

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

**Planning & Zoning
Commission**
May 2, 2013
City Hall Council Chambers
1101 Texas Avenue
College Station, Texas

Workshop Meeting 6:00 PM
Regular Meeting 7:00 PM



AGENDA
PLANNING & ZONING COMMISSION
WORKSHOP MEETING
MAY 2, 2013, AT 6:00 PM
CITY HALL COUNCIL CHAMBERS
1101 TEXAS AVENUE
COLLEGE STATION, TEXAS

1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. Discussion of Minor and Amending Plats approved by Staff.
 - Final Plat ~ Minor Plat ~ West Park Addition B5 L15R-17R ~ 3 R-1 Lots ~ 401 Highlands Drive (**M. Hester**)
4. Presentation, discussion, and possible action regarding the status of items within the 2013 P&Z Plan of Work (see attached). (**J. Schubert**)
5. Presentation, discussion, and possible action regarding an update on the Medical District. (**BC**)
6. Presentation, discussion, and possible action regarding the P&Z Calendar of Upcoming Meetings.
 - Monday, May 6, 2013 ~ Joint P&Z Meeting with the City of Bryan ~ City of Bryan Council Chambers ~ 11:30 a.m. to 1:00 p.m.
 - Thursday, May 9, 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – Corrier**)
 - Thursday, May 16, 2013 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
7. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, South Knoll Neighborhood Plan Resource Team, BioCorridor Board, and Zoning District Subcommittee.
8. 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.
9. Adjourn.

Consultation with Attorney {Gov't Code Section 551.071} ; possible action.

The Planning and Zoning Commission may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this Planning and Zoning Commission meeting, an executive session will be held.

Notice is hereby given that a Workshop Meeting of the College Station Planning & Zoning Commission, College Station, Texas will be held on May 2, 2013 at 6:00 PM at City Hall Council Chamber, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this the _____ day of April, 2013, at _____.

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

By _____
Frank Simpson, City Manager

I, the undersigned, do hereby certify that the above Notice of the Workshop Meeting of the Planning & Zoning Commission of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on April _____, 2013, at _____ and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: _____ by _____.

Dated this ____ day of _____, 2013.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the _____ day of _____, 2013.

Notary Public- Brazos County, Texas

My commission expires: _____

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3541 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov. Planning and Zoning Commission meetings are broadcast live on Cable Access Channel 19.



AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING
MAY 2, 2013, AT 7:00 P.M.
CITY HALL COUNCIL CHAMBERS
1101 TEXAS AVENUE
COLLEGE STATION, TEXAS

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 planning and zoning 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 Planning & Zoning 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 Consideration, discussion, and possible action on Absence Requests from meetings.

- Jodi Warner ~ April 18, 2013
- Mike Ashfield ~ May 2, 2013

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

- April 18, 2013 ~ Workshop
- April 18, 2013 ~ Regular

Regular Agenda

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

6. Public hearing, presentation, discussion, and possible action on a Final Plat for Breezy Heights Addition Lots 9, 10, 11, and 12, Block 1 being a replat of approximately 1.26 acres in Breezy Heights Addition Block 1 consisting of four lots located at 900 Hereford Street. **Case # 12-00500250 (T. Rogers)**
7. Public hearing, presentation, discussion, and possible action on a Final Plat for West Park Addition Lots 14R and 15R, Block 3 being a replat of West Park Addition Lots 14 and 15 Block 3 consisting of two lots on approximately 0.4 acres located at 601 Maryem Street. **Case # 13-00900043 (M. Hester)**
8. Presentation, discussion, and possible action regarding an overview of plan implementation related to the Comprehensive Plan. **(BC)**
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.

Consultation with Attorney {Gov't Code Section 551.071} : possible action.

The Planning and Zoning Commission may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this Planning and Zoning Commission meeting, an executive session will be held.

Notice is hereby given that a Regular Meeting of the College Station Planning & Zoning Commission, College Station, Texas will be held on May 2, 2013 at 7:00 p.m. at City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this the ____ day of April, 2013, at _____

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

By _____
Frank Simpson, City Manager

I, the undersigned, do hereby certify that the above Notice of Meeting of the Planning & Zoning Commission of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on April __, 2013, at _____ and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: _____ by _____.

Dated this ____ day of _____, 2013.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the ____ day of _____, 2013.

Notary Public- Brazos County, Texas

My commission expires: _____

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2013 Planning & Zoning Commission Plan of Work

Comprehensive Plan Implementation

Implementation of Adopted Plans	
<p>Summary:</p> <p>Implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Central College Station, Eastgate, and Southside Area neighborhood plans, and Bicycle, Pedestrian, and Greenways, Parks and Recreation, Water, Waste Water, and Medical District master plans.</p>	<p>Project Dates:</p> <p>2/14/13: Council discussion regarding board compositions for Medical District MMD #1 & #2.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

Wellborn Community Plan	
<p>Summary:</p> <p>Development of a district plan for the recently annexed Wellborn area that contains elements of a rural historic community with a unique character that residents of the area desire to retain.</p>	<p>Project Dates:</p> <p>3/5/13: Open House at Wellborn Community Center. 3/21/13: Draft plan delivered at P&Z Workshop. 3/28/13: Draft plan delivered at Council Workshop. 4/1/13: Bicycle, Pedestrian, and Greenways Advisory Board recommended approval of the Plan. 4/4/13: After a public hearing, P&Z recommended approval. 4/25/13: Public hearing and plan consideration at Council Regular meeting.</p>
Staff Assigned: M. Robinson	Anticipated Completion: Spring 2013

Economic Development Master Plan	
<p>Summary:</p> <p>Development of a Master Plan to provide consistent direction on how the City will help ensure its economic health for years to come while providing a positive business development environment.</p>	<p>Project Dates:</p> <p>2/7/13: Master Plan update at P&Z Workshop.</p>
Staff Assigned: R. Heye	Anticipated Completion: Spring 2013

South Knoll Area Neighborhood Plan	
<p>Summary:</p> <p>Development of a neighborhood plan for a number of unique neighborhood areas. The plan area is generally bounded by Holleman Drive, Welsh Avenue, Wellborn Road, Harvey Mitchell Parkway, and Texas Avenue.</p>	<p>Project Dates:</p> <p>2/12/13: Public meeting regarding biking and walking. 2/19/13: Public meeting regarding HOAs and neighborhood associations. 2/26/13: Public meeting regarding on-street parking. 3/19/13: Neighborhood Resource Team meeting. 4/2/13: Neighborhood Resource Team meeting. 4/23/13: Neighborhood Resource Team meeting. 4/30/13: Neighborhood Resource Team meeting at City Hall at 6:30 pm.</p>
Staff Assigned: J. Prochazka, M. Hester	Anticipated Completion: Summer 2013

Neighborhood Parking	
Summary: Analyze neighborhood parking issues by engaging stakeholders and working in a Joint Task Force Subcommittee with Council. Implement recommended solutions.	Project Dates: 2/21/13: Task Force Final Report presented at P&Z Regular meeting. 2/28/13: Task Force Final Report presented at Council Regular meeting.
Staff Assigned: B. Cowell, T. Rogers	Anticipated Completion: Winter 2012/2013

Residential Zoning Districts	
Summary: Create and adopt new residential zoning districts to implement the future land use and character designations identified in the Comprehensive Plan.	Project Dates: 2/7/13: Outline presented at P&Z Regular meeting. 2/22/13: P&Z Subcommittee meeting. 3/22/13: P&Z Subcommittee meeting. 4/9/13: Public meeting regarding single family and duplex zoning concepts in Council Chambers from 12:30-2:00 pm. 4/19/13: P&Z Subcommittee meeting.
Staff Assigned: J. Prochazka, T. Rogers	Anticipated Completion:

Medical District Zoning Districts	
Summary: Create and adopt Medical and Urban Village zoning districts to implement the new future land use and character designations established by the Medical District Master Plan.	Project Dates: 5/2/13: Presentation regarding Plan implementation at P&Z Workshop.
Staff Assigned: J. Prochazka, M. Robinson	Anticipated Completion:

Research and Education

Plan Implementation	
Summary: The linkage between the Comprehensive Plan, Master Plans, and Neighborhood, District, and Corridor Plans. The linkage between regulations, funding, etc and plan implementation. <ul style="list-style-type: none"> • Overview of concept – provide a review of how this system is built in College Station and intended to be used (link between vision, comprehensive plan, strategic plan, etc). • Link between Comprehensive Plan and Master Plans – this would include an overview of each of the adopted Master Plans and a demonstration of how for example we plan wastewater to serve the proposed land use and how for example the BPG Master Plan, if implemented responds to the desired character of the City, etc. 	Project Dates: 5/2/13: Discussion at P&Z Regular meeting. 5/2/13: Discussion at P&Z Regular meeting.

<ul style="list-style-type: none"> · Link between adopted plans and regulations/ standards – this would include examples of how we use regs (for example new zoning districts or block length) to further the objectives/goals contained in the policy documents/plans and to help highlight how the success of those plans is impacted by the regs selected (or not) – for example how a certain type of block length yields a certain development pattern and connectivity whereas a different block length will yield a different pattern. · Link between plans and funding – this would include how the plans have been fiscally constrained and how funding plays a role in their successful implementation and how if not adequately funded they will fall short of expectations. 	
Staff Assigned: P&DS Staff	Anticipated Completion:

Character and Community Design	
<p>Summary:</p> <p>The purpose and definition of community character, community design, and the role they play in community vitality and success.</p> <ul style="list-style-type: none"> · Overview of community character (versus just a focus on land use/protection from incompatible uses) – this would include an overview of what our plans say about this and again what best practices are in these areas. · Link between community design and livability – this would be an overview of what the principles of good community design are, where these principles have (or have not) been used in College Station and where livability has been improved (or negatively impacted) as a result. · Link between community design and economic vitality – this would be an overview of how community design impacts land values (and thus tax revenues) creates new economic opportunities, etc. 	<p>Project Dates:</p> <p>5/16/2013: Discussion at P&Z Workshop.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

Affordable Housing and Community Development	
<p>Summary:</p> <p>Receive updates regarding affordable housing and other community development efforts.</p> <ul style="list-style-type: none"> · Overview of the City's current approach to addressing affordable housing needs. · Overview of the Department's revised approach to community development – this would be an overview of a Community Development Master Plan. · On-going updates as needed (annual action plan, Community Development Master Plan, etc). 	<p>Project Dates:</p> <p>7/18/13: Discussion at P&Z Workshop.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

Single-Family and Multi-Family Housing Markets

Summary:

Discuss impact of large amount of new multi-family units and single-family dwellings being used for student rental purposes on the local housing market.

- Overview of the issue/questions – this would be an overview of what the perceived issues/questions are and what others might have looked at in other communities when asking similar questions to devise a methodology.

- Overview of the new multi-family market – this would be what is being built, by whom, how are they performing, who is moving into them, etc. may include surveys, focus groups, guest speakers, etc.

- Overview of existing multi-family market – this would be what exists, who owns it, what are they doing to maintain and rent it, how are they performing, who is moving into them, etc. may include surveys, focus groups, guest speakers, etc.

- Overview of the single-family rental market – what is being built, who is managing what and how, who is renting, what are the implications/benefits of this market, etc. may include surveys, focus groups, guest speakers, etc.

- What, if any, response are needed/appropriate by the City to address issues.

Project Dates:

5/16/13: Discussion of methodology and scope at P&Z Regular meeting.

Staff Assigned: P&DS Staff

Anticipated Completion:



1101 Texas Avenue, PO Box 9960
College Station, Texas 77842
Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

April 25, 2013

To: Planning & Zoning Commission
From: Robert S. Cowell, Jr., AICP, CNU-A
Executive Director – Planning & Development Services
RE: Medical District Master Plan Update

Item: Presentation, discussion, and possible action regarding an update on the Medical District.

At the May 2nd Planning & Zoning Commission meeting, staff will present an update regarding implementation of the Medical District Master Plan. The update will include an overview of progress on the following items:

- Rock Prairie Road Bridge
- Rock Prairie Road
- Strategic Behavioral Health Specialty Hospital
- Normand Drive and Arnold Road extensions
- Barron Road
- Lick Creek Greenway Trail
- Scott & White Hospital
- College Station Medical Center/Aerofit Wellness Center
- Murr Property/Village Center
- Tax Increment Reinvestment Zone
- Municipal Management District

Additional information regarding the Medical District Master Plan can be viewed by clicking on its link on the following P&DS web page: <http://www.cstx.gov/ndcplanning>. If you have any questions or need additional information please do not hesitate to contact me.



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Jodi Warner

Request Submitted on 4/18/2013

I will not be in attendance at the meeting on 4/18/2013 (Workshop)
for the reason specified: (Date)

School Event

Signature Jodi Warner



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Mike Ashfield

Request Submitted on 4/22/2013

I will not be in attendance at the meeting on 5/2/2013
for the reason specified: (Date)

Travel due to work.

Signature Mike Ashfield

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
April 18, 2013, 6:30 p.m.
City Hall Council Chambers
College Station, Texas

COMMISSIONERS PRESENT: Mike Ashfield, Jerome Rektorik, Jim Ross, Vergel Gay, Brad Corrier, and Bo Miles

COMMISSIONERS ABSENT: Jodi Warner

CITY COUNCIL MEMBERS PRESENT: Karl Mooney

CITY STAFF PRESENT: Lance Simms, Alan Gibbs, Jennifer Prochazka, Carol Cotter, Erika Bridges, Teresa Rogers, Joe Guerra, Adam Falco, Jennifer Pate, and Brittany Caldwell

1. Call the meeting to order.

Chairman Ashfield called the meeting to order at 6:30 p.m.

2. Discussion of consent and regular agenda items.

There was general discussion amongst the Commission and Staff regarding Regular Agenda Item 6.

3. Presentation, discussion, and possible action regarding the status of items within the 2013 P&Z Plan of Work (see attached). (**J. Schubert**)

There was no discussion regarding the P&Z Plan of Work.

4. Presentation, discussion, and possible action regarding an update on the following items:

- A rezoning of approximately 7.5 acres located at 4080 State Highway 6 South from PDD Planned Development District to PDD Planned Development District, with amendments to the previously approved concept plan. The Commission heard this item on March 7 and voted 6-0 to recommend approval of the changes to the concept plan with the exception of the sidewalk connection to Longmire. The City Council heard this item on March 28 and voted 6-1 to approve the rezoning as recommended by the Commission.

Assistant Director Simms reviewed the above-referenced items that had been heard by the Planning & Zoning Commission and City Council.

5. Presentation, discussion, and possible action regarding the P&Z Calendar of Upcoming Meetings.
 - Thursday, April 25, 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – Miles**)
 - Thursday, May 2, 2013 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Chairman Ashfield reviewed the upcoming meeting dates with the Planning and Zoning Commission.

6. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, South Knoll Neighborhood Plan Resource Team, BioCorridor Board, Zoning District Subcommittee, and Wellborn District Plan Resource Team.

Commissioners Carrier and Rektorik gave an update regarding the Zoning District Subcommittee.

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

There was no discussion regarding future agenda items.

8. Adjourn.

The meeting was adjourned at 6:36 p.m.

Approved:

Attest:

Mike Ashfield, Chairman
Planning & Zoning Commission

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
April 18, 2013, 7:00 p.m.
City Hall Council Chambers
College Station, Texas

COMMISSIONERS PRESENT: Mike Ashfield, Jerome Rektorik, Jim Ross, Jodi Warner Vergel Gay, Brad Carrier, and Bo Miles

COMMISSIONERS ABSENT: None

CITY COUNCIL MEMBERS PRESENT: Karl Mooney

CITY STAFF PRESENT: Lance Simms, Alan Gibbs, Jennifer Prochazka, Carol Cotter, Erika Bridges, Teresa Rogers, Joe Guerra, Adam Falco, Jennifer Pate, and Brittany Caldwell

1. **Call Meeting to Order**

Chairman Ashfield called the meeting to order at 7:00 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

No one spoke.

4. **Consent Agenda**

All items approved by Consent are approved with any and all staff recommendations.

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

- Jim Ross ~ April 4, 2013

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

- April 4, 2013 ~ Workshop
- April 4, 2013 ~ Regular

4.3 Presentation, discussion, and possible action on a Final Plat for Champions Subdivision consisting of two lots on approximately 7.5 acres located at 4080 State Highway 6 South, generally located between Secure Care Self Storage and Style Craft Builders' office. **Case # 13-00900036 (T. Rogers)**

- 4.4 Presentation, discussion, and possible action on a Final Plat for Indian Lakes Phase 14 consisting of five residential lots on 5.89 acres generally located South of Anasazi Bluff Drive in Indian Lakes Subdivision, approximately one mile southwest of State Highway 6 in the City's Extraterritorial Jurisdiction. **Case # 13-00900023 (M. Hester)**

Commissioner Rektorik motioned to approve Consent Agenda Items 4.1 – 4.4. Commissioner Gay seconded the motion, motion passed (7-0).

Regular Agenda

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

No items were removed from the Consent Agenda.

6. Public hearing, presentation, discussion, and possible action regarding an amendment to Chapter 12, "Unified Development Ordinance", Section 4.2, "Official Zoning Map" of the Code of Ordinances of the City of College Station, Texas by rezoning approximately 14.2 acres for the property located at 2381 Earl Rudder Freeway South, generally located north of Raintree Drive and south of Horse Haven Estates, from PDD Planned Development District to approximately 7 acres NAP Natural Areas Preserve and approximately 7 acres SC Suburban Commercial. **Case # 13-00900064 (M. Hester) (Note: Final action on this item is scheduled for the May 9, 2013 City Council Meeting – subject to change)**

Staff Planner Hester presented the rezoning and recommended approval with the condition that no vehicular access is provided through the property to connect with Appomattox Drive.

There was general discussion amongst the Commission and Staff regarding the rezoning.

Bill Lero, applicant, stated that he was available for questions.

Chairman Ashfield opened the public hearing.

Boyd Sorell, 7704 Sherman Court, College Station, Texas; Simaan Shini, 7715 Appomattox Drive, College Station, Texas; Sherry Ellison, 2705 Brookway Drive, College Station, Texas. The citizens expressed concern about a restaurant potentially being built on the property if the rezoning is approved. Ms. Ellison stated that buffering is important and the development should be mild and not too invasive.

Mr. Lero said that the rezoning is being requested due to the Comprehensive Plan and the requested rezoning is how the City has designated the area.

Joe Schultz, agent for the applicant, stated that the piece of the property zoned Natural Area Protected is zoned to leave the floodway untouched. He also said that there is adequate room to get a driveway from State Highway 6 onto the subject property.

Chairman Ashfield closed the public hearing.

There was general discussion amongst the Commission regarding the rezoning.

Commissioner Rektorik motioned to recommend approval of the rezoning as presented by Staff. Commissioner Miles seconded the motion, motion passed (5-2). Commissioners Corrier and Gay were in opposition.

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

There was no discussion regarding future agenda items.

8. Adjourn.

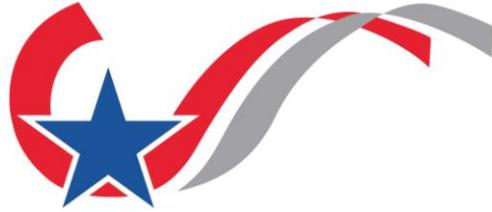
The meeting was adjourned at 7:34 p.m.

Approved:

Mike Ashfield, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



CITY OF COLLEGE STATION

**FINAL PLAT
for
Breezy Heights Addition Lots 9-12, Block 1
Being a Replat of
1.2607 acres in Block 1 of Breezy Heights
12-00500250**

- SCALE:** Four lots on 1.26 acres
- LOCATION:** 900 Hereford St
- ZONING:** R-1 Single-Family Residential
- APPLICANT:** Adam Wallace, ATM Surveying
- PROJECT MANAGER:** Teresa Rogers, Staff Planner
trogers@cstx.gov
- PROJECT OVERVIEW:** The proposed Final Plat is a replat of one R-1 Single-Family Residential building plot into four R-1 Single-Family Residential lots in an area designated Neighborhood Conservation in the Comprehensive Plan.
- RECOMMENDATION:** Staff recommends approval of the Final Plat with the condition that the existing structures encroaching into setbacks be demolished or moved.



FINAL
PLAT

Case: 12-250

BREEZY HEIGHTS ADDITION
LOT 9-12, BLK 1

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	October 1938
Zoning:	R-1 Single-Family Residential
Final Plat:	The subject tract is considered a building plot according to Section 8.3.H.2 Platting and Replatting within Older Residential Subdivisions of the Unified Development Ordinance. The original Final Plat for this area is from 1946.
Site Development:	A single-family structure currently exists on the building plot.

COMMENTS

Parkland Dedication:	Fees in lieu of parkland dedication will be assessed on three newly established single-family lots for a total of \$3,783 (3 x \$1,261) which is due before the Final Plat is filed.
Greenways:	No dedication is proposed or required with this plat.
Pedestrian Connectivity:	No dedication is proposed or required with this plat.
Bicycle Connectivity:	No dedication is proposed or required with this plat.
Impact Fees:	N/A

REVIEW CRITERIA

Compliance with Subdivision Regulations: The Final Plat is in compliance with the Subdivision Requirements of the Unified Development Ordinance except that according to UDO Section 8.3.H.1.g “a subdivision shall not cause an existing structure to encroach into the setback of a proposed lot line”; therefore, the existing structure and future construction cannot cross proposed lot lines.

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat with the condition that the existing structure encroaching into setbacks be demolished or moved.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>12-250</u>
DATE SUBMITTED:	<u>11-28-12</u>
TIME:	<u>3:50</u>
STAFF:	<u>PK</u>

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.
- Fourteen (14) folded copies of plat. (A signed mylar original must be submitted after approval.)
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- Copy of original deed restrictions/covenants for replats (if applicable).
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

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

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT 900 Hereford

ADDRESS 900 Hereford, College Station, TX 77840

SPECIFIED LOCATION OF PROPOSED PLAT:

900 Hereford, College Station, TX, 77840

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

Name Adam Wallace E-mail adam@aTmSurveying.com

Street Address 1403 Lemon Tree

City College Station State TX Zip Code 77840

Phone Number 979-209-9291 Fax Number _____

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

Name Lawrence Guseman E-mail lguseman@gmail.com
Street Address 900 Hereford
City College Station State TX Zip Code 77840
Phone Number _____ Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Adam Wallace E-mail adam@atmsurveying.com
Street Address 1403 Lemon Tree
City College Station State TX Zip Code 77840
Phone Number 979-209-9291 Fax Number _____

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

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

Total Acreage 1.2607 Total No. of Lots 1 R-O-W Acreage _____

Existing Use Residential Proposed Use Residential

Number of Lots By Zoning District R1 / 4 _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:
0.3152 / R-1 _____ / _____

Floodplain Acreage n/a

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

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

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

Yes
 No

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

Project Name: _____

City Project Number (if known): _____

Date / Timeframe when submitted: _____

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

n/a

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

n/a

Regarding the waiver request, explain how:

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

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:

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

Requested Oversize Participation n/a

<p>Total Linear Footage of Proposed Public:</p> <p><u>n/a</u> Streets</p> <p>_____ Sidewalks</p> <p>_____ Sanitary Sewer Lines</p> <p>_____ Water Lines</p> <p>_____ Channels</p> <p>_____ Storm Sewers</p> <p>_____ Bike Lanes / Paths</p>	<p>Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p><u>0</u> No. of acres to be dedicated + \$ _____ development fee</p> <p><u>0</u> No. of acres in floodplain</p> <p><u>0</u> No. of acres in detention</p> <p><u>0</u> No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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



 Signature and title

11-20-2012

 Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

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

Property Owner(s)

Date

Engineer Certification:

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

Engineer

Date

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

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

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

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

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

Engineer

Date

Initial

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

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

B. I, _____, certify to the following:

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

Engineer

Date

Additional certification for Floodway Encroachments:

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

Engineer

Date

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

Residential Structures:

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

Engineer / Surveyor

Date

Commercial Structures:

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

Engineer / Surveyor

Date

OR

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

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

Engineer / Surveyor

Date

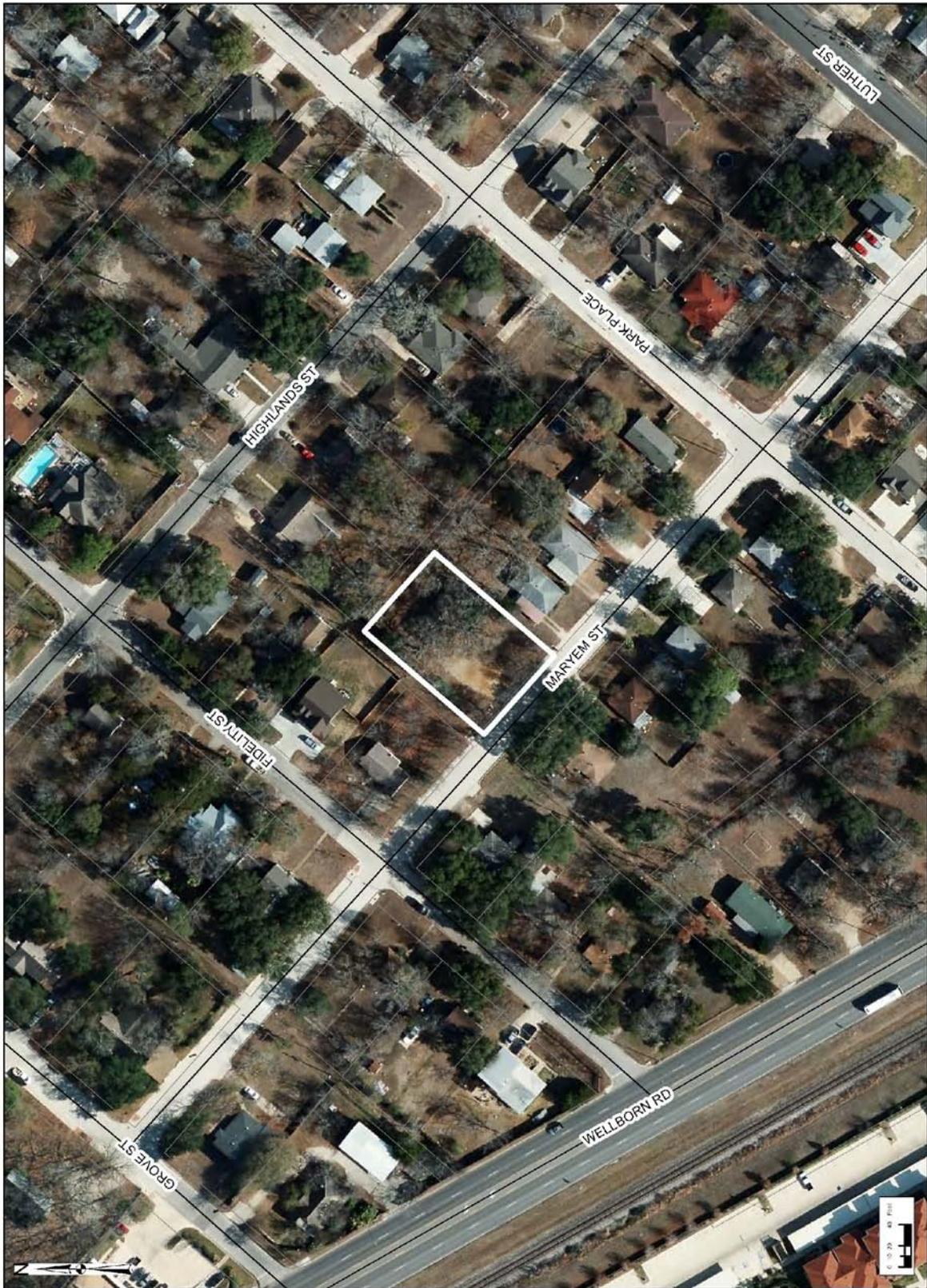
Conditions or comments as part of approval: _____



CITY OF COLLEGE STATION

**FINAL PLAT
for
West Park Addition Lots 14R and 15R, Block 3
Being a Replat of
West Park Addition Lots 14 and 15, Block 3
13-00900043**

- SCALE:** Two lots on 0.35 acres
- LOCATION:** 601 Maryem St
- ZONING:** R-1 Single Family Residential
- APPLICANT:** Adam Wallace, ATM Surveying
- PROJECT MANAGER:** Morgan Hester, Staff Planner
mhester@cstx.gov
- PROJECT OVERVIEW:** The proposed Final Plat re-plats one R-1 Single-Family Residential building plot into two R-1 Single-Family Residential lots in Area 5 of the Southside Area Neighborhood Plan.
- RECOMMENDATION:** Staff recommends approval of the Final Plat with the condition that the existing structures encroaching into setbacks be demolished or moved.



DEVELOPMENT REVIEW

WEST PARK ADDITION L14&15, BLK 3

Case: 13-043

REPLAT

DEVELOPMENT HISTORY

Annexation:	October 1938
Zoning:	R-1 Single-Family Residential
Preliminary Plat:	The original Final Plat for this property is from 1938.
Site Development:	A single-family structure currently exists on the building plot.

COMMENTS

Parkland Dedication:	Fees in lieu of parkland dedication will be assessed on the newly established single-family lot for a total of \$1,261 which is due before the Final Plat is filed.
Greenways:	No dedication is proposed or required with this plat.
Pedestrian Connectivity:	No dedication is proposed or required with this plat.
Bicycle Connectivity:	No dedication is proposed or required with this plat.
Impact Fees:	N/A

REVIEW CRITERIA

Compliance with Subdivision Regulations: The Final Plat is in compliance with the Subdivision Requirements of the Unified Development Ordinance except that according to UDO Section 8.3.H.1.g, "a subdivision shall not cause an existing structure to encroach into the setback of a proposed lot line"; therefore, the existing structures and future construction cannot cross proposed lot lines.

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat with the condition that the existing structures encroaching into setbacks be demolished or moved.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>13-43</u>
DATE SUBMITTED:	<u>2.13.13</u>
TIME:	<u>1:38</u>
STAFF:	<u>JB</u>

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.
- Fourteen (14) folded copies of plat. (A signed mylar original must be submitted after approval.)
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- Copy of original deed restrictions/covenants for replats (if applicable).
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

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

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT Replat Lots 14, and 15, Block 3, West Park Addition

ADDRESS 601 Maryem, College Station, TX 77840

SPECIFIED LOCATION OF PROPOSED PLAT:

601 Maryem, College Station, TX, 77840

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

Name Adam Wallace E-mail adam@aTmSurveying.com

Street Address 1403 Lemon Tree

City College Station State TX Zip Code 77840

Phone Number 979-209-9291 Fax Number _____

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

Name Lawrence Guseman E-mail tguseman@gmail.com
Street Address 3809 Old College Road
City Bryan State TX Zip Code 77801
Phone Number _____ Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Adam Wallace E-mail adam@atmsurveying.com
Street Address 1403 Lemon Tree
City College Station State TX Zip Code 77840
Phone Number 979-209-9291 Fax Number _____

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

Total Acreage 0.3461 Total No. of Lots 1 R-O-W Acreage _____
Existing Use Residential Proposed Use Residential
Number of Lots By Zoning District R1 / 2 _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:
0.1731 / R-1 _____ / _____

Floodplain Acreage n/a

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

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

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

Yes
 No

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

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

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

n/a

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

n/a

Regarding the waiver request, explain how:

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

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:

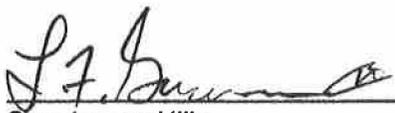
NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation n/a

<p>Total Linear Footage of Proposed Public:</p> <p><u> n/a </u> Streets</p> <p><u> </u> Sidewalks</p> <p><u> </u> Sanitary Sewer Lines</p> <p><u> </u> Water Lines</p> <p><u> </u> Channels</p> <p><u> </u> Storm Sewers</p> <p><u> </u> Bike Lanes / Paths</p>	<p>Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p><u> 0 </u> No. of acres to be dedicated + \$ _____ development fee</p> <p><u> 0 </u> No. of acres in floodplain</p> <p><u> 0 </u> No. of acres in detention</p> <p><u> 0 </u> No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p><u> </u> No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p><u> </u> (date) Approved by Parks & Recreation Advisory Board</p>
--	---

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

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

 OWNER
Signature and title

2-7-2013
Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

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

Property Owner(s)

Date

Engineer Certification:

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

Engineer

Date

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

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

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

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

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

Engineer Date

Initial

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

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

B. I, _____, certify to the following:

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

Engineer Date

Additional certification for Floodway Encroachments:

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

Engineer Date

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

Residential Structures:

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

Engineer / Surveyor

Date

Commercial Structures:

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

Engineer / Surveyor

Date

OR

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

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

Engineer / Surveyor

Date

Conditions or comments as part of approval: _____

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

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

Existing

Proposed

- 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.



1101 Texas Avenue, PO Box 9960
College Station, Texas 77842
Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

April 25, 2013

To: Planning & Zoning Commission
From: Robert S. Cowell, Jr., AICP, CNU-A
Executive Director – Planning & Development Services
RE: P&Z Plan of Work - Plan Implementation Item

Item: Presentation, discussion, and possible action regarding an overview of plan implementation related to the Comprehensive Plan.

At the May 2nd Planning & Zoning Commission meeting, staff will present an overview of the planning model that the City uses to manage change. This item is the first of a series of items identified in the Planning & Zoning Commission Plan of Work “Plan Implementation” item and is intended to establish the foundation for the continued discussion at subsequent Commission meetings. The objective of the Plan Implementation item is to help the Commission understand the link between the Comprehensive Plan and adopted Master Plans, Neighborhood Plans, and District/Corridor Plans. Further, this item will help illustrate the link between adopted City plans and regulations/standards and public funding used to implement these plans.

The first item (the subject of the meeting on May 2nd) in this series will discuss the City Vision Statement and the link between the Comprehensive Plan and the City Council Strategic Plan as well as the above-mentioned link between the Comprehensive Plans and other adopted plans. Subsequent items will discuss in greater detail, the link between the adopted plans and regulations/standards and the link between the adopted plans and funding for implementation.

To prepare for this item, I have attached the current City Council Strategic Plan. Further, the Commission Members may wish to review the Comprehensive Plan and the adopted Master Plans and Neighborhood Plans, most of which can be found on the City’s website. If you have any questions or need additional information please do not hesitate to contact me.

Attachments:

City Council Strategic Plan 2013 Update



CITY OF COLLEGE STATION

College Station, Texas

City Council
Strategic Plan
2013 Update



Vision

College Station...will be a vibrant, progressive, knowledge-based community which promotes the highest quality of life by...

- **ensuring safe, tranquil, clean, and healthy neighborhoods with enduring character;**
- **increasing and maintaining the mobility of College Station citizens through a well-planned and constructed inter-modal transportation system;**
- **expecting sensitive development and management of the built and natural environment;**
- **supporting well planned, quality and sustainable growth;**
- **valuing and protecting our cultural and historical community resources;**
- **developing and maintaining quality cost-effective community facilities, infrastructure and services which ensure our city is cohesive and well connected; and**
- **pro-actively creating and maintaining economic and educational opportunities for all citizens**

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

Promotion and advancement of the community's quality of life is what we, the Council view as our mission on behalf of the citizens of College Station.

Through the Strategic Planning process, City Council has identified seven key initiatives or focus areas:

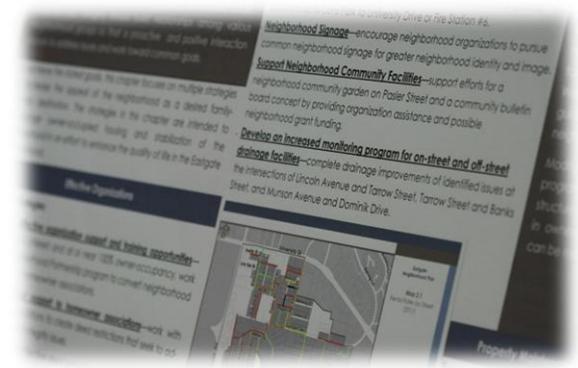
- Good Governance
- Financially Sustainable City
- Core Services and Infrastructure
- Neighborhood Integrity
- Diverse Growing Economy
- Improving Mobility
- Sustainable City

By identifying and implementing strategies for each of these key initiatives, we stand committed to help the citizens of College Station realize their vision for the City.

We, the Council are committed to the success of your great City!

Mayor Nancy Berry
Blanche Brick
James Benham
Julie Schultz

Mayor Pro-tem Karl Mooney
Jess Fields
John Nichols





Good Governance



Good Governance

Governing the City in a transparent, efficient, accountable, and responsive manner on behalf of its citizens

Strategies

- **Council will annually prepare and implement a Strategic Plan**
- **Council will survey citizens regarding City services on a regular basis**
- **Internal audits of City services, practice, and programs will regularly be conducted and publically reported**
- **Council will broadcast its meetings**
- **Critical governance information (plans, budgets, ordinances, expenditure, etc) will be publically available on the City's web site and in City offices**
- **Council will ensure its funding partners remain wise stewards of tax funds provided them**
- **Council will adopt and adhere to a series of practices for the conduct of their meetings**
- **Council will ensure that all public notices are posted accordingly and readily available for the public**
- **The City will share information and communicate with citizens about City issues through various media outlets**

City

of

College

Station



Financially Sustainable City



Financially Sustainable City

Wise stewardship of the financial resources provided to the City resulting in its ability to meet service demands and obligations without compromising the ability of future generations to the same

How will a financially sustainable City be achieved?

- **Balanced budget**
- **Diversity in revenue sources**
- **Keep property tax rate one of the lowest in State for similar size cities**
- **Maintain current ratings from bond-rating services**
- **Enterprise operations rates set to meet service demands**
- **Phased lowering of reliance on Utility Return on Investment for General Fund use**
- **Seek grants and other outside funding**
- **Maintain and rehabilitate equipment, facilities, and infrastructure on a strategic schedule**
- **Establish reserve funds to enable strategic maintenance and replacement of infrastructure and equipment**
- **Seek efficiencies in delivery of services and facilities**
- **Maximize transparency of expenditures and fiscal policies and procedures**
- **Conduct routine audits to ensure accountability, to maximize efficiencies, and to eliminate waste, fraud, and abuse**
- **Set fees to recover costs of delivery of services at appropriate levels**
- **Share information and communicate with citizens about City fiscal issues through various media outlets**



Core Services and Infrastructure



Core Services and Infrastructure

Efficiently, effectively, and strategically placed and delivered core services and infrastructure that maintains citizens health, safety, and general welfare and enables the City's economic growth and physical development

Strategies

- **Maintain program accreditations and certifications**
- **Employer of choice – Attracting and retaining an engaged and highly professional staff**
- **Meet or exceed all state/federal standards**
- **Guide private and public land use decisions**
- **Plan for and invest in infrastructure, facilities, services, personnel, and equipment necessary to meet projected needs and opportunities**
- **Maintain and rehabilitate equipment, facilities, and infrastructure on a strategic schedule**
- **Maintain an Fire ISO rating of 2 or better**
- **Provide opportunities for citizens to experience and learn about City facilities, services, and public safety programs**
- **Share information and communicate with citizens about core services and infrastructure through various media outlets**
- **Continued use of technology to more effectively and efficiently deliver services to citizens**
- **Continued support of programs that support agencies engaged in community development programs when they demonstrate good stewardship of public funds**
- **Continued support of programs that promote fair and affordable housing**
- **Increase specialized PD units – Northgate, Community Enhancement Unit, etc**
- **Increased use of volunteers in support of the Police Department**



Neighborhood Integrity



Neighborhood Integrity

Long-term viable, safe, and appealing neighborhoods

Strategies

- **Proactive code enforcement in identified target areas**
- **Use of Federal and State funds to assist in providing affordable housing**
- **Use of Federal and State funds to assist in addressing community development needs and opportunities**
- **Geographic-based approach to delivering police services**
- **Community Enhancement Unit in the Police Department to provide proactive neighborhood support**
- **Continue investments in maintaining and rehabilitating infrastructure and facilities in neighborhoods**
- **Continued partnerships with TAMU and others in addressing off-campus student housing**
- **Expansion of electronic opportunities to remain informed and to alert City to issues and concerns**
- **Continued planning with neighborhood residents to address concerns and capitalize on opportunities**
- **Share information and communicate with neighborhood groups through multiple media outlets**
- **Continued support and partnership with HOA's and NA's to address their issues/concerns**



Diverse Growing Economy



Diverse Growing Economy

Diversified economy generating quality, stable full-time jobs bolstering the sales and property tax base and contributing to a high-quality of life

Strategies

- **Support, expand, and diversify “consumer-oriented” economy**
- **Protect major economic assets from incompatible encroachments**
- **Pursue and support efforts to expand and enhance broadband services**
- **Support and diversify “non consumer-oriented” economy – business to business services**
- **Expand and diversify efforts focusing on job growth**
- **Plan for and invest in infrastructure, facilities, services, personnel, and equipment necessary to meet projected needs and opportunities**
- **Keep property tax rates one of the lowest in State for comparable size cities**
- **Maintain competitive utility rates**
- **Ensure regulations and standards consider impacts on businesses**
- **Protect properties from crime and property damage**
- **Ensure adequate land is available and serviceable for economic needs and opportunities**
- **Maintain relationship with local and regional economic partners**
- **Share information and communicate with citizens and businesses about economic conditions through various media outlets**



Improving Mobility



Improving Mobility

Safe, efficient and well-connected multi-modal transportation system designed to contribute to a high-quality of life and be sensitive to surrounding uses

Strategies

- **Provide complete streets that accommodate vehicles, bicyclists, and pedestrians**
- **Ensure streets have features that promote safe walkability**
- **Enhance transit opportunities through partnerships**
- **Provide for land uses that support multi-modal opportunities**
- **Plan for infrastructure necessary to meet projected growth and physical development**
- **Seek federal and state funding to construct facilities**
- **Make investments to avoid traffic congestion for long periods of time**
- **Promote a well-connected system of residential streets and collector avenues to lessen strain on expensive arterial boulevards**
- **Identify and fund a multi-year capital improvements program**
- **Maintain and rehabilitate system to avoid costly replacement**
- **Maximize efficiency of system – intersection improvements, traffic signal timing, signage**
- **Participate in BCS mobility initiative with regional partners**
- **Share information and communicate with Citizens about mobility issues through various media outlets**



Sustainable City



What do we seek to accomplish?

Conservation and environmental awareness that is fiscally responsible and results in a real and tangible return on investment to the City

Strategies

- **Enhance conservation efforts – electric, water, recycling**
- **Purchase of energy from renewable resources**
- **Protect potable water supply and ability expand to meet projected demands**
- **Support and implement green building practices**
- **Conduct sound land use planning guided by the Comprehensive Plan**
- **Maintain and enhance participation in FEMA CRS program**
- **Acquire flood-prone areas and their associated riparian areas through the Greenway acquisition program**
- **Support alternative energy production activities – solar, methane to energy, etc.**
- **Enhanced use of hybrid vehicles in fleet**
- **Continue to seek grants and other sources of outside funding to support efforts**
- **Community education and information about conservation efforts and City programs**

City Leadership Team 2013



Mayor
Nancy Berry



Mayor Pro-
Tem Karl
Mooney



Blanche Brick



Jess Fields



James Benham



John Nichols



Julie Schultz



Interim City
Manager
Frank Simpson



Deputy City Manager
Kathy Merrill

Council Appointees

Ty Elliott, City Internal Auditor
Sherry Mashburn, City Secretary
Carla Robinson, City Attorney
Judge Edward Spillane III, Municipal Judge

Management Team

Bob Cowell, Jr., Executive Director Planning & Development Services
Jeff Kersten, Executive Director Business Services
Chief Robert Alley, Fire Department
Chief Jeff Capps, Police Department
David Coleman, Director Water Services
Timothy Crabb, Director Electric Utilities
Chuck Gilman, Director Public Works
Alison Pond, Director Human Resources
Ben Roper, Director Information Technology
David Schmitz, Director Parks and Recreation
Jay Socol, Director Public Communications
Jason Stuebe, Assistant to the City Manager

City's Recognition of Excellence - 2012

Accredited Police Department – Commission for Accreditation for Law Enforcement Agencies

Accredited Parks and Recreation Department – Commission for Accreditation of Parks and Recreation Agencies

Accredited Public Works Department – American Public Works Association

Planning & Development Services – **Certificate of Achievement for Planning Excellence** – Texas Chapter American Planning Association]

Reliable Public Power Provider – American Public Power Association

Texas Fire Chief of the Year – R.B. Alley – Texas Fire Chiefs Association

Top 10 Cities for Raising Families – Kiplingers

Top 10 Cities for Business – Forbes

Top 10 Cities for Jobs/Career – Forbes

Top 5 Best Small Metros in US – Miliken Institute

Top 20 Cities for Education – Forbes

Top 5 Cities for Military Retirement - USAA

James Boykin/Water Services - Employee of the Year

