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, December 1, 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 16-0622

Consideration, possible action, and discussion on Absence Requests from meetings.
*Jim Ross ~ November 17, 2016
*Jane Kee ~ December 1, 2016

Attachments: Jim Ross
Jane Kee

4.2 16-0767

Presentation, possible action, and discussion to approve meeting minutes.
*November 17, 2016 ~ Workshop
*November 17, 2016 ~ Regular

Attachments: November 17 2016 Workshop

November 17 2016 Regular

4.3 16-0764 Presentation, possible action, and discussion regarding a Final Plat for Indian Lakes Phase 27, consisting of 10 single-family lots on approximately 14.4 acres generally located at the southwest corner of the future roads of Chaco Canyon Drive and Winema Trail in the City's Extraterritorial Jurisdiction. Case # FP20106-000016

Sponsors: Bombek

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. 16-0768 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 two acres located on Corsair Circle north of Pavilion Avenue, more generally located near the northeast intersection of Earl Rudder Freeway South and Sebesta Road. Case #CPA2016-000012 (Note: Final action on this item is scheduled for the December 8, 2016 City Council meeting - subject to change)

Attachments: Staff Report

Application

Comprehensive Plan Amendment Map

7. 16-0769 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 Light Industrial to GC General Commercial for approximately two acres being Lot 9, Century Hill Development, generally located on Corsair Circle north of Pavilion Avenue, more generally located near the northeast intersection of Earl Rudder Freeway South and Sebesta Road. Case #REZ2016-000039 (Note: Final action on this item is scheduled for the December 8, 2016 City Council meeting - subject to change)

Sponsors: Bullock

Attachments: Staff Report
Application
Rezoning Map

8. 16-0758 Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-6.5.E, "Portable Storage Structures," and Section 12-7.5.J, "Commercial Banners," of the Code of Ordinances of the City of College Station, Texas, regarding fees. Case #ORDA2016-000011 (Note: Final Action on this item is scheuled for the December 8, 2016 City Council meeting - subject to change)

Sponsors: Simms

Attachments: Memo

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

10. Adjourn

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

APPROVED

_____

City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on November 23, 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.”

College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Legislation Details (With Text)

File #:	16-0622	**Version:**	1	**Name:**	Absence Request
Type:	Absence Request			**Status:**	Agenda Ready
File created:	9/27/2016			**In control:**	Planning and Zoning Commission Regular
On agenda:	12/1/2016			**Final action:**	
Title:	Consideration, possible action, and discussion on Absence Requests from meetings. *Jim Ross ~ November 17, 2016 *Jane Kee ~ December 1, 2016				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Jim Ross Jane Kee				

Date	Ver.	Action By	Action	Result

Consideration, possible action, and discussion on Absence Requests from meetings.
*Jim Ross ~ November 17, 2016
*Jane Kee ~ December 1, 2016

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CITY OF COLLEGE STATION
Planning & Development Services

Absence Request Form
For Elected and Appointed Officers

Name Jim Ross

Request Submitted on November 11, 2016

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

OK thank you. Please let this serve as official absence request. Thank you again, have a great weekend.

JR

Jim Ross

Signature Jim Ross

CITY OF COLLEGE STATION
Planning & Development Services

Absence Request Form
For Elected and Appointed Officers

Name Jane Kee

Request Submitted on September 27, 2016

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

Will not be at the P&Z meeting on December 1st.

Signature Jane Kee

College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Legislation Details (With Text)

File #:	16-0767	**Version:**	1	**Name:**	Minutes
Type:	Minutes			**Status:**	Agenda Ready
File created:	11/17/2016			**In control:**	Planning and Zoning Commission Regular
On agenda:	12/1/2016			**Final action:**	
Title:	Presentation, possible action, and discussion to approve meeting minutes. *November 17, 2016 ~ Workshop *November 17, 2016 ~ Regular				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	November 17 2016 Workshop November 17 2016 Regular				

Date	Ver.	Action By	Action	Result

Presentation, possible action, and discussion to approve meeting minutes.
*November 17, 2016 ~ Workshop
*November 17, 2016 ~ Regular

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MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
November 17, 2016 6:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

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

COMMISSIONERS ABSENT: Casey Oldham, Jim Ross

COUCIL MEMBERS PRESENT: Steve Aldrich, Karl Mooney

CITY STAFF PRESENT: Lance Simms, Alan Gibbs, Carol Cotter, Justin Golbabai, Natalie Ruiz, Jennifer Prochazka, Mark Bombek, Jessica Bullock, Tiffany Cousins, Jenifer Paz, Kevin Ferrer, Timothy Horn, Anthony Armstrong, Jason Schubert, Mary Ann Powell, Kirk Price, Gina Bosquez and Kristen Hejny

1. Call the meeting to order.

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

2. Discussion of consent and regular agenda items.

   There was no discussion.

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

   There was no discussion.

4. Presentation, possible action, and discussion regarding the consideration of the 2016 P&Z Plan of work.

   Senior Planner Bombek presented this item to the Commission.

   Chairperson Kee requested a timeline of items on the P&Z Plan of Work.

   Director Simms gave an update on the Annexation Task Force implementation, stating that a new Inter-Local Agreement (ILA) to address the common Extraterritorial Jurisdiction (ETJ) boundary has been drafted with the City of Bryan. Mr. Simms continued to say that the City's Public Works Department is working on updating the Traffic Calming Toolkit, and when ready, they will make a presentation to the Planning & Zoning Commission. Mr. Simms also stated that there is an upcoming meeting with the Legal Department where the remaining items will be prioritized.

5. Presentation, possible action, and discussion regarding a quarterly update on economic development efforts and land availability.

   Economic Development Director Ruiz presented this item to the Commission.

   Commissioner Rektorik suggested coordinating with TexAgs.

6. 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.

   Senior Planner Bombek presented an update on this item to the Commission.

7. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
   *Monday, November 21, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 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.

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

8. Presentation, possible action, and discussion regarding an update on the following items:
   *A Rezoning 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 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 Townhouse. 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, 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 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 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 recommend approval. 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 Impact Fee Advisory Committee (IFAC) heard this item on September 1, 2016 and made comments. The City Council heard this item on November 10, 2016 and voted (6-1) to approve the request phased in over a two year period.
*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) recommend approval. 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 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 (5-2) to deny the request.
*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.

There was general discussion.

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

   There was general discussion.

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

    There was no discussion.

11. Adjourn.

The meeting was adjourned at 6:55 p.m.

Approved:

_____
Jane Kee, Chairman
Planning & Zoning Commission

Attest:

_____
Kristen Hejny, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
November 17, 2016, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

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

COMMISSIONERS ABSENT: Casey Oldham, Jim Ross

COUCIL MEMBERS PRESENT: Steve Aldrich, Karl Mooney

CITY STAFF PRESENT: Lance Simms, Alan Gibbs, Carol Cotter, Justin Golbabai, Natalie Ruiz, Jennifer Prochazka, Mark Bombek, Jessica Bullock, Tiffany Cousins, Jenifer Paz, Kevin Ferrer, Timothy Horn, Anthony Armstrong, Jason Schubert, Mary Ann Powell, Kirk Price, Gina Bosquez and Kristen Hejny

1. Call Meeting to Order

Chairperson Kee called the meeting to order at 7:02 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

4. **Consent Agenda**

4.1 Consideration, possible action, and discussion on Absence Requests from meetings.
*Casey Oldham ~ November 17, 2016

4.2 Consideration, possible action, and discussion to approve meeting minutes.
*October 20, 2016 Workshop
*October 20, 2016 Regular

4.3 Presentation, possible action, and discussion regarding a Final Plat for Aggieland Business Park Phase 3A consisting of one lot on approximately 8.824 acres generally located south of Jones Road, northwest of Imperial Loop. Case #FPCO2016-000021

4.4 Presentation, possible action, and discussion regarding a Final Plat for Duck Haven Phase 9 consisting of nine 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

4.5 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

Commissioner Warner motioned to approve Consent Agenda Items 4.1, 4.2 as amended, 4.3-4.5. Commissioner Rektorik seconded the motion, motion passed (5-0).

Regular Agenda

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

   No items were removed.

6. 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 two 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

   Senior Planner Bombek presented the discretionary item and Final Plat to the Commission and recommended approval of both.

   Chairperson Kee opened the Public Hearing.

   No one spoke.

   Chairperson Kee closed the Public Hearing.

   Commissioner Rektorik motioned to approve the Fee in Lieu of sidewalk construction, because of capital improvements, and the final plat. Commissioner Moore seconded the motion, motion passed (5-0).

7. 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 six lots on approximately 31.11 acres located at 910 William D. Fitch Parkway. Case #FPCO2016-000019

   Senior Planner Paz presented the Final Plat 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 approve the Final Plat. Commissioner Warner seconded the motion, motion passed (5-0).

8. 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 Phase 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 Drive South generally located south of Cain Road and east of Commando Trail. Case #FP2016-000024

   Senior Planner Bombek presented the discretionary item and Final Plat to the Commission and recommended approval of both.

   Commissioner Warner asked if the fees paid into the Sidewalk Fund could be used to pay for sidewalks in the future, if the area is redeveloped.

   Senior Planner Bombek stated that yes, this is the case.

   Chairperson Kee opened the public hearing.

   No one spoke.

   Chairperson Kee closed the public hearing.

   Commissioner Rektorik motioned to approve the Fee in Lieu of construction because of the unusual topography of the area and Final Plat as recommended by staff. Commissioner Burns/Moore seconded the motion, motion passed (5-0).

9. 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

   Senior Planner Bombek presented the Final Plat 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 approve the Final Plat. Commissioner Rektorik seconded the motion, motion passed (5-0).

10. 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)

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

Applicant, Brad Sharp, 5102 Whistling Straits Drive, College Station, was available to speak on the Comprehensive Plan Amendment and the Rezoning.

Applicant, Chris Wall, was available to speak on the Comprehensive Plan Amendment and the Rezoning.

Chairperson Kee opened the public hearing.

Sarah Bakalian, 1003 Indian Trails, College Station, spoke in opposition of the Comprehensive Plan Amendment and Rezoning citing concerns for the property needing to be subdivided, traffic concerns, General Commercial rezoning, and need for schools in the area.

Cindy Giedratis, 2013 Oakwood Trail, College Station, spoke in opposition of the Comprehensive Plan Amendment and Rezoning citing neighborhood compatibility, greenspace, lot sizes, transportation routes, need for schools in the area.

Cindy Kovar, 8711 Sandstone, College Station, spoke in opposition of the Comprehensive Plan Amendment and Rezoning citing concerns for neighborhood integrity.

John Woods, 8704 Chippendale Street, College Station, spoke opposition of the Comprehensive Plan and Rezoning echoing the previous comments, concerns for inappropriate land use.

Cheryl Wenck, 8703 Chippendale Street, College Station, spoke in opposition of the Comprehensive Plan Amendment and Rezoning, citing concerns for growth areas, schools, and drainage issues within Bee Creek.

Dick Sarto, spoke in opposition of the Comprehensive Plan Amendment, citing concerns for use rationale.

Renee Rios, 9218 Shadowcrest Drive, College Station, spoke in opposition of the Comprehensive Plan and Rezoning, citing concerns for tax raises, building size and test drive traffic.

Kay Youngblood, 2104 Farley, College Station, spoke in opposition of the Comprehensive Plan and Rezoning citing concerns for traffic and building lights.

Robin Murphey, 8401 Whiterose Court, College Station, spoke in opposition of the Comprehensive Plan Amendment and Rezoning, citing concerns for neighborhood character.

Lee Fitzgerald, 8901 Sandstone, College Station, spoke in opposition of the Comprehensive Plan Amendment and Rezoning, citing concerns for buffering, integration, lights, noise and neighborhood character.

Amina Alikhan, 2028 Oakwood Trail, College Station, spoke in opposition of the Comprehensive Plan Amendment and Rezoning echoing previous comments and citing concerns for neighborhood integrity, traffic, noise and buffer issues.

Patsy Deere, 1500 Frost, College Station, spoke in opposition of the Comprehensive Plan Amendment and Rezoning citing concerns for site uses.

Dirk Hayes, 8800 Sandstone, College Station, spoke in opposition of the Comprehensive Plan and Rezoning, citing concerns for traffic, safety, and home value.

Chairperson Kee closed the public hearing.

Chairperson Kee asked for the current zoning on the property.

Economic Development Manager Prochazka responded that the current zoning for the property is GS General Suburban, R Rural and R&D Research & Development.

Chairperson Kee asked for the classification of Sebesta Road, Foxfire Drive and Emerald Parkway.

Economic Development Manager Prochazka responded that Sebesta Drive is classified as a major collector, Foxfire Drive is classified as a minor collector on the Thoroughfare Plan, but is not built to that standard and Emerald Parkway is classified as a minor arterial.

Chairperson Kee asked about the lots located behind Woodcreek Drive.

Economic Development Manager Prochazka responded that the lots are zoned and platted for no development to act as a buffer and to protect the natural area between Woodcreek and Technology Parkway development.

Commissioner Moore asked how many acres of Suburban Commercial zoned property does the City currently have.

Economic Development Manager Prochazka stated there is one developed Medical Use on Barron Road & Victoria Avenue and the McGill Tract.

Chairperson Kee clarified the previous question by asking how much property is planned as Suburban Commercial.

Economic Development Manager Prochazka stated that there is planned development along the east side of highway 6 that has not yet been developed.

Chairperson Kee asked where the closest home is in proximity to this area.

Economic Development Manager Prochazka stated that the closest single-family lot is in the Woodcreek Subdivision at about a 500’ distance, about a 1650’ distance to Foxfire Subdivision and about a 2200’ distance to Emerald Forest Subdivision.

Chairperson Kee asked for a summarization for the City’s requirements for traffic, mitigation, lighting, noise, and drainage.

Economic Development Manager Prochazka stated that this property is in the Carter Creek drainage basin. A Traffic Impact Analysis (TIA) is required at the rezoning stage and has been reviewed by the Public Works department. It has taken into consideration the most intense General Commercial use on the property. With this level of development and associated traffic, the system would still function at an acceptable level and mitigation is not required.

Chairperson Kee asked for a differentiation of trip generation between Suburban Commercial, at its most dense, and General Commercial in terms of its impact on the system.

Transportation Planning Coordinator Schubert stated that in Suburban Commercial generalizes the uses to have 40 trips in peak hour. Mr. Schubert also stated General Commercial is generalizes the uses to have 50 trips in peak hour per acre.

Commissioner Rektorik asked for the additional uses permitted in Suburban Commercial zoning.

Economic Development Manager Prochazka reviewed a list of potential uses in the Suburban Commercial district.

Chairperson Kee asked for the history of Suburban Commercial zoning along east side of State Highway 6.

Economic Development Manager Prochazka stated that the east side was primarily designated Suburban Commercial in the 2009 effort because there was not another land use to be agreed upon to move forward with the Comprehensive Plan.

Commissioner Moore motioned to recommend approval of the Comprehensive Plan Amendment. Commissioner Rektorik seconded the motion

There was general discussion.

The motion passed (5-0).

11. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from 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)

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

Chairperson Kee opened the public hearing.

Cindy Giedratis, 2013 Oakwood Trail, College Station, spoke in opposition of the rezoning citing concerns for drainage, flood plain increase, neighborhood integrity, and lack of citizen education.

Sarah Bakalian, 1003 Indian Trails, College Station, spoke in opposition of the rezoning citing concerns for water run-off/flooding/drainage, and subject property tract size.

Chairperson Kee spoke to the subject property size, stating that sections of the property can be rezoned.

Cheryl Wenck, 8703 Chippendale Street, College Station, spoke in opposition of the rezoning citing concerns for drainage/flooding, and water retention.

Renee Rios, 9218 Shadowcrest Drive, College Station, spoke in opposition of the rezoning citing concerns for drainage, speeding, development, 2009 plan circumvention, and infrastructure costs.

John Woods, 8704 Chippendale Street, College Station, spoke in opposition of the rezoning citing inappropriate use of the property.

Karen Gorski, 2300 Ferguson, College Station, spoke in opposition of the rezoning citing concerns for keeping the rural integrity of the area, and lights.

Chairperson Kee closed the public hearing.

Commissioner Moore requested detention requirements for a new development and requirements on this site.

City Engineer Gibbs stated that the applicant has not submitted application for drainage analysis at this point. Mr. Gibbs also stated in general, drainage is following Technology Parkway, and goes out in a northeast direction, the flow does not confluence with Carter Creek until further south. There is a FEMA Designated Floodplain along Foxfire Creek. Mr. Gibbs also stated that a more detailed analysis will be requested with platting and site planning. Mr. Gibbs continued to state that Flood Ordinance requires detention analysis to show that drainage is mitigated to show no negative impact.

Commissioner Moore asked if analysis and mitigation would be different for Suburban Commercial.

City Engineer Gibbs stated that requirements for detention analysis are identical for General Commercial and Suburban Commercial.

Chairperson Kee asked for a clarification on the steps included in reviews and inspections with a site plan submittal.

City Engineer Gibbs provided an overview of the site plan submittal and review process.

Chairperson Kee asked for the extension of the thoroughfare to be highlighted for Commission and visitors.

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

There was general discussion.

The motion passed (5-0).

12. 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).

Senior Planner Bullock presented updates to the Comprehensive Plan.

Senior Planner Paz presented updates to the Unified Development Ordinance.

Chairperson Kee opened the public hearing.

Cindy Giedratis, 2013 Oakwood Trail, College Station, spoke on concerns about water and drainage issues concerning Regular Agenda Items #10 & #11 and questions regarding infrastructure on new development.

Cheryl Wenck, 8703 Chippendale Street, College Station, spoke on draining, flooding and retention issues for Regular Agenda Items #10 & #11.

Renee Rios, 9218 Shadowcrest Drive, College Station, spoke concerning bike paths bike lanes and truck traffic on the south side of town.

Director Simms stated that the Bicycle, Pedestrian & Greenways Plan will not speak to truck traffic, but the Public Works Department may be able to answer questions related to official truck routes.

Chairperson Kee closed the public hearing.

No action was taken on this item.

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

There was no discussion.

14. Adjourn

The meeting adjourned at 10:04 p.m.

Approved:

_____

Jane Kee, Chairman
Planning & Zoning Commission

Attest:

_____

Kristen Hejny, Admin Support Specialist
Planning & Development Services

Legislation Details (With Text)

File #:	16-0764	**Version:**	2	**Name:**	Indian Lakes Phase 27- Final Plat
Type:	Final Plat			**Status:**	Agenda Ready
File created:	11/16/2016			**In control:**	Planning and Zoning Commission Regular
On agenda:	12/1/2016			**Final action:**	
Title:	Presentation, possible action, and discussion regarding a Final Plat for Indian Lakes Phase 27, consisting of 10 single-family lots on approximately 14.4 acres generally located at the southwest corner of the future roads of Chaco Canyon Drive and Winema Trail in the City's Extraterritorial Jurisdiction. Case # FP20106-000016				
Sponsors:	Mark Bombek				
Indexes:					
Code sections:					
Attachments:	Staff Report Application Final Plat				

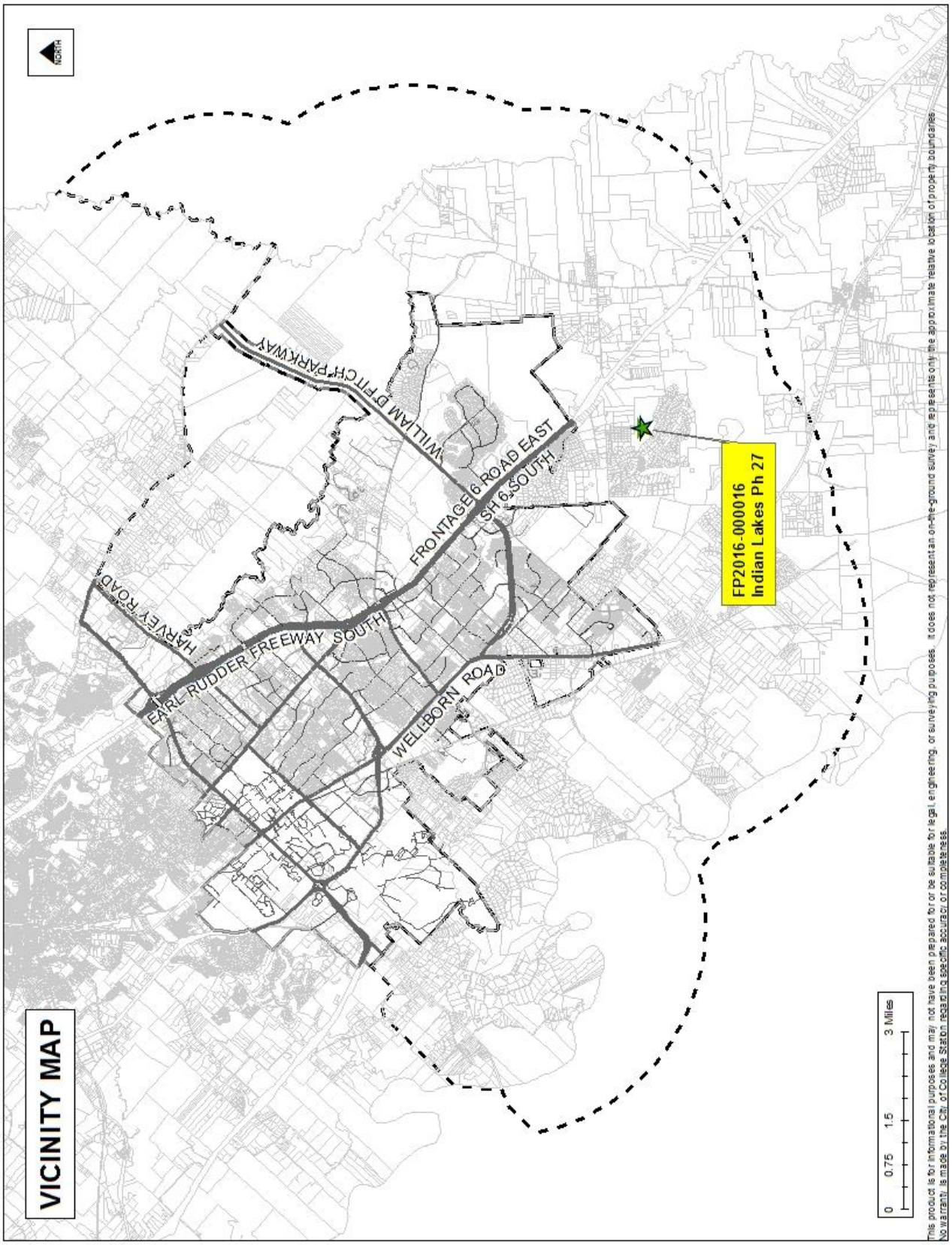
Date	Ver.	Action By	Action	Result

Presentation, possible action, and discussion regarding a Final Plat for Indian Lakes Phase 27, consisting of 10 single-family lots on approximately 14.4 acres generally located at the southwest corner of the future roads of Chaco Canyon Drive and Winema Trail in the City's Extraterritorial Jurisdiction. Case # FP20106-000016

CITY OF COLLEGE STATION

FINAL PLAT
for
Indian Lakes Ph 27
FP2016-000016

SCALE:	Ten lots on approximately 14.4 acres
LOCATION:	Generally located east of Indian Lakes Drive in the Indian Lakes Subdivision, approximately one mile southwest of State Highway 6 in the City's Extraterritorial Jurisdiction
ZONING:	N/A (ETJ)
APPLICANT:	Travis Martinek, Smiling Mallard Development, Ltd.
PROJECT MANAGER:	Mark Bombek, Senior Planner mbombek@cstx.gov
PROJECT OVERVIEW:	The applicant is requesting to Final Plat approximately 14.4 acres of land into ten lots around a cul-de-sac as previously approved under the Preliminary Plan. This project is also vested to 2000 regulations under the approved Master Plan for Indian Lakes.
RECOMMENDATION:	Staff recommends approval of the Final Plat


VICINITY MAP
NORTH
WILLIAM D FITCH PARKWAY
FRONTAGE 6 ROAD EAST
SH 6 SOUTH
HARVEY ROAD
EARL RUDDER FREEWAY SOUTH
WELLBORN ROAD
FP2016-000016
Indian Lakes Ph 27
0 0.75 1.5 3 Miles
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
No warranty is made by the City of College Station regarding specific accuracy or completeness.

City of College Station
Calusa Springs Dr
Indian Lakes Dr
Osage Trail Dr
Chase Canyon Dr
Navajo Ridge Dr
Copper River Dr
Mojave Canyon Dr
Seminole Pt
Mohaska Ridge Dr
Kiowa Cv
0
550
1,100
Feet
NORTH
INDIAN LAKES PH 27
Case:
FP2016-000016
FINAL PLAT

DEVELOPMENT HISTORY

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

COMMENTS

Parkland Dedication Fees:	This development was approved as a Master Plan in the ETJ prior to parkland dedication requirements being applicable in the ETJ. Therefore, no parkland dedication is required.
Greenways:	N/A
Pedestrian Connectivity:	This site is located in the ETJ. No sidewalks are required.
Bicycle Connectivity:	This site is located in the ETJ. No specific facilities for bicycle connectivity are required.
Drainage:	Drainage is generally to the east within the Peach Creek Drainage Basin.
Flood Plain:	There is no FEMA regulated floodplain located on the property.
Impact Fees:	N/A

REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:** The Comprehensive Plan designates this area as Rural. The City, however, does not have zoning authority in the ETJ. The proposed lots will have access through rural residential streets that connect to Indian Lakes Drive.

2. **Compliance with Subdivision Regulations:** The 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

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

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 *Indian Lakes - Phase 27*

ADDRESS *Southeast of intersection of Chaco Canyon Drive and Cheveyo Cove*

SPECIFIED LOCATION OF PROPOSED PLAT:

Southeast of intersection of Chaco Canyon Drive and Cheveyo Cove

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

Name *Travis Martinek* E-mail *travis@clarkewyndham.com*

Street Address *3608 East 29th Street, Suite 100*

City *Bryan* State *Texas* Zip Code *77802*

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

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

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

Street Address *3608 East 29th Street, Suite 100*

City *Bryan* State *Texas* Zip Code *77802*

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

ARCHITECT OR ENGINEER'S INFORMATION:

Name *McClure & Browne Engineering/Surveying, Inc.* E-mail *jeffr@mcclurebrowne.com*

Street Address *1008 Woodcreek Drive, Suite 103*

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 *14.402* Total No. of Lots *10* R-O-W Acreage *2.105*

Existing Use *Vacant* Proposed Use *Single Family Residential*

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

Average Acreage Of Each Residential Lot By Zoning District:

N/A / *N/A* *N/A* / *N/A* *N/A* / *N/A* *N/A* / *N/A*

Floodplain Acreage *0.000*

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: Indian Lakes 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

Total Linear Footage of Proposed Public:

N/A Streets
N/A Sidewalks
N/A Sanitary Sewer Lines
N/A Water Lines
N/A Channels
N/A Storm Sewers
N/A Bike Lanes / Paths

Parkland Dedication due prior to filing the Final Plat:

ACREAGE:

N/A No. of acres to be dedicated + $ N/A development fee
N/A No. of acres in floodplain
N/A No. of acres in detention
N/A No. of acres in greenways

OR

FEE IN LIEU OF LAND:

N/A No. of SF Dwelling Units X $ N/A = $ N/A
N/A (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 MANAGER

Date 3/31/16

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

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

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

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

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

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

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

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

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

NOTE:

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

Print Form

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

I, Paul Clarke, Manager Smiling Mallard Management, LLC, the general partner of Smiling Mallard Development, LTD., owner and developer of the land shown on this plat, and designated herein as INDIAN LAKES SUBDIVISION, PHASE XXVII of 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 thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

_____

Smiling Mallard Development, LTD.
By: Smiling Mallard Development 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____.

_____

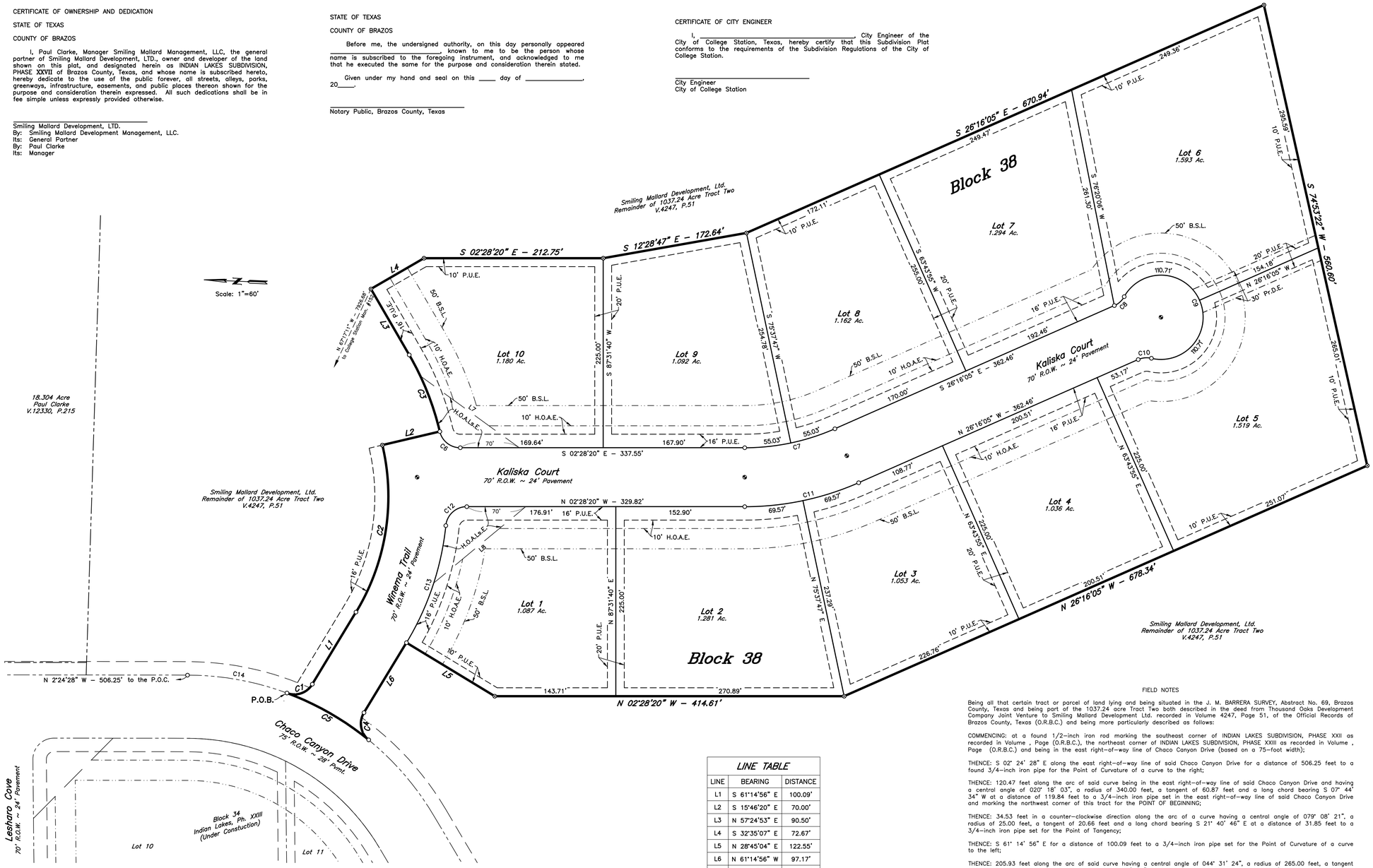
Notary Public, Brazos County, Texas

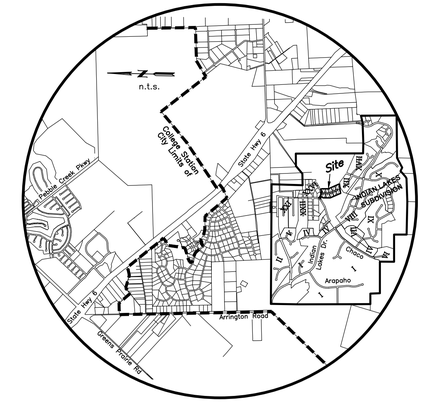
CERTIFICATE OF CITY ENGINEER

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





VICINITY MAP

GENERAL NOTES:

1. The record bearings and actual measured distances to the found 1/2" iron rods along the adjoining phases of Indian Lakes Subdivision were used as the basis of the bearing system shown on this final plat.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0350E, Map Revised May 16, 2012, this property is not located in the Special Flood Hazard Area.
3. Building Line Setbacks:
   Front = 50'
   Side = 15'
   Rear = 25'
4. All Common Areas and Conservation Buffers are owned and maintained by the Homeowners' Association. See the covenants, conditions, and restrictions for additional information.
5. Unless otherwise indicated, all distances shown along curves are arc distances.
6. Notes from the Brazos County Health Department:
   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.
7. Wellborn Special Utility District will provide water service for the subdivision.
8. There is a minimum 50' wide Drainage Buffer (25' on each side of the centerline of all drainage ways). See the covenants, conditions, and restrictions for additional information.
9. There is a 16' Public Utility Easement and a 10' Homeowners' Association Easement along the right-of-way frontage of all lots.
10. H.O.A. Easements along all streets run parallel to and adjacent to the public utility easements shown hereon. H.O.A. Easement activities and/or infrastructure is referenced in the covenants, conditions, and restrictions of the subdivision.
11. All proposed lots must be no more than 500 feet from a fire hydrant based on the lay of hose along the street.
12. This property is located within the College Station Independent School District.
13. No construction or fencing shall impede, constrict, or block the flow of water in any Private Drainage Easement. All Private Drainage Easements shall be maintained by the Homeowners' Association.
14. Lots 1 and 10, Block 41 shall have driveway access to Kaliska Court only.
15. 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.
16. Water service to be provided by Wellborn Water SUD (CCN#11340).
17. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
    ⊗ – 1/2" Iron Rod Set
    O – 3/4" Iron Pipe Set
    ◉ – PK Nail Control Monuments set in ℄ of asphalt pavement for reference.
18. Abbreviation:
    B.S.L. – Building Setback Line
    H.O.A.E. – Homeowners Association Easement
    H.O.A.Ls.E. – Homeowners Association Landscape Easement
    P.O.B. – Point of Beginning
    P.O.C. – Point of Commencing
    P.U.E. – Public Utility Easement
    Pr.D.E. – Private Drainage Easement

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the J. M. BARRERA SURVEY, Abstract No. 69, Brazos County, Texas and being part of the 1037.24 acre Tract Two both described in the deed from Thousand Oaks Development Company Joint Venture to Smiling Mallard Development Ltd. recorded in Volume 4247, Page 51, of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described as follows:

COMMENCING: at a found 1/2-inch iron rod marking the southeast corner of INDIAN LAKES SUBDIVISION, PHASE XXII as recorded in Volume , Page (O.R.B.C.), the northeast corner of INDIAN LAKES SUBDIVISION, PHASE XXIII as recorded in Volume , Page (O.R.B.C.) and being in the east right-of-way line of Chaco Canyon Drive (based on a 75-foot width);

THENCE: S 02° 24' 28" E along the east right-of-way line of said Chaco Canyon Drive for a distance of 506.25 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the right;

THENCE: 120.47 feet along the arc of said curve being in the east right-of-way line of said Chaco Canyon Drive and having a central angle of 020° 18' 03", a radius of 340.00 feet, a tangent of 60.87 feet and a long chord bearing S 07° 44' 34" W at a distance of 119.84 feet to a 3/4-inch iron pipe set in the east right-of-way line of said Chaco Canyon Drive and marking the northwest corner of this tract for the POINT OF BEGINNING;

THENCE: 34.53 feet in a counter-clockwise direction along the arc of a curve having a central angle of 079° 08' 21", a radius of 25.00 feet, a tangent of 20.66 feet and a long chord bearing S 21° 40' 46" E at a distance of 31.85 feet to a 3/4-inch iron pipe set for the Point of Tangency;

THENCE: S 61° 14' 56" E for a distance of 100.09 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;

THENCE: 205.93 feet along the arc of said curve having a central angle of 044° 31' 24", a radius of 265.00 feet, a tangent of 108.48 feet and a long chord bearing S 83° 30' 38" E at a distance of 200.78 feet to a 1/2-inch iron rod set for corner;

THENCE: S 15° 46' 20" E for a distance of 70.00 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;

THENCE: 98.30 feet in a counter-clockwise direction along the arc of said curve having a central angle of 016° 48' 48", a radius of 335.00 feet, a tangent of 49.51 feet and a long chord bearing N 65° 49' 16" E at a distance of 97.95 feet to a 3/4-inch iron pipe set for the Point of Tangency;

THENCE: N 57° 24' 53" E for a distance of 90.50 feet to a 1/2-inch iron rod set for corner;

THENCE: S 32° 35' 07" E for a distance of 72.67 feet to a 1/2-inch iron rod set for corner;

THENCE: S 02° 28' 20" E for a distance of 212.75 feet to a 1/2-inch iron rod set for corner;

THENCE: S 12° 28' 47" E for a distance of 172.64 feet to a 1/2-inch iron rod set for corner;

THENCE: S 26° 16' 05" E for a distance of 670.94 feet to a 1/2-inch iron rod set for corner marking the southwest corner of this tract;

THENCE: S 74° 53' 22" W for a distance of 560.60 feet to a 1/2-inch iron rod set for corner;

THENCE: N 26° 16' 05" W for a distance of 678.34 feet to a 1/2-inch iron rod set for corner;

THENCE: N 02° 28' 20" W for a distance of 414.61 feet to a 1/2-inch iron rod set for corner;

THENCE: N 28° 45' 04" E for a distance of 122.55 feet to a 3/4-inch iron pipe set for corner;

THENCE: N 61° 14' 56" W for a distance of 97.17 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;

THENCE: 35.75 feet along the arc of said curve having a central angle of 081° 55' 47", a radius of 25.00 feet, a tangent of 21.71 feet and a long chord bearing S 77° 47' 11" W at a distance of 32.78 feet to a 3/4-inch iron pipe set in the east right-of-way line of beforesaid Chaco Canyon Drive;

THENCE: 112.32 feet along the arc of a curve being in the east right-of-way line of said Chaco Canyon Drive and having a central angle of 018° 55' 42", a radius of 340.00 feet, a tangent of 56.68 feet and a long chord bearing N 27° 21' 26" E at a distance of 111.81 feet to the POINT OF BEGINNING and containing 14.402 acres of land, more or less.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 61°14'56" E	100.09'
L2	S 15°46'20" E	70.00'
L3	N 57°24'53" E	90.50'
L4	S 32°35'07" E	72.67'
L5	N 28°45'04" E	122.55'
L6	N 61°14'56" W	97.17'
L7	S 33°29'44" W	145.06'
L8	S 42°11'16" E	142.08'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	79°08'18"	25.00'	34.53'	20.66'	S 21°40'47" E	31.85'
C2	44°31'24"	265.00'	205.93'	108.48'	S 83°30'38" E	200.78'
C3	16°48'48"	335.00'	98.30'	49.51'	N 65°49'16" E	97.95'
C4	81°55'47"	25.00'	35.75'	21.71'	S 77°47'11" W	32.78'
C5	18°55'42"	340.00'	112.32'	56.68'	N 27°21'26" E	111.81'
C6	76°42'01"	25.00'	33.47'	19.78'	S 35°52'40" W	31.02'
C7	23°47'45"	265.00'	110.06'	55.83'	S 14°22'13" E	109.27'
C8	36°52'12"	25.00'	16.09'	8.33'	S 44°42'11" E	15.81'
C9	253°44'23"	50.00'	221.43'	-66.67'	S 63°43'55" W	80.00'
C10	36°52'12"	25.00'	16.09'	8.33'	N 7°49'59" W	15.81'
C11	23°47'45"	335.00'	139.13'	70.58'	N 14°22'13" W	138.13'
C12	84°04'18"	25.00'	36.68'	22.54'	N 44°30'29" W	33.48'
C13	25°17'42"	335.00'	147.90'	75.17'	N 73°53'47" W	146.70'
C14	20°18'03"	340.00'	120.47'	60.87'	S 7°44'34" W	119.84'

A 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 _____, 20____.

Signed this the ____ day of _____, 20____.

_____

County Judge
Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS

COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office 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 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 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

FINAL PLAT

INDIAN LAKES SUBDIVISION, PHASE XXVII

LOTS 1–10, BLOCK 38

14.402 ACRES

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

APRIL, 2016
SCALE: 1" = 60'

Owner:
Smiling Mallard Development, Ltd.
3608 East 29th Street
Bryan, Texas 77802
(979) 846-4384

Surveyor: Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

10620060-fp.dwg

College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Legislation Details (With Text)

File #:	16-0768	**Version:**	5	**Name:**	Corsair Cicle Comprehensive Plan Amendment
Type:	Comprehensive Plan			**Status:**	Agenda Ready
File created:	11/17/2016			**In control:**	Planning and Zoning Commission Regular
On agenda:	12/1/2016			**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 two acres located on Corsair Circle north of Pavilion Avenue, more generally located near the northeast intersection of Earl Rudder Freeway South and Sebesta Road. Case #CPA2016-000012 (Note: Final action on this item is scheduled for the December 8, 2016 City Council meeting - subject to change)

Sponsors:

Indexes:

Code sections:

Attachments: Staff Report
Application
Comprehensive Plan Amendment Map

Date	Ver.	Action By	Action	Result

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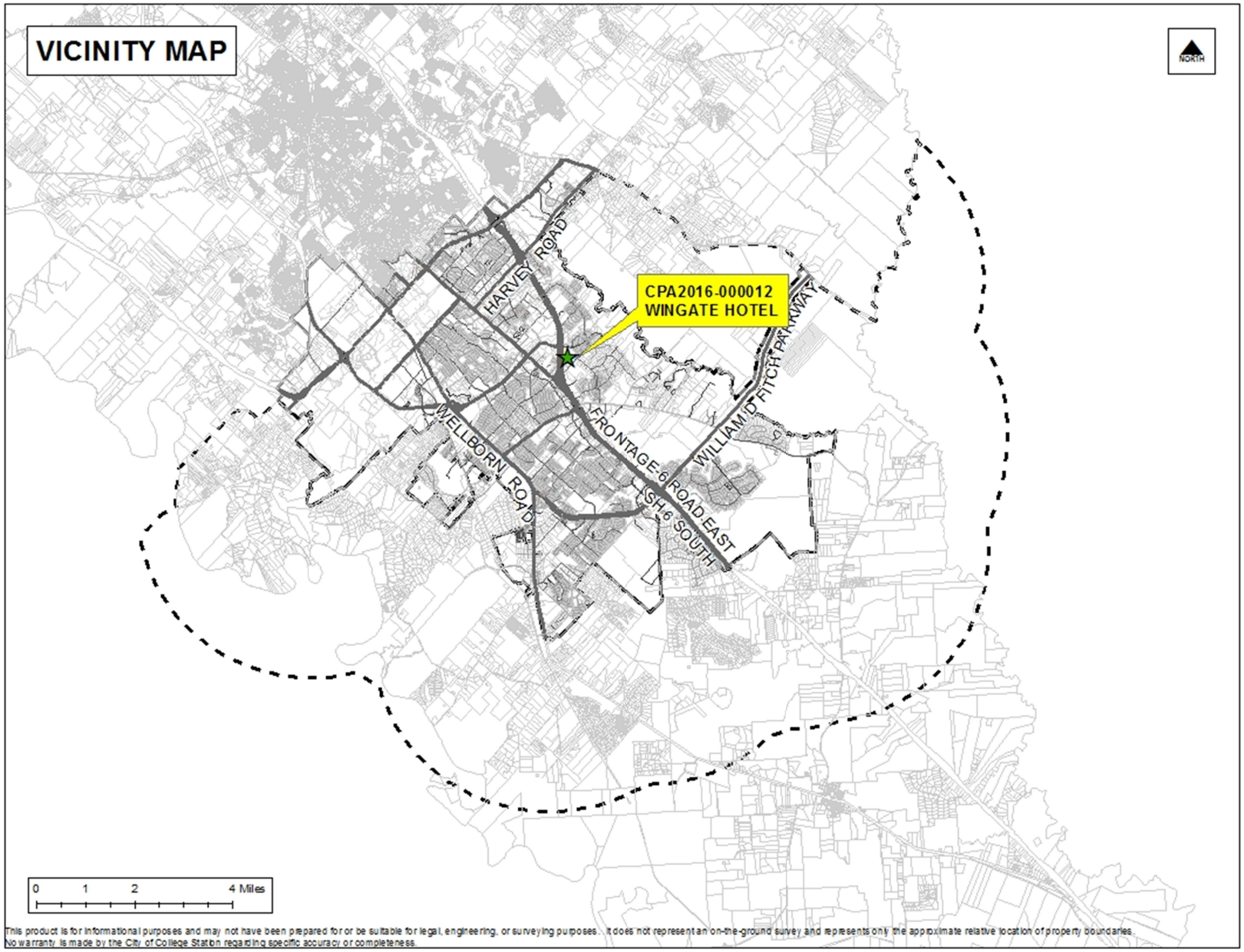
CITY OF COLLEGE STATION

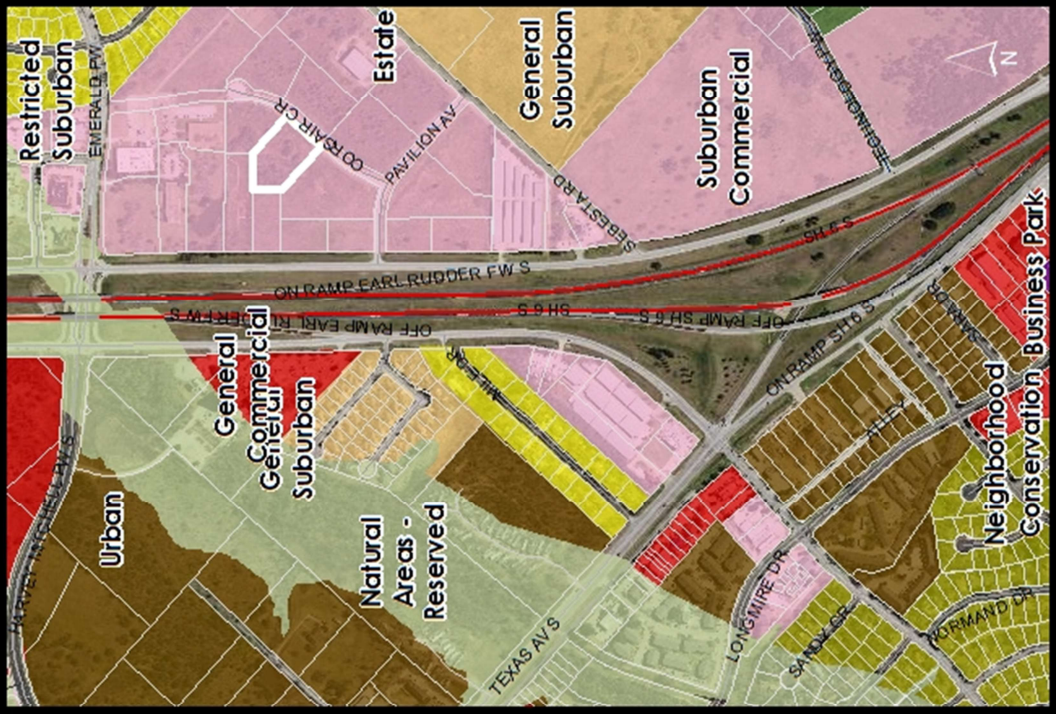
COMPREHENSIVE PLAN AMENDMENT FOR
Corsair Circle
CPA2016-000012

REQUEST:	Suburban Commercial to General Commercial
SCALE:	Approximately two acres
LOCATION:	Corsair Circle north of Pavilion Avenue, more generally located near the northeast intersection of Earl Rudder Freeway South and Sebesta Road.
APPLICANT:	Rabon Metcalf, RME Consulting Engineers
PROPERTY OWNER:	Texas LS Investments, LLC
PROJECT MANAGER:	Jessica Bullock, Senior Planner jbullock@cstx.gov
RECOMMENDATION:	Staff recommends approval of the Comprehensive Plan Future Land Use and Character Map. Economic Development has identified several areas around the City to preserve General Commercial and will carry forward City initiated land use amendments accordingly. While this area has been identified due to proximity to State Highway 6 and other thoroughfares in the area, staff will not pursue an amendment because the underlying properties are currently zoned GC General Commercial. Since Suburban Commercial requires uses and site designs that are more compatible with residential neighborhoods, it is unlikely that property currently entitled for general commercial uses, with such close proximity to a highway, will be downzoned.


VICINITY MAP
NORTH
CPA2016-000012
WINGATE HOTEL
HARVEY ROAD
WELLBORN ROAD
FRONTAGE ROAD EAST
SH 6 SOUTH
WILLIAM D FITCH PARKWAY
0 1 2 4 Miles
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
No warranty is made by the City of College Station regarding specific accuracy or completeness.

City of College Station
EMERALD FOREST PH 1
SANDWOOD COURT
DEEPWOOD DRIVE
GREENWOOD DRIVE
EMERALD FOREST
AGENCY RECORDS CONTROL
CENTURY HILL DEVELOPMENT
CORSAIR CIRCLE
FOXFIRE PH 1
FOXFIRE DRIVE
FOXFIRE PH 2
LETBETTER SUBDIVISION PH 1
SEBESTA ROAD
PAVILON AVENUE
FRONTAGE ROAD EAST
ON RAMP 6 N
EARL RUDDER FREEWAY SOUTH
OFF RAMP 6 S
FRONTAGE ROAD W
PLEASANT FOREST DRIVE
NORTH
0
230
460
Feet
WINGA TE HOTEL
Case:
CPA2016-000012
COMP PLAN AMENDMENT

EXISTING
Future Land Use



PROPOSED
Future Land Use

NOTIFICATIONS

Advertised Commission Hearing Date: December 1, 2016

Advertised Council Hearing Dates: 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:

Emerald Forest

Foxfire

Contacts in support: None as of date of staff report

Contacts in opposition: None as of date of staff report

Inquiry contacts: Two as of date of staff report

This request is related to the pending application for a rezoning request from M-1 Light Industrial to GC General Commercial. Notices of the rezoning were mailed to 6 property owners and two homeowners associations.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Suburban Commercial	M-1 Light Industrial	Undeveloped
South	Suburban Commercial	M-1 Light Industrial and GC General Commercial	NuTech Pharmacy (Light Manufacturing)
East	Suburban Commercial	M-1 Light Industrial	Undeveloped
West	Suburban Commercial	M-1 Light Industrial and GC General Commercial	Undeveloped

DEVELOPMENT HISTORY

Annexation: **Northern portion of the property approximately 1 acre** (1971)
Southern portion of the property approximately 1 acre (1977)

Zoning: **Northern portion of the property approximately 1 acre**
A-O Agricultural Open upon annexation
M-1 Light Industrial (1973)
Southern portion of the property approximately 1 acre
R-1 Single-Family Residential upon annexation
M-1 Light Industrial (1979)

Final Plat: Lot 9, Century Hill Development (2006)

Site development: Undeveloped

REVIEW CRITERIA

1. **Changed or changing conditions in the subject area or the City:** The subject property and the surrounding area is designated as Suburban Commercial on the Comprehensive Plan Future Land Use and Character Map. The subject property is currently zoned M-1 Light Industrial and surrounding properties are currently zoned GC General Commercial and M-1 Light Industrial.

   Since the adoption of the Comprehensive Plan, Corsair Circle, a 2-lane major collector, has been extended to connect to Emerald Parkway, a 4-lane minor arterial westbound and a 2-lane minor arterial eastbound. Corsair Circle now provides access to through traffic from State Highway 6 to Emerald Parkway, by way of Pavilion Avenue, another 2-lane major collector.

   Due to the thoroughfare connections, this area has been identified as an area of interest by Economic Development for preservation of General Commercial. Staff will pursue City initiated Comprehensive Plan Amendments in many areas around the City for land that is suitable to higher intensity commercial uses. While this area has been identified as an area of interest, an amendment to the area will not be pursued because the underlying properties, closest to Highway 6 are currently zoned GC General Commercial.

2. **Scope of the request:** The request is to amend the Comprehensive Plan Future Land Use and Character Map designation for approximately two acres from Suburban Commercial to General Commercial.

3. **Availability of adequate information:** A General Commercial designation allows for future development of general commercial uses including retail sales and service uses that function to serve the entire community and its visitors. Properties in this area are served through City of College Station utilities. College Station has an ability to serve Domestic Water & Sanitary Sewer service to the proposed development, but additional infrastructure improvements may be needed with site development to meet minimum fire flow requirements. A Traffic Impact Analysis is not required at the Comprehensive Plan Amendment stage. Depending on the end use, a Traffic Impact Analysis may be required at the site plan stage to verify that additional improvements to the transportation system are not warranted.

4. **Consistency with the goals and strategies set forth in the 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.

   Relevant Strategies identified in the Plan to achieve this goal include:
   - Promote and support new investment that serves regional market opportunities.
     - City staff has identified various areas that are appropriate for General Commercial activities. Areas along State Highway 6 provide opportunity for business that need freeway access. While there will not be a City initiated Comprehensive Plan Amendment for this area, as properties closest to State Highway 6 are currently zoned GC General Commercial, staff recognizes the value of having General Commercial on the Future Land Use and Character Map. The Map is conceptual in nature and this amendment will allow for the subject property to be rezoned keeping in character with adjacent property to the west. The current designation of Suburban Commercial is suitable for

commercial uses that serve the nearby community and are compatible with residential uses. Since the subject property, and those surrounding, are currently entitled for a broader range of uses than would be allowed with Suburban Commercial, it is unlikely these properties will be downzoned in the future. An amendment to the Future Land Use and Character Map will be more in line with existing entitled uses and the regional opportunity provided by proximity to State Highway 6.

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

   The current land use of Suburban Commercial is intended for concentrations of commercial activities that cater primarily to nearby residents versus the larger community or region. Generally, these areas tend to be small in size and located adjacent to major roads (arterials and collectors). Design of Suburban Commercial structures is compatible in size, roof type and pitch, architecture, and lot coverage with the surrounding single-family residential use.

   The proposed land use of General Commercial is intended for concentrations of commercial activities that cater both to nearby residents and to the larger community or region. Generally, these areas tend to be large in size and located near the intersection of two regionally significant roads (arterials and freeways).

   Corsair Circle is designated a 2-lane major collector on the City's Thoroughfare Plan. This collector was recently extended from a cul-de-sac to Emerald Parkway. This extension now allows through connection from State Highway 6 to Emerald Parkway by way of Pavilion Avenue, also a 2-lane major collector. Given its location, the subject property is suitable for a General Commercial land use designation.

6. **Compatibility with the surrounding area:** The proposed amendment to General Commercial would allow zoning for general commercial uses including retail sales and service that function to serve the entire community and its visitors. Property between the subject lot and State Highway 6 South is currently zoned GC General Commercial. Property located between the subject property and Emerald Forest Subdivision, approximately 760 feet to the east, is currently zoned M-1 Light Industrial which provides for office, research and development activities, as well as high technological, light manufacturing, non-polluting industries that are self-contained. More specific potential uses include but are not limited to wholesales, scientific testing/research laboratory, facilities with outdoor storage for equipment and materials, and warehousing/distribution centers. Both of these zoning districts have been in place since the 1970s and these properties are entitled to develop under their current zoning districts. Existing businesses in the area include storage, office, and light manufacturing.

   Amending the Comprehensive Plan to General Commercial in this area would be more in line with the existing zoning in the area. A Comprehensive Plan Designation of Suburban Commercial would require the SC Suburban Commercial zoning district if these properties were to be rezoned in the future. That zoning district would allow fewer uses and require more intense development standards than what the properties are currently entitled to. With convenient access to State Highway 6, it is unlikely the properties will downzone to SC Suburban Commercial in the future.

7. **Impacts on infrastructure including water, wastewater, drainage, and the transportation network:** Water service will be provided by City of College Station via existing 6-inch mains along the Corsair Circle and south boundary of the tract. There is an existing 8-inch sanitary sewer line along Corsair Circle. The majority portion of the tract is in the Spring Creek sanitary sewer impact fee area. The tract is in the Bee Creek drainage basin. Detention is not needed as long as the site conveys the runoff to the existing regional detention pond. Drainage and other public infrastructure required with the site shall be designed and constructed in accordance with the B/CS Unified Design Guidelines.
   A Traffic Impact Analysis is not required at the Comprehensive Plan Amendment stage.

   Existing infrastructure appears to currently have capacity to adequately serve the proposed change in land use.

8. **Impact on the City's ability to provide, fund, and maintain services:** The proposed amendment for the subject property does not negatively impact the City's ability to provide, fund, and maintain services.

9. **Impact on environmentally sensitive and natural areas:** The subject property is located in the Bee Creek drainage basin. This area is not recognized as an environmentally sensitive area.

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 two acres is in line with the Comprehensive Plan.

STAFF RECOMMENDATION
Staff recommends approval of the Comprehensive Plan Future Land Use and Character Map amendment due to location along State Highway 6 and a major collector, as well as existing conditions.

SUPPORTING MATERIALS
1. Application
2. Comprehensive Plan Future Land Use and Character Map

CITY OF COLLEGE STATION
Home of Texas A&M University

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 October 10, 2016

NAME OF PROJECT Wingate Hotel

ADDRESS Corsair Circle

LEGAL DESCRIPTION (Lot, Block, Subdivision) Lot 9 - Century Hill Development

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

TOTAL ACREAGE 1.94

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

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

Street Address PO Box 9253

City College Station State TX Zip Code 77842

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

PROPERTY OWNER'S INFORMATION:

Name Texas LS Investments, LLC E-mail samtrinh@verizon.net

Street Address 4405 Regal Oaks Drive

City College Station State TX Zip Code 77842

Phone Number (979) 575-4545 Fax Number (979) 823-5196

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 change from Commerical Suburban to General Commercial

2. What is the amendment request?

See response for Comment #1.

3. Explain the reason for this amendment.

Accomodate the development of a hotel.

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

(1) Neighboring land uses are General Commerical. (2) The current property is zoned Light Industrial which not desirable for this location. (3) Increased traffic circulation and connectivity with the extension of Corsair Circle.

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

See response for Comment #4.

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

See response for Comment #4.

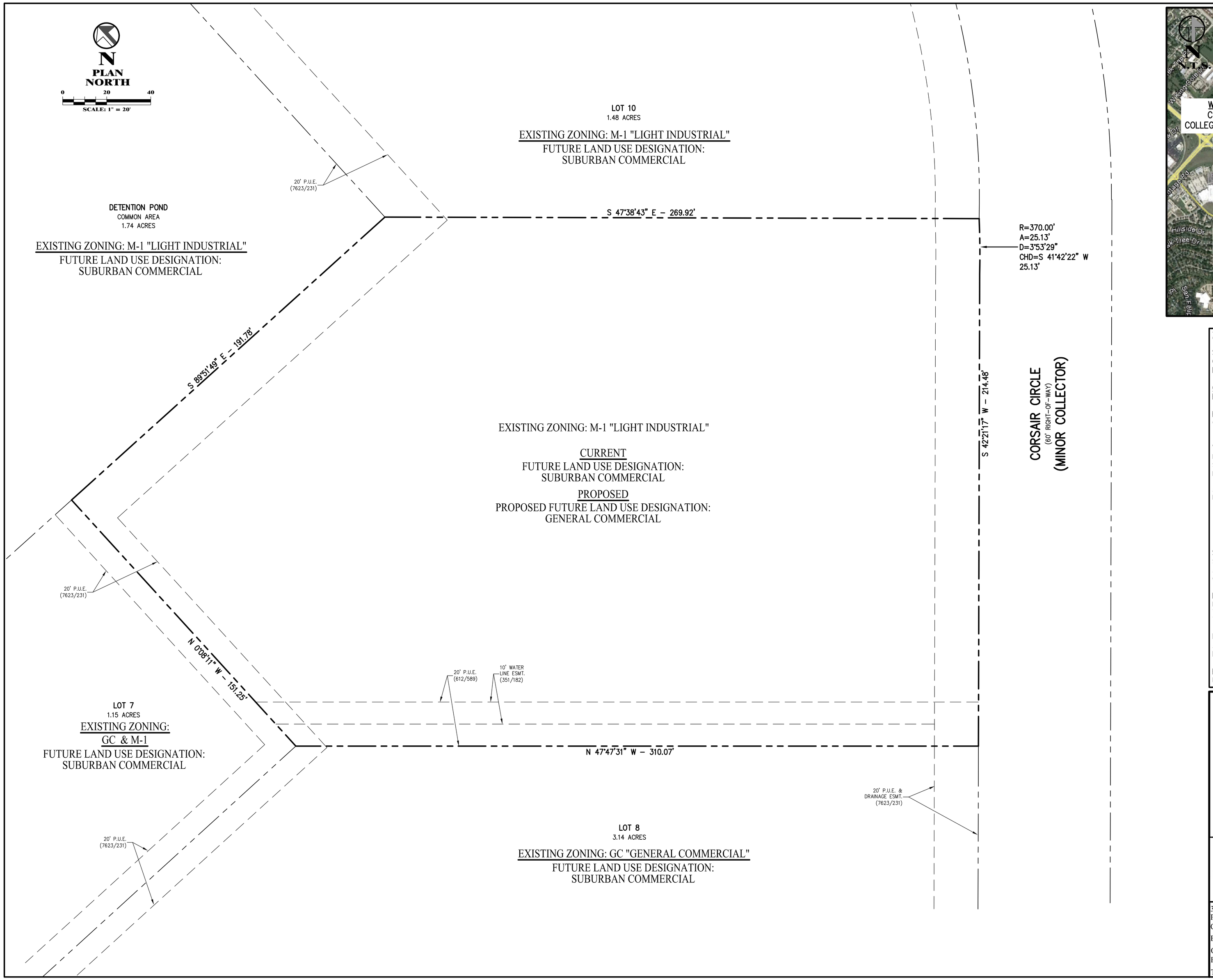
7. What other information are you providing to support the proposed amendment (for example, transportation impact study)?

The project is located within close proximity of SH 6, has high visiblity with good access, and is within a growth area of CoCS.

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

10/21/2016
Date



VICINITY MAP

ZONING NAMES:

SC = SUBURBAN COMMERCIAL
GC = GENERAL COMMERCIAL
MI = LIGHT INDUSTRIAL

GENERAL NOTE:
EXISTING AND PROPOSED INFRASTRUCTURE IS DESCRIBED AS FOLLOWS:

ROADWAY: THE SITE HAS APPROXIMATELY 220 LINEAR FEET OF ACCESS TO CORSAIR CIRCLE:
* MINOR COLLECTOR – 60' ROW, 38' PAVEMENT, 6' SIDEWALKS (BOTH SIDES)

WATER: THE PROJECT CAN CONNECT TO THE CITY OF COLLEGE STATION WATER DISTRIBUTION SYSTEM. THE SITE HAS AN EXISTING 6" WATER LINE ALONG ITS SOUTHWEST BOUNDARY AND AN EXISTING 8" WATER LINE ALONG ITS SOUTHEAST BOUNDARY (ADJACENT TO CORSAIR CIRCLE).

A FIRE FLOW REPORT WAS PROVIDED BY CSU-WATER SERVICES. THE REPORT PROVIDED THE FOLLOWING INFORMATION AND CONDUCTED ON 7/27/16:
* FLOW HYDRANT: I-077
* STATIC HYDRANT: I-095
* FLOW: 1,500 GPM
* STATIC PRESSURE: 64 PSI
* RESIDUAL PRESSURE: 64 PSI

SANITARY SEWER: THE PROJECT CAN CONNECT TO THE CITY OF COLLEGE STATION SEWER COLLECTION SYSTEM. THE SITE HAS AN EXISTING 6" SANITARY SEWER LINE ALONG ITS SOUTHEAST BOUNDARY (ADJACENT TO CORSAIR CIRCLE – OPPOSITE SIDE OF THE STREET).

DRAINAGE: THIS SUBDIVISION WAS DEVELOPED WITH A REGIONAL DETENTION FACILITY. ADDITION DRAINAGE ANALYSIS WILL BE REQUIRED, AT SITE DEVELOPMENT, TO VERIFY RUNOFF ASSUMPTIONS AND ADEQUATELY DETENTION TO PROVIDE SITE RUNOFF TO PRE-DEVELOPMENT RUNOFF RATES.

PER FEMA MAP 48041C PANEL No. 301F, WITH AN EFFECTIVE DATE OF APRIL 2, 2014, THERE IS NO MAPPED 100-YEAR FLOODPLAIN ON THIS PROPERTY.

ELECTRICAL: CSU IS THE ELECTRIC PROVIDER FOR THIS AREA. THEY HAVE THREE PHASE POWER AVAILABLE AT THIS LOCATION.

COMPREHENSIVE PLAN AMENDMENT
FOR
CENTURY HILL DEVELOPMENT
LOT 9
CALLED 1.94 ACRES
CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS

RME Consulting Engineers
3800 S.H. No. 6 SOUTH, STE. 108G <77845>
POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842
EMAIL: civil@rmengineer.com
OFFICE - (979) 764-0704
FAX - (979) 764-0704
TEXAS FIRM REGISTRATION No. F-4695

CLIENT INFORMATION
TEXAS LS INVESTMENTS, LLC
SAM TRINH
4405 REGAL OAKS DRIVE
COLLEGE STATION, TX 77845
EMAIL: SAMTRINH@VERIZON.NET
PH: (979) 575-4545
FX: (979) 823-5196

FILENAME: 0617CP2A	SCALE: 1"=20'
SUBMITTED DATE: 10/18/16	
REVISIONS: 11/10/16	
DRAWN BY: R.A.M.	CHECKED BY:
FIELD BOOK: N/A	PAGES: N/A

RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
237 – 0617

Legislation Details (With Text)

File #:	16-0769	**Version:**	2	**Name:**	Corsair Circle Rezoning
Type:	Rezoning			**Status:**	Agenda Ready
File created:	11/17/2016			**In control:**	Planning and Zoning Commission Regular
On agenda:	12/1/2016			**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 M-1 Light Industrial to GC General Commercial for approximately two acres being Lot 9, Century Hill Development, generally located on Corsair Circle north of Pavilion Avenue, more generally located near the northeast intersection of Earl Rudder Freeway South and Sebesta Road. Case #REZ2016-000039 (Note: Final action on this item is scheduled for the December 8, 2016 City Council meeting - subject to change)

Sponsors: Jessica Bullock

Indexes:

Code sections:

Attachments: Staff Report
Application
Rezoning Map

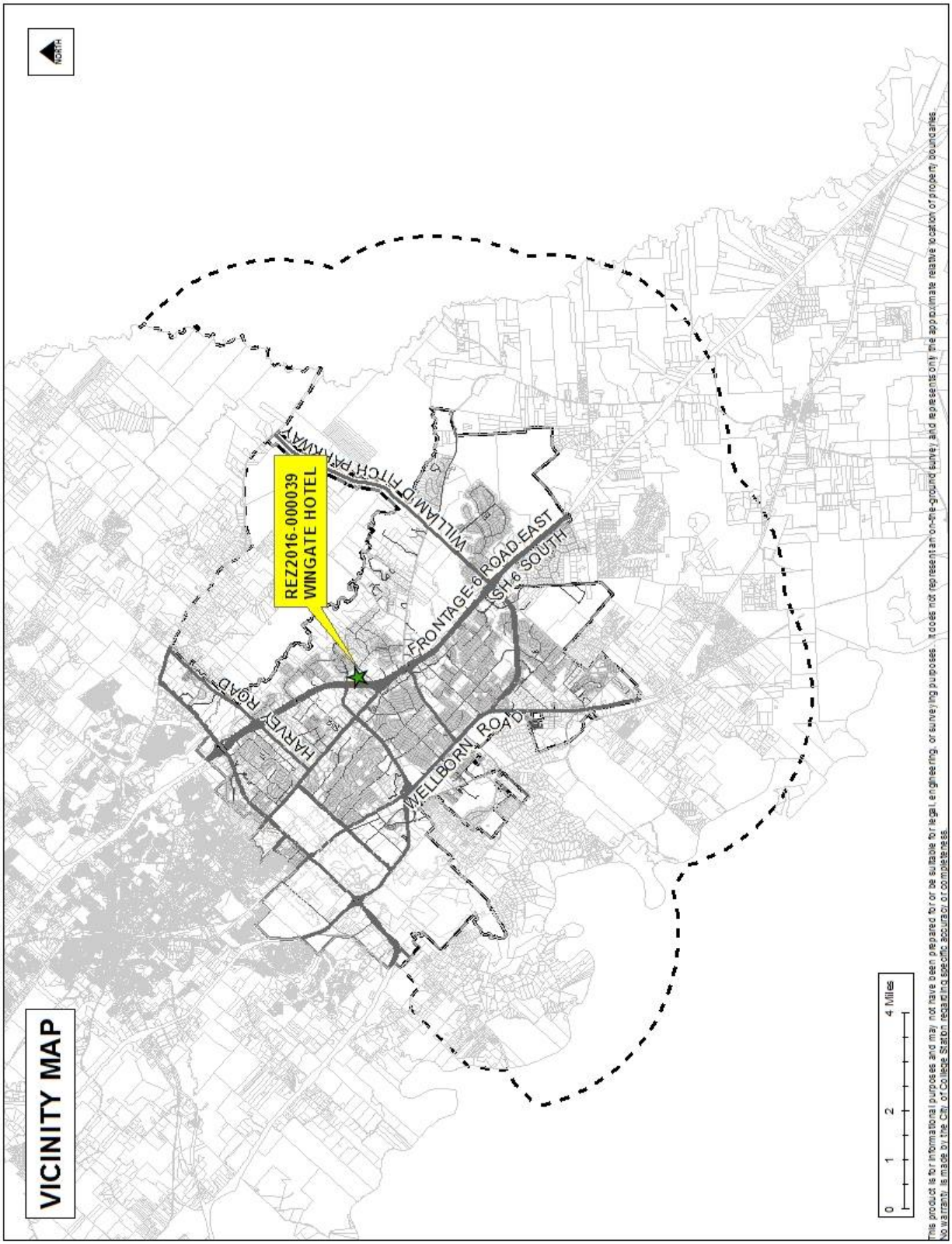
Date	Ver.	Action By	Action	Result

Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from M-1 Light Industrial to GC General Commercial for approximately two acres being Lot 9, Century Hill Development, generally located on Corsair Circle north of Pavilion Avenue, more generally located near the northeast intersection of Earl Rudder Freeway South and Sebesta Road. Case #REZ2016-000039 (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
Corsair Circle
REZ2016-000039

REQUEST:	M-1 Light Industrial to GC General Commercial
SCALE:	Approximately 2 acres
LOCATION:	Corsair Circle north of Pavilion Avenue, more generally located near the northeast intersection of Earl Rudder Freeway South and Sebesta Road, being specifically the Century Hill Development, Lot 9
APPLICANT:	Rabon Metcalf, RME Consulting Engineers
PROJECT MANAGER:	Jessica Bullock, Senior Planner jbullock@cstx.gov
RECOMMENDATION:	Staff recommends approval of the rezoning request. Adjacent properties to the west are currently zoned and entitled for GC General Commercial and adjacent properties to the east are zoned and entitled for M-1 Light Industrial. Due to proximity to State Highway 6, location on a collector, and current entitled uses, staff recommends approval. If the Comprehensive Plan Amendment to General Commercial is approved the rezoning request will be incompliance. If the amendment is denied, the rezoning will no longer be in compliance.


VICINITY MAP
NORTH
REZ2016-000039
WINGATE HOTEL
WILLIAM D. FITCH PARKWAY
FRONTAGE ROAD EAST
SH 6 SOUTH
HARVEY ROAD
WELLBORN ROAD
0 1 2 4 Miles
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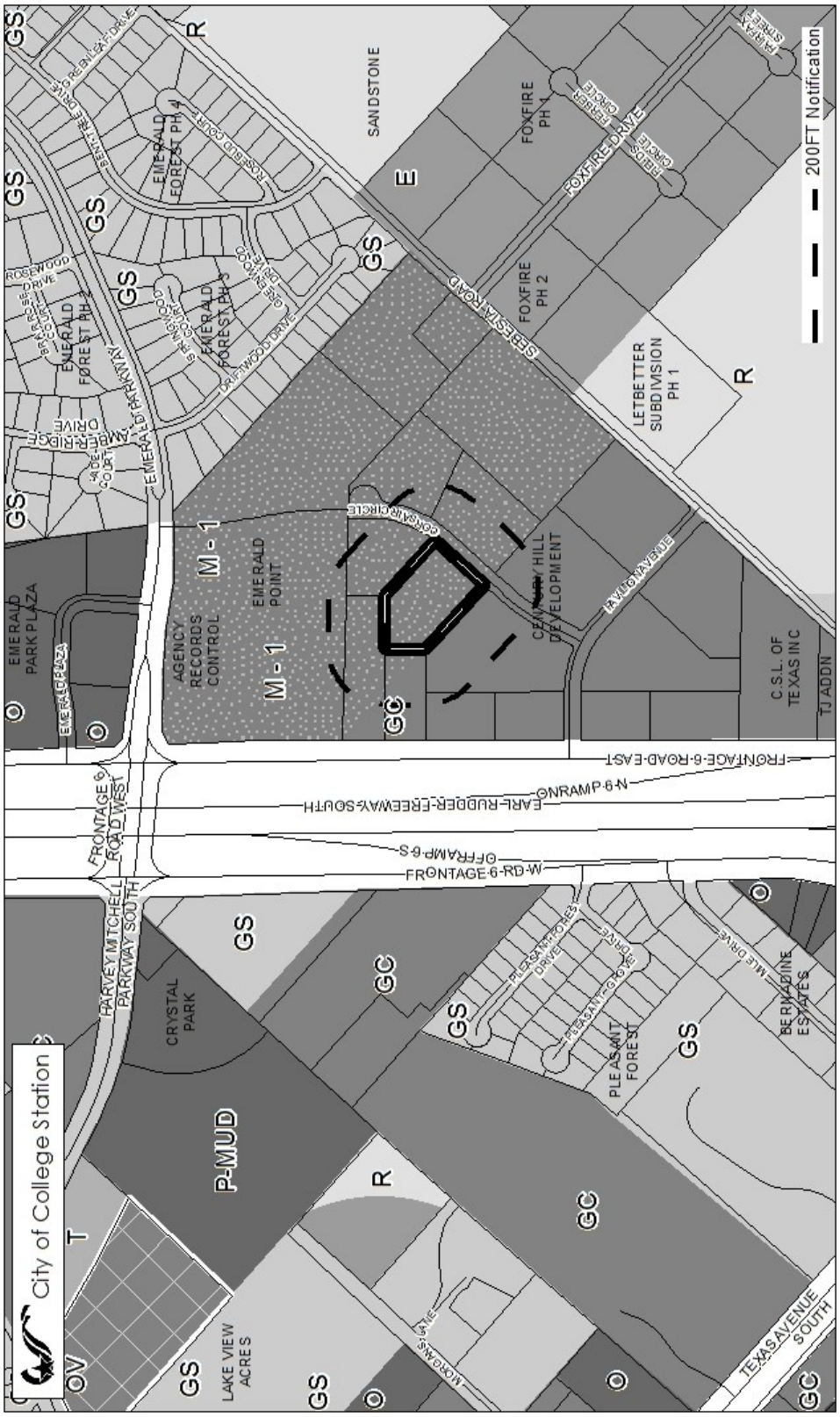
City of College Station
WINGA TE HOTEL
REZONING
Case:
REZ2016-000039
NORTH
0
290
580
Feet
EARL RUDDER FREEWAY SOUTH
ONRAMP 6N
OFFRAMP 6S
FRONTAGE 6 RD W
FRONTAGE 6 ROAD EAST
EMERALD PARKWAY
AMBER RIDGE DRIVE
EMERALD PARK PLAZA
EMERALD POINT
AGENCY RECORDS CONTROL
CORSAIR CIRCLE
CENTURY HILL DEVELOPMENT
PAVILION AVENUE
SEBESTA ROAD
FOXFIRE DRIVE
FOXFIRE PH 1
LETBETTER SUBDIVISION PH 1
BENT TREE DRIVE
GREENWOOD DRIVE
EMERALD FOREST PH 2
EMERALD FOREST PH 3
PLEASANT FOREST DRIVE
PLEASANT FOREST
PLEASANT GROVE
CRYSTAL PARK



ZONING DISTRICTS (In Grayscale)

Residential

R	Rural	MU	Mixed-Use
E	Estate	MHP	Manufactured Home Pk.
RS	Restricted Suburban		
GS	General Suburban		
D	Duplex		
T	Townhome		
MF	Multi-Family		

Non-Residential

NAP	Natural Area Protected	CI	Commercial Industrial
O	Office	BP	Business Park
SC	Suburban Commercial	BPI	Business Park Industrial
GC	General Commercial	C-U	College and University

Planned Districts

P-MUD	Planned Mixed-Use Dist.
PDD	Planned Develop. Dist.

Design Districts

WPC	Wolf Pen Creek Dev. Cor.
NG-1	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate

Overlay Districts

OV	Corridor Ovr.
RDD	Redevelopment District
KO	Krenek Tap Ovr.
NPO	Nbrhd. Prevailing Ovr.
NCO	Nbrhd. Conservation Ovr.
HP	Historic Preservation Ovr.

Retired Districts

R-1B	Single Family Residential
R-4	Multi-Family
R-6	High Density Multi-Family
RD	Research and Dev.
M-1	Light Industrial
M-2	Heavy Industrial

NORTH 0 487.5 975 Feet

WINGATE HOTEL

Case: REZ2016-000039

REZONING

NOTIFICATIONS

Advertised Commission Hearing Date: December 1, 2016
Advertised Council Hearing Dates: 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:

Emerald Forest
Foxfire

Property owner notices mailed: 10
Contacts in support: None as of date of staff report
Contacts in opposition: None as of date of staff report
Inquiry contacts: Two as of date of staff report

This request is related to the pending application for a Comprehensive Plan Amendment request from Suburban Commercial to General Commercial

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Suburban Commercial	M-1 Light Industrial	Undeveloped
South	Suburban Commercial	M-1 Light Industrial and GC General Commercial	NuTech Pharmacy (Light Manufacturing)
East	Suburban Commercial	M-1 Light Industrial	Undeveloped
West	Suburban Commercial	M-1 Light Industrial and GC General Commercial	Undeveloped

DEVELOPMENT HISTORY

Annexation: **Northern portion of the property approximately 1 acre** (1971)
Southern portion of the property approximately 1 acre (1977)

Zoning: **Northern portion of the property approximately 1 acre**
A-O Agricultural Open upon annexation
M-1 Light Industrial (1973)
Southern portion of the property approximately 1 acre
R-1 Single-Family Residential upon annexation
M-1 Light Industrial (1979)

Final Plat: Lot 9, Century Hill Development (2006)

Site development: Undeveloped

REVIEW CRITERIA

1. **Consistency with the Comprehensive Plan:** The subject property is also under consideration for a Comprehensive Plan amendment from Suburban Commercial to General Commercial.

   Suburban Commercial is intended for concentrations of commercial activities that cater primarily to nearby residents versus the larger community or region. Generally, these areas tend to be small in size and located adjacent to major roads (arterials and collectors). Design of Suburban Commercial structures is compatible in size, roof type and pitch, architecture, and lot coverage with the surrounding single-family residential use.

   General Commercial is intended for concentrations of commercial activities that cater both to nearby residents and to the larger community or region. Generally, these areas tend to be large in size and located near the intersection of two regionally significant roads (arterials and freeways).

   The subject lot is located adjacent to State Highway 6 South, along a 2-lane major collector which provides through traffic to Emerald Parkway a 4-lane minor arterial westbound and a 2-lane minor arterial eastbound. Due to the thoroughfare connections, this area has been identified as an area of interest by Economic Development for preservation of General Commercial. Staff will pursue City initiated Comprehensive Plan Amendments in many areas around the City for land that is suitable to higher intensity commercial uses. While this area has been identified, a City initiated amendment to the area will not be pursued because the properties near State Highway 6, directly west of the subject property, are currently zoned GC General Commercial.

   If the Comprehensive Plan Amendment is approved the rezoning request will be in compliance. If the Comprehensive Plan Amendment is denied, the rezoning request will no longer be in compliance.

2. **Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The proposed amendment to General Commercial would allow for general commercial uses including retail sales and service that function to serve the entire community and its visitors. Property between the subject lot and State Highway 6 South is currently zoned GC General Commercial. Property located between the subject property and Emerald Forest Subdivision, approximately 760 feet to the east, is currently zoned M-1 Light Industrial which provides for office, research and development activities, as well as high technological, light manufacturing, non-polluting industries that are self-contained. More specific potential uses include but are not limited to wholesales, scientific testing/research laboratory, facilities with outdoor storage for equipment and materials, and warehousing/distribution centers. Due to the nature of the uses permitted in M-1 Light Industrial, developments are exempt from the Non-Residential Architectural Standards of the Unified Development Ordinance, which among other architectural standards regulates building materials. Both of these zoning districts have been in place since the 1970s and these properties are entitled to develop under their current zoning districts. Existing businesses in the area include storage, office, and light manufacturing.

   The subject lot is on the border of where the zoning districts change from GC General Commercial to M-1 Light industrial. The uses permitted under M-1 Light Industrial will be compatible with the present zoning and conforming uses of nearby property.

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 subject property is located adjacent to State Highway 6 and a 2-lane major collector. Corsair Circle was recently extended to Emerald Parkway and now provides access to through traffic from State Highway 6 to Emerald Parkway by way of Pavilion Avenue, also a 2-lane major collector. General commercial uses are generally more appropriate adjacent to freeways and arterial thoroughfares because they tend to serve both nearby residential and the larger region. Due to its location, the subject property is suitable for general commercial uses.

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 platted lot provides over 240 feet of frontage on a major collector and is located approximately 330 feet from State Highway 6. With access from State Highway 6 via Pavilion Avenue, a major collector, the site is suitable for uses that need quick access. Easements are along the property boundaries, and there is no floodplain on the property, minimizing site encumbrances. The topography of the site is also relatively flat.

   The current zoning designation is suitable for the property however the desired use from this applicant would require a GC General Commercial Designation.

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, and the adjacent lots are marketable under the current designations due to their locations on City Thoroughfares. The applicant also states visibility and growth opportunities as reasons for marketability.

6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water service will be provided by City of College Station via existing 6-inch mains along the Corsair Circle and south boundary of the lot. Due to the Preliminary Utility Report, an off-site water line improvement may be needed with site development. There is an existing 8-inch sanitary sewer line along Corsair Circle. The majority of the lot is in the Spring Creek sanitary sewer impact fee area.

   The lot is in the Bee Creek drainage basin. The natural conveyance path drains north towards an existing regional detention pond. Detention is not needed as long as the site conveys the runoff to the existing regional detention pond. During site development of the property, the lot will need to show that the site's design is within the drainage assumptions utilized in the design of the regional detention pond. Drainage and other public infrastructure required with the site shall be designed and constructed in accordance with the B/CS Unified Design Guidelines.

   The development will take access via Corsair Circle a 2-lane major collector that was recently extended to connect with Emerald Parkway. A Traffic Impact Analysis for GC General Commercial zoning is required for sites with three or more acres. While a Traffic Impact Analysis is not required at this stage, it may be required with the site plan depending on the developing use.

   Existing infrastructure appears to currently have capacity to adequately serve the proposed use.

STAFF RECOMMENDATION
Staff recommends approval of the rezoning request due to compatibility with existing conditions and adjacent thoroughfares.

SUPPORTING MATERIALS
1. Application
2. Rezoning map

CITY OF COLLEGE STATION
Home of Texas A&M University

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

ZONING MAP AMENDMENT (REZONING) APPLICATION
GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:

- ☒ $835 Rezoning Application Fee.
- ☒ Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- ☒ Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
- ☒ Two (2) copies of a fully dimensioned map on 24" x 36" paper showing:
  a. Land affected;
  b. Legal description of area of proposed change;
  c. Present zoning;
  d. Zoning classification of all abutting land; and
  e. All public and private rights-of-way and easements bounding and intersecting subject land.
- ☒ Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
- ☒ A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to P&DS_Digital_Submittal@cstx.gov).

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

Date of Optional Preapplication Conference _____

NAME OF PROJECT Wingate Hotel

ADDRESS Corsair Circle

LEGAL DESCRIPTION (Lot, Block, Subdivision) Lot 9 - Century Hill Development

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

TOTAL ACREAGE 1.94

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

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

Street Address PO Box 9253

City College Station State TX Zip Code 77842

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

PROPERTY OWNER'S INFORMATION:

Name Texas LS Investments, LLC E-mail samtrinh@verizon.net

Street Address 4405 Regal Oaks Drive

City College Station State TX Zip Code 77842

Phone Number (979) 575-4545 Fax Number (979) 823-5196

This property was conveyed to owner by deed dated 9/1/16 and recorded in Volume 13598, Page 115 of the Brazos County Official Records.

Existing Zoning SC Proposed Zoning GC

Present Use of Property Vacant

Proposed Use of Property Hotel

REZONING SUPPORTING INFORMATION

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

The property is located adjacennt to existing land zoned as General Commericial and just within a few hundred feet of SH 6 (Earl Rudder Freeway North). The zoning change from Suburban Commerical to General Commericial will accomodate a hotel development. This proposed zoning willl be consistent with adjacent land zoning, existing uses, and is encouraged along the freeway. The area is well served by existing utilities and thoroughfare connectivity.

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

The zoning request conforms to the Comprehensive Plan. The proposed development will conform to "General Commercial" development where uses will consist of a hotel and accessory uses. This proposed zoning and use is compatible with the existing surrounding neighborhood.

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

See rexponse to Comment #1.

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

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

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

Same as Comment #4.

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

Same as Comment #4 and the following:
1. Located on SH 6;
2. Highly visible;
3. Growth area;

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

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

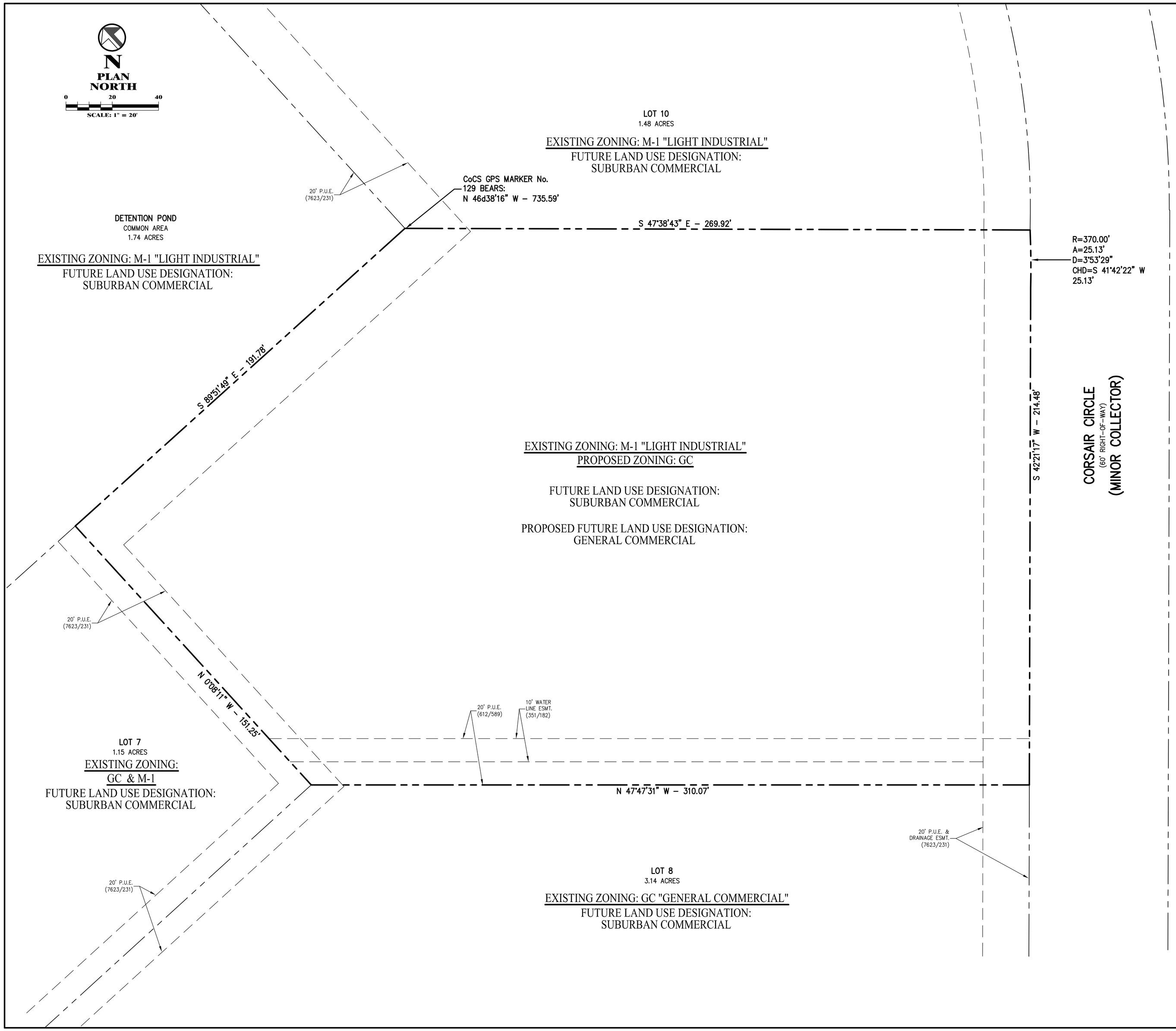
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from 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.

MANAGER

Signature and title

10/17/2016

Date



VICINITY MAP

ZONING NAMES:

MI = LIGHT INDUSTRIAL
SC = SUBURBAN COMMERCIAL
GC = GENERAL COMMERCIAL

FLOODPLAIN NOTE:
PER FEMA MAP 48041C PANEL No. 301F, WITH AN EFFECTIVE DATE OF APRIL 2, 2014, THERE IS NO MAPPED 100-YEAR FLOODPLAIN ON THIS PROPERTY.

REZONING EXHIBIT
FOR
CENTURY HILL DEVELOPMENT

LOT 9
CALLED 1.94 ACRES
CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS

RME Consulting Engineers
3800 S.H. No. 6 SOUTH, STE. 108G <77845>
POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842
EMAIL: civil@rmengineer.com
OFFICE - (979) 764-0704
FAX - (979) 764-0704
TEXAS FIRM REGISTRATION No. F-4695

CLIENT INFORMATION
TEXAS LS INVESTMENTS, LLC
SAM TRINH
4405 REGAL OAKS DRIVE
COLLEGE STATION, TX 77845
EMAIL: SAMTRINH@VERIZON.NET
PH: (979) 575-4545
FX: (979) 823-5196

FILENAME: 0617RZ1A	SCALE: 1"=20'
SUBMITTED DATE: 10/18/16	
REVISIONS: 11/10/16	
DRAWN BY: R.A.M.	CHECKED BY:
FIELD BOOK: N/A	PAGES: N/A

RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
237 – 0617

College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Legislation Details (With Text)

File #:	16-0758	**Version:** 1	**Name:**	Permit Fee for Commercial Banners	
Type:	Unified Development Ordinance		**Status:**	Agenda Ready	
File created:	11/15/2016		**In control:**	Planning and Zoning Commission Regular	
On agenda:	12/1/2016		**Final action:**		
Title:	Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, “Unified Development Ordinance,” Section 12-6.5.E, “Portable Storage Structures,” and Section 12-7.5.J, “Commercial Banners,” of the Code of Ordinances of the City of College Station, Texas, regarding fees. Case #ORDA2016-000011 (Note: Final Action on this item is scheuled for the December 8, 2016 City Council meeting - subject to change)				
Sponsors:	Lance Simms				
Indexes:					
Code sections:					
Attachments:	Memo				

Date	Ver.	Action By	Action	Result

Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, “Unified Development Ordinance,” Section 12-6.5.E, “Portable Storage Structures,” and Section 12-7.5.J, “Commercial Banners,” of the Code of Ordinances of the City of College Station, Texas, regarding fees. Case #ORDA2016-000011 (Note: Final Action on this item is scheuled for the December 8, 2016 City Council meeting - subject to change)

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CITY OF COLLEGE STATION
Planning & Development Services
1101 Texas Avenue, PO Box 9960
College Station, Texas 77842
Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lance Simms, Director of Planning & Development Services

DATE: 1 December 2016

SUBJECT: Application Fee for Commercial Banners

Item

Public hearing, presentation, possible action, and discussion regarding an amendment to Section 12-7.5.J, Commercial Banners, of the Unified Development Ordinance.

Background

This is a clean-up item as a result of recent fee adjustments by the City Council. On 27 October 2016, the City Council approved a resolution adjusting application and permit fees for Planning & Development Services and consolidating said fees into Chapter 14, Service Fees, of the City's Code of Ordinances. The resolution had a delayed effective date of 1 January 2017 and included a new application fee for Commercial Banners. The application fee for Commercial Banners is currently located in the Unified Development Ordinance (UDO). However, since the application fee for Commercial Banners has been moved to Chapter 14 of the Code of Ordinances, the UDO is being amended by removing the application fee in Section 12-7.5.J and simply stating, "The applicant shall pay an application fee as established from time-to-time by resolution of the City Council..."

Attachment

1. Red-Lined Version

Red-Lined Version

J. **Commercial Banners.**

1. A Commercial Banner:
   a. Shall be in good repair;
   b. Shall have the permit number conspicuously posted in the lower right hand corner of the banner;
   c. Shall be allowed in addition to the signage provided for in Section 12-7.5.I, Attached Signage;
   d. Shall advertise only the name of, uses of, or goods or services available within the building or tenant lease space to which the sign is attached;
   e. Shall be mounted parallel to the face of a building or permanent structure;
   f. Shall not be located within public road right-of-way of the State of Texas or the City of College Station;
   g. Shall not obstruct any window, door, stairway, or other opening intended for ingress or for needed ventilation or light; and
   h. Except for J.2. below, shall be allowed for a maximum fourteen-day period per permit.
2. An annual banner permit may be allowed for places of worship meeting in public spaces on a temporary basis. Banners allowed by this Section shall only be displayed on the day of the worship service.
3. The applicant shall pay an application fee as established from time-to-time by resolution of the City Council upon submission of a banner permit application to the City. The application fee is waived for a non-profit association or organization. This fee shall not apply to banners associated with special events as provided for in Section 12-7.5.V, Special Event Signs.