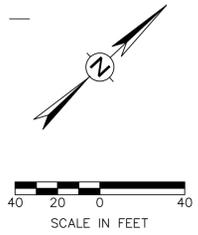
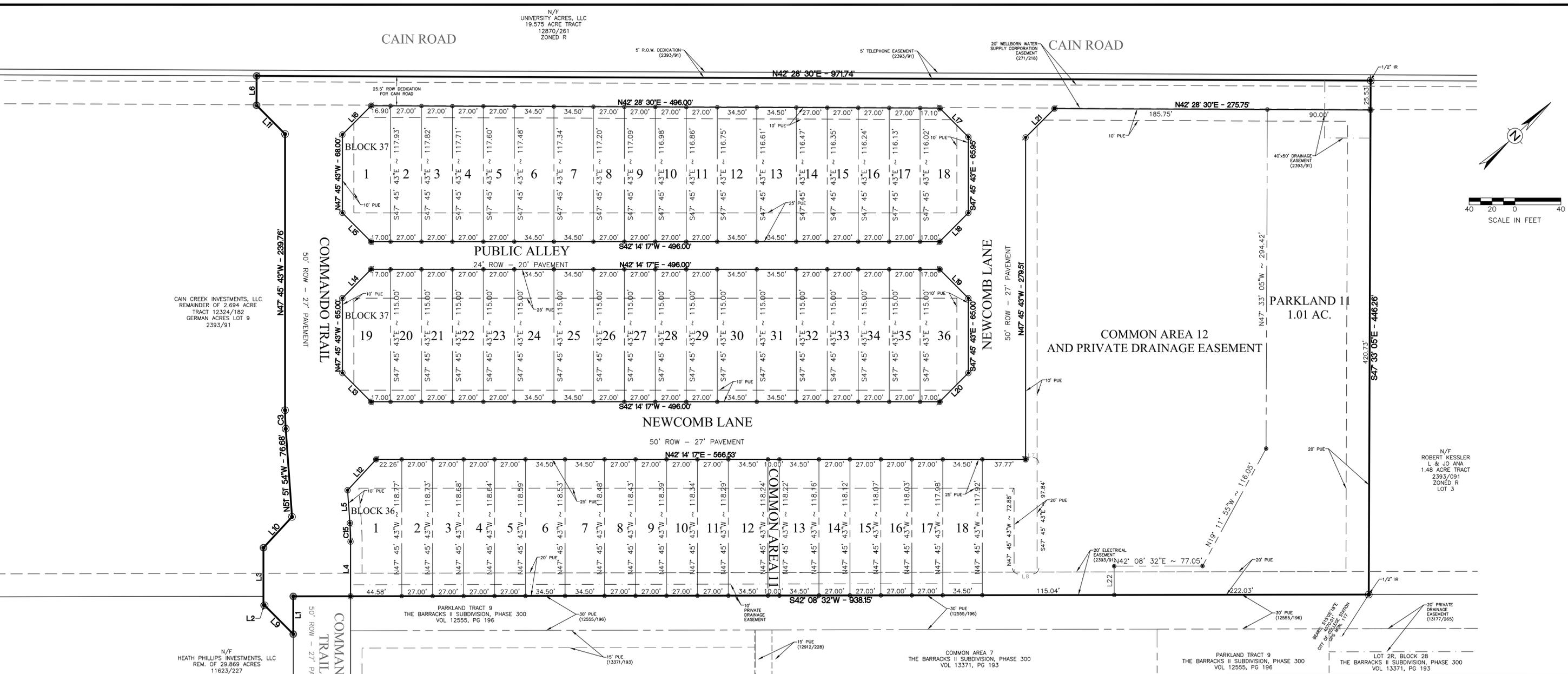
- | Existing | Proposed | |
|--------------------------|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Alleys. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Easements. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A number or letter to identify each lot or site and each block (numbered sequentially). |
| <input type="checkbox"/> | <input 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. |

- 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:

- We will be requesting the corrected Final Plat to be submitted in digital form if available prior to filing the plat at the Courthouse.
- 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



CAIN CREEK INVESTMENTS, LLC
REMAINDER OF 2.694 ACRE
TRACT 12324/182
GERMAN ACRES, LOT 9
2393/91

N/F
HEATH PHILLIPS INVESTMENTS, LLC
REM. OF 29.869 ACRES
11623/227
ZONED PDD

N/F
ROBERT KESSLER
L & JO ANA
1.48 ACRE TRACT
2393/091
ZONED R
LOT 3

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, Heath Phillips, Manager of Heath Phillips Investments, LLC, owner and developer of the land shown on this plat, and designated herein as The Barracks II Subdivision, Phase 111, 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.

Heath Phillips, Manager

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Heath Phillips, 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 THE SURVEYOR

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

R.P.L.S. No. 4502

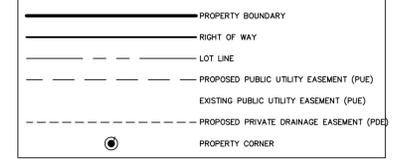
CERTIFICATE OF THE COUNTY CLERK

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

LEGEND



LINE #	LENGTH	DIRECTION
L1	32.79'	S47° 45' 43"E
L2	1.02'	S42° 14' 17"W
L3	50.00'	N47° 45' 43"W
L4	47.50'	N47° 45' 43"W
L5	28.53'	N51° 51' 54"W
L6	25.50'	N47° 31' 30"W
L7	10.00'	N42° 14' 17"E
L8	20.00'	S42° 08' 32"W
L9	35.36'	S87° 14' 17"W
L10	36.60'	N4° 48' 48"W
L11	35.28'	S87° 21' 24"W

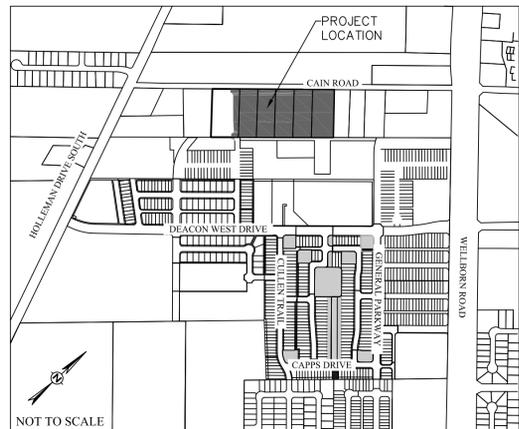
LINE #	LENGTH	DIRECTION
L12	36.60'	N4° 48' 48"W
L13	35.36'	S87° 14' 17"W
L14	35.36'	N2° 45' 43"W
L15	35.36'	S87° 14' 17"W
L16	35.43'	N2° 36' 36"W
L17	35.28'	N87° 21' 24"E
L18	35.36'	S2° 45' 43"E
L19	35.36'	N87° 14' 17"E
L20	35.36'	S2° 45' 43"E
L21	35.43'	N2° 36' 36"W
L22	25.00'	N47° 51' 28"W

NOTES:

- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
- NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0305F, EFFECTIVE DATE: APRIL 2, 2014.
- 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
- DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
- ZONING FOR THIS TRACT IS TOWNHOME (T).
- EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2" IN CALIPER OR 1 TREE OF 4" CALIPER PER ORDINANCE NO. 3222.
- THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION. FENCES, GRADING AND LANDSCAPING CANNOT IMPED THE FLOW IN THE PRIVATE DRAINAGE EASEMENT.
- COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
- STORM WATER DETENTION FACILITIES FOR THIS PHASE ARE TO BE MAINTAINED BY THE HOA.
- THIS AREA IS IN THE STEEPLECHASE SANITARY SEWER IMPACT FEE AREA. IMPACT FEES SHALL BE PAID IN CONJUNCTION WITH THE ISSUANCE OF BUILDING PERMITS.
- COMPACTION OF FILL OR AN ENGINEERED SLAB IS REQUIRED FOR LOTS THAT HAVE GREATER THAN 2 FEET OF FILL.
- ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
- THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WELLBORN SPECIAL UTILITY DISTRICT.
- A WAIVER TO UDDO SECTION 12--B.3.W SINGLE-FAMILY RESIDENTIAL PARKING REQUIREMENTS FOR PLATING WAS GRANTED BY THE PLANNING AND ZONING COMMISSION ON JULY 2, 2016, WITH THE CONDITION OF TWO ADDITIONAL PARKING SPACES BE PROVIDED ABOVE THE MINIMUM REQUIRED FOR EACH TOWNHOUSE LOT.
- THE DEVELOPER IS REQUESTING TO PAY INTO THE SIDEWALK FUND FOR THE 6' WIDE SIDEWALK ALONG CAIN ROAD ADJACENT TO COMMON AREA 12 AND PARKLAND 11.
- DRIVEWAY ACCESS FROM RESIDENTIAL LOTS SHALL NOT BE PERMITTED ONTO STREETS DESIGNATED AS MINOR COLLECTOR OR LARGER.

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C3	16.11'	225.00'	004°06'11"	8.06'	16.11'	N49°48'48"W
C15	16.11'	225.00'	004°06'11"	8.06'	16.11'	N49°48'48"W

VICINITY MAP



FINAL PLAT
THE BARRACKS II SUBDIVISION
PHASE 111 - 9.802 ACRES

84 LOTS
BLOCK 37, LOTS 1-36
BLOCK 36, LOTS 1-18
COMMON AREA 12
PARKLAND 11 & PRIVATE DRAINAGE EASEMENT
BEING A REPLAT OF
GERMAN ACRES
LOTS 4-8 AND A PORTION OF LOT 9
VOLUME 2393, PAGE 91
CRAWFORD BURNETT LEAGUE, A-7
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE 1" = 40'
OCTOBER 2016

OWNER/DEVELOPER:

HEATH PHILLIPS INVESTMENTS, LLC
P.O. BOX 282
WELLBORN, TX 77883
(979) 229-5906

SURVEYOR:

Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 764-3195

ENGINEER:

Schultz Engineering, LLC
TBP# NO. 12327
911 Southwest Pkwy E.
College Station, Texas 77845
(979) 764-3900

CAIN ROAD

N/F UNIVERSITY ACRES, LLC
19.575 ACRE TRACT
12870/261
ZONED R

5' R.O.W. DEDICATION
(2393/91)

5' TELEPHONE EASEMENT
(2393/91)

CAIN ROAD

20' WELLBORN WATER-SUPPLY CORPORATION
EASEMENT
(271/218)

N42° 28' 30"E - 971.74'

40 20 0 40
SCALE IN FEET

CAIN CREEK INVESTMENTS, LLC
REMAINDER OF 2.694 ACRE
TRACT 12324/182
GERMAN ACRES LOT 9
2393/91

N47° 45' 43"W - 289.76'

CAIN CREEK INVESTMENTS, LLC
1.75 ACRE TRACT 12324/182
GERMAN ACRES LOT 8
2393/91

CAIN CREEK INVESTMENTS, LLC
1.75 ACRE TRACT 12324/182
GERMAN ACRES LOT 7
2393/91

CAIN CREEK INVESTMENTS, LLC
1.80 ACRE TRACT 12324/182
GERMAN ACRES LOT 6
2393/91

CAIN CREEK INVESTMENTS, LLC
1.80 ACRE TRACT 12324/182
GERMAN ACRES LOT 5
2393/91

CAIN CREEK INVESTMENTS, LLC
2.12 ACRE TRACT 12324/182
GERMAN ACRES LOT 4
2393/91

S47° 33' 05"E - 446.26'

N/F ROBERT KESSLER
& JO ANA
1.48 ACRE TRACT
2393/091
ZONED R
LOT 3

N61° 51' 54"W - 76.68'

L3

L2

L1

50' ROW - 27' PAVEMENT
COMMANDO TRAIL

N/F HEATH PHILLIPS INVESTMENTS, LLC
REM. OF 29.869 ACRES
11623/227
ZONED PDD

PARKLAND TRACT 9
THE BARRACKS II SUBDIVISION, PHASE 300
VOL 12555, PG 196

30' P.U.E.
(12555/196)

LOT 1R-B, BLOCK
THE BARRACKS II SUBDIVISION, PHASE 300
VOL 13371, PG 193

15' P.U.E.
(13371/193)

15' P.U.E.
(12912/228)

DETENTION
POND 4

COMMON AREA 7
THE BARRACKS II SUBDIVISION, PHASE 300
VOL 13371, PG 193

30' P.U.E.
(12555/196)

PARKLAND TRACT 9
THE BARRACKS II SUBDIVISION, PHASE 300
VOL 12555, PG 196

30' P.U.E.
(12555/196)

LOT 2R, BLOCK 28
THE BARRACKS II SUBDIVISION, PHASE 300
VOL 13371, PG 193

30' PRIVATE DRAINAGE EASEMENT
(13177/295)

BEARING SURVEY REF.
TO THE CENTER OF
CITY OF GERMAN ACRES

FINAL PLAT THE BARRACKS II SUBDIVISION PHASE 111 - 9.802 ACRES

54 LOTS
BLOCK 37, LOTS 1-36
BLOCK 36, LOTS 1-18
COMMON AREA 12
PARKLAND 11 & PRIVATE DRAINAGE EASEMENT
BEING A REPLAT OF
GERMAN ACRES
LOTS 4-8 AND A PORTION OF LOT 9
VOLUME 2393, PAGE 91
CRAWFORD BURNETT LEAGUE, A-7
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE 1" = 40'
AUGUST 2016

OWNER/DEVELOPER:
HEATH PHILLIPS
INVESTMENTS, LLC
P.O. BOX 282
WELLBORN, TX 77801
(979) 229-5906

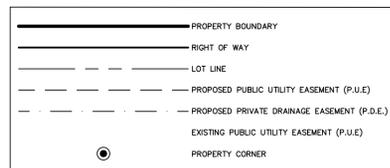
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Brad Kerr, RPLS No. 4502
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Bryan, TX 77803
(979) 268-3195

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

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C3	16.11'	225.00'	004°06'11"	8.06'	16.11'	N49°48'48"W
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ORIGINAL PLAT VOL 2393, PAGE 91

LEGEND



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L20	35.36'	S2° 45' 43"E
L21	35.43'	N2° 38' 36"W
L22	25.00'	N47° 51' 28"W



Legislation Details (With Text)

File #: 16-0719 Version: 5 Name: The Barracks II Subdivision Ph. 112 - Final Plat (Replat)

Type: Replat Status: Agenda Ready

File created: 10/27/2016 In control: Planning and Zoning Commission Regular

On agenda: 11/17/2016 Final action:

Title: Public hearing, presentation, possible action, and discussion regarding a Final Plat for The Barracks II Subdivision Phase 112 being a replat of German Acres Subdivision a portion of lot 9 and lot 10 consisting of 45 single-family lots and two common areas on approximately 5.937 acres located at 3120 Holleman Drive South, generally located south of Cain Road and west of Commando Trail. Case #FP2016-000035

Sponsors: Madison Thomas

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding a Final Plat for The Barracks II Subdivision Phase 112 being a replat of German Acres Subdivision a portion of lot 9 and lot 10 consisting of 45 single-family lots and two common areas on approximately 5.937 acres located at 3120 Holleman Drive South, generally located south of Cain Road and west of Commando Trail. Case #FP2016-000035



CITY OF COLLEGE STATION

**FINAL PLAT
for
Barracks II Subdivision Phase 112
being a Replat of
German Acres
portion of Lot 9 and lot 10
FP2016-000035**

SCALE: 45 lots and two common areas on 5.937 acres

LOCATION: Generally located south of Cain Road and west of Commando Trail

ZONING: T Townhouse and PDD Planned Development District

APPLICANT: Heath Phillips

PROPERTY OWNER: Heath Phillips Investments, LLC

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

PROJECT OVERVIEW: Replat of one lot and a portion of a second lot into 45 lots and two common areas

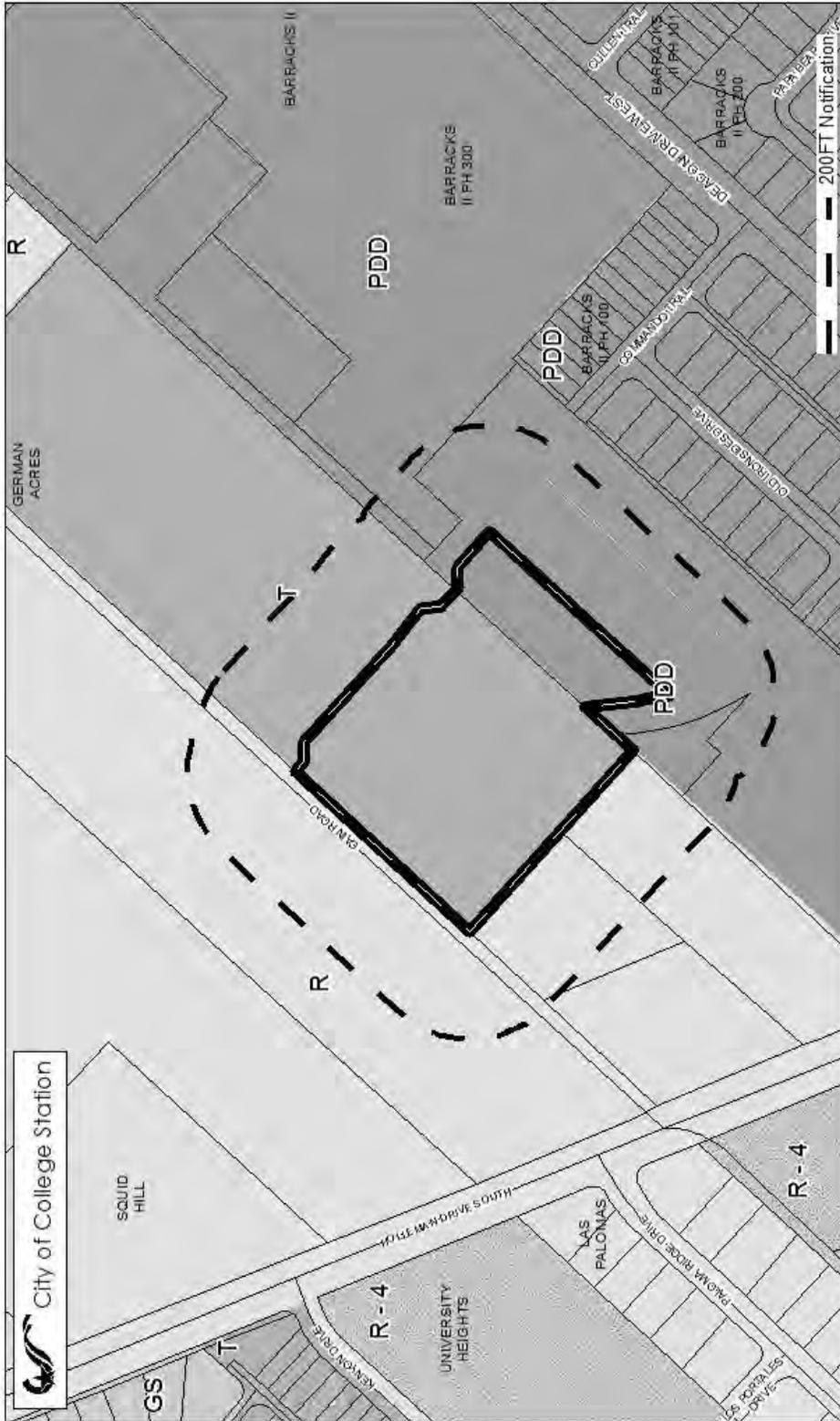
RECOMMENDATION: Staff recommends approval of the Final Plat.



Case: FP2016-000035

THE BARRACKS II PH 112

FINAL PLAT - REPLAT



City of College Station

ZONING DISTRICTS (in Grayscale)

Residential	MU	Mixed-Use	CI	Commercial Industrial	Design Districts	Overlay Districts	Retired Districts
R	MHP	Manufactured Home Pk.	BP	Business Park	WPC	Corridor Ovr.	R-1B
Rural			BPI	Business Park Industrial	Wolf Pen Creek Dev. Cor.	Redevelopment District	Single Family Residential
E	Non-Residential		C-U	College and University	NG-1	Krenak Tap Ovr.	Multi-Family
RS	NAP	Natural Area Protected			NG-2	NPO	R-4
R-4	Office		Planned Districts		NG-3	NCO	High Density Multi-Family
GS	SC	Suburban Commercial	P-MUD	Planned Mixed-Use Dist.		HP	Research and Dev.
D	GC	General Commercial	PDD	Planned Develop. Dist.			Light Industrial
T							M-1
MF							M-2
							Heavy Industrial

THE BARRACKS II PH 112

Case: FP2016-000035

FINAL PLAT - REPLAT

DEVELOPMENT HISTORY

Annexation:	November 2002
Zoning:	A-O Agricultural Open upon annexation;(2002) Portion of A-O Agricultural Open to PDD Planned Development District (2014, modified 2015) A-O Agricultural Open to MF Multi-Family (2015); MF Multi-Family to T Townhouse (2016)
Preliminary Plan:	July 2016 – 180 residential lots on 46 acres, June 2015 - 214 Residential lots and 2 commercial lots on 36.521 acres, November 2014 – 69 Residential lots on 48.37 acres
Final Plat:	German Acres 1995
Site Development:	Undeveloped

COMMENTS

Parkland Dedication:	Previous dedication of parkland for neighborhood parks covers all required land or fee dedication. Improvement costs to these parks have covered all neighborhood park development fees. Fee in lieu of community parks of \$625 per lot will be required to be paid before filing the mylar.
Greenways:	N/A
Pedestrian Connectivity:	Sidewalks are required on both sides of all streets. These streets include; Goldilocks Lane, Towers Parkway and Commando Trail.
Bicycle Connectivity:	Bike lanes will be provided along Cain Road and Towers Parkway.
Impact Fees:	The subject tract is located within the Steeplechase Sanitary Sewer Impact Fee Area \$144.87/Living Unit Equivalent and will be required with the pulling of building permits. If building permits are pulled on or after 12/2/2017, the subject tracts will be subject to the Citywide wastewater impact fee which is assessed based on the size of the water meter.

REVIEW CRITERIA

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

STAFF RECOMMENDATION

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



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

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication or Stormwater Management Conference N/A

NAME OF PROJECT The Barracks II Subdivision Phase 112

ADDRESS CAIN (PVT) RD TX

SPECIFIED LOCATION OF PROPOSED PLAT:

At the end of Towers Parkway between Baby Bear Drive and Cain Road

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

Name Heath Phillips E-mail heath@barrackstownhomes.com

Street Address P.O. Box 262

City Wellborn State Texas Zip Code 77881

Phone Number 979.229.5906 Fax Number 979.703.7903

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

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

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering, LLC - Joe Schultz E-mail joe@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 5.937 Total No. of Lots 45 R-O-W Acreage 1.812

Existing Use Vacant Proposed Use Single Family - Detached & Townhomes

Number of Lots By Zoning District 34 / PDD 11 / T _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:
0.085 / PDD 0.081 / T _____ / _____

Floodplain Acreage None

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

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

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

- Yes
- No

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

Project Name: Barracks II Preliminary Plan

City Project Number (if known): PP2016-000004

Date / Timeframe when submitted: February 2016

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

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

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

Requested Oversize Participation _____

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>1866</u> Streets</p> <p><u>2256</u> Sidewalks</p> <p><u>416</u> Sanitary Sewer Lines</p> <p><u>1107</u> Water Lines</p> <p><u> </u> Channels</p> <p><u>649</u> Storm Sewers</p> <p><u> </u> Bike Lanes / Paths</p>	<p>Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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

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

Wallace Phillip II
Signature and title

9/6/2016
Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

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

Wallace Phillip II
Property Owner(s)

9/6/2016
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 Schultz
Engineer

9-6-16
Date



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

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

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

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

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

Engineer

Date

Initial

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

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

B. I, _____, certify to the following:

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

Engineer

Date

Additional certification for Floodway Encroachments:

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

Engineer

Date

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

Residential Structures:

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

Engineer / Surveyor

Date

Commercial Structures:

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

Engineer / Surveyor

Date

OR

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

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

Engineer / Surveyor

Date

Conditions or comments as part of approval: _____

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

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

Existing

Proposed

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

Existing

Proposed

- | | | |
|--------------------------|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Alleys. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Easements. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A number or letter to identify each lot or site and each block (numbered sequentially). |
| <input type="checkbox"/> | <input 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. |

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

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

- Are there impact fees associated with this development? Yes No

Impact fees must be paid prior to building permit.

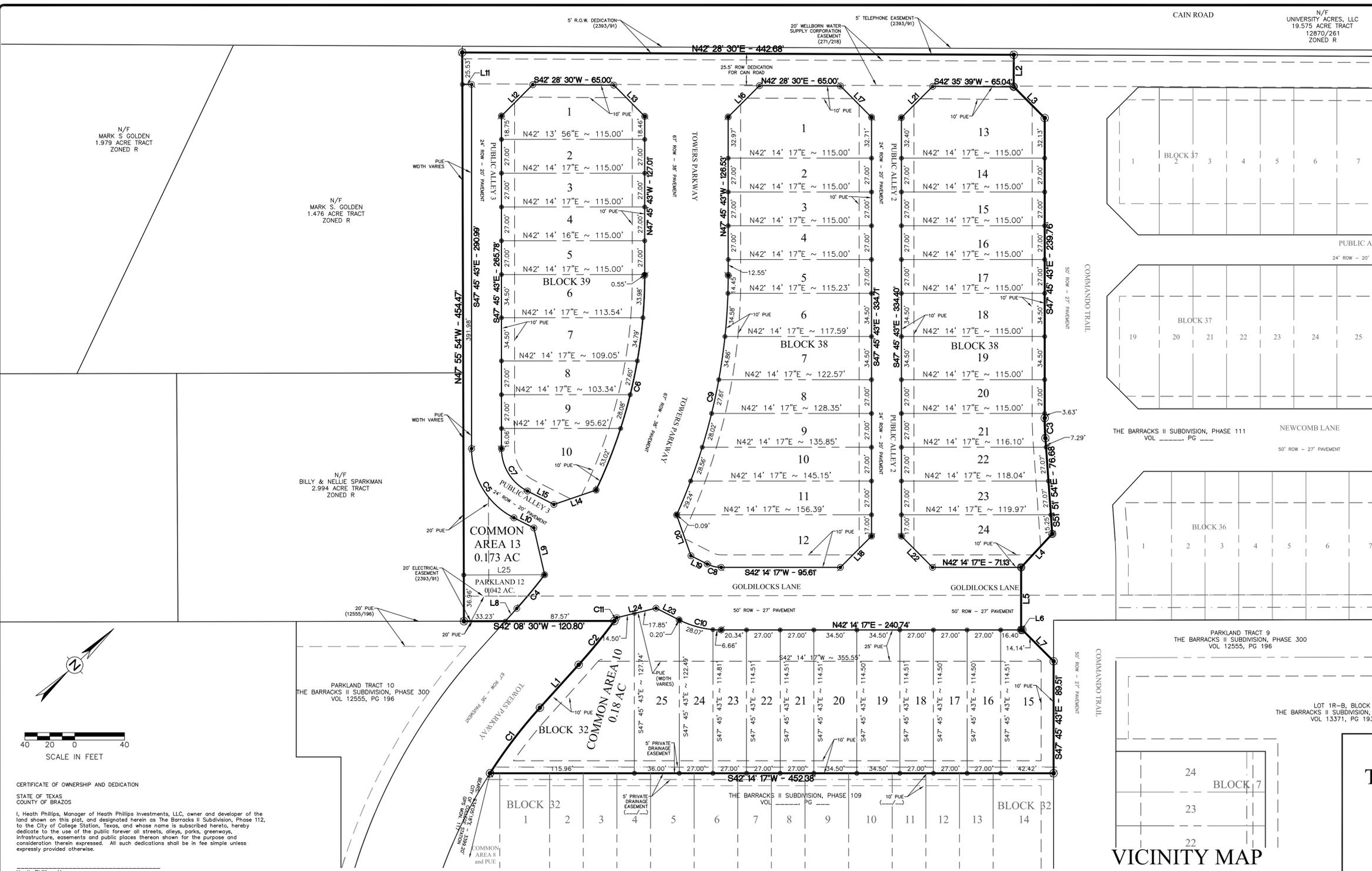
- Will any construction occur in TxDOT rights-of-way? Yes No

If yes, TxDOT permit must be submitted along with the construction documents.

NOTE:

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

Print Form



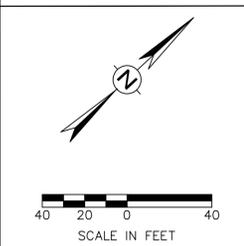
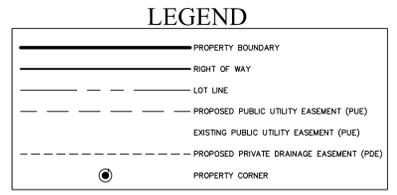
- NOTES:**
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0305F, EFFECTIVE DATE: APRIL 2, 2014
 - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 - ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT DISTRICT (PDD) AND TOWNHOUSE (T).
 - EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2" IN CALIPER OR 1 TREE OF 4" CALIPER PER ORDINANCE NO. 3222.
 - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION. FENCES, GRADING AND LANDSCAPING CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENT.
 - COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
 - THIS AREA IS IN THE STEEPLECHASE SANITARY SEWER IMPACT FEE AREA. IMPACT FEES SHALL BE PAID IN CONJUNCTION WITH THE ISSUANCE OF BUILDING PERMITS.
 - COMPACTION OF FILL OR AN ENGINEERED SLAB IS REQUIRED FOR LOTS THAT HAVE GREATER THAN 2 FEET OF FILL. THIS EFFECTS THE FOLLOWING LOTS: LOTS 15-25, BLOCK 31, LOTS 1-24, BLOCK 38 & LOTS 1-10, BLOCK 39
 - ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
 - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WELLBORN SPECIAL UTILITY DISTRICT.
 - A WAIVER TO UDO SECTION 12-8.3.W SINGLE-FAMILY RESIDENTIAL PARKING REQUIREMENTS FOR PLATTING WAS GRANTED BY THE PLANNING AND ZONING COMMISSION ON JULY 7, 2016. WITH THE CONDITION OF TWO ADDITIONAL PARKING SPACES BE PROVIDED ABOVE THE MINIMUM REQUIRED FOR EACH TOWNHOUSE.
 - DRIVEWAY ACCESS FROM RESIDENTIAL LOTS SHALL NOT BE PERMITTED ONTO TOWERS PARKWAY.
 - TOWERS PARKWAY SHALL HAVE BIKE LANES.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	46.29'	N5° 34' 35"W
L2	25.50'	S47° 31' 30"E
L3	35.28'	N87° 21' 24"E
L4	36.60'	S4° 48' 49"E
L5	50.00'	S47° 45' 43"E
L6	1.02'	N42° 14' 18"E
L7	35.36'	N87° 14' 18"E
L8	13.68'	S5° 34' 35"E
L9	38.39'	S60° 47' 37"E
L10	17.88'	N69° 03' 06"E
L11	7.39'	N42° 15' 37"E
L12	35.43'	S2° 38' 37"E
L13	35.28'	S87° 21' 24"W
L14	35.71'	N23° 28' 21"E
L15	23.80'	N69° 03' 06"E
L16	35.43'	N2° 38' 37"W
L17	35.28'	N87° 21' 24"E
L18	35.36'	S2° 45' 43"E
L19	14.61'	S69° 03' 06"W
L20	34.61'	N67° 09' 07"W
L21	35.43'	S2° 38' 37"E
L22	35.36'	N87° 14' 18"E
L23	20.69'	N69° 03' 06"E
L24	32.35'	N28° 44' 03"E
L25	64.88'	S42° 04' 07"W

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	66.05'	396.50'	009°32'41"	33.10'	65.97'	N10°20'55"W
C2	45.31'	463.50'	009°36'03"	22.67'	45.29'	N08°22'37"W
C3	16.11'	226.00'	004°06'11"	8.06'	16.11'	S49°48'48"E
C4	35.03'	396.50'	009°34'44"	17.53'	35.02'	S08°06'27"E
C5	68.37'	62.00'	083°11'12"	38.13'	64.96'	S79°21'19"E
C6	177.54'	396.50'	025°39'18"	90.28'	176.06'	N34°56'04"W
C7	41.91'	38.00'	083°11'12"	23.37'	39.82'	S79°21'19"E
C8	11.70'	25.00'	026°48'48"	5.96'	11.59'	S55°38'41"W
C9	197.44'	463.50'	024°24'25"	100.24'	195.95'	N35°33'30"W
C10	35.10'	75.00'	026°48'48"	17.88'	34.78'	N55°38'41"E
C11	3.29'	463.50'	009°24'23"	1.64'	3.29'	N11°22'50"W



CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, Heath Phillips, Manager of Heath Phillips Investments, LLC, owner and developer of the land shown on this plat, and designated herein as The Barracks II Subdivision, Phase 112, 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.

Heath Phillips, Manager

CERTIFICATE OF PLANNING AND ZONING COMMISSION
 STATE OF TEXAS
 COUNTY OF BRAZOS

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 SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS

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

R.P.L.S. No. 4502

CERTIFICATE OF 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 CITY ENGINEER
 STATE OF TEXAS
 COUNTY OF BRAZOS

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

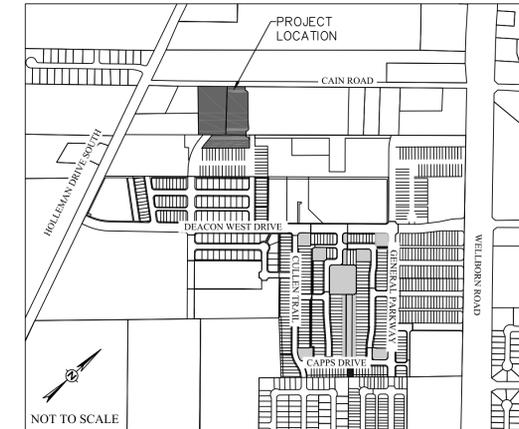
City Engineer

CERTIFICATE OF THE SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS

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R.P.L.S. No. 4502

VICINITY MAP



**FINAL PLAT
 THE BARRACKS II SUBDIVISION
 PHASE 112 - 5.937 ACRES**

45 LOTS
 BLOCK 31, LOTS 15-25
 BLOCK 38, LOTS 1-24
 BLOCK 39, LOTS 1-10
 COMMON AREAS 10 & 13
**BEING A REPLAT OF
 GERMAN ACRES**
 A PORTION OF LOT 9 AND LOT 10
 VOLUME 2393, PAGE 91
 CRAWFORD BURNETT LEAGUE, A-7
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

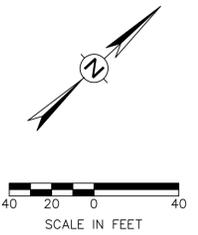
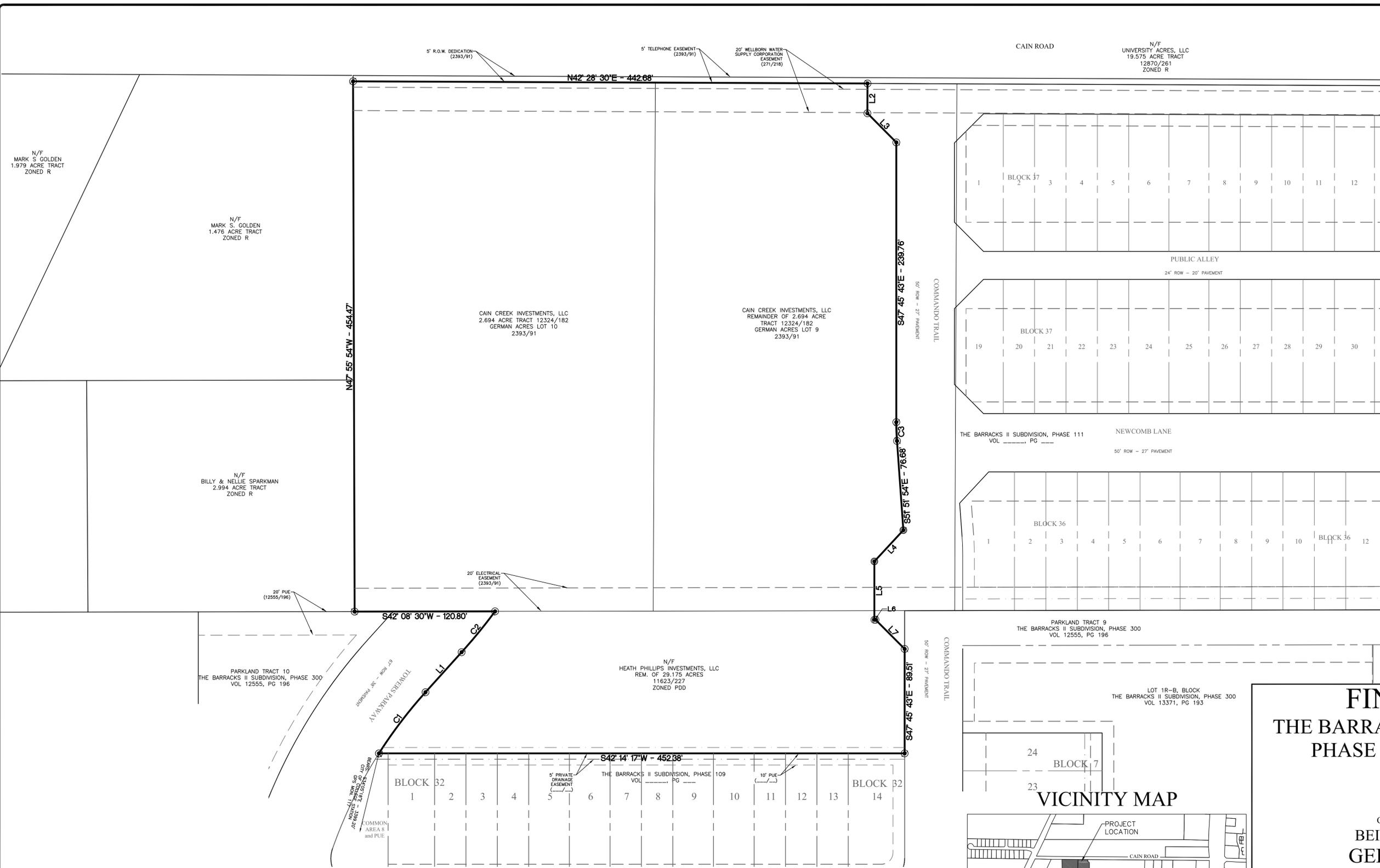
SCALE 1" = 40'
 OCTOBER 2016

OWNER/DEVELOPER:
 HEATH PHILLIPS INVESTMENTS, LLC
 P.O. BOX 282
 WELLBORN, TX 77881
 (979) 229-5906

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

ENGINEER:

 TPBE NO. 12327
 911 Southwest Pkwy E.
 College Station, Texas 77845
 (979) 764-3900
 SHEET 1 OF 2



LINE TABLE

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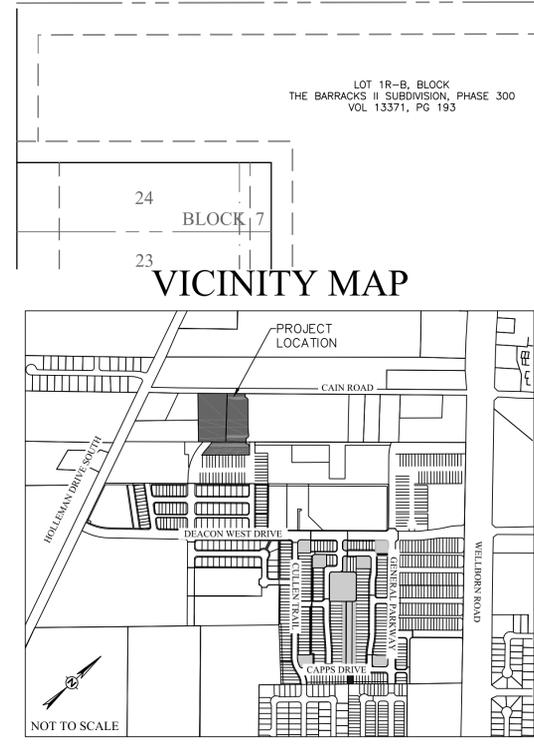
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C4	35.03'	396.50'	005°03'44"	17.53'	35.02'	S08°06'27"E
C5	68.37'	62.00'	063°11'12"	38.13'	64.96'	S79°21'19"E
C6	177.54'	396.50'	025°39'18"	90.28'	176.06'	N34°56'04"W
C7	41.81'	38.00'	063°11'12"	23.37'	39.82'	S79°21'19"E
C8	11.70'	25.00'	026°48'48"	5.96'	11.59'	S55°38'41"W
C9	197.44'	463.50'	024°24'25"	100.24'	195.95'	N35°33'30"W
C10	35.10'	75.00'	026°48'48"	17.88'	34.78'	N55°38'41"E
C11	3.29'	463.50'	000°24'23"	1.64'	3.29'	N11°22'50"W

**ORIGINAL PLAT
VOL 2393, PAGE 91**

LEGEND

	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
	PROPOSED PRIVATE DRAINAGE EASEMENT (P.D.E.)
	EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
	PROPERTY CORNER



FINAL PLAT THE BARRACKS II SUBDIVISION PHASE 112 - 5.937 ACRES

45 LOTS
 BLOCK 31, LOTS 15-25
 BLOCK 38, LOTS 1-24
 BLOCK 39, LOTS 1-10
 COMMON AREAS 10 & 13
**BEING A REPLAT OF
 GERMAN ACRES**
 A PORTION OF LOT 9 AND LOT 10
 VOLUME 2393, PAGE 91
 CRAWFORD BURNETT LEAGUE, A-7
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE 1" = 40'
AUGUST 2016

OWNER/DEVELOPER:
HEATH PHILLIPS INVESTMENTS, LLC
P.O. BOX 282
WELLBORN, TX 77881
(979) 229-5906

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 77845
(979) 764-3900
SHEET 2 OF 2

FILED: 10/4/16 Brazos County, Texas 12:27 PM, PLAT 112, 5.937 Acres, SHEET 2 OF 2



Legislation Details (With Text)

File #: 16-0742 Version: 2 Name: Sebesta CPA
Type: Comprehensive Plan Status: Agenda Ready
File created: 11/7/2016 In control: Planning and Zoning Commission Regular
On agenda: 11/17/2016 Final action:
Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Suburban Commercial to General Commercial for approximately 18 acres located at 1370 Sebesta Road, generally located along State Highway 6 between Woodcreek Drive and Sebesta Road. Case #CPA2016-000007 (Note: Final action on this item is scheduled for the December 8, 2016 City Council meeting - subject to change)
Sponsors: Jennifer Prochazka
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Land Use Maps](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Suburban Commercial to General Commercial for approximately 18 acres located at 1370 Sebesta Road, generally located along State Highway 6 between Woodcreek Drive and Sebesta Road. Case #CPA2016-000007 (Note: Final action on this item is scheduled for the December 8, 2016 City Council meeting - subject to change)



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

COMPREHENSIVE PLAN AMENDMENT
for
1370 Sebesta Road
CPA2016-000007

REQUEST: Suburban Commercial to General Commercial

SCALE: Approximately 18 acres

LOCATION: 1370 Sebesta Road, and being more generally located at the southeast corner of Sebesta Drive and Earl Rudder Freeway frontage road

APPLICANT: Gessner Engineering

PROJECT MANAGER: Jennifer Prochazka, AICP, Economic Development Manager
jprochazka@cstx.gov

RECOMMENDATION: Staff recommends approval of the Future Land Use and Character Map amendment.

PROPOSED
Future Land Use



EXISTING
Future Land Use



NOTIFICATIONS

Advertised Commission Hearing Date: November 17, 2016
 Advertised Council Hearing Date: December 8, 2016

Contacts in support: Three (3) at the time of staff report.
 Contacts in opposition: One (1) at the time of staff report.
 Inquiry contacts: Five (5) at the time of staff report.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North (Across Sebesta Road)	Suburban Commercial	GC General Commercial	General Commercial
South	Suburban Commercial	GS General Suburban, R Rural, GC General Commercial	Vacant and Place of Worship
East	Suburban Commercial and General Suburban	R&D Research & Development, R Rural	Vacant
West (Across State Highway 6 South)	Urban and General Commercial	GC General Commercial and R-4 Multi-Family	General Commercial and Multi-family

DEVELOPMENT HISTORY

Annexation: 1971 and 1977
Zoning: 1971 – Zoned R-1 Single Family Residential at the time of annexation.
 1977 - Zoned A-O Agricultural-Open at the time of annexation.
 1996- R&D Research & Development
 2013 – R-1 Single-Family Residential renamed to GS General Suburban
 2013 – A-O Agricultural-Open renamed to R Rural
Final Plat: Unplatted
Site development: Undeveloped

PROPOSAL

The proposed Comprehensive Plan Land Use & Character Map amendment from Suburban Commercial is to allow for general commercial infill development opportunities along the East Bypass. The subject property has over 1,400 feet of frontage along the east side of Earl Rudder Freeway South and was recently identified by Staff as a prime location for needed general commercial development.

REVIEW CRITERIA

- 1. Changed or changing conditions in the subject area or the City:** The City of College Station’s Comprehensive Plan was adopted in 2009. This site was designated as

Suburban Commercial on the Future Land Use and Character Map at that time.

City Staff has recently begun to identify and actively market developable commercial properties along key corridors in an effort to attract businesses to the community. Limited developable commercial properties of significant scale exist along State Highway 6 South, the City's primary commercial corridor. The subject property is one of the areas that City Staff and the City Council's Economic Development Committee has identified as an opportunity for infill commercial development along the Freeway.

2. **Scope of the request:** The request is to amend approximately 18 acres from Suburban Commercial to General Commercial to accommodate general commercial infill development along Earl Rudder Freeway South.
3. **Availability of adequate information:** The General Commercial designation allows for future development of general commercial uses such as retail and restaurant uses. The property has approximately 1,400 feet of freeway frontage along Earl Rudder Freeway South and approximately 600 feet along Sebesta Road.
4. **Consistency with the goals and strategies set forth in the Plan:** The proposal is consistent with the goals and strategies of the Comprehensive Plan. The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment.

The Comprehensive Plan states that infill development is desirable in appropriate locations and should be sensitive to surrounding neighborhoods. City Staff has identified the undeveloped frontage as a prime commercial development opportunity along State Highway 6 South, the City's primary commercial corridor. The portion of the property proposed for General Commercial use is not located near residential uses.

Additionally, the City adopted the Economic Development Master Plan in 2012, with an over-arching goal of a diversified economy generating quality, stable, full-time jobs; bolstering the sales and property tax base; and contributing to a high quality of life. One of the strategic initiatives for continued economic success is to support retail development by ensuring that there are opportunities to locate and expand businesses that make College Station a regional destination for retail services. The stated Master Plan goal for retail is as follows: "The City of College Station will continue to recognize the significance of retail expenditures to the local economy and will ensure that locations are ready to accommodate the development of such opportunities and that the City remains responsive to an ever-changing market."

5. **Consideration of the Future Land Use & Character and/or Thoroughfare Plans:** The subject area is currently designated on the Comprehensive Plan Future Land Use and Character Map as Suburban Commercial, with a proposed amendment to General Commercial.

The proposed General Commercial designation is described in the Comprehensive Plan

as areas intended for concentrations of commercial activities that cater to both nearby residents and to the larger community or region. Generally these areas tend to be large in size, located near the intersection of two regionally significant roads, and concentrated in nodes within the community.

The existing Suburban Commercial designation is generally intended for concentrations of commercial activities that cater primarily to nearby residents versus the larger community or region. Properties tend to be small in size and located near arterials or collectors. Design of the structures are intended to be more residential-like to compliment adjacent residential uses.

6. **Compatibility with the surrounding area:** The adjacent properties are currently vacant. To the north, across Sebesta Road, are several offices, self-storage and a retail building. Approximately 1,750 feet to the east is a church and estate-style residential lots in the Foxfire subdivision. Also to the east, approximately 300 feet from the subject property is a research and development park. Approximately 600 feet to the southeast is the Woodcreek Subdivision, single-family residential homes. Over 1,000 feet to the south, along State Highway 6 South, is a church. The proposed amendment to General Commercial is compatible with the surrounding adjacent uses.
7. **Impacts on infrastructure including water, wastewater, drainage, and the transportation network:** Water service will be served by City of College Station. There is an existing 12-inch waterline on Sebesta Road available to this property. There is a master plan for a 24-inch water line along the frontage of State Highway 6. Sewer service is available via an existing 8-inch sewer main along the eastern boundary of this tract that may serve this property. The majority of the tract is currently draining east to Foxfire Creek Tributary 4 while a portion of the tract is draining north to Sebesta Road. The subject tract is in Carter Creek's drainage basin. Detention will be required. Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the B/CS Unified Design Guidelines. Existing infrastructure appear to have capacity to adequately serve the proposed general commercial use at this time.

The subject property has approximately 1,400 feet of frontage on State Highway 6 South, designated a Freeway/Expressway and approximately 600 feet of frontage on Sebesta Road, designated a Major Collector on the City's Thoroughfare Plan. There is currently a planned 2-lane major collector on the Thoroughfare Plan in which the alignment will be coordinated at preliminary plan/final plat stage. Access to the site will be from State Highway 6 South and Sebesta Drive. A TIA for the property was completed and reviewed by City staff. Additional TIAs will be required throughout the development

8. **Impact on the City's ability to provide, fund, and maintain services:** City Services are not anticipated to be negatively impacted by the change in land use.
9. **Impact on environmentally sensitive and natural areas:** This area is not recognized as environmentally sensitive.

10. **Contribution to the overall direction and character of the community as captured in the Plan's vision and goals:** The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment. The proposed amendment from Suburban Commercial to General Commercial on approximately 18 acres does not limit the general goals of the Comprehensive Plan. The amendment proposes uses consistent with anticipated growth in this area.

STAFF RECOMMENDATION

Staff recommends approval of the Future Land Use and Character Map amendment request.

SUPPORTING MATERIALS

1. Application
2. Comprehensive Plan Map



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

COMPREHENSIVE PLAN AMENDMENT APPLICATION

(Check all applicable)

Related to Community Character Related to Transportation Related to Other _____

MINIMUM SUBMITTAL REQUIREMENTS:

- \$1,165 Comprehensive Plan Amendment 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.
- Fully dimensioned map on 24" X 36" paper showing (if applicable):
 - a. Land affected;
 - b. Present zoning of property and zoning classification of all abutting property;
 - c. Current Concept Map and Future Land Use and Character Map classifications and proposed classifications;
 - d. Current Concept Map and Future Land Use and Character Map classifications of all abutting property;
 - e. Current and proposed thoroughfare alignments;
 - f. Currently planned utility infrastructure and proposed utility infrastructure;
 - g. General location and address of property; and
 - h. Total acres of property.

Date of Optional Preapplication Conference _____

NAME OF PROJECT BKCK Development

ADDRESS 3401 SH 6 S

LEGAL DESCRIPTION (Lot, Block, Subdivision): Tract 40, Morgan Rector Survey (save and except 1.05 acres

known as Technology Pkwy.) plus 1.772 acres of Tract 40.1,
GENERAL LOCATION OF PROPERTY, IF NOT PLATTED: Morgan Rector Survey

SH 6 Frontage Road at Sebesta Road

TOTAL ACREAGE 18.324 acres

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

Name Jeremy Peters - Gessner Engineering E-mail jpeters@gessnerengineering.com

Street Address 2501 Ashford Drive

City College Station State TX Zip Code 77840

Phone Number (979) 680-8840 Fax Number _____

PROPERTY OWNER'S INFORMATION:

Name Brazos RE Investors Group, LLC E-mail _____

Street Address 400 Technology Pkwy

City College Station State TX Zip Code 77845

Phone Number _____ Fax Number _____

ANSWER ALL OF THE FOLLOWING:

1. What specific element of the Comprehensive Plan (for example, Land Use and Character designation, Thoroughfare Plan Context Class, or thoroughfare alignment) and at what specific location (if applicable) is requested to be amended?

2. What is the amendment request?

3. Explain the reason for this amendment.

4. Identify the conditions that have changed to warrant this change to the existing Comprehensive Plan.

5. Explain why the existing element of the Comprehensive Plan in question is no longer appropriate.

6. How does the requested amendment further the goals and objectives of the Comprehensive Plan?

PROPERTY OWNER'S INFORMATION:

Name Robert Bower, Jr. E-mail bbower.txdfinancial@yahoo.com
Street Address 3409 Parkway Terrance
City Bryan State TX Zip Code 77802
Phone Number (979) 229-6553 Fax Number _____

ANSWER ALL OF THE FOLLOWING:

1. What specific element of the Comprehensive Plan (for example, Land Use and Character designation, Thoroughfare Plan Context Class, or thoroughfare alignment) and at what specific location (if applicable) is requested to be amended?

Land Use and Character Designation

2. What is the amendment request?

Suburban Commercial to General Commercial

3. Explain the reason for this amendment.

This site is not easily accessed from the residential areas near the site. The ease of access from the highway dictates that this site be planned to be more regional commercial uses described as a General Commercial use.

4. Identify the conditions that have changed to warrant this change to the existing Comprehensive Plan.

While the current Land Use calls for Suburban Commercial, the current zoning of the adjacent tracts to this property is R&D, which does not allow the residential development necessary to support Suburban Commercial uses.

5. Explain why the existing element of the Comprehensive Plan in question is no longer appropriate.

The site is bordered by R&D and Rural zoning districts. This site will not be developed as part of or bordered by a residential development, which is necessary to support Suburban Commercial uses. The area has been designated Suburban Commercial for over seven years and no development activity has occurred on this site during such time, which indicates that the marketplace seeks a different Land Use and Character Designation.

6. How does the requested amendment further the goals and objectives of the Comprehensive Plan?

The subject site is easily accessed by Highway 6 and is bordered by dis-similar zoning districts. Allowing this site to be General Commercial will encourage it to be developed by a use that will further additional development in the immediate area. It will allow undeveloped property to be developed which will increase ad valorem tax base for the City and will create economic opportunities for citizens such as jobs. The proposed amendment also will allow the property to take advantage of the existing transportation infrastructure located adjacent to the property which can adequately handle the traffic created by the General Commercial uses. (See following sheet for continuation)

PROPERTY OWNER'S INFORMATION:

Name _____ E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

ANSWER ALL OF THE FOLLOWING:

1. What specific element of the Comprehensive Plan (for example, Land Use and Character designation, Thoroughfare Plan Context Class, or thoroughfare alignment) and at what specific location (if applicable) is requested to be amended?

2. What is the amendment request?

3. Explain the reason for this amendment.

4. Identify the conditions that have changed to warrant this change to the existing Comprehensive Plan.

5. Explain why the existing element of the Comprehensive Plan in question is no longer appropriate.

6. How does the requested amendment further the goals and objectives of the Comprehensive Plan?

The uses allowed under a General Commercial designation will not place distinctly incompatible uses adjacent to each other, thus promoting economic growth while at the same time effectively balancing the land uses and quality of life. This change would be an effective use of growth management (i.e. utilizing undeveloped land) while minimizing the effect of such allowable uses on surrounding land uses by utilizing the existing traffic infrastructure adjacent to the Property. Such amendment will have a regional impact by drawing people from the surrounding geographic regions using existing State Highway 6 and not using other more traffic congested parts of the City.

7. What other information are you providing to support the proposed amendment (for example, transportation impact study)?

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.

Robert Gower Jr. Mancuso Partner
Signature and title

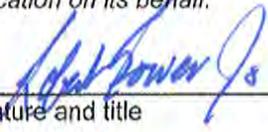
7/13/16
Date

Chris Mann Partner
Cullen Mancuso Partner

7/13/16
7/13/16

7. What other information are you providing to support the proposed amendment (for example, transportation impact study)?

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



Date

EXISTING Future Land Use



PROPOSED Future Land Use





Legislation Details (With Text)

File #: 16-0743 Version: 2 Name: Sebesta Rezoning

Type: Rezoning Status: Agenda Ready

File created: 11/7/2016 In control: Planning and Zoning Commission Regular

On agenda: 11/17/2016 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 GS General Suburban, R Rural and R&D Research & Development to GC General Commercial for approximately 18 acres being situated in the Morgan Rector Survey, Tract 40 & 40.1 recorded in Volume 9800, Page 001 of the deed records of Brazos County, Texas, generally located at 1370 Sebesta Road, more generally located along State Highway 6 between Woodcreek Drive and Sebesta Road. Case #REZ2016-000026 (Note: Final action on this item is scheduled for the December 8, 2016 City Council meeting - subject to change)

Sponsors: Jennifer Prochazka

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from GS General Suburban, R Rural and R&D Research & Development to GC General Commercial for approximately 18 acres being situated in the Morgan Rector Survey, Tract 40 & 40.1 recorded in Volume 9800, Page 001 of the deed records of Brazos County, Texas, generally located at 1370 Sebesta Road, more generally located along State Highway 6 between Woodcreek Drive and Sebesta Road. Case #REZ2016-000026 (Note: Final action on this item is scheduled for the December 8, 2016 City Council meeting - subject to change)



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

**REZONING REQUEST
for
1370 Sebesta Road
REZ2016-000026**

REQUEST: R Rural, GS General Suburban, and R&D Research & Development to GC General Commercial

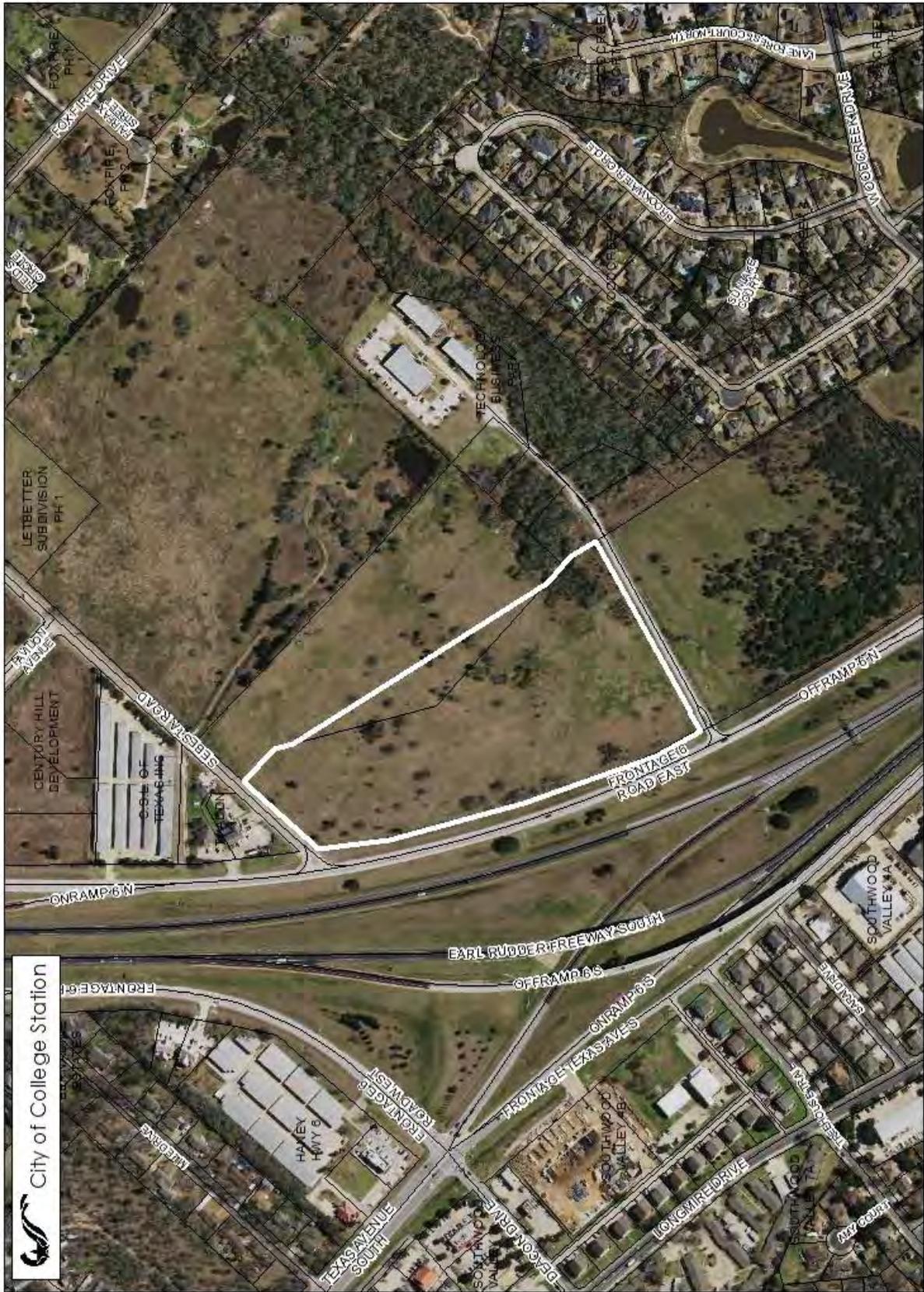
SCALE: 18 acres

LOCATION: 1370 Sebesta Road, and being more generally located at the southeast corner of Sebesta Drive and Earl Rudder Freeway frontage road

APPLICANT: Gessner Engineering

PROJECT MANAGER: Jennifer Prochazka, AICP, Economic Development Manager
jprochazka@cstx.gov

RECOMMENDATION: Staff recommends approval of the rezoning request.

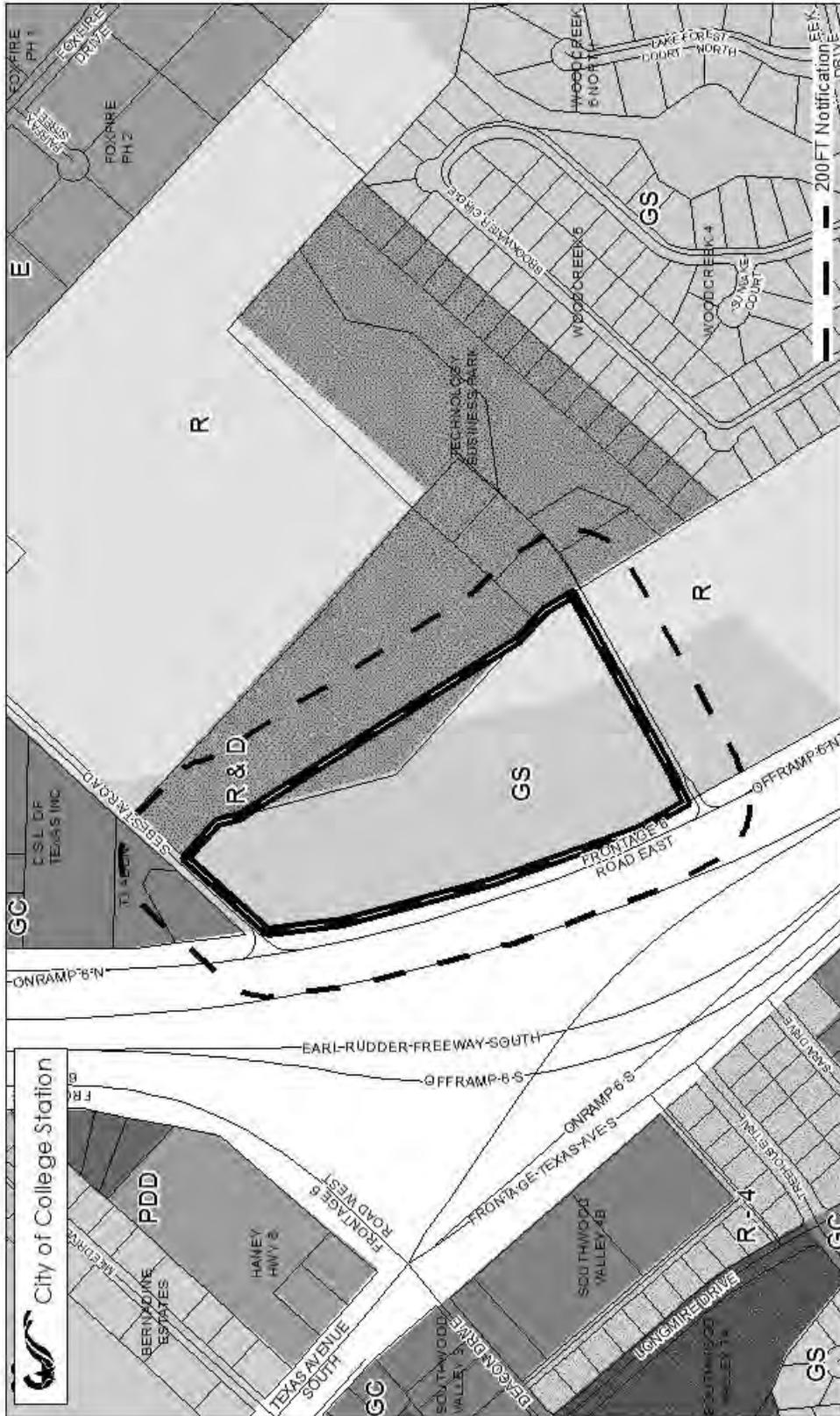


REZONING

Case: REZ2016-000026

BKCK DEVELOPMENT

City of College Station



ZONING DISTRICTS (in Gray scale)

Residential	MU	Mixed-Use	CI	Commercial Industrial	Design Districts	Overlay Districts	Retired Districts
R	Rural	Manufactured Home Pk.	BP	Business Park	W/PC	OV	R-1B
E	Est. Home Pk.	Manufactured Home Pk.	BPI	Business Park Industrial	NG-1	Corridor Ovr.	Single Family Residential
RS	Restricted Suburban	Non-R Residential	C-U	College and University	NG-2	RDD	R-4
GS	General Suburban	Natural Area Protected			NG-3	KO	Multi-Family
D	Duplex	O Office				NPO	High Density Multi-Family
T	Townhome	SC Suburban Commercial				NCO	Research and Dev.
MF	Multi-Family	GC General Commercial				HP	Light Industrial
		PDD Planned Develop. Dist.					Heavy Industrial

REZONING

Case: REZ2016-000026

BKCK DEVELOPMENT

NOTIFICATIONS

Advertised Commission Hearing Date: November 17, 2016
 Advertised Council Hearing Date: December 8, 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:

N/A

Contacts in support: Three (3) at the time of staff report.
 Contacts in opposition: One (1) at the time of staff report.
 Inquiry contacts: Five (5) at the time of staff report.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North (Across Sebesta Road)	Suburban Commercial	GC General Commercial	General Commercial
South	Suburban Commercial	GS General Suburban, R Rural, GC General Commercial	Vacant and Place of Worship
East	Suburban Commercial and General Suburban	R&D Research & Development, R Rural	Vacant
West (Across State Highway 6 South)	Urban and General Commercial	GC General Commercial and R-4 Multi-Family	General Commercial and Multi-family

DEVELOPMENT HISTORY

Annexation: 1971 and 1977
Zoning: 1971 – Zoned R-1 Single Family Residential at the time of annexation.
 1977 - Zoned A-O Agricultural-Open at the time of annexation.
 1996- R&D Research & Development
 2013 – R-1 Single-Family Residential renamed to GS General Suburban
 2013 – A-O Agricultural-Open renamed to R Rural
Final Plat: Unplatted
Site development: Undeveloped

PROPOSAL

The proposed Comprehensive Plan Land Use & Character Map amendment from Suburban Commercial is to allow for general commercial infill development opportunities along the East Bypass. The subject property has over 1,400 feet of frontage along the east side of Earl Rudder Freeway South and was recently identified by Staff as a prime location for needed general commercial development. The rezoning request is to entitle the general commercial uses.

REZONING REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject area is currently designated on the Comprehensive Plan Future Land Use and Character Map as Suburban Commercial, with a pending application for amendment to General Commercial.

The proposed General Commercial designation is described in the Comprehensive Plan as areas intended for concentrations of commercial activities that cater to both nearby residents and to the larger community or region. Generally these areas tend to be large in size, located near the intersection of two regionally significant roads, and concentrated in nodes within the community.

The existing Suburban Commercial designation is generally intended for concentrations of commercial activities that cater primarily to nearby residents versus the larger community or region. Properties tend to be small in size and located near arterials or collectors. Design of the structures are intended to be more residential-like to compliment adjacent residential uses.

Additionally, the City adopted the Economic Development Master Plan in 2012, with an over-arching goal of a diversified economy generating quality, stable, full-time jobs; bolstering the sales and property tax base; and contributing to a high quality of life. One of the strategic initiatives for continued economic success is to support retail development by ensuring that there are opportunities to locate and expand businesses that make College Station a regional destination for retail services. The stated Master Plan goal for retail is as follows: "The City of College Station will continue to recognize the significance of retail expenditures to the local economy and will ensure that locations are ready to accommodate the development of such opportunities and that the City remains responsive to an ever-changing market."

If the Planning & Zoning Commission recommends approval of the Comprehensive Plan Future Land Use and Character Map amendment to General Commercial, the proposed rezoning will be in compliance with the Comprehensive Plan. If the Planning & Zoning Commission recommends denial of the Map amendment, the rezoning will not be in compliance with the Comprehensive Plan.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The adjacent properties are currently vacant and zoned R Rural and R&D Research & Development. To the north, across Sebesta Road, are several offices, self-storage and a retail building, all zoned GC General Commercial. Approximately 1,750 feet to the east is a church and estate-style residential lots in the Foxfire subdivision, zoned E Estate. Also to the east, approximately 300 feet from the subject property is a research and development park, zoned R&D Research & Development. Approximately 600 feet to the southeast is the Woodcreek Subdivision, single-family residential homes, zoned GS General Suburban. Over 1,000 feet to the south, along State Highway 6 South, is a church, zoned GC General Commercial. The proposed amendment to General Commercial is compatible with the surrounding adjacent uses.
- 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 over 1,400 feet of undeveloped frontage along Earl Rudder Freeway South and 600

feet of frontage along Sebesta Road that is suitable for General Commercial uses such as retail and restaurant.

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 primarily zoned GS General Suburban, R Rural, and a small portion of R&D Research & Development. Because of its location along the bypass, the property is not ideal for GS General Suburban development.
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 may be marketable with the current zoning, however, the requested rezoning provides an opportunity for regionally significant commercial development along freeway frontage, where general commercial land uses are most appropriate.
6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water service will be served by City of College Station. There's an existing 12-inch waterline on Sebesta Road available to this property. There's a master plan for a 24-inch water line along the frontage of State Highway 6. Sewer service is available via an existing 8-inch sewer main along the eastern boundary of this tract that may serve this property. The majority of the tract is currently draining east to Foxfire Creek Tributary 4, while a portion of the tract is draining north to Sebesta Road. The subject tract is in Carter Creek's drainage basin. Detention will be required. Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the B/CS Unified Design Guidelines. Existing infrastructure appear to have capacity to adequately serve the proposed general commercial use at this time.

The subject property has approximately 1,400 feet of frontage on State Highway 6 South, designated a Freeway/Expressway and approximately 600 feet of frontage on Sebesta Road, designated a Major Collector on the City's Thoroughfare Plan. There is currently a planned 2 lane major collector on the Thoroughfare Plan in which the alignment will be coordinated at the preliminary plan/final plat stage. Access to the site will be from State Highway 6 South and Sebesta Drive. A Traffic Impact Analysis (TIA) for general commercial land uses on the subject property was completed and reviewed by City staff. The TIA states that based on anticipated retail development and possible trip distribution, the impact on the traffic operations near the site would be minimal. At this stage, no mitigation is needed or recommended for future general commercial development. Additional TIAs will be required throughout the development as specific uses for the site are determined.

STAFF RECOMMENDATION

If the Planning & Zoning Commission recommends approval of the Comprehensive Plan Future Land Use and Character Map amendment to GC General Commercial, the proposed GC General Commercial zoning will be in compliance. If the Planning & Zoning Commission recommends denial of the Comprehensive Plan Future Land Use and Character Map amendment, the proposed zoning will not be in compliance.

Staff recommend approval of the rezoning request to allow for General Commercial infill development opportunities along Earl Rudder Freeway.

SUPPORTING MATERIALS

1. Application
2. Rezoning Map



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

ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

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

Date of Optional Preapplication Conference _____

NAME OF PROJECT BKCK Development

ADDRESS 3401 SH 6 S

LEGAL DESCRIPTION (Lot, Block, Subdivision) Tract 40, Morgan Rector Survey (save and except 1.05 acres known as Technology Pkwy.) plus 1.772 acres of Tract 40.1,
GENERAL LOCATION OF PROPERTY, IF NOT PLATTED: Morgan Rector Survey

SH 6 Frontage Road at Sebesta Road

TOTAL ACREAGE 18.324 acres

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

Name Jeremy Peters - Gessner Engineering E-mail jpeters@gessnerengineering.com

Street Address 2501 Ashford Drive

City College Station State TX Zip Code 77840

Phone Number (979) 680-8840 Fax Number _____

PROPERTY OWNER'S INFORMATION:

Name Brazos RE Investors Group, LLC E-mail bbower.txdfinancial@yahoo.com

Street Address 400 Technology Pkwy

City College Station State TX Zip Code 77845

Phone Number (979) 229-6553 Fax Number _____

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

Name BKCK, Ltd. - Chris Wall (Potential Buyer) E-mail cwall@walllawtx.com

Street Address 5802 N. Navarro, Suite 101

City Victoria State TX Zip Code 77904

Phone Number (361) 652-3698 Fax Number _____

This property was conveyed to owner by deed dated 08/26/2010 and recorded in Volume 9800, Page 288
of the Brazos County Official Records. 05/07/1996 9801, Page 001
2602 147

Existing Zoning GS, Rural, R&D Proposed Zoning GC

Present Use of Property Vacant

Proposed Use of Property Commercial Sales

REZONING SUPPORTING INFORMATION

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

The subject site is adjacent to the Highway 6 frontage road and is best suited to more intense commercial uses. The existing zoning on most of this site has been in place since the site was annexed by the City in the 1970's and no use has been made of this site other than grazing cattle. The State Highway 6 exit/entrance ramp configuration to the feeder roads for such highway have been modified in this area which will direct more highway traffic to the site. Holy Cross Lutheran Church has acquired additional land near this site to expand its facilities as its congregation grows, which will drive more traffic to the area.

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

The Future Land Use calls for Suburban Commercial. The site is better suited to the General Commercial due to its proximity to Highway 6. The site does not immediately serve residential areas.

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 site is bordered by General Commercial, R&D, and Rural zones. Uses allowed in General Commercial will fit with the uses allowed in the adjacent zones.

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

The site is most easily accessed from the SH 6 frontage road, which allows the easy access by people from outside the immediate vicinity. This site is more suitable for regional type commercial uses because it allows access to the site from the City's main thoroughfare (State Highway 6) which will help alleviate adding additional traffic congestion to other more traffic-congested areas of the City. The uses permitted by a General Commercial designation will not adversely impact adjacent properties because the adjacent property is currently vacant and is currently zoned R&D and Rural.

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

Most of this site is zoned General Suburban which allows residential uses. The proximity to the adjacent freeway has a chilling effect on residential uses at this Site as evidenced by the fact that it has been zoned for residential purposes for more than forty years with no development activity thereon.

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

No actual development activity has occurred on this site for over forty years while zoned R1 and then subsequently General Suburban.

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

The uses allowed under a General Commercial designation will not place distinctly incompatible uses adjacent to each other, thus promoting economic growth while at the same time effectively balancing the land uses and quality of life. In addition, such zoning will make an effective use of the existing transportation infrastructure which can currently handle the traffic created by the uses allowed under General Commercial. This zoning change will allow certain commercial uses on the property that will keep traffic on the primary thoroughfare of the City (State Highway 6) and potentially away from more traffic congested areas of the City. This zoning change will allow for development of this site which will add new ad valorem tax base to the City's tax rolls. In addition, the proposed new development will create jobs for citizens of the City.

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.

John Power 7/13/16
John Power 7/13/16
Colleen Monahan 7/13/16

Signature and title

Date



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

ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication Conference _____

NAME OF PROJECT _____

ADDRESS _____

LEGAL DESCRIPTION (Lot, Block, Subdivision) _____

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

TOTAL ACREAGE _____

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

Name _____ E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

PROPERTY OWNER'S INFORMATION:

Name Robert Bower, Jr. E-mail bbower.txdfinancial@yahoo.com

Street Address 3409 Parkway Terrance

City Bryan State TX Zip Code 77802

Phone Number (979) 229-6553 Fax Number _____

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

[Empty rectangular box for response to question 4]

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

[Empty rectangular box for response to question 5]

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

[Empty rectangular box for response to question 6]

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

[Empty rectangular box for response to question 7]

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.

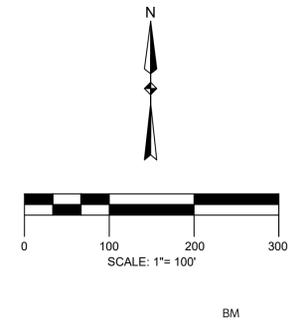
[Handwritten signature]

7/13/16

Signature and title

Date

CAUTION: CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM (DIG-TESS) AT 1-800-344-8377 TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.



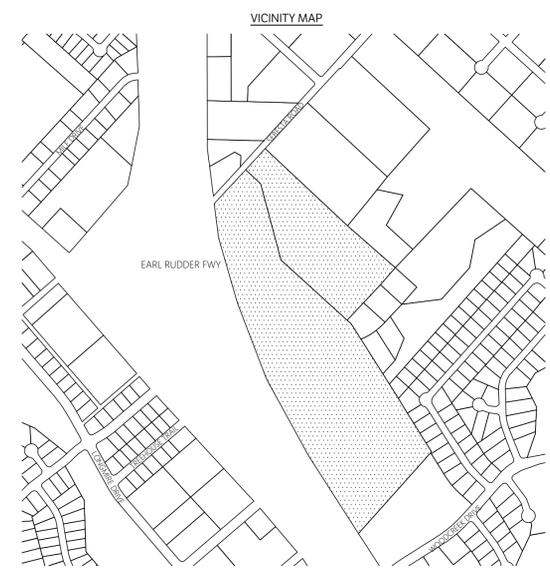
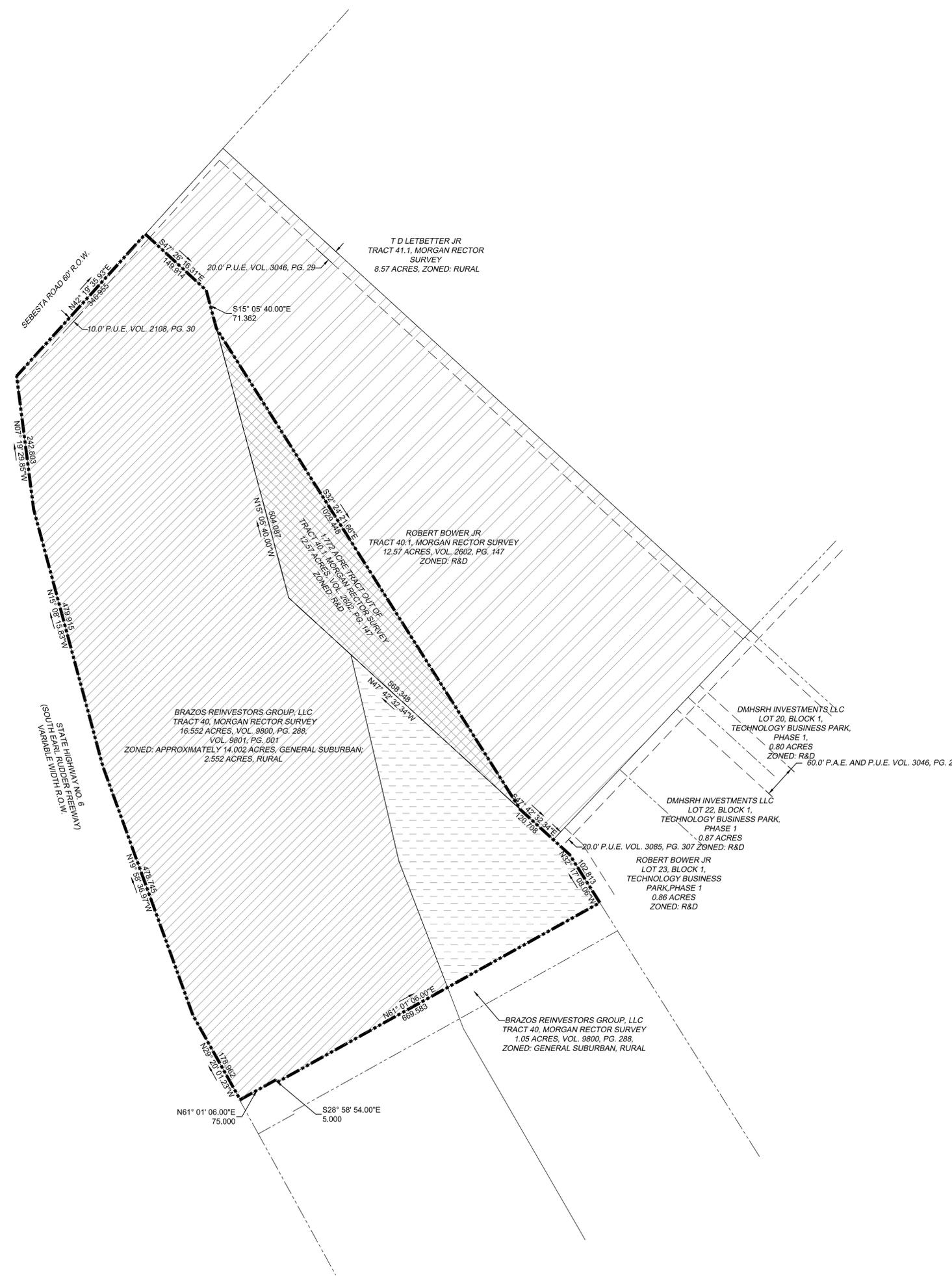
GESSNER ENGINEERING
 Corporate Office
 2501 Ashford Drive
 Suite 102
 College Station, Texas 77840
 www.gessnerengineering.com

FIRM REGISTRATION NUMBER:
 TBPE F-7451, TBPLS F-1019310

COLLEGE STATION 979.680.8840
 BRENHAM 979.836.6855
 FORT WORTH 817.405.0774
 SAN ANTONIO 210.556.4124



PRELIMINARY NOT FOR CONSTRUCTION



BKCK DEVELOPMENT

**3401 SH 6 S
 COLLEGE STATION, TEXAS**

**18.324 ACRES
 TRACK 40 & 40.1, MORGAN RECTOR SURVEY
 CURRENT ZONING:
 GENERAL SUBURBAN (GS)
 RESEARCH & DEVELOPMENT (R&D)
 RURAL (R)**

**DEVELOPER:
 BKCK, LTD.
 CONTACT: CHRIS WALL
 5802 N. NAVARRO DRIVE, SUITE 101
 COLLEGE STATION, TEXAS 77904
 (361) 652-3698
 CWALL@WALLAWTX.COM**

LEGEND	
	EXISTING: GENERAL SUBURBAN (GS) PROPOSED: GENERAL COMMERCIAL (GC) APPROXIMATELY 14.002 ACRES
	EXISTING: RESEARCH & DEVELOPMENT (R&D) PROPOSED: GENERAL COMMERCIAL (GC) 1.772 ACRES
	EXISTING: RURAL (R) PROPOSED: GENERAL COMMERCIAL (GC) APPROXIMATELY 2.550 ACRES
	EXISTING: RESEARCH & DEVELOPMENT (R&D) 10.83 ACRES

**COLLEGE STATION AUTO
 DEALERSHIP
 SH 6 @ SEBESTA ROAD
 COLLEGE STATION, TX. 77845**

**ZONING MAP
 AMENDMENT**

Issue Date: 07/14/16
 Drawn By: VBH
 Checked By: JNP
 Project Number: 16-0419

Revisions:

△	
△	
△	
△	

C1.0



Legislation Details (With Text)

File #: 16-0731 Version: 1 Name: Annual Review of the Comprehensive Plan and Unified Development Ordinance

Type: Presentation Status: Agenda Ready

File created: 11/1/2016 In control: Planning and Zoning Commission Regular

On agenda: 11/17/2016 Final action:

Title: Public hearing, presentation, possible action, and discussion on the Annual Review of the Comprehensive Plan and the Annual Review of the Unified Development Ordinance (UDO).

Sponsors: Jessica Bullock, Jenifer Paz

Indexes:

Code sections:

Attachments: [Memorandum](#)
[2016 Annual Review of the Comprehensive Plan and Unified Development Ordinance](#)

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



MEMORANDUM

November 17, 2016

TO: Members of the Planning & Zoning Commission

FROM: Jessica Bullock, Senior Planner
Jenifer Paz, Senior Planner

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

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

Comprehensive Plan

The Comprehensive Plan was adopted in 2009 and acts as a guide to ensure the goals and objectives of the City are implemented by acting as a long-range planning and policy structure for future growth. It focuses on the creation and enhancement of places of distinction in College Station. The Plan recognizes the importance of character and capitalizes on that to offer the greatest flexibilities for development, while protecting special places. Yearly reviews are performed to ensure that the Comprehensive Plan remains relevant and to identify any changes necessary to accommodate College Station's future growth.

Our Neighborhood, District & Corridor Planning program produces plans that are intended to serve as action plans for specific areas, focusing on the particular needs identified by those that live and own property in those areas. The City has adopted five neighborhood plans and one district plan and under this program, all of which are currently in implementation. The City has also adopted a number of specific master plans as amendments to the City's Comprehensive Plan that are currently in the implementation phase.

Unified Development Ordinance

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

Summary of Item

The Annual Review of the Comprehensive Plan and UDO highlight some of the City's major initiatives this past year. The Review is organized by project type and assesses significant actions and accomplishments during the past year that further implementation of the Plan. The report is an interactive format that links to more detailed information on the City's web pages, including the original plans, maps, and more detailed implementation status. The last Annual Review was considered by City Council in October 2015.

In 2014, the Comprehensive Plan Five-Year Evaluation & Appraisal Report was presented in lieu of the Annual Review.

Attachments:

2016 Annual Review of the Comprehensive Plan and Unified Development Ordinance



The **Comprehensive Plan & Unified Development Ordinance**

A Review of 2016
.....

CONTENTS

Evaluation & Appraisal Report	2
Neighborhood, District & Corridor Plans	3
Master Plans	6
Projects in Progress	10
Unified Development Ordinance	11
Vision Statement	12

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

Comprehensive Plan Evaluation & Appraisal Report

WEB

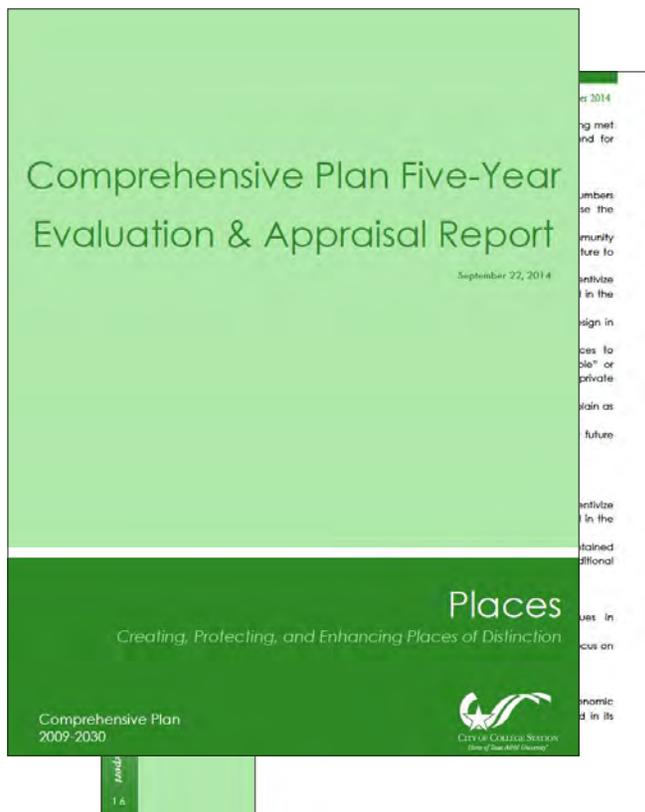
WEB

Five-Year Comprehensive Plan Evaluation & Appraisal Report

PDF

September 2014

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



Progress in FY16:

- Text amendments to the Comprehensive Plan approved
- Future Land Use & Character Map amendments to 3 areas recommended by Sub-Committee
- Chapter 8 - Growth Management and Capacity amended based on recommendations by Annexation Task Force
- Land use inventory presented and continued by staff
- Non-Residential Architectural Standards revisions adopted
- Single-Family parking requirements with platting amended

Comprehensive Plan

Neighborhood, District & Corridor Plans

WEB

WEB

Goals of the Comprehensive Plan

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

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



MAP

WEB



MAP

WEB



MAP

WEB

Central College Station

Adopted June 2010*

Progress in FY16:

- Final year of plan implementation
- Construction completed along Normand Drive from Rock Prairie Road to Ponderosa Drive

.....

* Received the Long Range Planning Award from CTxAPA in 2010

Eastgate Neighborhood

Adopted June 2011

Progress in FY16:

- Completed sidewalk on one side of Dominik Dr. from Stallings Dr. to Munson Ave.
- Completed Eisenhower St. extension between Lincoln Ave. and Ash St.
- Bike lanes and sidewalk on one side with the construction of Eisenhower St. from Lincoln Ave. to Ash St.
- Bike route signage on Eisenhower St. from University Dr. to Ash St.
- Sidewalk design completed on one side of Eisenhower St. (University Dr. East to Ash St.) and one side of Live Oak St. (Texas Ave. S. to Eisenhower St.)
- Nimitz St. rehabilitation under construction

Southside Area Neighborhood

Adopted September 2012

Progress in FY16:

- Completed sidewalk on one side of Wellborn Rd. (Southwest Pkwy to Luther St.)
- Completed bicycle and pedestrian improvements at Holleman Dr. and Eleanor St., George Bush Dr. and Dexter Dr., and George Bush Dr. and Timber St.
- Preliminary design underway for the Neighborhood Safety Improvements Project in Southside Neighborhood Plan; includes addition of sidewalks on Park Place, Holik St., Glade St. and Anna St.

Comprehensive Plan

Neighborhood, District & Corridor Plans

WEB

WEB

Goals of the Comprehensive Plan

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

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



Wellborn Community Plan

Adopted April 2013

Progress in FY16:

- WE Wellborn Estate, WRS Wellborn Restricted Suburban, and WC Wellborn Commercial zoning districts created and approved.
- Greens Prairie Trail under construction between Wellborn Rd. and Royder Rd.
- Royder Rd. design ongoing between Greens Prairie Trail and the new CSISD Middle School site



South Knoll Area Neighborhood Plan

Adopted September 2013

Progress in FY16:

- Completed sidewalk on one side of Guadalupe Dr. from Langford St. to Nueces Dr.
- Construction underway for sidewalk on one side of Langford St. from Haines Dr. to Guadalupe Dr.
- Completed bicycle and pedestrian improvements at Holleman Dr. and Welsh Ave.

Comprehensive Plan

Neighborhood, District & Corridor Plans

WEB

WEB



Medical District Master Plan

WEB

Adopted October 2012

Progress in FY16:

- Construction underway for Lick Creek Nature Trail
- Lakeway Dr. extensions in design and includes portion of Pebble Creek Pkwy
- Rock Prairie Rd. reconstruction complete
- Rock Prairie Rd. widening from State Hwy 6 to Medical Ave. under construction

Comprehensive Plan

Bicycle, Pedestrian and Greenways Master Plan

WEB

WEB



Bicycle, Pedestrian and Greenways Master Plan

Adopted January 2010 (2011 TxAPA Project Plan of the Year)

Progress in FY16:

- Free bike classes offered
- Adopt-A-Greenway Program – 2 new areas adopted (16 total); 286 volunteers; 37.25 volunteer hours; 839 lbs. of trash collected
- Buffered bike lanes became a part of street cross-sections in the Thoroughfare Plan. Buffered bike lanes are wider than a standard bike lane and provide greater separation between motor vehicles and bicyclists.
- Completed sidewalk on one side of Guadalupe Dr. (Langford St. to Nueces Dr.); one side of Wellborn Rd. (Southwest Pkwy to Luther St.); and one side of Dominik Dr. (Stallings Dr. to Munson Ave.)
- Completed bicycle and pedestrian improvements at Holleman Dr. and Eleanor St.; George Bush Dr. and Dexter Dr.; George Bush Dr. and Timber St.; and Holleman Dr. and Welsh Ave.
- Construction underway for Lick Creek Greenway Trail and a sidewalk on one side of Langford St. from Haines Dr. to Guadalupe Dr.
- Bike lanes added on Dartmouth St. (Holleman Dr. E. to Southwest Pkwy E.)
- Bike lanes and sidewalk on one side added with construction of Eisenhower St. (Ash St. to Lincoln Ave.)
- Buffered Bike Lanes added on Pebble Creek Parkway from William D. Fitch Parkway to Royal Adelaide Drive
- Bike route signage added on Eisenhower St. (University Dr. to Ash St.)
- Design completed for sidewalk on one side of Cross St. (Dogwood St. to Nagle St.), one side of Eisenhower St. (University Dr. E. to Ash St.), and one side of Live Oak St. from Texas Ave. S. to Eisenhower St.
- Preliminary design underway for the Neighborhood Safety Improvements Project in the Southside Neighborhood Plan. This includes the addition of sidewalks on Park Place, Holik St., Glade St. and Anna St.

653

acres of city-owned greenways

183

miles of CS sidewalks

47+

miles of CS bike lanes

13+

miles of CS trails



Comprehensive Plan

Water/Wastewater Master Plans

WEB

WEB



Water System Master Plan

PDF

Adopted August 2010*

Progress in FY16 (private and public):

- SHWY 6 Water Line Phase I & II is currently under design
- City Wide Water Impact Fees adopted
- Cooling tower expansion completed
- Sandy Point Pump Station Chemical Feed & Storage System completed
- Groundwater Projection Well #9 can Collection line under design

.....

* Water System Master Plan finalization is currently in process



Wastewater System Master Plan

PDF

Adopted June 2011*

Progress in FY16 (private and public):

- Wastewater Impact Fees adopted
- Bee Creek Trunkline PHII design complete
- Under design - Eastside sewer service extension, Carters Creek centrifuge and electrical improvements, Lick Creek generator replacement
- Lick Creek Wastewater Treatment Plant capacity expansion funded

.....

* Wastewater System Master Plan finalization is currently in process

Joint Rehabilitation Projects

Older neighborhoods, redevelopment areas

Progress in FY16 (private and public):

- Eastgate Utility Rehabilitation project under design in the vicinity of Texas Ave., Lincoln St., Walton Ave., and Francis Dr.
- Munson Utility and Street Rehabilitation project under construction along Munson St. (Lincoln Ave. to Dominik Dr.)
- Phase I & II of Francis Utility and Street Rehabilitation project under design along Francis Street (Glenhaven St. to Munson St.)
- Nimitz Utility and Street Rehabilitation project under construction along Nimitz Dr., from Ash St. to Lincoln Ave.
- Eisenhower Utility and Street Rehabilitation project complete
- Graham Road Utility and Street Rehabilitation project complete

Comprehensive Plan

Parks and Recreation Master Plan

WEB

WEB

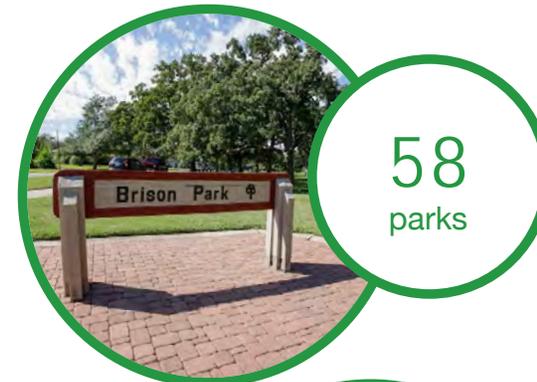


Parks and Recreation Master Plan

Adopted July 2011

Progress in FY16:

- Successfully hosted 68 athletic events including one national, three regional, and five state championships
- Hosted 70 special events, including Christmas in the Park at Central Park, and Starlight Music Series (six concerts), Movies in the Park (six movies) and Trick-or-Treat at Wolf Pen Creek Park
- Increased total number of park properties to 58, totaling 1,374 acres
- Began renovations of playgrounds, surfaces and amenities at 22 parks
- Completed a total renovation of the major water slide at Adamson Lagoon
- Successfully expanded recreation program activities (250+)
- Hosted and expanded the Brazos Valley Senior Games
- Began Mayor's Monarch Pledge campaign to "Save the Monarch Butterflies"
- Began design of next phase of Veterans Park (2 synthetic turf athletic fields)
- Began Master Plan for the future Southeast Community Park
- Completed Master Plan and began design of the Fun-for-All Playground at Central Park
- Received "Tree City USA" designation for the 25th consecutive year
- Began construction of the Lick Creek Park nature center
- Completed planning/design of Lincoln Recreation Center expansion
- Continued design planning/process for an expansion of the Ringer Library
- Continued process for Community Parkland purchase (111 acres)



Comprehensive Plan

Economic Development Master Plan

WEB

WEB

Economic Development Master Plan

PDF

Adopted September 2013

Progress in FY16:

- Fully staffed the newly reinstated Economic Development department. Staff members pursuing professional IEDC accreditation.
- Continued Medical District Master Plan and Spring Creek Technology Park implementation efforts:
 - Initiation of a working group with area Hospital Administration group
 - Completion of design of Lakeway and Pebble Creek extensions to provide a connection parallel to Earl Rudder Freeway between Scott & White and St. Joseph's medical facilities
 - Worked with majority property toward creation of a Planned Development District zoning
 - City-initiated rezoning and utility master planning to prepare the initial Spring Creek properties for development.
- Executed an ED agreement with ViaSat to locate in the BioCorridor.
- Initiated a business attraction marketing strategy, including a video series featuring existing businesses.
- Initiated Business Retention and Expansion efforts, including targeted site visits.
- Continued discussions regarding community economic development with Texas A&M University, Texas A&M Engineering Experiment Station, and Texas A&M AgriLife Extension Service, Brazos County, and the City of Bryan on partnership opportunities in commercialization and recruitment efforts.
- Awarded the bid for the 2017 Americas Competitiveness Exchange (ACE) International Program in cooperation with San Antonio, Austin, New Braunfels, Fredericksburg, and San Marcos.
- Initiated creation of synthetic TIRZs in key locations that will provide infrastructure to continue development of infill areas.
- Initiated creation of the College Station Business Council, a not-for-profit Economic Development entity.
- Initiated a Retail Recruitment program:
 - Contract with Retail Coach to perform a gap analysis, detailed demographic analysis, and direct recruitment.
 - Development of specialized website/landing pages for potential retailers.
 - Direct recruitment of potential retailers including a presence at the state and national International Conference of Shopping Centers (ICSC).
- Continued redevelopment efforts along University Drive to maximize property value.
- Initiated commercial preservation strategies, including City-initiated rezonings, to preserve commercial development opportunities in key locations.
- Continued work with the Research Valley Partnership:
 - Development of the Strategic Plan
 - Workforce Strategy Steering Committee

Comprehensive Plan

Projects in Progress

WEB



Thoroughfare Plan Update

Completed December 2015

Project Scope:

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

Additional Progress in FY16:

- Initiated the South College Station Mobility consultant contract
- Initiated the Barron Road / Capstone realignment design contract and public engagement
- Completed the Old Wellborn / Jones-Butler underpass / Luther extension analysis

Stormwater Master Plan

Initiated 2011

WEB

Progress in FY16:

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

TMDL Implementation Plan

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

Progress in FY16:

- I-Plan update with the Year 4 updates included
- MS4 permit renewed and current
- Sanitary Sewer Overflow (SSO) initiative is active and being maintained
- Outreach efforts including: UBIs, classroom lectures, PSAs, newsletters, and information on the official website at <http://brazoscleanwater.org/>
- Monitoring is occurring and levels look good
- Active participation in the Navasota River TMDL discussions

Unified Development Ordinance

Amendments in Fiscal Year 2016

WEB

WEB



Single-Family Height Protection

[Ordinance #2016-3802](#), adopted Sept. 8, 2016

Revised single-family height protection to include WC district and exemption to non-conforming and agricultural uses, and redevelopment areas.



Traffic Impact Analyses for Single-Family Development

[Ordinance #2016-3796](#), adopted Aug. 11, 2016

Removed the exemption for single-family residential development from the Traffic Impact Analysis (TIA) requirements and included a requirement that a TIA be provided with preliminary plan applications.



Wellborn Zoning Districts

[Ordinance #2016-3792](#), adopted July 28, 2016

Created WE, WRS, and WC zoning based on Future Land Use & Character Map and Wellborn Community Plan.



Multi-Family Parkland Dedication Amendment

[Ordinance #2015-3728](#), adopted Dec. 10, 2015

Revised multi-family parkland dedication and development fees assessed on the number of bedrooms, instead of the number of dwelling units.



Northgate Amendments

[Ordinance #2015-3720](#), adopted Nov. 23, 2015

Allows the City's Administrator flexibility regarding tree placement, sidewalk location, and screening requirements in Northgate.



Mobile Food Vendor Courts

[Ordinance #2015-3708](#), adopted Oct. 8, 2015; [Ordinance #2015-3716](#), amended Nov. 11, 2015

Allowed for short- and long-term siting and operation of multiple mobile food vendors in a court.

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

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

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

