

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

**Planning & Zoning  
Commission**  
**March 20, 2014**  
*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**  
**MARCH 20, 2014, AT 6:00 P.M.**  
**CITY HALL COUNCIL CHAMBERS**  
**1101 TEXAS AVENUE**  
**COLLEGE STATION, TEXAS**

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1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. Discussion of new development applications submitted to the City. [[New Development List](#)]
4. Presentation, possible action, and discussion regarding the development of the 2014 Planning & Zoning Commission Plan of Work. (**J. Schubert**)
5. Presentation, possible action, and discussion regarding an update on the Five-Year Comprehensive Plan Evaluation and Appraisal Report. (**J. Prochazka**)
6. Presentation, possible action, and discussion regarding an update on the following items:
  - A rezoning of approximately 11.3 acres located in the Northpoint Crossing Subdivision from PDD Planned Development District and R-4 Multi-Family to PDD Planned Development District. The Planning & Zoning Commission heard this item on February 6 and voted 7-0 to recommend approval. The City Council heard this item on February 27 and voted 6-0 to approve the request.
  - An ordinance amending the Comprehensive Plan – Future Land Use & Character Map from Estate to Suburban Commercial for approximately 5.4 acres for the property located at 1201 Norton Lane, generally located at the intersection of Norton Lane and Wellborn Road. The Planning & Zoning Commission heard this item on February 6 and voted 7-0 to recommend approval. The City Council heard this item on February 27 and voted 5-1 to approve the request.
7. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
  - Thursday, March 27, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – Corrier**)
  - Thursday, April 3, 2014 ~ P&Z Meeting ~ College Station Utilities Training Facility ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
  - Thursday, April 10, 2014 ~ Joint City Council and P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

8. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, BioCorridor Board, BioCorridor Plan Process, 5-Year Comprehensive Plan Review Subcommittee, and Zoning District Subcommittee.
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 Workshop Meeting of the College Station Planning & Zoning Commission, College Station, Texas will be held on March 20, 2014 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 March, 2014, at \_\_\_\_\_.

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_  
Sherry Mashburn, City Secretary

By \_\_\_\_\_  
Kelly Templin, 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](http://www.cstx.gov). The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on March \_\_\_\_\_, 2014, 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 \_\_\_\_\_, 2014.

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_

Subscribed and sworn to before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
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](http://www.cstx.gov). Planning and Zoning Commission meetings are broadcast live on Cable Access Channel 19.

# DRAFT 2014 Planning & Zoning Commission Plan of Work

## Comprehensive Plan Implementation

<b>Implementation of Adopted Plans</b>	
Summary: Implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Central College Station, Eastgate, Southside Area, Wellborn Community, and South Knoll Area neighborhood plans, and Bicycle, Pedestrian & Greenways, Parks and Recreation, Water, Waste Water, Medical District, and Economic Development master plans.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

<b>Five-Year Comprehensive Plan Report</b>	
Summary: As called for in the Comprehensive Plan, complete a five-year evaluation and appraisal report to assess existing Plan and its success in achieving the community's goals.	Project Dates:
Staff Assigned: J. Prochazka	Anticipated Completion: May 2014

<b>Five-Year Comprehensive Plan Report Implementation</b>	
Summary: Begin implementation of items and tasks identified in the Five-Year Comprehensive Plan Report.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

<b>Multi-Family &amp; Mixed Use Zoning Districts</b>	
Summary: Create and adopt new zoning districts for Urban and Urban Mixed Use designations to implement these future land use and character designations identified in the Comprehensive Plan.	Project Dates:
Staff Assigned: J. Prochazka, T. Rogers	Anticipated Completion:

<b>Walton Drive Commercial Overlay</b>	
Summary: Create and adopt a zoning overlay to address parking and other non-conformities for the commercial area at Walton Drive and Texas Avenue as identified in the Eastgate Neighborhood Plan.	Project Dates:
Staff Assigned: J. Schubert	Anticipated Completion:

<b>Wellborn Zoning Districts</b>	
Summary: Create and adopt new or modified zoning districts as identified in the Wellborn Community Plan.	Project Dates:

Staff Assigned: P&DS Staff	Anticipated Completion:
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## Research and Education

<b>College Station Population</b>	
Summary: Overview of College Station's current population estimate and report on implications of exceeding the 100,000 mark.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

<b>Easterwood Airport Master Plan</b>	
Summary: Report on Easterwood Airport Master Plan and consideration of potential implications of any future plans for expansion.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

<b>Planning &amp; Development Services Organizational Review Implementation</b>	
Summary: Continue implementation of the review by completing identified policy discussions, ordinance revisions, and process and service improvements.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

<b>Recently-Adopted Zoning Districts</b>	
Summary: Overview of the recently adopted zoning districts.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

<b>Review of Adopted Plans</b>	
Summary: This item includes after action review of Northgate, BioCorridor, and Medical Districts, update on Water/Wastewater Master Plan, and update on implementation of adopted neighborhood and small area plans.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

<b>Sign Regulations</b>	
Summary: Evaluate sign regulations related to electronic message boards.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

<b>Transportation Planning</b>	
Summary: Update regarding Metropolitan Planning Organization (MPO) transportation planning initiatives.	Project Dates:
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

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**March 20, 2014**

TO: Members of the Planning & Zoning Commission  
FROM: Jennifer Prochazka, AICP, Principal Planner  
SUBJECT: Update on the Five-Year Comprehensive Plan Evaluation and Appraisal Report

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**Item:** Presentation, possible action, and discussion regarding an update on the Five-Year Comprehensive Plan Evaluation and Appraisal Report.

**Background:** As part of the implementation and administration of the Comprehensive Plan, an evaluation and appraisal report should be prepared every five years. The purpose of the report is to evaluate the existing Plan and assess how successful it has been in achieving the community's goals. Successes and shortcomings of the Plan will be identified, changing conditions considered and appropriate modifications recommended in the resulting report.

This item is presented to receive feedback from the Commission regarding the performance of the Comprehensive Plan over the past five years. The goal is for the Five-Year Evaluation Report to be adopted by City Council in May - the five year anniversary of the Plan.

**Attachments:**

- 1) Vision & Goals
- 2) Questionnaire

## **WHAT IS THE COMPREHENSIVE PLAN?**

The Comprehensive Plan is a statement of the community's vision for the future and a guide to achieving that vision. Generally, the purpose of a Comprehensive Plan is to anticipate growth and to guide that growth in a manner that provides College Station with a balance of land uses that promote economic growth while retaining the quality of life. The Comprehensive Plan is not a "zoning regulation" and it does not affect existing approved zoning. Instead, it provides the foundation for making changes or developing new regulations that implement identified vision, goals and policies. The Comprehensive Plan includes, among other components, a Land Use Plan and a Transportation Plan.

The Comprehensive Plan was adopted by the City Council on May 28, 2009. After several years and thousands of citizen volunteer hours, College Station has a Plan that will guide the growth and development of the community for years to come.

## **WHAT IS THE VISION FOR COLLEGE STATION?**

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

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

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

## **WHAT ARE THE GOALS OF THE COMPREHENSIVE PLAN?**

### **Future Land Use and Character**

*To be a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment.*

### **Neighborhood Integrity**

*To protect the long-term viability and appeal of established neighborhoods.*

**Economic Development**

*A diversified economy generating quality, stable, full-time jobs; bolstering the sales and property tax base; and contributing to a high quality of life.*

**Parks**

*Diversity of parks, greenways and the arts for leisure and recreation as well as for entertainment, education and culture to achieve a high quality of life for all residents and visitors.*

**Mobility**

*Improved mobility through a safe, efficient, and well-connected multi-modal transportation system designed to be sensitive to the surrounding land uses.*

**Municipal Facilities & Community Services**

*Municipal facilities that meet community needs, contribute to community character, are sensitive to the surrounding land uses, and provide exceptional municipal services.*

**Growth Management**

*Ensure fiscally responsible and carefully managed development aligned with growth expectations and in concert with the ability to deliver infrastructure and services in a safe, timely, and effective manner.*

## Five-Year Comprehensive Plan Report

### Questionnaire

- 1) What in your opinion are some of the successes with the current Comprehensive Plan?
- 2) What are some of the shifts in the community that you have seen that don't align with the vision established five years ago?
- 3) What obstacles do you perceive in continuing to implement the Comprehensive Plan?
- 4) The Comprehensive Plan addresses a variety of community needs and desires. In your opinion, what are the top priorities that should be addressed by the Plan? (See List below for examples)
  - Jobs and economic development
  - Neighborhood integrity
  - Environmental protection
  - Planning for compatible land uses
  - Traffic circulation
  - Parks and recreation facilities
  - Housing needs
  - Historic buildings and areas
  - Drainage and flooding
  - Community image/appearance
  - Redevelopment efforts
  - Public safety services (police/fire)
  - Utilities (water, sewer, electricity)
- 5) Which elements of the Comprehensive Plan would you like to see refined or reexamined?
- 6) What do you consider to be the greatest challenge facing College Station given our projected growth rate?
- 7) College Station is projected to continue adding population and new development in coming decades. While there are a variety of ways to accommodate growth, which strategies should be employed to guide future development in our community? (examples include annexation, redevelopment, infill development, or greenfield development)



**AGENDA**  
**PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**MARCH 20, 2014, AT 7:00 P.M.**  
**CITY HALL COUNCIL CHAMBERS**  
**1101 TEXAS AVENUE**  
**COLLEGE STATION, TEXAS**

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1. Call meeting to order.
  2. Pledge of Allegiance.
  3. **Hear Citizens.** At this time, the Chairman will open the floor to citizens wishing to address the Commission on 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, possible action, and discussion on Absence Requests from meetings.
    - Jerome Rektarik ~ March 20, 2014
  - 4.2 Consideration, possible action, and discussion to approve Meeting Minutes.
    - February 18, 2014 ~ Retreat
    - February 20, 2014 ~ Workshop
    - February 20, 2014 ~ Regular
    - March 6, 2014 ~ Workshop
    - March 6, 2014 ~ Regular

- 4.3 Presentation, possible action, and discussion on a Final Plat for Tower Point Phase 13B Block 1, Lot 2 consisting of one commercial lot on 1.69 acres located on the northwest corner of Arrington Road and State Highway 6 South frontage road. **Case #14-00900015 (J. Paz)**
- 4.4 Presentation, possible action, and discussion on a Preliminary Plan for Duck Haven Phase 6 consisting of three residential lots and one HOA lot on approximately 10 acres generally located southwest of the intersection of Wellborn Road and Drake Drive in the City's Extraterritorial Jurisdiction. **Case #14-00900029 (M. Hester)**
- 4.5 Presentation, possible action, and discussion on a Preliminary Plan for Saddle Creek Subdivision consisting of 231 residential lots on approximately 443 acres generally located southwest of the intersection of Wellborn Road and Wade Road in the City's Extraterritorial Jurisdiction. **Case #14-00900032 (M. Hester)**
- 4.6 Presentation, possible action, and discussion on a Development Plat for Traditions Montessori School Block 1, Lot 1 consisting of one lot on approximately 2.96 acres located on Barron Road across from the Sonoma Subdivision. **Case # 14-00900038 (J. Paz)**

#### **Regular Agenda**

5. Consideration, possible action, and discussion on items removed from the Consent Agenda by Commission action.
6. Presentation, possible action, and discussion regarding a request to pay a fee into the sidewalk fund in lieu of constructing the required sidewalk on Montclair Avenue and public hearing, presentation, possible action, and discussion on a Final Plat of the West Park Addition Lots 9R-11R, Block 5 being a Replat of West Park Addition Lots 9-10, Block 5 consisting of three lots on approximately 0.43 acres, located at 400 Montclair Avenue, and more generally located at the southwest intersection of Montclair Avenue and Grove Street. **Case#14-00900037 (J. Paz)**
7. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, by changing the zoning district boundaries from D Duplex to GS General Suburban for an approximate 0.535-acre tract of land in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas. Said tract being a portion of a called 0.967 acre tract as described by a deed to TMFIVE Properties, LLC, recorded in Volume 8742, Page 170, of the Official Public Records of Brazos County, Texas, more generally located at 805-809 Montclair Avenue. **Case #14-00900036 (T. Rogers) (Note: Final action on this item is scheduled for the April 10, 2014 City Council meeting – subject to change)**
8. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, by changing the zoning district boundaries from R Rural to GS General Suburban for an

approximate 2-acre tract of land in the Robert Stevenson League, Abstract No. 54, College Station, Brazos County, Texas. Said tract being a portion of a called 2-acre tract as described in a deed to B.A. Cathey, Ltd. Recorded in Volume 9516 Page 268, of the Official Public Records of Brazos County, Texas, more generally located at 2670 Barron Road. **Case #14-00900028 (J. Paz) (Note: Final action on this item is scheduled for the April 10, 2014 City Council meeting – subject to change)**

9. Public hearing, presentation, discussion, and possible action regarding an ordinance amending Chapter 12, “Unified Development Ordinance,” Section 12-4.2, “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas, by changing the zoning district boundaries from R Rural and PDD Planned Development District to PDD Planned Development District for an approximate 88.7 acres in the Crawford Burnett League, A-7, 29.175-acre tract, Volume 7583, Page 90, Crawford Burnett League A-7, 54.987-acre tract, Volume 9627, Page 73 of the Official Public Records of Brazos County, Texas, which includes Barracks II Subdivision Phase 102 and Barracks II Subdivision Phase 300 Lot 1 Block 28, and Barracks II Subdivision Phase 100 Lot 1A Block 1, generally located at 12470 Old Wellborn Road. **Case #13-00900241 (J. Schubert) (Note: Final action on this item is scheduled for the April 10, 2014 City Council meeting – subject to change)**
10. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
11. Adjourn.

**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 March 20, 2014 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 March, 2014, at \_\_\_\_\_

CITY OF COLLEGE STATION, TEXAS

By: \_\_\_\_\_  
Sherry Mashburn, City Secretary

By: \_\_\_\_\_  
Kelly Templin, 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](http://www.cstx.gov). The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on March \_\_, 2014, 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 \_\_\_\_\_, 2014.

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_

Subscribed and sworn to before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
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](http://www.cstx.gov). Planning and Zoning Commission meetings are broadcast live on Cable Access Channel 19.**



CITY OF COLLEGE STATION  
*Planning & Development Services*

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

Name Jerome Rektorik

Request Submitted on 3/6/2014

I will not be in attendance at the meeting on 3/20/2014  
for the reason specified: (Date)

Business Meeting  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature Jerome Rektorik



**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**Planning & Zoning Retreat**  
**February 18, 2014, 4:00 p.m.**  
**Carter Creek Wastewater Treatment Facility**  
**2200 North Forest Parkway**  
**College Station, Texas**

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**COMMISSIONERS PRESENT:** Bo Miles, Jodi Warner, Jerome Rektorik, Jane Kee, Jim Ross, Brad Corrier, and Casey Oldham

**COMMISSIONERS ABSENT:** None

**CITY COUNCIL MEMBERS PRESENT:** None

**CITY STAFF PRESENT:** Lance Simms, Jason Schubert, Molly Hitchcock, Morgan Hester, Robin Krause, Teresa Rogers, Alan Gibbs, and Adam Falco

1. Call the meeting to order.

Chairman Miles called the meeting to order at 4:11 p.m.

2. Presentation, possible action, and discussion regarding conflict of interest provisions. **(A.Falco)**

Senior Assistant City Attorney Falco gave an overview of the conflict of interest provisions.

There was general discussion amongst the Commission regarding conflict of interest.

3. Presentation, possible action, and discussion regarding the Texas Open Meetings Act. **(A.Falco)**

Senior Assistant City Attorney Falco gave an overview of the Texas Open Meetings Act.

There was general discussion amongst the Commission regarding the Texas Open Meetings Act.

4. Presentation, possible action, and discussion regarding the development of the 2014 Planning & Zoning Commission Plan of Work. **(J.Schubert)**

Principal Planner Schubert gave an update regarding the 2014 P&Z Plan of Work and identified the following items:

- 5-year Comprehensive Report Creation
- 5-year Comprehensive Report Implementation

- P&DS Organizational review Implementation
- Creation of the Multi-Family and Urban Zoning Districts
- Creation of the Wellborn Zoning Districts
- Creation of the Walton Drive Commercial Overlay District
- Sign Regulation

Principal Planner Schubert asked if there were other items that the Commission would like to add to the Plan of Work.

Commissioner Oldham requested an update on the newly-created Zoning Districts, Bio Corridor, Water/Waste Water Master Plan, CIP Projects, and the MPO.

Chairman Miles requested a presentation on the Easterwood airport master plan.

Commissioner Ross requested an after-action review on the Northgate District, the BioCorridor, and the Medical District, in order to determine how our plans for the respective areas are working. He also requested an update on how the 100,000 population affects the city.

Commissioner Warner requested an update on the task list in each of the Neighborhood Plans.

5. Presentation, possible action, and discussion regarding an update on the implementation of the Mueller Report. **(L.Simms)**

Interim Director Simms gave a presentation on the status of implementation items contained in the Mueller Report.

6. Presentation, possible action, and discussion regarding the P&Z Commission's Rules of Procedure. **(L.Simms)**

There was general discussion amongst the Commission regarding possible updates to the P&Z Commission's Rules of Procedure.

7. Presentation, possible action, and discussion regarding subcommittee appointments. **(L.Simms)**

The Commission appointed Commissioner Kee to the Five Year Comprehensive Plan Update Subcommittee and Commissioner Oldham to the Zoning Districts Subcommittee.

The Commission also recommended to City Council that Commissioner Ross be appointed to the BioCorridor Subcommittee.

8. Adjourn.

The meeting was adjourned at 7:11 p.m.

**Approved:**

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Bo Miles, Chairman  
Planning & Zoning Commission

**Attest:**

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Robin Krause, Permit Technician  
Planning & Development Services

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**Workshop Meeting**  
**February 20, 2014, 6:00 p.m.**  
**City Hall Council Chambers**  
**College Station, Texas**

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**COMMISSIONERS PRESENT:** Bo Miles, Jodi Warner, Jerome Rektorik, Jim Ross, Brad Corrier, Jane Kee, Casey Oldham

**COMMISSIONERS ABSENT:** None

**CITY COUNCIL MEMBERS PRESENT:** Julie Schultz

**CITY STAFF PRESENT:** Lance Simms, Molly Hitchcock, Alan Gibbs, Jason Schubert, Carol Cotter, Danielle Singh, Morgan Hester, Brittany Caldwell, Robin Cross, and Timothy Green

1. Call the meeting to order.

Chairman Miles called the meeting to order at 6:03 p.m.

2. Discussion of consent and regular agenda items.

There was general discussion amongst the Commission regarding Consent Agenda 4.3.

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

- Final Plat ~ Minor ~ Indian Lakes Phase 13 Block 24 Lots 5R – 6R ~ 18509 Anasazi Bluff Drive **Case # 13-00900230 (M.Hester)**
- Final Plat ~ Minor ~ Saddle Creek Phase 10 Block 10 Lot2 03R & Common Area 10 ~ 5395 Stirrup **Case # 13-00900277 (M.Hester)**

There was no discussion regarding the above-mentioned Plats.

4. Discussion of new development applications submitted to the City. [[New Development List](#)]

There was no discussion regarding the development applications submitted to the City.

5. Presentation, possible action, and discussion regarding concepts related to a future Comprehensive Plan Amendment for the BioCorridor area. **Case #14-00900009 (M.Hitchcock)**

Assistant Director Hitchcock presented the background and potential options.

There was general discussion amongst the Commission regarding a future Comprehensive Plan Amendment for the BioCorridor area.

6. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
  - Thursday, February 27, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – Kee**)
  - Thursday, March 6, 2014 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

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

7. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, BioCorridor Board, BioCorridor Plan Process, 5-Year Comprehensive Plan Review Subcommittee, and Zoning District Subcommittee.

There was no discussion regarding the above meetings.

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.

There was no discussion regarding future agenda items.

9. Adjourn.

The meeting was adjourned at 7:14 p.m.

**Approved:**

**Attest:**

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Bo Miles, Chairman  
Planning & Zoning Commission

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Brittany Caldwell, Admin. Support Specialist  
Planning & Development Services

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**Regular Meeting**  
**February 20, 2014, 7:00 p.m.**  
**City Hall Council Chambers**  
**College Station, Texas**

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**COMMISSIONERS PRESENT:** Bo Miles, Jodi Warner, Jerome Rektorik, Jim Ross, Brad Corrier, Jane Kee, Casey Oldham

**COMMISSIONERS ABSENT:** None

**CITY COUNCIL MEMBERS PRESENT:** Julie Schultz

**CITY STAFF PRESENT:** Lance Simms, Molly Hitchcock, Alan Gibbs, Jason Schubert, Carol Cotter, Danielle Singh, Morgan Hester, Brittany Caldwell, Robin Cross, and Timothy Green

1. **Call Meeting to Order**

Chairman Miles called the meeting to order at 7:17 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

No citizens spoke.

4. **Consent Agenda**

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

4.1 Consideration, possible action, and discussion to approve Meeting Minutes.

- February 6, 2014 ~ Workshop
- February 6, 2014 ~ Regular

4.2 Presentation, possible action, and discussion on a Final Plat for Indian Lakes Phase 15 consisting of 2 residential lots on approximately 5.03 acres generally located off of Indian Lakes Drive in the Indian Lakes Subdivision, approximately one mile southwest of State Highway 6 in the City's Extraterritorial Jurisdiction.  
**Case #13-00900252 (M. Hester)**

- 4.3 Presentation, possible action, and discussion on a Preliminary Plan for the Barracks II Subdivision consisting of 258 residential lots on approximately 51 acres generally located between Old Wellborn Road and Holleman Drive South, north of the Buena Vida Subdivision. **Case #14-00900010 (M. Robinson)**

**Commissioner Rektorik motioned to approve Consent Agenda Items 4.1 – 4.3. Commissioner Corrier seconded the motion, motion passed (7-0).**

### **Regular Agenda**

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

No items were removed from the Consent Agenda.

6. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, “Unified Development Ordinance,” Section 12-4.2, “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas, by changing the zoning district boundaries from R Rural to SC Suburban Commercial for approximately 1.3 acres in the Robert Stevenson League, Abstract No. 54 as described by a deed to Akaal Holdings, LLC recorded in Volume 10876, Page 89 of the office of public records of Brazos County Texas, located at 13913 Wellborn Road. **Case #14-00900007 (M. Hester) (Note: Final action on this item is scheduled for the March 13, 2014 City Council meeting – subject to change)**

Staff Planner Hester presented the rezoning and recommended approval.

Chairman Miles opened the public hearing.

No one spoke during the public hearing.

Chairman Miles closed the public hearing.

**Chairman Miles motioned to recommend approval of the rezoning. Commissioner Rektorik seconded the motion, motion passed (6-1). Commissioner Kee was 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 7:23 p.m.

**Approved:**

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Bo Miles, Chairman  
Planning & Zoning Commission

**Attest:**

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Brittany Caldwell, Admin. Support Specialist  
Planning & Development Services

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**Workshop Meeting**  
**March 6, 2014, 6:00 p.m.**  
**City Hall Council Chambers**  
**College Station, Texas**

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**COMMISSIONERS PRESENT:** Bo Miles, Jodi Warner, Jerome Rektorik, Jim Ross, Brad Corrier, Jane Kee, Casey Oldham

**COMMISSIONERS ABSENT:** None

**CITY COUNCIL MEMBERS PRESENT:** John Nichols

**CITY STAFF PRESENT:** Lance Simms, Alan Gibbs, Jason Schubert, Carol Cotter, Danielle Singh, Erika Bridges, Morgan Hester, Brittany Caldwell, Robin Cross, and Macie Quick

1. Call the meeting to order.

Chairman Miles called the meeting to order at 6:04 p.m.

2. Discussion of consent and regular agenda items.

Commissioner Kee stated that the minutes were not included in the packet.

There was general discussion amongst the Commission regarding Regular Agenda Items 6 and 7.

3. Discussion of new development applications submitted to the City. [[New Development List](#)]

There was no discussion regarding new development applications.

4. Presentation, possible action, and discussion regarding the development of the 2014 Planning & Zoning Commission Plan of Work. (**J. Schubert**)

Principal Planner Schubert presented the 2014 P&Z Plan of Work.

There was general discussion amongst the Commission regarding the Plan of Work.

5. Presentation, possible action, and discussion regarding the Planning & Zoning Commission's Rules of Procedure. (**L. Simms**)

Interim Director Simms presented the Planning & Zoning Commission's Rules of Procedure.

The Commission asked that the section regarding Commissioners being assigned Positions, remain in the Rules of Procedure.

**Chairman Miles motioned to approve the Rules of Procedure. Commissioner Carrier seconded the motion, motion passed (7-0).**

6. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
  - Thursday, March 13, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – Miles**)
  - Thursday, March 20, 2014 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

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

7. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, BioCorridor Board, BioCorridor Plan Process, 5-Year Comprehensive Plan Review Subcommittee, and Zoning District Subcommittee.

Principal Planner Prochazka gave an update regarding the 5-Year Comprehensive Plan Review.

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.

Commissioner Ross asked that a tour be given to the Commission similar to what was done in the past. He also asked for an update regarding Pay Day Loans and said that an email update would be sufficient.

9. Adjourn.

The meeting was adjourned at 6:44 p.m.

**Approved:**

**Attest:**

---

Bo Miles, Chairman  
Planning & Zoning Commission

---

Brittany Caldwell, Admin. Support Specialist  
Planning & Development Services

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**Regular Meeting**  
**March 6, 2014, 7:00 p.m.**  
**City Hall Council Chambers**  
**College Station, Texas**

---

**COMMISSIONERS PRESENT:** Bo Miles, Jodi Warner, Jerome Rektorik, Jim Ross, Brad Corrier, Jane Kee, Casey Oldham

**COMMISSIONERS ABSENT:** None

**CITY COUNCIL MEMBERS PRESENT:** John Nichols

**CITY STAFF PRESENT:** Lance Simms, Alan Gibbs, Jason Schubert, Carol Cotter, Danielle Singh, Erika Bridges, Morgan Hester, Brittany Caldwell, Robin Cross, and Macie Quick

1. **Call Meeting to Order**

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

2. **Pledge of Allegiance**

3. **Hear Citizens**

No citizens spoke.

4. **Consent Agenda**

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

4.1 Consideration, possible action, and discussion to approve Meeting Minutes.

- February 18, 2014 ~ Retreat
- February 20, 2014 ~ Workshop
- February 20, 2014 ~ Regular

4.2 Presentation, possible action, and discussion regarding a Final Plat for Castlegate II Section 102 consisting of 26 single-family residential lots on approximately 6.3 acres located at 4202 W.S. Phillips Parkway, generally located west of the Castlegate Subdivision. **Case # 13-00900142 (J. Paz)**

**Commissioner Warner motioned to table Item 4.1 and approve Item 4.2. Commissioner Rektorik seconded the motion, motion passed (7-0).**

## **Regular Agenda**

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

No items were removed from the Consent Agenda.

6. Presentation, possible action, and discussion regarding a waiver request to Unified Development Ordinance Section 8.3.H.2 “Platting and Replatting within Older Residential Subdivisions”, and a public hearing, presentation, possible action, and discussion on a Final Plat for Woodland Acres Subdivision Lots 8A-8D being a replat of Woodland Acres Subdivision Lot 8 consisting of four single-family lots on approximately 1.6 acres located at 900 & 900A Ashburn. **Case #14-00900006 (M. Hester)**

Staff Planner Hester presented the waiver request to lot width and recommended denial. She said that if the waivers were approved then the plat should be approved.

There was general discussion amongst the Commission regarding the waiver request.

Chairman Miles opened the public hearing.

Sarah Bednarz, 1101 Marsteller, College Station, Texas; Dean and Kris Boyd, 1202 Ashburn, College Station, Texas; Suzanne Droleskey, 1109 Ashburn, College Station, Texas; Leslie Miller, College Station, Texas; Larry Frisk, 1004 Ashburn, College Station, Texas; Dave Hill, 1113 Ashburn, College Station, Texas; Nan Crouse Meffero, 1107 Ashburn, College Station, Texas; Brandon Spears, 904 Ashburn, College Station, Texas; Della Stephenson, 1005 Ashburn, College Station, Texas; Kerry Hope, 1201 Ashburn, College Station, Texas. The citizens spoke in opposition to the replat.

Chris Mallet, BNL Builders, 28502 Ravens Prairie Drive, Katy, Texas, reviewed the finances for the project.

Veronica Morgan, Mitchell & Morgan, 511 University Drive East, College Station, Texas, gave an overview of the waiver request to lot width.

Chairman Miles closed the public hearing.

There was general discussion amongst the Commission regarding the replat.

**Commissioner Ross motioned to deny the waiver request to lot width. Commissioner Warner seconded the motion, motion passed (7-0).**

**Commissioner Rektorik motioned to deny the replat. Commissioner Warner seconded the motion, motion passed (7-0).**

7. Public hearing, presentation, possible action, and discussion regarding a Final Plat of the FS Kapchinski Subdivision Lots 12R1-12R3, Block 2 being a Replat of the FS Kapchinski Subdivision, Lot 12, Block 2, consisting of three single-family lots on approximately one acre, located at 1635 Park Place, and more generally located west of Syspek Computing. **Case#14-00900023 (J. Schubert)**

Principal Planner Schubert presented the replat and recommended approval.

Chairman Miles opened the public hearing.

No one spoke during the public hearing.

Chairman Miles closed the public hearing.

**Commissioner Corrier motioned to approve the replat. Commissioner Rektorik seconded the motion, motion passed (7-0).**

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.

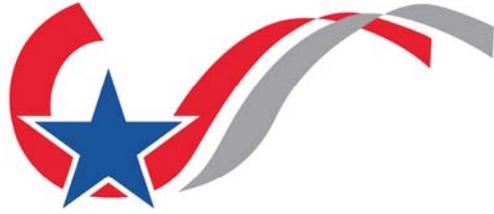
The meeting was adjourned at 8:15 p.m.

**Approved:**

**Attest:**

\_\_\_\_\_  
Bo Miles, Chairman  
Planning & Zoning Commission

\_\_\_\_\_  
Brittany Caldwell, Admin. Support Specialist  
Planning & Development Services



CITY OF COLLEGE STATION

**FINAL PLAT  
for  
Tower Point Ph 13B Block 1 Lot 2  
14-00900015**

**SCALE:** One commercial lot on 1.69 acres

**LOCATION:** 4330 State Highway 6 South

**ZONING:** GC General Commercial

**APPLICANT:** Charles A. Ellison, The Ellison Firm

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

**RECOMMENDATION:** Staff recommends approval of the Final Plat.



FINAL  
PLAT

Case: 14-015

TOWER POINT PH 13B, L2, BLK 1

DEVELOPMENT REVIEW



## DEVELOPMENT HISTORY

<b>Annexation:</b>	October 1983
<b>Zoning:</b>	A-O Agricultural-Open (upon Annexation) to C-1 General Commercial (2001), C-1 General Commercial renamed to GC General Commercial (2013)
<b>Preliminary Plat:</b>	The subject property is part of the Crowley Tract Master Plan originally approved in 1997 and has had subsequent revision. A Preliminary Plat for the Tower Point Subdivision portion was originally approved in 2006 and was recently revised in 2012.
<b>Site Development:</b>	Vacant

## COMMENTS

<b>Parkland Dedication:</b>	N/A
<b>Greenways:</b>	N/A
<b>Pedestrian Connectivity:</b>	A waiver to sidewalks along State Highway 6 was previously granted with the condition that this lot provide pedestrian connectivity requirements for building plots over 50,000 square feet in the Unified Development Ordinance Section 12-7.10. Sidewalks currently exist along Arrington Road.
<b>Bicycle Connectivity:</b>	Bicycle lane exists along Arrington Road. No additional bicycle connectivity is required.
<b>Impact Fees:</b>	The property is located in the Spring Creek Sewer Impact Fee Area and was required to pay \$98.39 per LUE at time of building permit.

## REVIEW CRITERIA

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

## STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

## SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



<b>FOR OFFICE USE ONLY</b>	
CASE NO.:	<u>14-15</u>
DATE SUBMITTED:	<u>1.23.14</u>
TIME:	<u>1:50</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 Tower Point Subd. Phase 13B - Lot 2, Block 1 - 1.69 acres

ADDRESS West Corner of State Highway No. 6 and Arrington Road

SPECIFIED LOCATION OF PROPOSED PLAT:

West Corner of State Highway No. 6 and Arrington Road

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

Name Charles A. (Chuck) Ellison      E-mail chuck@ellisonlaw.com

Street Address 302 Holleman Drive East, Suite 76

City College Station      State TX      Zip Code 77840

Phone Number 979-696-9889      Fax Number 979-693-8819

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

Name College Station Marketplace, L.P. E-mail andyweiner@rockstepcap.com  
Street Address 1445 North Loop West, Suite 625  
City Houston State TX Zip Code 77008  
Phone Number 713-623-0188 Fax Number 713-623-0178

ARCHITECT OR ENGINEER'S INFORMATION:

Name Civil Engineering Consultants (Kling Engineering) E-mail skling@cectexas.com  
Street Address 4101 S. Texas Ave. Suite A  
City Bryan State TX Zip Code 77802  
Phone Number 979-846-6212 Fax Number 979-846-8252

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 1.69 Total No. of Lots 1 R-O-W Acreage none

Existing Use vacant Proposed Use commercial

Number of Lots By Zoning District 1 / GC \_\_\_\_\_ / \_\_\_\_\_

Average Acreage Of Each Residential Lot By Zoning District:

n/a / \_\_\_\_\_ \_\_\_\_\_ / \_\_\_\_\_ \_\_\_\_\_ / \_\_\_\_\_ \_\_\_\_\_ / \_\_\_\_\_

Floodplain Acreage None

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

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

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

Yes

No

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

Project Name: Tower Point Subdivision

City Project Number (if known): 09-169

Date / Timeframe when submitted: January 2012

## 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)

1-17-14  
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: \_\_\_\_\_

FUTURE PHASE UNPLATTED

P&S HOSPITALITY LLC VOL. 11108, PG. 136

LOT 1, BLOCK 1 1.91 ACRES TOWER POINT SUBDIVISION PHASE 13A VOL. 11108, PG. 102 PLATTED

CURRENT ZONING: GC (GENERAL COMMERCIAL)

LOT 2, BLOCK 1 1.69 ACRES

CURRENT ZONING: GC (GENERAL COMMERCIAL)

ARRINGTON ROAD-80' R.O.W. VOL. 7800, PG. 12

OVERLAY DISTRICT LINE

LOT 1, BLOCK 2 2.27 ACRES FF=267

TOWER POINT SUBDIVISION PHASE 12 VOL. 10533, PG. 46

LOT 2, BLOCK 2 1.17 ACRES

CURRENT ZONING: GC (GENERAL COMMERCIAL) & OV (OVERLAY)

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

We, College Station Marketplace L.P., a Texas limited partnership, owners and developers of the land shown on this plat, and designated herein as Lot 2, Block 1, Phase 13B, Tower Point Subdivision to the City of College Station, Texas, and whose names are 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.

COLLEGE STATION MARKETPLACE, L.P., a Texas limited partnership

By: College Station Marketplace GP, LLC, a Texas limited liability company, one of its general partners

By: Charles A. Ellison, Authorized Agent

By: Crowley Development Corporation, a Texas corporation, one of its general partners

By: Charles A. Ellison, Authorized Agent

THE STATE OF TEXAS COUNTY OF BRAZOS

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2014, by Charles A. Ellison, Authorized Agent for College Station Marketplace GP, LLC, a Texas limited liability company, a General Partner of College Station Marketplace, L.P., a Texas limited partnership, on behalf of said partnership.

Notary Public in and for State of Texas

THE STATE OF TEXAS COUNTY OF BRAZOS

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2014, by Charles A. Ellison, Authorized Agent for Crowley Development Corporation, a Texas corporation, a General Partner of College Station Marketplace, L.P., a Texas limited partnership, on behalf of said partnership.

Notary Public in and for State of 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 \_\_\_\_\_, 2014.

Chairman

CERTIFICATE OF CITY ENGINEER

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

City Engineer City of College Station

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS COUNTY OF BRAZOS

I, \_\_\_\_\_, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_\_ day of \_\_\_\_\_, 2014, 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 SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, 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.

S. M. Kling, R.P.L.S. No. 2003



CURVE TABLE: CURVE LENGTH RADIUS DELTA CHORD BEARING

NOTES:

- 1. BASIS OF BEARINGS IS THE MONUMENTED SOUTHEAST RIGHT OF WAY LINE OF ARRINGTON ROAD (80' R.O.W.) ACCORDING TO THE RIGHT OF WAY DEDICATION PLAT OF ARRINGTON ROAD AND 80' WIDE DECATUR DRIVE RECORDED IN VOL. 7800, PG. 12. RECORD BEARING: S 45°08'31"W.
2. CURRENT TITLE APPEARS TO BE VESTED IN COLLEGE STATION MARKET PLACE L.P. BY VIRTUE OF DEED RECORDED IN VOL. 6647, PG. 207 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480083, PANEL NO. 0310E, MAP NO. 48041C0310E AS REVISED PER LOMR CASE NO. 12-06-1841P, EFFECTIVE DATE: MAY 18, 2012.
4. 1/2" IRON ROD & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
5. THIS PROPERTY IS WITHIN THE SANITARY SEWER IMPACT FEE AREA 97-01 (SPRING CREEK).
6. LOT 2, BLOCK 1 IS PART OF BUILDING PLOT "a." AS SHOWN ON THE PRELIMINARY PLAT OF TOWER POINT SUBDIVISION; BUILDING PLOT "a." IS AS FOLLOWS:
BLOCK 1
THE BUILDING PLOT IS FOR THE PURPOSES OF SIGNAGE, LANDSCAPING, AND NON-RESIDENTIAL ARCHITECTURAL STANDARDS AS APPLICABLE TO BUILDING PLOTS OVER 50,000 SQUARE FEET.
7. CURRENT ZONING: GC (GENERAL COMMERCIAL).
8. A WAIVER TO SIDEWALKS ALONG HIGHWAY NO. 6 WAS APPROVED WITH THE CONDITION THAT INTERNAL PEDESTRIAN CONNECTIVITY IS PROVIDED ACCORDING TO NON-RESIDENTIAL ARCHITECTURAL STANDARDS FOR BUILDING PLOTS OVER 50,000 SQUARE FEET.
9. TRAFFIC MITIGATION FEATURES HAVE BEEN CONSTRUCTED AS SPECIFIED BY THE APPROVED TOWER POINT TIA AND SUPPLEMENTARY DOCUMENTS.

VARIABLE WIDTH PUBLIC UTILITY EASEMENT LINE TABLE:

LINE BEARING DISTANCE
L1 S44°59'13"E 137.78'
L2 S63°45'08"E 3.55'
L3 S44°59'13"E 15.65'
L4 S00°13'18"E 9.94'
L5 S44°59'13"E 91.78'

Tower Point Subdivision, Phase 13B Lot 2, Block 1 - 1.69 Acre Tract Robert Stevenson Survey, A-54 College Station, Brazos County, Texas

Field notes of a 1.69 acre tract or parcel of land, lying and being situated in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, and being part of the 5,711 acre - Tract Two, described in the deed from Spring Creek CS Development, Ltd. to College Station Marketplace, LP, recorded in Volume 6647, Page 207, of the Official Records of Brazos County, Texas, and said 1.69 acre tract being more particularly described as follows:

BEGINNING at an "X" found in concrete marking the west corner of a 0.07 acre Arrington Road right-of-way Dedication as shown on the final plat of Lot 1, Block 1, Tower Point Subdivision, Phase 13A, recorded in Volume 11108, Page 102, of the Official Records of Brazos County, Texas, an "X" found in concrete marking the east corner of Lot 1, Block 1 - 1.91 acres, Tower Point Subdivision, Phase 13A, according to the plat recorded in Volume 11108, Page 102, of the Official Records of Brazos County, Texas, bears S 44° 59' 13" E - 13.00 feet;

THENCE N 44° 59' 13" W along the northeast line of the beforementioned Lot 1, Block 1 - 1.91 acres, for a distance of 254.75 feet to a 1/2" set in the approximate centerline of a 24' wide concrete drive, the north corner of the said Lot 1, Block 1 - 1.91 acres bears N 44° 59' 13" W - 10.36 feet;

THENCE N 45° 02' 14" E crossing the beforementioned 5.711 acre - Tract Two, for a distance of 282.43 feet to a 1/2" iron rod and cap set in the southwest right-of-way line of State Highway No. 6;

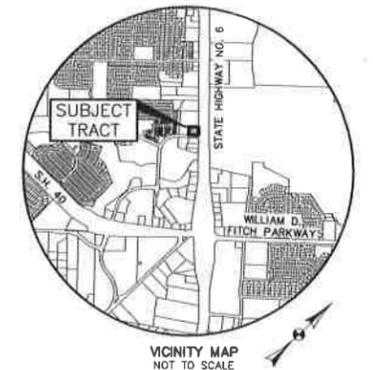
THENCE S 47° 19' 17" E along the southwest right-of-way line of the beforementioned State Highway No. 6, for a distance of 226.76 feet to a 1/2" iron rod and cap set at the beginning of a transition curve, concave to the west, from State Highway No. 6 to Arrington Road, having a radius of 40.00 feet;

THENCE Southerly along said transition curve, for an arc distance of 52.17 feet to a 1/2" iron rod and cap set at the end of this curve, the chord bears S 09° 57' 16" E - 48.55 feet;

THENCE along the northwest line of the beforementioned 0.07 acre - Arrington Road Right-of-way Dedication, as follows:

S 56° 29' 11" W for a distance of 56.43 feet to a 1/2" iron rod and cap set,

S 45° 08' 31" W for a distance of 208.49 feet to the PLACE OF BEGINNING, containing 1.69 acres of land, more or less.



FINAL PLAT OF TOWER POINT SUBDIVISION PHASE 13B LOT 2, BLOCK 1 1.69 ACRES

ROBERT STEVENSON SURVEY, A-54 COLLEGE STATION, BRAZOS COUNTY, TEXAS OWNED AND DEVELOPED BY: COLLEGE STATION MARKETPLACE, L.P. 1445 NORTH LOOP W. - SUITE 600 HOUSTON, TX 77008

SCALE: 1"=30' JANUARY, 2014

PREPARED BY: KLING ENGINEERING & SURVEYING (A DIVISION OF) CIVIL ENGINEERING CONSULTANTS 4101 S. TEXAS AV. STE. A-11 BRYAN, TX 77807/PH: 979/848-8212

Handwritten notes: 445, 2014, 9:15 AM, 20

Vertical text on the left edge: H:\land Projects\221041\Stevenson Robert A-54\Market Place\Draw\Plat\Title Tower Point\Phase 13B\Final Plat.dwg 2/26/2014 8:30:33 AM CST



CITY OF COLLEGE STATION

**PRELIMINARY PLAN  
for  
Duck Haven Phase 6  
14-00900029**

**SCALE:** Three residential lots and one HOA lot on approximately 10 acres

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

**ZONING:** N/A (ETJ)

**APPLICANT:** Travis Martinek, Clarke & Wyndham, Inc.

**PROJECT MANAGER:** Morgan Hester, Staff Planner  
mhester@cstx.gov

**RECOMMENDATION:** Staff recommends approval of the Preliminary Plan.



Case: 14-029

PRELIMINARY PLAN

DUCK HAVEN PHASE 6

DEVELOPMENT REVIEW



## DEVELOPMENT HISTORY

**Annexation:** N/A (ETJ)  
**Zoning:** N/A (ETJ)  
**Site development:** Vacant. Three residential lots and one HOA lot are proposed with this phase, ranging in size from 1.02 acres to 6.06 acres.

## COMMENTS

**Water:** The subject property will be served by the Wellborn Special Utility District.

**Sewer:** Sanitary sewer service will be provided by individual On-Site Sewage Facilities. These facilities will be permitted through the Brazos County Health Department.

**Off-site Easements:** No off-site easements are being proposed at this time.

**Drainage:** The site drains generally to the south to an unnamed tributary to Frank's Creek.

**Flood Plain:** There is no FEMA regulated floodplain on the subject property.

**Greenways:** No greenway dedication is proposed or required.

**Pedestrian Connectivity:** This tract is located in the ETJ and no specific facilities for pedestrian connectivity are proposed or required.

**Bicycle Connectivity:** This tract is located in the ETJ and no specific facilities for bicycle connectivity are proposed or required.

**Streets:** This phase of Duck Haven will be accessed through Canvas Back Cove. This road will connect to Broken Spoke Way in Saddle Creek Phase 11.

**Oversize Request:** N/A

**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.

**Impact Fees:** N/A

## REVIEW CRITERIA

- 1. Compliance with Comprehensive Plan and Unified Development Ordinance:** The subject property is classified as Rural on the Comprehensive Land Use Plan. While the subject property is being developed as a subdivision, the City does not have zoning or land use authority in the Extraterritorial Jurisdiction.
- 2. Compliance with Subdivision Regulations:** The Preliminary Plan is in compliance with the Subdivision Regulations as they apply in the Extraterritorial Jurisdiction.

**STAFF RECOMMENDATION**

Staff recommends approval of the Preliminary Plan.

**SUPPORTING MATERIALS**

1. Application
2. Copy of Preliminary Plan



FOR OFFICE USE ONLY	
CASE NO.:	<u>14-29</u>
DATE SUBMITTED:	<u>02/05/14</u>
TIME:	<u>2:30</u>
STAFF:	<u>AJ</u>

## PRELIMINARY PLAN APPLICATION

### MINIMUM SUBMITTAL REQUIREMENTS:

- \$932 Preliminary Plan Application Fee.
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Fourteen (14) folded copies of plan. A revised mylar original must be submitted after approval.
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Impact study (if oversized participation is requested).
- The attached Preliminary Plan checklist with all items checked off or a brief explanation as to why they are not.

Date of Optional Preapplication Conference N/A

NAME OF PROJECT Duck Haven Phase 6

ADDRESS Northwest of the intersection of Drake Drive and Retriever Run

### SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

Northwest of the intersection of Drake Drive and Retriever Run

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

Street Address 3608 East 29th Street, Suite 100

City Bryan State Texas Zip Code 77802

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

### ARCHITECT OR ENGINEER'S INFORMATION:

Name McClure & Browne, 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

Total Acreage 10.02 Total No. of Lots 3 R-O-W Acreage 0.54

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 0.00

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

Are you proposing to dedicate park land by acreage or fee in lieu of land? N/A

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

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

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

Yes

No

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

Project Name: Duck Haven

City Project Number (in known): Unknown

Date / Timeframe when submitted: 2000

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.

*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

1/31/14

Date

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

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

Existing Proposed

- |                                     |                                     |   |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Streets. Continuous or end in a cul-de-sac, stubbed out streets must end into a temp. turn around unless they are shorter than 100 feet.  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Public and private R.O.W. locations and widths. (All existing and proposed R.O.W.'s sufficient to meet Thoroughfare Plan.)  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Street offsets and/or intersection angles meet ordinance.   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Alleys.   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Well site locations.  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Pipelines. If carrying flammable gas or fuel, also show size of line, design pressure and product transported through the line.   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Utility services (water & sanitary sewer). All existing and proposed utilities of sufficient size/depth to meet the utility master plan and any future growth areas.  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Easements.  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Drainage structures and improvements including underground storm sewer and all overland systems (flow line of existing watercourses) and showing where these will discharge. Proposed channel cross sections, if any.   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | A number or letter to identify each lot or site and each block (numbered sequentially).   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Parkland dedication/greenbelt area/park linkages. All proposed dedications must be reviewed by the Parks and Recreation Advisory Board and documentation of their recommendation provided prior to being scheduled for P&Z Commission consideration.                      |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Greenways dedication.   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Public areas.   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Other public improvements, including but not limited to parks, schools and other public facilities.   |
| <input checked="" type="checkbox"/> |                                     | Proposed phasing. Each phase must be able to stand alone to meet ordinance requirements and infrastructure costs shown to be distributed evenly throughout the subdivision. Phases must be final platted in sequential order as shown or defined on the preliminary plan. |
| <input checked="" type="checkbox"/> |                                     | Are there impact fees associated with this development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |

# PRELIMINARY PLAN NOT FOR RECORD

OF  
DUCK HAVEN SUBDIVISION  
PHASE VI

10.02 ACRE TRACT - 4 LOTS

B. MCGREGOR SURVEY, A-170  
BRAZOS COUNTY, TEXAS

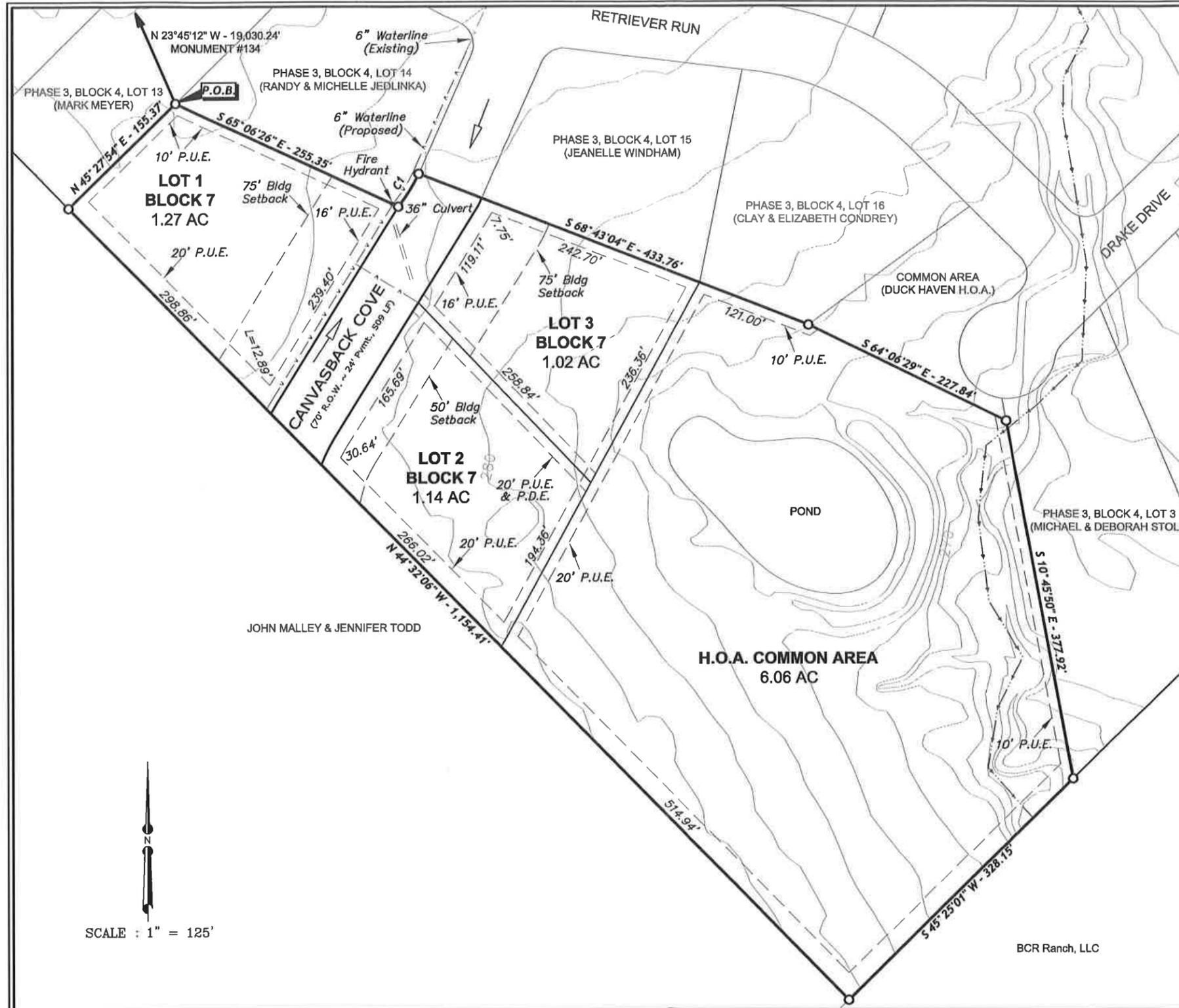
SCALE: 1" = 125' FEBRUARY 3, 2014

SHEET 1 OF 1

OWNED AND DEVELOPED BY:  
DUCK HAVEN, LTD.  
3608 EAST 29TH STREET, SUITE 100  
BEVYAN, TEXAS 77802  
(979) 846-4384

PREPARED BY: ENGINEER/SURVEYOR:  
DUCK HAVEN, LTD. MCCLURE & BROWN ENGINEERING  
3608 EAST 29TH STREET, SUITE 100 1008 WOODCHUCK DRIVE, SUITE 103  
BEVYAN, TEXAS 77802 COLLEGE STATION, TEXAS 77845  
(979) 846-4384 (979) 693-5858

- NOTES:
- BASIS OF BEARINGS IS TRUE NORTH OBTAINED BY SOLAR OBSERVATION. REFER TO THE PLAT FOR POINT OF BEGINNING (P.O.B.) LOCATION.
  - NO LOT LIES WITHIN THE ZONE "A" SPECIAL FLOOD HAZARD AREA INDICATED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 481195, MAP NO. 48041C0350E. EFFECTIVE DATE: MAY 16, 2012. BASE FLOOD ELEVATIONS ARE NOT DETERMINED FOR ZONE "A".
  - THERE IS A 10' PUBLIC UTILITY EASEMENT ALONG THE RIGHT OF WAY FRONTAGE OF ALL LOTS.
  - THERE IS A 20' PUBLIC UTILITY EASEMENT CENTERED ON ALL INTERIOR LOT LINES AND A 10' PUBLIC UTILITY EASEMENT ALONG THE REAR OF ALL LOTS OR AS NOTED ON THE PRELIMINARY PLAN.
  - BUILDING LINE SETBACKS ARE AS FOLLOWS:  
FRONT SETBACK (EVEN-NUMBERED LOTS): 50'  
FRONT SETBACK (ODD-NUMBERED LOTS): 75'  
SIDE SETBACK: 20'  
REAR SETBACK: 25'
  - FRONT, REAR, AND SIDE SETBACKS SHALL CONFORM TO THE SPECIFICATIONS OF SUBDIVISION PLATS AS ESTABLISHED BY THE COMMISSIONERS COURT, BRAZOS COUNTY, TEXAS, FOR SUBDIVISIONS SITUATED OUTSIDE THE BOUNDARIES OF ANY INCORPORATED TOWN OR CITY IN BRAZOS COUNTY, TEXAS.
  - CONTOURS PROVIDED BY THE CITY OF COLLEGE STATION.
  - ALL LOTS WITHIN THIS PLAT SHALL HAVE INDIVIDUAL ON-SITE SEWAGE FACILITIES.
  - ALL COMMON AREAS ARE OWNED AND MAINTAINED BY THE DUCK HAVEN HOMEOWNER'S ASSOCIATION.
  - ALL LOTS ARE SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS DELINEATED IN THE COVENANTS, CONDITIONS, RESERVATIONS, AND RESTRICTIONS OF THE SUBDIVISION.
  - ALL DRAINAGE EASEMENTS SHALL BE PRIVATE, EXCEPT THOSE IN AREAS OF MAINTENANCE FOR PUBLIC ROAD CULVERT CROSSINGS.
  - THERE IS A MINIMUM 75' WIDE RIPARIAN MANAGEMENT EASEMENT CENTERED ON ALL CREEKS AND DRAINAGEWAYS THAT EXIST WITHIN EACH LOT. SEE THE DEED RESTRICTIONS OF THE SUBDIVISION FOR ADDITIONAL INFORMATION.
  - 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 ENCROUGH ON THE 100-FOOT SANITARY ZONE OF PRIVATE WATER WELLS OR 150 FEET OF PUBLIC WATER WELLS. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING PUBLIC OR PRIVATE WELLS ON THE SUBDIVISION PLAT OR WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY.  
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 FACILITIES DISPOSAL AREAS SHALL NOT ENCROUGH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING WELLS ON THE PLAT.
  - WELLBORN SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.
  - 1/2" IRON RODS SHALL BE SET AT ALL CORNERS UNLESS OTHERWISE INDICATED.
  - EXISTING LAND USE: VACANT/AGRICULTURAL  
PROPOSED LAND USE: SINGLE FAMILY RURAL RESIDENTIAL
  - ALL LOTS ARE A MIXTURE OF GRASS AND DENSE VEGETATION.
  - ALL LOTS SHALL BE PLATTED WITHIN 500 FEET OF A FIRE HYDRANT AS MEASURED ALONG THE RIGHT-OF-WAY.



P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
P.D.E.	PRIVATE DRAINAGE EASEMENT
H.O.A.	HOME OWNERS' ASSOCIATION
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
P.W.T.	PAVEMENT

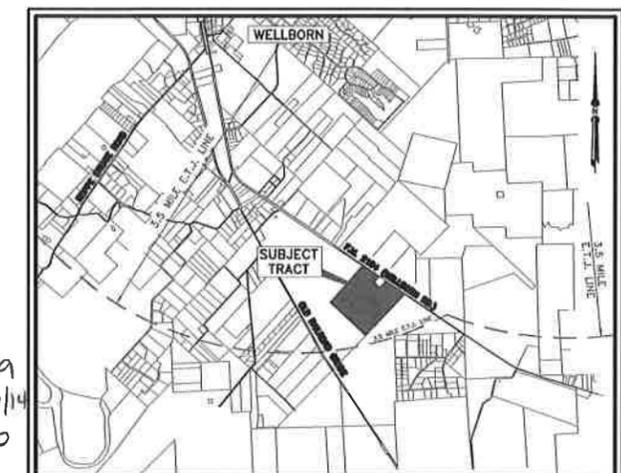
### ABBREVIATIONS

PROPOSED WATER LINE	W
PROPOSED DIRECTION OF DRAINAGE/RUNOFF	←
PHASE LINE	---
DRAINAGE WAY	--->---
RIGHT OF WAY CENTERLINE	---
PROPERTY LINE	---

### LEGEND

TOTAL LOT COUNT:	4 LOTS
TOTAL LOT ACREAGE:	3.42 AC
TOTAL H.O.A. COMMON AREA ACREAGE:	6.06 AC
TOTAL RIGHT-OF-WAY ACREAGE:	0.84 AC
TOTAL ACREAGE OF PHASE VI:	10.02 AC

### ACREAGE CALCULATIONS



### VICINITY MAP

NOT TO SCALE

### PRELIMINARY PLAN

### CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	13° 55' 43"	165.92'	40.34'	20.27'	N 31° 52' 45" E	40.24'

14-29  
02/27/14  
10:40  
AJ



CITY OF COLLEGE STATION

**PRELIMINARY PLAN**  
for  
**Saddle Creek**  
**14-00900032**

- SCALE:** 231 residential lots
- LOCATION:** Generally located on 443 acres southwest of the intersection of Wellborn Road and Wade Road in the City of College Station's Extraterritorial Jurisdiction (ETJ).
- ZONING:** N/A (ETJ)
- APPLICANT:** M.L. Schehin, Saddle Creek Partners, Ltd.
- PROJECT MANAGER:** Morgan Hester, Staff Planner  
mhester@cstx.gov
- PROJECT OVERVIEW:** The Master Plan for Saddle Creek was approved in 2006. The original Preliminary Plat was approved in October 2006 with revisions approved in January 2008, March 2009, August 2010, and August 2012. This revision of the Preliminary Plan proposes minor changes to lot configuration in Phases 11 and 12 and realigns a street within the subdivision.
- RECOMMENDATION:** Staff recommends approval of the Preliminary Plan.



PRELIMINARY  
PLAN

Case: 14-032

SADDLE CREEK  
18128 SADDLE CREEK DR

DEVELOPMENT REVIEW

## DEVELOPMENT HISTORY

**Annexation:** N/A (ETJ)  
**Zoning:** N/A (ETJ)  
**Site development:** Phases 1, 2, 3, 4, 5, 6, 7B, 8, 9, and 10 have been filed for record and Phase 7A have been approved by the Planning & Zoning Commission. Phase 11 Final Plat is currently under review.

## COMMENTS

**Water:** The subject property will be served by the Wellborn Special Utility District.

**Sewer:** Sanitary sewer service will be provided by individual On-Site Sewage Facilities. These facilities will be permitted through the Brazos County Health Department.

**Off-site Easements:** No off-site easements are being proposed at this time.

**Drainage:** The site drains generally to the south to Boggy Creek and an unnamed tributary to Boggy Creek.

**Flood Plain:** There is no FEMA regulated floodplain on the subject property.

**Greenways:** No greenway dedication is proposed or required.

**Pedestrian Connectivity:** This tract is located in the ETJ and no specific facilities for pedestrian connectivity are proposed or required.

**Bicycle Connectivity:** This tract is located in the ETJ and no specific facilities for bicycle connectivity are proposed or required.

**Streets:** The subject tract has access off of FM 2154 (Wellborn Road), classified as a Major Arterial on the Thoroughfare Plan, via Wade Road and Stousland Road, both classified as a two-lane Minor Collectors on the Thoroughfare Plan.

**Oversize Request:** N/A

**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.

**Impact Fees:** N/A

## REVIEW CRITERIA

- 1. Compliance with Comprehensive Plan and Unified Development Ordinance:** The subject property is classified as Rural on the Comprehensive Land Use Plan. While the subject property is being developed as a subdivision, the City does not have zoning or land use authority in the Extraterritorial Jurisdiction.

2. **Compliance with Subdivision Regulations:** The Preliminary Plan is in compliance with the Subdivision Regulations as they apply in the ETJ.

### **STAFF RECOMMENDATION**

Staff recommends approval of the Preliminary Plan.

### **SUPPORTING MATERIALS**

1. Application
2. Copy of Preliminary Plan



FOR OFFICE USE ONLY	
CASE NO.:	<u>14-32</u>
DATE SUBMITTED:	<u>8/10/14</u>
TIME:	<u>10:13</u>
STAFF:	<u>[Signature]</u>

## PRELIMINARY PLAN APPLICATION

### MINIMUM SUBMITTAL REQUIREMENTS:

- \$932 Preliminary Plan Application Fee.
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Fourteen (14) folded copies of plan. A revised mylar original must be submitted after approval.
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Impact study (if oversized participation is requested).
- The attached Preliminary Plan checklist with all items checked off or a brief explanation as to why they are not.

Date of Optional Preapplication Conference 10/24/2005

NAME OF PROJECT Saddle Creek Subdivision

ADDRESS Saddle Creek Drive

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

at Wade Rd & Stousland Rd in Brazos County in College Station ETJ.

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

Name Saddle Creek Partners, LTD - ML Schehin E-mail ml@mls-development.com  
Street Address 4440 Bentwood Drive  
City College Station State TX Zip Code 77845  
Phone Number (979) 690-2642 Fax Number (979) 690-2793

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

Name Saddle Creek Partners, LTD - ML Schehin E-mail ml@mls-development.com  
Street Address 4440 Bentwood Drive  
City College Station State TX Zip Code 77845  
Phone Number (979) 690-2642 Fax Number (979) 690-2793

ARCHITECT OR ENGINEER'S INFORMATION:

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

Total Acreage 66.239 Total No. of Lots 38 R-O-W Acreage 5.089

Number of Lots By Zoning District N/A / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Average Acreage Of Each Residential Lot By Zoning District:

1ac min / ETJ \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Floodplain Acreage \_\_\_\_\_

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

Are you proposing to dedicate park land by acreage or fee in lieu of land? N/A

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

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

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

Yes

No

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

Project Name: \_\_\_\_\_

City Project Number (in known): 12-00500130

Date / Timeframe when submitted: 06/20/12

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

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

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



Signature and title

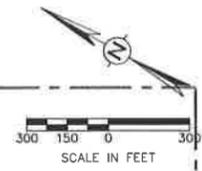
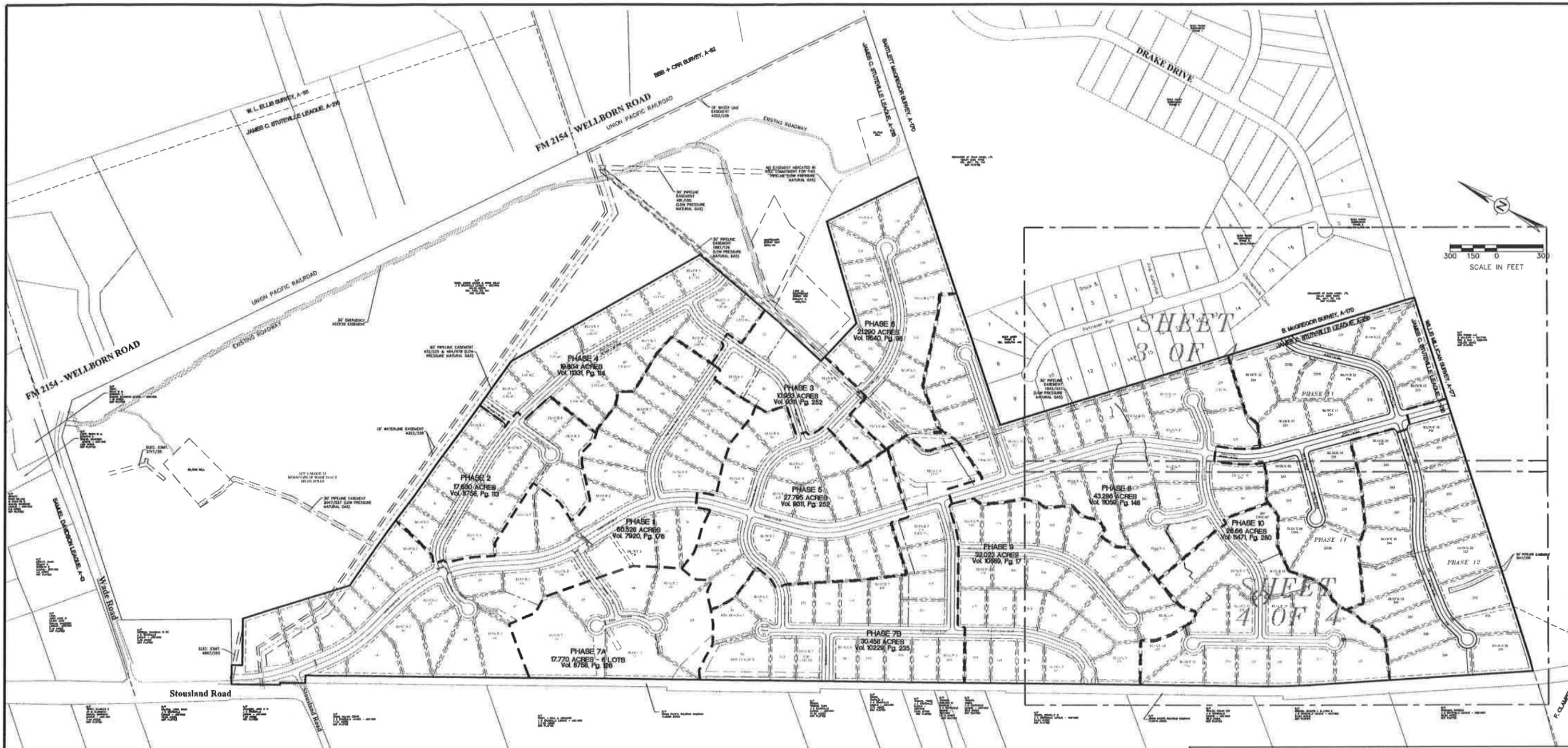
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Date

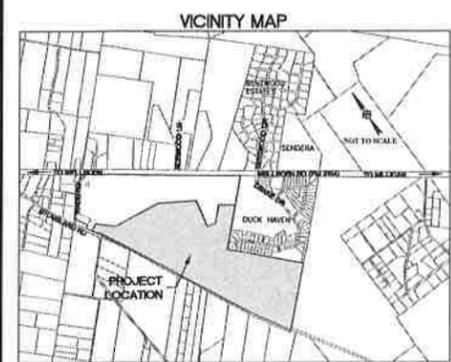
**PRELIMINARY PLAN MINIMUM REQUIREMENTS**  
**(ALL CITY ORDINANCES MUST BE MET)**  
**INCLUDING BUT NOT LIMITED TO THE FOLLOWING:**

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

- | Existing                            | Proposed                            |   |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Streets. Continuous or end in a cul-de-sac, stubbed out streets must end into a temp. turn around unless they are shorter than 100 feet.  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Public and private R.O.W. locations and widths. (All existing and proposed R.O.W.'s sufficient to meet Thoroughfare Plan.)  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Street offsets and/or intersection angles meet ordinance.   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Alleys.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Well site locations.  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Pipelines. If carrying flammable gas or fuel, also show size of line, design pressure and product transported through the line.   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Utility services (water & sanitary sewer). All existing and proposed utilities of sufficient size/depth to meet the utility master plan and any future growth areas.  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Easements.  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Drainage structures and improvements including underground storm sewer and all overland systems (flow line of existing watercourses) and showing where these will discharge. Proposed channel cross sections, if any.   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | A number or letter to identify each lot or site and each block (numbered sequentially).   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Parkland dedication/greenbelt area/park linkages. All proposed dedications must be reviewed by the Parks and Recreation Advisory Board and documentation of their recommendation provided prior to being scheduled for P&Z Commission consideration.                      |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Greenways dedication.   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Public areas.   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Other public improvements, including but not limited to parks, schools and other public facilities.   |
| <input checked="" type="checkbox"/> |                                     | Proposed phasing. Each phase must be able to stand alone to meet ordinance requirements and infrastructure costs shown to be distributed evenly throughout the subdivision. Phases must be final platted in sequential order as shown or defined on the preliminary plan. |
| <input checked="" type="checkbox"/> |                                     | Are there impact fees associated with this development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |



NOTE: REFER TO SHEET 2 OF 4 FOR NOTES PERTAINING TO THIS PLAT.



**PRELIMINARY PLAT  
NOT FOR RECORD**

LEGEND	
—	EXISTING CREEK/DRAINAGE
—	SUBDIVISION BOUNDARY
—	STREET RIGHT-OF-WAY LINE
●	PROPERTY CORNER
—	EXISTING PIPELINE
—	PUBLIC UTILITY EASEMENT
—	PRIVATE DRAINAGE EASEMENT
—	PUBLIC DRAINAGE EASEMENT
—	ACCESS EASEMENT LINE
—	LOT LINE
—	LEAGUE/SURVEY LINE
—	PHASE LINE
—	ORIGINAL DEED LINE

REVISED  
**PRELIMINARY PLAT**  
SADDLE CREEK SUBDIVISION  
66,239 ACRES - 38 LOTS

PH. 11: 34,025 ACS. - 19 LOTS      PH. 12: 32,214 ACS. - 19 LOTS

**SAVE AND EXCEPT**  
SADDLE CREEK SUBDIVISION

PH. 1: 60,528 ACS. - 35 LOTS    PH. 2: 17,630 ACS. - 12 LOTS    PH. 3: 10,953 ACS. - 7 LOTS  
PH. 5: 27,794 ACS. - 19 LOTS    PH. 7A: 17,770 ACS. - 6 LOTS    PH. 7B: 32,369 ACS. - 19 LOTS  
PH. 9: 32,023 ACS. - 24 LOTS    PH. 8: 43,286 ACS. - 26 LOTS    PH. 4: 19,804 ACS. - 14 LOTS  
PH. 6: 21,899 ACS. - 15 LOTS      PH. 10: 26,655 ACS. - 16 LOTS

JAMES C. STUTEVILLE LEAGUE, A-216  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

**OWNERS:**  
Saddle Creek Subdivision:  
John A. Malley  
4824 Vista Palomares  
Lubbock, TX 79423

Saddle Creek Partners:  
Jennifer B. Todd  
834 Lottens Place  
Bonhoe Palms Verdes, CA 90278

**ENGINEER:**  
SCHULTZ ENGINEERING LLC  
2730 Longridge Drive, Suite A  
College Station, Texas 77845

**SURVEYOR:**  
Brent Kerr, R.P.L.S., No. 4502  
Kerr Surveying, LLC  
505 Church Avenue  
College Station, TX 77841  
(979) 266-3195

**DEVELOPER:**  
Saddle Creek Partners, Ltd.  
4440 Bentwood Drive  
College Station, TX 77845  
(979) 690-2842

AUGUST, 2006  
REVISED SEPTEMBER, 2006  
REVISED JANUARY, 2009  
FEBRUARY, 2009 (REV. 2)  
REVISED JULY, 2010  
REVISED JULY, 2012  
REVISED FEBRUARY, 2014

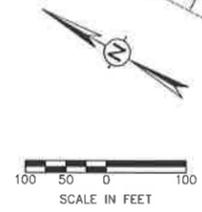
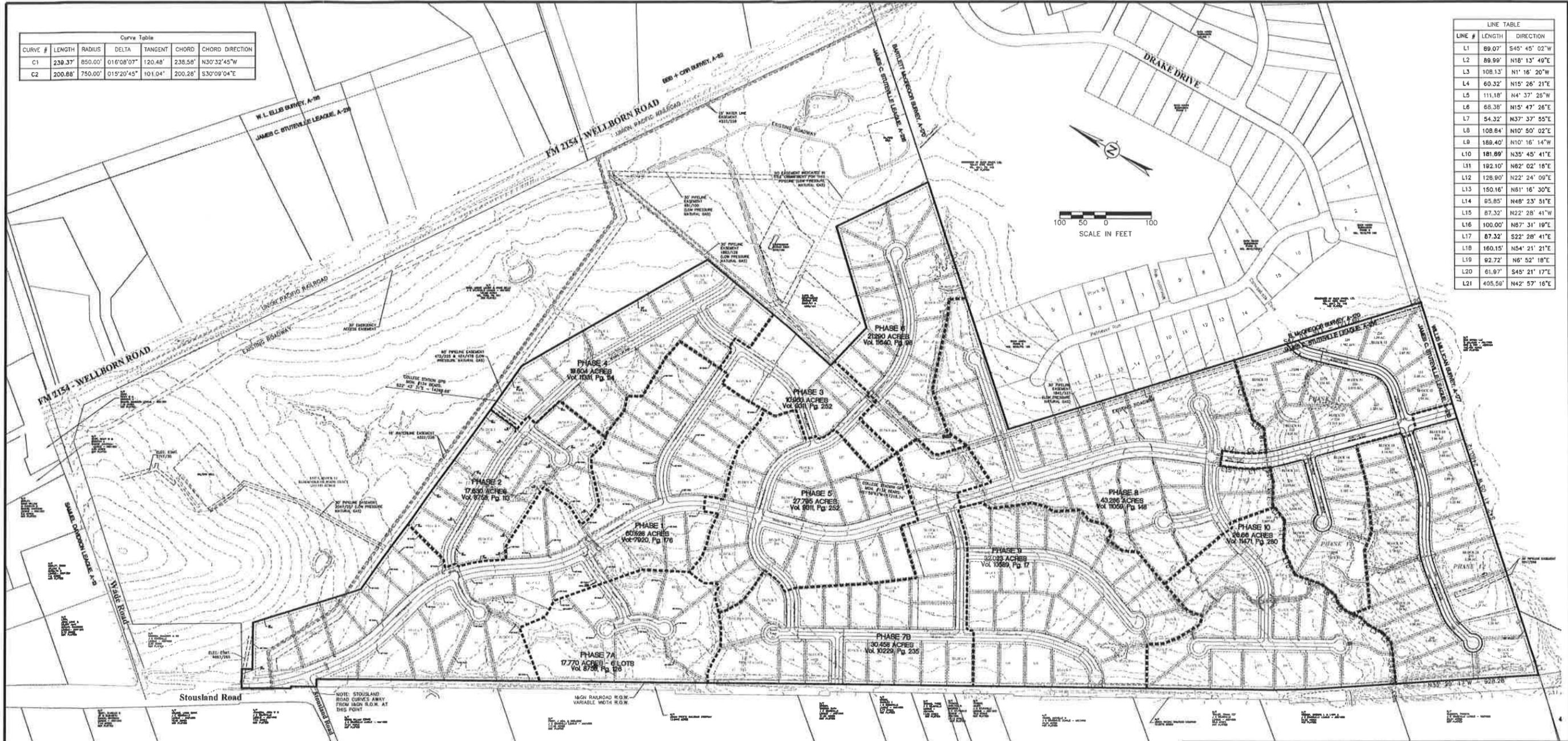
P.O. Box 11905, College Station, Texas 77842  
(979) 764-9900 Fax: (979) 764-5810

SHEET 1 OF 4

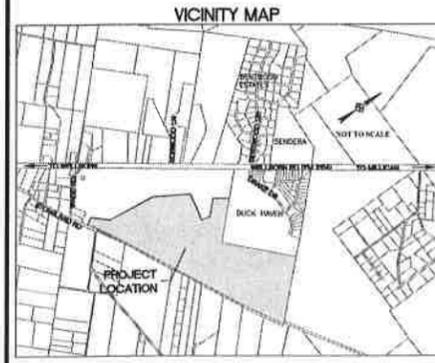
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02/28/14  
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AJ

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	239.37'	850.00'	016°08'07"	120.48'	238.58'	N30°32'45"W
C2	200.88'	750.00'	015°20'45"	101.04'	200.26'	S30°09'04"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	89.07'	S45° 45' 02"W
L2	89.99'	N18° 13' 49"E
L3	108.13'	N1° 16' 20"W
L4	60.32'	N15° 26' 21"E
L5	111.18'	N4° 37' 28"W
L6	68.38'	N15° 47' 26"E
L7	54.32'	N37° 37' 55"E
L8	108.84'	N10° 50' 02"E
L9	188.40'	N10° 16' 14"W
L10	181.89'	N35° 45' 41"E
L11	182.10'	N82° 02' 18"E
L12	128.90'	N22° 24' 09"E
L13	150.16'	N61° 16' 30"E
L14	85.85'	N48° 23' 51"E
L15	87.32'	N22° 28' 41"W
L16	100.00'	N87° 31' 19"E
L17	87.32'	S22° 28' 41"E
L18	180.15'	N54° 21' 21"E
L19	92.72'	N6° 52' 18"E
L20	61.97'	S48° 21' 17"E
L21	405.56'	N42° 57' 16"E



# PRELIMINARY PLAT NOT FOR RECORD



LEGEND			
270	EXISTING CONTOUR - MAJOR	---	PROPOSED STORM CULVERT
265	EXISTING CONTOUR - MINOR	---	PROPOSED FIRE HYDRANT
---	EXISTING CREEK/DRAINAGE	---	PROPOSED WATERLINE
---	SUBDIVISION BOUNDARY	---	LEASUE/SURVEY LINE
---	STREET RIGHT-OF-WAY LINE	---	RUNOFF FLOW DIRECTION
⊙	PROPERTY CORNER	---	PHASE LINE
---	EXISTING PIPELINE	---	ORIGINAL DEED LINE
---	PUBLIC UTILITY EASEMENT	---	COMMON AREA
---	PRIVATE DRAINAGE EASEMENT	---	
---	PUBLIC DRAINAGE EASEMENT	---	
---	ACCESS EASEMENT LINE	---	

- NOTES:
- THE CURRENT OWNERS OF THE SADDLE CREEK SUBDIVISION ARE JOHN A. MALLEY, 48644 VISTA PALMADO, LAGUNA, CALIFORNIA, 92253; JENNIFER B. TODD, 6454 LOBLANG PLACE, RANCHO PALOS VERDES, CALIFORNIA, 90275;
  - BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
  - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0325-E AND NO. 48041C0375-E, EFFECTIVE DATE: MAY 16, 2012.
  - TOPOGRAPHY SHOWN IS FROM AERIAL TOPOGRAPHY PREPARED IN 2005.
  - CURVE LENGTHS SHOWN ARE CHORD LENGTHS.
  - THE STREETS FOR THIS DEVELOPMENT WILL BE CONSTRUCTED TO THE RURAL STREET STANDARDS PER BRAZOS COUNTY REQUIREMENTS WITH THE ADDITIONAL REQUIREMENT THAT THE PAVEMENT SURFACE BE 2" OF HOT MIX ASPHALTIC CONCRETE TO MEET CITY OF COLLEGE STATION REQUIREMENTS.
  - DRAINAGE OF THE LOTS WILL FOLLOW NATURAL DRAINAGE PATTERNS. BORROW DITCHES WILL CONVEY RUNOFF TO CULVERT STRUCTURES OR TO NATURAL DRAINAGES. THE EXISTING DRAINAGE WAYS SHALL BE PRESERVED IN THEIR CONDITION AND THE NATURAL FLOW OF WATER IN THE EXISTING DRAINAGE WAYS SHALL NOT BE OBSTRUCTED.
  - LOTS ARE TO BE SEWERED BY INDIVIDUAL, ON-SITE SEWAGE FACILITIES (OSSF) WHICH MUST COMPLY WITH ALL COUNTY & STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH THE COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENOUGH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
  - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WELLBORN SPECIAL UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN THE 16' UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
  - A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
  - ALL TREES AND BRUSH SHALL BE REMOVED FROM THE ROADWAY RIGHTS-OF-WAY, RIGHTS-OF-WAY DEDICATION AREAS AND PUBLIC UTILITY EASEMENTS.
  - ELECTRICAL, PHONE AND CABLE SERVICE FOR THIS SUBDIVISION WILL BE LOCATED ALONG THE FRONT OF THE LOTS IN THE 16' PUBLIC UTILITY EASEMENT.
  - ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU.
  - THERE SHALL BE A 5' WIDE EASEMENT FOR ANCHORS AND GUY WIRES NECESSARY TO HELP SUPPORT OVERHEAD UTILITY LINES. SAID EASEMENTS WILL EXTEND 20' BEYOND ANY UTILITY EASEMENT.
  - ALL INTERIOR LOT LINES SHALL HAVE A 20' PUBLIC UTILITY EASEMENT CENTERED ON THE LOT LINE. ALL REAR LOT LINES THAT ADJOIN ANOTHER LOT WILL HAVE A 10' UTILITY EASEMENT ALONG THE COMMON LOT LINE, EXCEPT WHERE REAR LOT LINES FOLLOW EXISTING DRAINAGE WAYS.
  - ALL UTILITY LINES PLACED UNDER THE STREET PAVEMENT WILL BE ENCASED BY A MATERIAL APPROVED BY THE BRAZOS COUNTY ENGINEER.
  - THIS DEVELOPMENT IS WITHIN EXTRA-TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF COLLEGE STATION.
  - BLANKET EASEMENT TO WELLBORN WATER SUPPLY CORPORATION (3037365) DOES APPLY TO THIS TRACT.
  - BUILDING SETBACK ARE 25' ADJACENT TO ALL STREETS. ADDITIONAL BUILDING SETBACKS MAY BE REQUIRED BY DEED RESTRICTIONS.
  - NONE OF THE CONTIGUOUS PROPERTIES ARE PLATTED AT THIS TIME EXCEPT FOR A PORTION OF THE DUCK HIVEN SUBDIVISION.
  - MAINTENANCE OF THE COMMON AREAS WILL BE BY THE HOME OWNERS' ASSOCIATION (HOA).
  - RESIDENTIAL STRUCTURES SHALL NOT BE BUILT ON OR NEAR GAS PIPELINES. A MINIMUM SEPARATION DISTANCE OF 15 FEET FROM THE PIPELINE TO THE RESIDENTIAL STRUCTURE SHALL BE MAINTAINED.
  - THE LAND USE IS SINGLE FAMILY RESIDENTIAL.
  - CHANGES FROM THE PREVIOUS PRELIMINARY PLAT OCCURRED IN THE FOLLOWING PHASES: 11 & 12

REVISED

## PRELIMINARY PLAT

### SADDLE CREEK SUBDIVISION 66.239 ACRES - 38 LOTS

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### SAVE AND EXCEPT SADDLE CREEK SUBDIVISION

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JAMES C. STUTEVILLE LEAGUE, A-216  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

**OWNERS:**  
Saddle Creek Subdivision:  
Jennifer B. Todd  
48544 Vista Palomado  
Laguna, CA 92253

Saddle Creek Subdivision:  
John A. Mallely  
6454 Loblang Place  
Rancho Palos Verdes, CA 90275

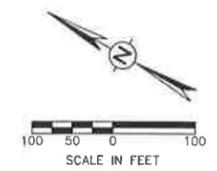
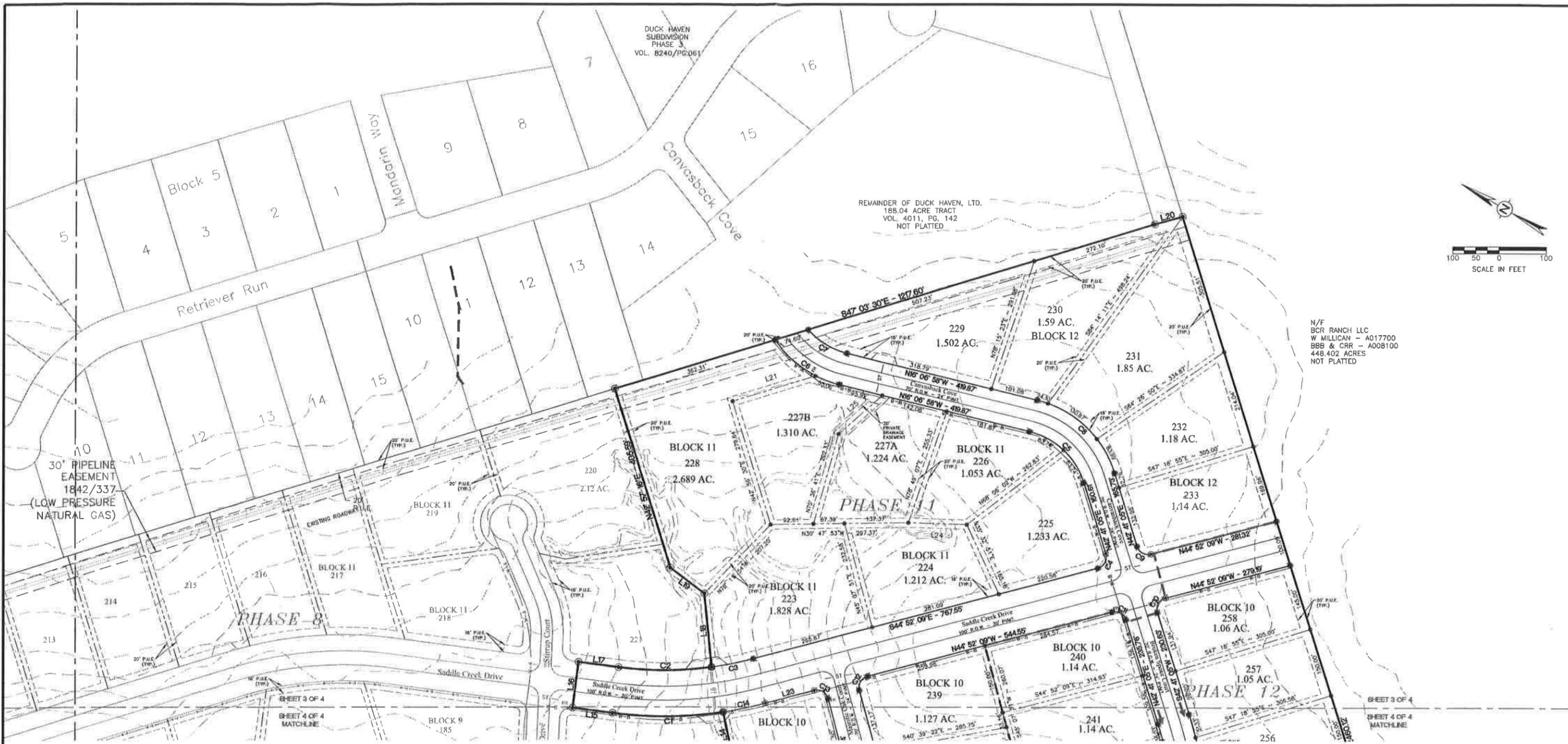
**ENGINEER:**  
SCHULTZ ENGINEERING LLC  
2730 Longmire Drive, Suite A  
College Station, Texas 77845  
P.O. Box 11995, College Station, Texas 77842  
(979) 784-3900 Fax: (979) 784-3910

**SURVEYOR:**  
Brod Kerr, R.P.L.S. No. 4502  
Kerr Surveying, LLC  
505 Church Avenue  
College Station, TX 77841  
(979) 268-3195

**DEVELOPER:**  
Saddle Creek Partners, Ltd.  
4440 Bedford Drive  
College Station, TX 77845  
(979) 690-2642

AUGUST, 2006  
REVISED SEPTEMBER, 2006  
REVISED JANUARY, 2009  
FEBRUARY, 2009 (REV. 2)  
REVISED JULY, 2010  
REVISED JULY, 2012  
REVISED FEBRUARY, 2014

SHEET 2 OF 4



N/F  
BCR RANCH LLC  
W MILLICAN - A017700  
BBB & CRR - A008100  
448.402 ACRES  
NOT PLATTED

30' PIPELINE  
EASEMENT  
1842/337  
(LOW PRESSURE  
NATURAL GAS)

**PRELIMINARY PLAT**

**SADDLE CREEK SUBDIVISION**  
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**OWNERS:**  
Saddle Creek Subdivision  
John A. Wiley  
48644 Vito Fobosino  
Lafayette, CA 92553

Saddle Creek Subdivision  
Jennifer B. Todd  
8484 Lobosno Place  
Rancho Palms Verde, CA 90275

**ENGINEER:**  
SCHULTZ ENGINEERING LLC  
2730 Longridge Drive, Suite A  
College Station, Texas 77845

**SURVEYOR:**  
Brent Kerr, P.L.S., No. 4502  
Kerr Surveying, LLC  
306 Church Avenue  
College Station, TX 77841  
(979) 268-3195

**DEVELOPER:**  
Saddle Creek Partners, Ltd.  
4440 Belstead Drive  
College Station, TX 77845  
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**REVISIONS:**  
AUGUST, 2006  
REVISED SEPTEMBER, 2006  
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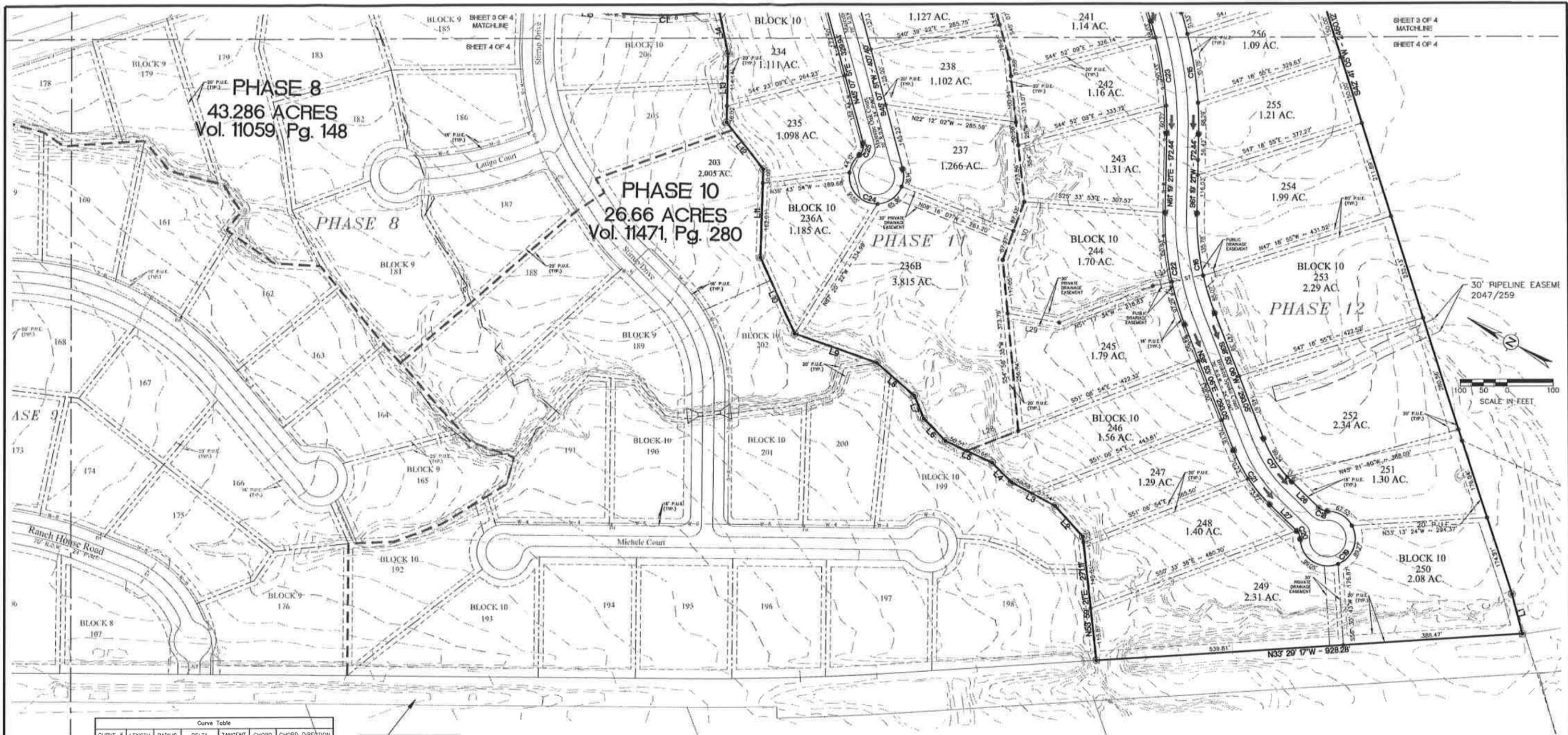
**LEGEND**

- 270 --- EXISTING CONTOUR - MAJOR
- 264 --- EXISTING CONTOUR - MINOR
- --- EXISTING CREEK/DRAINAGE
- --- SUBDIVISION BOUNDARY
- --- STREET RIGHT-OF-WAY LINE
- --- PROPERTY CORNER
- --- EXISTING PIPELINE
- --- PUBLIC UTILITY EASEMENT
- --- PRIVATE DRAINAGE EASEMENT
- --- PUBLIC DRAINAGE EASEMENT
- --- ACCESS EASEMENT LINE
- ST --- PROPOSED STORM CULVERT
- FH --- PROPOSED FIRE HYDRANT
- W-S --- PROPOSED WATERLINE
- --- LEAD/INVESTIGATION LINE
- --- RUNOFF FLOW DIRECTION
- --- PHASE LINE
- --- ORIGINAL DEED LINE
- --- COMMON AREA

LINE TABLE			Curve Table						
LINE #	LENGTH	DIRECTION	CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
L15	87.32'	N22° 28' 41"W	C1	239.37'	850.00'	016°08'07"	120.48'	238.58'	N30°32'45"W
L16	100.00'	N67° 31' 19"E	C2	200.88'	750.00'	015°20'45"	101.04'	200.28'	S30°09'04"E
L17	87.32'	S22° 28' 41"E	C3	92.22'	750.00'	007°02'43"	48.17'	92.16'	S41°20'48"E
L18	160.15'	N54° 21' 21"E	C4	40.34'	25.00'	092°26'45"	26.09'	36.10'	N88°54'28"E
L19	92.72'	N6° 52' 18"E	C5	169.33'	165.00'	058°48'04"	92.97'	162.00'	N13°17'03"E
L20	61.97'	S45° 21' 17"E	C6	173.33'	235.00'	042°15'39"	90.82'	169.43'	N05°00'51"E
L21	187.40'	S47° 03' 30"E	C7	100.08'	165.00'	034°45'14"	51.63'	98.56'	N01°15'38"E
L23	109.40'	N44° 52' 09"W	C8	241.17'	235.00'	058°48'04"	132.42'	230.73'	N13°17'03"E
L24	125.70'	N28° 05' 04"W	C9	38.20'	25.00'	087°33'15"	23.95'	34.59'	N01°05'32"W
L25	126.45'	S71° 29' 03"E	C10	40.34'	25.00'	092°26'45"	26.09'	36.10'	S88°54'28"W
			C11	38.20'	25.00'	087°33'15"	23.95'	34.59'	N01°05'32"W
			C12	39.27'	25.00'	090°00'00"	25.00'	35.36'	N89°52'09"W
			C13	39.27'	25.00'	090°00'00"	25.00'	35.36'	N07°07'51"E
			C14	92.81'	850.00'	008°15'21"	46.45'	92.76'	N41°44'29"W

**PRELIMINARY PLAT**  
**NOT FOR RECORD**

NOTE:  
REFER TO SHEET 2 OF 4 FOR NOTES PERTAINING TO THIS PLAT.  
REFER TO SHEET 4 OF 4 FOR PHASE AND LOT/BLOCK SUMMARIES



**PHASE 8**  
43.286 ACRES  
Vol. 11059, Pg. 148

**PHASE 10**  
26.66 ACRES  
Vol. 11471, Pg. 280

**PHASE 11**  
3.815 AC.

**PHASE 12**

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C15	271.82'	835.00'	018°38'16"	137.02'	270.42'	S52°00'13"W
C16	221.26'	565.00'	022°26'15"	112.06'	219.85'	S50°06'14"W
C18	19.68'	25.00'	045°05'57"	10.38'	19.17'	S08°15'17"E
C19	282.95'	60.00'	270°11'54"	59.79'	84.71'	N75°42'18"W
C20	19.68'	25.00'	045°05'57"	10.38'	19.17'	N36°50'40"E
C22	248.67'	635.00'	022°26'15"	125.95'	247.08'	N50°06'14"E
C23	248.85'	765.00'	018°38'16"	125.53'	247.75'	N52°00'13"E
C24	257.26'	60.00'	245°41'03"	92.95'	100.82'	N12°01'38"W
C25	28.66'	25.00'	085°41'03"	16.14'	27.12'	N77°58'22"E

LINE #	LENGTH	DIRECTION
L1	89.07'	S45°45'02"W
L2	89.99'	N18°13'49"E
L3	108.13'	N1°16'20"W
L4	60.32'	N15°28'21"E
L5	111.18'	N4°37'26"W
L6	68.38'	N15°47'26"E
L7	54.32'	N37°37'55"E
L8	108.84'	N10°50'02"E
L9	189.40'	N10°16'14"W
L10	181.89'	N35°45'41"E
L11	192.10'	N62°02'16"E
L12	128.90'	N22°24'09"E
L13	150.16'	N61°16'30"E
L14	95.85'	N48°23'51"E
L26	82.59'	S14°17'42"W
L27	82.59'	N14°17'42"E
L28	119.88'	N51°06'54"W
L29	114.17'	N20°00'25"W
L30	134.74'	S80°30'54"W
L31	42.67'	S42°19'41"E

**PHASE 1:**  
60.528 ACRES  
35 LOTS

BLOCK 1, LOTS 1 - 7  
BLOCK 2, LOTS 8 - 70R  
BLOCK 3, LOTS 72R - 74  
BLOCK 4, LOTS 42 - 51  
BLOCK 5, LOTS 53 - 57

**PHASE 2:**  
17.630 ACRES  
12 LOTS

BLOCK 1, LOTS 8 - 12  
BLOCK 3, LOTS 35 - 41

**PHASE 3:**  
10.953 ACRES  
7 LOTS

BLOCK 4, LOTS 26 - 27  
BLOCK 5, LOTS 22 - 25, 128

**PHASE 4:**  
19.804 ACRES  
14 LOTS

BLOCK 3, LOTS 29 - 32, 52  
BLOCK 5, LOTS 13 - 19  
BLOCK 6, LOTS 20 - 21

**PHASE 5:**  
27.794 ACRES  
19 LOTS

BLOCK 2, LOTS 75 - 77  
BLOCK 6, LOTS 125 - 127,  
185 - 187  
BLOCK 7, LOTS 108 - 113

**PHASE 6:**  
21.899 ACRES  
15 LOTS

BLOCK 2, LOTS 129 - 143

**PHASE 7A:**  
17.770 ACRES  
6 LOTS

BLOCK 2, LOTS 82 - 87

**PHASE 7B:**  
32.369 ACRES  
19 LOTS

BLOCK 2, LOTS 78 - 81A, 81B  
BLOCK 6, LOTS 149R  
BLOCK 7, LOTS 114 - 121  
BLOCK 8, LOTS 99 - 103

**PHASE 8:**  
43.286 ACRES  
26 LOTS

BLOCK 6, LOTS 151 - 155  
BLOCK 9, LOTS 176 - 180,  
181 - 183,  
185 - 187  
BLOCK 10, LOTS 205-205  
BLOCK 11, LOTS 212 - 221

**PHASE 9:**  
32.023 ACRES  
24 LOTS

BLOCK 8, LOTS 104 - 107  
BLOCK 9, LOTS 157 - 176

**PHASE 10:**  
26.655 ACRES  
16 LOTS

BLOCK 9, LOTS 188 - 189  
BLOCK 10, LOTS 190 - 203

**PHASE 11:**  
34.025 ACRES  
19 LOTS

BLOCK 10, LOTS 234, 235, 236A, 236B, 237 - 239  
BLOCK 11, LOTS 223 - 226, 227A, 227B, & 228  
BLOCK 12, LOTS 229 - 233

**PHASE 12:**  
32.214 ACRES  
19 LOTS

BLOCK 10, LOTS 240 - 258

NOTE:  
REFER TO SHEET 2 OF 4 FOR NOTES PERTAINING TO THIS PLAT  
REFER TO SHEET 4 OF 4 FOR PHASE AND LOT/BLOCK SUMMARIES

**LEGEND**

--- 27.75 ---	EXISTING CONTOUR - MAJOR	--- ST ---	PROPOSED STORM CULVERT
--- 24.0 ---	EXISTING CONTOUR - MINOR	--- FHW ---	PROPOSED FIRE HYDRANT
---	EXISTING CREEK/DRAINAGE	---	PROPOSED WATERLINE
---	SUBDIVISION BOUNDARY	---	LEAGUE/SURVEY LINE
---	STREET RIGHT-OF-WAY LINE	---	RUNOFF FLOW DIRECTION
●	PROPERTY CORNER	---	PHASE LINE
---	EXISTING PIPELINE	---	ORIGINAL DEED LINE
---	PUBLIC UTILITY EASEMENT	---	COMMON AREA
---	PRIVATE UTILITY EASEMENT	---	
---	PUBLIC DRAINAGE EASEMENT	---	
---	ACCESS EASEMENT LINE	---	

REVISED  
**PRELIMINARY PLAT**  
SADDLE CREEK SUBDIVISION

66.239 ACRES - 38 LOTS

PH. 11: 34.025 ACS. - 19 LOTS PH. 12: 32.214 ACS. - 19 LOTS

**SAVE AND EXCEPT**  
SADDLE CREEK SUBDIVISION

PH. 1: 60.528 ACS. - 35 LOTS PH. 2: 17.630 ACS. - 12 LOTS PH. 3: 10.953 ACS. - 7 LOTS  
PH. 5: 27.794 ACS. - 19 LOTS PH. 7A: 17.770 ACS. - 6 LOTS PH. 7B: 32.369 ACS. - 19 LOTS  
PH. 9: 32.023 ACS. - 24 LOTS PH. 8: 43.286 ACS. - 26 LOTS PH. 4: 19.804 ACS. - 14 LOTS  
PH. 6: 21.899 ACS. - 15 LOTS PH. 10: 26.655 ACS. - 16 LOTS

**OWNERS:**  
Saddle Creek Subdivision:  
John A. Wiley  
4844 Vialo Foloruno  
Lodiuite, CA 92253

Saddle Creek Subdivision:  
Jennifer B. Todd  
6434 Lodiand Place  
Bancroft, CA 90278

AUGUST, 2006  
REVISED SEPTEMBER, 2006  
REVISED JANUARY, 2009  
FEBRUARY, 2009 (REV. 2)  
REVISED JULY, 2010  
REVISED JULY, 2012  
REVISED FEBRUARY, 2014

**ENGINEER:**  
SCHULTZ ENGINEERING LLC  
2730 Longmire Drive, Suite A  
College Station, Texas 77845

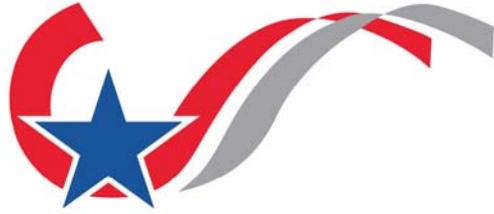
**SURVEYOR:**  
Brad Kerr, R.P.L.S., No. 4502  
Karr Surveying, LLC  
555 Church Avenue  
College Station, TX 77841  
(979) 268-3185

**DEVELOPER:**  
Saddle Creek Partners, Ltd.  
4410 Sandwood Drive  
College Station, TX 77845  
(979) 860-2842

P.O. Box 11995, College Station, Texas 77842  
(979) 764-3900 Fax: (979) 764-3910

**SHEET 4 OF 4**

**PRELIMINARY PLAT**  
**NOT FOR RECORD**



CITY OF COLLEGE STATION

**DEVELOPMENT PLAT  
for  
Traditions Montessori School  
14-00900038**

**SCALE:** One lot on approximately 2.961 acres

**LOCATION:** 2668 Barron Road, across from Sonoma Subdivision

**ZONING:** R Rural

**APPLICANT:** Traditions Montessori School

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

**RECOMMENDATION:** Staff recommends approval of the Development Plat.



DEVELOPMENT REVIEW

TRADITIONS MONTESSORI SCHOOL  
2668 BARRON RD

Case: 14-038

DEVELOPMENT  
PLAT

## **DEVELOPMENT HISTORY**

<b>Annexation:</b>	June 1995
<b>Zoning:</b>	A-O Agricultural Open (upon annexation), A-O Agricultural Open renamed to R Rural (2013)
<b>Preliminary Plan:</b>	A Preliminary Plan is not required because the tract is not being subdivided.
<b>Site Development:</b>	Existing single-family structure anticipated to be converted into a private school.

## **COMMENTS**

<b>Parkland Dedication:</b>	Not applicable.
<b>Greenways:</b>	None.
<b>Pedestrian Connectivity:</b>	Sidewalks currently exist along Barron Road.
<b>Bicycle Connectivity:</b>	Bike lanes exist along Barron Road.
<b>Impact Fees:</b>	Property is located within the Spring Creek Sewer Impact Fee Area and will be required to pay \$98.38 per LUE at the time of building permit.

## **REVIEW CRITERIA**

**Compliance with Subdivision Regulations:** The proposed Development Plat will dedicate a portion of right-of-way for the construction of a local street to the anticipated Barron Crest Subdivision and is in compliance with the Subdivision Requirements contained in the Unified Development Ordinance.

## **STAFF RECOMMENDATIONS**

Staff recommends approval of the Development Plat.

## **SUPPORTING MATERIALS**

1. Application
2. Copy of Development Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>14-38</u>
DATE SUBMITTED:	<u>2.12.14</u>
TIME:	<u>10:00</u>
STAFF:	<u>PK</u>

## DEVELOPMENT PLAT APPLICATION

### MINIMUM SUBMITTAL REQUIREMENTS:

- \$932 Development Plat Application Fee.
- \$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 staff review).
- 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).
- 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 Development Plat checklist with all items checked off or a brief explanation as to why they are not.

Date of Optional Preapplication or Stormwater Management Conference \_\_\_\_\_

NAME OF PROJECT Traditions Montessori School Subdivision

ADDRESS 2668 Barron Road

LEGAL DESCRIPTION (Lot, Block, Subdivision) 2.961 Acres out of Robert Stevenson League, A-54

SPECIFIED LOCATION OF PROPOSED PLAT:

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

Name Traditions Montessori School E-mail traditionsmontessori@gmail.co

Street Address 2911 Texas Ave South, Ste 201

City College Station State Tx Zip Code 77845

Phone Number 979-693-8500 Fax Number \_\_\_\_\_

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

Name Same as Applicant E-mail \_\_\_\_\_  
Street Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

ARCHITECT OR ENGINEER'S INFORMATION:

Name McClure & Browne E-mail jeffr@mcclurebrowne.com  
Street Address 1008 Woodcreek Drive  
City College Station State Tx Zip Code 77845  
Phone Number 979-693-3838 Fax Number \_\_\_\_\_

Total Acreage 2.961 R-O-W Acreage 0.14

Current zoning of subject property Rural

Floodplain Acreage 0

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

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

Regarding the waiver request, explain how:

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

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

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

4. The granting of the waiver will not 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.

Requested oversize participation \_\_\_\_\_

Total Linear Footage of Proposed Public:	
<u>216</u>	Streets
<u>0</u>	Sidewalks
<u>0</u>	Sanitary Sewer Lines
<u>0</u>	Water Lines
<u>0</u>	Channels
<u>0</u>	Storm Sewers
<u>0</u>	Bike Lanes / Paths

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

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

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

Diana Bethke - co-owner  
Signature and title

2-12-14  
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

**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**

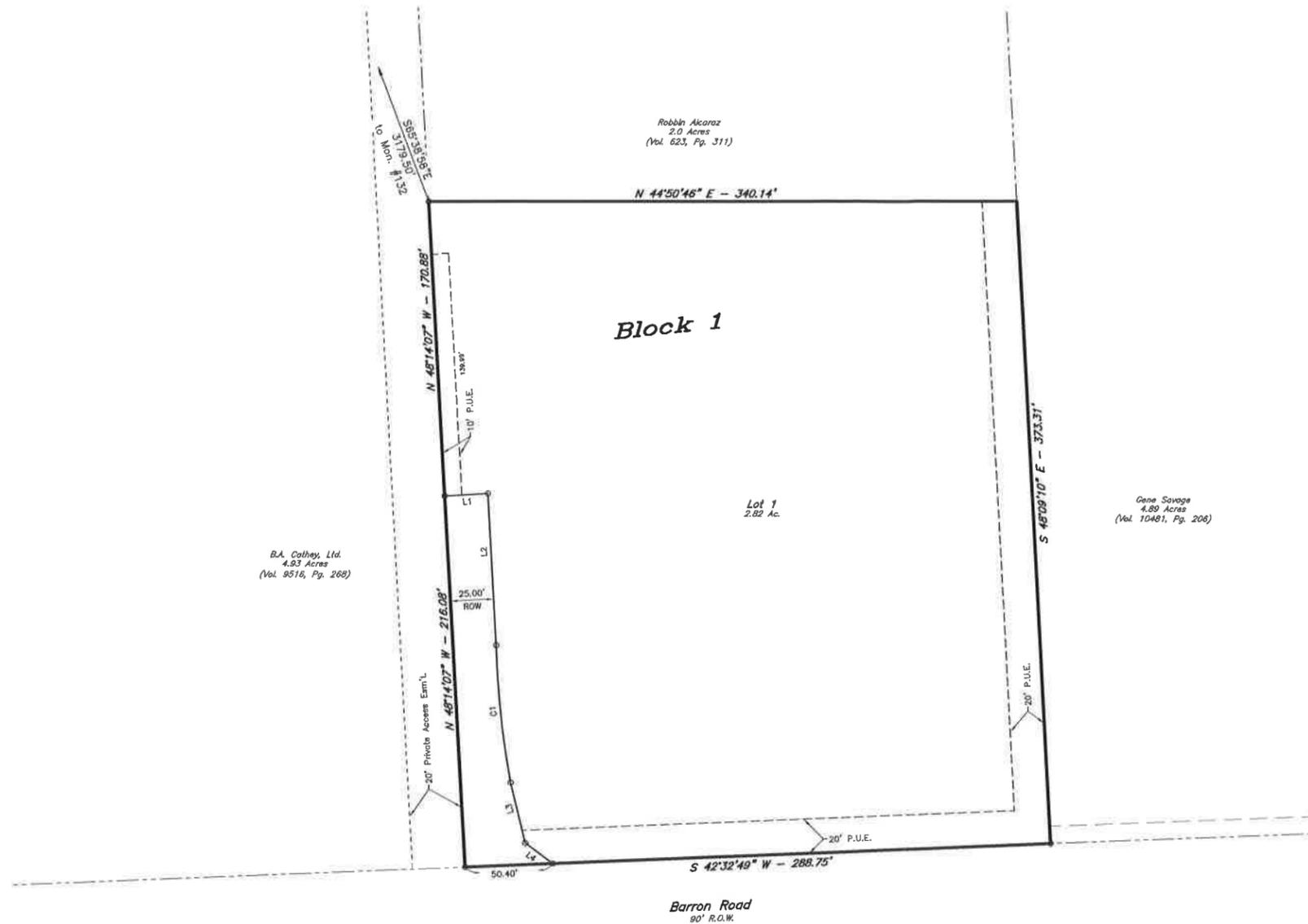
I, \_\_\_\_\_, certify that the structure with its attendant utility, ductwork, basement and sanitary facilities is designed to be flood-proofed so that the structure and utilities, ductwork, basement and sanitary facilities are designed to be watertight and impermeable to the intrusion of water in all 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.

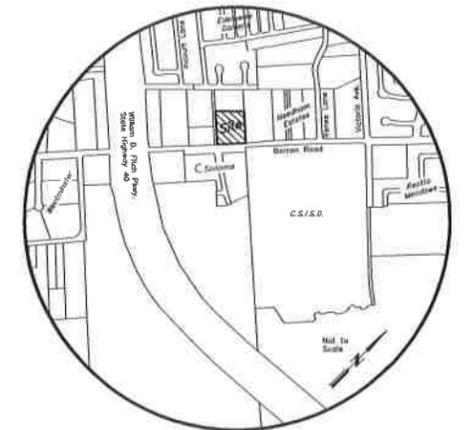
\_\_\_\_\_  
Engineer / Surveyor

\_\_\_\_\_  
Date

Conditions or comments as part of approval: \_\_\_\_\_



Scale: 1" = 40'



Vicinity Map

B.A. Colthey, Ltd.  
4.93 Acres  
(Vol. 9516, Pg. 268)

Robbin Alcaraz  
2.0 Acres  
(Vol. 623, Pg. 311)

Gene Savage  
4.89 Acres  
(Vol. 10481, Pg. 206)

Lot 1  
2.82 Ac.

LINE TABLE					
LINE	BEARING	DISTANCE			
L1	S 41°40'38" W	25.00'			
L2	N 48°14'07" W	88.33'			
L3	N 58°24'34" W	36.20'			
L4	S 82°01'31" W	19.79'			

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEG.	CHORD LENGTH
C1	87°54'04"	517.23'	80.35'	40.26'	N 51°02'17" W	80.27'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, (we) TRADITIONS MONTESSORI SCHOOL, owners and developers of the land shown on this plat, and designated herein as the TRADITIONS MONTESSORI SCHOOL Subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Diana Bethke

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Diana Bethke, 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 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 CITY ENGINEER

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

City Engineer  
City of College Station

CERTIFICATE OF THE COUNTY CLERK

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 SURVEYOR

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

GENERAL NOTES:

- ORIGIN OF BEARING SYSTEM: Bearings shown on this plat are based on Texas State Plane, Central Zone, NAD-83 datum in accordance with City of College Station 1984 GPS Control Monument No. 132. Northing: 10190988.225 ; Easting: 3585354.173 ; Elevation: 318.29 (N.G.V.D.)
- This property is zoned R-Rural. The building setback requirements are established by the City of College Station Unified Development Ordinance No. 2617.
- According to Flood Insurance Rate Maps for Brazos County, Texas, and incorporated Areas, Map Numbers 4804100325 E effective May 18, 2012, this property is not located in a 100-year flood hazard area.
- Land Use: School
- This property is located within the Spring Creek Sewer Impact Fee Area (S7-01).
- Unless otherwise indicated, all lot corners are marked with 1/2" iron rods.

- ⊙ - Indicates 1/2" Iron rod found
- - Indicates 3/4" Iron pipe set
- ⊙ - PK Nail Control Monuments set @ R.O.W. Centerline intersections

7. Abbreviations:

- P.D.E. - Public Drainage Easement
- P.U.E. - Public Utility Easement

DEVELOPMENT PLAT

TRADITIONS  
MONTESSORI SCHOOL

2.961 ACRES

ROBERT STEVENSON LEAGUE, A-54  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

FEBRUARY 2014

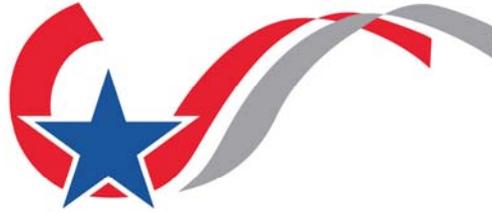
Scale: 1" = 40'

OWNER:  
Traditions Montessori School  
2911 Texas Ave South, Ste 201  
College Station, Texas 77845  
(979) 693-8500

SURVEYOR:  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3638



14.38  
313.14  
3:30  
PK



CITY OF COLLEGE STATION

**FINAL PLAT**  
**for**  
**West Park Addition Lots 9R-11R, Block 5**  
**being a Replat of**  
**West Park Addition Lots 9-10, Block 5**  
**14-00900037**

**SCALE:** Three single-family lots on approximately 0.43 acres

**LOCATION:** 400 Montclair Avenue

**ZONING:** GS General Suburban

**APPLICANT:** Paul Murphy, Upper Deck Development LLC

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

**RECOMMENDATION:** Staff recommends approval of the applicant's request to pay \$4,710 into the sidewalk fund in lieu of construction of the sidewalks. If use of the sidewalk fund is approved, staff recommends approval of the Final Plat.



REPLAT  
Case: 14-037

WEST PARK L9R, 10R & 11R BLK 5

DEVELOPMENT REVIEW



## DEVELOPMENT HISTORY

<b>Annexation:</b>	October 1938 (part of the incorporation of the city)
<b>Zoning:</b>	R-1 Single-Family Residential renamed to GS General Suburban (2013)
<b>Preliminary Plan:</b>	Property was platted prior to the requirement of Preliminary Plans.
<b>Site Development:</b>	Single-family residence.

## COMMENTS

<b>Parkland Dedication:</b>	The creation of two additional single-family lots require Parkland Dedication fees for Community and Neighborhood Park of \$2,522 (2 lots x \$1,261). Fees are due prior to filing of the plat.
<b>Greenways:</b>	None.
<b>Pedestrian Connectivity:</b>	Sidewalks along Montclair Avenue are proposed on the Bike, Pedestrian and Greenways Master Plan. The applicant is requesting to pay into the sidewalk fund in lieu of construction of the sidewalk.
<b>Bicycle Connectivity:</b>	A bike route is proposed on Montclair Avenue on the Bike, Pedestrian and Greenways Master Plan. When Montclair Avenue is widened, a bike route will be incorporated at that time.
<b>Impact Fees:</b>	None.

## REVIEW CRITERIA

**Compliance with Subdivision Regulations:** The applicant has requested that the Commission approve a request to pay into the sidewalk fund in lieu of construction of the required sidewalk. The Commission may authorize a fee in lieu of sidewalk construction when it is determined a condition exists as stated in the Subdivision Regulations. The plat is located in Sidewalk Zone 3 and the fee in lieu amount is \$4,710 (157 linear feet x 6-foot wide sidewalk x \$5 per square foot). In the Southside Area Neighborhood Plan, Montclair Avenue was identified to become a modified Minor Collector with sidewalks on both sides. At this time, Montclair is deficient in size and the design of the future expansion will occur in the future. This plat will dedicate 10.5 feet of right-of-way for Montclair Avenue for the future expansion and upgrade to a collector street. Additionally, Montclair Avenue abuts residential areas that are considered Older Residential Subdivisions. The proposed Final Plat otherwise complies with the Subdivision Requirements contained in the Unified Development Ordinance.

## STAFF RECOMMENDATIONS

Staff recommends approval of the applicant's request to pay \$4,710 into the sidewalk fund in lieu of construction of the sidewalks. If use of the sidewalk fund is approved, staff recommends approval of the Final Plat.

## SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>14-37</u>
DATE SUBMITTED:	<u>02/12/14</u>
TIME:	<u>9:20</u>
STAFF:	<u>AJ</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 N/A

NAME OF PROJECT 400 Montclair - Replat of West Park Addition Lots 9R, 10R & 11R

ADDRESS 400 Montclair

### SPECIFIED LOCATION OF PROPOSED PLAT:

West Park Addition Lots 9, 10, & 20' of Lot 11, Block 5 Vol. 102/Pg. 198

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

Name Paul Murphy E-mail paul@hayes-murphy.com

Street Address 12633 State Highway 30

City College Station State Texas Zip Code 77845

Phone Number 979.690.0800 Fax Number 979.690.0808

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

Name Upper Deck Development, LLC E-mail paul@hayes-murphy.com  
Street Address 12633 State Highway 30  
City College Station State Texas Zip Code 77845  
Phone Number 979.690.0800 Fax Number 979.690.0808

ARCHITECT OR ENGINEER'S INFORMATION:

Name Joe Schultz, P.E. - Schultz Engineering, LLC E-mail joeschultz84@verizon.net  
Street Address 2730 Longmire Drive, Suite A  
City College Station State Texas Zip Code 77845  
Phone Number 979.764.3900 Fax Number 979.764.3910

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

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

Total Acreage 0.43 Acres Total No. of Lots 3 R-O-W Acreage 142 Square Feet

Existing Use Residential Proposed Use Residential

Number of Lots By Zoning District 3 / GS \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Average Acreage Of Each Residential Lot By Zoning District:

0.14 Ac / GS \_\_\_\_\_ / \_\_\_\_\_ \_\_\_\_\_ / \_\_\_\_\_ \_\_\_\_\_ / \_\_\_\_\_

Floodplain Acreage 0 Acres

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:

N/A - SINCE THE WIDENING OF MONTCLAIR IS NOT A PROJECT THAT THE CITY WILL TAKE ON SOON, WE ARE REQUESTING PAYMENT IN LIEU OF BUILDING SIDEWALKS NOW. THIS IS BEING REQUESTED SO THE SIDEWALKS CAN BE BUILT WITH MONTCLAIR IN THE FUTURE. DD

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

Requested Oversize Participation N/A

<p style="text-align: center;"><b>Total Linear Footage of Proposed Public:</b></p> <p><u>N/A</u> Streets</p> <p><u>N/A</u> Sidewalks</p> <p><u>N/A</u> Sanitary Sewer Lines</p> <p><u>N/A</u> Water Lines</p> <p><u>N/A</u> Channels</p> <p><u>N/A</u> Storm Sewers</p> <p><u>N/A</u> Bike Lanes / Paths</p>	<p style="text-align: center;"><b>Parkland Dedication due prior to filing the Final Plat:</b></p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p><u>2</u> No. of SF Dwelling Units X \$ <del>1240</del> <sup>1261</sup> = \$ <u>2522</u> <sup>2432</sup></p> <p>_____ (date) Approved by Parks &amp; 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.


Member, Upper Deck Development, LLC
2/10/14

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

**CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT**

**Owner Certification:**

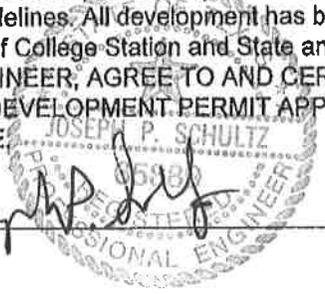
1. No work of any kind may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Occupancy is issued.
5. The permit will expire 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.

*[Signature]*, *Mark, Wayne Head Headfoot LLC* \_\_\_\_\_ *2/10/14*  
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.

*[Signature]* \_\_\_\_\_ *2-10-14*  
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  
*Home of Texas A&M University®*

**REZONING REQUEST  
FOR  
805-809 MONTCLAIR AVENUE  
14-00900036**

**REQUEST:** D Duplex to GS General Suburban

**SCALE:** 0.967 acres

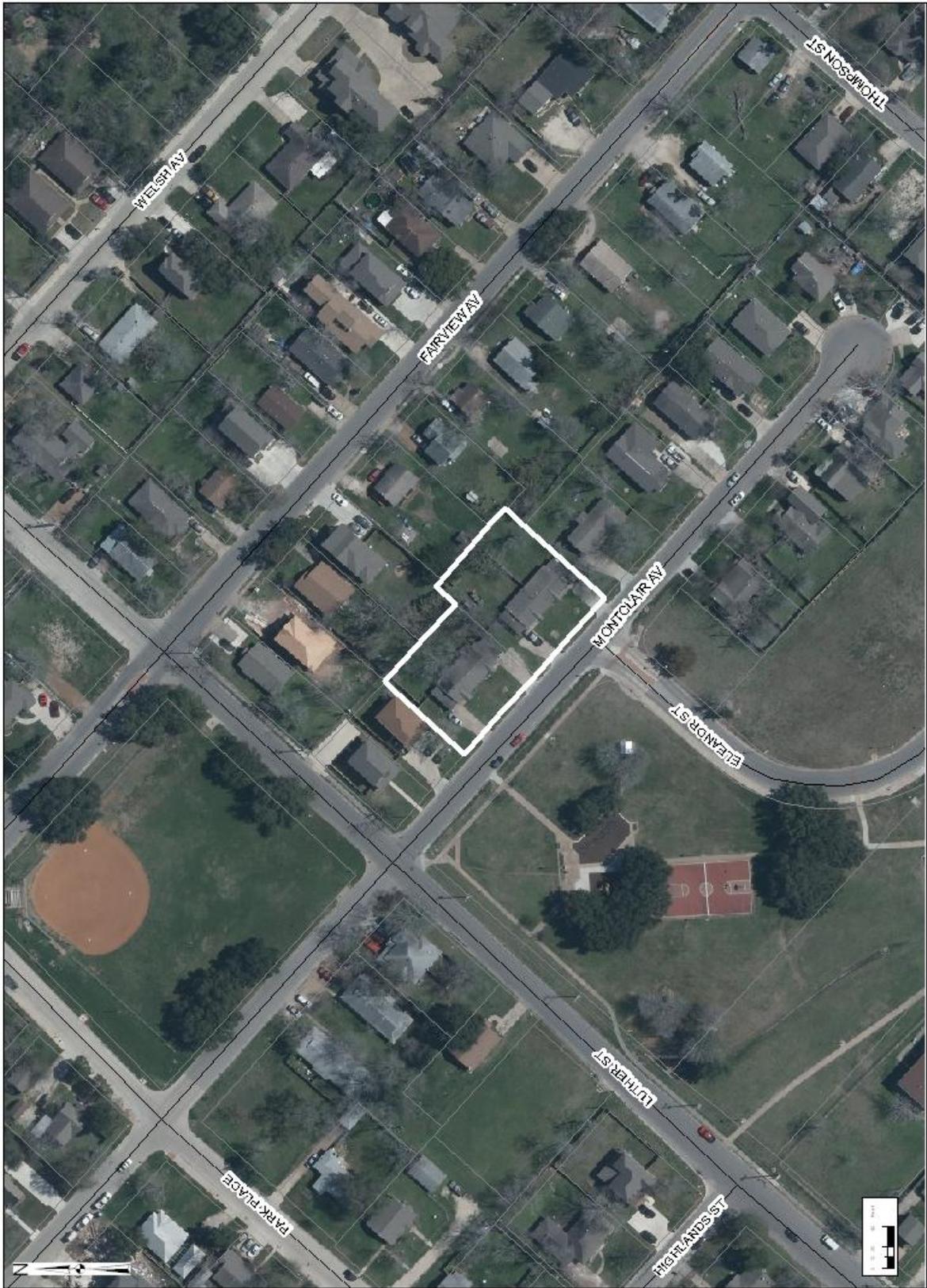
**LOCATION:** 805-809 Montclair Avenue

**APPLICANT:** Terrence Murphy, TMFIVE Properties, LLC

**PROJECT MANAGER:** Teresa Rogers, Staff Planner  
trogers@cstx.gov

**PROJECT OVERVIEW:** The request is to rezone 0.967 acres from D Duplex to GS General Suburban in order to allow the properties to develop as single-family residential lots. The properties are currently developed as two building plots containing duplex uses.

**RECOMMENDATION:** Staff recommends approval of the proposed rezoning based on its compatibility with the Comprehensive Plan Future Land Use and Character Map.

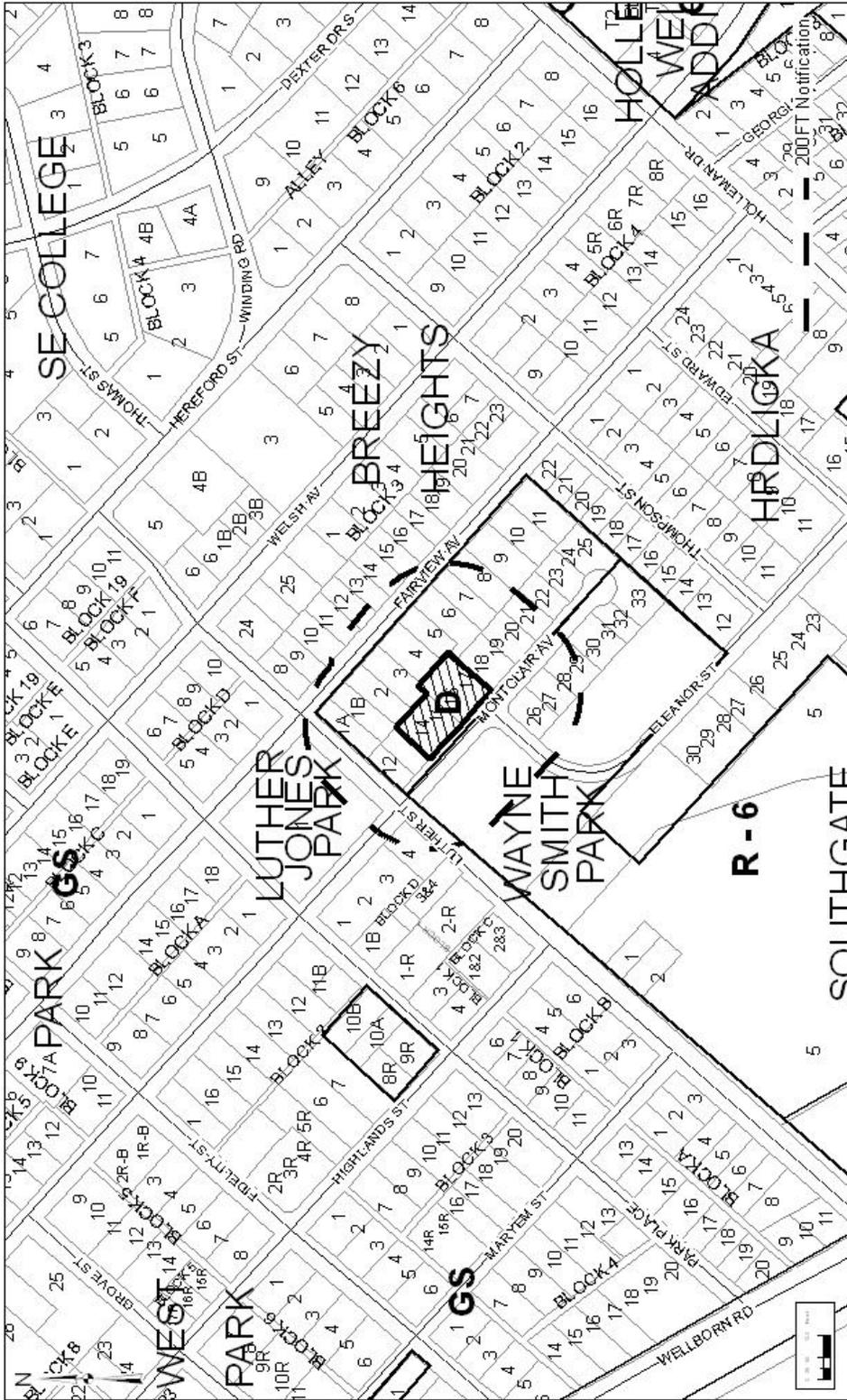


REZONING  
Case: 14-036

805-809 MONTCLAIR

DEVELOPMENT REVIEW





Zoning Districts	R-4	Multi-Family	BPI	Business Park Industrial	PDD	Planned Development District
R	Rural	High Density Multi-Family	NAP	Natural Areas Protected	WPC	Wolf Pen Creek Dev. Corridor
E	Estate	Manufactured Home Park	C-3	Light Commercial	NG-1	Core Northgate
RS	Restricted Suburban	Office	M-1	Light Industrial	NG-2	Transitional Northgate
GS	General Suburban	Suburban Commercial	M-2	Heavy Industrial	NG-3	Residential Northgate
R-1B	Single Family Residential	General Commercial	C-U	College and University	OV	Corridor Overlay
D	Duplex	Commercial Industrial	R & D	Research and Development	RDD	Redevelopment District
T	Townhouse	Business Park	P-MUD	Planned Mixed-Use Development	KO	Klenek Tap Overlay

805-809 MONTCLAIR

Case: 14-036

REZONING

## NOTIFICATIONS

Advertised Commission Hearing Date: March 20, 2014

Advertised Council Hearing Date: April 10, 2014

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

None

Property owner notices mailed: 15

Contacts in support: None at the time of this report.

Contacts in opposition: None at the time of this report.

Inquiry contacts: None at the time of this report.

## ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Neighborhood Conservation	D Duplex	Single-Family Residential
South (across Montclair Ave)	Natural Areas - Protected	R-6 High Density Multi-Family	City Park
East	Neighborhood Conservation	D Duplex	Single-Family Residential
West	Neighborhood Conservation	D Duplex	Single-Family Residential

## DEVELOPMENT HISTORY

**Annexation:** July 1950

**Zoning:** D Duplex renamed from R-2 Duplex in 2013

**Final Plat:** This property is currently unplatted but is developed as two duplex building plots.

**Site development:** Duplex

## REVIEW CRITERIA

**1. Consistency with the Comprehensive Plan:** The subject property is designated Neighborhood Conservation on the Comprehensive Plan Future Land Use and Character Map and is located within the Southside Area Neighborhood Plan boundary. The proposed rezoning is in compliance with the Comprehensive Plan and the desire to designate the D Duplex properties as GS General Suburban to match the single-family character of the area.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The surrounding properties are zoned D Duplex but have single-family residential uses existing on them. The proposed rezoning is compatible with the character of the neighborhood and the desire to rezone this area to single-family residential.
- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The proposed rezoning to GS General Suburban is appropriate for this area given the surrounding single-family residential uses that currently exist. In addition, this request would implement the Southside Area Neighborhood Plan effort to rezone the properties in this area from D Duplex to GS General Suburban.
- 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:** While the current D Duplex zoning of the property allows single-family dwellings if they conform to single-family residential standards, the goal of the Comprehensive Plan is to rezone this area to GS General Suburban. The rezoning will match the character of the existing surrounding neighborhood and ensure that future development is in compliance with the Comprehensive Plan and zoning districts.
- 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 applicant has stated the duplexes located on the properties are less marketable than single-family residences in this area.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** There is an existing 4-inch waterline along the north side of Montclair Avenue available to serve this property. There is also a 6-inch sanitary sewer line along the rear of these lots to accommodate the proposed development. Drainage is mainly to the southwest within the Bee Creek Drainage Basin. Access to the site will be available via Montclair Avenue. All public infrastructure required for the development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Existing infrastructure appears to be adequate for the proposed use.

## **STAFF RECOMMENDATION**

Staff recommends approval of the proposed rezoning based on its compatibility with the Comprehensive Plan Future Land Use and Character Map.

## **SUPPORTING MATERIALS**

1. Application
2. Rezoning map



FOR OFFICE USE ONLY	
CASE NO.:	<u>14-36</u>
DATE SUBMITTED:	<u>02/12/14</u>
TIME:	<u>9:20</u>
STAFF:	<u>AJ</u>

## ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

### MINIMUM SUBMITTAL REQUIREMENTS:

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

ADDRESS 805-809 Montclair Avenue, College Station, TX 77840

LEGAL DESCRIPTION (Lot, Block, Subdivision) BREEZY HEIGHTS, BLOCK 5, LOT 14-17

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

TOTAL ACREAGE \_\_\_\_\_

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

Name TMFIVE Properties, LLC - Terrence Murphy E-mail TerrenceRealtor@gmail.com

Street Address 3091 University Dr. East Ste. 230

City College Station State Texas Zip Code 77802

Phone Number 979-703-1979 Fax Number 979-703-1980

**PROPERTY OWNER'S INFORMATION:**

Name TMFIVE Properties, LLC E-mail TerrenceRealtor@gmail.com

Street Address 3091 University Dr. East Ste. 230

City College Station State Texas Zip Code 77802

Phone Number 979-703-1979 Fax Number \_\_\_\_\_

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

Name Ricky Flores E-mail ricky@schultzengineeringllc.co

Street Address 2730 Longmire Drive, Suite A

City College Station State Texas Zip Code 77845

Phone Number 979.764.3900 Fax Number 979.764.3910

This property was conveyed to owner by deed dated 8-1-2008 and recorded in Volume 8742, Page 170 of the Brazos County Official Records.

Existing Zoning D - Duplex Proposed Zoning GS - General Suburban

Present Use of Property Duplex

Proposed Use of Property Single Family Residential

### REZONING SUPPORTING INFORMATION

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

*Redevelopment of properties with existing detached single family homes or duplexes is ongoing in this area of College Station with the majority of the development detached residential structures instead of duplexes. This zone change will allow the landowner to plat the property for 4 single family lots instead of 3 duplex lots. The applicant has previously redeveloped the adjacent property to the north and owns the adjacent property to the south, so this redevelopment will continue his goal for the area.*

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

*The zone change is in accordance with the Comprehensive Plan as it is for detached single family residential use which is the primary existing use for this 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?

*Although the block where this property is located is zoned D, Duplex, most the existing structures are detached single family residences so this zone change to General Suburban is compatible with the current character of the neighborhood.*

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

*The surrounding neighborhood is primarily detached single family residential structures so this property is suitable for the proposed use.*

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

*The property is currently has duplexes so it is suitable for the current zoning district, however, the landowner wants to develop the land for detached single family residences with smaller lot sizes than are allowed by the duplex zoning.*

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

*Duplexes are less marketable in this area compared to single family residences.*

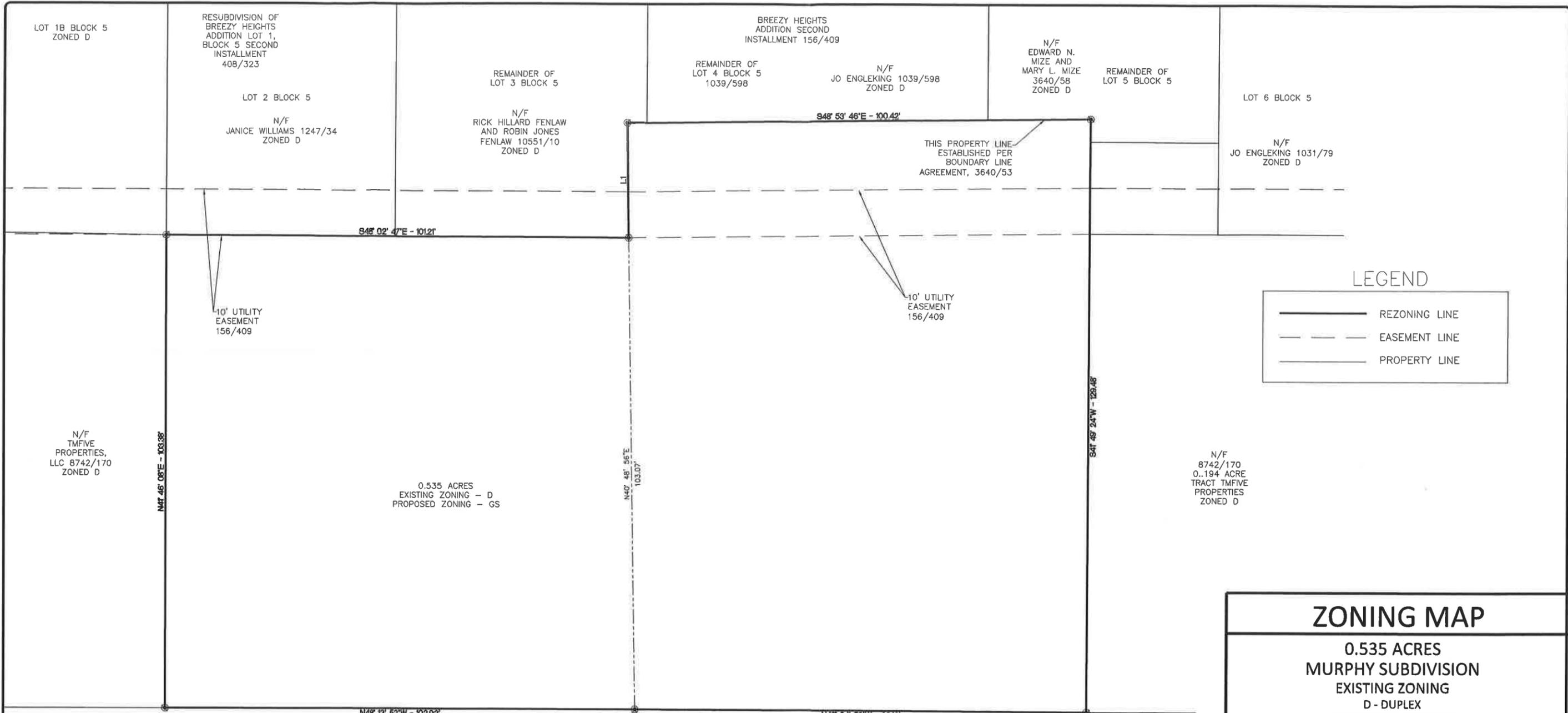
7. List any other reasons to support this zone change.

*This change will allow the redevelopment of the property to match the surrounding uses.*

*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.*

*FMS* - OWNER  
\_\_\_\_\_  
Signature and title

*2/10/14*  
\_\_\_\_\_  
Date

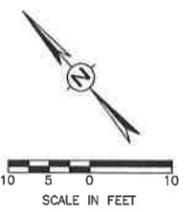


0.535 ACRES  
EXISTING ZONING - D  
PROPOSED ZONING - GS

**LEGEND**

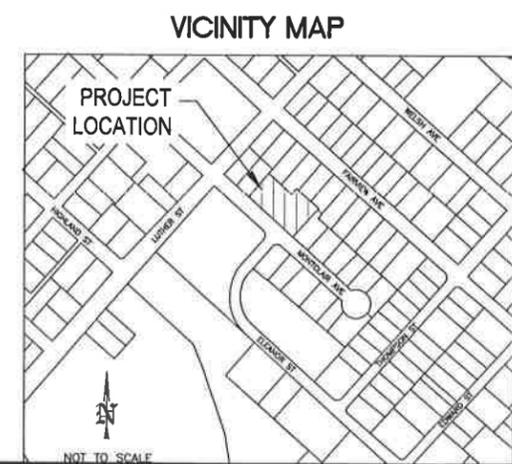
- REZONING LINE
- EASEMENT LINE
- PROPERTY LINE

**MONTCLAIR AVENUE  
50' R.O.W.**



Line Table		
Line #	Length	Direction
L1	25.00	N40° 48' 56"E

- NOTES:**
1. THE BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
  2. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0305-E, EFFECTIVE DATE: MAY 16, 2012.



**ZONING MAP**

**0.535 ACRES  
MURPHY SUBDIVISION  
EXISTING ZONING  
D - DUPLEX  
PROPOSED ZONING  
GS - GENERAL SUBURBAN**

ROBERT STEVENSON LEAGUE, A-54  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

FEBRUARY 2014

SCALE: 1" = 10'

OWNER/DEVELOPER: TMFIVE Properties, LLC  
3091 University Dr. East, Ste. 230  
College Station, Texas 77802  
(979)703-1979

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

ENGINEER:  
 Schultz Engineering, LLC

2730 Longmire Drive, Suite A  
College Station, Texas 77845  
P.O. Box 11995, College Station, Texas 77842  
(979) 764-3900 Fax: (979) 764-3910

14-36  
02/28/14  
9:40  
AJ



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

**REZONING REQUEST  
FOR  
2670 Barron Road  
14-00900028**

**REQUEST:** R Rural to GS General Suburban

**SCALE:** Approximately 2 acres

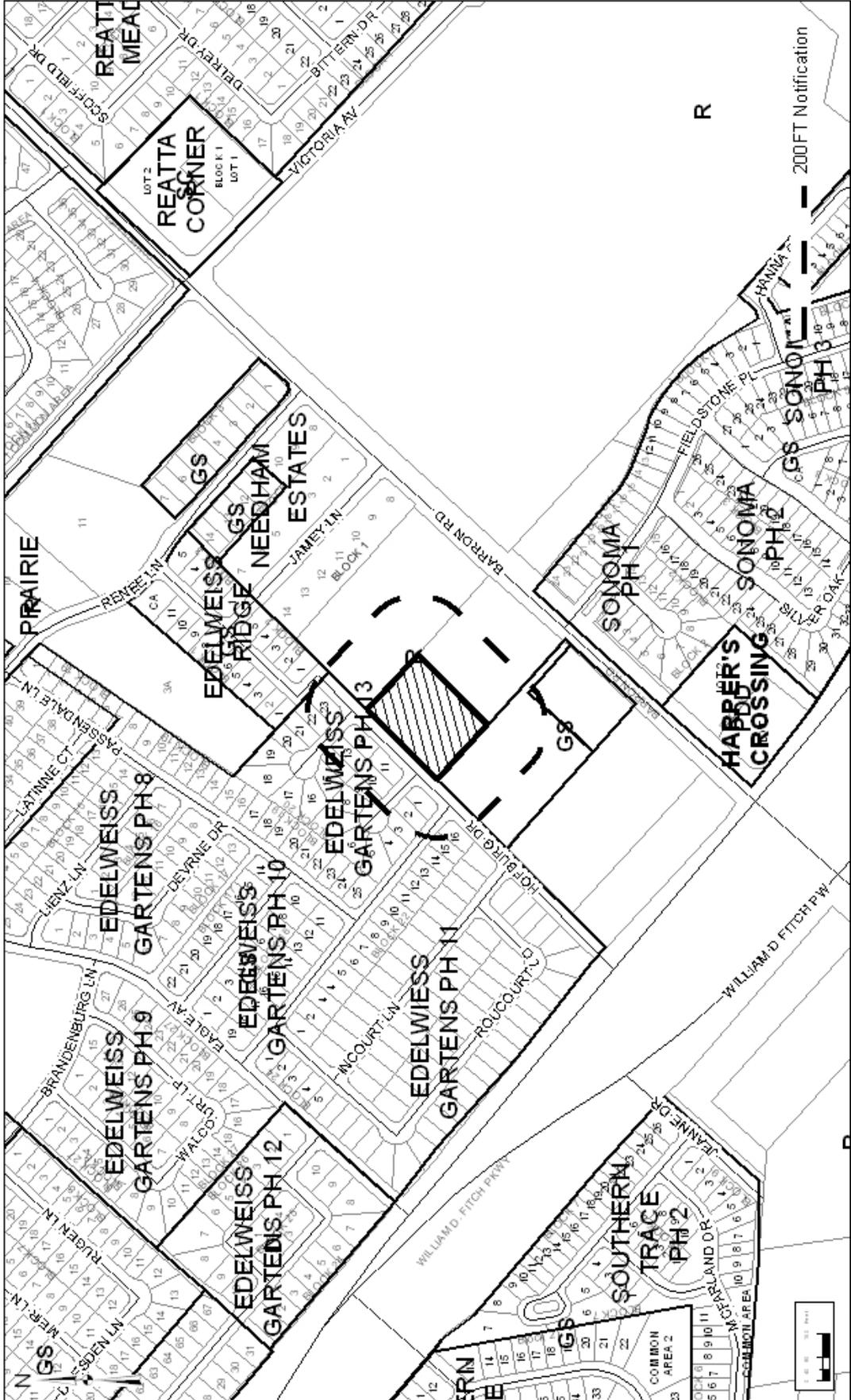
**LOCATION:** South of Edelweiss Gartens on Hofburg Drive

**APPLICANT:** Robbin Alcaarez, Property owner

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

**RECOMMENDATION:** Staff is recommending approval of the rezoning based on its compatibility with the Comprehensive Plan Future Land Use and Character Map.





Zoning Districts	R - 4	Multi-Family	BPI	BPD	Planned Development District
R	Rural	High Density Multi-Family	NAP	WPC	Wolf Pen Creek Dev. Corridor
E	Estate	Manufactured Home Park	C-3	NG-1	Core Northgate
RS	Restricted Suburban	Office	M-1	NG-2	Transitional Northgate
GS	General Suburban	Suburban Commercial	M-2	NG-3	Residential Northgate
R-1B	Single Family Residential	General Commercial	C-U	DV	Corridor Overlay
D	Duplex	Commercial-Industrial	R & D	RDD	Redevelopment District
T	Townhouse	Business Park	P-MUD	KD	Krenk Tap Overlay

**DEVELOPMENT REVIEW**

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2670 BARRON ROAD

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Case: 14-028

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**REZONING**



## NOTIFICATIONS

Advertised Commission Hearing Date: March 20, 2014  
Advertised Council Hearing Dates: April 10, 2014

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:

Edelweiss Gartens HOA

Property owner notices mailed: 18  
Contacts in support: None at this time.  
Contacts in opposition: None at this time.  
Inquiry contacts: 0

## ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North (Across Hofburg Drive)	General Suburban	GS General Suburban	Single-Family Residential – Edelweiss Gartens Subdivision
South	General Suburban	R Rural	School – Future Traditions Montessori School
East	General Suburban	R Rural	Vacant
West	General Suburban	GS General Suburban	Single-Family Residential – Future Barron Crest Subdivision (Unplatted)

## DEVELOPMENT HISTORY

**Annexation:** June 1995  
**Zoning:** A-O Agricultural Open upon annexation  
A-O Agricultural Open renamed R Rural (2013)  
**Final Plat:** This property is currently unplatted.  
**Site development:** Manufactured Home

## REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject property is designated as General Suburban on the Future Land Use and Character Map. The proposed rezoning is consistent with this designation.
- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The proposed rezoning would allow for the development of single-family residential, which is intended for areas designated General Suburban in the Comprehensive Plan. The current zoning does not allow for further subdivision of this tract as it must be a minimum of 3 acres. The adjacent tract to the west is

zoned GS General Suburban and was Preliminary Plan for Barron Crest Subdivision, which will continue into the subject property if rezoned. Adjacent properties to the north, east and west are also designated General Suburban.

- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The proposed rezoning for uses permitted by the district is appropriate for this area given the character of the surrounding properties and compliance with the Comprehensive Plan. The property would be allowed to subdivide into lots as small as 5,000 square feet lots for single-family homes.
- 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 current R Rural zoning would not allow for further subdivision or the development of the Barron Crest Subdivision to extend into this tract. The proposed zoning would enable for this to occur and is in line with the vision of the Comprehensive Plan.
- 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:** Under the current zoning district the property is limited in density. The proposed zoning would allow for the development of single-family residential subdivision that is being sought to continue Barron Crest Subdivision on the west.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** The subject tract is located in College Station's water and wastewater service area. Currently, the property has access to water and wastewater. The tract has frontage to Hofburg Drive, which is not on the Thoroughfare Plan but is constructed as a minor collector. Any future development of the tract will be required to meet the City's minimum fire flow requirements.

#### **STAFF RECOMMENDATION**

Staff recommends approval of the rezoning request based on its compatibility with the Comprehensive Plan Future Land Use and Character Map.

#### **SUPPORTING MATERIALS**

1. Application
2. Rezoning map



FOR OFFICE USE ONLY	
CASE NO.:	<u>14-28</u>
DATE SUBMITTED:	<u>2.5.14</u>
TIME:	<u>9:50</u>
STAFF:	<u>RAC</u>

## ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

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

ADDRESS 2670 Barron Road, College Station, Tx

LEGAL DESCRIPTION (Lot, Block, Subdivision) \_\_\_\_\_

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

TOTAL ACREAGE \_\_\_\_\_

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

Name Robbin Alcaarez E-mail \_\_\_\_\_

Street Address PO Box 402

City Snook State Tx Zip Code 77878

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

PROPERTY OWNER'S INFORMATION:

Name Same as Applicant E-mail \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

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

Name Jeff Robertson E-mail jeffr@mcclurebrowne.com  
Street Address 1008 Woodcreek Drive  
City College Station State Tx Zip Code 77845  
Phone Number 979-693-3838 Fax Number \_\_\_\_\_

This property was conveyed to owner by deed dated 11-14-1983 and recorded in Volume 623, Page 311 of the Brazos County Official Records.

Existing Zoning Rural Proposed Zoning General Suburban  
Present Use of Property Single Home  
Proposed Use of Property Single Family Residential

### REZONING SUPPORTING INFORMATION

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

*In order to develop property in accordance with Comprehensive Plan, the property must be rezoned.*

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.

Yes.

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?

*It will comply with the surrounding uses on the Comprehensive Plan. Some of the properties have been rezoned previously, and some will have to be rezoned in the future in order to be developed.*

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

*The property is suitable. The most likely use on this property will be single family residential similar to Edelweiss Gartens located across the street. There are no natural features or man-made features on the site that will prevent the orderly development of this property.*

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

*The property is currently zoned rural. There are limited uses under this zoning and due to the size and location of the tract, it is not feasible to be developed for several of the available uses in the current zoning category.*

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

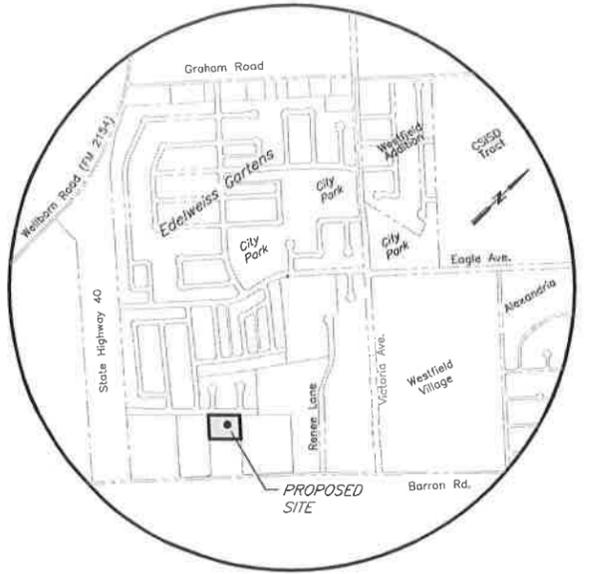
*The marketability of the tract is limited in the current zoning due to the limited number of available uses.*

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

*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.*

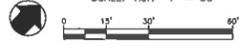
  
Signature and title

1-15-14  
Date



VICINITY MAP

**ALCARAZ REZONING MAP**



**RE-ZONING MAP**

**ALCARAZ TRACT**

2.0 Acres out of  
ROBERT STEVENSON SURVEY A-54  
COLLEGE STATION, BRAZOS COUNTY, TEXAS  
Submitted: DECEMBER 2013

SCALE: 1" = 200'

Owner:  
Robbin Alcaraz  
PO Box 402  
Snook, Tx 77878

Prepared by:  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3638

**MB**  
Alcaraz Rezoning, Inc.

1428  
3:13:14  
4:45  
RAK



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

**REZONING REQUEST  
FOR  
THE BARRACKS II REZ  
13-00900241**

- REQUEST:** R Rural and PDD Planned Development District to PDD Planned Development District
- SCALE:** Approximately 88.7 acres
- LOCATION:** 12470 Old Wellborn Road, located between Old Wellborn Road and Holleman Drive South
- APPLICANT:** Heath Phillips, Heath Phillips Investments, LLC
- PROJECT MANAGER:** Jason Schubert, AICP, Principal Planner  
jschubert@cstx.gov
- PROJECT OVERVIEW:** The proposed PDD rezoning expands the development by adding the 29-acre "Barger" tract on the north to the development while modifying 59 acres and Commercial Tract 1 of the existing PDD. The newly added area consists of townhome, multi-family, general commercial, and recreation facility uses.
- RECOMMENDATION:** Staff recommends approval the rezoning request.




**DEVELOPMENT REVIEW**

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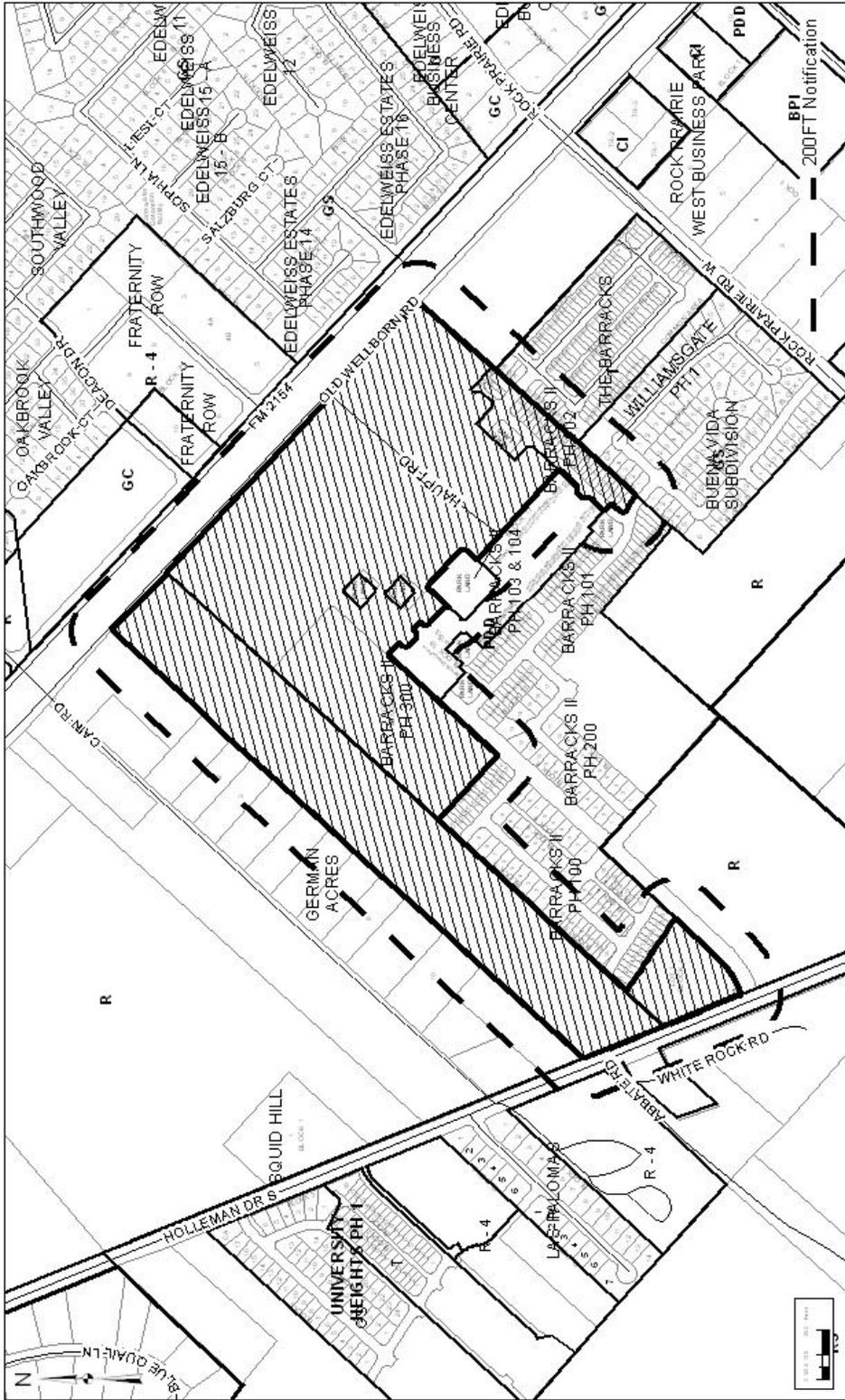
**THE BARRICKS II**  
 12470 OLD WELLBORN RD

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Case: 13-241

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**REZONING**



<b>Zoning Districts</b>	R - Rural	R - 4	Multi-Family	BPI	Business Park Industrial	PDD	Planned Development District
E - Estate	R - 6	High Density	NAP	Natural Areas Protected	WPC	Wolf Pen Creek Dev. Corridor	
RS - Restricted Suburban	MHP	Manufactured Home Park	C - 3	Light Commercial	NG - 1	Core Northgate	
GS - General Suburban	O	Office	M - 1	Light Industrial	NG - 2	Transitional Northgate	
R - 1B - Single Family Residential	SC	Suburban Commercial	M - 2	Heavy Industrial	NG - 3	Residential Northgate	
D - Duplex	GC	General Commercial	C - U	College and University	OV	Corridor Overlay	
T - Townhouse	CI	Commercial-Industrial	R & D	Research and Development	RDD	Redevelopment District	
	BP	Business Park	P-MUD	Planned Mixed-Use Development	KO	Kitehawk Tap Overlay	

**DEVELOPMENT REVIEW**

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**THE BARRACKS II**  
12470 OLD WELLBORN RD

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Case: 13-241

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**REZONING**

**NOTIFICATIONS**

Advertised Commission Hearing Date: March 20, 2014  
 Advertised Council Hearing Dates: April 10, 2014

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:

The Barracks at Rock Prairie Owner's Association  
 Buena Vida Owner's Association

Property owner notices mailed: 119  
 Contacts in support: None at time of staff report  
 Contacts in opposition: None at time of staff report  
 Inquiry contacts: 1

**ADJACENT LAND USES**

Direction	Comprehensive Plan	Zoning	Land Use
North	Urban – Growth Area 5	R Rural	Vacant, single-family, commercial businesses
South	General Suburban – Growth Area 5	GS General Suburban; T Townhome; R Rural	Townhomes (The Barracks), single-family residences (Williamsgate and Buena Vida subdivisions), vacant
East	6-lane major arterial on Thoroughfare Plan		Old Wellborn Road, Railroad tracks and Wellborn Road.
West	General Suburban & Restricted Suburban – Growth Area 5 (across Holleman Drive S)	PDD Planned Development District; R Rural	Townhomes, single-family residences (Barracks II Development), Vacant

**DEVELOPMENT HISTORY**

**Annexation:** 2002  
**Zoning:** A-O Agricultural Open upon annexation (2002); A-O Agricultural Open to PDD Planned Development District (2011); PDD Planned Development District to PDD Planned Development District (2012); PDD Planned Development District to PDD Planned Development District (2013)  
**Final Plat:** Barracks II Phase 300; Barracks II Phases 100-104 & 200 are final platted and are adjacent to the property proposed for rezoning.  
**Site development:** A portion of Barracks II Phase 300 has been developed and adjacent areas to the property proposed for rezoning have been developed or are in the process of construction (Barracks II Phases 100-104, 200, & 201).

## **ZONING HISTORY**

This development was initially approved in June 2011 when 108 acres was rezoned from A-O Agricultural Open to PDD Planned Development District and included a mix of single-family attached (townhome), single-family detached, and commercial uses. The original proposal included a wake board ski facility but after concerns that were expressed at the public hearings, Council approved the rezoning without the wake board facilities being included. In April 2012, a revised PDD Planned Development District rezoning was approved that adjusted the Concept Plan and added recreation facility uses consisting of two 2-tower cable wakeboard ski systems as well as other water recreation uses. In August 2013, a revised PDD Planned Development District rezoning was approved for a portion of the development (59 of the original 108 acres) that realigned streets and alleys adjacent to the park areas, converted some proposed commercial areas along Old Wellborn Road to townhomes, and provided additional uses including a micro-brewery, rental condo units and a development sales office.

The proposed rezoning request consists of the 59 acres amended in August 2013, Commercial Tract 1 at the northeast corner of Deacon Drive West and Holleman Drive South, adds the 29-acre "Barger" tract to the north to the development, and revises some of the permitted uses and standards within the existing PDD area.

## **REVIEW CRITERIA**

- 1. Consistency with the Comprehensive Plan.**
- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood.**
- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment.**
- 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.**
- 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.**
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use.**

The Comprehensive Plan designates the subject area as Urban and General Suburban and is located in Growth Area 5. It states that the area near and north of Cain Road is Urban and should be used for intense land use activities including general commercial, office uses, townhomes, high-density apartments, and vertical mixed use. The areas further south of Cain Road to Rock Prairie Road should be used for General Suburban activities including high-density single-family lots (minimum 5,000 square feet), townhomes, duplexes, as well as suburban or neighborhood commercial and office uses.

The area within the existing PDD Planned Development District allows for a mixture of single-family residences, townhomes, offices and commercial development. Residential uses are capped at a density of 8.50 units per acre and continue a similar development pattern that is immediately to the south that is developed for single-family and townhomes. These developments to the south include The Barracks, a townhome development, as well as the

Williamsgate and Buena Vida subdivisions that are single-family subdivisions zoned General Suburban.

The proposed PDD Planned Development District adds the 29-acre tract to the north that will consist of multi-family, townhome, general commercial, and recreation facilities. To the north of the development is property zoned R Rural with about half of the lots developed for single-family and commercial or storage uses with the remainder still vacant. It is anticipated that these areas will develop or redevelop into uses that similar to what is proposed.

Except for the recreation facilities in the center of the development, commercial uses are primarily located on the western edge along Holleman Drive South, a future four-lane major collector, and Deacon Drive West, a major collector, and on the eastern edge of the development along Old Wellborn Road and General Parkway, a minor collector. Additional details regarding the commercial and recreational uses will be described as part of the Concept Plan.

The subject property is located within Wellborn Special Utility District water service area, the City's sanitary sewer service area, and Bryan Texas Utilities (BTU) electric service area. The property is located in the Steeplechase Sanitary Sewer Impact Fee Area that gravity flows into the Bee Creek Trunk Line, which serves many developments along Harvey Mitchell Parkway. The City is currently in the process of a capital improvement project to install greater sanitary sewer system capacity. Preliminary analysis of this area has identified that the existing sanitary sewer capacity can support the increased sanitary sewer demand from the proposed development, however, future demands in this respective sub-basin will need to be evaluated as development occurs.

The subject property is in the Bee Creek Tributary "B" drainage basin. The subject property is not located within a FEMA regulated Special Flood Hazard Area per FEMA FIRM panel 182C. Future development of the tract will have to meet the requirements of the City Storm Water Design Guidelines. The subject property is located adjacent to Old Wellborn Road (local) to the east and Holleman Drive South (four-lane major collector) to the west. Three future thoroughfares bi-sect the property: Deacon Drive West (two-lane major collector), General Parkway (two-lane minor collector) and Towers Parkway (two-lane minor collector). These thoroughfares have been constructed as the development has built-out. A left-turn lane on Holleman Drive South will be installed when the intersection with Gunner Trail is constructed.

## **REVIEW OF CONCEPT PLAN**

The applicant has provided the following information related to the purpose and intent of the proposed zoning district:

*"The Barracks II Subdivision was previously granted PDD Zoning to develop a residential community for students in the 18-30 year age range. The planned development includes a mixture of housing options, recreation facilities and commercial businesses that cater to the student population. The intent has not changed. The rezoning request adds additional land and uses to the Barracks II Development and PDD Zoning."*

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

The applicant proposes to utilize R-3 Townhouse, R-4 Multi-Family, R-6 High Density Multi-Family, C-3 Light Commercial, SC Suburban Commercial, and GC General Commercial as the

base, underlying zoning districts as identified on the Concept Plan. The existing PDD zoning was approved with meritorious modifications that will carry over with this PDD rezoning and additions and changes are summarized below. In accordance with the purpose statement, the Concept Plan includes a mixture of residential, commercial and office, and recreational uses summarized as the following:

#### Residential

Townhomes are proposed within the areas of the existing PDD with the single-family previously approved and they are capped at a combined density of 8.5 units per acre. Some townhome units have access via a public alley while the majority have access in the front from the public street. The townhome blocks are arranged around series of small pocket park and open spaces. Multi-family and townhome units are proposed to be added to the PDD and they will be subject to standard R-4 Multi-family zoning requirements. Duplexes are not permitted within the PDD.

#### Commercial

Commercial Tract 3 in the southeast corner of the development retains its modified C-3 Light Commercial uses and standards as previously approved. Commercial Tract 1 and Commercial Tract 2 along Deacon Drive West proposes to change from the modified C-3 Light Commercial to SC Suburban Commercial requirements while permitting additional uses of fuel sales with up to 10 fueling stations, drive-thru restaurants, and retail sales and service – alcohol (liquor store). Commercial Tract 1A and Commercial Tract 4 are proposed within the area added to the PDD and are proposed to follow standard GC General Commercial requirements.

#### Recreation Facilities

The proposed PDD provides additional recreational opportunities by creating Recreation Facility 2 (RF-2) Mixed Use Tract 1 within the area added to the proposed PDD. The RF-2 Mixed Use Tract 1 can consist of multi-family or condo units meeting R-6 High Density Multi-Family zoning standards or GC General Commercial uses including health clubs, indoor sports facilities, outdoor sports facilities, hotel, offices, personal service shop, restaurants, and theaters. Night clubs, bars, and taverns are also permitted if a Conditional Use Permit is approved by Council.

The PDD further expands opportunities provided in the Recreation Facility tract. In addition to the uses and requirements as provided in the existing PDD, the proposed PDD extends the evening hours of operation of the cable wake board ski facility from as late as 10 PM to as late as midnight. Operation hours of other recreational facilities hours could also be extended from as late as midnight to as late as 2 AM. The proposed PDD also permits motorized vehicles for the recreational activities instead of just being limited to rescue or maintenance purposes.

### **STAFF RECOMMENDATION**

Staff recommends approval of the rezoning request.

### **SUPPORTING MATERIALS**

1. Application
2. Rezoning map
3. Concept Plan



FOR OFFICE USE ONLY	
CASE NO.:	13-241
DATE SUBMITTED:	11-6-13
TIME:	8:00
STAFF:	PK

## ZONING MAP AMENDMENT (REZONING) APPLICATION PLANNED DISTRICTS

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

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

### MINIMUM SUBMITTAL REQUIREMENTS:

- \$315 - 1,165 Rezoning Application Fee.
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
- One (1) copy of a fully dimensioned Rezoning Map on 24"x36" paper showing:
  - a. Land affected;
  - b. Legal description of area of proposed change;
  - c. Present zoning;
  - d. Zoning classification of all abutting land; and
  - e. All public and private rights-of-way and easements bounding and intersecting subject land.
- Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
- A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to PDSDigitalSubmittal@cstx.gov).
- Fourteen (14) copies of the Concept Plan on 24"x36" paper in accordance with Section 3.4.D of the UDO.
- One (1) copy of the Concept Plan on 8.5"x11" paper in accordance with Section 3.4.D of the UDO.
- The attached Concept Plan checklist with all items checked off or a brief explanation as to why they are not checked off.

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

Date of Optional Preapplication Conference \_\_\_\_\_

NAME OF PROJECT The Barracks II Subdivision

ADDRESS 3100 Haupt Road, College Station

LEGAL DESCRIPTION (Lot, Block, Subdivision) Crawford Burnett League, A-7

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

*Generally located north of Rock Prairie Road between Wellborn Road and Holleman Drive South.*

TOTAL ACREAGE 84.852 acres ~ 88.7 ACRES  
JS

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

Name Heath Phillips E-mail heath\_superiorstructures@yahoo.com  
Street Address P.O. Box 262  
City Wellborn State Texas Zip Code 77881  
Phone Number 979-229-5906 Fax Number 979-703-7903

PROPERTY OWNER'S INFORMATION:

Name Heath Phillips Investments, LLC (Heath Phillips, Manager) E-mail heath\_superiorstructures@yahoo.com  
Street Address P.O. Box 262  
City Wellborn State Texas Zip Code 77881  
Phone Number 979-229-5906 Fax Number 979-703-7903

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

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

This property was conveyed to owner by deed dated 5-13-2010 & \_\_\_\_\_ and recorded in Volume 9627, Page 073 of the Brazos County Official Records.

Existing Zoning PDD ~~to~~ R RURAL <sup>is</sup> Proposed Zoning PDD (with additional land uses)

Present Use of Property generally vacant, but with some residential and recreational center uses developed

Proposed Use of Property residential, commercial, recreation facility

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

*(see accompanying Concept Plan and related documents for specific uses.)*

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

If P-MUD:

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

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

**REZONING SUPPORTING INFORMATION**

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

*There is a highly competitive student housing market in College Station that continues to expand southward along Holleman Drive. Due to the success of the townhome development, additional townhomes are proposed resulting in less commercial development. The Recreation Center will require additional parking to accommodate the proposed amenities that are needed to enhance the quality of the development therefore the adjacent tract of land was acquired for expansion of the recreational facility and the overall Barracks II development.*

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.

*Yes, it is in accordance with the Comprehensive Plan.*

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

*The approved Concept Plan for The Barracks II was developed with the Recreation Center as an integral part of the development. The addition of the adjacent tract of land will allow for expansion of the existing uses approved for the Barracks II development and the proposed uses are in accordance with the Urban land use shown in the Comprehensive Plan for the land tracts to the north.*

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

*The Recreation Center will be constructed in and around two of the six detention ponds planned for The Barracks II. The ponds will be over-excavated to allow for permanent water pools. Few other uses are available for the detention pond areas. The anticipated improvements are in keeping with the City's goal of improving the aesthetics of these otherwise unusable areas. The multi-family and General Commercial uses proposed are suitable for the property with the Urban Land Use designation provide on the adjoining tracts located to the north of the Barracks II development.*

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

*The existing Barracks II development has shown the suitability of the uses allowed by the current PDD and the addition of the adjacent land tract and the proposed uses will allow a transition to a more Urban development in this area.*

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

*The student housing market in College Station is highly competitive, with numerous new options coming on-line that include amenities such as indoor/outdoor fitness centers, high-def theatres, lazy rivers, and cyber cafes. The developer believes the additional uses requested by this rezoning and other enhancements of the Recreation Center will greatly improve the success of the overall development.*

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

*The demand for the townhomes and multi-family residential developments has led to this change in the zoning and the Concept Plan. This rezoning will result in more residents to support the amenities provided at the Recreation Center and the Commercial uses requested.*

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

*The Barracks II Subdivision was previously granted PDD Zoning to develop a residential community for students in the 18-30 year age range. The planned development includes a mixture of housing options, recreation facilities and commercial businesses that cater to the student population. That intent has not changed. This rezoning request adds additional land and uses to the Barracks II Development and PDD Zoning.*

### CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

*(see accompanying documents)*

2. Provide a general statement regarding the proposed drainage.

*(see accompanying documents)*

3. List the general bulk or dimensional variations sought.

*(see accompanying documents)*

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

*(see accompanying documents)*

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

*The approved Concept Plan for the Barracks II was developed with the Recreation Center as an integral part of the development. The addition of the adjacent tract of land will allow for expansion of the existing uses approved for the Barracks II development and the proposed uses are in accordance with the Urban land use shown in the Comprehensive Plan for the land tracts to the north.*

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

*(see accompanying documents)*

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

*(see accompanying documents)*

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

*(not applicable)*

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

*The demand for the townhomes and multi-family residential developments has led to this change in the zoning and the Concept Plan. This rezoning will result in more residents to support the amenities provided at the Recreation Center and the Commercial uses requested.*

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

(see accompanying documents)

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

Yes, it is in accordance with the Comprehensive Plan.

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

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



Signature and title

11/5/2013

Date

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

Name Superior Structures LLC  
Street Address PO Box 262 City Wellborn  
State Tx Zip Code 77881 E-Mail Address heath\_superiorstructures@!  
Phone Number 979.229.5906 Fax Number 979.703.7903

*The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. The undersigned hereby requests approval by the City of College Station of the above-identified plat and attest that this request does not amend any covenants or restrictions associated with this plat.*

**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.**

  
\_\_\_\_\_  
Signature and Title

1/23/14  
\_\_\_\_\_  
Date

**THE BARRACKS II SUBDIVISION**  
**Rezoning Request**  
**November 4, 2013**

**Background**

*In August 2013, the College Station City Council granted a revised PDD Zoning to The Barracks II Subdivision.*

*The developer of The Barracks II Subdivision is requesting that additional land be added to the PDD Zoning as the Developer has acquired the adjacent tract of land.*

*The Concept Plan showing the anticipated development scheme has changed from the previous submittal with the addition of the adjacent land tract. Additional uses have been added to the Concept Plan as well as additional stormwater detention ponds.*

*The information presented below is essentially the same information as previously submitted for the previous rezoning request. However there are proposed uses such as Multi-family residential and General Commercial which have been added as the additional land is being considered as Urban Land Use.*

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**General Information**

A portion of The Barracks II Subdivision is being presented for rezoning as a Planned Development District (PDD) containing a mixture of open space, residential and commercial land uses. This 54.987-acre portion of the development is in the area bounded by Wellborn Road on the east, Holleman Drive South (formerly IG&N Road) on the west, Cain Road to the north, Rock Prairie Road to the south and the existing Barracks II development to the west. The Developer has acquired the adjacent tract to the northwest of the Barracks II development and requests that it be added to the PDD Zoning. This tract is in a transitional area between General Suburban and Urban Land Uses on the Comprehensive Plan. The 2009 Comprehensive Plan designates this part of the City as Growth Area V with an Urban Portion and a General Suburban Portion. Following are two excerpts from that document describing the uses that are intended for this specific area and for other areas with the same designation.

- *General Suburban Portion - The area between Cain Road and Rock Prairie Road should be used for general suburban activities. High-density single-family lots (minimum 5,000 square feet), townhomes, and duplexes shall be limited to that portion of the area designated as General Suburban on the Future Land Use & Character map and shall incorporate design criteria including, but not limited to, minimum open space, floor-to-area ratios, and buffer yards. Suburban or neighborhood commercial and office uses are also appropriate in this area. (page 2-14, 2-15)*
- *General Suburban - This land use designation is generally for areas that should have an intense level of development activities. (page 2-18)*
- *Urban Portion - Land between the Wellborn Road (FM 2154) and Harvey Mitchell Parkway (FM 2818) intersection to the Cain Road and Wellborn Road (FM 2154) intersection should be used for intense land use activities including general commercial, office uses, townhomes, high-density apartments, and vertical mixed-use. Single-family uses (excluding townhomes) should be prohibited from this area due to issues of incompatibility.*
- *Urban - This land use designation is generally for areas that should have a very intense level of development activities. These areas will tend to consist of townhomes, duplexes, and*

*high-density apartments. General commercial and office uses, business parks, and vertical mixed-use may also be permitted within growth and redevelopment areas.*

The PDD Zoning classification was created to provide developers and the City with flexibility in the way that land uses and regulations are applied to formulate neighborhood environments envisioned in the Comprehensive Plan. The definition of a PDD Zone as described in Section 5.5.C of the UDO is as follows:

*The purpose of the Planned Development District is to promote and encourage innovative development that is sensitive to surrounding land uses and to the natural environment. If this necessitates varying from certain standards, the proposed development should demonstrate community benefits.*

*The PDD is appropriate in areas where the land use plan reflects the specific commercial, residential, or mix of uses proposed in the PDD. A PDD may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts. While greater flexibility is given to allow special conditions or restrictions that would not otherwise allow the development to occur, procedures are established to insure against misuse of increased flexibility.*

Using these descriptions as a guide, the developer has worked closely with the City staff to create a planned development containing an innovative mixture of land uses that meet these criteria and address the unique issues associated with this site. The term “neighborhood commercial” as used in the Comprehensive Plan is not clearly defined, so a certain amount of latitude was used to balance the needs of future residential and commercial property owners. The planned uses in this portion of The Barracks II generally fall within R-3 and C-3 Zoning Classifications, with a few additional uses at the Recreation Center that the developer believes will enhance this development and produce the General Suburban environment described in the Comprehensive Plan. The purpose of this document is to describe the opportunities and constraints of this site and to define the modifications to R-3 and C-3 Zoning Classifications that are being requested to create this Planned Development District. The addition of land considered within the Urban Land Use creates the opportunity for more intense uses which can complement the existing uses for the Barracks II development.

### **Proposed Land Uses**

Planning for The Barracks II Subdivision has focused on producing a mixture of residential and commercial properties that coexist in close proximity and draw upon the needs of the other to form a sustainable suburban environment. To achieve this, the developer has targeted a specific demographic population to formulate the types of housing, business and recreational activities that are needed to support this neighborhood. The developer is also attempting to broaden the scope of permitted businesses to include those that could serve similar demographic populations in the immediate area around this project.

The targeted demographic are college age students and young families who range in age between 18 and 30 years. These populations are often new to the community and are here for a relatively short time while they complete their undergraduate and/or graduate studies. As indicated previously, the proposed land uses in the development generally fall into the following categories.

1. Townhome Residential (TH & TH-U) as defined by the R-3 Zoning Classification.
2. Townhome Urban (TH-U) as defined by the R-3 Zoning Classification.
3. Light Commercial (COM) as defined by the C-3 Zoning Classification.
4. General Commercial (GC) as defined by the GC Zoning Classification.
5. Multi-family (MF-4) as defined by the R-4 Zoning Classification.
6. Multi-family (MF-6) as defined by the R-6 Zoning Classification.

In addition to the allowable uses described in the UDO for C-3 Zoning, the developer is requesting that the following uses be permitted within the Commercial Tracts shown on the Concept Plan.

- A. Shooting Range – Indoor
- B. Car Wash
- C. Commercial garden/greenhouse/landscape maintenance
- D. Commercial amusement
- E. Office and retail sales/services with storage areas being greater than 50% of the space (i.e. office/warehouse with overhead doors)
- F. Self Storage

A third land use is a Recreation Facility (RF) that includes a cable wake board ski facility. This is a unique land use that is not specifically described or regulated by the UDO. It is a water activity that uses an oval shaped cable system to pull wake board skiers around a pond allowing them to perform jumps or other stunts much like a skier behind a boat. The ski facility will be located in the detention pond area, which will be over excavated to hold a permanent pool of water. The Recreation Facility will include a small office, pro shop, restaurant, deck, pool, beach volleyball and other amenities and accessory uses often found on a beach or lake. It will be one of the principle amenities used to attract young people to live in the development. Rental Condos were previously approved as a use within the Recreation Facility. It is being requested that flyboarding be added to the Recreation Facility as an allowed use on Ponds 1 or 3.

These added land uses were expressly chosen to create a desirable, vibrant and stable neighborhood in which to live. The meritorious modifications that are described on the following pages are intended to tailor these land uses in a manner that will help achieve this goal.

### **Site Description**

The site of this portion of The Barracks II Subdivision has two unique characteristics that significantly impact the way it can be developed. The layout shown in the Concept Plan and the wording of the General Notes have been crafted to address these issues and produce an economically viable development.

1. **Railroad Tracks** – One of the most obvious drawbacks of this site is its proximity to the railroad tracks on its east side. These tracks are situated between Wellborn Road and Old Wellborn Road, and are elevated above the natural ground to heights that vary from about 5 feet to about 8 feet. These tracks pose two significant problems for the site. First is the visual barrier they create which effectively blocks the ability for traffic on Wellborn Road to see into the site. The second is access into the site from Wellborn Road, which is presently limited to railroad crossings at Rock Prairie Road and Cain Road. Both of these streets are outside the boundaries of this development. The College Station Thoroughfare Plan calls for the extension of Deacon Drive through the site, but there is no railroad crossing for that street and there are no plans to provide one in the near future.
2. **Topography** – The topography of this site is very flat, particularly though the center portions where a small channel exists that flows into a tributary of Bee Creek. In order to build streets across very flat terrain like this, a large volume of earthen fill is needed to create sufficient slopes on the streets (and their adjoining lots) to meet the BCS design criteria, so it is vital to have a sufficient source of this fill in close proximity to the site. The large detention ponds and the over-excavated material for the Recreation Center ponds will greatly offset the need for importing additional material. The City is presently studying the potential for a Regional Detention Pond downstream that would preclude the need for detention on the site, but it is not likely to be in place within a suitable timeframe for this development to use.

### **Justification for Meritorious Modifications**

The following modifications to general R-3 and C-3 zoning requirements are requested to create the PDD Zoning for The Barracks II Subdivision. Justifications are provided for each requested modification. The numbering and lettering of these modifications correspond with those on the General Notes shown on the Concept Plan. The other conditions included in the General Notes that are not described below are specific restrictions or allowances that do not require variances from the UDO.

1. General bulk or dimensional variations are as follows:

a. Townhome (TH) and Townhome Urban (TH-U) development (variations from R-3 Zoning)

- Front setback distance – 20 ft without rear access, 15 with rear access
- Rear setback distance – 20 ft
- Side setback distance – 5 ft
- Street side setback distance – 15 ft

*Justification: The primary benefit of these setbacks distances is to allow slightly larger buildings and slightly more units within the same geographical space. The number of residential units and the open spaces shown on the Concept Plan were carefully balanced to produce an acceptable density that follows the Comprehensive Plan, yet still yield sufficient quantities of sellable lots to make the development economical. Similar setback distances have been used successfully in the Castle Rock Subdivision.*

b. Commercial (COM) development

- Restaurants shall not be permitted in Commercial Tract 3.

*Justification: This was a negotiated agreement with the City staff in exchange for a stand-alone restaurant being allowed in the Recreation Center. The rationale is to limit this type of use within this development. Previously, restaurants were being allowed in the commercial tracts along Old Wellborn Road, but the developer believes the demand for restaurants on those tracts will be minimal. He believes it is much more likely that a restaurant will be economically feasible in the Recreation Center.*

- The rear setback for self storage structures adjacent to a public alley will be 5 feet.

*Justification: The developer anticipates that self storage units will be constructed in Commercial Tract 4 immediately behind the alley serving the townhomes along General Parkway. The rear wall of these units will have no openings and there will be no vehicular or pedestrian traffic on that side of the storage facility (see General Note 4.c.). The alley has a 24' right of way so there is already a significant separation distance between the buildings. A large rear setback for the storage units serves no purpose in this specific location.*

- In locations where the rear wall of self storage building is adjacent to an alley serving residential units, the rear wall may serve as the buffering wall between land uses. Wall height may be a maximum of 15 feet and consist of approved materials described in the UDO Section 7.6.F.3.a.

*Justification: The self storage facility will likely include spaces for the storage of RVs, large boats and other tall vehicles that cannot fit into normal units, so the wall and roof structure will be higher than those of standard units. Buffering requirements in the UDO currently require a masonry wall between 6 and 8 feet high at the property line, plus a 15' setback between residential and non-residential buildings. In this case, that requirement produces a 15 ft area of unused space between the buffer wall and the rear of the storage building. This area would be hidden from view thus inviting undesirable vegetative growth, illegal dumping and potential security concerns. The developer requests that the rear wall of the storage unit be allowed to function as the buffer wall since it will not have openings that permit access or visibility to the townhomes.*

c. Commercial Tracts 2 and 3 will each be permitted to erect a freestanding sign in accordance with Section 7.4.N of the UDO. These signs may be raised to a maximum height of 20 feet. *Justification: Commercial tracts 2 and 4 are situated next to the elevated railroad tracts along Wellborn Road. The view from vehicles traveling on Wellborn Road is greatly obstructed, particularly to objects that are 10 feet or lower behind the tracks. General C-3 zoning limits businesses to low profile that are a maximum of 4 feet high or attached signs on the buildings themselves. If held to these standards, advertising signs for businesses that locate on any of these three tracts will be ineffective in reaching traffic on Wellborn Road. The developer is requesting that each of the three tracts be allowed to erect a freestanding sign up to a maximum height of 20 feet that will display advertising for the businesses in each tract. Signage like this will greatly enhance opportunities on the west side of the tracks where many businesses have previously been reluctant to locate due to access, noise and visibility problems.*

d. Dead end streets in residential areas (TH) are permitted up to a maximum of 100 feet in length. The dead-end alley adjacent to Commercial Tract 3 shall extend to the property line (approximately 110 feet).

*Justification: This modification to the UDO involves two residential streets on the north side of Deacon Drive, one near Commercial Tract 1 and one near the Recreation Center. Current regulations state that dead end streets and alleys may be a maximum of 100 feet or 1 lot width, whichever is shorter. In the case of the two streets that have townhome lots fronting onto them, a single lot will only be about 30 feet wide, leaving the remaining portion of the street unavailable for development. This modification allows more of the space on the short dead-end streets to be used.*

*This modification also addresses the alley near the south property line that separates the townhomes along General Parkway and Commercial Tract 3. Extension of the alley to the south property line will permit future access to the adjoining property. Without this extension, a small strip of privately owned land will exist between the end of the alley and the property line.*

*The developer has discussed the street and alley variances with the Fire and Sanitation Departments. Both have agreed that this requested modification will not cause difficulty with their normal operations.*

## 2. Special conditions for commercial (COM) development

a. The self storage facility will be permitted to incorporate an office on the premises for management and security. The office shall be permitted to sell equipment or materials related to storage and moving, but shall not sell/rent/lease trucks or trailers. The office will be limited to a maximum of 1000 sf. Living quarters for the managers of the facility will also be permitted within the premises. These quarters shall be no larger than 1000 sf.

*Justification: Due to the proximity of the self storage facilities to a large concentration of townhomes, the developer anticipates moving to be a common occurrence and a need will exist for related materials (i.e. boxes, locks, packing material, etc.). The developer requests that sales of such materials be permitted from an on-site manager's office. In addition, the developer foresees the potential that the on-site manager may need to be available for extended hours and weekends to accommodate the needs of customers and enhance security at the facility. For this reason, the developer also requests that small living quarters for the on-site manager be permitted.*

*General C-3 zoning permits self storage facilities to be constructed, but it places a stipulation that "accessory uses are prohibited". The term "accessory uses" is not defined, leaving the subject of what is permitted open to debate. The requested modification clarifies this issue by clearly stating two other uses that are anticipated on the site.*

3. Special conditions for the Recreation Center are as follows:

- a. Landscaping requirements in the UDO will be applied to the building, parking, and amenity areas of the Recreation Center. The remainder of the Recreation Center is excluded from these requirements.

*Justification: As previously described, the Recreation Center and ski facility is a unique land use that is not found anywhere else in this area, so certain rules that are normally applied to development sites do not apply to this facility. Landscaping requirements are calculated based on the overall size of a site, but since the two bodies of water used for the Recreation Center comprise a majority of the surface area, it is not possible to install landscaping that would normally be required as specified in the UDO. This requested modification removes the ski areas from these landscaping calculations. Streetscaping requirements along rights-of-way will still apply to this facility.*

- b. A block length of up to 1250 feet is allowed along Deacon Drive in front of the Recreation Center (RC Block 1).

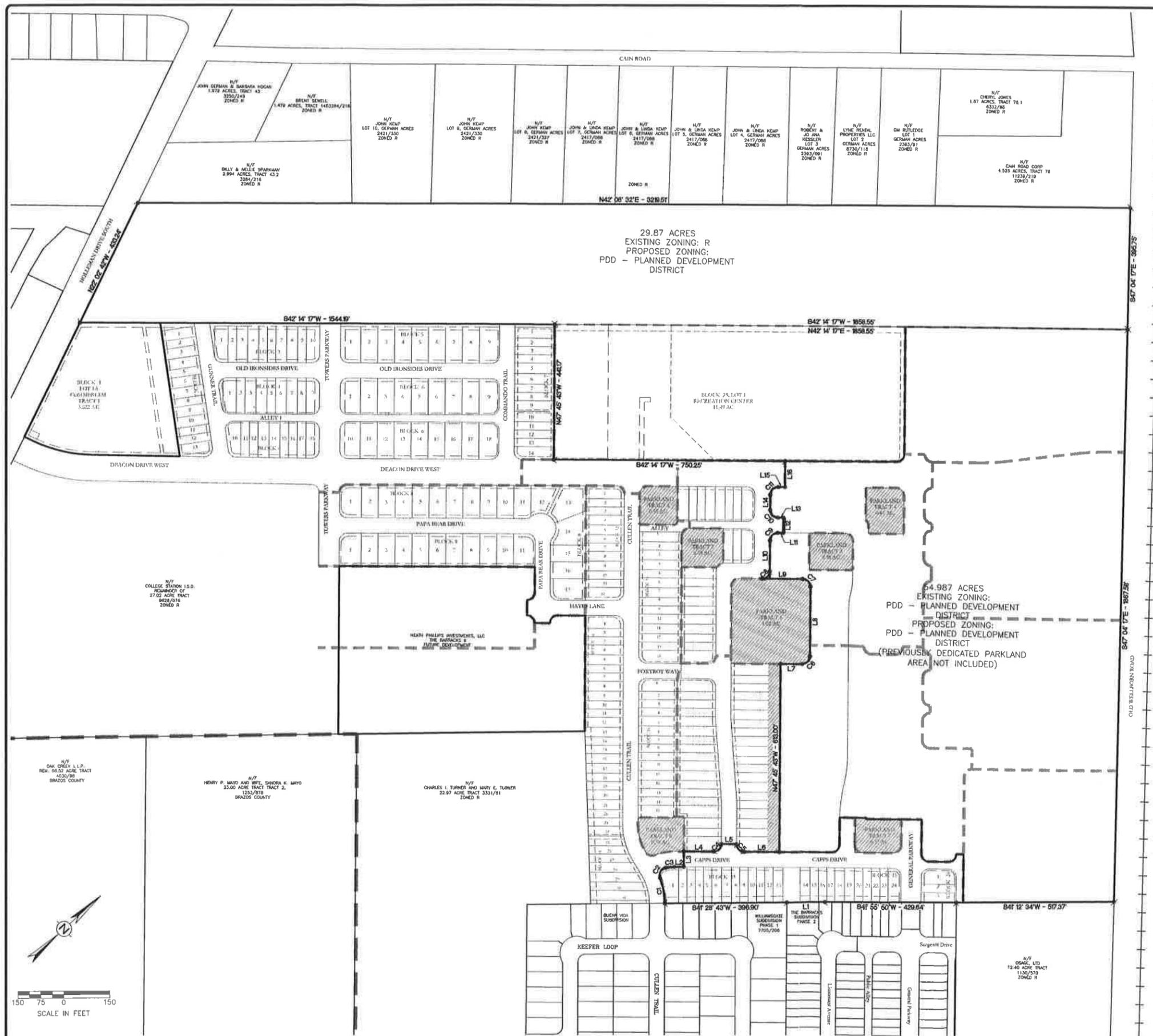
*Justification: As shown on the Concept Plan, the Recreation Center and ski facility is situated in and around two ponds which both serve as detention areas. There is a third detention area adjacent to Commercial Tract 2. These three ponds are sized to accommodate the drainage needs of the development and located at the point where the natural drainage system exits the site. The combined area of all three ponds takes up a significant portion of the total development. The Recreation Center that the developer is planning in two of these ponds necessitates a long block without intermediate public crossings.*

- c. A block length of up to 860 feet is allowed along Commando Trail and General Parkway.

*Justification: The Concept Plan shows these two public streets on each side of the Recreation Center that provide access to the adjoining tract. The portion of this adjoining tract immediately north of the Recreation Center includes streams and wetlands that hinder development and make it extremely difficult to obtain Corp of Engineer's Approval to construct a roadway in this area.*

4. When there are more than 30 lots to be served by external street connections, a minimum of two connections to external paved public streets shall be required. A Remote Emergency Access is permitted to serve as one of these connections. Two street connections to external paved public streets shall be required when 100 or more lots are served.

*Justification: This requirement closely follows the requirement in the UDO for access to residential developments. Wording in the UDO states that when more than 30 lots are to be served in a subdivision, then the Planning and Zoning Commission is given the discretion to allow a Remote Emergency Access "where development phasing or constraints of the land prevent the provision of a second street connection". This requested modification to the UDO makes the decision to allow the Remote Emergency Access as part of the PDD Zoning so that phasing of subsequent streets can be planned accordingly.*



LINE TABLE

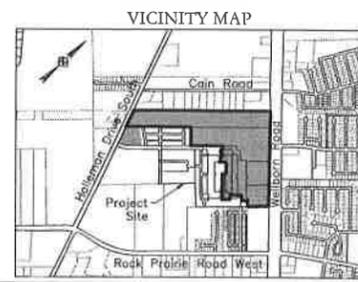
LINE #	LENGTH	DIRECTION
L1	124.14'	S41° 18' 49"W
L2	30.55'	N42° 14' 17"E
L3	30.00'	N47° 45' 43"W
L4	84.70'	N42° 14' 17"E
L5	30.00'	N42° 14' 17"E
L6	113.63'	N42° 14' 17"E
L7	33.43'	N42° 14' 17"E
L8	228.00'	N47° 45' 43"W
L9	132.00'	S45° 14' 17"W
L10	100.00'	N47° 45' 43"W
L11	17.00'	N42° 14' 17"E
L12	30.00'	N47° 45' 43"W
L13	17.00'	N42° 14' 17"E
L14	30.00'	N47° 45' 43"W
L15	22.00'	N42° 14' 17"E
L16	85.00'	N47° 45' 43"W

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	84.32'	225.00'	52° 28' 31"	42.88'	83.83'	N58° 26' 02"W
C2	42.88'	225.00'	098° 13' 32"	28.87'	37.80'	N20° 03' 41"W
C3	38.37'	125.00'	013° 11' 39"	14.45'	28.71'	N33° 38' 37"E
C4	38.37'	25.00'	090° 00' 00"	25.00'	38.36'	N02° 45' 43"W
C5	38.37'	25.00'	090° 00' 00"	25.00'	38.36'	N87° 14' 17"E
C6	38.37'	25.00'	090° 00' 00"	25.00'	38.36'	N02° 45' 43"W
C7	38.37'	25.00'	090° 00' 00"	25.00'	38.36'	S87° 14' 17"W
C8	38.37'	25.00'	090° 00' 00"	25.00'	38.36'	N02° 45' 43"W
C9	38.37'	25.00'	090° 00' 00"	25.00'	38.36'	N02° 45' 43"W
C10	38.37'	25.00'	090° 00' 00"	25.00'	38.36'	S87° 14' 17"W
C11	38.37'	25.00'	090° 00' 00"	25.00'	38.36'	N02° 45' 43"W

**LEGEND**

- REZONING AND PROPERTY BOUNDARY
- - - DRAINAGE EASEMENTS
- - - UTILITY EASEMENTS
- +—+— RAILROAD



NOTE:  
1. PARKLAND TRACT 3, 4 & 7 ARE NOT INCLUDED IN THIS REZONING

**REZONING MAP**

**THE BARRACKS II DEVELOPMENT**  
84.857 ACRES  
& COMMERCIAL TRACT 1 LOT 1A, BLOCK 1,  
THE BARRACKS II SUBDIVISION PHASE 100  
3.822 ACRES  
CRAWFORD BURNETT LEAGUE, A-7  
COLLEGE STATION, BRAZOS COUNTY, TEXAS  
FEBRUARY 2014

**OWNER/DEVELOPER:**  
Heath Phillips Investments, LLC  
4490 Castlegate Parkway  
College Station, TX 77845

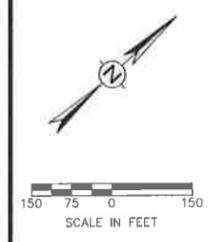
**ZONING STATUS:**  
Current: PDD & R  
Proposed: PDD

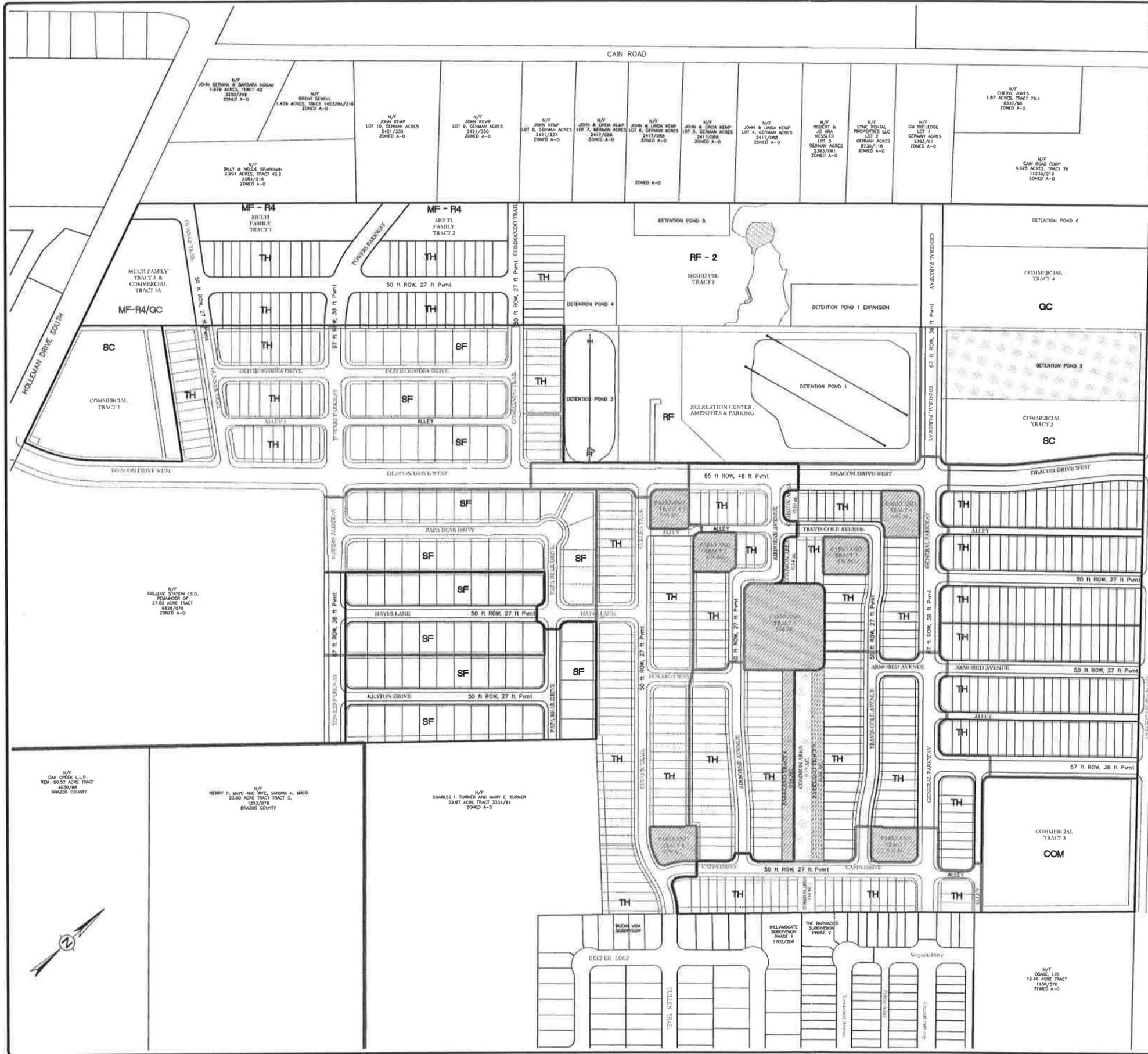
**ENGINEER:**  
Schultz Engineering, LLC

**SURVEYOR:**  
Brad Kerr, RPLS No. 4512  
Kerr Surveying, L.L.C.  
P.O. Box 269  
College Station, TX 77844  
(979) 268-3195

TBPLS Firm Reg. No. 12327  
2730 Longmire Dr., Suite A  
College Station, TX 77845  
(979) 764-3906

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9:30  
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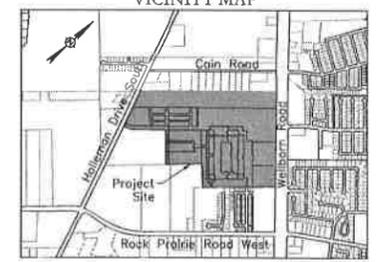
**SITE NOTES:**

1. THE BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. THE SITE ADDRESS IS 3100 HAUPT ROAD, COLLEGE STATION, TEXAS.
3. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.E. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48041C0305 E, EFFECTIVE DATE: 05-16-2012.
4. PARKS 3, 4 & 7 ARE NOT INCLUDED IN THIS REZONING.

**LEGEND**

- EDGE OF PAVEMENT
- RIGHT OF WAY (APPROX.)
- EASEMENT
- ZONING CHANGE BOUNDARY
- PROPERTY LINE
- PREVIOUSLY PLATED PARK PROPERTY (NOT INCLUDED IN 59.88 ACRES)
- FUTURE PARK PROPERTY
- DRAINAGE EASEMENT

**VICINITY MAP**



**CONCEPT PLAN**

**THE BARRACKS II DEVELOPMENT**  
 84.857 ACRES  
 & COMMERCIAL TRACT 1 LOT 1A, BLOCK 1,  
 THE BARRACKS II SUBDIVISION PHASE 100  
 3.822 ACRES  
 CRAWFORD BURNETT LEAGUE, A-7  
 COLLEGE STATION, BRAZOS COUNTY, TEXAS  
 FEBRUARY 2014

**OWNER/DEVELOPER:**  
 Heath Phillip Investments, LLC  
 P.O. Box 262  
 Wellborn, Texas 77881

**ZONING STATUS:**  
 Current: PDD & R  
 Proposed: PDD  
**ENGINEER:**

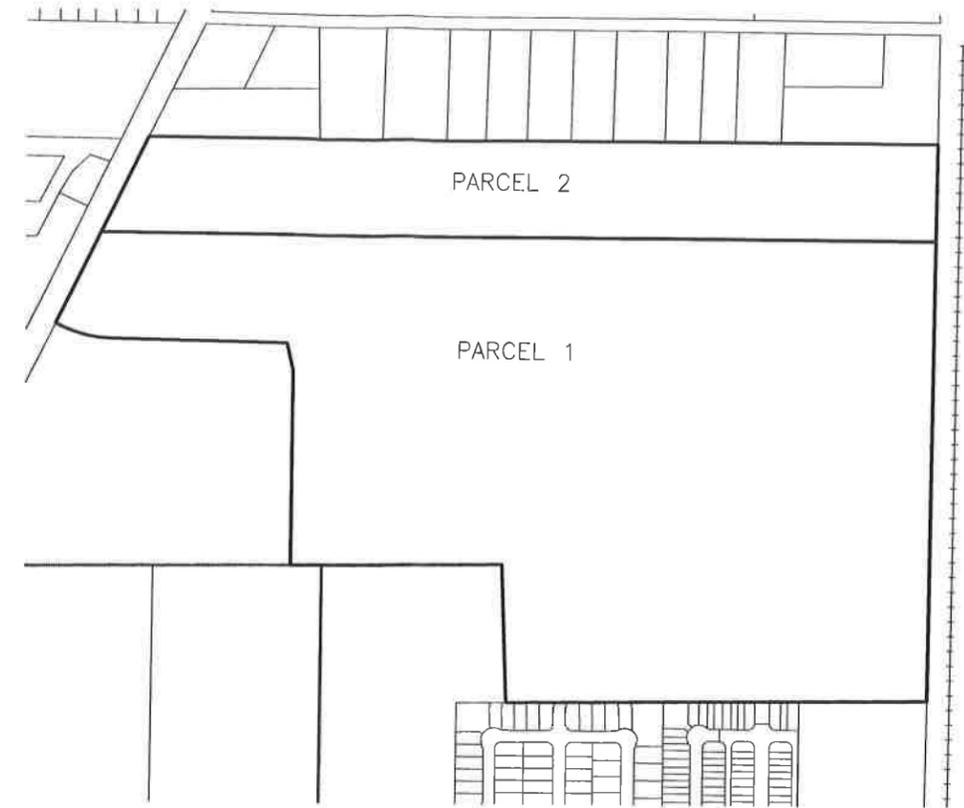
**SURVEYOR:**  
 David R. Rife, R.S. No. 4592  
 Kern Surveying, L.L.C.  
 P.O. Box 209  
 College Station, TX 77841  
 (779) 344-3195

**Schultz Engineering, LLC**  
 TIME Plan Reg. No. 12327  
 2330 Longshire Dr., Suite A  
 College Station, TX 77845  
 (779) 764-3266

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1. The land uses proposed for this property are as listed on this plan.
  - a. Townhomes (TH) meeting R-3 zoning requirements with variances as noted below.
  - b. General Commercial (GC) meeting GC zoning requirements
  - c. Commercial (COM) meeting C-3 zoning requirements with variances noted below. The following additional uses are permitted in Commercial Tract 3 only:
    - Shooting Range - Indoor
    - Car Wash subject to supplemental standards contained within the UDO
    - Commercial garden/greenhouse/landscape maintenance subject to supplemental standards contained within the UDO
    - Commercial amusement subject to supplemental standards contained in the UDO
    - Office and retail sales/services with storage areas being greater than 50% of the space (i.e. office/warehouse with overhead doors)
    - Self Storage - equipment, materials, recreational vehicles, or boats - in buildings with at least 3 enclosed sides.
  - d. Recreation Facility (RF) including commercial amusement activities, cable wake board ski facility, flyboarding, administrative offices, pool, exercise room, jogging track, food & beverage services, micro-industrial use for a micro-brewery, and similar recreational offerings for members of the HOA and the general public. Retail sales of equipment, clothing, and accessories related to these uses are permitted in conjunction with normal operations of the Recreation Facility. Additional accessory uses for this area include a development sales office and model residential condo units, (attached to the commercial building), upon build out of the development the model residential condos will become rental condo unit. Also, additional rental condo units for overnight accommodations on a short or long basis will be allowed in this area. The total number of rental condo units will not exceed 20 units. The units will be rental only and will be owned by the Recreation Facility Developer.
  - e. Multi-Family (MF-4) meeting R-4 zoning requirements. Duplexes are not permitted in this designation.
  - f. Suburban Commercial (SC) meeting SC zoning requirements with the addition of retail sales, convenience store with fuel sales up to 10 fueling stations and a drive through window restaurant, and retail sales and service - alcohol.
  - g. Recreation Facility 2 (RF-2) Mixed Use Tract including all uses in the Recreation Facility (RF) with additions of multi-family units or condos meeting R-6 requirements, General Commercial uses including health clubs, indoor sports facilities, outdoor sports facilities, hotel, offices, personal service shop, restaurants, and theaters. Night clubs, bars, and taverns may be permitted by Conditional Use Permit. Duplexes are not permitted in this designation.
2. General bulk or dimensional variations (meritorious modifications) are as follows:
  - a. Townhome (TH) development (variations from R-3 Zoning)
    - Front setback distance - 20 ft without rear access, 15' with rear access
    - Rear setback distance - 20 ft
    - Street side setback distance - 15 ft
    - Side setback distance - 5 ft
    - Common area side setback distance - 5 ft
  - b. Commercial (COM) development (variations from C-3 Zoning)
    - Restaurants shall not be permitted in Commercial Tract 3.
    - The rear setback for self storage structures adjacent to a public alley or common area will be 5 feet.
    - In locations where the rear wall of self storage building is adjacent to an alley serving residential units, the rear wall may serve as the buffering wall between land uses. The wall shall be constructed of stone or a concrete wall with stone veneer.
  - c. Commercial Tracts 2 and 3 shall each be permitted to erect a freestanding sign in accordance with Section 7.4.N of the UDO. These signs may be raised to a maximum height of 20 feet.
  - d. Dead-end streets in residential areas are permitted up to maximum of 100 feet in length.
3. Special conditions for Commercial (COM), Suburban Commercial (SC) or General Commercial (GC) development for Commercial Tracts 1, 1A, 2, 3, & 4:
  - a. The total building area of all commercial buildings shall not exceed 100,000 sf. This figure excludes self storage units and buildings associated with the Recreation Facility (RF) and Recreation Facility (RF-2).
  - b. Self storage units shall be allowed in Commercial Tract 3 only. The total leasable area of all self storage units shall not exceed 21,400 sf.
  - c. No openings to self storage buildings are allowed on the sides adjacent to any street right-of-way or alley that is associated with residential development.
  - d. The self storage facility will be permitted to incorporate an office on the premises for management and security. The office shall be permitted to sell equipment or materials related to storage and moving, but shall not sell/rent trucks or trailers. The office will be limited to a maximum of 1,000 sf. Living quarters for the managers of the facility will also be permitted within the premises. These quarters shall be no larger than 1,000 sf.
  - e. Individual commercial buildings shall not exceed 10,000 sf with the following exceptions:
    - Commercial buildings on Commercial Tract 4 are not restricted in size.

- One commercial building will be allowed up to a maximum of 15,000 sf. The building may be located on Commercial Tract 3.
  - This maximum building size does not apply to the Recreation Facility (RF) & Recreation Facility 2 (RF-2).
- f. The following applies to tracts 1, 1A, 2, & 3. Unless otherwise noted herein, commercial buildings and related parking areas shall comply with the Non-Residential Architectural Standards in the UDO. Design of these structures shall be compatible in size, roof type and pitch, architecture, and lot coverage with the surrounding single-family residential uses.
  - g. All commercial tracts shall provide cross access in accordance with the UDO.
  - h. Convenience stores with fuel sales in SC areas shall be limited to either Commercial Tract 1 or Commercial Tract 2.
4. Special conditions for the Recreation Facility (RF) are as follows:
    - a. Food and beverage services are permitted within the Recreation Facility. Maximum size of the restaurant shall be 5000 sf inclusive of all indoor seating, kitchen, office, and storage spaces.
    - b. Commercial amusement activities, including water recreation and associated equipment, shall be allowed within the Recreation Facility boundary shown on the Concept Plan. Motorized vehicles are allowed for recreational activities and for rescue or maintenance purposes.
    - c. Any buildings and parking areas associated with the Recreation Facility shall comply with the Non-Residential Architectural Standards in the UDO.
    - d. Landscaping requirements in the UDO will be applied to the building, parking, and adjacent amenity areas of the Recreation Facility. The remainder of the Recreation Facility is excluded from these requirements.
    - e. Drainage and access easements shall be granted to the Homeowners Association for maintenance purposes associated with the detention ponds and their related appurtenances.
    - f. The following operational restrictions shall be imposed on the Recreation Facility and its related facilities:
      - Hours of operation for the cable wake board ski facility shall be no earlier than 8:00 a.m. and no later than 12:00 midnight. All other recreational amenities may be open for use between the hours of 7:00 a.m. and 2:00 a.m. The restaurant will be allowed to set its own hours of operation.
      - Lighting shall be designed in accordance with the Unified Development Ordinance. Lights used for the ski facility shall be turned off no later than 1 hour following the closing times noted above except when necessary for maintenance purposes that cannot be undertaken during daylight hours.
      - The Recreation Facility shall have a maximum of three 2-tower cable wake board ski systems.
  5. A block length of up to 1270 feet is allowed along Deacon Drive in front of the Recreation Facility and along the north boundary of Recreation Facility 2 (RF-2). A block length of 860 feet is allowed along the east side of Commando Trail, the East and West sides of General Parkway and the west side of Old Wellborn Road. A block perimeter of 4,179 feet is required for the block created by General Parkway, Deacon Drive West, Commando Trail, and the German Acres Subdivision. A block perimeter of 2,936 feet is required for the block created by General Parkway, Deacon Drive West, Old Wellborn Road, and the Cain Road Corporation Tract.
  6. Density for the residential development portions of Parcel 1 shall not exceed 8.50 dwelling units per acre. This figure is computed by dividing the total number of dwelling units by the sum total of open space areas (parks, detention pond, common areas) plus the privately owned properties inside the residential areas. Detention ponds used in conjunction with the Recreation Facility are excluded from this computation as long commercial operations are offered at the facility. Detention pond 2 is to be used for Parcel 1 density calculations. Detention pond 2, Commercial Tract 2, & Commercial Tract 4 can be reconfigured as long as detention pond 2 is contiguous across Parcels 1 and 2.
  7. Recreation Facility (RF) and Commercial Tract 4 shall be limited to a maximum height of 50 feet. All other designations shall meet the requirements of the UDO based on the use.
  8. When there are more than 30 lots to be served by external street connections, a minimum of two connections to external paved public streets shall be required. A Remote Emergency Access is permitted to serve as one of these connections. Two street connections to external paved public streets shall be required when 100 or more lots are served.
  9. Unless otherwise noted herein, buffer areas will be provided in accordance with the UDO.
  10. Driveway access from residential lots shall not be permitted onto streets designated as minor collector or larger.
  11. Right-of-way and pavement widths shown on this plan reflect the widths that are required along the majority length of each street. These widths can be increased at intersections of collector streets as needed to accommodate turning lanes, medians or other traffic controls.
  12. All stormwater requirements (including detention) shall be designed to comply with the BCS Drainage Design Guidelines. The detention pond adjacent to Commercial Tracts 2 & 4 shall also meet commercial standards including landscaping and treatment of concrete structures.
  13. If the City of College Station or another entity constructs a regional detention facility in the drainage basin encompassing this tract of land that has capacity to serve this development, one or more of the detention facilities shown here may be eliminated upon approval by the City Engineer. Any land released from use as a detention facility may be developed for other uses pending approval of revised PDD Zoning.
  14. Pedestrian and bicycle circulation will be provided throughout the project as required by the UDO. Location and details of these facilities will be determined at platting or site plan submittal.
  15. A left turn lane will be constructed on Holleman Drive when the Gunner Drive connection is made.



**CONCEPT PLAN**

**THE BARRACKS II DEVELOPMENT**  
84.857 ACRES  
& COMMERCIAL TRACT 1 LOT 1A, BLOCK 1,  
THE BARRACKS II SUBDIVISION PHASE 100  
3.822 ACRES  
CRAWFORD BURNETT LEAGUE, A-7  
COLLEGE STATION, BRAZOS COUNTY, TEXAS  
FEBRUARY 2014

<p><b>OWNER/DEVELOPER:</b> Hatch Phillips Investments, LLC P.O. Box 512 Wellborn, Texas 77881</p> <p><b>SURVEYOR:</b> Daryl Kerr, R.P.L.S. No. 4502 Kerr Surveying, L.L.C. P.O. Box 209 College Station, TX 77941 (979) 264-3195</p>	<p><b>ZONING STATUS:</b> Current: PDD &amp; R Proposed: PDD</p> <p><b>ENGINEER:</b> Schultz Engineering, LLC TMBE Firm Reg. No. 12327 2740 Longmire Dr., Suite A College Station, TX 77845 (979) 764-9000</p>
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SHEET 2 OF 2