



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda

Planning and Zoning Commission Workshop

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

Thursday, May 7, 2015

6:30 PM

City Hall Council Chambers

1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. [15-0223](#) Discussion on Minor and Amending plats approved by Staff.
*Final Plat ~ Minor Plat ~ College Vista Block H Lots 4A & 5A ~ Case # MP2015-900068 (R. Lazo)
4. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev
5. [15-0228](#) Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work (see attached). (J. Schubert)

Attachments: [2015 P&Z Plan of Work](#)
6. [15-0229](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
* Monday, May 18, 2015 ~ Joint P&Z Meeting with City of Bryan ~ City of Bryan ~ 11:30 a.m.
* Monday, May 18, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
* Thursday, May 21, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
7. Discussion, review and possible action regarding the following meetings: Design Review Board, BioCorridor Board
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 Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion.

APPROVED

City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on _____, 20xx at 5:00 p.m.

City Secretary

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 3517 or (TDD) 1 800 735 2989. Agendas may be viewed on www.cstx.gov. Council meetings are broadcast live on Cable Access Channel 19.



Legislation Details (With Text)

File #: 15-0223 **Version:** 1 **Name:** Minor/Amending Plats
Type: Updates **Status:** Agenda Ready
File created: 4/28/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 5/7/2015 **Final action:**
Title: Discussion on Minor and Amending plats approved by Staff.
*Final Plat ~ Minor Plat ~ College Vista Block H Lots 4A & 5A ~ Case # MP2015-900068 (R. Lazo)
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Discussion on Minor and Amending plats approved by Staff.
*Final Plat ~ Minor Plat ~ College Vista Block H Lots 4A & 5A ~ Case # MP2015-900068 (R. Lazo)



Legislation Details (With Text)

File #: 15-0228 **Version:** 1 **Name:** 2015 P&Z Plan of Work Update
Type: Updates **Status:** Agenda Ready
File created: 4/30/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: **Final action:**
Title: Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work (see attached). (J. Schubert)
Sponsors:
Indexes:
Code sections:
Attachments: [2015 P&Z Plan of Work](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work (see attached). (J. Schubert)

2015 Planning & Zoning Commission Plan of Work

Comprehensive Plan Implementation

Implementation of Adopted Plans	
<p>Summary:</p> <p>Implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Central College Station, Eastgate, Southside Area, Wellborn Community, and South Knoll Area neighborhood plans, and Bicycle, Pedestrian & Greenways, Parks and Recreation, Water, Waste Water, Medical District, and Economic Development master plans.</p>	<p>Project Dates:</p> <p>2/26/15: Notice to proceed for construction of a sidewalk along Normand Dr between Rock Prairie Rd and Ponderosa Dr; construction to be complete by May (Central College Station Plan).</p> <p>3/4/15: Public meeting regarding the design of Langford Street and Guadalupe Drive sidewalks (South Knoll Area Plan).</p> <p>3/26/15: Council awarded contract to Freese & Nichols to update the Wastewater Master Plan.</p> <p>3/26/15: Council approved all-way stop at Lincoln Ave and Tarrow St (warrant study requested by Eastgate Plan).</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

Five-Year Comprehensive Plan Report Implementation	
<p>Summary:</p> <p>Implementation of general items and tasks identified in the Five-Year Comprehensive Plan Report.</p>	<p>Project Dates:</p>
Staff Assigned: J. Prochazka	Anticipated Completion: On-going

Annexation Task Force	
<p>Summary:</p> <p>Implement the Five-Year Comprehensive Plan Report by creating a task force of elected officials, appointed officials, and staff to update timing and priorities of future annexations including the potential development of a three-year annexation plan.</p>	<p>Project Dates:</p>
Staff Assigned: L. Simms	Anticipated Initiation: May 2015

Future Land Use and Character Map Assessments	
<p>Summary:</p> <p>Implement the Five-Year Comprehensive Plan Report by evaluating the appropriateness of the existing Future Land Use and Character designations for five areas and recommend amendments as necessary. Priority will be given to Area A (Wellborn Road near Barron Road) and Area B (Greens Prairie Road at Greens Prairie Trail).</p>	<p>Project Dates:</p>
Staff Assigned: J. Prochazka	Anticipated Initiation: Summer 2015

Harvey Mitchell District Plan	
<p>Summary:</p> <p>Implement the Five-Year Comprehensive Plan Report by initiating the Harvey Mitchell District Plan as identified in the Comprehensive Plan.</p>	<p>Project Dates:</p>
Staff Assigned: J. Prochazka	Anticipated Initiation: Fall 2015

Land Use Inventory/Housing Needs	
Summary: Implement the Five-Year Comprehensive Plan Report by maintaining up-to-date percentages of available and utilized land and evaluating whether all of the City's future housing needs are being met.	Project Dates:
Staff Assigned: M. Bombek	Anticipated Initiation: Summer 2015

Non-Residential Architectural Standards	
Summary: Implement the Five-Year Comprehensive Plan Report by revising the existing non-residential architectural requirements to reflect current practices and allow more flexibility in design.	Project Dates: TBD: Stakeholder review of draft ordinance. 5/4/15: BPG Advisory Board recommendation regarding bicycle and pedestrian-related ordinance changes. 5/7/15: P&Z recommendation on proposed ordinance. 5/28/15: Council consideration of proposed ordinance.
Staff Assigned: J. Schubert	Anticipated Completion: May 2015

Thoroughfare Plan	
Summary: Implement the Five-Year Comprehensive Plan Report by updating the Thoroughfare Plan based on new traffic counts and capacity data and evaluate if changes are needed to the existing street section standards.	Project Dates: 9/10/14: Entered into contract with Kimley-Horn and Associates, Inc to update Thoroughfare Plan.
Staff Assigned: D. Singh	Anticipated Completion: Fall 2015

Walton Drive Commercial Overlay	
Summary: Implement the Eastgate Neighborhood Plan by creating a zoning overlay to address parking and other non-conformities for the commercial area at Walton Drive and Texas Avenue.	Project Dates:
Staff Assigned: J. Schubert	Anticipated Completion: Fall 2015

Wellborn Zoning Districts	
Summary: Implement the Wellborn Community Plan by creating new or modified zoning districts as described in the Plan.	Project Dates:
Staff Assigned: J. Bullock	Anticipated Initiation: Summer 2015

Research, Education, and Other Items

Bicycle, Pedestrian, and Greenways Master Plan Update	
Summary: Receive update on implementation of the plan and its framework for addressing bicycle and pedestrian needs on City-wide and neighborhood scales.	Project Dates:
Staff Assigned: V. Garza	Anticipated Completion: Summer 2015

Easterwood Airport Master Plan	
Summary: Receive a report on the Easterwood Airport Master Plan and consider potential implications of any future plans for expansion.	Project Dates:
Staff Assigned: M. Hitchcock	Anticipated Completion: May 2015

Economic Development Master Plan Update	
Summary: Receive an update regarding the components of the Economic Development Master Plan and its implementation.	Project Dates: 4/16/15: Update to be provided at P&Z Workshop.
Staff Assigned: N. Ruiz	Anticipated Completion: April 2015

Parkland Dedication Basis	
Summary: Discuss possibilities of revising parkland dedication requirements to be based on a per bedroom basis instead of per dwelling unit.	Project Dates:
Staff Assigned: J. Prochakza/Legal Staff	Anticipated Completion: Summer 2015

Parkland Dedication Funds	
Summary: Receive an update regarding the tracking and timing of expenditures in the various park zones.	Project Dates:
Staff Assigned: Parks & Recreation Staff	Anticipated Completion: Summer 2015

Planning & Development Services Organizational Review	
Summary: Review progress of implementation of the report that included policy discussions, ordinance revisions, and process and service improvements.	Project Dates:
Staff Assigned: L. Simms	Anticipated Completion: Summer 2015

Review of Adopted Plans	
Summary: After action review of adopted planning areas, specifically Northgate, BioCorridor, and Medical Districts.	Project Dates:
Staff Assigned: P&DS/Economic Development Staff	Anticipated Initiation: Fall 2015

University Research Commercialization	
Summary: Receive information regarding the vision and implementation of the commercialization of research-related output, including examples of successful efforts elsewhere.	Project Dates:
Staff Assigned: City Staff	Anticipated Completion: Winter 2015



Legislation Details (With Text)

File #: 15-0229 **Version:** 1 **Name:**

Type: Updates **Status:** Agenda Ready

File created: 5/1/2015 **In control:** Planning and Zoning Commission Workshop

On agenda: 5/7/2015 **Final action:**

Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
 * Monday, May 18, 2015 ~ Joint P&Z Meeting with City of Bryan~ City of Bryan ~ 11:30 a.m.
 * Monday, May 18, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
 * Thursday, May 21, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
 * Monday, May 18, 2015 ~ Joint P&Z Meeting with City of Bryan~ City of Bryan ~ 11:30 a.m.
 * Monday, May 18, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
 * Thursday, May 21, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda

Planning and Zoning Commission Regular

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

Thursday, May 7, 2015

7:00 PM

City Hall Council Chambers

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

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

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

4. Consent Agenda

- 4.1** [15-0222](#) Consideration, possible action, and discussion regarding absence requests.
*Casey Oldham ~ April 16, 2015
*Jane Kee ~ May 7 & June 18, 2015

Attachments:

[Casey Oldham](#)

[Jane Kee](#)

- 4.2** [15-0221](#) Consideration, possible action, and discussion to approve meeting minutes.
*April 2, 2015 ~ Workshop & Regular
*April 16, 2015 ~ Workshop & Regular

Attachments: [April 2, 2015 Workshop](#)
 [April 2, 2015 Regular](#)
 [April 16, 2015 Workshop](#)
 [April 16, 2015 Regular](#)

4.3 [15-0225](#) Presentation, possible action, and discussion regarding a Preliminary Plan for The Cottages of College Station Phase 3 consisting of two lots on approximately 24.52 acres located at 2335 Market Street, generally located between Holleman Drive South and North Dowling Road. Case #15-00900039 (J. Schubert)

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

4.4 [15-0209](#) Presentation, possible action, and discussion regarding a Final Plat for Castlegate II Subdivision Section 106 consisting of 44 residential lots on approximately 8 acres located at 2600 Hailes Court, generally located northeast of the intersection of Victoria Avenue and Etonbury Avenue within the Castlegate II Subdivision. Case #15-00900059 (J Bullock)

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

4.5 [15-0217](#) Presentation, possible action, and discussion regarding a Final Plat for Bridgewood Subdivision Phase 1 consisting of one lot, one common area, and one city park on approximately 29.633 acres located at 2985 Barron Cut-Off Road, generally located south of William D Fitch Parkway and west of the Castlegate Subdivision. Case #14-00900049 (M. Bombek)

Attachments: [Staff Report](#)
 [Application](#)
 [Final Plat_Sheet 1](#)
 [Final Plat_Sheet 2](#)

4.6 [15-0219](#) Presentation, possible action, and discussion regarding a Final Plat for Bridgewood Subdivision Phase 2 consisting of 73 single-family residential lots on approximately 19.492 acres located at 2985 Barron Cut-Off Road, generally located south of William D Fitch Parkway and west of the Castlegate Subdivision. Case #14-00900199 (M. Bombek)

Attachments: [Staff Report](#)
 [Application](#)
 [Final Plat Sheet 1](#)
 [Final Plat Sheet 2](#)

- 4.7 [15-0218](#) Presentation, possible action, and discussion regarding a Development Plat for Dick's Iron Dukes consisting of one commercial lot on approximately one acre located at 13601 FM 2154, generally located at the southern intersection of FM 2154 and William D. Fitch Parkway. Case #15-00900015 (J. Bullock)

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

Regular Agenda

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

6. [15-0212](#) Presentation, possible action, and discussion regarding a discretionary item to Unified Development Ordinance Section 12-8.3.E.4, 'Adequate Street Access' and presentation, possible action, and discussion regarding a Preliminary Plan for 12 at Rock Prairie Phases 2 and 3 consisting of 12 single-family and 83 townhouse lots on approximately 12.619 acres located at 3270 Rock Prairie Road West, generally located west of the Buena Vida Subdivision and south of the Barracks II Subdivision. Case #15-00900062 (M. Bombek)

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

7. [15-0211](#) Public hearing, presentation, possible action, and discussion regarding a Final Plat for Greens Prairie Center Phase 2A Lots 1R and 15R Block 5, Common Area 5 Block 5, and Caprock Crossing Lot 1A-R Block 3 being a replat of Greens Prairie Center Phase 2A Lot 1R, Block 5 and Caprock Crossing Lot 1A-R, Block 3 consisting of three commercial lots and one common area on approximately 34.46 acres located at 910 William D Fitch Parkway, generally located south of William D Fitch Parkway and east of Arrington Road. Case #15-00900063 (M. Bombek)

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

8. [15-0213](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from E Estate to RS Restricted Suburban for approximately 63 acres, being specifically Robert Stevenson League, Abstract Number 54, College Station, Brazos County, Texas, said tract being the remainder of a called 101.322 acre tract of land as described by a surface exchange deed to Esther Jane Grant McDougal recorded in Volume 4027, Page 29 of the Official Public Records of Brazos County, Texas, generally located at 3590 Greens Prairie Road West, more generally located north of Greens Prairie Road West and west of the Castlegate II Subdivision. Case #15-00900069 (J Bullock) (Note: Final action on this item is scheduled for May 28, 2015 City Council meeting - subject to change)

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

9. [15-0226](#) 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 and GS General Suburban to PDD Planned Development District for the property being approximately 28.5 acres situated in the Crawford Burnett League, Abstract No. 7, Brazos County, Texas and being a part of that certain called 69.37 acre tract as described in deed from James G. Butler to J & J Butler Family Partnership, Ltd. of record in Volume 7551, Page 41, Official Records of Brazos County, Texas, being generally located along Holleman Drive South across from Saddle Lane and the Quail Run subdivision. Case #15-00900043 (J. Schubert) (Note: Final action on this item is scheduled for May 28, 2015 City Council meeting - subject to change)

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

10. [15-0227](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," of the Code of Ordinances of the City of College Station, Texas by revising the Non-Residential Architectural Standards and related standards and processes. Case #ORDA2015-000001 (J. Schubert) (Note: Final action on this item is scheduled for May 28, 2015 City Council meeting - subject to change)

Attachments: [Staff Memo](#)
[Summary of Changes](#)
[Proposed Ordinance Language](#)

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

12. Adjourn

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

APPROVED

City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on _____, 20xx at 5:00 p.m.

City Secretary

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 3517 or (TDD) 1 800 735 2989. Agendas may be viewed on www.cstx.gov. Council meetings are broadcast live on Cable Access Channel 19.



Legislation Details (With Text)

File #: 15-0222 **Version:** 2 **Name:** Absence Requests
Type: Absence Request **Status:** Agenda Ready
File created: 4/28/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 5/7/2015 **Final action:**
Title: Consideration, possible action, and discussion regarding absence requests.
*Casey Oldham ~ April 16, 2015
*Jane Kee ~ May 7 & June 18, 2015

Sponsors:

Indexes:

Code sections:

Attachments: [Casey Oldham](#)
[Jane Kee](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion regarding absence requests.
*Casey Oldham ~ April 16, 2015
*Jane Kee ~ May 7 & June 18, 2015



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Casey Oldham

Request Submitted on April 6, 2015

I will not be in attendance at the meeting on April 16, 2015
for the reason specified: (Date)

Signature Casey Oldham



CITY OF COLLEGE STATION
Planning & Development Services

Absence Request Form For Elected and Appointed Officers

Name JANE KEE

Request Submitted on 4-17-15

I will not be in attendance at the meeting on May 7, 2015 & June 18,
for the reason specified: (Date) 2015

OUT OF TOWN

Signature Jane Kee



Legislation Details (With Text)

File #: 15-0221 **Version:** 1 **Name:** Minutes
Type: Minutes **Status:** Agenda Ready
File created: 4/28/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 5/7/2015 **Final action:**

Title: Consideration, possible action, and discussion to approve meeting minutes.
*April 2, 2015 ~ Workshop & Regular
*April 16, 2015 ~ Workshop & Regular

Sponsors:

Indexes:

Code sections:

Attachments: [April 2, 2015 Workshop](#)
[April 2, 2015 Regular](#)
[April 16, 2015 Workshop](#)
[April 16, 2015 Regular](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion to approve meeting minutes.
*April 2, 2015 ~ Workshop & Regular
*April 16, 2015 ~ Workshop & Regular

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
April 2, 2015, 6:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

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

COMMISSIONERS ABSENT: None

CITY COUNCIL MEMBERS PRESENT: John Nichols

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Jennifer Prochazka, Jason Schubert, Danielle Singh, Jessica Bullock, Mark Bombek, Madison Thomas, Laura Walker, Robin Cross, Jordan Wood, and Brittany Caldwell

1. Call the meeting to order.

Chairperson Kee called the meeting to order at 6:20 p.m.

2. Discussion of consent and regular agenda items.

There was general discussion regarding Regular Agenda Item 6.

3. Discussion on Minor and Amending plats approved by Staff.
*Final Plat - Amending Plat - Southwest Place Lots 2A-4A & 2A-1BA, Block 1 Case # 15-00900016 (R. Lazo)

Principal Planner Schubert reviewed the above-mentioned plat approved by Staff.

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

There was no discussion.

5. Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work (see attached). (J. Schubert)

Principal Planner Schubert gave an update regarding the 2015 P&Z Plan of Work.

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

Commissioner Joseph requested that links be added for items within the Plan of Work.

6. Presentation, possible action, and discussion regarding an overview of and update on Municipal Utility Districts. (L.Simms)

Director Simms gave a presentation regarding Municipal Utility Districts.

There was general discussion amongst the Commission regarding the Districts.

7. Presentation, possible action, and discussion regarding an update on the following item:

*A rezoning of approximately 1.917 acres from R Rural to SC Suburban Commercial for the property generally located at the southeast corner of Navarro Drive and Wellborn Road. The Planning & Zoning Commission heard this item on March 5, 2015 and recommended (4-0) to approve the request. The City Council heard this item on March 26, 2015 and voted (6-0) to approve the request.

Chairperson Kee reviewed the above-mentioned item with the Commission.

8. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:

*Thursday, April 9, 2015 - City Council Meeting - Council Chambers - Workshop 5:30 p.m. and Regular 7:00 p.m.

*Thursday, April 16, 2015 - Planning & Zoning Meeting - Council Chambers - Workshop 6:00 p.m. and Regular 7:00 p.m.

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

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

There was no discussion.

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

There was no discussion.

11. Adjourn.

The meeting was adjourned at 7:06 p.m.

Approved:

Jane Kee, Chairperson
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
April 2, 2015, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

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

COMMISSIONERS ABSENT: None

CITY COUNCIL MEMBERS PRESENT: None

CITY STAFF PRESENT: Molly Hitchcock, Jennifer Prochazka, Jason Schubert, Danielle Singh, Jessica Bullock, Mark Bombek, Madison Thomas, Laura Walker, Robin Cross, Jordan Wood, and Brittany Caldwell

1. **Call Meeting to Order**

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

2. **Pledge of Allegiance**

3. **Hear Citizens**

No citizens spoke.

4. **Consent Agenda**

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

*March 19, 2015 - Workshop & Regular

Commissioner Moore motioned to approve Consent Agenda Item 4.1. Commissioner Warner 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 amendment to Chapter 12 - Unified Development Ordinance, Article 6 "Use Regulations" Section 12-6.3 "Types of Use," and Article 11 "Definitions" Section 12-11.2 "Defined Terms," of the Code of Ordinances of the City of College Station, Texas, regarding the addition of "Northgate High-Density Dwelling Unit." Case #15-00900067 (Note: Final action on this item is scheduled for the April 23, 2015 City Council

meeting - subject to change).

Principal Planner Prochazka presented the ordinance amendment regarding the addition of “Northgate High-Density Dwelling Units.”

There was general discussion regarding the proposed ordinance amendment.

Chairperson Kee opened the public hearing.

Sherry Ellison, 2705 Brookway Drive, College Station, Texas, stated that she was speaking in opposition to increase the number of unrelated individuals and expressed concern about increased traffic.

Chairperson Kee closed the public hearing.

There was further discussion regarding the proposed amendment.

Commissioner Oldham motioned to recommend approval of the ordinance amendment regarding the addition of “Northgate High-Density Dwelling Units.” Commissioner Warner seconded the motion, motion passed (5-2). Commissioners Ross and Joseph were in opposition.

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

There was no discussion regarding future agenda items.

8. Adjourn

The meeting adjourned at 7:43 p.m.

Approved:

Jane Kee, Chairperson
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
April 16, 2015, 6:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

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

COMMISSIONERS ABSENT: Casey Oldham and Kirk Joseph

CITY COUNCIL MEMBERS PRESENT: John Nichols

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Alan Gibbs, Carol Cotter, Natalie Ruiz, Jennifer Prochazka, Jason Schubert, Danielle Singh, Erika Bridges, Kevin Ferrer, Jessica Bullock, Mark Bombek, Madison Thomas, Rachel Lazo, Robin Cross, Marcus Zarate, and Brittany Caldwell

1. Call the meeting to order.

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

2. Discussion of consent and regular agenda items.

There was general discussion regarding Regular Agenda Items 6, 7, 10, and 11.

3. Discussion on Minor and Amending plats approved by Staff.

*Final Plat - Minor Plat - River Place Phase 1, Lot 30R, Block 1 Case # 14-00900284 (R. Lazo)

*Final Plat - Minor Plat - Richards Addition Lots 3A, 3B, 4A & 4B, Block 1 Case # 14-00900310 (J. Bullock)

There was no discussion.

4. Discussion of new development applications submitted to the City.

New Development Link: www.cstx.gov/newdev

There was no discussion.

5. Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work (see attached). (J. Schubert)

Principal Planner Schubert gave an update regarding the 2015 P&Z Plan of Work.

6. Presentation, possible action, and discussion regarding the Economic Development Master Plan and its implementation. (N. Ruiz)

Director Natalie Ruiz reviewed the Economic Development Master Plan and its implementation.

There was general discussion amongst the Commission regarding the Master Plan.

7. Presentation, possible action, and discussion regarding an update on the following item:

* A rezoning of approximately 16 acres from GS General Suburban to GC General Commercial and NAP Natural Areas Protected for the property generally located at 8500 Earl Rudder Freeway South, more generally located at the northwest intersection of Harvey Mitchell Parkway South and Earl Rudder Freeway South. The Planning & Zoning Commission heard this item on March 19, 2015 and recommended (4-0) to approve the request with the condition that the impacts of any floodplain alterations be contained within the subject property. The City Council heard this item on April 9, 2015 and voted (7-0) to approve the request.

* A conditional use permit for the use of a major wireless telecommunications facility affecting approximately 0.0148 acres at Southwest Place, Block 1, Lot 2A-1B, generally located at 2504 Texas Avenue South. The Planning & Zoning Commission heard this item on March 19, 2015 and recommended (4-0) to approve the request. The City Council heard this item on April 9, 2015 and voted (7-0) to approve the request.

* A PDD Planned Development District amendment of approximately 24.523 acres generally located south of Market Street between Holleman Drive South and North Dowling Road. The Planning & Zoning Commission heard this item on March 19, 2015 and recommended (4-0) to approve the request. The City Council heard this item on April 9, 2015 and voted (6-1) to approve the request.

* Annexation of approximately 233 acres located in the City's ETJ on the southwest side of the City generally bordered by Royder Road, FM 2154 and Greens Prairie Trail. The City Council heard this item on April 9, 2015 and voted (7-0) to approve the request.

Chairperson Kee reviewed the above items heard by the City Council.

There was general discussion amongst the Commission regarding the items.

8. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:

*Thursday, April 23, 2015 - City Council Meeting - Council Chambers - Workshop 5:30 p.m. and Regular 7:00 p.m.

*Thursday, May 7, 2015 - Planning & Zoning Meeting - Council Chambers - Workshop 6:00 p.m. and Regular 7:00 p.m.

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

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

There was no discussion.

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

There was no discussion.

11. Adjourn.

The meeting was adjourned at 7:04 p.m.

Approved:

Jane Kee, Chairperson
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

**MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
April 16, 2015, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas**

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

COMMISSIONERS ABSENT: Casey Oldham and Kirk Joseph

CITY COUNCIL MEMBERS PRESENT: John Nichols

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Alan Gibbs, Carol Cotter, Natalie Ruiz, Jennifer Prochazka, Jason Schubert, Danielle Singh, Erika Bridges, Kevin Ferrer, Jessica Bullock, Mark Bombek, Madison Thomas, Rachel Lazo, Robin Cross, Marcus Zarate, and Brittany Caldwell

1. **Call Meeting to Order**

Chairperson Kee called the meeting to order at 7:08 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

No citizens spoke.

4. **Consent Agenda**

4.1 Presentation, possible action, and discussion regarding a Final Plat for DMR Acres consisting of two lots on approximately six acres located at 12234 North Dowling Road, generally located near the intersection of North Dowling Road and Rock Prairie Road West in the City's Extraterritorial Jurisdiction (ETJ). Case #15-00900056 (J Bullock)

4.2 Presentation, possible action, and discussion regarding a Final Plat for Emerald Ridge Estates Phase II consisting of one residential lot on approximately 1.475 acres for the property generally located at 9015 Sandstone Drive, more generally located east of the Sandstone subdivision. Case# 13-00900208 (J. Schubert)

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

Regular Agenda

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

No items were removed from the Consent Agenda.

6. Presentation, possible action, and discussion regarding waiver requests to Unified Development Ordinance Section 12-8.3.G.1 'Blocks' and Section 12-8.3.H.1.h 'Lots', and a presentation, possible action, and discussion regarding a Preliminary Plan for Fairview Subdivision consisting of four residential lots on approximately one acre located at 1014 Fairview Avenue, generally located at the intersection of Fairview Avenue and Holleman Drive. Case #15-00900088 (J Bullock)

Staff Planner Bullock presented the waiver request to blocks and lots and recommended denial. She stated that if the waivers are denied, the Preliminary Plan must be denied.

JC Wall, 5839 Foster Road, Bryan, Texas, reviewed how the request met the conditions for the waiver to be granted.

There was general discussion amongst the Commission and the applicant regarding the waivers.

Commissioner Ross motioned to grant the waivers because all four conditions on granting a waiver had been met. Commissioner Moore seconded the motion, motion passed (5-0).

Commissioner Moore motioned to approve the Preliminary Plan. Commissioner Ross seconded the motion, motion passed (5-0).

7. Presentation, possible action, and discussion regarding waiver requests to the average lot width in the block as contained in Unified Development Ordinance Section 12-8.3.H.2 'Platting and Replatting within Older Residential Subdivisions' and a public hearing, presentation, possible action, and discussion regarding a Final Plat for Breezy Heights Addition Lots 9A, 9B, & 9C, Block 1 being a replat of Breezy Heights Addition Lot 9, Block 1 on approximately 0.653 acres for the property generally located at 900 Hereford Street. Case# 15-00900066 (J. Schubert)

Principal Planner Schubert presented the waiver requests to average lot width in the block and recommended denial.

Chairperson Kee opened the public hearing.

Linda Harvell, 504 Guernsey, College Station, Texas; Deborah Siegele, 702 Thomas Street, College Station, Texas; Cynthia Christner, 1013 Winding Road, College Station, Texas; Jerry Cooper, 602 Bell Street, College Station, Texas; Sherry Ellison, 2705 Brookway Drive, College Station, Texas; Bob Starnes, 904 South Dexter, College Station, Texas; Ginger Ewell, 800 Thomas Street, College Station, Texas; John Lampo, 802 Hereford Street, College Station, Texas. All of the citizens spoke in opposition to the waiver requests and Final Plat due to concerns regarding neighborhood integrity, traffic, and parking.

Chairperson Kee closed the public hearing.

There was general discussion amongst the Commission and Staff regarding overlays and the waiver requests.

Principal Planner Prochazka stated that historic preservation was not an item in the Neighborhood Plan, but character preservation was.

Commissioner Rektorik motioned to deny the waiver requests to average lot width in the

block. Commissioner Moore seconded the motion, motion passed (4-0-1). Chairperson Kee abstained.

Commissioner Moore motioned to deny the plat. Commissioner Rektorik seconded the motion, motion passed (5-0).

8. Public hearing, presentation, possible action, and discussion regarding a Final Plat for Needham Estates Block 2, lots 8R, 9A, 9B, 10A, and 10B being a Replat of Needham Estates Block 2, Lots 8, 9, and 10 on approximately one acre for the property generally located at 2468 Barron Road more generally located at the northwest corner of Barron Road and Renee Lane. Case# 15-00900047 (M.Bombek.)

Staff Planner Bombek presented the Final Plat and recommended approval.

Chris Galindo, 3107 Rolling Lane, Bryan, Texas, stated that he was available for questions.

Chairperson Kee opened the public hearing.

No one spoke during the public hearing.

Chairperson Kee closed the public hearing.

Commissioner Rektorik motioned to approve the Final Plat. Commissioner Warner seconded the motion, motion passed (5-0).

9. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, by changing the zoning district boundaries from GS General Suburban to GC General Commercial for approximately 0.75 acres for the property being situated in the Morgan Rector League, Abstract No.46, College Station, Brazos County, Texas. Being a portion of a tract of land called 2.460 acres as described by a deed to Brazos Valley Decorative Center, LLC Recorded in Volume 12387, Page 287 of the Official Public Records of Brazos County, Texas, generally located near the northeast corner of Texas Avenue South and Krenek Tap Road. Case #15-00900073 (M.Bombek) (Note: Final action on this item is scheduled for the May 18, 2015 City Council meeting - subject to change)

Staff Planner Bombek presented the rezoning and recommended approval.

Chairperson Kee opened the public hearing,

No one spoke during the public hearing.

Chairperson Kee closed the public hearing.

Commissioner Rekotrik motioned to recommend approval of the rezoning. Commissioner Moore seconded the motion, motion passed (5-0).

10. Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Suburban Commercial to General Commercial for approximately two acres located at 3751 Rock Prairie Road West, and more

generally located at the southwest corner of Rock Prairie Road West and Holleman Drive South. Case #15-00900054 (J Bullock) (Note: Final action on this item is scheduled for the May 18, 2015 City Council meeting - subject to change.)

Staff Planner Bullock presented the Comprehensive Plan Amendment and recommended denial.

Rabon Metcalf, RME Engineering, gave the history of the project. He said that the applicant asked for a fuel sales component, which is why the request was being made and he feels that it is a good location for the proposal.

There was general discussion amongst the Commission regarding the request.

Chairperson Kee opened the public hearing.

No one spoke during the public hearing.

Chairperson Kee closed the public hearing.

Commissioner Rektorik motioned to recommend denial of the Comprehensive Plan Amendment. Commissioner Warner seconded the motion, motion passed (5-0)

11. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from SC Suburban Commercial to PDD Planned Development District for approximately two acres being a portion of Lot 1, Block 1, Jackson Estates, Phase One, according to the plat recorded in volume 9762, page 159 of the official public records of Brazos County, Texas and being the same tract of land as described by a deed to the JH Driving Range, LLC recorded in volume 9816, page 120 of the official public records of Brazos County, Texas, generally located at 3751 Rock Prairie Road West, more generally located at the southwest corner of Rock Prairie Road West and Holleman Drive South. Case #15-00900053 (J Bullock) (Note: Final action on this item is scheduled for the May 18, 2015 City Council meeting - subject to change)

Staff Planner Bullock presented the rezoning and recommended denial.

Chairperson Kee opened the public hearing.

No one spoke during the public hearing.

Chairperson Kee closed the public hearing.

There was general discussion amongst the Commission regarding the rezoning.

Commissioner Rektorik motioned to recommend approval of the rezoning. Commissioner Warner seconded the motion, motion passed (4-1). Commissioner Moore was in opposition.

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

Commissioner Rektorik asked if the Commission could be updated on the consequences of their votes.

13. Adjourn

The meeting adjourned at 9:46 p.m.

Approved:

Jane Kee, Chairperson
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



Legislation Details (With Text)

File #: 15-0225 **Version:** 1 **Name:** Cottages of College Station Ph 3 Preliminary Plan
Type: Preliminary Plan **Status:** Agenda Ready
File created: 4/29/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 5/7/2015 **Final action:**

Title: Presentation, possible action, and discussion regarding a Preliminary Plan for The Cottages of College Station Phase 3 consisting of two lots on approximately 24.52 acres located at 2335 Market Street, generally located between Holleman Drive South and North Dowling Road. Case #15-00900039 (J. Schubert)

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Preliminary Plan for The Cottages of College Station Phase 3 consisting of two lots on approximately 24.52 acres located at 2335 Market Street, generally located between Holleman Drive South and North Dowling Road. Case #15-00900039 (J. Schubert)



CITY OF COLLEGE STATION

PRELIMINARY PLAN
for
Cottages Of College Station Phase 3
15-00900039

SCALE: Two multi-family lots on 24.52 acres

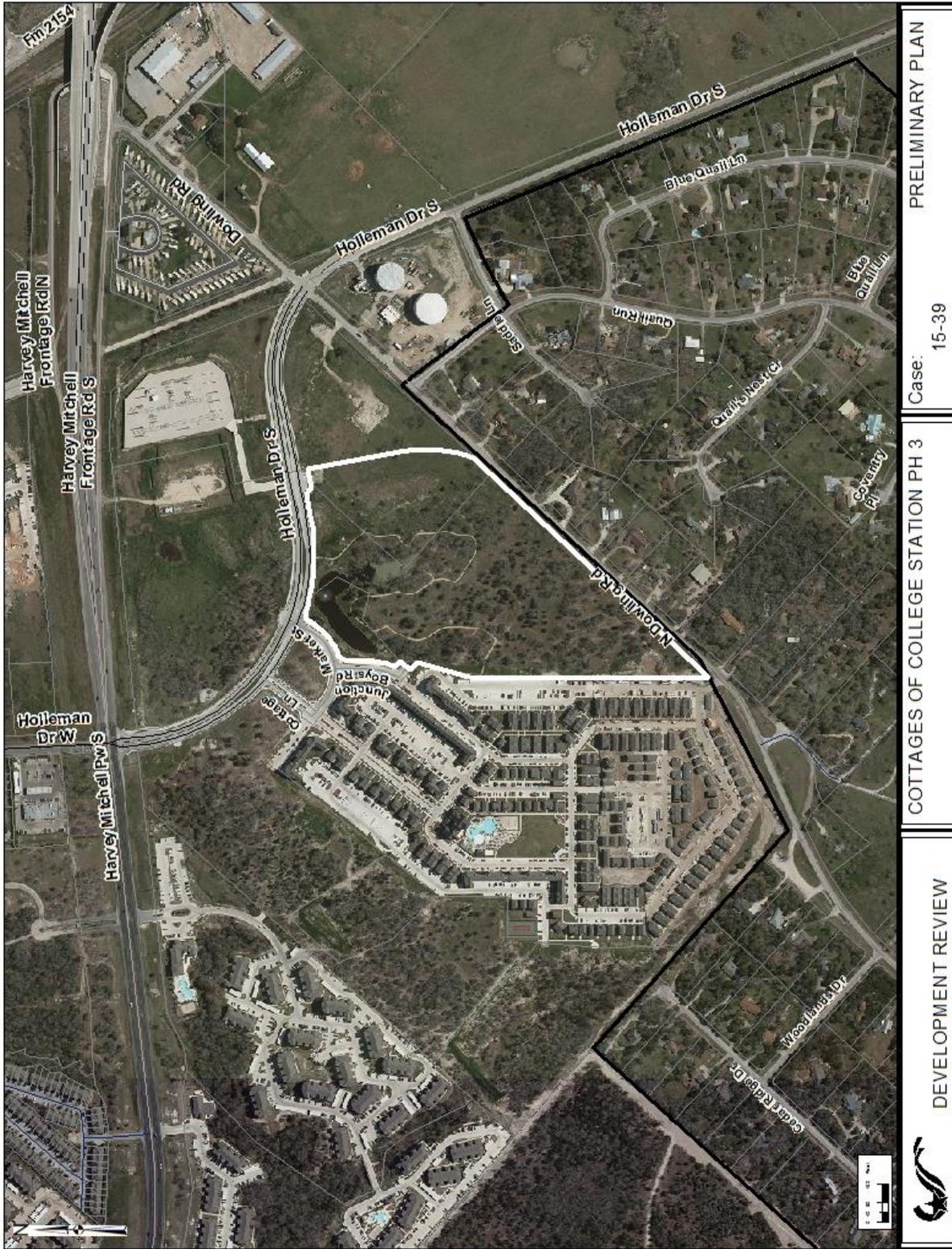
LOCATION: 2335 Market Street, generally located between Holleman Drive South and North Dowling Road

ZONING: PDD Planned Development District

APPLICANT: Veronica Morgan, Mitchell & Morgan, LLP

PROJECT MANAGER: Jason Schubert, AICP, Principal Planner
jschubert@cstx.gov

RECOMMENDATION: Staff recommends approval of the Preliminary Plan with the condition that the multi-use path on the east side of Junction Boys Road be located at least 3 feet from the back of curb and additional public access easement be provided to cover the full width plus three feet of clear space beyond the outside edge of the path.



DEVELOPMENT REVIEW

COTTAGES OF COLLEGE STATION PH 3

Case: 15-39

PRELIMINARY PLAN

DEVELOPMENT HISTORY

- Annexation:** 2002
- Zoning:** A-O Agricultural Open upon annexation in 2002, rezoned to PDD Planned Development District in 2008, revised Concept Plan in 2010, and PDD Planned Development District amendment in April 2015.
- Platting:** The initial Preliminary Plan for this project was approved in February 2009 with revised Preliminary Plans approved in April 2009 and May 2012. A Final Plat for Phase 1A was filed in May 2012. The proposed Preliminary Plan proposes to replat the 1.7-acre Phase 1A lot into the proposed Lot 1R, Block 5 and revises the Phase 3 area in accordance with the revised PDD zoning.
- Site development:** Vacant with walking paths and a pond used for irrigation.

COMMENTS

- Water:** Water service will be provided by the City of College Station. A 12-inch water line exists along Holleman Drive South and an 8-inch water line is proposed along Junction Boys Road. Additional water mains will be required to loop through the property with site development.
- Sewer:** Sanitary sewer service will be provided by the City of College Station. An 8-inch sanitary sewer line is stubbed to the Lot 3, Block 1. An 8-inch and 12-inch sanitary sewer lines are proposed to be extended along Holleman Drive South to serve Lot 1R, Block 5.
- Off-site Easements:** A public utility easement will be required for the proposed sanitary sewer line along the north side of Holleman Drive South.
- Drainage:** The subject property is located in the Whites Creek Drainage Basin and is required to provide detention. Development of the subject property will be required to meet the minimum standards of the City's Storm Water Design Guidelines.
- Flood Plain:** The subject property is encroached by a Special Flood Hazard Area - Zone A, in which no base flood elevations have been determined, per FEMA FIRM Panel 182C. Further evaluation of the floodplain will be required with site development.
- Greenways:** No greenway is required or proposed.
- Pedestrian Connectivity:** A sidewalk is proposed on the west side of Junction Boys Road and a 10-foot multi-use path along the east side of Junction Boys Road, which is in lieu of bike lanes along the street. Sidewalks exist along Holleman Drive South and Market Street but are not required along North Dowling Road which is outside the City limits in the extraterritorial jurisdiction (ETJ).

- Bicycle Connectivity:** A 10-foot wide multi-use path is proposed along the west side of Junction Boys Road. A multi-use path also exists along the north side of Holleman Drive South.
- Streets:** In accordance with the PDD Development District, a public roadway (Junction Boys Road) is proposed through the tract. Additional right-of-way is being provided such that North Dowling Road could be realigned to Holleman Drive South at the current Market Street intersection as part of a future capital project.
- Oversize Request:** None requested at this time.
- Parkland Dedication Fees:** Fees in lieu of parkland dedication is required at the time of building permit for multi-family projects. As this project began in 2007, neighborhood parkland fee in lieu of \$198 per multi-family unit and development fee of \$533 per multi-family unit, totaling \$731 per multi-family unit will be due at the time of building permit.
- Impact Fees:** N/A

REVIEW CRITERIA

- 1. Compliance with Comprehensive Plan and Unified Development Ordinance:** The proposed Preliminary Plan in compliance with the Comprehensive Plan, Unified Development Ordinance, and revised PDD Planning Development District and associated Concept Plan.
- 2. Compliance with Subdivision Regulations:** The proposed Preliminary Plan is in compliance with the Subdivision Regulations as contained in the Unified Development Ordinance and the revised PDD zoning except for the location of the proposed 10-foot wide multi-use path along the east side of Junction Boys Road. The proposed street will have parallel parking and at least three feet of clear space is required beyond the edges of the multi-use path so this adjustment is included as a condition of approval of the Preliminary Plan.

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plan with the condition that the multi-use path on the east side of Junction Boys Road be located at least 3 feet from the back of curb and additional public access easement be provided to cover the full width plus three feet of clear space beyond the outside edge of the path.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan



FOR OFFICE USE ONLY
CASE NO.: 15-39
DATE SUBMITTED: 02-05-15
TIME: 4:35
STAFF: AJ

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.
- Six (6) 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 Not Applicable

NAME OF PROJECT C3 Development

ADDRESS Unknown at this Time

2200 Cottage Lane

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

Near the intersection of Holleman Drive and North Dowling Road.

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

Name Mitchell & Morgan, LLP, C/O Veronica Morgan, PE E-mail v@mitchellandmorgan.com

Street Address 3204 Earl Rudder Freeway South

City College Station

State Texas

Zip Code 77845

Phone Number 979-260-6963

Fax Number 979-260-3564

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

Name Capstone-CS, LLC C/O Rob Howland, COO E-mail rhowland@capstonemail.com

Street Address 431 Office Park Drive

City Birmingham

State Alabama

Zip Code 35223

Phone Number 205-414-6400

Fax Number 205-414-6405

ARCHITECT OR ENGINEER'S INFORMATION:

Name Capstone-CS, LLC C/O Amanda Wallis E-mail awallis@capstonemail.com

Street Address 431 Office Park Drive

City Birmingham

State Alabama

Zip Code 35223

Phone Number 205-414-6400

Fax Number 205-414-6405

Total Acreage 24.52 acres Total No. of Lots 2 R-O-W Acreage 2.236 acres

Number of Lots By Zoning District 2 / PDD / /

Average Acreage Of Each Residential Lot By Zoning District:

11.14 / PDD / /

Floodplain Acreage 1.560 acres

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? Fee in Lieu of Land

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: The Cottages of College Station

City Project Number (if known): 08-00500007

Date / Timeframe when submitted: P&Z Approval - February 21, 2008

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

Not applicable.

Regarding the waiver request, explain how:

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

1. ~~NYA~~ An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
2. ~~NYA~~ 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. ~~NYA~~ 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. ~~NYA~~ Existing streets constructed to rural section that are not identified on the Thoroughfare Plan with an estate / rural context;
5. ~~NYA~~ When a sidewalk is required along a street where a multi-use path is shown on the Bicycle, Pedestrian, and Greenways Master Plan;

6. ~~NA~~ 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. ~~NA~~ The proposed development contains frontage on a Freeway / Expressway as designated by Map 6.6, Thoroughfare Plan - Functional Classification, in the City's Comprehensive Plan.

Detailed explanation of condition identified above:

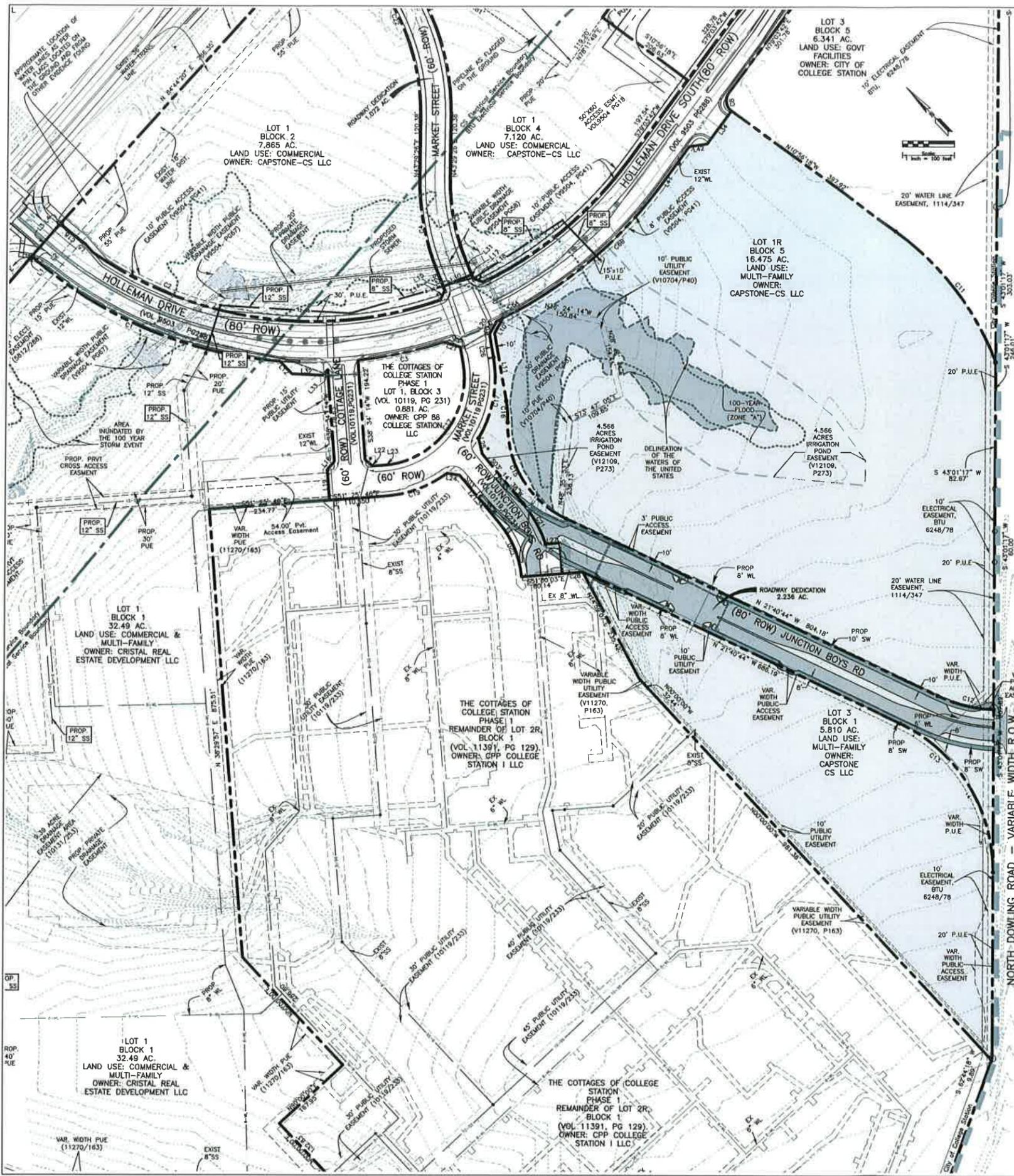
Not applicable.

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

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.

Rob Howland, Chief Operating Officer
Signature and title

2/2/15
Date



QUAIL RUN ESTATES #1
LOT 2
6.043 ACRES
PUMP STATION
OWNER: CITY OF COLLEGE STATION
ACCOUNTING DEPARTMENT

QUAIL RUN ESTATES #2
LOT 8 & 9, BLOCK 4
2.05 ACRES
OWNER: JOHN & MARGARET LEWIS

QUAIL RUN ESTATES #2
LOT 7, BLOCK 4
1.03 ACRES
OWNER: WILLIAM J. PORTER

QUAIL RUN ESTATES #2
LOT 6, BLOCK 4
1.01 ACRES
OWNER: CATHERINE MCNEAL

QUAIL RUN ESTATES #2
LOT 5, BLOCK 4
1.09 ACRES
OWNER: HECTOR & BLANCA AREGULLIN

QUAIL RUN ESTATES #2
LOT 4, BLOCK 4
1.03 ACRES
OWNER: JAMES ROBERT & KARLA ANN HALL

QUAIL RUN ESTATES #2
LOT 3, BLOCK 4
1.03 ACRES
OWNER: GRANT GROUP, LLC

QUAIL RUN ESTATES #2
LOT 2, BLOCK 4
1.03 ACRES
OWNER: BLANCA PINALEZ

QUAIL RUN ESTATES #2
LOT 1, BLOCK 4
1.04 ACRES
OWNER: RICHARD A WARD

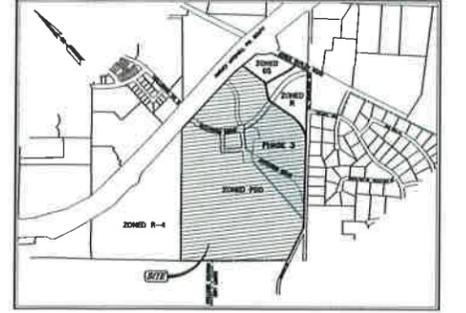
A000700 C
BURNETT (OCL)
TRACT 131
4.59 ACRES
OWNER: LEE A & LISA A FEDORA

A000700 C
BURNETT (OCL)
TRACT 129
2.99 ACRES
OWNER: HERB L FEDORA JR

LEGEND

- Right of Way Line
- Property Line
- Existing Grade
- Existing Gas Lines
- Existing Electrical Lines (COCS)
- Existing Aerial Electrical Lines (ATL)
- Existing Sanitary Sewer Lines
- Existing Water Lines (COCS)
- Existing Water Lines (WSUD)
- Existing Barbed Wire Fence
- Existing Chain Link Fence
- Existing Water Valve
- Existing Telephone Pedestal
- Existing Pipeline Riser
- Existing Utility Pole
- Existing Guy Wire Anchor
- Existing Sewer Manhole
- Proposed Sewer Manhole
- Proposed Sanitary Sewer Lines
- Proposed Water Lines

P.U.E. = PUBLIC UTILITY EASEMENT
R.O.W. = RIGHT OF WAY



LINE	LENGTH	BEARING
L1	107.050	N07°15'00"W
L2	107.050	N07°15'00"W
L3	107.050	N07°15'00"W
L4	107.050	N07°15'00"W
L5	107.050	N07°15'00"W
L6	107.050	N07°15'00"W
L7	107.050	N07°15'00"W
L8	107.050	N07°15'00"W
L9	107.050	N07°15'00"W
L10	33.09	N71°08'58"W
L11	33.10	N68°52'30"W
L12	33.11	N66°36'02"W
L13	33.12	N64°19'34"W
L14	33.13	N62°03'06"W
L15	33.14	N59°46'38"W
L16	33.15	N57°30'10"W
L17	33.16	N55°13'42"W
L18	33.17	N52°57'14"W
L19	33.18	N50°40'46"W
L20	33.19	N48°24'18"W
L21	33.20	N46°07'50"W
L22	33.21	N43°51'22"W
L23	33.22	N41°34'54"W
L24	33.23	N39°18'26"W
L25	33.24	N37°01'58"W
L26	33.25	N34°45'30"W
L27	33.26	N32°29'02"W
L28	33.27	N30°12'34"W
L29	33.28	N27°56'06"W
L30	33.29	N25°39'38"W
L31	33.30	N23°23'10"W
L32	33.31	N21°06'42"W
L33	33.32	N18°50'14"W
L34	33.33	N16°33'46"W
L35	33.34	N14°17'18"W
L36	33.35	N12°00'50"W
L37	33.36	N9°44'22"W
L38	33.37	N7°27'54"W
L39	33.38	N5°11'26"W
L40	33.39	N2°54'58"W
L41	33.40	N0°38'30"W
L42	33.41	N0°21'52"W
L43	33.42	N0°05'14"W
L44	33.43	N0°00'00"W
L45	33.44	N0°00'00"W
L46	33.45	N0°00'00"W

LINE	LENGTH	BEARING	Notes
C1	111.11	N07°15'00"W	NOT USED
C2	111.12	N07°15'00"W	NOT USED
C3	111.13	N07°15'00"W	NOT USED
C4	111.14	N07°15'00"W	NOT USED
C5	111.15	N07°15'00"W	NOT USED
C6	111.16	N07°15'00"W	NOT USED
C7	111.17	N07°15'00"W	NOT USED
C8	111.18	N07°15'00"W	NOT USED
C9	111.19	N07°15'00"W	NOT USED
C10	111.20	N07°15'00"W	NOT USED
C11	111.21	N07°15'00"W	NOT USED
C12	111.22	N07°15'00"W	NOT USED
C13	111.23	N07°15'00"W	NOT USED
C14	111.24	N07°15'00"W	NOT USED
C15	111.25	N07°15'00"W	NOT USED
C16	111.26	N07°15'00"W	NOT USED
C17	111.27	N07°15'00"W	NOT USED
C18	111.28	N07°15'00"W	NOT USED
C19	111.29	N07°15'00"W	NOT USED
C20	111.30	N07°15'00"W	NOT USED
C21	111.31	N07°15'00"W	NOT USED
C22	111.32	N07°15'00"W	NOT USED
C23	111.33	N07°15'00"W	NOT USED
C24	111.34	N07°15'00"W	NOT USED
C25	111.35	N07°15'00"W	NOT USED
C26	111.36	N07°15'00"W	NOT USED
C27	111.37	N07°15'00"W	NOT USED
C28	111.38	N07°15'00"W	NOT USED
C29	111.39	N07°15'00"W	NOT USED
C30	111.40	N07°15'00"W	NOT USED
C31	111.41	N07°15'00"W	NOT USED
C32	111.42	N07°15'00"W	NOT USED
C33	111.43	N07°15'00"W	NOT USED
C34	111.44	N07°15'00"W	NOT USED
C35	111.45	N07°15'00"W	NOT USED
C36	111.46	N07°15'00"W	NOT USED
C37	111.47	N07°15'00"W	NOT USED
C38	111.48	N07°15'00"W	NOT USED
C39	111.49	N07°15'00"W	NOT USED
C40	111.50	N07°15'00"W	NOT USED

NOT FOR RECORD

PRELIMINARY PLAN
of
THE COTTAGES OF COLLEGE STATION PHASE 3,
CONSISTING OF 2 LOTS ON 24.52 Acres
SCALE: 1:100
COLLEGE STATION
Brazos County, Texas

PRELIMINARY PLAN
PREPARED AND SUBMITTED
APRIL 2015

OWNER:
ROB HOWLAND, C.O.O.
CAPSTONE - CS, LLC
431 OFFICE PARK DRIVE
MOUNTAIN BRK, AL 35223

ENGINEER:
MITCHELL & MORGAN, L.L.P.
3304 EARL RUDDER FWY, S.
COLLEGE STATION, TX 77845
PH (979) 260-6963
FX (979) 260-3564

SURVEYOR:
BRAD KERR
KERR SURVEYING
409 N. TX AVENUE
BRYAN, TX 77803
(979) 268-3195

15.39
4/22/15
12.13



Legislation Details (With Text)

File #: 15-0209 **Version:** 1 **Name:** Castlegate II Subdivision Section 106
Type: Final Plat **Status:** Agenda Ready
File created: 4/24/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 5/7/2015 **Final action:**

Title: Presentation, possible action, and discussion regarding a Final Plat for Castlegate II Subdivision Section 106 consisting of 44 residential lots on approximately 8 acres located at 2600 Hailes Court, generally located northeast of the intersection of Victoria Avenue and Etonbury Avenue within the Castlegate II Subdivision. Case #15-00900059 (J Bullock)

Sponsors:

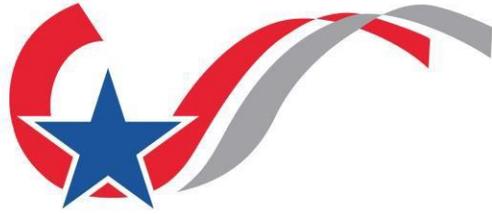
Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Final Plat for Castlegate II Subdivision Section 106 consisting of 44 residential lots on approximately 8 acres located at 2600 Hailes Court, generally located northeast of the intersection of Victoria Avenue and Etonbury Avenue within the Castlegate II Subdivision. Case #15-00900059 (J Bullock)



CITY OF COLLEGE STATION

**FINAL PLAT
for
Castlegate II Section 106
15-00900059**

SCALE: 44 lots on approximately 8 acres

LOCATION: 2600 Hailes Court

ZONING: GS General Suburban

APPLICANT: Wallace Phillips IV, 3-D Development LLC

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

RECOMMENDATION: Staff recommends approval of the Final Plat



Case: 15-59	CASTLEGATE II SEC 106	DEVELOPMENT REVIEW
FINAL PLAT		

DEVELOPMENT HISTORY

Annexation:	1995
Zoning:	A-O Agricultural Open (upon annexation) to A-O Agricultural Open and R-1 Single-Family Residential (2007); R-1 Single-Family Residential renamed to GS General Suburban (Sept. 2013)
Preliminary Plat:	Castlegate II preliminary plat was approved in January 2011 and subsequently revised in March 2012.
Site Development:	Vacant

COMMENTS

Parkland Dedication:	Land dedication of 5.6 acres for neighborhood parks was provided with the first Final Plat of the Castlegate II subdivision and the developer has constructed neighborhood park improvements. Community Parkland dedication fees of \$27,500 (44 lots X \$625) are due prior to filing of the Final Plat.
Greenways:	N/A
Pedestrian Connectivity:	Sidewalks are required and will be provided on both sides of all thoroughfares and on one side of all local streets.
Bicycle Connectivity:	Bike lanes will be provided on both sides of Etonbury Avenue.
Impact Fees:	The subject tract is located in the Spring Creek Sanitary Sewer Impact Fee Area and will be assessed \$98.39 per Living Unit Equivalent (LUE).

REVIEW CRITERIA

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

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>15-59</u>
DATE SUBMITTED:	<u>02-24-15</u>
TIME:	<u>10:30</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.
- Six (6) folded copies of plat. (A signed mylar original must be submitted after approval.)
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- Copy of original deed restrictions/covenants for replats (if applicable).
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

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

Date of Optional Preapplication or Stormwater Management Conference N/A

NAME OF PROJECT Castlegate II Subdivision - Section ~~105~~ 106

ADDRESS Intersection of W. S. Phillips Parkway and Victoria Avenue

SPECIFIED LOCATION OF PROPOSED PLAT:

Northwest of Castlegate II Subdivision, Section 103

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

Name Wallace Phillips IV E-mail dustyphillips52@yahoo.com

Street Address 4490 Castlegate Drive

City College Station State TX Zip Code 77845

Phone Number 979.690.7250 Fax Number 979.690.1041

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

Name 3-D Development, LLC E-mail dustyphillips52@yahoo.com
Street Address 4490 Castlegate Drive
City College Station State TX Zip Code 77845
Phone Number 979.690.7250 Fax Number 979.690.1041

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

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 10392 and Page No. 276

Total Acreage 8.447 Total No. of Lots 44 R-O-W Acreage 1.29

Existing Use Agricultural - Vacant Proposed Use Single Family Residential

Number of Lots By Zoning District 44 / R1GS / /

Average Acreage Of Each Residential Lot By Zoning District:
0.163 / R1GS / /

Floodplain Acreage n/a

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

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

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

Yes

No

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

Project Name: Castlegate II Preliminary Plat

City Project Number (if known): 12-00500004

Date / Timeframe when submitted: January 2012

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

none

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

none

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

Requested Oversize Participation _____

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>904</u> Streets</p> <p><u> -</u> Sidewalks</p> <p><u>901</u> Sanitary Sewer Lines</p> <p><u>976</u> Water Lines</p> <p><u> -</u> Channels</p> <p><u>685</u> Storm Sewers</p> <p><u> -</u> Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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

Walter Kelly Jr pres
Signature and title

Date

DOS DORADO
DEVELOPMENT, LLC
REMAINDER OF
202.65 AC. TRACT
0806/213

METES AND BOUNDS DESCRIPTION
OF A
1/2 ACRES TRACT
ROBERT STEVENSON LEAGUE, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ROBERT STEVENSON LEAGUE, ABSTRACT NO. 54, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 202.65 ACRES TRACT AS DESCRIBED BY A DEED TO DOS DORADO DEVELOPMENT, LLC RECORDED IN VOLUME 9656, PAGE 213 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

COMMENCING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST CORNER OF A CALLED 18.80 ACRES TRACT DESCRIBED AS TRACT 7 BY A DEED TO CHESTER BROWN RECORDED IN VOLUME 3413, PAGE 228 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE WEST CORNER OF SAID REMAINDER OF 202.65 ACRES TRACT AND THE NORTH CORNER OF A CALLED 101.322 ACRES TRACT DESCRIBED AS EXHIBIT "B" BY A DEED TO ESTER JANE GRANT RECORDED IN VOLUME 4027, PAGE 29 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/2 INCH IRON ROD FOUND MARKING THE ORIGINAL NORTH CORNER OF SAID 202.65 ACRES TRACT BEARS: N 41° 56' 44" E FOR A DISTANCE OF 2106.35 FEET;

THENCE: S 48° 03' 31" E ALONG THE COMMON LINE OF SAID REMAINDER OF 202.65 ACRES TRACT AND SAID REMAINDER OF 101.322 ACRES TRACT FOR A DISTANCE OF 291.10 FEET TO THE POINT OF BEGINNING OF THIS HEREBY DESCRIBED TRACT;

THENCE: THROUGH SAID 202.65 ACRES TRACT FOR THE FOLLOWING CALLS:

N 41° 56' 44" E FOR A DISTANCE OF 637.19 FEET TO A FUTURE SOUTHWEST CORNER OF ETONBURY AVENUE;
S 48° 03' 31" E ALONG SAID FUTURE RIGHT-OF-WAY OF ETONBURY AVENUE FOR A DISTANCE OF 93.55 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 16" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: S 01° 03' 23" E - 35.36 FEET) TO THE END OF SAID CURVE;
S 48° 03' 31" E ACROSS THE EXTENSION OF THE RIGHT-OF-WAY OF HAILLES LANE (50' R.O.W.) FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 59' 44" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: N 80° 56' 37" E - 35.35 FEET) TO THE END OF SAID CURVE;
S 48° 03' 31" E ALONG SAID FUTURE RIGHT-OF-WAY OF ETONBURY AVENUE FOR A DISTANCE OF 191.10 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 16" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: S 01° 03' 23" E - 35.36 FEET) TO THE END OF SAID CURVE;
S 48° 03' 31" E ACROSS THE EXTENSION OF THE RIGHT-OF-WAY OF KINNERSLEY LANE (50' R.O.W.) FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 59' 44" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: N 80° 56' 37" E - 35.35 FEET) TO THE END OF SAID CURVE;
S 48° 03' 31" E ALONG SAID FUTURE RIGHT-OF-WAY OF ETONBURY AVENUE FOR A DISTANCE OF 93.55 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF CASTLEGATE II SUBDIVISION, SECTION 104, ACCORDING TO THE PLAT RECORDED IN VOLUME 12411, PAGE 125 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 41° 56' 44" W ALONG THE COMMON LINE OF SAID REMAINDER OF 202.65 ACRES TRACT AND SAID SECTION 104 FOR A DISTANCE OF 637.21 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST CORNER OF SAID REMAINDER OF 101.322 ACRES TRACT MARKING THE WEST CORNER OF SAID SECTION 104;

THENCE: N 48° 03' 24" W ALONG THE COMMON LINE OF SAID REMAINDER OF 202.65 ACRES TRACT AND SAID REMAINDER OF 101.322 ACRES TRACT FOR A DISTANCE OF 582.20 FEET TO THE POINT OF BEGINNING CONTAINING 8.447 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

- GENERAL NOTES:
- THE BEARING SYSTEM SHOWN HEREON IS REFERRED TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM (LAMBERT PROJECTION, CENTRAL ZONE, AND AS MONUMENTED ON THE GROUND).
 - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
 - ALL LOTS ARE OS - GENERAL SUBURBAN.
 - NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE 12-08-1841P LETTER OF MAP REVISION, DATED MAY 18, 2012.
 - COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
 - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2 INCHES IN CALIPER OR ONE 4 INCH CALIPER TREE PER ORDINANCE 3222.
 - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 - THIS PLAT IS IN THE SPRING CREEK IMPACT FEE AREA.

LEGEND

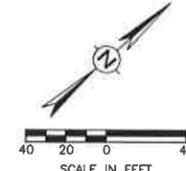
	PLAT BOUNDARY
	LOT LINE
	PROPERTY CORNER
	P.U.E.
	PUBLIC UTILITY EASEMENT
	EASEMENT LINE
	EXISTING EASEMENT LINE
	ROW LINE
	COMMON AREA

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	50.00'	S48°03'47"E
L2	50.00'	S48°03'47"E

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	39.27'	25.00'	90°00'16"	25.00'	35.36'	S01°03'23"E
C2	39.27'	25.00'	89°59'44"	25.00'	35.35'	N80°56'37"E
C3	39.27'	25.00'	90°00'16"	25.00'	35.36'	S01°03'23"E
C4	39.27'	25.00'	89°59'44"	25.00'	35.35'	N80°56'37"E
C5	31.03'	25.00'	84°11'23"	11.18'	20.41'	N84°02'26"E
C6	241.18'	50.00'	270°22'46"	44.72'	88.63'	N48°03'18"W
C7	31.03'	25.00'	84°11'23"	11.18'	20.41'	S17°51'03"W
C8	21.03'	25.00'	84°11'23"	11.18'	20.41'	N48°02'26"E
C9	241.18'	50.00'	270°22'46"	44.72'	88.63'	N48°03'18"W
C10	21.03'	25.00'	84°11'23"	11.18'	20.41'	S17°51'03"W



CERTIFICATE OF CITY ENGINEER

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

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

VICINITY MAP



FINAL PLAT
CASTLEGATE II SUBDIVISION
SECTION 106
8.447 ACRES
ROBERT STEVENSON LEAGUE, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS
44 LOTS

OWNER/DEVELOPER:
3-D Development
6499 Castlegate Drive
College Station, TX 77845
(979) 690-7250

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

SCALE 1" = 40'
March 2015

ENGINEER:
Schultz Engineering, LLC
TBP# NO. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77845
(979) 764-9900

15.1591
4.06.15
4:45
80

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Wallace Phillips IV, Manager of 3-D Development, owner and developer of the land shown on this plat, and designated herein as the Castlegate II Subdivision, Section 106, 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.

Wallace Phillips IV, Manager

STATE OF TEXAS
COUNTY OF BRAZOS

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

STATE OF TEXAS
COUNTY OF BRAZOS

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

R.P.L.S. No. 4502

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

County Clerk
Brazos County, Texas



Legislation Details (With Text)

File #: 15-0217 **Version:** 1 **Name:** Bridgewood Subdivision Phase 1- Final Plat
Type: Final Plat **Status:** Agenda Ready
File created: 4/27/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 5/7/2015 **Final action:**

Title: Presentation, possible action, and discussion regarding a Final Plat for Bridgewood Subdivision Phase 1 consisting of one lot, one common area, and one city park on approximately 29.633 acres located at 2985 Barron Cut-Off Road, generally located south of William D Fitch Parkway and west of the Castlegate Subdivision. Case #14-00900049 (M. Bombek)

Sponsors:

Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)
[Final Plat Sheet 1](#)
[Final Plat Sheet 2](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Final Plat for Bridgewood Subdivision Phase 1 consisting of one lot, one common area, and one city park on approximately 29.633 acres located at 2985 Barron Cut-Off Road, generally located south of William D Fitch Parkway and west of the Castlegate Subdivision. Case #14-00900049 (M. Bombek)



CITY OF COLLEGE STATION

FINAL PLAT
for
Bridgewood Subdivision, Phase 1
14-00900049

SCALE: One institutional lot, one common area, and one city park on 29.633 acres

LOCATION: 2985 Barron Cut-Off Road

ZONING: PDD Planned Development District

APPLICANT: BCS Development Co., part owner with College Station I.S. D.

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

RECOMMENDATION: Staff recommends approval of the Final Plat



Case: 14-048
FINAL PLAT

BRIDGEWOOD SUBDIVISION PHASE 1

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation: 1995
Zoning: A-O Agricultural Open (upon annexation)
R-1 Single-Family Residential 2008
PDD Planned Development District 2013
Preliminary Plat: Approved in 2014
Site Development: Vacant

COMMENTS

Parkland Dedication: 1.349 acres of land was identified for dedication with this phase with the Preliminary Plan, which was approved by the Planning and Zoning Commission at their February 6, 2014 meeting.

Greenways: No greenway dedication is required or proposed.

Pedestrian Connectivity: Sidewalks will be constructed along both sides of all proposed residential streets, including Brewster, which is being built to a minor collector standard. Sidewalks are also proposed in the Thoroughfare Plan for W.S. Phillips Parkway, a proposed 4-lane major collector, and will be constructed in the future.

Bicycle Connectivity: Bike lanes are proposed in the Thoroughfare Plan for W.S. Philips Parkway, but not along Brewster Drive.

Impact Fees: The subject property is located within the Spring Creek Sanitary Sewer Impact Fee Area: \$98.39/ Living Unit Equivalent.

REVIEW CRITERIA

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

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

- 1. Application
- 2. Copy of Final Plat



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

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

- \$700-\$932 Final Plat Application Fee (see above).
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- 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 Bridgewood Subdivision, Phase 1

ADDRESS _____

SPECIFIED LOCATION OF PROPOSED PLAT:

The project is located between just north of the Castlegate and just west of William D. Fitch Parkway.

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

Name BCS Development Co. E-mail rfrench@stylecraftbuilders.com

Street Address 4090 State Highway 6 South

City College Station State Texas Zip Code 77845

Phone Number 979-690-1222 Fax Number 979-690-0348

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

Name BCS Development Co. /College Station I.S.D. E-mail rfrench@stylecraftbuilders.com
Street Address 4090 State Highway 6 South /1812 Welsh Avenue
City College Station State Texas Zip Code 77845 /77840
Phone Number 979-690-1222 /979-764-5400 Fax Number 979-690-0348

ARCHITECT OR ENGINEER'S INFORMATION:

Name J. Dale Browne, Jr., P.E. / McClure & Browne Engr./Surv., Inc. E-mail daleb@mcclurebrowne.com
Street Address 1008 Woodcreek Drive, Suite 103
City College Station State Texas Zip Code 77845
Phone Number 979-693-3838 Fax Number 979-693-2554

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

Total Acreage _____ Total No. of Lots 1 R-O-W Acreage _____
Existing Use Undeveloped Proposed Use Institutional - CSISD School Site
Number of Lots By Zoning District 1 / PDD _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:
None / _____ / _____ / _____ / _____

Floodplain Acreage None

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

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

Is this application a continuation of a project that has received prior City platting approval(s) and you are requesting the application be reviewed under previous ordinance as applicable?
 Yes
 No

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

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

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

The north boundary has changed due to the need for additional area for the proposed detention facility and the proposed City park entrance has changed location at the request of the City. Relocated entrance has been approved by David Schmitz.

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

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

Requested Oversize Participation Yes for 12" W/L in lieu of 8" W/L and Streets - Concrete in lieu of HMAC section.

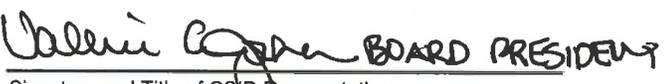
<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>4613</u> Streets</p> <p><u>1822</u> Sidewalks</p> <p><u> </u> Sanitary Sewer Lines</p> <p><u>4245</u> Water Lines</p> <p><u>633</u> Channels</p> <p><u>2289</u> Storm Sewers</p> <p><u>2544</u> Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p><u>1.247</u> No. of acres to be dedicated + \$ <u>0</u> development fee</p> <p><u>0</u> No. of acres in floodplain</p> <p><u>0</u> No. of acres in detention</p> <p><u>0</u> No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p><u> </u> No. of SF Dwelling Units X \$ <u> </u> = \$ <u> </u></p> <p><u> </u> (date) Approved by Parks & Recreation Advisory Board</p>
--	--

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

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


 Signature and title

2/24/2014
 Date

 BOARD PRESIDENT
 Signature and Title of CSID Representative

4/15/2014
 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)



2/24/2014

Date

Joan Gopin BOARD PRESIDENT

4/15/14

Date

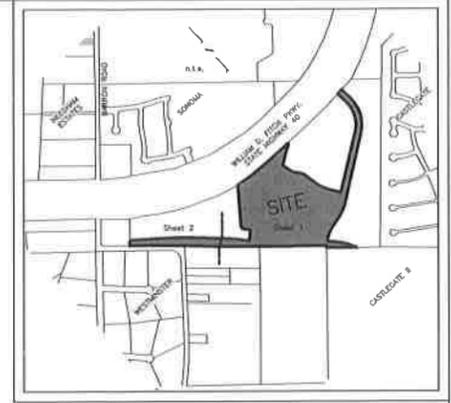
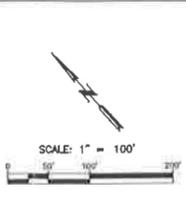
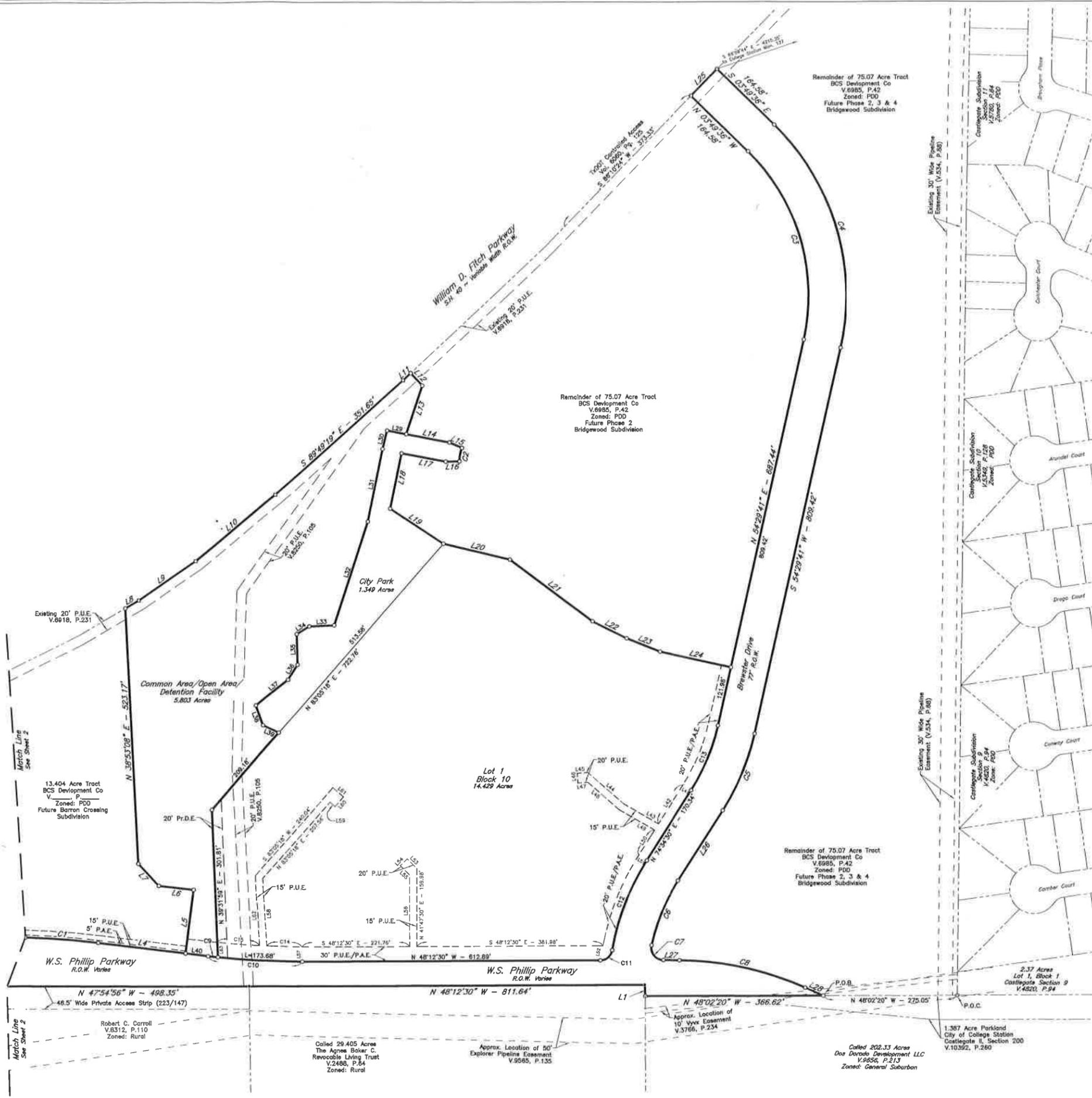
Engineer Certification: Signature and Title of CSID Representative

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



2/24/14

Date



VICINITY MAP

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	5°33'19"	1550.22'	150.30'	75.21'	S 43°46'58" E	150.24'
C2	24°25'47"	66.50'	28.35'	14.40'	S 52°47'51" W	28.14'
C3	56°10'17"	411.50'	418.87'	226.61'	N 25°20'02" E	401.02'
C4	58°18'17"	468.50'	497.24'	272.57'	S 25°20'02" W	476.05'
C5	20°04'50"	488.50'	171.20'	86.49'	S 64°32'06" W	170.33'
C6	20°00'48"	411.50'	143.74'	72.81'	S 64°34'08" W	143.01'
C7	102°46'12"	25.00'	44.84'	31.30'	S 3°10'36" W	39.07'
C8	23°28'41"	650.00'	266.35'	135.07'	S 35°40'11" E	264.49'
C9	0°45'05"	1550.50'	20.34'	10.17'	S 41°24'53" E	20.34'
C10	7°10'10"	1550.50'	194.01'	97.13'	S 44°37'25" E	193.89'
C11	80°25'23"	25.00'	35.09'	21.14'	N 88°25'11" W	32.26'
C12	23°12'23"	488.50'	187.88'	100.30'	N 62°58'19" E	198.51'
C13	20°04'50"	411.50'	144.22'	72.86'	N 64°32'06" E	143.48'
C14	2°22'44"	1701.83'	70.66'	35.34'	S 46°38'23" E	70.66'
C15	3°00'13"	1701.83'	89.22'	44.82'	N 43°28'24" W	89.21'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 40°10'25" E	23.02'
L2	N 42°02'47" E	88.67'
L3	S 48°49'16" E	120.71'
L4	S 41°02'20" E	181.85'
L5	N 48°57'40" E	131.06'
L6	N 41°15'58" W	72.23'
L7	N 11°12'4" W	61.60'
L8	S 78°20'31" E	32.30'
L9	S 82°25'44" E	141.98'
L10	S 67°39'24" E	212.50'
L11	N 88°56'32" E	21.58'
L12	S 1°03'28" E	35.00'
L13	S 80°17'08" W	104.81'
L14	S 37°12'09" E	90.25'
L15	S 24°59'15" E	28.03'
L16	N 49°25'02" W	28.03'
L17	S 37°12'09" W	92.30'
L18	S 53°30'22" W	115.85'
L19	S 14°46'05" E	130.87'
L20	S 34°35'26" E	140.55'
L21	S 11°22'58" E	212.04'
L22	S 21°32'50" E	78.19'
L23	S 26°11'29" E	73.98'

LINE TABLE

LINE	BEARING	DISTANCE
L24	S 35°37'32" E	150.12'
L25	N 86°10'24" E	77.00'
L26	S 74°34'30" W	170.34'
L27	S 47°24'31" E	33.70'
L28	S 23°55'50" E	40.63'
L29	N 37°12'09" W	40.05'
L30	S 55°43'17" W	36.78'
L31	S 53°30'22" W	151.64'
L32	S 69°58'18" W	223.54'
L33	N 50°19'27" W	51.41'
L34	N 79°34'07" W	30.38'
L35	S 40°08'38" W	82.89'
L36	S 74°08'11" W	36.34'
L37	N 86°52'14" W	83.83'
L38	S 21°42'54" W	43.34'
L39	S 22°49'37" E	35.07'
L40	N 41°02'20" W	45.88'
L41	N 15°25'50" W	20.00'
L42	N 74°34'30" E	94.43'
L43	S 18°09'42" E	82.44'
L44	S 6°54'42" E	97.83'
L45	S 51°54'42" E	22.00'
L46	N 38°05'18" E	20.00'

LINE TABLE

LINE	BEARING	DISTANCE
L47	N 51°54'42" W	20.78'
L48	N 6°54'42" W	86.02'
L49	N 18°09'42" W	83.20'
L50	N 74°34'30" E	60.88'
L51	N 15°25'30" W	20.00'
L52	N 53°00'30" E	30.58'
L53	N 3°12'30" W	27.98'
L54	S 86°47'30" W	20.00'
L55	S 3°12'30" E	26.77'
L56	S 41°47'30" W	146.70'
L57	N 41°47'30" E	30.00'
L58	S 38°05'18" W	138.84'
L59	N 6°54'42" W	14.04'
L60	S 83°05'18" W	28.27'
L61	S 6°54'42" E	29.04'
L62	N 38°05'18" E	143.09'
L63	N 39°31'59" E	30.45'

FINAL PLAT

BRIDGEWOOD SUBDIVISION
PHASE 1
29.633 ACRES
Lot 1, Block 10

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

MAY, 2014 FP2014-000019
SCALE: 1" = 100'

OWNERS:
BCS Development Co.
4008 State Highway 8 South
College Station, Texas 77845
(979) 690-1222

SURVEYOR:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 764-5400

SHEET NO.
1
OF 2 SHEETS

04.23.15
10:30
AS

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

I, Valeria Jochen, President of the College Station Independent School District Board of Trustees, owner and developer of the land shown on this plat, and designated herein as Lot 1, Block 10 BRIDGEWOOD SUBDIVISION to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicates 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.

Valeria Jochen, President
College Station I.S.D. Board of Trustees

STATE OF TEXAS

COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Valeria Jochen, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she 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 OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

I, Randy French, President of BCS Development Company, owner and developer of the land shown on this plat, and designated herein as BRIDGEWOOD PHASE 1 Subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicates 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.

Randy French, President

STATE OF TEXAS

COUNTY OF BRAZOS

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

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

Notary Public, Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

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

City Engineer
City of College Station

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 THE COUNTY CLERK

STATE OF TEXAS

COUNTY OF BRAZOS

I, Karan 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

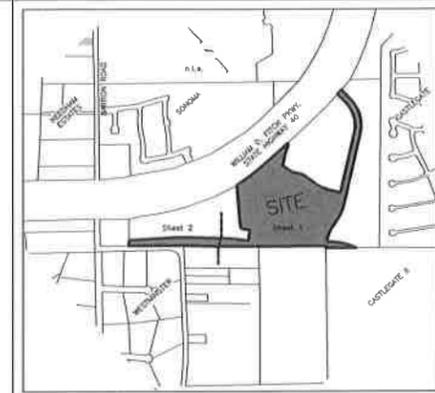
CERTIFICATE OF SURVEYOR

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



VICINITY MAP

FIELD NOTES

Being all that certain tract or parcel of land, lying and being situated in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, and being a part of the 75.07 acre tract described in the deed from Wayne A. Dunlap, et al to BCS Development Company recorded in Volume 6985, Page 42, of the Official Records of Brazos County, Texas (O.R.B.C.), and all of the 14.930 acre tract described in the deed from BCS Development Company to College Station Independent School District recorded in Volume _____, Page (O.R.B.C.) and being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2-inch iron rod marking the south corner of the said 75.07 acre tract, the west corner of CASTLEGATE SUBDIVISION, SECTION 9 as recorded in Volume 4839, Page 94 (O.R.B.C.) and being in the northeast line of the 1.387 acre Parkland tract as depicted on the Final Plat of CASTLEGATE II SUBDIVISION, SECTION 200, recorded in Volume 10392, Page 261 (O.R.B.C.);

THENCE N 48° 02' 20" W along the common line of the said 75.05 acre BCS Development Company tract and the said 1.387 acre Parkland tract for a distance of 275.05 feet to a 1/2-inch iron rod set for the POINT OF BEGINNING;

THENCE N 48° 02' 20" W continuing along the southwest line of the said 75.05 acre BCS Development tract for a distance of 398.62 feet to a found 1/2-inch iron rod marking the north corner of the called 202.66 acre Dow Darado Development, LLC tract recorded in Volume 9656, Page 213 (O.R.B.C.), said iron rod also being in the southeast line of The Agnes C. Baker Revocable Living Trust tract called 29.405 acres recorded in Volume 2465, Page 84 (O.R.B.C.);

THENCE N 40° 10' 25" E along the common line of the said 75.05 acre tract and the called 29.405 acre tract for a distance of 23.02 feet to a found cross-tie fence post marking an angle point in the said southwest line of the 75.07 acre tract and the east corner of the called 29.405 acre tract;

THENCE N 48° 12' 30" W continuing along the before-said common line for a distance of 811.84 feet to a found 1/2-inch iron rod marking the north corner of the said 75.07 acre tract and the east corner of the 48.5-foot wide Access Strip recorded in Volume 223, Page 147 of the Brazos County Deed Records (B.C.D.R.);

THENCE N 47° 54' 56" W along the common line of the said 75.07 acre tract and said Access Strip for a distance of 498.35 feet to a found 4-inch diameter fence post for corner;

THENCE N 46° 35' 25" W continuing along said common line for a distance of 415.43 feet to a found 4-inch diameter fence post for corner marking the north corner of said Access Strip;

THENCE N 48° 07' 00" W continuing along the said southwest line for a distance of 698.21 feet to the west corner of the said 75.07 acre BCS Development Company tract;

THENCE N 42° 02' 47" E along the northwest line of said 75.07 acre tract for a distance of 88.67 feet to a found 5/8-inch iron rod for corner;

THENCE: through the interior of the said 75.07 acre BCS Development Company tract for the following nine (9) calls:

- 1) S 50° 58' 57" E for a distance of 593.19 feet to a 1/2-inch iron rod set for corner,
2) S 48° 49' 18" E for a distance of 120.71 feet to a 1/2-inch iron rod set for corner,
3) S 46° 35' 37" E for a distance of 406.91 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
4) 150.30 feet along the arc of said curve having a central angle of 05° 33' 19", a radius of 150.22 feet, a tangent of 75.21 feet and a long chord bearing S 43° 48' 58" E at a distance of 150.24 feet to a 1/2-inch iron rod set for the Point of Tangency,
5) S 41° 02' 20" E for a distance of 181.85 feet to a 1/2-inch iron rod set for corner,
6) N 48° 57' 40" E for a distance of 131.06 feet to a 1/2-inch iron rod set for corner,
7) N 41° 15' 59" W for a distance of 72.23 feet to a 1/2-inch iron rod set for corner,
8) N 1° 11' 24" W for a distance of 61.80 feet to a 1/2-inch iron rod set for corner,
9) N 38° 53' 00" E for a distance of 523.17 feet to a 1/2-inch iron rod set in the south right-of-way line of State Highway No. 40 (width varies);

THENCE: along the said south right-of-way line of State Highway No. 40 for the following five (5) calls:

- 1) S 78° 20' 31" E for a distance of 32.30 feet to a found TxDOT concrete monument with brass disk for corner,
2) S 82° 25' 44" E for a distance of 141.98 feet to a found TxDOT concrete monument with brass disk for corner,
3) S 87° 30' 24" E for a distance of 212.50 feet to a found TxDOT concrete monument with brass disk for corner,
4) S 89° 49' 19" E for a distance of 351.85 feet to a found TxDOT concrete monument with brass disk for corner, and
5) N 88° 58' 32" E for a distance of 21.58 feet to a 1/2-inch iron rod set for corner;

THENCE: through the interior of the said 75.07 acre BCS Development Company tract for the following eighteen (17) calls:

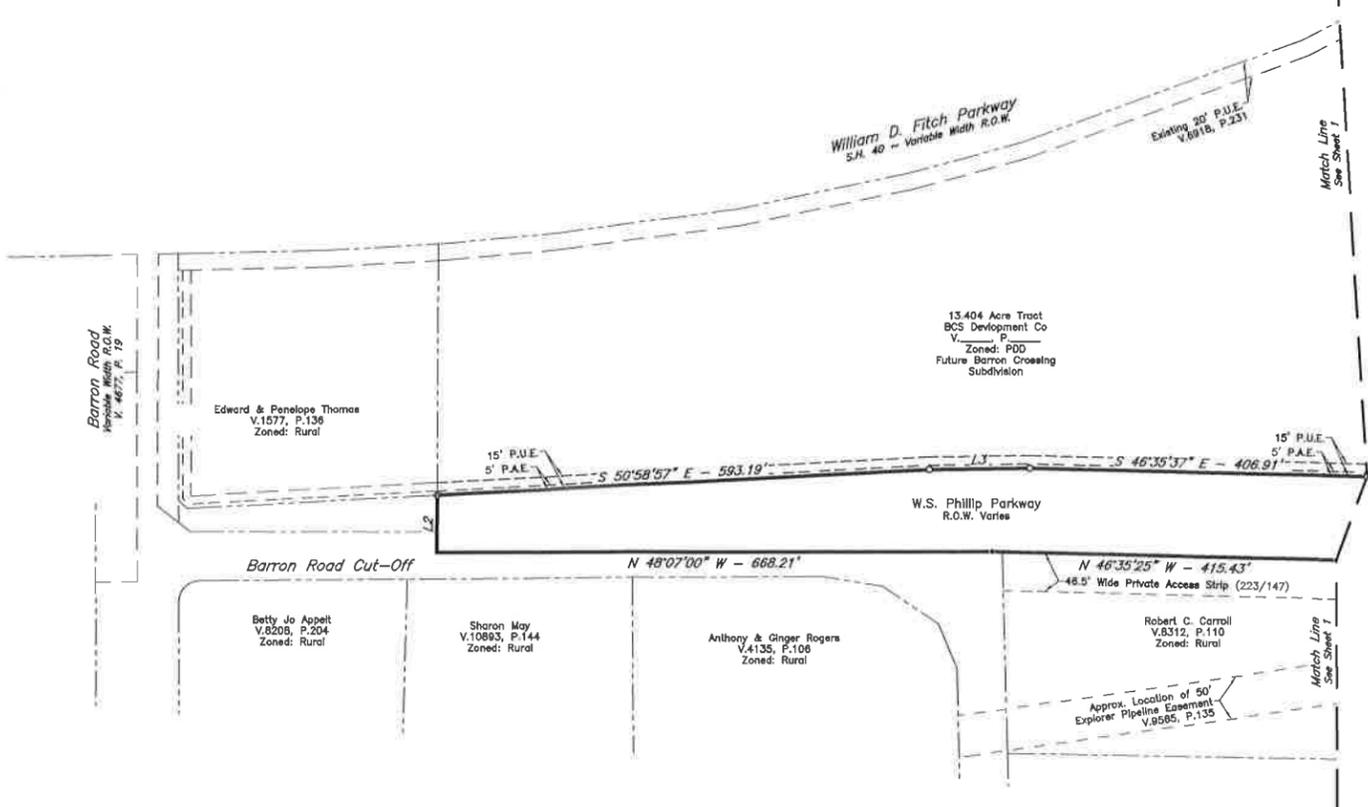
- 1) S 01° 03' 28" E for a distance of 35.00 feet to a 1/2-inch iron rod set for corner,
2) S 80° 17' 08" W for a distance of 104.61 feet to a 1/2-inch iron rod set for corner,
3) S 37° 12' 09" E for a distance of 80.25 feet to a 1/2-inch iron rod set for corner,
4) S 24° 59' 15" E for a distance of 28.03 feet to a 1/2-inch iron rod set for corner,
5) 28.35 feet along an arc in a counterclockwise direction of said curve having a central angle of 24° 25' 47", a radius of 86.50 feet, a tangent of 14.40 feet and a long chord bearing S 52° 47' 51" W at a distance of 28.14 feet to a 1/2-inch iron rod set for corner,
6) N 49° 25' 02" W for a distance of 28.03 feet to a 1/2-inch iron rod set for corner,
7) N 37° 12' 09" W for a distance of 92.30 feet to a 1/2-inch iron rod set for corner,
8) S 53° 30' 22" W for a distance of 115.85 feet to a 1/2-inch iron rod set for corner,
9) S 14° 46' 05" E for a distance of 130.87 feet to a 1/2-inch iron rod set for corner,
10) S 34° 30' 28" E for a distance of 140.55 feet to a 1/2-inch iron rod set for corner,
11) S 11° 22' 56" E for a distance of 212.04 feet to a 1/2-inch iron rod set for corner,
12) S 21° 32' 50" E for a distance of 78.19 feet to a 1/2-inch iron rod set for corner,
13) S 26° 11' 29" E for a distance of 73.96 feet to a 1/2-inch iron rod set for corner,
14) S 35° 37' 32" E for a distance of 150.12 feet to a 1/2-inch iron rod set for corner,
15) N 54° 29' 41" E for a distance of 687.44 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
16) 418.87 feet along the arc of said curve having a central angle of 58° 19' 17", a radius of 411.50 feet, a tangent of 229.81 feet and a long chord bearing N 25° 20' 02" E at a distance of 401.02 feet to a 1/2-inch iron rod set for the Point of Tangency, and
17) N 03° 46' 36" W for a distance of 164.58 feet to a 1/2-inch iron rod set in the before-said south right-of-way line of State Highway No. 40;

THENCE: N 88° 10' 24" E along the said State Highway No. 40 line for a distance of 77.00 feet to a 1/2-inch iron rod set for corner;

THENCE: through the interior of the said 75.07 acre BCS Development Company tract for the following ten (10) calls:

- 1) S 03° 46' 36" E for a distance of 164.58 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
2) 497.24 feet along the arc of said curve having a central angle of 58° 19' 17", a radius of 488.50 feet, a tangent of 272.57 feet and a long chord bearing S 25° 20' 02" W at a distance of 478.05 feet to a 1/2-inch iron rod set for the Point of Tangency,
3) S 54° 29' 41" W for a distance of 808.42 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
4) 171.20 feet along the arc of said curve having a central angle of 20° 04' 50", a radius of 488.50 feet, a tangent of 86.49 feet and a long chord bearing S 64° 32' 06" W at a distance of 170.33 feet to a 1/2-inch iron rod set for the Point of Tangency,
5) S 74° 34' 30" W for a distance of 170.34 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
6) 143.74 feet along the arc of said curve having a central angle of 20° 00' 46", a radius of 411.50 feet, a tangent of 72.81 feet and a long chord bearing S 64° 34' 09" W at a distance of 143.01 feet to a 1/2-inch iron rod set for the Point of Compound Curvature,
7) 44.84 feet along the arc of said compound curve having a central angle of 102° 48' 12", a radius of 25.00 feet, a tangent of 31.30 feet and a long chord bearing S 03° 10' 38" W at a distance of 39.07 feet to a 1/2-inch iron rod set for the Point of Tangency,
8) S 47° 24' 31" E for a distance of 33.70 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
9) 266.35 feet along the arc of said curve having a central angle of 23° 28' 41", a radius of 650.00 feet, a tangent of 135.07 feet and a long chord bearing S 35° 40' 11" E at a distance of 284.49 feet to a 1/2-inch iron rod set for the Point of Tangency, and
10) S 23° 55' 50" E for a distance of 40.63 feet to the POINT OF BEGINNING and containing 28.644 acres of land, more or less.

- GENERAL NOTES:
1. Related Documents:
A. 75.07 Acre BCS Development Company Tract - Vol. 6985, Pg. 42
B. 14,930 Acre College Station I.S.D. Tract - Vol. 11873, Pg. 289
C. This subdivision is zoned PDD refer to Ordinance 2313-3512.
D. Revised PDD Concept Plan Project Number 13-238.
2. Building Set Back Lines: The minimum setback standards of the base zoning district apply along the perimeter of the cluster development. All detached structures within a cluster development must be separated by a minimum distance of 10 feet (See Typical Lot Details below.)
3. Parkland Dedication: 1.349 Acres
ROW Dedication: 8.652 Acres
4. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 4604100325 E, effective May 16, 2012, this property is not located in a 100-year flood hazard area.
5. ORIGIN OF BEARING SYSTEM: The origin of bearing for this tract is based on the Texas State Coordinate System, Central Zone (NAD83) as determined from the position of found TxDOT Concrete Monuments with brass disks along the northeast line of State Highway No. 40.
6. Common Areas, Open Areas and Landscape Easements shall be owned & maintained by Homeowner's Association.
7. All Open and Common Areas shall be Public Utility and Private Drainage Easements, unless noted otherwise.
8. Residential driveway access is not allowed off of Brewster Drive.
9. Possible Relevant Easements as per Title Report G# No. 28285:
A. Bryan Texas Utilities Blanket Easement, Vol. 350, Pg. 130 with no exact location described.
B. Bryan Texas Utilities Blanket Easement, Vol. 479, Pg. 287 with no exact location described.
10. Abbreviations:
P.A.E. - Public Access Easement
P.U.E. - Public Utility Easement
P.D.E. - Public Drainage Easement
H.O.A. - Homeowner's Association
11. Unless noted otherwise indicated, all lot corners are marked with 1/2" iron rods.
o Indicate 1/2" iron rod found
o Indicate 1/2" iron rod set
o Indicate 5/8" iron rod found
o Indicate Fence Post Corner
o Indicate Concrete Monument w/ Brass Disk Found
o PK nail control monuments set in pavement.
12. The proposed Single-Family Residential Parking Requirements for Brewster Drive will be to provide a 33' wide (back-of-curb to back-of-curb) street and to allow parking on the southeast side of the street only.
13. This property lies within the Spring Creek Sanitary Sewer Impact Fee Area.



SHEET NO. 2 OF 2 SHEETS

FINAL PLAT
BRIDGEWOOD SUBDIVISION
PHASE 1
29.633 ACRES
Lot 1, Block 10
ROBERT STEVENSON SURVEY, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS
FEBRUARY, 2014
SCALE: 1" = 100'
Owners: BCS Development Co.
4090 State Highway 40 South
College Station, Texas 77845
(979) 690-1222
Surveyor: McClure & Browne Engineering/Surveying, Inc.
1008 Woodcrest Dr., Suite 103
College Station, Texas 77845
(979) 693-3838



Legislation Details (With Text)

File #: 15-0219 **Version:** 1 **Name:** Bridgewood Subdivision Phase 2- Final Plat
Type: Final Plat **Status:** Agenda Ready
File created: 4/27/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 5/7/2015 **Final action:**

Title: Presentation, possible action, and discussion regarding a Final Plat for Bridgewood Subdivision Phase 2 consisting of 73 single-family residential lots on approximately 19.492 acres located at 2985 Barron Cut-Off Road, generally located south of William D Fitch Parkway and west of the Castlegate Subdivision. Case #14-00900199 (M. Bombek)

Sponsors:

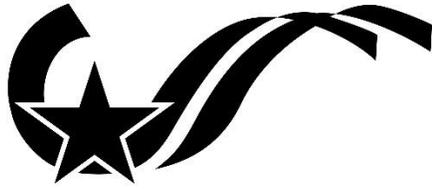
Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)
[Final Plat Sheet 1](#)
[Final Plat Sheet 2](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Final Plat for Bridgewood Subdivision Phase 2 consisting of 73 single-family residential lots on approximately 19.492 acres located at 2985 Barron Cut-Off Road, generally located south of William D Fitch Parkway and west of the Castlegate Subdivision. Case #14-00900199 (M. Bombek)



CITY OF COLLEGE STATION

FINAL PLAT
for
Bridgewood Subdivision, Phase 2
14-00900199

SCALE: Seventy-three lots on 19.492 acres

LOCATION: 2985 Barron Cut-Off Road

ZONING: PDD Planned Development District

APPLICANT: BCS Development Co., part owner with College Station I.S. D.

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

RECOMMENDATION: Staff recommends approval of the Final Plat

DEVELOPMENT HISTORY

Annexation: 1995
Zoning: A-O Agricultural Open (upon annexation)
R-1 Single-Family Residential 2008
PDD Planned Development District 2013
Preliminary Plat: Approved in 2013
Site Development: Vacant

COMMENTS

Parkland Dedication: Parkland Dedication in the amount of \$987.00 per dwelling unit is to be paid before filing the Final Plat for this Phase.
Greenways: No greenway dedication is required or proposed.
Pedestrian Connectivity: Sidewalks will be constructed along both sides of all proposed residential streets.
Bicycle Connectivity: None are required or proposed for this Phase.
Impact Fees: The subject property is located within the Spring Creek Sanitary Sewer Impact Fee Area: \$98.39/ Living Unit Equivalent.

REVIEW CRITERIA

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

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>14.900199</u>
DATE SUBMITTED:	<u>8-15-14</u>
TIME:	<u>4:10</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 Bridgewood Subdivision, Phase 2

ADDRESS _____

SPECIFIED LOCATION OF PROPOSED PLAT:

The project is located between just north of the Castlegate and just west of William D. Fitch Parkway.

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

Name BCS Development Co. E-mail rfrench@stylecraftbuilders.com

Street Address 4090 State Highway 6 South

City College Station State Texas Zip Code 77845

Phone Number 979-690-1222 Fax Number 979-690-0348

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

Name BCS Development Co. E-mail rfrench@stylecraftbuilders.com
Street Address 4090 State Highway 6 South
City College Station State Texas Zip Code 77845
Phone Number 979-690-1222 Fax Number 979-690-0348

ARCHITECT OR ENGINEER'S INFORMATION:

Name J. Dale Browne, Jr., P.E. / McClure & Browne Engr./Surv., Inc. E-mail daleb@mcclurebrowne.com
Street Address 1008 Woodcreek Drive, Suite 103
City College Station State Texas Zip Code 77845
Phone Number 979-693-3838 Fax Number 979-693-2554

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

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

Total Acreage 19.492 Total No. of Lots 73 R-O-W Acreage 2.906

Existing Use Undeveloped Proposed Use Single Family Residential

Number of Lots By Zoning District 73 / PDD _____ / _____ / _____

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

Floodplain Acreage None

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

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

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

Yes

No

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

Project Name: _____

City Project Number (if known): _____

Date / Timeframe when submitted: _____

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

The location where Brewster Drive intersects William D. Fitch Parkway has been moved to the east due to the TxDOT Control Access along William D. Fitch Parkway.

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

[Empty box for requested waiver and reason]

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.

[Empty box for explanation of item 1]

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

[Empty box for explanation of item 2]

- 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.

[Empty box for explanation of item 3]

- 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.

[Empty box for explanation of item 4]

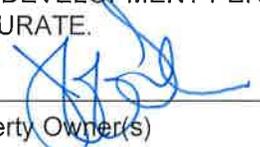
Fee in lieu of sidewalk construction is being requested because of the following condition (if applicable):

- 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;

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 MCCLURE + BROWNE (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)

08/14/2014

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

8/15/14

Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Randy French, President of BCS Development Company, owner and developer of the land shown on this plat, and designated herein as BRIDGEWOOD, PHASE 2, Subdivision to the City of College Station, Texas, and whose name is subscribed herein, hereby dedicates 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.

Randy French, President

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Randy French, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein stated.

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

Notary Public, Brazos County, Texas

CERTIFICATE OF CITY PLANNER

I, City Planner 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 Planner
City of College Station

CERTIFICATE OF CITY ENGINEER

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

City Engineer
City of College Station

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

Chairman

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, 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

FIELD NOTES
BLOCK 1, 2 AND 3

Being all that certain tract or parcel of land, lying and being situated in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, and a part of the 75.07 acre tract described in the deed from Wayne A. Dunlap, et al to BCS Development Company recorded in Volume 6885, Page 42, of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

COMMENCING: at a found 5/8-inch iron rod with TxDOT cap in the south right-of-way line of State Highway No. 40 (width varies), said iron rod marking the northeast corner of the said 75.07 acre BCS Development Company tract and being in the southwest line of the called 217.5 acre Gary Seaback tract described in Volume 2597, Page 189 (O.R.B.C.);

THENCE: S 88° 10' 24" W along the before-said south right-of-way line of State Highway No. 40 for a distance of 253.88 feet to the northwest corner of Brewster Drive (based on a 77-foot width) and the POINT OF BEGINNING of this tract;

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

- 1) S 03° 49' 36" E for a distance of 184.58 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
2) 418.87 feet along the arc of said curve having a central angle of 58° 19' 17", a radius of 411.50 feet, a tangent of 229.61 feet and a long chord bearing S 25° 20' 02" W at a distance of 401.02 feet to a 1/2-inch iron rod set for the Point of Tangency, and
3) S 54° 29' 41" W for a distance of 887.44 feet to a 1/2-inch iron rod set for the east corner of Lot 1, Block 10, BRIDGEWOOD SUBDIVISION, PHASE 1;

THENCE: along the northerly lines of said BRIDGEWOOD SUBDIVISION, PHASE 1 for the following fourteen calls:

- 1) N 35° 37' 32" W for a distance of 150.12 feet to a 1/2-inch iron rod set for corner,
2) N 26° 11' 29" W for a distance of 73.98 feet to a 1/2-inch iron rod set for corner,
3) N 21° 32' 50" W for a distance of 78.19 feet to a 1/2-inch iron rod set for corner,
4) N 11° 22' 58" W for a distance of 212.04 feet to a 1/2-inch iron rod set for corner,
5) N 34° 35' 28" W for a distance of 140.55 feet to a 1/2-inch iron rod set for corner,
6) N 14° 48' 05" W for a distance of 130.87 feet to a 1/2-inch iron rod set for corner,
7) N 53° 30' 22" E for a distance of 115.85 feet to a 1/2-inch iron rod set for corner,
8) S 37° 12' 09" E for a distance of 92.30 feet to a 1/2-inch iron rod set for corner,
9) S 49° 25' 02" E for a distance of 28.03 feet to a 1/2-inch iron rod set for corner,
10) 28.35 feet in a clockwise direction along the arc of a curve having a central angle of 24° 25' 47", a radius of 85.50 feet, a tangent of 14.40 feet and a long chord bearing N 52° 47' 51" E at a distance of 28.14 feet to a 1/2-inch iron rod set for corner,
11) N 24° 59' 15" W for a distance of 28.03 feet to a 1/2-inch iron rod set for corner,
12) N 57° 12' 08" W for a distance of 90.25 feet to a 1/2-inch iron rod set for corner,
13) N 88° 17' 08" E for a distance of 104.61 feet to a 1/2-inch iron rod set for corner, and
14) N 01° 03' 28" W for a distance of 35.00 feet to a 1/2-inch iron rod set in the south right-of-way line of said State Highway No. 40 (width varies);

THENCE: along the said south right-of-way line of State Highway No. 40 for the following three (3) calls:

- 1) N 88° 58' 32" E for a distance of 248.14 feet to a found TxDOT concrete monument with brass disk for corner,
2) N 88° 37' 36" E for a distance of 131.40 feet to a found TxDOT concrete monument with brass disk for corner, and
3) N 88° 10' 24" E for a distance of 429.09 feet to the POINT OF BEGINNING and containing 14.034 acres of land, more or less.

FIELD NOTES
BLOCK 4 AND 5

Being all that certain tract or parcel of land, lying and being situated in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, and a part of the 75.07 acre tract described in the deed from Wayne A. Dunlap, et al to BCS Development Company recorded in Volume 6885, Page 42, of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 5/8-inch iron rod with TxDOT cap in the south right-of-way line of State Highway No. 40 (width varies), said iron rod marking the northeast corner of the said 75.07 acre BCS Development Company tract and being in the southwest line of the called 217.5 acre Gary Seaback tract described in Volume 2597, Page 189 (O.R.B.C.);

THENCE: S 48° 07' 48" E along the common line of the said 75.07 and 217.5 acre tracts for a distance of 397.31 feet to a found 1/2-inch iron rod marking the east corner of the said 75.07 acre tract, the south corner of the said 217.5 acre tract and being in the northwest line of CASTLEGATE SUBDIVISION, SECTION 11 as recorded in Volume 5760, Page 84 (O.R.B.C.);

THENCE: S 42° 58' 44" W along the northwest line of said CASTLEGATE SUBDIVISION, SECTION 11 and the northwest line of CASTLEGATE SUBDIVISION, SECTION 10 as recorded in Volume 5346, Page 128 (O.R.B.C.) for a distance of 431.43 feet to a found 1/2-inch iron rod for an angle point;

THENCE: S 42° 35' 13" W continuing along the southeast line of the before-said 75.07 acre BCS Development Company tract and the northwest line of said CASTLEGATE SUBDIVISION, SECTION 10 for a distance of 248.91 feet to a 1/2-inch iron rod set for corner;

THENCE: N 53° 14' 52" W into the interior of the said 75.07 acre BCS Development Company tract for a distance of 257.92 feet to a 1/2-inch iron rod set for corner in the east right-of-way line of Brewster Drive (based on a 77-foot width);

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

- 1) N 54° 29' 41" E for a distance of 3.43 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
2) 497.24 feet along the arc of said curve having a central angle of 58° 19' 17", a radius of 488.50 feet, a tangent of 272.57 feet and a long chord bearing N 25° 20' 02" E at a distance of 476.05 feet to a 1/2-inch iron rod set for the Point of Tangency, and
3) N 03° 49' 36" W for a distance of 164.58 feet to a 1/2-inch iron rod set for corner in the south right-of-way line of said State Highway No. 40 (width varies);

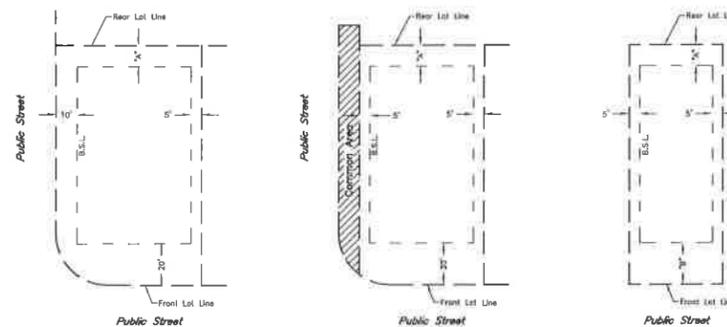
THENCE: N 88° 10' 24" E along the before-said south right-of-way line of State Highway No. 40 for a distance of 178.88 feet to the POINT OF BEGINNING and containing 5.458 acres of land, more or less.

GENERAL NOTES:

- 1. Related Documents:
A. 75.07 Acre BCS Development Company Tract - Vol. 6885, Pg. 42
B. 14.938 Acre College Station I.E.D. Tract - Vol. 11873, Pg. 3512
C. This subdivision is zoned PDD refer to Ordinance 2013-3512
D. Revised PDD Concept Plan Project Number 13-238
2. Building Set Back Lines: The minimum setback standards of the base zoning district apply along the perimeter of the cluster development. All detached structures within a cluster development must be separated by a minimum distance of 10 feet (See Typical Lot Details below.)
3. Parkland Dedication: Dedicated as part of Bridgewood Subdivision, Phase 1.
4. ROW Dedication: 2.807 Acres
5. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804103233 E, effective May 18, 2012, this property is not located in a 100-year flood hazard area.
6. ORIGIN OF BEARING SYSTEM: The origin of bearing for this tract is based on the Texas State Coordinate System, Central Zone (NAD83) as determined from the position of found TxDOT Concrete Monuments with brass disks along the northeast line of State Highway No. 40.
7. Common Areas, Open Areas and Landscape Easements shall be owned & maintained by Homeowner's Association.
8. All Open and Common Areas shall be Public Utility and Private Drainage Easements, unless noted otherwise.
9. Residential driveway access is not allowed off of Brewster Drive.
10. Possible Relevant Easements as per Title Report OF No. 28285:
A. Bryan Texas Utilities Blanket Easement, Vol. 350, Pg. 130 with no exact location described.
B. Bryan Texas Utilities Blanket Easement, Vol. 479, Pg. 287 with no exact location described.
10. Abbreviations:
P.A.E. - Public Access Easement
P.U.E. - Public Utility Easement
P.D.E. - Public Drainage Easement
H.O.A. - Homeowner's Association
11. Each lot shall provide a minimum of two (2) trees of at least two inches (2") in caliper or one (1) tree of four inch (4") caliper per Ordinance No. 3222.
12. The following public utility easements shall be provided for each lot:
A. 10' Public Utility Easement shall be provided along the rear of all lots, unless noted otherwise.
B. 10' Public Utility Easement shall be provided along the front of all lots, unless noted otherwise.
13. Sight Triangle Encroachment - In accordance with the Unified Development Ordinance, nothing shall be erected, placed, planted or allow to grow within the area shown in such a manner that would obstruct the driver's view. Obstructions prohibited include but are not limited to fences, walls, entry signage, structures, buildings, hedges, etc. However, fences, walls, and/or hedges that do not impair vision from three (3) feet to nine (9) feet above the curb may be permitted with the approval of the City Engineer. Required public use facilities such as fire hydrants, traffic signs, utility structures, etc. are exempted.
14. Unless noted otherwise indicated, all lot corners are marked with 1/2" iron rods.
o Indicates 1/2" iron rod found
o Indicates 3/4" iron pipe set
o Indicates 5/8" iron rod found
o Indicates Fence Post Corner
o Indicates Concrete Monument w/ Brass Disk Found
o PK nail control monuments set in pavement.



VICINITY MAP



TYPICAL CORNER LOT DETAILS

Dimension "B"
Rear Set Back Line
Exterior Lot: 20'
Interior Lot: 10'

Dimension "C"
Cut-to-back Lot: 20'
All other Lots: 20'

TYPICAL LOT DIMENSIONS

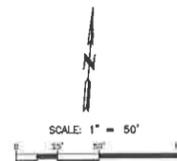
FINAL PLAT
BRIDGEWOOD SUBDIVISION
PHASE 2
LOTS 1-27, BLOCK 1 ~ LOTS 1-24, BLOCK 2
LOTS 1-6, BLOCK 3 ~ LOTS 1-11, BLOCK 4
AND LOTS 1-5, BLOCK 5
19.492 ACRES
ROBERT STEVENSON SURVEY, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS
AUGUST, 2014
SCALE 1" = 50'
Owners: BCS Development Co. 4090 State Highway 6 South College Station, Texas 77845 (979) 690-1222
Surveyor: McClure & Browne Engineering/Surveying, Inc. 1008 Woodcreek Dr., Suite 103 College Station, Texas 77845 (979) 693-3636

SHET NO. 1 OF 2 SHEETS

William D. Fitch Parkway
S.H. 40 ~ Variable Width R.O.W.

P.O.B. (Blocks 1-2-3)

P.O.B. (Blocks 4-5)
P.O.C. (Blocks 1-2-3)



14.429 Acres
Lot 1, Block 10
Bridgewood Subdivision
Phase 1

INSET "A"
Scale: 1" = 20'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 37°12'09" W	92.30'
L2	N 49°25'02" W	28.03'
L3	N 24°59'15" W	28.03'
L4	N 37°12'09" W	90.25'
L5	N 80°17'08" E	104.61'
L6	N 1°03'28" W	35.00'
L7	N 54°29'41" E	3.43'
L8	N 41°10'24" E	28.31'
L9	N 54°24'25" W	23.65'
L10	N 54°24'25" E	23.65'
L11	S 32°19'35" E	23.16'
L12	S 35°43'50" E	67.75'
L14	N 32°19'26" W	46.89'
L15	S 48°49'36" E	28.31'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	88°19'17"	411.50'	418.87'	229.61'	S 25°20'02" W	401.02'
C2	24°25'47"	66.50'	28.35'	14.40'	S 52°47'51" W	28.14'
C3	58°19'17"	488.50'	497.24'	272.57'	N 25°20'02" E	476.05'
C4	81°22'20"	25.00'	35.51'	21.49'	N 44°30'46" W	32.80'
C5	6°18'46"	425.00'	46.83'	23.44'	N 82°02'33" W	46.80'
C6	48°11'23"	25.00'	21.03'	11.18'	S 77°01'08" W	20.41'
C7	278°22'48"	50.00'	241.19'		N 11°08'49" E	66.67'
C8	48°11'23"	25.00'	21.03'	11.18'	S 54°47'29" E	20.41'
C9	5°01'04"	375.00'	32.84'	16.43'	S 81°23'42" E	32.83'
C10	90°19'14"	25.00'	39.41'	25.14'	N 50°56'09" E	35.45'
C11	81°35'59"	25.00'	35.60'	21.58'	N 13°38'25" W	32.67'
C12	180°00'00"	50.00'	157.08'		N 35°35'35" E	100.00'
C13	81°36'06"	25.00'	35.61'	21.58'	N 84°47'33" E	32.67'
C14	80°40'23"	25.00'	36.58'	25.30'	S 41°30'44" W	35.56'
C15	12°49'21"	25.00'	5.59'	2.81'	N 86°44'24" W	5.58'
C16	162°53'35"	86.50'	189.08'	442.14'	S 18°13'30" W	131.52'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C17	30°54'01"	25.00'	13.48'	6.91'	S 47°46'28" E	13.32'
C18	28°58'35"	272.33'	142.32'	72.83'	S 17°21'17" E	140.71'
C19	33°20'50"	508.40'	295.90'	152.27'	S 19°03'26" E	291.74'
C20	90°13'28"	25.00'	39.37'	25.10'	S 9°22'55" W	35.42'
C26	75°35'39"	40.00'	52.77'	31.02'	N 87°42'30" W	49.03'
C27	42°20'10"	125.00'	92.36'	48.40'	N 71°04'46" W	90.28'
C28	89°28'13"	25.00'	39.02'	24.76'	N 47°31'44" W	35.18'
C29	28°19'17"	322.33'	164.86'	84.33'	N 17°28'16" W	163.16'
C30	119°10'30"	25.00'	52.00'	42.59'	N 27°15'41" E	43.12'
C31	101°34'35"	25.00'	44.32'	30.64'	S 42°21'47" E	38.74'

FINAL PLAT

BRIDGEWOOD SUBDIVISION

PHASE 2

LOTS 1-27, BLOCK 1 ~ LOTS 1-24, BLOCK 2
LOTS 1-6, BLOCK 3 ~ LOTS 1-11, BLOCK 4
AND LOTS 1-5, BLOCK 5

19.492 ACRES

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

AUGUST, 2014
SCALE: 1" = 50'

Owners:
BCS Development Co.
4090 State Highway 6 South
College Station, Texas 77845
(979) 690-1222

Surveyor:
McClure & Brown Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

SHEET NO.
2
OF 2 SHEETS

FP2014-900199
04.23.15
10:30
AJ



Legislation Details (With Text)

File #: 15-0218 **Version:** 1 **Name:** Dick's Iron Dukes Addition
Type: Final Plat **Status:** Agenda Ready
File created: 4/27/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 5/7/2015 **Final action:**

Title: Presentation, possible action, and discussion regarding a Development Plat for Dick's Iron Dukes consisting of one commercial lot on approximately one acre located at 13601 Fm 2154, generally located at the southern intersection of FM 2154 and William D. Fitch Parkway. Case #15-00900015 (J. Bullock)

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Development Plat for Dick's Iron Dukes consisting of one commercial lot on approximately one acre located at 13601 Fm 2154, generally located at the southern intersection of FM 2154 and William D. Fitch Parkway. Case #15-00900015 (J. Bullock)



**Development Plat
for
Dick's Iron Dukes Addition
15-00900015**

SCALE: 1 lot on approximately 1 acre

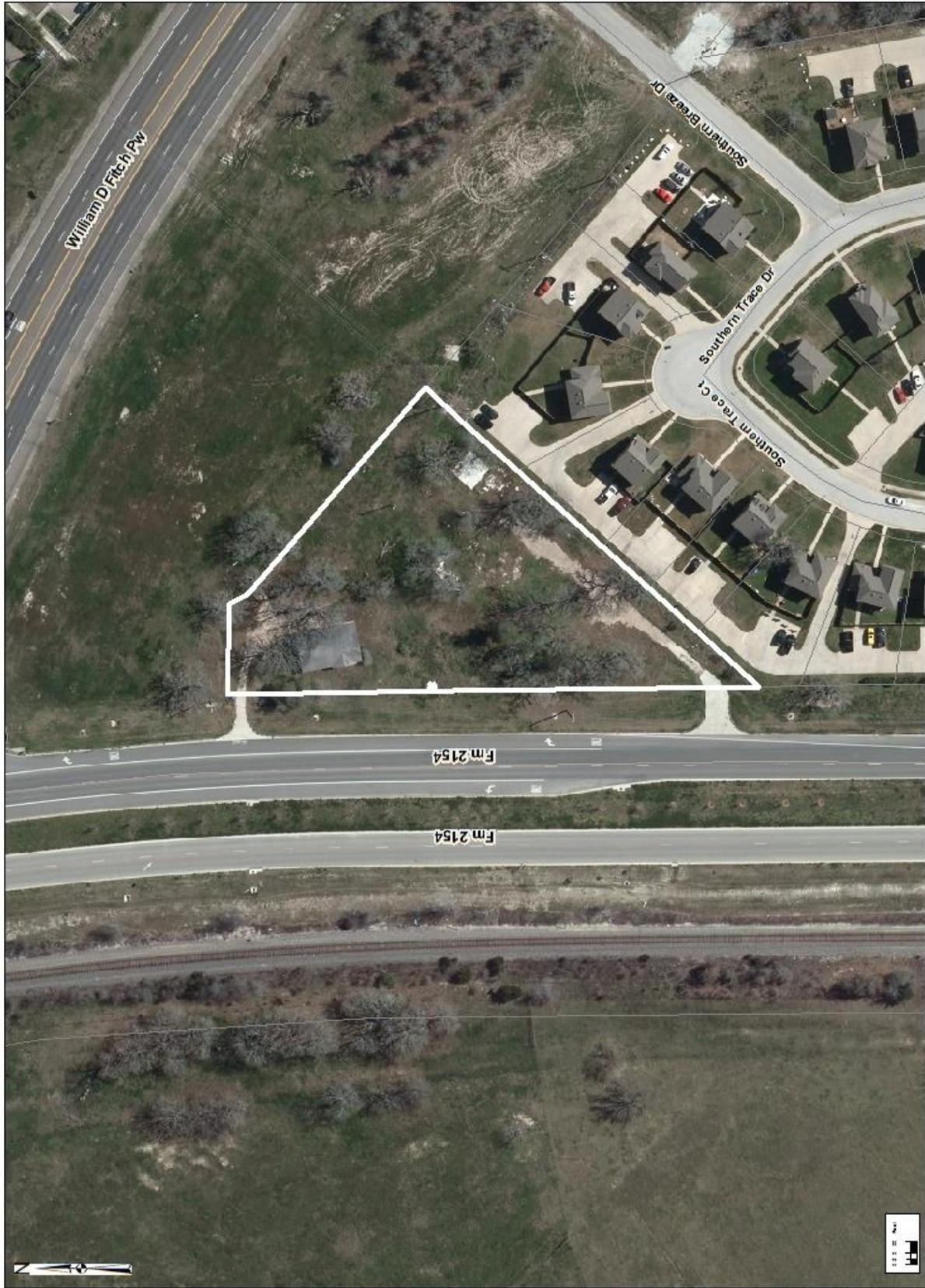
LOCATION: 13601 FM 2154

ZONING: PDD Planned Development District

APPLICANT: Mike Choate, Stripes LLC

PROJECT MANAGER: Jessica Bullock, Staff Planner
Jbullock@cstx.gov

RECOMMENDATION: Staff recommends approval of the Development Plat.



DEVELOPMENT PLAT

Case: 15-15

DICK'S IRON DUKES ADDITION

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation: July 1995
Zoning: A-O Agricultural Open upon annexation
PDD Planned Development District (2010)
Revised PDD Planned Development District (2014)
Site development: Vacant

COMMENTS

Parkland Dedication Fees: N/A

Greenways: N/A

Pedestrian Connectivity: There is a 6-foot sidewalk proposed along Wellborn Road that will connect to the adjacent residential area with gated access.

Bicycle Connectivity: N/A

Impact Fees: NA

REVIEW CRITERIA

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

STAFF RECOMMENDATION

Staff recommends approval of the Development Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Development Plat



FOR OFFICE USE ONLY
CASE NO.: 15-900015
DATE SUBMITTED: 01/15/15
TIME: 3:20
STAFF: AJ

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.
- Six (6) 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 Dick's Iron Dukes Addition

ADDRESS 13601 FM 2154

LEGAL DESCRIPTION (Lot, Block, Subdivision) lot 1, blk 1 1.498 ac, R. Stevenson, A-54

SPECIFIED LOCATION OF PROPOSED PLAT:

Wellborn Road off Hwy 40

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

Name Mike R. Choate E-mail mchoate@susser.com

Street Address 4525 Ayers Street

City Corpus Christi State TX. Zip Code 78415

Phone Number 361-693-8828 Fax Number 361-851-9514

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

Name Stripes LLC E-mail susser.com

Street Address 4525 Ayers Street

City Corpus Christi State TX Zip Code 78415

Phone Number 361-693-3619 Fax Number 361-851-9514

ARCHITECT OR ENGINEER'S INFORMATION:

Name Kerr Surveying LLC E-mail louise.barker@suddenlinkmail.com

Street Address 409 N. Texas Ave

City Bryan State TX Zip Code 77803

Phone Number 268-3195 Fax Number 691-8904

Total Acreage 1.498 R-O-W Acreage N/A

Current zoning of subject property PDD

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):

N/A

Regarding the waiver request, explain how:

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

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

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

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

Requested oversize participation _____

Total Linear Footage of Proposed Public:
_____ Streets
_____ Sidewalks
_____ Sanitary Sewer Lines
_____ Water Lines
_____ Channels
_____ Storm Sewers
_____ 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.

Stripes LLC



01-09-2015

Signature and title

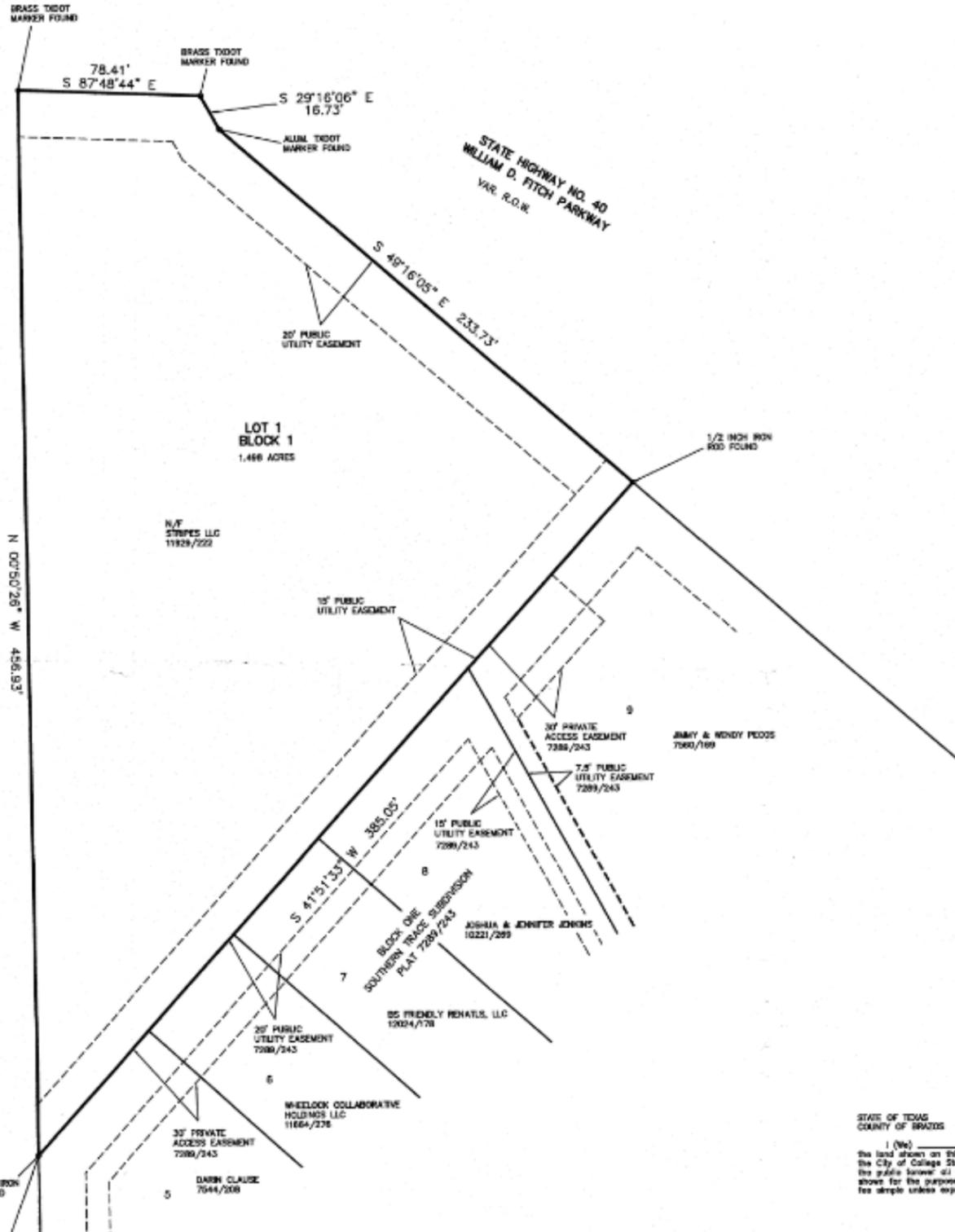
Date

Brad Williams
Sr. Vice President - Retail Operations West

FM 2154
WELLBORN ROAD
VAR. R.O.W.

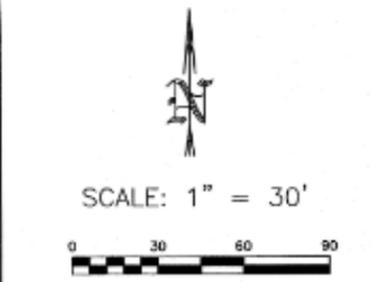
N 00°50'28" W 426.93'

COLLEGE STATION GPS
MIN. #34 BEARS
S 00°17'41" N 8238.86'



GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREIN IS BASED ON 0893 NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100320 E, DATED 03-18-2012.
3. SUBJECT PROPERTY IS CURRENTLY ZONED "D02".
4. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH COLLEGE STATION U.S.D.
5. THE FOLLOWING BLANKET EASEMENTS DO APPLY TO THIS TRACT:
 - a) SINGULAR REFERENCE COMPANY 132/117 & 147/415
 - b) CITY OF BRYAN 141/340
 - c) WELLBORN WATER SUPPLY CORPORATION 254/285, 254/327, 707/538, 758/84 & 902/302
 - d) FERGUSON DUNDEEN COUNTY GAS GATHERING SYSTEM 2047/178



VICINITY MAP
NOT TO SCALE

LOT 1
BLOCK 1
1.488 ACRES

N/T
STRIPES LLC
11928/222

JIMMY & WENDY PEOS
7060/169

JOSHUA & JENNIFER JONES
10221/289

DS FRIENDLY RENAISSANCE, LLC
12024/178

WHEELLOCK COLLABORATIVE
HOLDINGS LLC
11664/276

DARRIN CLAUDE
7544/208

CERTIFICATE OF CITY ENGINEER

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

City Engineer
City of College Station

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

ATTEST:

Chairman

City Secretary

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Koren McGowan, 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 on the _____ day of _____, 20____, in the Official Public Records of Brazos County, Texas, in the Deed Records of Volume _____, Page _____.

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

County Clerk
Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) _____ owner(s) and developer(s) of the land shown on this plat, and designated herein as Lot 1, Block 1, Dick's Iron Dukes Addition to the City of College Station, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, 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.

Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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

Brad Kerr, R.P.S.S. No. 4502

METES AND BOUNDS DESCRIPTION
OF A
1.488 ACRE TRACT
ROBERT STEVENSON SURVEY, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ROBERT STEVENSON SURVEY, ABSTRACT NO. 54, COLLEGE STATION, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF A CALLED 1.488 ACRE TRACT AS DESCRIBED BY A DEED TO STRIPES LLC RECORDED IN VOLUME 11628, PAGE 222 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT 1/2 INCH IRON ROD FOUND ON THE EAST LINE OF FM 2154 (WELLBORN ROAD - VAR. WIDTH R.O.W.) MARKING THE SOUTH CORNER OF SAID 1.488 ACRE TRACT AND A WEST CORNER OF BLOCK ONE, SOUTHERN TRACE SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 7286, PAGE 243 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 03° 30' 26" W ALONG THE EAST LINE OF FM 2154 FOR A DISTANCE OF 456.83 FEET TO A BRAZOS TIDOT MARKER FOUND ON THE SOUTHWEST CORNER OF SAID 1.488 ACRE TRACT AND THE NORTH CORNER OF SAID BLOCK ONE, SOUTHERN TRACE SUBDIVISION;

THENCE: ALONG THE SOUTHWEST LINE OF STATE HIGHWAY NO. 40 FOR THE FOLLOWING CALLS:

S 87° 48' 44" E FOR A DISTANCE OF 78.41 FEET TO A BRAZOS TIDOT MARKER FOUND;

S 29° 16' 06" E FOR A DISTANCE OF 16.73 FEET TO A N ALUMINUM TIDOT MARKER FOUND;

S 49° 16' 03" E FOR A DISTANCE OF 233.73 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID 1.488 ACRE TRACT AND THE NORTH CORNER OF SAID BLOCK ONE, SOUTHERN TRACE SUBDIVISION;

THENCE: S 41° 07' 33" W ALONG THE COMMON LINE OF SAID 1.488 ACRE TRACT AND SAID SOUTHERN TRACE SUBDIVISION FOR A DISTANCE OF 385.05 FEET TO THE POINT OF BEGINNING CONTAINING 1.488 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND DECEMBER 2014. BEARING SYSTEM SHOWN HEREIN IS BASED ON 0893 NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

FINAL PLAT
BEING A
DEVELOPMENT PLAT
OF
DICK'S IRON DUKES ADDITION
1.488 ACRES
ROBERT STEVENSON SURVEY, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
SURVEY DATE: DEC. 2014
PLAT DATE: 01-06-15
REVISED: 02-28-15
JOB NUMBER: 14-929
CAD NAME: 14-929
CRS FILE: 14-929

PREPARED BY: KERR SURVEYING, LLC
4325 AVENS STREET
BRYAN, TEXAS 77803
PHONE (817) 288-3193

PREPARED FOR: STRIPES LLC
4325 AVENS STREET
CORPUS CHRISTI, TEXAS 78408
PHONE (361) 693-2666



Legislation Details (With Text)

File #: 15-0212 **Version:** 1 **Name:** 12 at Rock Prairie Phases 2 and 3 Preliminary Plan
Type: Preliminary Plan **Status:** Agenda Ready
File created: 4/27/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 5/7/2015 **Final action:**

Title: Presentation, possible action, and discussion regarding a discretionary item to Unified Development Ordinance section 12-8.3.E.4, 'Adequate Street Access' and presentation, possible action, and discussion regarding a Preliminary Plan for 12 at Rock Prairie Phases 2 and 3 consisting of 12 single-family and 83 townhouse lots on approximately 12.619 acres located at 3270 Rock Prairie Road West, generally located west of the Buena Vida Subdivision and south of the Barracks II Subdivision. Case #15-00900062 (M. Bombek)

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a discretionary item to Unified Development Ordinance section 12-8.3.E.4, 'Adequate Street Access' and presentation, possible action, and discussion regarding a Preliminary Plan for 12 at Rock Prairie Phases 2 and 3 consisting of 12 single-family and 83 townhouse lots on approximately 12.619 acres located at 3270 Rock Prairie Road West, generally located west of the Buena Vida Subdivision and south of the Barracks II Subdivision. Case #15-00900062 (M. Bombek)



CITY OF COLLEGE STATION

**PRELIMINARY PLAN
for
12 at Rock Prairie Phases 2 & 3
15-0090062**

SCALE: 95 lots on 12.619 acres

LOCATION: 3270 Rock Prairie Road West, generally located west of the Buena Vida Subdivision and south of The Barracks II Subdivision.

ZONING: T Town House and GS General Suburban

APPLICANT: David Scamardo, owner

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

RECOMMENDATION: Staff recommends approval of the discretionary item for Unified Development Ordinance (UDO) Section 12-8.3.E.4 'Adequate Street Access'. If the discretionary item is approved by the Commission, the Preliminary Plan should be approved. If the discretionary item is denied the Preliminary Plan is no longer in compliance with the Subdivision Regulations and should also be denied.



PRELIMINARY PLAN

Case: 15-62

12 AT ROCK PRAIRIE PH 2

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation: March, 2008
Zoning: A-O Agricultural Open (upon annexation)
A-O Agricultural Open renamed R Rural (2013)
GS General Suburban and T Townhouse (2014)
A portion rezoned from GS General Suburban to T Townhouse (2015)
Site development: Agricultural Uses

COMMENTS

Water: The subject tract is located in Wellborn Water's service area. Development of the tract will have to meet the City's fire flow and B/CS requirements. Waterline will be extended from 12 at Rock Prairie Phase 1.

Sewer: The subject tract is located adjacent to an 8" sanitary sewer main to the south and a 6" sanitary sewer line to the north. Both sanitary sewer lines gravity flow into the Bee Creek Trunk Line. The site is located in the Steeplechase Sanitary Sewer Impact Fee Area. Sanitary sewer lines will be extended from 12 at Rock Prairie Phase 1. Development of the tract will have to meet the requirements of B/CS Unified Design Guidelines

Off-site Easements: None required.

Drainage: The subject tract is located in the Bee Creek Tributary "B" drainage basin and drains generally to the north. Development of the tract will have to meet the requirements of B/CS Unified Design Guidelines.

Flood Plain: The subject tract is not located within a FEMA regulated Special Flood Hazard Area according to Firm Panel 48041C0305F, effective date 4/2/2014.

Greenways: No greenways are required or proposed for this development.

Pedestrian Connectivity: Sidewalks, five (5) feet in width, are proposed along both sides of all streets as required by the Subdivision Regulations.

Bicycle Connectivity: N/A

Streets: Access to this development will be provided by Towers Parkway, a proposed 2-lane minor collector, and Papa Bear Drive.

Oversize Request: N/A

Parkland Dedication Fees: Parkland Dedication fees totaling \$1,261 per residential lot will be required at the filing of each Final Plat.

Impact Fees: The subject tract is located within the Steeplechase Sanitary Sewer Impact Fee Area, \$144.87 per Living Unit Equivalent (LUE).

REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:** The subject tract is located in an area designated as General Suburban on the Comprehensive Plan Future Land Use and Character Map and Growth Area V on the Concept Map which allows for the potential for townhouse and neighborhood-serving commercial opportunities. The tract was rezoned to T Townhouse and GS General Suburban districts in June 2014 and in 2015. The proposed lots comply with the applicable zoning requirements contained in the Unified Development Ordinance.
2. **Compliance with Subdivision Regulations:** The proposed Preliminary Plan is in compliance with the Subdivision Regulations contained in the UDO except for the following discretionary item:
 - **UDO Section 12-8.3, E.4 ‘Adequate Street Access’-** The purpose of this section is to ensure that there is adequate access and flow of traffic in and out of a development. As stated, ‘ When there are more than thirty (30) lots to be served by external street connections, a minimum of two (2) street connections to external paved public streets shall be required. The Commission may allow a Remote Emergency Access where development phasing or constraints of the land prevent the provision of a second street connection. The development is constrained by the surrounding property which is limiting its ability to provide a second street connection as the property does not have a second frontage to a street. The applicant is providing a remote emergency access connection to be considered as the second access for the development. This access is temporary and will remain in place until Papa Bear Drive is constructed in phase 202 of The Barracks II Subdivision. Additionally, phase 3 of this development is not allowed to file the final plat until the emergency access has been removed. The Fire Marshall did review this request, and was not opposed to the proposed configuration.

STAFF RECOMMENDATION

Staff recommends approval of the discretionary item for Unified Development Ordinance (UDO) Section 12-8.3.E.4 ‘Adequate Street Access’. If the discretionary item is approved by the Commission, the Preliminary Plan should be approved. If the discretionary item is denied the Preliminary Plan is no longer in compliance with the Subdivision Regulations and should also be denied.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>15-62</u>
DATE SUBMITTED:	<u>2/20/15</u>
TIME:	<u>3:44</u>
STAFF:	<u>SO</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.
- Six (6) 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 March 5, 2014

NAME OF PROJECT _____

ADDRESS 3270 Rock Prairie Road West

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

North side of Rock Prairie Road 0.5 miles west of Wellborn Road

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

Name David Scamardo E-mail david@dwsdevelopment.com

Street Address 1289 North Harvey Mitchell Parkway

City Bryan State Texas Zip Code 77803

Phone Number 979-779-7209 Fax Number _____

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

Name DWS Development - David Scamardo E-mail david@dwsdevelopment.com

Street Address 1289 North Harvey Mitchell Parkway

City Bryan State Texas Zip Code 77803

Phone Number 979-779-7209 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Joe Schultz, P.E. - Schultz Engineering LLC E-mail joeschultz84@verizon.net

Street Address 3730 Longmire Drive, Suite A

City College Station State Texas Zip Code _____

Phone Number 979.764.3900 Fax Number 979.764.3910

Total Acreage 12.619 Total No. of Lots 95 R-O-W Acreage 2.751

Number of Lots By Zoning District 12 / GS 83 / TH /

Average Acreage Of Each Residential Lot By Zoning District:
0.147 / GS .086 / TH / /

Floodplain Acreage 0

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? fee in lieu of land

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): _____

Date / Timeframe when submitted: _____

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

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

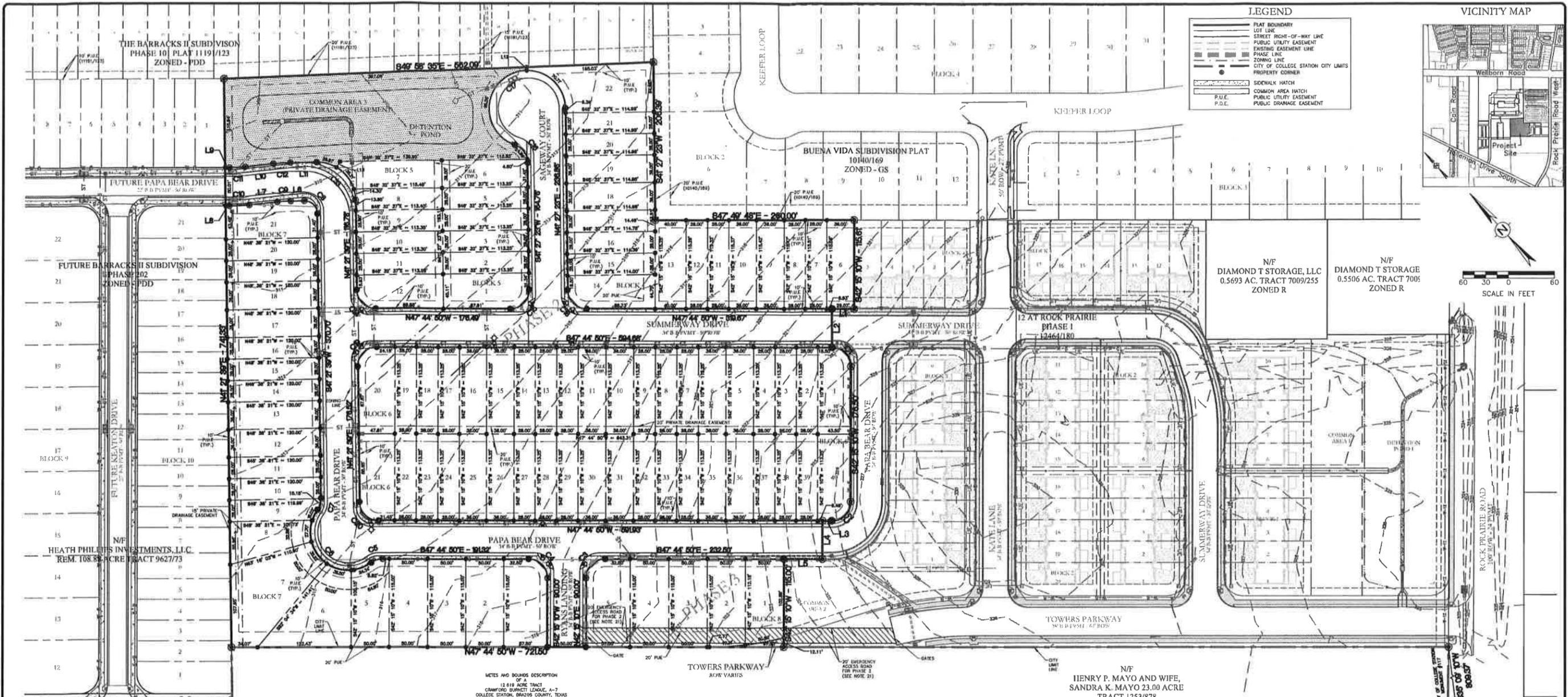
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from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



Signature and title

2-23-2015

Date



- NOTES:**
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 - THE TOPOGRAPHY SHOWN IS FROM FIELD SURVEY DATA.
 - THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE FIRM MAPS, COMMUNITY PANEL NO. 4804100007-1, EFFECTIVE APRIL 27, 2014.
 - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WELLDORN SPECIAL UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
 - A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
 - ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU.
 - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF COLLEGE STATION ZONING ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
 - DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA). HOA DOCUMENTS WILL BE PROVIDED WITH THE FINAL PLAT IN ACCORDANCE WITH SUBD SECTION 12-3.1.1 OWNERS ASSOCIATIONS FOR COMMON AREAS AND FACILITIES.
 - ALL LOTS IN BLOCKS 1, 2, 3, 4, 5 AND LOTS 8-21 IN BLOCK 7 ARE ZONED T1, TOWNHOUSE. LOTS 1-7 IN BLOCK 7 ARE ZONED GS, GENERAL SUBURBAN.
 - THIS AREA IS IN THE STEEP-SLOPE SANITARY SEWER IMPACT FEE AREA. IMPACT FEES SHALL BE PAID IN CONJUNCTION WITH THE ISSUANCE OF BUILDING PERMITS.
 - DRIVEWAY ACCESS FROM RESIDENTIAL LOTS SHALL NOT BE PERMITTED ONTO TOWERS PARKWAY.
 - SIX FOOT SIDEWALKS, FOUR FEET OFFSET FROM THE BACK OF CURB SHALL BE REQUIRED ON BOTH SIDERS OF TOWERS PARKWAY. FIVE FOOT SIDEWALKS SHALL BE REQUIRED ON BOTH SIDERS OF ALL OTHER STREETS.
 - TOWERS PARKWAY SHALL HAVE BIKE LANES.
 - EACH SINGLE-FAMILY AND TOWNHOME LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2 INCHES IN CALIPER OR ONE 4 INCH CALIPER TREE PER ORDINANCE 3322.
 - ON THE FINAL PLAT ALL LOTS WILL HAVE A 2.5' WIDE PUBLIC ACCESS EASEMENT ACROSS THE FRONT OF THE LOT FOR THE PROPOSED SIDEWALK.
 - THE TRAFFIC CIRCULATION MEASURE PROPOSED WITH THE WIDER STREET OPTION FOR THE SINGLE-FAMILY PARKING REQUIREMENTS IS SUBMITTED. THE LOCATION OF THESE WILL BE DETERMINED WITH THE CONSTRUCTION PLANS.
 - PHASE 2 OF 12 AT ROCK PRAIRIE IS CONTINGENT ON THE OFF-SITE EXTENSION OF SANITARY SEWER MAINS.
 - PHASE 2 WILL REQUIRE TWO REMOTE ACCESS POINTS FOR EMERGENCY ACCESS PURPOSES. THE LOCATION OF THE EMERGENCY ACCESS ROAD IS SHOWN ON THIS PLAN.
 - PHASE 3 FINAL PLAT WILL NOT BE FILED UNTIL PAPA BEAR DRIVE IS CONSTRUCTED IN PHASE 202 OF THE BARRACKS II SUBDIVISION. THE EMERGENCY ACCESS ROAD CAN THEN BE REMOVED.
 - DRIVEWAY ACCESS FROM LOT 1, BLOCK 7 AND LOT 5, BLOCK 8 SHALL NOT BE PERMITTED ONTO RYANS LANDING.
 - THE CURB AND SIDEWALK ON RYANS LANDING IS TO BE REMOVED WHEN THE EMERGENCY ACCESS ROAD COMES OUT WITH PHASE 3.
 - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS ON THE HOA HOMEOWNERS' ASSOCIATION. LANDSCAPE, FENCES, STRUCTURES, GRADING, ETC. CANNOT IMPIDE THE FLOW OF THE PRIVATE DRAINAGE EASEMENT.

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE CRAWFORD BURNETT LEAGUE, ABSTRACT NO. 7, COLLEGE BURNETT, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALREADY CALLED 12,573 ACRES TRACT AS DESCRIBED BY A DEED TO DWS DEVELOPMENT, INC. RECORDED IN VOLUME 12188 PAGE 184 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF A CALLED 8,288 ACRES TRACT AS DESCRIBED BY A DEED TO DWS DEVELOPMENT, INC. RECORDED IN VOLUME 12188 PAGE 189 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

COMMENCING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID 8,288 ACRES TRACT AND THE EAST CORNER OF A CALLED 33.00 ACRES TRACT AS DESCRIBED BY A DEED TO HENRY P. MAYO AND WIFE, SANDRA K. MAYO, RECORDED IN VOLUME 1253, PAGE 878 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 47° 44' 50" W ALONG THE COMMON LINE OF SAID 8,288 ACRES TRACT AND SAID 33.00 ACRES TRACT FOR A DISTANCE OF 871.61 FEET TO THE POINT OF BEGINNING OF THIS HEREON DESCRIBED TRACT;

THENCE: S 47° 44' 50" W CONTINUING ALONG THE COMMON LINE OF SAID 8,288 ACRES TRACT, SAID 12,573 ACRES TRACT AND SAID 33.00 ACRES TRACT, AT 103.48 FEET PASS A 1/2 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 704.00 FEET TO THE SOUTHEAST CORNER OF THE REMAINDER OF A CALLED 108.88 ACRES TRACT AS DESCRIBED BY A DEED TO HEATH PHILLIPS INVESTMENTS, LLC RECORDED IN VOLUME 8937, PAGE 73 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID REMAINDER OF 108.88 ACRES TRACT BEARS: S 41° 21' 38" W FOR A DISTANCE OF 80.12 FEET;

THENCE: S 41° 21' 38" E ALONG THE COMMON LINE OF SAID 12,573 ACRES TRACT AND SAID REMAINDER OF 108.88 ACRES TRACT FOR A DISTANCE OF 741.12 FEET TO THE SOUTHWEST CORNER OF SAID 12,573 ACRES TRACT, ACCORDING TO THE PLAT RECORDED IN VOLUME 11914, PAGE 123 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: N 38° 03' 28" E FOR A DISTANCE OF 0.13 FEET;

THENCE: S 48° 58' 35" E ALONG THE COMMON LINE OF SAID 12,573 ACRES TRACT AND SAID PHASE 101 FOR A DISTANCE OF 863.00 FEET TO THE NORTHWEST CORNER OF SAID 12,573 ACRES TRACT, ACCORDING TO THE PLAT RECORDED IN VOLUME 10140, PAGE 186 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: N 00° 30' 03" W FOR A DISTANCE OF 0.26 FEET;

THENCE: S 47° 49' 48" E CONTINUING ALONG THE COMMON LINE OF SAID 12,573 ACRES TRACT AND BUENA VIDA SUBDIVISION FOR A DISTANCE OF 280.30 FEET;

THENCE: S 47° 49' 48" E CONTINUING ALONG THE COMMON LINE OF SAID 12,573 ACRES TRACT AND BUENA VIDA SUBDIVISION FOR A DISTANCE OF 280.30 FEET;

THENCE: ALONG THE COMMON LINE OF SAID 12,573 ACRES TRACT AND SAID 8,288 ACRES TRACT FOR THE FOLLOWING CALLS:

S 42° 15' 10" W FOR A DISTANCE OF 115.01 FEET;

N 47° 44' 50" W FOR A DISTANCE OF 29.18 FEET;

S 42° 10' 12" W FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CIRCULAR CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 38.27 FEET (CHORD BEARS: S 02° 44' 00" E - 35.36 FEET) TO THE END OF SAID CURVE;

S 42° 15' 10" W FOR A DISTANCE OF 128.50 FEET TO THE BEGINNING OF A CIRCULAR CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 38.27 FEET (CHORD BEARS: S 87° 15' 00" W - 35.36 FEET) TO THE END OF SAID CURVE;

N 47° 44' 50" W FOR A DISTANCE OF 12.02 FEET;

S 42° 13' 48" W FOR A DISTANCE OF 50.50 FEET;

N 47° 44' 50" W FOR A DISTANCE OF 50.50 FEET;

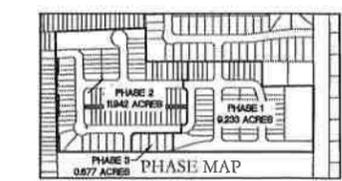
THENCE: S 42° 15' 10" W THROUGH SAID 8,288 ACRES TRACT FOR A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING CONTAINING 12,619 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	28.27	25.00	087°00'00"	25.00	20.38	S02°44'00"E
C2	28.27	25.00	087°00'00"	25.00	20.38	S87°15'00"E
C3	28.27	25.00	087°00'00"	25.00	20.38	S87°15'00"E
C4	28.27	25.00	087°00'00"	25.00	20.38	S02°44'00"E
C5	18.00	25.00	038°52'13"	8.33	18.81	S68°10'08"E
C6	142.11	50.00	187°50'33"	331.55	18.88	S03°11'38"E
C7	16.00	25.00	038°52'13"	8.33	18.81	S59°47'45"W
C8	28.70	17.00	090°00'00"	17.00	24.64	S03°28'21"E
C9	17.70	200.00	000°00'00"	8.80	17.70	S51°05'58"E
C10	28.02	250.00	000°00'00"	13.02	28.02	S50°44'37"E
C11	20.82	200.00	000°00'00"	10.42	20.82	N00°44'37"W
C12	22.10	200.00	000°00'00"	11.05	22.10	N01°10'36"W
C13	18.84	50.00	060°00'00"	18.84	78.11	N03°08'21"W
C14	28.80	25.00	088°04'00"	24.81	20.08	N03°12'00"W
C15	28.82	25.00	088°04'00"	23.35	28.82	S89°11'18"W
C16	20.72	25.00	010°31'44"	17.88	38.87	S01°12'31"W
C17	216.83	80.00	050°31'44"	70.71	81.82	N02°08'28"W
C18	28.82	25.00	088°12'13"	24.85	25.11	N02°08'44"W
C19	28.82	25.00	088°12'13"	25.30	25.83	N68°02'42"E
C20	28.80	25.00	088°04'00"	24.81	25.68	N01°11'38"W

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	29.07	N47°44'50"W
L2	50.00	N42°10'12"W
L3	12.02	N47°44'50"W
L4	50.00	S42°15'48"W
L5	50.50	N47°44'50"W
L6	17.91	S48°38'21"E
L7	36.71	S53°43'21"E
L8	0.00	S47°48'43"E
L9	5.77	N47°40'47"W
L10	28.71	N53°45'37"W
L11	24.71	N48°38'21"W
L12	4.38	N41°27'23"E
L13	8.78	S54°01'37"W



PRELIMINARY PLAN NOT FOR RECORD

REVISED

PRELIMINARY PLAN 12 AT ROCK PRAIRIE

PHASE 2 & 3

12.619 ACRES - 95 LOTS

CRAWFORD BURNETT LEAGUE, A-7

COLLEGE STATION, BRAZOS COUNTY, TEXAS

PHASE 2: 11,942 - 90 LOTS - (0.969 ACRES COMMON AREA)

BLOCK 4, LOTS 6-22

BLOCK 5, LOTS 1-12

BLOCK 6, LOTS 1-18

BLOCK 7, LOTS 1-21

PHASE 3: 0.677 - 5 LOTS

BLOCK 8, LOTS 1-5

APRIL 2015

OWNER/DEVELOPER: DWS DEVELOPMENT, INC. 500 N. 45TH BLDG. 405 N. TEXAS AVE. BRYAN, TEXAS 77803 979.348.3189

SURVEYOR: BRAD KEHR, RPLS NO. 4802 KEHR SURVEYING, LLC 405 N. TEXAS AVE. BRYAN, TEXAS 77803 979.348.3189

SCALE: 1"=60'

ENGINEER: Schuit Engineering, LLC 2730 LONGVIEW DR., SUITE A COLLEGE STATION, TEXAS 77845 979.744.3920

15.62 4:45
04/06/15 gjs



Legislation Details (With Text)

File #:	15-0211	Version:	1	Name:	Caprock Crossing Lot 1A-R/ Greens Prairie Center Phase 2 Lot 1R- Replat
Type:	Final Plat	Status:		Status:	Agenda Ready
File created:	4/27/2015	In control:		In control:	Planning and Zoning Commission Regular
On agenda:	5/7/2015	Final action:		Final action:	

Title: Public hearing, presentation, possible action, and discussion regarding a Final Plat for Greens Prairie Center Phase 2A Lots 1R and 15R, Block 5 Common Area 5, Block 5 and Caprock Crossing Lot 1A-R, Block 3 being a replat of Greens Prairie Center Phase 2A Lot 1R, Block 5 and Caprock Crossing Lot 1A-R, Block 3 consisting of three commercial lots and one common area on approximately 34.46 acres located at 910 William D Fitch Parkway, generally located south of William D Fitch Parkway and east of Arrington Road. Case #15-00900063 (M. Bombek)

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding a Final Plat for Greens Prairie Center Phase 2A Lots 1R and 15R, Block 5 Common Area 5, Block 5 and Caprock Crossing Lot 1A-R, Block 3 being a replat of Greens Prairie Center Phase 2A Lot 1R, Block 5 and Caprock Crossing Lot 1A-R, Block 3 consisting of three commercial lots and one common area on approximately 34.46 acres located at 910 William D Fitch Parkway, generally located south of William D Fitch Parkway and east of Arrington Road. Case #15-00900063 (M. Bombek)



CITY OF COLLEGE STATION

FINAL PLAT

for

Greens Prairie Center Phase 2A Lots 1R and 15R, Block 5 Common Area 5, Block 5

Caprock Crossing Lot 1A-R, Block 3

Being a Replat of Greens Prairie Center Phase 2A Lot 1R, Block 5

Caprock Crossing Lot 1A-R, Block 3

15-00900063

SCALE: Three lots and one common area on 34.46 acres

LOCATION: 910 William D Fitch Parkway

ZONING: GC General Commercial

APPLICANT: Jesse Durden- Caprock, Texas

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

RECOMMENDATION: Staff recommends approval of the Final Plat



	DEVELOPMENT REVIEW
CAPROCK CROSSING L 1A-R BL 3 GREENS PRAIRIE CENTER PH 2A L1R BL 5	
Case: 15-63	FINAL PLAT - REPLAT

DEVELOPMENT HISTORY

Annexation: Part in 1983, Part in 2002
Zoning: A-O Agricultural Open (upon annexation)
C-1 General Commercial, 2006
OV Greens Prairie Overlay, 2006
C-1 General Commercial renamed GC General Commercial, 2013
Preliminary Plat: Approved in 2007 (Greens Prairie Center) and
2012 (Caprock Crossing)
Site Development: Vacant

COMMENTS

Parkland Dedication: N/A
Greenways: N/A
Pedestrian Connectivity: No sidewalks are proposed with this Plat. All proposed sidewalks for the development will be constructed with the individual lots.
Bicycle Connectivity: There is an existing bike lane along Arrington Road.
Impact Fees: A portion of the northern subject property is located within the Alum Creek Sewer Impact Fee Area, and will be required to pay \$44.71/Living Unit Equivalent (LUE).

REVIEW CRITERIA

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

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY

CASE NO.: 15-63

DATE SUBMITTED: 2/26/15

TIME: 3:44

STAFF: [Signature]

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

- \$700-\$932 Final Plat Application Fee (see above).
- ~~N/A~~ \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Six (6) folded copies of plat. (A signed mylar original must be submitted after approval.)
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- Copy of original deed restrictions/covenants for replats (if applicable).
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

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

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT Caprock Crossing Lot 1A-R/Greens Prairie Center Phase 2A Lot 1R Replat

ADDRESS 910 William D Fitch PKWY

SPECIFIED LOCATION OF PROPOSED PLAT:
Caprock Crossing Lot 1A-R, Block 3 and Greens Prairie Center Phase 2A Lot 1R, Block 5

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):
 Name Jesse Durden- Caprock, Texas E-mail jessedurden@caprocktx.com
 Street Address P.O. Box 54
 City Wellborn State TX Zip Code 77881
 Phone Number 979.307.0321 Fax Number 979.314.7606

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

Name Brazos Texas Land Development E-mail _____
Street Address 1203 University Drive East
City College Station State TX Zip Code 77840
Phone Number _____ Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering, LLC- Deven Doyen P.E. E-mail deven@schultzengineeringllc.com
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

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 34.46 Total No. of Lots 3 R-O-W Acreage N/A

Existing Use Vacant Proposed Use Commercial

Number of Lots By Zoning District 3 / GC _____ / _____ / _____

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

Floodplain Acreage N/A

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

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

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

Yes

No

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

Project Name: _____

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

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

Requested Oversize Participation N/A

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>N/A</u> Streets</p> <p><u>N/A</u> Sidewalks</p> <p><u>N/A</u> Sanitary Sewer Lines</p> <p><u>535</u> Water Lines</p> <p><u>N/A</u> Channels</p> <p><u>N/A</u> Storm Sewers</p> <p><u>N/A</u> Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p><u>N/A</u> No. of acres to be dedicated + \$ _____ development fee</p> <p><u>N/A</u> No. of acres in floodplain</p> <p><u>N/A</u> No. of acres in detention</p> <p><u>N/A</u> No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p><u>N/A</u> No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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

Signature and title

SAMI ISMAIL, DIRECTOR

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) _____

SAMM ISMAIL

Date _____

2/20/15

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 _____

02/25/15

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.

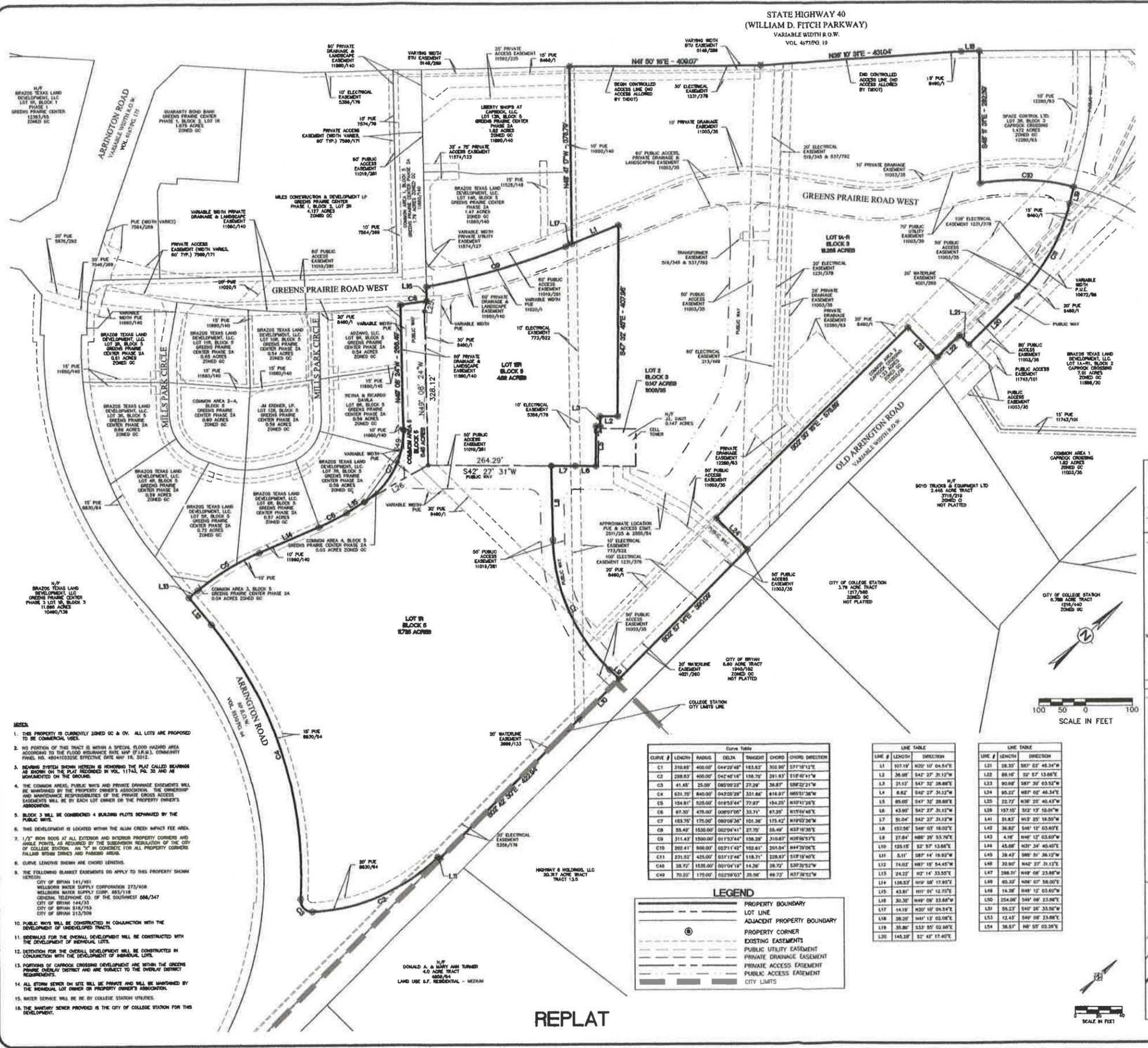
Required Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.

Engineer / Surveyor

Date

Conditions or comments as part of approval: _____

STATE HIGHWAY 40
(WILLIAM D. FITZEL PARKWAY)
VARIABLE WIDTH R.O.W.
VOL. 4677/93 19



- NOTES:**
1. THIS PROPERTY IS CURRENTLY ZONED GC & OV. ALL LOTS ARE PROPOSED TO BE COMMERCIAL USES.
 2. NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 4804100222E EFFECTIVE DATE MAY 18, 2012.
 3. BEARING SYSTEM SHOWN HEREON IS BEARING THE PLAT CALLED BEARING OF BROWN ON THE PLAT RECORDED IN VOL. 1174, PG. 35 AND 40 MONUMENTED ON THE GROUND.
 4. THE COMMON AREAS, PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE PRIVATE CROSS ACCESS EASEMENTS WILL BE BY EACH LOT OWNER ON THE PROPERTY OWNER'S ASSOCIATION.
 5. BLOCK 5 WILL BE CONSIDERED 4 BUILT-UP PLOTS SEPARATED BY THE PUBLIC SITE.
 6. THIS DEVELOPMENT IS LOCATED WITHIN THE ALAM CREEK WATERSHED AREA.
 7. 1/2" IRON RODS AT ALL EXTERIOR AND INTERIOR PROPERTY CORNERS AND ANGLE POINTS AS REQUIRED BY THE SUBDIVISION REGULATION OF THE CITY OF COLLEGE STATION. AN "X" IN CONCRETE FOR ALL PROPERTY CORNERS FALLING WITHIN DRIVAYS AND PARKING AREAS.
 8. CURVE LENGTHS SHOWN ARE CHORD LENGTHS.
 9. THE FOLLOWING BLANKET EASEMENTS DO APPLY TO THIS PROPERTY SHOWN HEREON:
CITY OF BRYAN 141/481;
WELLSBORO WATER SUPPLY CORPORATION 373/409;
WELLSBORO WATER SUPPLY CORP. 483/118;
GENERAL TELEPHONE CO. OF THE SOUTHWEST 066/347;
CITY OF BRYAN 141/351;
CITY OF BRYAN 114/753;
CITY OF BRYAN 212/708
 10. PUBLIC UTILITIES WILL BE CONSTRUCTED IN CONFORMANCE WITH THE DEVELOPMENT OF UNDEVELOPED TRACTS.
 11. SIDEWALKS FOR THE OVERALL DEVELOPMENT WILL BE CONSTRUCTED WITH THE DEVELOPMENT OF INDIVIDUAL LOTS.
 12. DETENTION FOR THE OVERALL DEVELOPMENT WILL BE CONSTRUCTED IN CONFORMANCE WITH THE DEVELOPMENT OF INDIVIDUAL LOTS.
 13. PORTIONS OF CAPROCK CROSSING DEVELOPMENT ARE WITHIN THE GREENS PRAIRIE OVERLAY DISTRICT AND ARE SUBJECT TO THE OVERLAY DISTRICT REQUIREMENTS.
 14. ALL STORM SEWER ON SITE WILL BE PRIVATE AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER OR PROPERTY OWNER'S ASSOCIATION.
 15. WATER SERVICE WILL BE BY COLLEGE STATION UTILITIES.
 16. THE SANITARY SEWER PROVIDED IS THE CITY OF COLLEGE STATION FOR THIS DEVELOPMENT.

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	310.89'	400.00'	04°23'48"	153.57'	303.90'	337°18'12"W
C2	298.87'	400.00'	04°28'18"	156.70'	281.83'	319°40'41"W
C3	41.48'	25.00'	08°09'23"	7.29'	38.87'	089°22'21"W
C4	631.78'	840.00'	04°30'29"	331.86'	616.97'	089°21'26"W
C5	154.81'	208.00'	01°05'54"	77.97'	154.25'	010°11'20"E
C6	87.30'	476.00'	00°09'50"	33.71'	87.30'	019°50'40"E
C7	183.75'	175.00'	08°09'26"	101.36'	173.42'	019°50'26"E
C8	35.49'	150.00'	00°09'11"	17.29'	35.49'	033°18'26"E
C9	311.43'	150.00'	01°19'14"	158.39'	310.87'	008°02'07"E
C10	202.41'	300.00'	02°11'42"	102.61'	201.84'	044°20'09"E
C11	231.52'	425.00'	02°11'44"	118.21'	228.92'	018°10'40"E
C12	38.72'	150.00'	00°10'11"	14.26'	38.72'	029°32'52"W
C13	70.97'	175.00'	02°09'37"	36.16'	69.22'	037°02'10"W

LEGEND

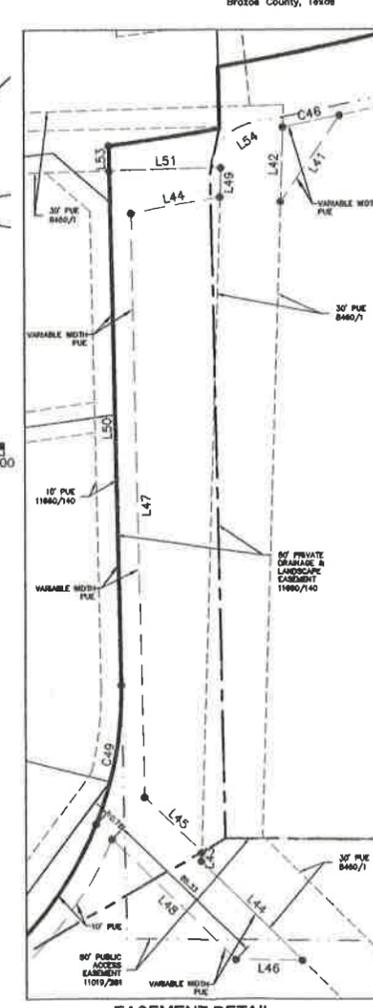
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROPERTY CORNER
- EXISTING EASEMENTS
- PUBLIC UTILITY EASEMENT
- PRIVATE DRAINAGE EASEMENT
- PRIVATE ACCESS EASEMENT
- PUBLIC ACCESS EASEMENT
- CITY LIMITS

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	107.19'	N29°10'04.64"E
L2	38.98'	S42°37'28.17"W
L3	21.11'	S47°37'38.88"E
L4	8.82'	S42°37'31.12"W
L5	85.05'	S47°37'28.17"E
L6	43.80'	S42°37'31.12"W
L7	10.24'	S42°37'21.12"E
L8	157.95'	S49°03'18.00"E
L9	37.84'	N88°39'53.76"E
L10	45.08'	N21°34'40.40"E
L11	5.11'	S87°14'19.92"W
L12	74.03'	N87°18'54.45"W
L13	24.22'	N2°14'33.55"E
L14	138.27'	N16°58'19.92"E
L15	43.81'	N11°12'10.70"E
L16	30.30'	N49°08'33.88"W
L17	14.19'	N20°10'04.54"E
L18	38.20'	N41°13'03.08"E
L19	35.88'	S33°30'03.89"E
L20	145.37'	S1°47'17.40"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L31	38.37'	S89°20'48.34"W
L32	60.10'	S2°37'13.80"E
L33	30.88'	S89°20'48.34"E
L34	65.25'	S89°20'48.34"E
L35	22.77'	N28°25'40.43"W
L36	187.50'	S32°13'10.01"W
L37	51.83'	N13°25'18.60"E
L38	34.82'	S48°12'03.02"E
L39	4.18'	N46°12'03.02"W
L40	45.08'	N21°34'40.40"E
L41	39.43'	S89°21'38.12"W
L42	39.90'	N42°27'31.12"E
L43	388.31'	N49°08'33.88"E
L44	85.23'	N49°08'33.88"E
L45	14.38'	N48°12'03.02"E
L46	254.00'	S49°08'33.88"E
L47	56.23'	S49°08'33.88"E
L48	12.43'	S49°08'33.88"E
L49	36.67'	N8°57'03.89"E



CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I, Salm M. Imani, individually and as President of Salm Imani, LLC, the General partner of Brazos Texas Land Development, LLC, owner and developer of the land shown on this plat, and designated herein as the GREENS PRAIRIE CENTER PHASE 2A LOTS 1R AND 15R, BLOCK 5 & CAPROCK CROSSING LOT 1A-R, BLOCK 3 to the City of College Station, Texas, and whose name is subscribed herein, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places hereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Salm M. Imani, individually and President

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS

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

Brad Kerr, R.P.S. No. 4502

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

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

Notary Public, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS

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

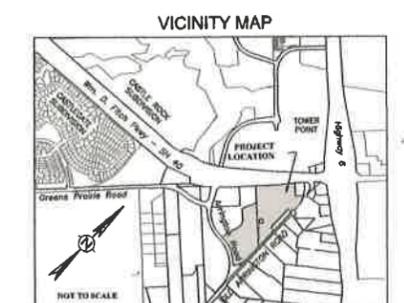
WITNESS my hand and official Seal, at my office in Bryan, Texas.

County Clerk
Brazos County, Texas

CERTIFICATE OF 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



FINAL PLAT

OF
GREENS PRAIRIE CENTER PHASE 2A
LOTS 1R AND 15R, BLOCK 5
COMMON AREA 5 (0.45 ACRES), BLOCK 5
CAPROCK CROSSING
LOT 1A-R, BLOCK 3
A TOTAL OF 34.47 ACRES
BEING A
RE-PLAT
OF
GREENS PRAIRIE CENTER PHASE 2A
LOT 1R, BLOCK 5
VOLUME 11660, PAGE 140
CAPROCK CROSSING
LOT 1A-R, BLOCK 3
VOLUME 12280, PAGE 63
AUGUSTUS BABELLE SURVEY, A-75
AND S.W. ROBERTSON LEAGUE, A-202
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1"=100'
MARCH 2015

OWNER/DEVELOPER:
BRAZOS TEXAS LAND DEVELOPMENT, LLC
1253 UNIVERSITY DRIVE E.
COLLEGE STATION, TEXAS 77840

ENGINEER:
Schulte Engineering, LLC

SURVEYOR:
BRAD KERR, R.P.S. NO. 4502
KERR SURVEYING, LLC
400 N. TEXAS AVE.
BRYAN, TEXAS 77803
979.399.3190

2750 LEONARD DR., SUITE A
COLLEGE STATION, TEXAS 77840
979.764.9005

SHEET 1 OF 2

15.03
03.31.15
8.15
AD



Legislation Details (With Text)

File #: 15-0213 **Version:** 1 **Name:** 3590 Greens Prairie Road West Rezoning

Type: Rezoning **Status:** Agenda Ready

File created: 4/27/2015 **In control:** Planning and Zoning Commission Regular

On agenda: 5/7/2015 **Final action:**

Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from E Estate to RS Restricted Suburban for approximately 63 acres being specifically Robert Stevenson League, Abstract Number 54, College Station, Brazos County, Texas, said tract being the remainder of a called 101.322 acre tract of land as described by a surface exchange deed to Esther Jane Grant McDougal recorded in Volume 4027, Page 29 of the Official Public Records of Brazos County, Texas, generally located at 3590 Greens Prairie Road West, more generally located north of Greens Prairie Road West and west of the Castlegate II Subdivision. Case #15-00900069 (J Bullock) (Note: Final action on this item is scheduled for May 28, 2015 City Council meeting - subject to change)

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from E Estate to RS Restricted Suburban for approximately 63 acres being specifically Robert Stevenson League, Abstract Number 54, College Station, Brazos County, Texas, said tract being the remainder of a called 101.322 acre tract of land as described by a surface exchange deed to Esther Jane Grant McDougal recorded in Volume 4027, Page 29 of the Official Public Records of Brazos County, Texas, generally located at 3590 Greens Prairie Road West, more generally located north of Greens Prairie Road West and west of the Castlegate II Subdivision. Case #15-00900069 (J Bullock) (Note: Final action on this item is scheduled for May 28, 2015 City Council meeting - subject to change)



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

**REZONING REQUEST
FOR
3590 Greens Prairie Road West
15-00900069**

REQUEST: E Estate to RS Restricted Suburban

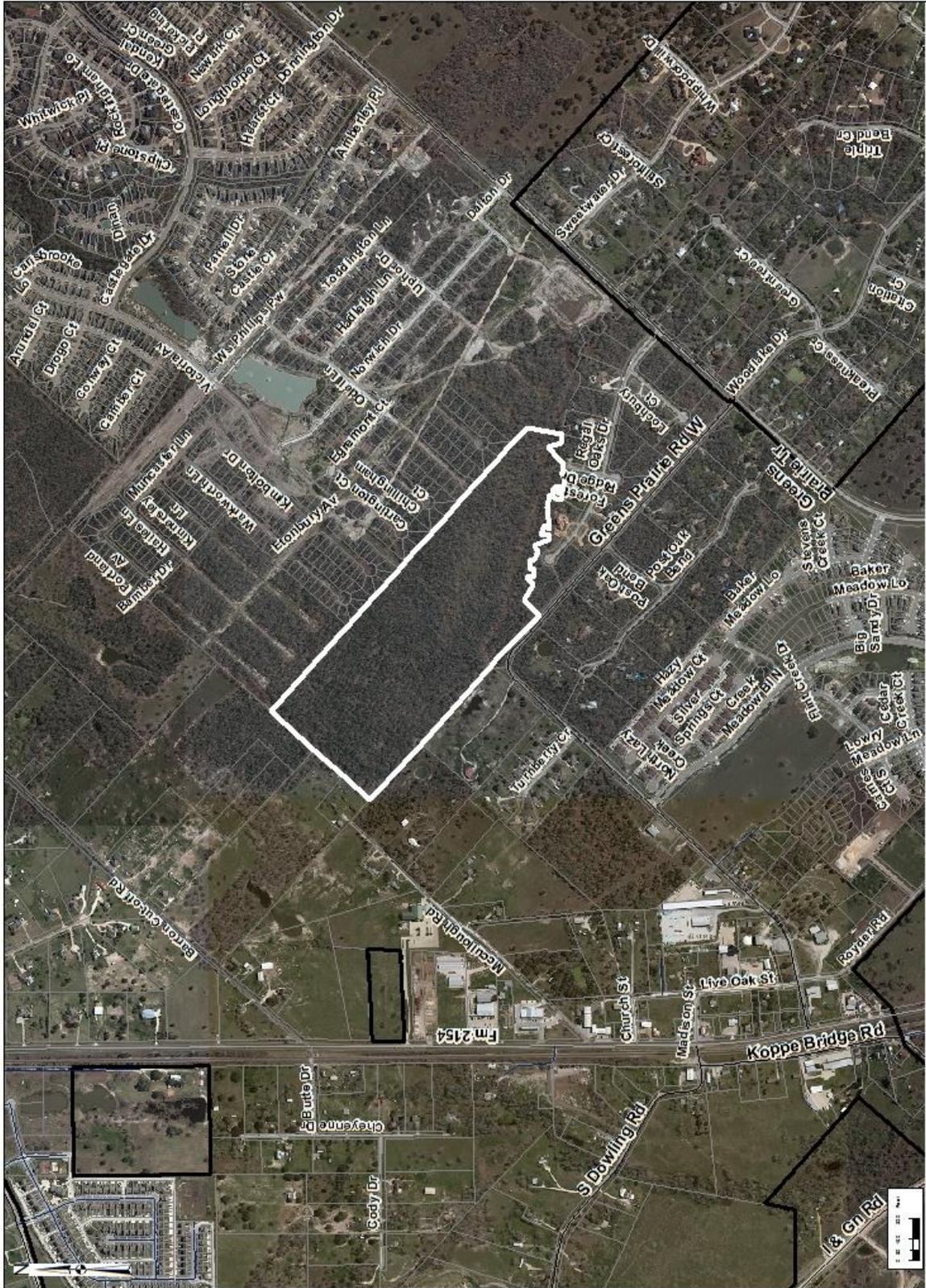
SCALE: Approximately 63 acres

LOCATION: 3590 Greens Prairie Road West
Being specifically: Robert Stevenson League, Abstract Number 54,
College Station, Brazos County, Texas, said tract being the
remainder of a called 101.322 acre tract of land as described by a
surface exchange deed to Esther Jane Grant McDougal recorded
in Volume 4027, Page 29 of the Official Public Records of Brazos
County, Texas, generally located north of Greens Prairie Road
West and west of the Castlegate II Subdivision.

APPLICANT: Veronica Morgan, Mitchell & Morgan

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

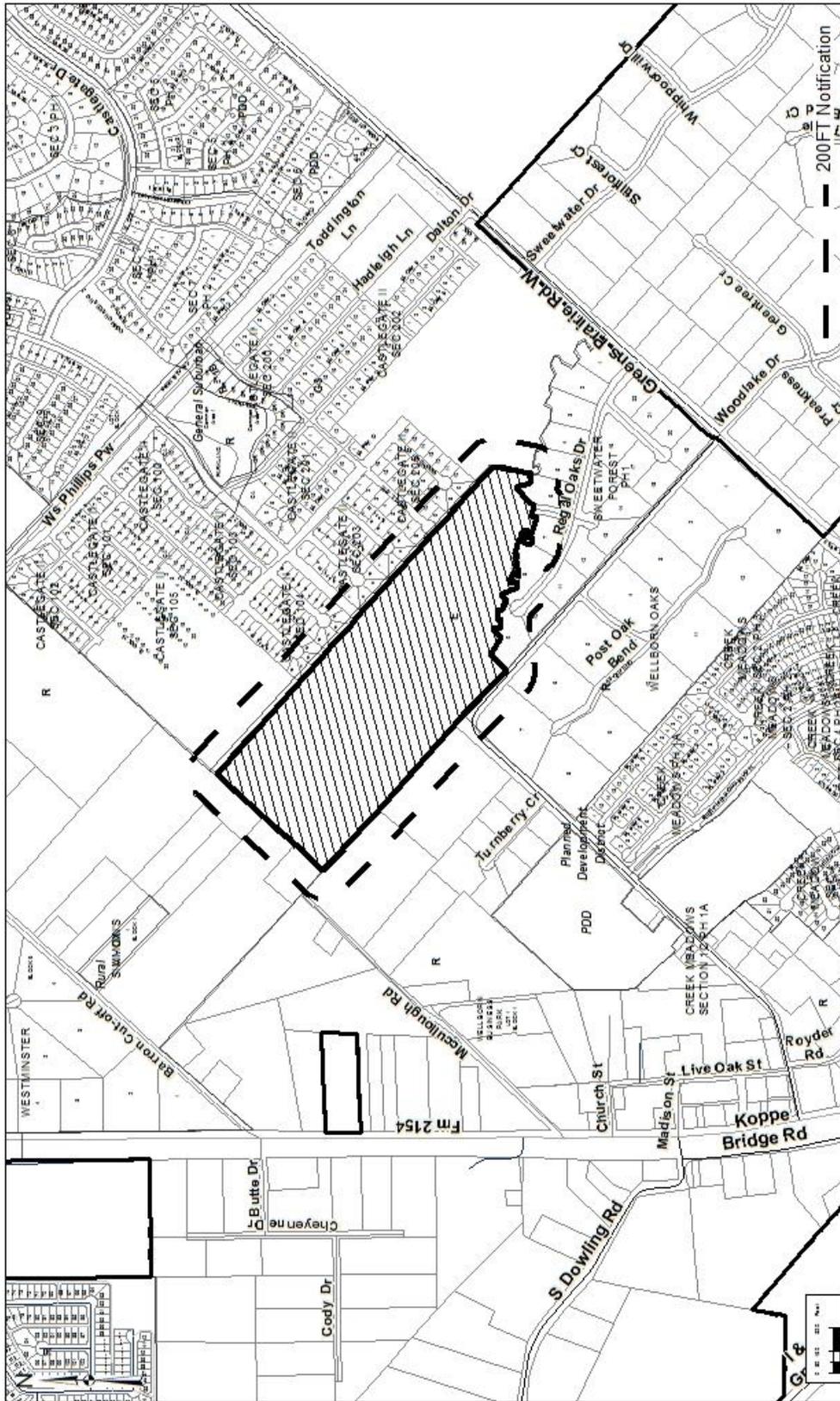


REZONING
Case: 15-69

3590 GREENS PRAIRIE RD W

DEVELOPMENT REVIEW





Zoning Districts

R	Rural
E	Estate
RS	Restricted Suburban
GS	General Suburban
R - 1B	Single Family Residential
D	Duplex
T	Townhouse

R - 4	Multi-Family
R - 6	High Density Multi-Family
MHP	Manufactured Home Park
O	Office
SC	Suburban Commercial
GC	General Commercial
CI	Commercial-Industrial
BP	Business Park

BPI	Business Park Industrial
NAP	Natural Areas Protected
C - 3	Light Commercial
M - 1	Light Industrial
M - 2	Heavy Industrial
C - U	College and University
R & D	Research and Development
P-MUD	Planned Mixed-Use Development

PDD	Planned Development District
WFC	Wolf Pen Creek Dev. Corridor
NG - 1	Core Northgate
NG - 2	Transitional Northgate
NG - 3	Residential Northgate
OV	Corridor Overlay
RDD	Redevelopment District
KO	Korenek Tap Overlay

	DEVELOPMENT REVIEW	3590 GREENS PRAIRIE RD W	REZONING
Case: 15-69			

NOTIFICATIONS

Advertised Commission Hearing Date: May 7, 2015
Advertised Council Hearing Date: May 28, 2015

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:

Castlegate II Subdivision
Wellborn Oaks

Property owner notices mailed: 30
Contacts in support: None
Contacts in opposition: None
Inquiry contacts: Two

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Restricted Suburban	R Rural	Vacant, Residential
South	Estate	E Estate	Sweetwater Forest Subdivision
East	Restricted Suburban	GS General Suburban	Castlegate II Subdivision
West	Wellborn Estate	R Rural	Residential

DEVELOPMENT HISTORY

Annexation: June 1995
Zoning: A-O Agricultural Open upon annexation (1995)
A-OR Rural Residential (2000)
Renamed Estate (2013)
Final Plat: Unplatted
Site development: Undeveloped

REVIEW CRITERIA

1. Consistency with the Comprehensive Plan: The subject property is shown to be within Growth Area IV on the Comprehensive Plan's Concept Map and its Future Land Use and Character designation is shown as Restricted Suburban. As such, the area was planned for less intense suburban activities with larger minimum lot sizes. According to the Plan, more intense uses could be allowed if part of a planned development that would mitigate negative impacts, but the rezoning request solely for RS Restricted Suburban meets the intent of the Plan. The zoning district requires a minimum residential lot size that exceeds the minimum allowed in GS General Suburban, with an average lot size that is twice that required in GS General Suburban. At the time of platting, a developer may also choose to cluster residential lots to create greater shared open spaces, which would further the goals for Growth Area IV.

2. **Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The rezoning request to RS Restricted Suburban is compatible with the existing zoning and character of the surrounding properties. To the east is the Castlegate II Subdivision zoned for general suburban lots and to the south is the Sweetwater Forest Subdivision which is zoned for estate lots. The character of the remaining area is rural in nature.
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 applicant is looking to develop single residential lots in compliance with the RS Restricted Suburban zoning district. The proposed rezoning 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 with an average 10,000 square foot lot area per dwelling unit with 6,500 square feet as the minimum. The applicant states the property is suitable for development of RS Restricted Suburban given its topography and proximity to Castlegate II.
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 designation of E Estate allows the property to be subdivided into acreage lots. The property is suitable for large lot development, but such a development pattern would not take full advantage of the infrastructure planned for a higher-density in this growth area. The proposed rezoning would allow for the property to be subdivided into relatively smaller single-family lots than E Estate, 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:** The applicant states the property is marketable for estate but that is not the largest demand for housing stock at the present time. RS Restricted Suburban will provide transition between the Castlegate II Subdivision and the Wellborn Community.
6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water service will be provided by City of College Station via existing 12-inch main from the Castlegate II Subdivision. There is an 8-inch sanitary sewer line available from the Castlegate II Subdivision. The majority portion of the tract is in the Spring Creek sanitary sewer impact fee area. The majority of the property is in the Spring Creek drainage basin while the remaining portion is in the Peach Creek drainage basin. The natural conveyance path drains towards Peach Creek South Tributary. A two-lane Major Collector, Victoria Avenue, is shown on the thoroughfare plan crossing this tract. Access will be via Victoria Avenue & Greens Prairie Road west. Future Victoria Avenue will connect to Greens Prairie Road West, and will require intersection improvements with this development. Drainage and other public infrastructure required with the site shall be designed and constructed in accordance with the B/CS Unified Design Guidelines. Existing infrastructure appears to currently have capacity to adequately serve the proposed use.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request.

SUPPORTING MATERIALS

1. Application
2. Rezoning map



FOR OFFICE USE ONLY	
CASE NO.:	<u>15-69</u>
DATE SUBMITTED:	<u>3/4/15</u>
TIME:	<u>4:50</u>
STAFF:	<u>GST</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.
- Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
- One (1) copy of a fully dimensioned map on 24" x 36" paper showing:
 - a. Land affected;
 - b. Legal description of area of proposed change;
 - c. Present zoning;
 - d. Zoning classification of all abutting land; and
 - e. All public and private rights-of-way and easements bounding and intersecting subject land.
- Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
- A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to pdsdigitalsubmittal@cxstx.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 Not Applicable

NAME OF PROJECT McDougal 63 Acres Rezoning

ADDRESS Greens Prairie Road West

LEGAL DESCRIPTION (Lot, Block, Subdivision) A005401, R Stevenson (ICL), Tract 25.1, 62.955 Acres

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

63 Acres of land located generally north of Regal Oaks Drive.

TOTAL ACREAGE 62.955 Acres

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

Name Mitchell & Morgan, LLP C/O Veronica Morgan, PE E-mail v@mitchellandmorgan.com

Street Address 3204 Earl Rudder Freeway South

City College Station State Texas Zip Code 77845

Phone Number 979-260-6963 Fax Number 979-260-3564

PROPERTY OWNER'S INFORMATION:

Name Esther Jane Grant (Janie) McDougal E-mail fain@mcDougalco.com

Street Address 4150 Shadowbrook Circle

City College Station State Texas Zip Code 77845

Phone Number 979-229-3991 Fax Number _____

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

Name N/A E-mail N/A
Street Address N/A
City N/A State N/A Zip Code N/A
Phone Number N/A Fax Number N/A

This property was conveyed to owner by deed dated _____ and recorded in Volume _____, Page _____ of the Brazos County Official Records.

Existing Zoning Estate (E) Proposed Zoning Restricted Suburban (RS)

Present Use of Property Vacant - undeveloped

Proposed Use of Property Single-Family Homes

REZONING SUPPORTING INFORMATION

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

Growth continues to occur in this area of College Station demanding the need for additional single-family residential developments.

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?

This property is being rezoned similar to the adjacent Castlegate Subdivision for similar development.

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

The property is suitable for development of Restricted Suburban (RS) given its topography and proximity to Castlegate.

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

It is suitable for Estate housing but that is not the largest need for single-family housing at present.

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

The property is marketable for estate but that is not the largest demand for housing stock at present.

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

It is in compliance with the Land Use Plan.

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.

Esther Janet B. McDougal
Signature and title

3-3-2015
Date



Legislation Details (With Text)

File #:	15-0226	Version:	1	Name:	Aspen Heights PDD Rezoning
Type:	Rezoning	Status:		Status:	Agenda Ready
File created:	4/29/2015	In control:		In control:	Planning and Zoning Commission Regular
On agenda:	5/7/2015	Final action:		Final action:	

Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural and GS General Suburban to PDD Planned Development District for the property being approximately 28.5 acres situated in the Crawford Burnett League, Abstract No. 7, Brazos County, Texas and being a part of that certain called 69.37 acre tract as described in deed from James G. Butler to J & J Butler Family Partnership, Ltd. of record in Volume 7551, Page 41, Official Records of Brazos County, Texas, being generally located along Holleman Drive South across from Saddle Lane and the Quail Run subdivision. Case #15-00900043 (J. Schubert) (Note: Final action on this item is scheduled for May 28, 2015 City Council meeting - subject to change)

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural and GS General Suburban to PDD Planned Development District for the property being approximately 28.5 acres situated in the Crawford Burnett League, Abstract No. 7, Brazos County, Texas and being a part of that certain called 69.37 acre tract as described in deed from James G. Butler to J & J Butler Family Partnership, Ltd. of record in Volume 7551, Page 41, Official Records of Brazos County, Texas, being generally located along Holleman Drive South across from Saddle Lane and the Quail Run subdivision. Case #15-00900043 (J. Schubert) (Note: Final action on this item is scheduled for May 28, 2015 City Council meeting - subject to change)



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

**REZONING REQUEST
FOR
ASPEN HEIGHTS
15-00900043**

REQUEST: R Rural and GS General Suburban to PDD Planned Development District for a multi-family development

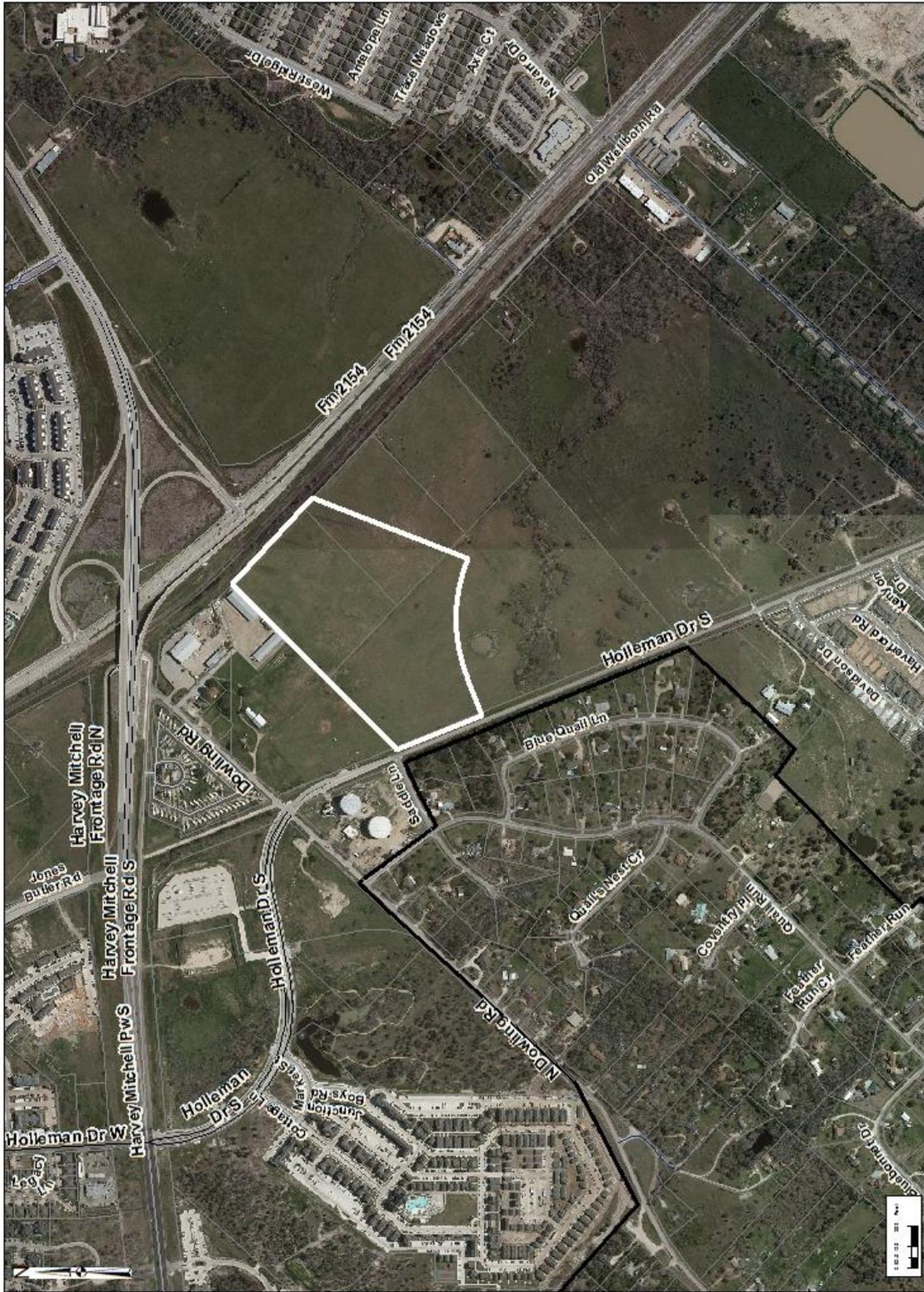
SCALE: 28.546 acres

LOCATION: 3055 Holleman Drive South, generally located along Holleman Drive South across from Saddle Lane and the Quail Run Subdivision. Being in the Crawford Burnett League, Abstract No. 7, Brazos County, Texas and being a part of that certain called 69.37 acre tract as described in deed from James G. Butler to J & J Butler Family Partnership, Ltd. of record in Volume 7551, Page 41, Official Records of Brazos County, Texas.

APPLICANT: Charlie Vatterott, Aspen Heights

PROJECT MANAGER: Jason Schubert, AICP, Principal Planner
jschubert@cstx.gov

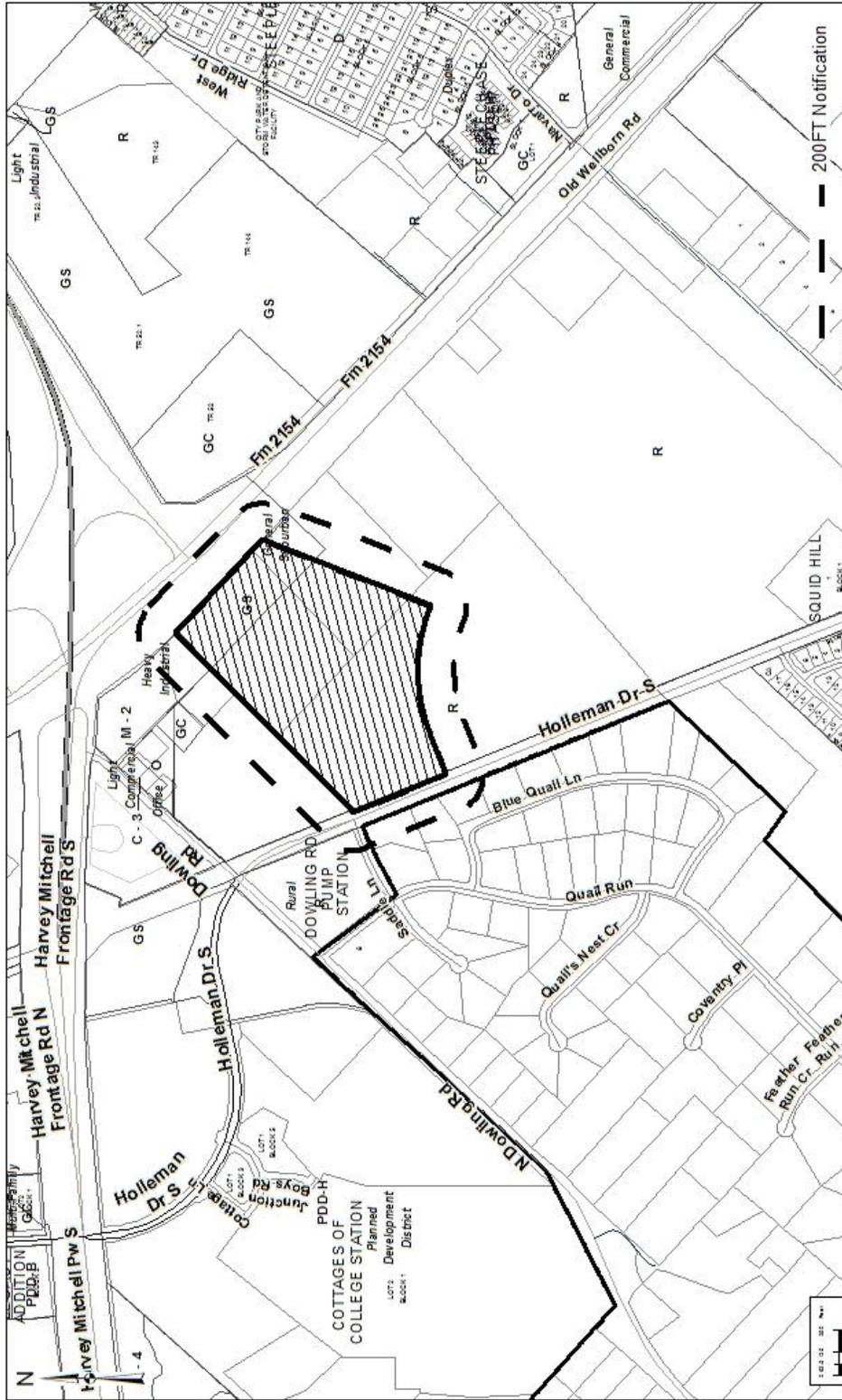
RECOMMENDATION: Staff recommends denial of the request due to concerns of the existing transportation network being able to handle the additional traffic demands created by the development.



REZONING
Case: 15-43

ASPEN HEIGHTS

DEVELOPMENT REVIEW



Zoning Districts

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

DEVELOPMENT REVIEW

ASPEN HEIGHTS

REZONING

Case: 15-43

NOTIFICATIONS

Advertised Commission Hearing Date: May 7, 2015
Advertised Council Hearing Date: May 28, 2015

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. The applicant has scheduled a meeting for area residents on May 4, 2015.

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

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Urban and Growth Area V	R Rural and M-2 Heavy Industrial	Mostly vacant with some storage and warehouse
South	Urban and Growth Area V	R Rural and S General Suburban	Vacant
East (across Wellborn Road and railroad)	Urban and Growth Area V	GC General Commercial and GS General Suburban	Vacant
West (across Holleman Drive South)	Rural	N/A (ETJ)	Rural residential subdivision

DEVELOPMENT HISTORY

Annexation: 1970 for portion currently zoned GS General Suburban, 2002 for portion currently zoned R Rural
Zoning: R-1 Single-Family Residential upon annexation, renamed to GS General Suburban in 2013; A-O Agricultural Open upon annexation, renamed to R Rural in 2013.
Final Plat: Property is not platted.
Site development: Vacant

REVIEW CRITERIA

1. **Consistency with the Comprehensive Plan:** The subject area is designated on the Comprehensive Plan Future Land Use and Character Map as Urban and is located in Growth Area V. The Urban 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 Area V. The proposed PDD Planned Development District is for a multi-family development so the proposed land use is consistent with the uses anticipated in the Comprehensive Plan for this area. The

availability of adequate infrastructure, however, factors into the appropriate timing of development.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The property in the immediate vicinity is mostly zoned R Rural and largely undeveloped. Across Holleman Drive South from the subject tract is the Quail Run Subdivision located outside the City limits in the extraterritorial jurisdiction. Some of the property to the north is developed as warehouse, office, and storage uses. The proposed zoning would not be a continuation of the general character of the area but of the general character anticipated as this area develops.
- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The subject tract is suitable for multi-family uses. The area is in relative proximity to the Texas A&M University campus and is close to other existing and planned multi-family developments. Being located adjacent to the railroad does not make residential development ideal, though this development pattern has occurred in other areas along the railroad due to the demand for additional residential units.
- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The subject tract is on the northern edge of a large undeveloped area that includes multiple tracts that in aggregate are approximately 150 acres. While the long-term development trends in this area will likely stimulate development, the subject tract is currently adjacent to other large undeveloped tracts and could continue to serve as agriculture uses in the interim.
- 5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The subject tract is largely zoned R Rural which is not very marketable for development purposes but can be utilized for lesser intense uses. The portion of the tract along the railroad was zoned for single-family, GS General Suburban, upon annexation as this was the default zoning district at the time. Single-family uses adjacent to the railroad is not highly marketable.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** The majority of the subject tract lies within City of College Station Certificate of Convenience and Necessity (CCN) for water service. The southern portion of the proposed request is located in Wellborn Special Utility District (SUD) CCN. Through discussion with Wellborn SUD, they have agreed to consider to allow the City to serve the entire development. This arrangement would be finalized if the project were approved and continued forward with development. There is an existing 8-inch waterline along Holleman Drive South available to serve the tract. Water transmission mains also exist on the northern and eastern property lines but may not be tapped with site development based on their size.

Along the east side of the tract there is a 12-inch sanitary sewer main which currently has capacity to serve the development. This property is located within the Steeplechase-Wellborn Sanitary Sewer Impact Fee Area. Detention is required in this area, where stormwater from the tract generally discharges to the east within the Bee Creek Drainage Basin. Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with BCS Unified Design Guidelines.

The subject tract is adjacent to Holleman Drive South which is identified on the Thoroughfare Plan as a four-lane Major Collector, but is currently constructed as a two-lane rural section road in this area. A four-lane section exists to the north between North Dowling Road and Harvey Mitchell Parkway South (FM 2818). Funding for the future expansion of Holleman Drive South has not been identified. A Minor Collector (future General Parkway) is also identified on the Thoroughfare Plan on the subject tract and this portion would be constructed with the development. General Parkway would be extended further south with future development of those tracts until it reaches Cain Road approximately a half mile away. Additional streets and public ways would be expected as part of subdivision regulation's block length requirement as tracts in the area develop to help create a local transportation network to provide alternative routes and distribution of traffic.

A traffic impact analysis (TIA) was provided with the rezoning application. The proposed development will generate approximately 2,700 trips per day. The intersection of Holleman Drive and Harvey Mitchell Parkway South currently has traffic movements experiencing an unacceptable level of service which will continue to decline as development occurs along the Holleman Drive South corridor. In the P.M. peak hour, upon completion of the development, all northbound movements at the intersection of Harvey Mitchell Parkway South and Holleman Drive South will reach an unacceptable level of service, defined by delays exceeding 55 seconds per vehicle. During this same time period, southbound traffic on Holleman Drive West is anticipated to experience an increased delay of 20 seconds per vehicle.

The intersections of Harvey Mitchell Parkway South with Holleman Drive South and Rock Prairie Road West with Wellborn Road (FM 2154) provide the main egress points for traffic coming from this portion of the City and adjacent areas of the County. The Thoroughfare Plan shows a future railroad crossing at Deacon Drive West, which would provide an additional future signalized point of egress for developments further south of the tract and should lessen traffic demand at the Harvey Mitchell Parkway South and Holleman Drive South intersection. The railroad crossing, however, is not currently funded, though is being considered as one of the potential projects to be included in the bond election anticipated later this year. If included and the bond were passed by the voters, the project would be scheduled for design and construction in future years. In addition, the 2040 Metropolitan Transportation Plan anticipates improvements and widening of Harvey Mitchell Parkway South between Raymond Stotzer Parkway (FM 60) and Wellborn Road in 2019, which should improve the level of service at the intersection of Harvey Mitchell Parkway South and Holleman Drive South. These potential improvements, however, are not currently in place to provide the additional capacity for development of this size and scale. Of note, two rezonings for multi-family development along Holleman Drive South near Harvey Mitchell Parkway were approved within the past six months. These rezonings were amendments to an existing PDD Planned Development District that was approved for multi-family and commercial uses in 2008. The TIAs submitted with those requests identified significant transportation improvements and mitigation to be constructed.

REVIEW OF CONCEPT PLAN

The Concept Plan provides an illustration of the general layout of the proposed building and parking areas as well as other site related features. In proposing a PDD, an applicant may also request variations to the general platting and site development standards provided that those variations are outweighed by demonstrated community benefits of the proposed development.

The Unified Development Ordinance provides the following review criteria as the basis for reviewing PDD Concept Plans:

1. The proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area;
2. The proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan, and any subsequently adopted Plans, and will be consistent with the intent and purpose of this Section;
3. The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development;
4. Every dwelling unit need not front on a public street but shall have access to a public street directly or via a court, walkway, public area, or area owned by a homeowners association;
5. The development includes provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities;
6. The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity; and
7. The development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

General

The proposed PDD Planned Development District is based on the new MF Multi-Family district that was adopted in December with some modifications. As shown on the Concept Plan, the proposed zoning is for a gated multi-family development consisting mostly of single-detached and duplex units that range between 2 and 5 bedrooms. The proposed minimum density of 8.7 units per acre is a modification request by the applicant to the MF Multi-Family district requirement of a minimum of 12 units per acre.

The proposed buildings will range from 20 to 40 feet in height. As shown on the Concept Plan, gated driveways are proposed to Holleman Drive South, the General Parkway extension, and the proposed Public Way. A 50-foot wide utility corridor is identified along the northern property boundary for the existing water transmission line and anticipated parallel water transmission line. Stormwater detention will be provided in the southeast corner of the site near the railroad.

The applicant has requested a provision to hold the effective date of the rezoning ordinance to be contingent upon the sale of the property from the current owner with the deed being recorded at the courthouse within the next six months (on or before November 30, 2015). This has come at the request of the current owner to retain the existing zoning if the closing does not occur.

Meritorious Modifications

The applicant has requested the following meritorious modifications, as identified in italics, with additional description provided:

- *Allow five-bedroom units types to allow up to five unrelated individuals in a dwelling unit.* The development anticipates a mixture of 2, 3, 4 and 5 bedroom units and renting the units by the bedroom. The applicant states allowing 2-5 bedroom units will provide more leasing options and help keep leases affordable. The applicant is also proposing

additional parkland dedication fees for the additional bedrooms as described in the Community Benefits section.

- *Reduce the minimum density required for MF Multi-Family districts from 12 units per acre to 8.7 units per acre.* The density reduction is requested to allow the arrangement of buildings and units to increase open space, common and gathering areas, and allow more quality of life amenities by providing a more neighborhood style development with smaller scale buildings.
- *Reduce the required throat depth of driveways leading up to a gated entrance to be no more than 60 feet.* The ordinance requires that gated entrances have a minimum throat depth from the intersecting street in order to allow sufficient room for vehicles to stack without backing up into the adjacent roadway. The throat depth requirement for gated areas in which more than 26 units are served is a minimum of 100 feet in depth.
- *Allow for block length and block perimeter waivers for the development.* The Urban designation allows a maximum block length of 660 feet and a maximum block perimeter of 2,000 feet. The Concept Plan proposes a Public Way which would provide an alternate route between General Parkway and Dowling Road when it would be extended with the future development of the tract to the north. The dimensions of the subject tract require additional street connections though the applicant has proposed to gate the development which eliminates the potential for these additional connections.

Community Benefits

The applicant has identified community benefits, as identified in italics, to offset the proposed meritorious modifications with additional description provided:

- *To enhance traffic flow along Holleman Drive South, a right turn lane will be constructed for northbound traffic to turn on Dowling Road. This will encourage drivers to use Dowling Road and then take Jones Butler Road toward campus, thereby bypassing the intersection of FM 2818 and Holleman Drive South.* Utilizing Dowling Road to the east as an alternate route to Jones Butler Road so as to avoid the intersection of Harvey Mitchell Parkway South and Holleman Drive South is desirable. It is not known though how beneficial providing a turn lane will be at encouraging the use of the alternate route.
- *Provide a private shuttle service from the development to the TAMU campus in the event that Texas A&M Transportation Services will not be expanding their bus route.* Transit service should have the effect of decreasing some of the traffic demand. Providing a requirement for the operation of a private shuttle service within a zoning ordinance could be problematic to administer and enforce.
- *Construct approximately 900 feet of General Parkway as required by City ordinance. The development was reconfigured to provide a public way from General Parkway to the northwest property line. Two of the entrances into these gated areas have been moved onto this public way.* The requirement to construct General Parkway and additional street connections is required by application of the standard ordinance.
- *Provide additional parkland funds for additional community enhancement of park facilities as warranted. This extra parkland fees amount will be based upon the number of "extra" bedrooms added to the project by the 5-bedroom units.* The difference in units lost by having 5 bedroom units instead of 4 bedroom units would be paid. Based on the current design of having 51 5-bedroom units (12.75 less units), additional parkland fees in the amount of \$20,859 would be provided. This fee arrangement will help offset additional density allowed by the 5-bedroom units. The Parks & Recreation Advisory Board will provide a recommendation regarding the allowance to require additional fees at their May 12th meeting.

STAFF RECOMMENDATION

Staff recommends denial of the request due to concerns of the existing transportation network being able to handle the additional traffic demands created by the development.

SUPPORTING MATERIALS

1. Application
2. Rezoning Map
3. Concept Plan

FOR OFFICE USE ONLY	
CASE NO.:	<u>15-43</u>
DATE SUBMITTED:	<u>2/13/15</u>
TIME:	<u>1:30 pm</u>
STAFF:	<u>AST</u>

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 PSDDigitalSubmittal@cstx.gov).
- ✓ Six (6) 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 October 8, 2014

NAME OF PROJECT Aspen Heights College Station

ADDRESS Holleman Drive South

LEGAL DESCRIPTION (Lot, Block, Subdivision) _____

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

The property is located along the east side of Holleman Drive South, approximately 700 feet south of the Dowling Road intersection.

TOTAL ACREAGE 28.245 AC

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

Name Charlie Vatterott, Exec. VP - Aspen Heights E-mail cvatterott@myaspenheights.com
Street Address 1301 S. Capital of Texas Hwy, Suite B-201
City Austin State Texas Zip Code 78746
Phone Number (512) 970-1317 Fax Number (512) 369-3454

PROPERTY OWNER'S INFORMATION:

Name Dr. James Butler - J&J Butler Family Partnership LTD E-mail jgb9611@aol.com
Street Address 6010 Thoroughbred Rdg
City College Station State Texas Zip Code 77845
Phone Number (979) 229-5471 Fax Number _____

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

Name Sam Vernon, P.E. - Project Engineer E-mail svernon@bleylengineering.com
Street Address 1722 Broadmoor Ste. 210
City Bryan State Texas Zip Code 77802
Phone Number (979) 268-1125 Fax Number (979) 260-3849

This property was conveyed to owner by deed dated JUNE 30, 2006 and recorded in Volume 7551, Page 41 of the Brazos County Official Records.

Existing Zoning Primarily Rural & Gen. Suburban Proposed Zoning Planned Development District (PDD)

Present Use of Property Pasture

Proposed Use of Property Multi-Family Student Housing

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

Multi-Family Student Housing

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.

The majority of the subject Property is currently zoned Rural, which is intended to apply to property that has inadequate public infrastructure, a prevailing rural or agricultural character and large open spaces. Due to the character and rapid pace of development in the vicinity, availability of public infrastructure, and the recent development of several nearby student multi-family housing complexes, the subject Property no longer fits the Rural designation.

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 compatible with the Comprehensive Plan. The Comprehensive Plan shows the Property to be located in Growth Area 5 and designated as Urban, which is to be used for "intense land use activities including general commercial, office uses, townhomes, high-density apartments, and vertical mixed-use." The intended use of the subject Property as a multi-family student housing development conforms to the intended use under 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 large majority of the nearby property is designated as "Urban" in the City's Comprehensive Plan, which conforms to the evolving multi-family housing character of the neighborhood. The proposed PDD for multi-family housing is consistent with the character and development of the surrounding area, which includes two large student apartment complexes northwest of the Property, another large student apartment complex northeast of the Property across 2154, multiple student housing complexes north across Harvey Mitchell, and a large primarily student residential development south of the Property.

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

According to the City's Unified Development Ordinance ("UDO"), a PDD may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts, and is intended to provide flexibility and performance criteria which produce a maximum choice in the type of environment for working and living available to the public, more open space, and a creative approach to the use of land and related physical development. Continued on attached sheet.

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

The majority of the Property is currently zoned Rural, which according to the UDO definition includes "lands that, due to public service limitations, inadequate public infrastructure, or a prevailing rural or agricultural character, are planned for very limited development activities." These are no longer attractive uses in this part of the City, as evidenced by the proximity of public services and infrastructure and several multi-family student housing developments in close proximity to the subject Property. A small portion of the property is zoned General Suburban would necessitate a population much less dense than that required for multi-family student housing.

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

The Property is no longer marketable as Rural property, which according to the UDO would have a "prevailing rural or agricultural character" and would be "planned for very limited development activities." Because of its proximity to Texas A&M and the growth of the University, the applicable area has become desirable for multi-family student housing as evidenced by several recent multi-family student housing developments in the immediate vicinity. Further, the City's designation of this area as "Urban" in the Comprehensive Plan does not comport with the current "Rural" zoning designation.

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

The planned development: (a) is designed to contain more open space and a less dense population than a typical student apartment complex development; (b) is compatible with the City's Comprehensive Use Plan; (c) promotes higher density student population within a defined area, in proximity to the Texas A&M campus, which helps to alleviate student traffic congestion on thoroughfares further away from campus.

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

The intent of the planned development is to provide multi-family student housing in a form containing more open space and a less dense population than the typical apartment complex development, in close proximity to Texas A&M and other established multi-family student housing developments.

CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

There are several models and building types planned for this site. Buildings will range in height from 20' to 40'.

2. Provide a general statement regarding the proposed drainage.

The drainage from the property will be collected and conveyed to a proposed detention pond located in the southeast corner of the site. The post-development increase will be detained and flow will be released into the Old Wellborn Road right of way.

3. List the general bulk or dimensional variations sought.

- 1. The project may contain 2,3,4 and 5 bedroom units and these units may be rented by the bedroom.*
- 2. Side setbacks for MF zoning designation is 7.5 feet from each building. In the PDD, we are asking for a 10' separation between buildings.*
- 3. Reduce the number of dwelling units per acre from 12 DU/acre to approximately 8.7 DU/acre.*
- 4. We are providing 4 gated entrances and request that the throat depths on these entrances be no more than 60 feet from right of way/access easement to gate. See attached sheet.*

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

*Aspen Heights is asking for consideration as describe in item 3 and will provide the following community benefits as part of this development.
First, to enhance traffic flow along Holleman Drive South, a right turn lane for northbound traffic will be constructed This will encourage drivers to use Dowling Road and then take Jones Butler toward campus, thereby bypassing the intersection of 2818 and Holleman. Second, Aspen Heights will provide a private shuttle service from the development to the TAMU campus in the event that the A&M will not be expanding their route. In addition to (see attached sheet)*

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.

Stability in this area of College Station will truly be achieved as the Comprehensive Plan is realized through well planned, orderly development. Only then can it be sustained. The Planned Development presented in this application will serve as a cornerstone for development along this stretch of Holleman Drive. Specifically, it conforms to the vision set forth in the Comprehensive Plan for Urban use by providing a higher density development, it furthers the vision in this area by giving right of way to the City and constructing a portion of General Parkway as part of this development. Finally, the cottage-type units are a very attractive product that will set a high standard for subsequent developments.

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

A stated goal of Chapter 8 of the Comprehensive Plan is to encourage compact development patterns with increased density and mixing of uses in appropriate locations, in order to slow the growth in total vehicle miles traveled within the City. The current proposal helps to meet this goal by continuing to concentrate the development of multi-family student housing in a defined, compact area close to the Texas A&M campus.

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

The abutting properties are zoned R (Rural), M2 (Heavy Industrial), and GS (General Suburban). The concept plan is for a multi-family development and will have no impact to the existing commercial uses to the north of FM 2154 and Harvey Mitchell. This proposal will not adversely affect the development of the rural tract to the south, and in fact will facilitate development because of the construction of a portion of General Parkway. The applicable surrounding area is located inside of Growth Area V and has been designated as "Urban" by the Comprehensive Plan.

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

All dwelling units will have access to an internal parking lot with drive aisles. These parking lots will then take access to the public street system. One driveway will provide direct access to Holleman and two driveways onto General Parkway.

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

The project will include public utilities such as water and sewer. In addition, this project will include a right of way dedication and construct approximately 900 linear feet of General Parkway. Sidewalks will also be constructed along Holleman Drive and General Parkway.

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.

The concept plan provides for multi-family student housing that will be designed to comply with all safety and welfare ordinances of the city. Public utilities will serve the property and provide safe, reliable water and sewer service to the site. The increased runoff due to the addition of impervious area will be attenuated by a detention pond. Finally, our application includes a Traffic Impact Analysis that demonstrates the existing infrastructure can accommodate the additional of traffic generated from this development.

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.

A Traffic Impact Analysis has been performed and is included as part of this submittal.

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.

James G Butler - President
Signature and title

James G Butler

2/12/14
Date

REZONING SUPPORTING INFORMATION

4. The developer believes the planned development meets these criteria. The unique and innovative design concept of this project, which includes a mix of 2, 3, 4 and 5 unit residences constructed on a single multi-family tract, does not fit within any current zoning category. The planned development is designed to contain more open space and a less dense population than a typical student apartment complex development, and promotes higher density student population within a defined area, in proximity to the Texas A&M campus.

CONCEPT PLAN SUPPORTING INFORMATION

3. (cont.) 5. The northwestern property line is approximately 1,360' long and the maximum block length for an Urban designation is 660 feet. We are asking for a block length waiver and a block perimeter waiver that would allow for a single, public access that will serve as a future connection to Dowling Road.

6. We are also requesting that the rezoning of this property be contingent upon the sale of the land. Suggested language is "Said Ordinance will not become effective unless a deed executed by [name/corporation of current owner] is recorded in the Official Records of Brazos County, Texas on or before [date]."

7. The PDD rezoning we are requesting will use the Multi-Family (MF) district as the base district. The minimum density for MF is 12 du/acre whereas the Aspen Heights College Station site plan density is approximately 8.7 du/acre. This will allow more quality of life amenities such as a swimming pool, open areas for gathering, a sports court, and a well apportioned clubhouse.

4. (cont.) constructing approximately 900 linear feet of General Parkway as required by City ordinance, Aspen Heights has reconfigured their original site to provide a public way from General Parkway to the northwest line of their property. Two of the entrances into these gated areas have been moved onto this public way.

The parkland fees for this site are \$1,636 per unit. This development will include approximately 797 bedrooms in 233 units for a bedroom density of 3.42 bedrooms per unit. In January, PARD wrote that there were no plans for additional parkland in the area of this development and that only the fees were expected. Aspen Heights would like to add some additional funds for use by PARD for community enhancements as they feel are warranted. This extra amount of parkland fees will be based upon the number of "extra" bedrooms added to the project by the 5 bedroom units.

$$51 \text{ units} * 5 \text{ bedrooms} = 255 \text{ bedrooms}$$

$$255 \text{ bedrooms} / 4 \text{ persons per unit} = 63.75 \text{ equivalent units}$$

$$63.75 \text{ equivalent units} - 51 \text{ units} = 12.75 \text{ units}$$

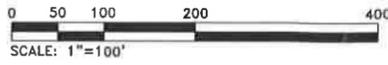
$$12.75 \text{ units} * \$1,636/\text{unit} = \$20,859 \text{ of additional Parkland Development Fees}$$

We also list the following as justifications for our requests listed in item 3.

1. A 10' separation between buildings will allow the design of more common and gathering areas. As an added benefit, encircling the perimeter of the site with buildings will keep parking in the interior of the site and therefore less noticeable to adjoining tracts and roadways.
2. Similar to item #2, a reduction in density will provide more common and gathering areas.
3. Each gated site is planned with two gated entrances/exits one of which is an entrance from the public access. Aspen Heights plans to provide extra entrances plus a public access that will allow queuing off of the public street.
4. Block lengths up to 660 feet are allowed under an Urban designation. The frontage along Dowling Road from Holleman Drive South to the end of Moore Supply is approximately 1,100'. Aspen Heights is not asking for a waiver for all connectivity. Instead we are proposing one public access that, when completed by the adjacent property owner, will allow a connection onto Dowling that will fall below the maximum distance of 660 feet.
5. There is no community benefit associated with this request.
6. A lesser density combined with the benefits listed above will reduce the pressure on the existing streets and provide more common areas. Aspen Heights developments are designed to strengthen the concept of community, and provide an enjoyable, safe, and relaxing environment.
7. Allowing 2-5 bedroom units allows for more leasing options and helps keep leases affordable.

CALLED OLD HIGHWAY 6 R.O.W. (REFERENCE 157/500)
 (CALL S 51'30" E 2126.2' TOTAL)
 S 47°02'44" E 1806.40' TOTAL TO A 3/8" IRON ROD FOUND
 FOR THE MOST EASTERLY CORNER OF CALLED 69.37 AC.
 S 47°02'44" E 688.10'

CALLED OLD HIGHWAY 6 R.O.W. (REFERENCE 157/500)
 (CALL S 51'30" E 2126.2' TOTAL)
 S 47°02'44" E 1806.40' TOTAL TO A 3/8" IRON ROD FOUND
 FOR THE MOST EASTERLY CORNER OF CALLED 69.37 AC.
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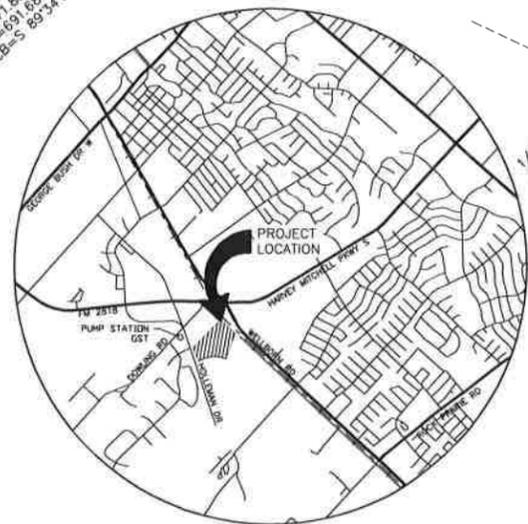
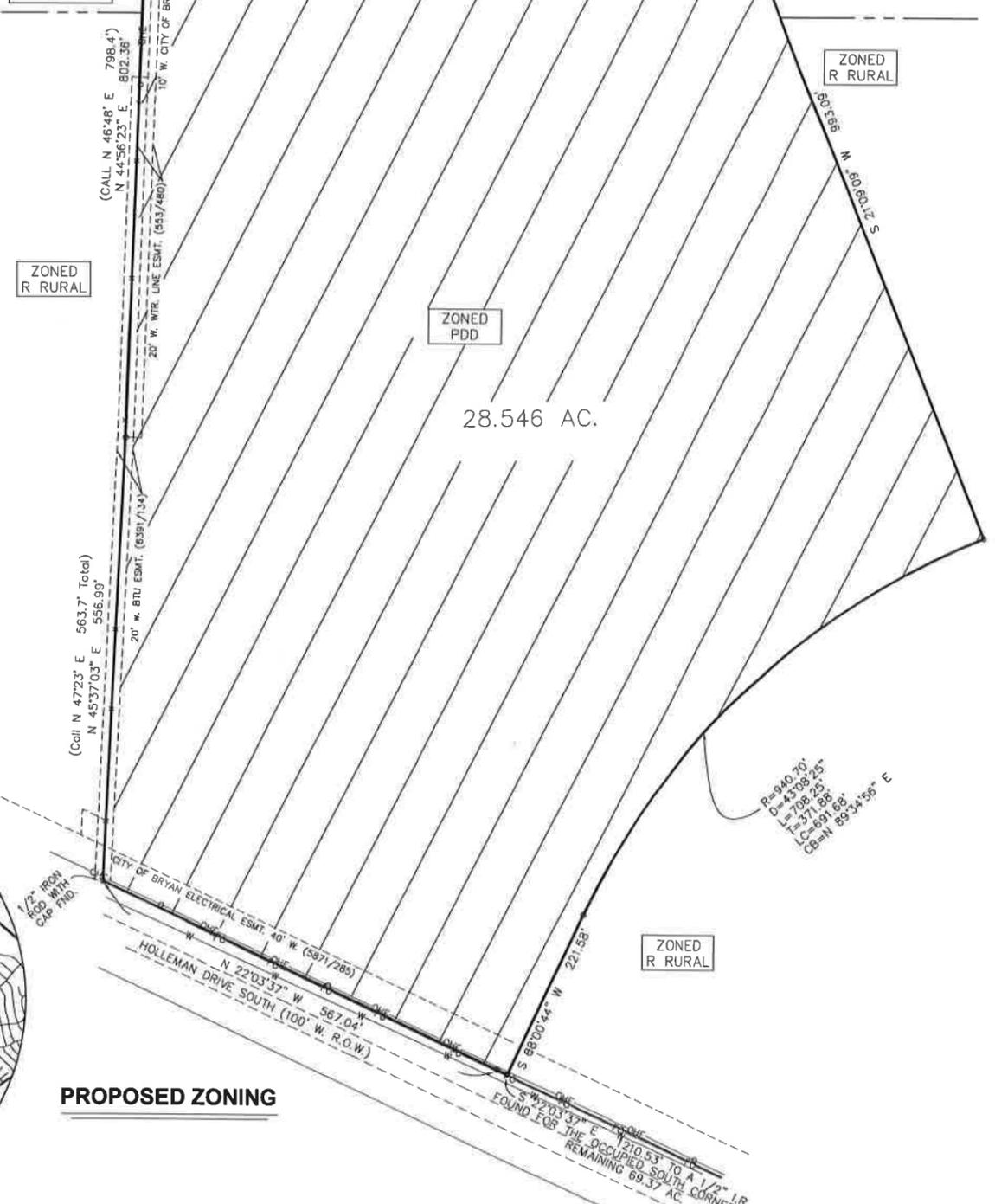
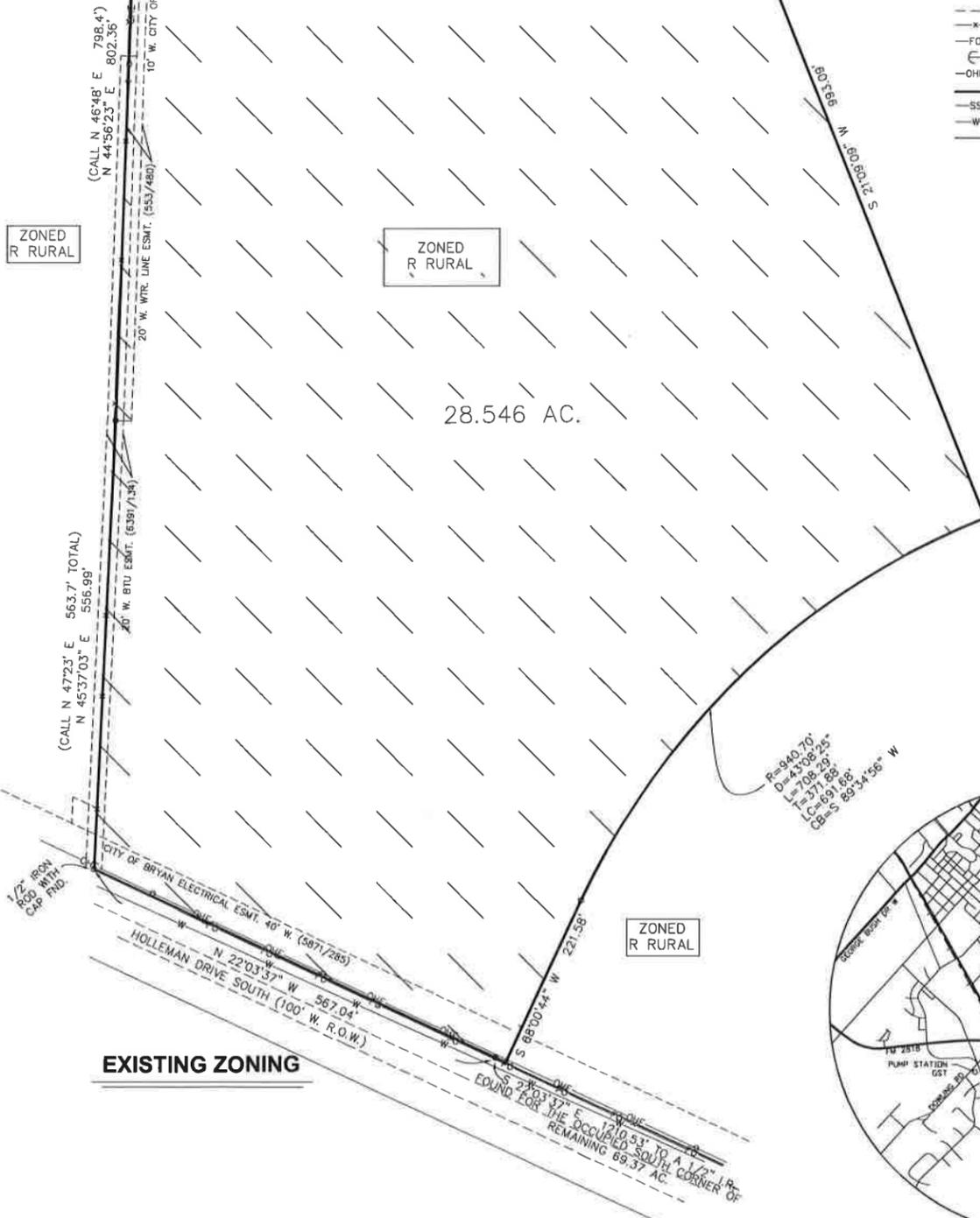


LINE LEGEND

- x-x-x-x- EASEMENTS
- FO-FO-FO- FIBER OPTIC LINE
- G-A-G-A- GUY ANCHOR
- OHE-OHE-OHE- OVERHEAD ELECTRIC
- P-B-P-B- PROPERTY BOUNDARY
- SS-SS-SS- SANITARY SEWER
- W-W-W-W- WATER
- Z-Z-Z-Z- ZONING BOUNDARY

ZONED M2 HEAVY INDUSTRIAL
 ZONED GS GENERAL SUBURBAN
 ZONED GS GENERAL SUBURBAN

ZONED M2 HEAVY INDUSTRIAL
 ZONED GS GENERAL SUBURBAN
 ZONED R RURAL



EXISTING ZONING

PROPOSED ZONING

VICINITY MAP

REV	DATE	BY	APP	COMMENT
1				
2				
3				
4				

PREPARED FOR: ASPEN HEIGHTS
 DATE: April 23, 2015
 DRAWN BY: [Name]
 PROJECT MANAGER: SAM J. VERNON

Bleyl & Associates
 Project Engineering & Management

100 NIUGENT STREET
 CONROE, TEXAS 77301
 (936) 441-7833 PHONE
 (936) 260-3849 FAX
 (936) 760-3633 FAX

TEXAS BOARD OF PROFESSIONAL ENGINEERS: F-678

RE-ZONING MAP

**ASPEN HEIGHTS
 COLLEGE STATION**

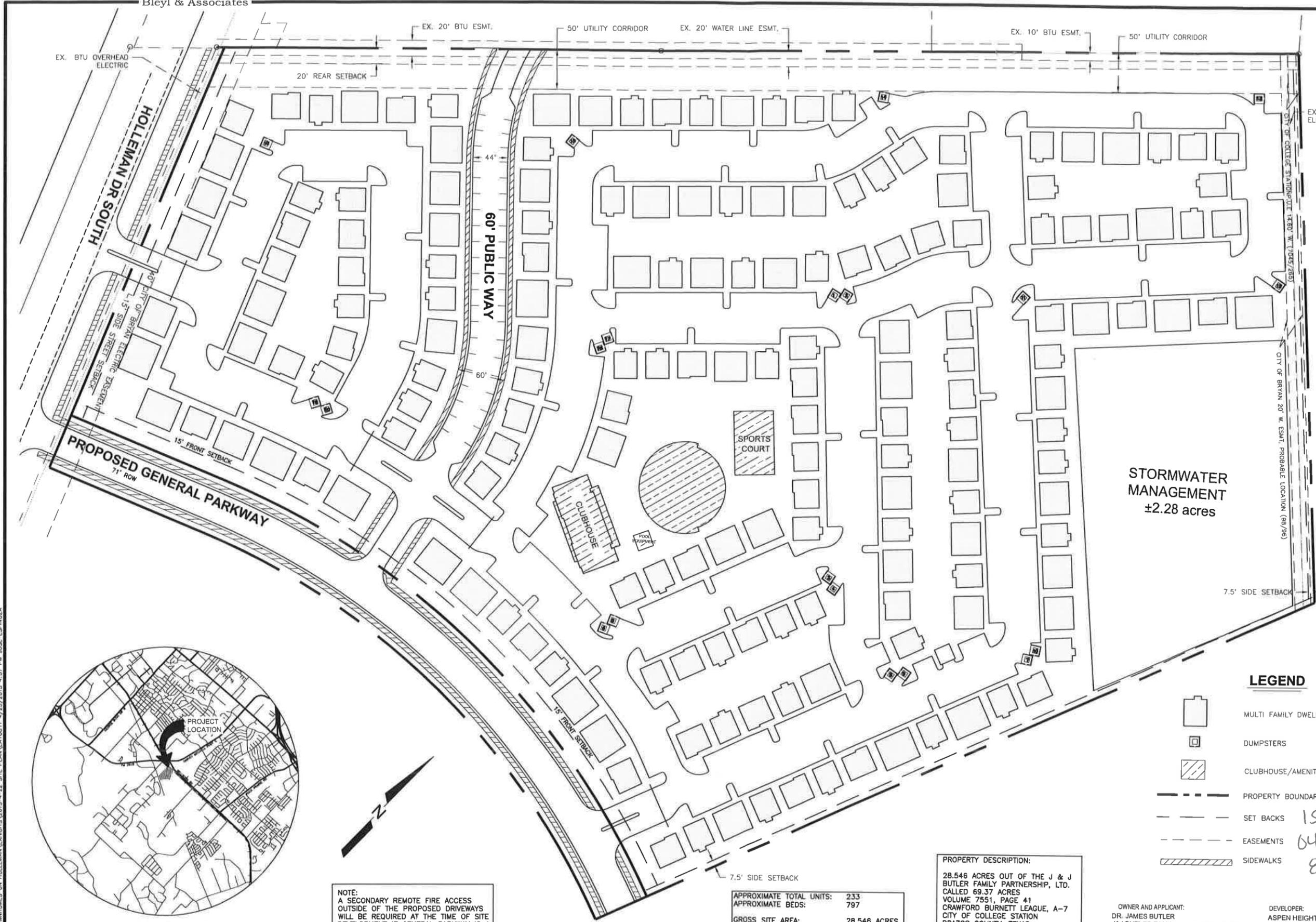
CITY OF COLLEGE STATION, TEXAS

15-43
 04.24.15
 B:45
 AJ

PROJECT NUMBER
11505

FILE NAME:
 SHEET: **01** OF **01**

Z:\11500\11505 TOWNHOMES ON HOLLEMAN EXHIBIT\ZONING EXHIBIT\LAYOUT 4/23/2015 4:35 PM JOSE ESPINOZA



NOTE:
A SECONDARY REMOTE FIRE ACCESS
OUTSIDE OF THE PROPOSED DRIVEWAYS
WILL BE REQUIRED AT THE TIME OF SITE
DEVELOPMENT IF GENERAL PARKWAY IS A
DEAD END STREET.

APPROXIMATE TOTAL UNITS:	233
APPROXIMATE BEDS:	797
GROSS SITE AREA:	28.546 ACRES
DENSITY:	8.7 DU/AC (APPROX.)

PROPERTY DESCRIPTION:
28.546 ACRES OUT OF THE J & J
BUTLER FAMILY PARTNERSHIP, LTD.
CALLED 69.37 ACRES
VOLUME 7551, PAGE 41
CRAWFORD BURNETT LEAGUE, A-7
CITY OF COLLEGE STATION
BRAZOS COUNTY, TEXAS

NOTE: SITE IS NOT LOCATED WITHIN 100
YEAR FLOODPLAIN

LEGEND

	MULTI FAMILY DWELLING
	DUMPSTERS
	CLUBHOUSE/AMENITIES
	PROPERTY BOUNDARY
	SET BACKS
	EASEMENTS
	SIDEWALKS

15-43
04-24-15
8:45
AJ

OWNER AND APPLICANT:
DR. JAMES BUTLER
J&J BUTLER FAMILY PARTNERSHIP LTD
6010 THOROUGHCREST RD
COLLEGE STATION, TEXAS 77845
PHONE NUMBER: (979) 229-5471

DEVELOPER:
ASPEN HEIGHTS
CHARLIE VATTEROTT
1301 S. CAPITAL OF TEXAS HWY
STE. B-201
AUSTIN, TEXAS 78746
PHONE NUMBER: (512) 970-1317

PLAN

REV	DATE	BY	APP	COMMENT
1				
2				
3				
4				

SCALE:
DATE: April 23, 2015
DRAWN BY:
PROJECT MANAGER: SAM J. VERNON, P.E.

Bleyl & Associates
Project Engineering & Management
100 AUGUST STREET
CONROE, TEXAS 77301
(936) 441-7833 PHONE
(979) 288-1125 PHONE
(979) 280-3848 FAX
TEXAS BOARD OF PROFESSIONAL ENGINEERS: F-678



LEE AND ASSOCIATES
6101 W. COURTYARD DR
BUILDING III, SUITE 100
AUSTIN, TEXAS 78730
(512) 345-5477
www.leeandassociates.net

CONCEPTUAL PDD
SITE PLAN
ASPEN HEIGHTS
COLLEGE STATION
CITY OF COLLEGE STATION, TEXAS

PROJECT NUMBER
11505

FILE NAME:
2015-4-22 SITE PLAN DWG
SHEET: **01** OF **01**



Legislation Details (With Text)

File #: 15-0227 **Version:** 1 **Name:** UDO Amendment - Non-Residential Architecture Standards

Type: Unified Development Ordinance **Status:** Agenda Ready

File created: 4/30/2015 **In control:** Planning and Zoning Commission Regular

On agenda: 5/7/2015 **Final action:**

Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," of the Code of Ordinances of the City of College Station, Texas by revising the Non-Residential Architectural Standards and related standards and processes. Case #ORDA2015-000001 (J. Schubert) (Note: Final action on this item is scheduled for May 28, 2015 City Council meeting - subject to change)

Sponsors:

Indexes:

Code sections:

Attachments: [Staff Memo](#)
[Summary of Changes](#)
[Proposed Ordinance Language](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," of the Code of Ordinances of the City of College Station, Texas by revising the Non-Residential Architectural Standards and related standards and processes. Case #ORDA2015-000001 (J. Schubert) (Note: Final action on this item is scheduled for May 28, 2015 City Council meeting - subject to change)

MEMORANDUM

May 7, 2015

TO: Members of the Planning & Zoning Commission

FROM: Jason Schubert, AICP, Principal Planner

SUBJECT: **Ordinance Amendment to Overhaul the Non-Residential Architectural Standards and Related Standards**

Item

Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," of the Code of Ordinances of the City of College Station, Texas by revising the Non-Residential Architectural Standards and related standards and processes. Case # ORDA2015-000001

Background

The Non-Residential Architecture (NRA) Standards were initially implemented in 2003 with the adoption of the Unified Development Ordinance (UDO) and then expanded to their current scope in 2004. They were originally created as an economic development effort and some revisions to the standards have occurred over the years.

Potential UDO amendments were identified in the Planning & Development Services Organization Review performed by Marsh Darcy Partners in 2013. One of the items was revisions to the NRA standards which the report summarized the concerns as follows:

"The business community's concerns regarding the NRA and landscaping standards are that they are too complex, difficult to understand, and apply in too many circumstances. The City Council and business community do value the higher standards expected in College Station. The business community wonders if there is a simpler way to get to the same result.

"Primary NRA concerns noted during the interview processes include:

- Smaller buildings should be exempted.
- Buildings not visible from public streets should be exempted.
- The architectural elements requirements result in regimented, uncreative designs, summed up by the comment "Does hanging things on your building make it more architecturally interesting?"
- There are no provisions for leeway to allow for unique situations.
- Concerns over the color palette remain.

- Gaining DRB approval for basic plans or waivers is too time consuming; during the feasibility phase of a project, applicants cannot afford the time or cost required for that process, especially if multiple trips to the DRB are required for final approval.”

The 2014 Planning & Zoning Commission Plan of Work also called for a review of the existing NRA standards to evaluate if updates were needed to reflect current practices and allow more flexibility in design. This ordinance amendment seeks to overhaul the standards to simplify and realign them to reflect the direction received during the amendment process and to address issues identified over the years through application of the standards.

Process

Staff presented an overview of the existing standards and received initial feedback regarding the appropriate scope and process to utilize at two Commission workshops held in the summer of 2014. The Commission provided direction to hold a series of stakeholder meetings to receive input, that having NRA standards was of importance, and that the existing standards were not to be thrown out and replaced by a new ordinance framework. A major overhaul of the standards was to occur which would also include adjustments to known issues.

The Commission hosted a series of stakeholder meetings at an October 2014 workshop meeting to solicit input and discussion from architects, business interests, and other design professionals regarding potential changes. Staff provided an initial list of items to consider for revision as a starting point. Staff also hosted a lunch meeting with the local chapter of the American Institute of Architects (AIA) in November 2014 to seek further input. The AIA chapter provided a written summary of their input at the meeting and responses to the initial list of potential revisions created by staff.

The initial draft of the revisions was distributed via email to a development community contact list, to the AIA chapter for distribution to their membership, and placed on the Planning & Development Services homepage for a two-week public comment period from April 14th-April 27th. Staff received written responses from a handful of individuals, including a response the AIA chapter, and has incorporated some of the comments into the final draft now proposed.

As the proposed ordinance amendment includes revisions to the bicycle and pedestrian requirements included in the NRA standards, the UDO requires the Bicycle, Pedestrian & Greenways Advisory Board consider the changes and provide a recommendation regarding them. This item is scheduled for their consideration at their May 4th meeting and their recommendation will be provided to the Commission at the meeting. After a public hearing, the Commission will make a recommendation which will be provided to City Council at their May 28th meeting when the proposed ordinance is scheduled to be considered for adoption.

Attachments

- 1) Summary of Changes
- 2) Proposed Ordinance Language

Summary of the Changes to the Non-Residential Architectural (NRA) Standards

The proposed ordinance addresses a variety of items such as changing how the standards apply to different types of buildings, simplifies the manner in which the standards are written and organized, and provides additional design options, flexibility and opportunities to seek relief. The overall purpose of the amendment can be summarized as follows:

- Changes the standards to provide emphasis on more prominent areas and image corridors of the City while reducing or eliminating requirements in areas that are not as prominent.
- Reduces the complexity of the ordinance by moving non-architecture standards out of the architecture section and into the applicable parking, landscaping, and development standards sections. This also allows architectural reviews to be done independent of site plans and thus allowing greater flexibility in the design process of developing a project.
- Increases the flexibility of the types and percentages of architectural features, materials and colors that can be used.
- Modifies the applicability of some requirements to apply to specific circumstances and not be a one size fits all approach.
- Creates an alternative compliance review path to the prescriptive ordinance requirements by authorizing the Design Review Board to consider architectural designs that are innovative or address other unique circumstances.

Description of Specific Changes

Purpose

- Create a purpose statement for the NRA section.

Applicability

- Adds an exemption that unenclosed, freestanding structures such as pavilions, canopies, and ATM machines are not required to meet the standards, except for complying with building colors requirements.

Standards for Non-Residential Structures

Façade Terms

- Creates the term 'primary façade' for use in applying the various sections. Primary façades are considered to be the primary entrance façades of all primary buildings and all façades facing a public right-of-way, private right-of-way, or public way.
- Limits the definition of 'facing a public right-of-way' to no longer include when a façade is facing other forms of passageways such as sidewalks and bike paths.
- Limits the application of when a façade is considered "visible" from a public right-of-way or public way to not apply to side or rear building façades that are more than 400 feet away.
- Removes the requirement that all pad site façades are considered facing a public right-of-way.

Required Mechanical Equipment Screening

- Adds an exemption that electrical panel boxes attached to the side of the building do not need additional screening if they are painted to match the color of the building.
- Adds that mechanical equipment is also to be screened from a public way, in addition to the existing requirement to screen from a public right-of-way and residential property.

Building Mass and Design

Horizontal Façade Articulation

- Changes the requirement for façade articulation (wall plane projections or recessions of at least 4 feet so no more than 33% of the façade is on the same continuous geometric plane) to apply only to primary façades that exceed 200 feet in horizontal length. The current standard requires all façades in building plots that are greater than 50,000 gross square feet that are facing a public right-of-way to meet this requirement, with restaurant pad sites exempt.
- Changes the requirement for façade articulation in SC Suburban Commercial districts for buildings over 8,000 square feet to apply to primary façades, instead of façades facing a public right-of-way. The section for articulation is reduced from every 45 feet to every 50 feet.

Building Entry Design

- Creates a standard that requires public building entrances to have a protected entry feature.

Architectural Relief

- Consolidates the different section types of 2 elements for every 45-foot section facing a public right-of-way and 2 elements for every 60-foot section of all other façades to be 1 element for every 25 feet of façade length.
- Reduces the applicability of architectural relief elements to only be required for primary façades and façades facing or visible from a public right-of-way or public way. The current standard requires elements on all façades so this would eliminate the requirement for architectural relief on façades not visible from a public right-of-way or public way, except for primary entrance façade which would still require the elements.
- Eliminates requirement for architectural relief on parts a façade that are screened by another building that is within 15 feet of it.
- Eliminates the requirement that elements need to be placed on every 45-foot or 60-foot section of building by allowing elements to be group or spaced anywhere along a façade so long as not more than 75 feet is void of a relief element.
- Requires that elements have a functional architectural purpose. This would not allow elements to be placed on a building solely to meet the requirement without being functional (like awnings not being allowed on a wall without an opening).
- Expands the exemption for accessory buildings that do not require architectural relief to include buildings with a perimeter less than 100 feet. Currently the exemption is only for buildings in which every façade length is 25 feet or less. These accessory buildings are to use the same material and colors as the primary building.
- Specifies that no more than half of the required elements on a façade may consist of the same type of element.
- Provides allowance for existing buildings to add architectural relief elements up to 50% of required elements prior to needing to bring that façade into compliance.
- Adds that roofline articulation and cornices to the list of qualifying architectural elements a may count as one element on a facade if they are not already required to be placed on the façade.
- Specifies that to qualify as an element, overhangs associated with windows must be at least an 18 inch of an overhang.
- Specifies that to qualify as an element, pilasters are to project at least 4 inches from a wall.

Roof and Roofline Design

- Changes the requirement for vertical articulation of flat roofs and parapets to apply only to primary entrance façades and façades facing a public right-of-way that is classified as a minor arterial or greater on the Thoroughfare Plan. The current requirement is for all façades facing public right-of-way so it eliminates the requirement for façades facing a public rights-of-way less than a minor arterial, while keeping or adding the requirement for all primary entrance façades.
- Adds that parapet roof lines subject to the vertical articulation stated above are to have a well-defined cornice or architectural termination to cap the building along the roofline.

Building Materials

- Minimum brick/stone percentage requirement:
 - Changes the minimum percentage requirement for brick, stone, marble, granite, or concrete products that simulate these to less percentage categories of:
 - Minimum of 10% on all façades visible from a public right-of-way or public way;
 - Minimum of 20% on all façades facing a major collector and for primary entrance façades that exceed 200 feet in length; and
 - Minimum of 30% on all façades facing a minor arterial classification or higher.
 - The minimums would become based primarily upon the type of street a façade is facing instead of the current standard that increases based upon the gross square feet in the building plot. The existing minimum brick/stone percentages are:
 - Minimum of 10% on all façades visible from a public right-of-way;
 - Minimum of 25% on all façades facing a public right-of-way for buildings in a building plot of 20,000 gross square feet more;
 - Minimum of 50% on all façades facing a public right-of-way for buildings in a building plot of 150,000 gross square feet or more; and
 - 0% on façades in a building plot less than 5,000 gross square feet.
 - Expands the minimum brick/stone requirement to apply to the entire façade not just the first 2 stories or 28 feet.
 - The proposed changes result in that all facades visible from a public right-of-way have a minimum brick/stone material and eliminating the exemption for small building plots.
- Maximum percentage material requirements:
 - Consolidates the maximum material percentages from 5 categories (10%, 20%, 30%, 75%, and 80% maximums) to 3 categories (10%, 30%, and 75% maximums).
 - Increases the allowable metal percentage from 20% maximum to 30% maximum.
 - Reduces reflective glass percentages from 80% maximum facing right-of-way and 100% when not facing right-of-way by consolidating it into 75% maximum category.
 - Decreases the allowable amount of tile by moving it from meeting minimum brick/stone material category to the 10% maximum category.
 - Increases the 100% allowance for painted metal panel siding on rear façades when not visible from a right-of-way, parkland, greenway, or any residential area by removing confusing screening/buffering language.
- Classifies split-face concrete masonry that does not simulate brick/stone as a 75% maximum.
- Changes the material termed 'hard board' to be called 'fiber cement siding.'
- Adds 'architecturally finished panels (not corrugated metal)' as a qualifying type of metal.
- Changes the threshold for existing buildings to change or replace material without the entire building being brought into material and color compliance from 10% of the area of all façades to 10% of the area of the façades being changed and only that façade needing to comply.

Building Colors

- Consolidates allowable accent color to a maximum of 10% on any façade. Accent colors are currently limited to 15% on any façade, while being reduced to maximum of 10% on façades in building plots of 50,000 gross square feet or more, and further reduced to maximum of 5% on façades in building plots of 150,000 gross square feet or more. The color palette was significantly expanded in 2011.
- Removes prohibition of neon, metallic, and fluorescent colors. All these would be allowed as accent colors.

Bicycle Facilities

- Moves bicycle-related requirements out of the NRA section by creating UDO Section 12-7.2.J 'Bicycle Facilities.'
- Changes the requirement for bikes racks for at least 8 bikes for multi-tenant buildings in building plots of 50,000 gross square feet or more to be required for multi-tenant buildings in excess of 20,000 gross square feet.
- Requires bike racks to be located within 150 feet of primary building entrances.

Pedestrian Facilities

- Moves pedestrian-related requirements out of the NRA section by creating UDO Section 12-7.2.K 'Pedestrian Facilities.'
- Reduces the requirement to have a 10-foot sidewalk along the full frontage of any façade facing a public right-of-way in building plots of 50,000 gross square feet or more (except for pad sites) to only apply to public entry façade of retail buildings in which the public entry façades exceeds 200 feet in length.
- Changes the requirement for minimum 5-foot sidewalk connections to be required between primary buildings and pad sites in building plots of 50,000 gross square feet or more to be required for building plots in excess of 10 acres in size.

Parking Lots

- Moves parking-related requirements out of the NRA section and into UDO Section 12-7.3 'Off-Street Parking Standards.'
- Consolidates the existing 'End Islands' and 'Interior Islands' sections as subsections in a new section called 'Landscape Islands' in which another subsection called 'Large Parking Lots' contains the 120+ parking lot concepts requirements moved out of the NRA section.

Landscaping

- Moves landscaping-related requirements out of the NRA section and into UDO Section 12-7.6 'Landscaping and Tree Protection.'
- Reorganizes the core of the landscaping section to clarify site area and streetscape point requirements and landscape planting/screening requirements.
- Simplifies the streetscape point calculation from 300 points for every 50 feet of frontage to 6 points for every 1 foot of frontage.
- Clarifies that public ways are required to have streetscape and parking screening along them.
- Changes the requirement to double site area landscape points in building plots of 50,000 gross square feet or more to be applicable to building plots in excess of 10 acres.

- Changes the requirement to double site area landscape points if berms are not used to screen parking in building plots of 20,000 gross square feet or more to be applicable to building plots in excess of 10 acres.
- Tree Well Requirements:
 - Changes the requirement for tree wells with canopy trees along all façades facing a public right-of-way in building plots of 50,000 gross square feet or more to only apply to façades facing a public right-of-way or public way that exceed 200 feet in length.
 - Allows the trees associated with the tree well requirement to be planted anywhere within 50 feet of the façade and allows trees used to meet the streetscape to also count toward this requirement.
 - Simplifies the amount of tree wells from along 15% of the façade to be 1 canopy tree for every 40 feet of façade length.
 - Removes the requirement that the trees need to be located in a grate or planter box.
- Changes the requirement for a minimum 2-inch caliper trees in building plots of 50,000 gross square feet or more to be applicable to building plots in excess of 10 acres.
- Changes the requirement for a minimum 2.5-inch caliper trees in building plots of 150,000 gross square feet or more to be applicable to building plots in excess of 15 acres.
- Removes the requirement for berms to be used for parking screening in building plots of 150,000 gross square feet or more. A 10% landscape point credit is provided if a site utilizes the option to install berms for parking screening.
- Removes the requirement for a plaza area with three elements in building plots of 150,000 gross square feet or more.

Alternative Compliance

- Adds new section that allows licensed architects to submit an application to have the Design Review Board consider innovative or visually interesting designs or to address unique circumstances in which application of the standards cannot be met.

Waivers and Appeals

- Removes the prohibition that a regarding a waiver to the brick/stone minimum requirement for building plots in excess of 20,000 gross square feet.
- Expands the allowance for alternate color or materials for franchised and/or chain restaurants to include all commercial uses.
- Removes the waiver for alternative parking lot concepts.
- Adds a waiver request to allow up to 20% accent color be considered by the DRB.
- Adds a relief option for building orientation and access requirements for MU Mixed-Use districts.
- Adds a relief option for transparency requirements for existing buildings in MU Mixed-Use districts.

Review Authority

- In UDO Article 2, adds the authority to the Design Review Board to consider Alternative Compliance requests to the Non-Residential Architectural Standards and clarifies the Administrator has the authority to review architectural submittals.

**Proposed Ordinance Language for the Sections Affected by the Revisions
to the Non-Residential Architectural Standards**

Article 7. General Development Standards

Sec. 12-7.10. Non-Residential Architectural Standards.

A. Purpose.

The intent of the design standards provided in and related to this Section are to:

1. Protect and enhance the character and quality of non-residential buildings and associated site elements in the interest of the general welfare of the City;
2. Establish minimum design parameters for the appearance of non-residential buildings including heightened standards for more visible and prominent areas of the community;
3. Not limit architectural creativity or prescribe a specific architectural style; and
4. Provide a balance between the community's economic and aesthetic concerns.

B. Applicability.

Except as expressly set forth otherwise herein, the design standards of this Section shall apply to development, redevelopment, and façade changes to all non-residential buildings including single tenant buildings, multiple tenant buildings, and any grouping of attached or stand alone buildings and associated pad sites.

The portions of structures containing non-residential uses located in the MF Multi-Family zoning district shall comply with the Non-Residential design standards of this Section.

The following are exempt from this section of the UDO as defined below:

1. **BP Business Park.** Any building located within BP Business Park districts is required to comply with this Section if it is along the periphery of the zoning district. All other interior buildings located within BP Business Park districts are exempt from this Section.
2. **Districts.** Uses located within the following districts are exempt from this Section: BPI Business Park Industrial, M-1 Light Industrial, M-2 Heavy Industrial, R&D Research & Development, NG-1 Core Northgate, NG-2 Transitional Northgate, and NG-3 Residential Northgate.
3. **Uses.** The following uses are exempt from this Section: Churches; Primary & Secondary Educational Facilities; Municipal Industrial facilities; and private utility buildings that are screened from public or private rights-of-way and adjacent properties.
4. **Types of Structures.** The following structures must adhere to Building Colors but are exempt from the other provisions of this Section: Freestanding structures such as pavilions, canopies, gazebos, ATM machines, etc. that are unenclosed buildings and do not have walls. Unenclosed structures that are attached or functionally appear part of an enclosed building are to be integrated with and meet the requirements associated with the building.

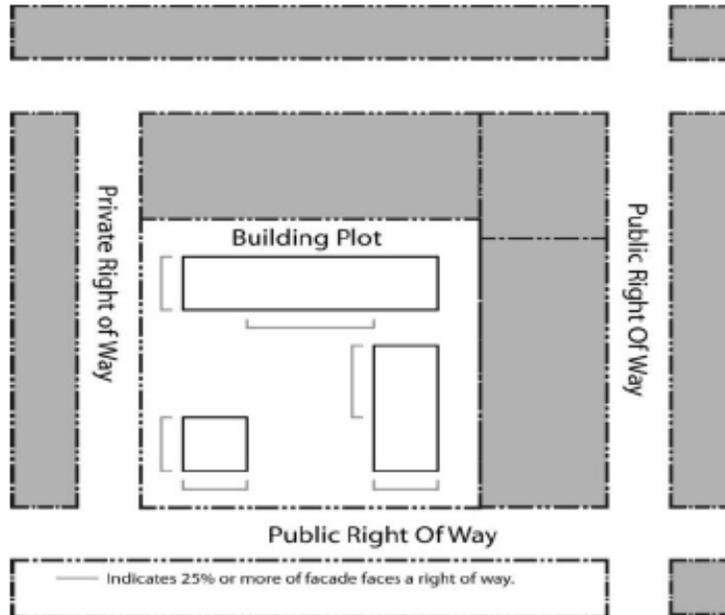
C. Standards for Non-Residential Structures.

1. Façade Terms.

- a. **Primary Façade.** A façade is considered to be a "primary façade" when it is the primary entrance façade of a primary building (not accessory buildings) or when any façade of a primary building is facing a public right-of-way, private right-of-way, or public way.

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- b. Facing. A façade is considered facing a public right-of-way, private right-of-way, or public way when an imaginary plane could be extended unobstructed by a wall or structure in the building plot from at least 25% of the façade into the public right-of-way, private right-of-way, or public way adjacent to the building plot, as illustrated below.
- c. Visible. The term visible is used in application of this Section. A side or rear façade of a building shall not be considered visible from a public right-of-way or public way if it is located more than four-hundred (400) feet away.



2. Required Screening.

- a. All mechanical equipment shall be screened from view or located so as not to be visible from any public right-of-way, public way, or residential district when viewed within one hundred fifty (150) feet of the perimeter boundary of the subject lot or tract, measured from a height five (5) feet above grade. Such screening shall be coordinated with the building architecture, materials, colors and scale to maintain a unified appearance. Acceptable methods of screening are: encasement, parapet walls, partition screens, brick/stone/masonry walls or fences. Electrical panel boxes attached to the side of a building that are painted to match the building color do not require additional screening.
- b. In SC Suburban Commercial, roof-mounted mechanical equipment shall be screened from any right-of-way, public way, or adjacent property by either the roof itself (including within a cut-out) or by a false roof element (i.e. - chimney, cupola). In SC Suburban Commercial districts, components of a mechanical equipment system, such as vents or exhaust pipes, protruding from the roof that are no larger than twelve (12) inches in diameter nor exceeding the height of the roof line are not required to be screened, but must be painted to match the roof color.

3. Building Mass and Design.

a. Horizontal Façade Articulation.

- 1. Façade articulation (wall plane projections or recessions) is required on the first two (2) stories of any primary façade that exceeds two-hundred (200) feet in horizontal length. No more than thirty-three (33) percent of any primary façade shall be on the

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same continuous geometric plane. Wall plane projections or recessions shall have a minimum depth of four (4) feet.

2. For all properties zoned SC Suburban Commercial: For buildings over eight thousand (8,000) square feet, primary façades shall have articulation of minimum four-foot (4') depth within each fifty-foot (50') section of façade.
3. For all properties zoned MU Mixed-Use: The vertical wall plane of any façade visible from a public right-of-way, street, or public way shall project and/or recess by a minimum of two (2) feet so that no more than sixty-six (66) percent of the façade is on the same plane.

b. Building Entry Design

1. In order to provide a sense of arrival and shelter, public building entrances are to feature a protected entry through the use of an awning, canopy, porte-cochere, recessed entry or other similar architectural element.
2. Buildings that have multiple ground floor tenants or multiple primary building entrances shall have all entrances treated architecturally.

c. Architectural Relief.

1. In order to provide visual interest, the first two (2) stories of any primary façade or façade visible from a public right-of-way or public way shall use at least one (1) architectural relief element for every twenty-five (25) horizontal feet, or part thereof, of façade length.
2. Façades requiring architectural relief shall provide a minimum of two (2) different types of relief elements per façade.
3. To avoid monotony, no more than one-half (½) of the required minimum number of elements on a façade may consist of the same type of relief element.
4. The design elements may be grouped or spaced as needed along the façade, though in no case shall more than seventy-five (75) feet of continuous horizontal length be void of a relief element.
5. Design elements used to meet architectural relief must have a functional architectural purpose such as awnings may not be located over faux windows or a wall area that does not have an opening.
6. A relief element counted to meet the requirement of one façade may not also be counted toward another façade.
7. Architectural relief is not required for façades, or parts of a façade, that are within fifteen (15) feet of another building that screens the façade.
8. Accessory buildings to a primary use, where each façade is equal to or less than twenty-five (25) horizontal feet in length or the perimeter of all façades is less than one-hundred (100) horizontal feet in length, and where each façade incorporates the same building materials and colors as the primary structure, are not required to provide architectural relief elements.
9. Architectural relief elements may be added to a non-conforming façade of an existing building subject to the following limitation: if more than fifty (50) percent of the required

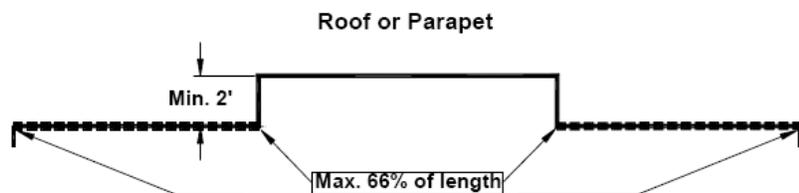
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number of elements on a façade are added, removed, or altered, including on a cumulative basis, the façade must be brought into compliance for architectural relief.

10. Qualifying Architectural Relief Elements.
 - a. For all applicable properties other than those located in SC Suburban Commercial and MU Mixed-Use districts, the following types of architectural relief may be utilized to meet the requirements of this section:
 - 1) Canopies, permanent decorative awnings, or windows accompanied by overhangs that exceed eighteen (18) inches;
 - 2) Wall plane projections or recessions with a minimum of four-foot depth;
 - 3) Pilasters that project from a wall at least four (4) inches or columns;
 - 4) Roofline articulation as described below may count as one (1) element for a façade if it is used on a façade where the articulation is not already required;
 - 5) A well-defined cornice or other architectural termination to visually cap the building along a parapet may count as one (1) element for a façade if it is used on a façade where this feature is not already required;
 - 6) Recessed entries, stoops, porches, or arcades;
 - 7) Balconies that extend from the building;
 - 8) Boxed or bay windows; or
 - 9) Decorative stormwater management initiatives physically integrated with the building, as approved by the Administrator.
 - b. For all properties zoned SC Suburban Commercial, the following types of architectural relief may be utilized to meet the requirements of this section:
 - 1) Decorative or functional window shutters;
 - 2) Covered front Porch extending along at least fifty (50) percent of building façade and projecting a minimum of four (4) feet from the face of the building;
 - 3) Eaves in excess of eighteen (18) inches;
 - 4) Window planter boxes;
 - 5) Window canopy;
 - 6) Dormers;
 - 7) Transom windows;
 - 8) Decorative façade lighting;
 - 9) Chimneys or cupolas;
 - 10) Cross gables; or
 - 11) Entry Portico.
 - c. For all properties zoned MU Mixed-Use, the following types of architectural relief may be utilized to meet the requirements of this section:
 - 1) Canopies or permanent decorative awnings;
 - 2) Wall plane projections or recessions with a minimum of four-foot depth;
 - 3) Pilasters that project from a wall at least four (4) inches or columns;

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- 4) Recessed entries, stoops, porches, or arcades;
 - 5) Balconies that extend from the building;
 - 6) Boxed or bay/oriel windows;
 - 7) Hood/drip molding over windows;
 - 8) Cornices, corbelling, quoining, or stringcourses,
 - 9) Decorative or functional window shutters;
 - 10) Window planter boxes;
 - 11) Transom windows;
 - 12) Decorative façade lighting; or
 - 13) Chimneys or cupolas.
- d. **Other Mass and Design Requirements.**
1. For all properties zoned SC Suburban Commercial: Gross Floor Area of a single structure shall not exceed fifteen thousand (15,000) square feet in area.
 2. For all properties zoned MU Mixed-Use:
 - a. The ground-floor shall have a minimum floor-to-ceiling height of twelve (12) feet.
 - b. The commercial portions of any façade facing a public right-of-way, street, or public way shall be at least thirty (30) percent transparent between zero (0) feet and eight (8) feet above ground level.
 - c. Public entry is required on all façades facing a public right-of-way, street, or public way. In the event that more than two (2) facades require a public entrance, the Administrator may determine which two (2) facades require entrances. The Administrator may also forward the question to the Design Review Board for any reason.
 - d. Loading docks, overhead doors and service entries shall not be located on a façade facing a public right-of-way, street, or public way. In the case that more than two (2) facades face a public right-of-way, street, or public way, the Administrator shall determine the most appropriate façade for such activities.
- e. **Roof and Roofline Design.**
1. On buildings three (3) stories or less, the horizontal line of a flat roof or parapet along a primary entrance façade, along any façade facing a public right-of-way of a street classified as a minor arterial or greater on the Thoroughfare Plan, and on all façades visible from a public right-of-way for properties that are zoned MU Mixed Use, shall vary by a minimum of two (2) feet up or down so that no more than sixty-six (66) percent of the roofline is on the same elevation, as represented below.



2. For all rooflines that are required to articulate as described above, the parapet roof line shall feature a well-defined cornice or other architectural termination to visually cap the building along the roofline.

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3. For all properties zoned SC Suburban Commercial: Roofs shall be similar to residential roof types. Flat roofs are not permitted. Shed roofs are only permitted as part of a peaked roof network. A peaked parapet is permitted if it gives the appearance of a pitched roof from all sides. Roof slope must be a maximum of 8:12 and a minimum of 4:12.

4. Building Materials.

- a. The following minimum amount of fired brick, natural stone, marble, granite, or any concrete product so long as it has an integrated color and is textured or patterned (not aggregate material) to simulate brick, stone, marble, or granite shall be provided:
 1. A minimum of ten (10) percent on any façade visible from a public right-of-way or public way;
 2. A minimum of twenty (20) percent on primary entrance façades (single or multiple tenant building) that exceed two-hundred (200) feet in horizontal length;
 3. A minimum of twenty (20) percent on any façade facing a public right-of-way of a street classified as a major collector on the Thoroughfare Plan; and
 4. A minimum of thirty (30) percent on any façade facing a public right-of-way of a street classified as a minor arterial or greater on the Thoroughfare Plan.
- b. Building materials used to meet the minimum material requirements as provided above may not be painted.
- c. The following building materials are allowed on all façades subject to the following limitations:
 1. Stucco, EIFS, high build textured paint on concrete to simulate the appearance of stucco, split-face concrete masonry that does not simulate brick or stone, fiber cement siding, reflective glass, or any material equivalent in appearance and quality as determined by the Design Review Board, shall not cover more than seventy-five (75) percent of any façade.
 2. Wood or cedar siding, stainless steel, chrome, standing seam metal, premium grade architectural metal, or architecturally finished metal panels (not corrugated metal) shall not cover more than thirty (30) percent of any façade.
 3. Tile or smooth face, tinted concrete blocks shall only be used as an accent and shall not cover more than ten (10) percent of any façade.
 4. Painted metal panel siding is allowed without limitation on a rear façade of a building when the façade is not visible from a right-of-way, parkland, greenway, or any residential area.
 5. Galvanized steel and painted steel are allowed on doors, including roll-up doors.
 6. Metal, standing seam metal, architectural metal or steel may be used as a roof and or canopy/awnings with no limitation on percentage.
- d. When determining the area of a façade, doors, windows, and other openings are included and roof area is not included.
- e. Existing buildings may continue to utilize materials other than those listed provided that any material replacement is for maintenance purposes only and the existing material is continued. Any material change or replacement of more than ten (10) percent of the total area of a façade, including on a cumulative basis, shall require that all building materials and color be brought into compliance on that façade.
- f. All architectural submittals shall provide elevation drawings for each façade and a material legend (see sample below) for each façade.

SAMPLE LEGEND		
USE OF MATERIALS ON FAÇADE 'A'		
Total Square Footage of Façade 'A': 10,000 s.f.		
Material	Area in Square Feet	Percent of Overall Façade
Stucco	2,000 s.f.	20%
Brick	5,000 s.f.	50%
Doors and Windows	3,000 s.f.	30%

5. Building Colors.

- a. All building façades and roofs shall consist of only colors from the color palette approved by the City Council as amended by the Design Review Board and maintained in the Office of the Administrator. All other colors shall be considered accent colors and may be used on no more than ten (10) percent of the façade on which the accent color is applied.
- c. When applying brick, colors normally found in manufactured fired brick are permitted. All colors of natural stone are permitted.
- d. Building and roof color requirements apply to all new buildings, redeveloped buildings, and façade work. Color samples shall be submitted for approval to the Office of the Administrator.
- e. Existing buildings may continue to utilize colors that are not from the approved color palette provided that repainting is done for maintenance purposes only and the existing color is continued. Any color change on existing buildings shall be brought into compliance with this ordinance and color samples shall be submitted as provided herein.

D. Alternative Compliance Permitted.

The Design Review Board (DRB) may authorize variation to the overall requirements of the Non-Residential Architectural Standards through application from a licensed architect for an alternative compliance approval that would allow innovative or visually interesting design or to address unique circumstances not otherwise permitted through strict adherence to this Section. Such requests must show reasonable evidence that the purposes of the requirements as set forth in this Section were maintained and the additional design flexibility afforded does not provide a means to permit design of lesser quality.

E. Waivers and Appeals.

The Design Review Board (DRB) shall review requests for deviations from the Non-Residential Architectural Standards. The DRB shall approve waivers or appeals found meeting the intent and general purposes of the standards as it is recognized that unique and unforeseen design circumstances exist in application of the standards. Financial hardship may not be considered in the review or determination of a waiver proposal.

DRB may review and grant approval of the following:

- 1. Substitutions of building materials if the applicant shows that:

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- a. The building material is a new or innovative material manufactured that has not been previously available to the market or the material is not listed as an allowed or prohibited material herein; or
 - b. The material is similar and comparable in quality and appearance to the materials allowed in this Section 12-7.10; or
 - c. The material is an integral part of a themed building (example 50's diner in chrome).
2. Alternate colors or materials on each façade if the applicant shows that:
 - a. The applicant is a franchised and/or chain commercial use to be developed as a single detached building (not integrated into a multi-tenant building); and
 - b. The proposed colors/materials are part of its corporate branding; and
 - c. The applicant provides all of the alternative color/materials schemes the chain or franchise has used.
 3. Alternative materials on façade work that does not involve an expansion of an existing building as defined in Chapter 12, Article 9 of the UDO or constitute redevelopment if the applicant shows that:
 - a. The materials allowed in this Section cannot be utilized without a structural alteration(s) to the existing building; and
 - b. A licensed professional engineer or architect verifies in writing that a structural alteration is required to apply the permitted façade materials to the building.
 - c. The DRB may grant a variance of up to one hundred (100) percent from the façade articulation or roofline standards herein if the applicant shows that it is not financially or structurally feasible.
 4. Alternatives to the options for required screening of mechanical equipment.
 5. Alternatives to the design elements available to provide architectural relief.
 6. An increase in the percentage of accent colors that may be used on a façade, not to exceed a total of twenty (20) percent of the façade.
 7. Relief from the building orientation and access for buildings in MU Mixed-Use districts when physical characteristics limit the site or provide unique orientation and access opportunities.
 8. Reduction in the percentage of required building transparency for the rehabilitation or expansion of existing buildings in MU Mixed-Use districts if it can be proven by the applicant that inherent site characteristics constrain the proposed project from meeting the transparency requirement.

F. Submittal Requirements.

When the non-residential architectural standards are applicable, submitted building elevations shall include the following:

1. Scaled building elevations for each façade, depicting the following:
 - a. Required architectural relief and other design elements; and
 - b. Location of building materials.
2. Accurate building footprint(s) and general orientation of the building façades in relation to adjacent rights-of-way, public ways, and properties;
3. Sample building materials and color details as required by the Administrator; and
4. Table of vertical square footage and percentage of building materials for each façade.

Sec. 12-7.2. General Provisions.

J. Bicycle Facilities.

1. Number Required.

- a. For sites subject to the Non-Residential Architectural Standards of this UDO except for MU Mixed-Use districts:
 - 1. Each primary building shall provide a facility capable of storing a minimum of four (4) bicycles.
 - 2. In multi-tenant buildings in excess of 20,000 gross square feet, one (1) or more facilities capable of storing eight (8) bicycles shall be provided.
- b. In MU Mixed-Use districts, bicycle storage facilities shall be provided at a rate for one (1) bicycle for every 15,000 square foot of non-residential uses, and one (1) bicycle for every two (2) dwelling units.

2. Placement and Design.

- a. Facilities shall be separated from motor vehicle parking to protect both bicycles and vehicles from accidental damage and shall be sufficiently separated from building or other walls, landscaping, or other features to allow for ease and encouragement of use. This separation shall be a minimum of three (3) feet.
- b. Where bicycle facilities are provided for four (4) bicycles, the area for such a facility shall be approximately fifty-four (54) square feet in area, approximately nine (9) feet by six (6) feet or as approved by the Administrator.
- c. Facilities shall be placed in clearly designated, safe, and convenient location and such that no primary building entrance is further than one hundred fifty (150) feet from a bicycle facility.
- b. Bicycles may be permitted on sidewalks or other paved surfaces provided that the bicycles do not block or interfere with pedestrian or vehicular traffic.
- c. Bicycle facilities shall be constructed so as to enable the user to secure a bicycle by locking the frame and one (1) wheel of each bicycle parked therein. Facilities must be easily usable with both U-locks and cable locks and support the bicycle frame at two (2) points. Facilities shall be anchored securely to the ground.

K. Pedestrian Facilities.

- 1. In SC Suburban Commercial districts, pedestrian connections to adjacent residential areas shall be provided as determined by the Administrator so as to enhance pedestrian, bicycle mobility, and connectivity.
- 2. In MU Mixed-Use districts, minimum eight (8) foot wide sidewalks shall be provided along all public rights-of-way, streets, and public ways adjacent to and within the development.
- 3. For sites subject to the Non-Residential Architectural Standards of this UDO except for MU Mixed-Use districts:
 - a. A site or sites part of a building plot in excess of 10 acres shall provide designated connections among primary buildings and pad sites for pedestrian and bicycle traffic. Locations for sidewalks and bicycle parking facilities shall be provided and shown on the site plan. Pedestrian walkways may be incorporated into the landscape strips separating parking areas only if the strip is ten (10) feet in width. Pedestrian walkways shall be a minimum of five (5) feet wide and shall connect public street sidewalks, transit stops, parking areas and other buildings in a design that ensures safe pedestrian use.
 - c. Public entry façades of retail buildings that exceed 200 feet in horizontal length shall place a minimum ten (10) foot sidewalk along the full frontage of its public entry façade. Tree

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wells and planter boxes may be placed along this walkway and in a manner that does not obstruct pedestrian movement. Bike parking facilities are allowed in this area. Vehicular parking or cart storage is prohibited. Outside display is allowed but only if it does not occupy more than thirty (30) percent of this area and meets the requirements of Outside Storage and Display Section.

Sec. 12-7.3. Off-Street Parking Standards.

C. Dimensions, Access, and Location.

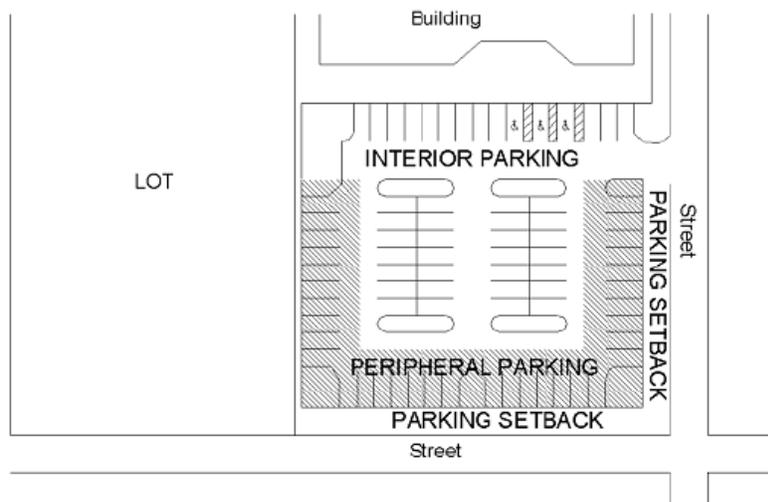
This Section applies to any development or redevelopment of uses other than single-family residential, duplexes, or townhouses unless otherwise noted.

11. All parking lots and drive aisles shall be setback a minimum of six (6) feet from any public right-of-way or public way. In sites subject to the Non-Residential Architectural Standards of this UDO, where parking or drive aisles are located between the building and the public right-of-way or public way, there shall be a minimum setback of ten (10) feet from the public right-of-way or public way to the parking area or drive aisle.
12. In SC Suburban Commercial districts, parking shall not be located between the structure and an adjacent single-family use or zoning district. Drive aisles and service aisles shall be permitted between the structures and an adjacent single-family use or zoning district.

D. Landscape Islands

1. End Islands.

- a. A raised island, encompassing not less than one hundred eighty (180) square feet in area, shall be located at both ends of every interior and peripheral parking row, regardless of the length of the row. End islands may have sidewalks through them. Examples of interior and peripheral parking are shown in the figure below.



- b. All end islands must be raised at least six (6) inches and curbed, with the majority of the area of each island planted or treated with enhanced paving. The soil within the planted area shall not be compacted or stabilized and shall be contiguous with the soil at the natural grade.

2. Interior Islands.

- a. All interior islands shall be evenly distributed throughout the interior of the parking area.

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- b. For every fifteen (15) interior parking spaces, one hundred eighty (180) square feet of landscaping must be provided somewhere in the interior rows of the parking lot. Interior island areas may be grouped and configured as desired provided that circulation aisles remain clear and the minimum island area is not less than one hundred eighty (180) square feet. Interior islands may have sidewalks through them.
- c. End island areas that exceed the minimum required may be counted toward the interior parking island requirement.
- d. All interior islands must be raised at least six (6) inches and curbed, with the majority of the area of each island planted or treated with enhanced paving. The soil within the planted area shall not be compacted or stabilized and shall be contiguous with the soil at the natural grade.

3. Large Parking Lots.

This subsection shall apply only to sites subject to the Non-Residential Architectural Standards of this UDO except for MU Mixed-Use districts:

- a. In order to break up the parking lot area and minimize visual impact, one (1) of the following parking concepts is required on any parking lot with greater than one hundred twenty (120) parking spaces. Parking concepts shall be approved by the Administrator provided that it meets one (1) of the following minimum criteria. Pedestrian walkways are allowed within the below-described areas.

1. Concept 1.

Every one hundred twenty (120) parking spaces shall be a separate and distinct parking area connected by driving lanes but separated by landscaping strips a minimum of eight (8) feet wide and the full length of the parking row. Where pedestrian facilities are located within landscape strips or where vehicles would overhang these strips, the strip shall be a minimum of ten (10) feet wide; or,

2. Concept 2.

For every one hundred twenty (120) parking spaces, an one thousand eight hundred (1,800) square foot landscaped island shall be installed (Landscape Pods). Such island(s) shall be located internal to the parking lot and shall be located so as to visually break up each one hundred twenty (120) parking spaces. The landscaping square footage calculation for parking lots greater than one hundred twenty (120) parking spaces shall be pro-rated at fifteen (15) square feet of landscaping per parking space; or,

3. Concept 3.

For every one hundred twenty (120) parking spaces, an additional one thousand eight hundred (1,800) square feet of landscaped area shall be added/distributed to the interior row(s) end island(s) located closest to the right-of-way line (i.e. in conjunction with the minimum setback creating a double row of landscaping) but in no event shall the additional landscaped area be located farther than one hundred (100) feet from the right-of-way frontage. The landscaping square footage calculation for parking lots greater than one hundred twenty (120) parking spaces shall be pro-rated at fifteen (15) square feet of landscaping per parking space.

- b. Interior island area requirements may be consolidated into end islands, landscape strips, and landscape pods.
- c. Shopping cart storage spaces shall be identified on the site plan. These spaces shall not be located in landscape islands or any areas designed for plantings or pedestrian or bike access.

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- d. All landscaping strips, islands, pods, and areas used to segregate the one hundred twenty (120) space parking areas as provided for above under "Parking Lots" must include canopy trees or structural shading. This requirement shall not apply to auto sales lots.



Sec. 12-7.6. Landscaping and Tree Protection.

C. Landscaping Point Requirements.

1. The landscaping point requirements for a site is determined by the combined point total of Site Area and Streetscape subtotals.

2. Site Area Points.

- a. Minimum thirty (30) landscape points per one thousand (1,000) square feet of site area. For sites subject to the Non-Residential Architectural Standards of this UDO, the minimum points are increased to sixty (60) points per one thousand (1,000) square feet if the development or building plot exceeds of 10 acres or if a development or building plot in excess of 10 acres does not utilize berms to screen parking areas;
- b. The minimum total number of points for any development is eight hundred (800) points;
- c. Undeveloped floodplains may be removed from site size calculations; in such case, existing trees within that floodplain shall not be claimed for points; and
- d. Projects may be phased with the phase lines being drawn twenty (20) feet beyond any new site amenity. The portion left for subsequent phases shall be of developable size and quality.

3. Streetscape Points.

- a. Six (6) additional landscape points shall be required for every one (1) linear foot of frontage on a right-of-way or public way; and
- b. Driveway openings, visibility triangles, and other traffic control areas may be subtracted from total streetscape frontage.

4. Point Credits.

The following point credits will apply to the total landscaping point requirement:

- a. A ten (10) percent point credit will be awarded where the irrigation system employed is a recognized water-conserving system.
- b. A ten (10) percent point credit will be awarded if twenty-five (25) percent or more of parking area consists of enhanced paving.
- c. A ten (10) percent point credit will be awarded for every one (1) percent of site area devoted to special facilities including water features, public art, or other public features determined by the Administrator.
- d. A ten (10) percent point credit will be awarded for landscape plans that are prepared by a landscape architect registered in Texas, an International Society of Arboriculture (ISA) certified arborist or other professional as deemed appropriate by the Administrator.
- e. A ten (10) percent point credit will be awarded where berms are utilized for parking screening.

5. Point Values.

- a. Point values will be awarded for any type of canopy tree, non-canopy tree, or shrub, except for those listed on the Non-Point Tree List as prepared by the Administrator. No point value shall be awarded for ground cover.
- b. All caliper measurements shall be twelve (12) inches above grade. The minimum caliper for non-canopy trees are measured on a single cane of a multi-trunk tree.
- c. Landscaping points are accrued as follows:

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Plant Material Point Values		
Plant Material	Points Accrued (per Plant)	Installed Size Caliper (Inches)
New Plantings		
Canopy Tree	75	1.5 to 2
	150	2.1 to 3.4
	300	3.5 and larger
Non-Canopy Tree	40	1.25 and larger
Shrubs	10	Min. 5 gallon
Shrubs, not for screening	1	Min. 1 gallon
Existing Trees with no Barricade Protection Area		
Canopy Tree	40	4 to 14.5
Non-Canopy Tree	35	2 and larger
Existing Trees Within Barricade Protection Area		
Canopy Tree	400	Between 4 and 8
	500	8 and larger
Non-Canopy Tree	150	Between 2 and 4
	200	4 and larger

- d. To receive landscape points for existing trees, all existing trees must be in good form and condition and reasonably free of damage by insects and/or disease.
- e. To receive additional points for barricaded trees, such trees must be barricaded to the dripline of the tree. A barricade detail must be provided on the landscape plan. Barricades must be in place prior to any activity on the property including, but not limited to, grading. If the required barricades are not in place prior to any activity and maintained during construction, barricaded points will be forfeited.

D. Planting and Screening Requirements.

1. General Requirements.

- a. Every project must expend a minimum of fifty (50) percent of its point total on canopy trees.
- b. For sites subject to the Non-Residential Architectural Standards of this UDO, canopy trees in a site or as part of a building plot in excess of 10 acres shall have a minimum allowable tree caliper of at least two (2) inches. Canopy trees in a site or as part of a building plot in excess of 15 acres shall have an increased minimum allowable tree caliper of at least two and one-half (2.5) inches.
- c. Landscaping must be reasonably dispersed throughout all visible areas of the site.
- d. One hundred (100) percent coverage of groundcover, decorative paving, decorative rock, or a perennial grass is required in parking lot islands, swales and drainage areas, and the parking lot setback unless otherwise landscaped or existing plants are preserved. When decorative rock is used, it shall be designed such that it will not migrate into sidewalks or other paved areas. One hundred (100) percent coverage of groundcover or perennial grass is also required in all unpaved portions of street or highway right-of-way or on adjacent property that has been disturbed during construction. If grass is to be used for groundcover, one hundred (100) percent live grass groundcover is required whether by solid sod overlay or pre-planting and successful takeover of grasses.
- e. All landscape materials shall be installed in accordance with the current planting procedures established by the most recent addition of The American Standard for Nursery Stock, as published by the American Association of Nurserymen.
- f. For existing plantings, the Administrator may require a health appraisal.
- g. All new plantings must be irrigated. An irrigation system shall be designed so that it does not negatively impact existing trees and natural areas. Soaker hose and drip irrigation system designs may be permitted as the Administrator deems appropriate.

2. Streetscape.

- a. Within fifty (50) feet of the property line along all major arterials, freeways, and expressways as designated on the Thoroughfare Plan, one (1) canopy tree for every twenty-five (25) linear feet of frontage shall be installed;
- b. Within fifty (50) feet of the property line along all other roadways including public ways, one (1) canopy tree for every thirty-two (32) feet of frontage shall be installed;
- c. Fractional amounts shall be increased to the nearest whole number;
- d. Two (2) non-canopy trees may be substituted for one (1) canopy tree;
- e. Trees used to meet the requirement along one streetscape frontage shall not be counted toward another frontage;
- f. Canopy and non-canopy trees must be selected from the Administrator's Streetscape Plant List and may be grouped as desired so long as the trees are reasonably dispersed across each frontage; and
- g. One (1) existing tree (minimum four-inch caliper) may be substituted for a new tree. Existing trees must be of acceptable health, as determined by the Administrator.

3. Additional Landscaping along Large Building Façades.

This subsection applies to sites subject to the Non-Residential Architectural Standards of this UDO:

- a. Sites with building façades that face a public right-of-way or public way and that exceed 200 feet in length shall place landscaping between the façade and roadway;

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- b. One (1) canopy tree is required for every forty (40) feet of façade length. Fractional amounts shall be increased to the nearest whole number;
- c. The trees shall be placed within fifty (50) feet of the building façade;
- d. Two (2) non-canopy trees may be substituted for one (1) canopy tree; and
- e. Trees counting toward Streetscape planting requirements may also count toward the Additional Landscaping along Large Building Façades requirement.

4. Parking Screening.

- a. Parking areas adjacent to a right-of-way or public way shall be screened from the right-of-way or public way.
 - b. Screening may be accomplished using plantings, berms, structural elements, or combinations thereof as described below, and must be a minimum of three (3) feet above the parking lot pavement elevation.
 - c. Walls and planting strips shall be located at least two (2) feet from any parking area.
 - d. Where the street and the adjacent site are at different elevations, the Administrator may alter the height of the screening to ensure adequate screening.
 - e. A minimum fifty (50) percent of all shrubs used for screening shall be evergreen.
 - f. The following options are allowed as parking lot screening methods:
 - i. A solid hedgerow (such as ten (10) shrubs for every thirty (30) linear feet of frontage) to screen the parking to a height of three (3) feet. The screening must be a minimum of twenty-four (24) inches at planting and reach thirty-six (36) inches within one (1) calendar year of planting, and such method is certified to meet these requirements by a registered Landscape Architect, landscape designer, or landscape contractor;
 - ii. Berms with a minimum height of three (3) feet as measured from the parking lot pavement, and a maximum slope of 1:3. Berms may be designed around trees that are barricaded for tree preservation. Where there will be gaps in berm screening for the preservation of existing trees, other screening methods shall be used to meet the minimum three-foot screening requirement; or
 - iii. Half-berms with a minimum height of three (3) feet as measured from the parking lot pavement, and a maximum allowable slope of 1:3. Retaining walls shall be designed to face the parking lot and sidewalks located between the retaining wall and right-of-way or public way may not be closer than three (3) feet to the top of a retaining wall.
 - g. For redeveloping sites maintaining existing parking lot perimeters, the Administrator may authorize the use of masonry walls, or lower the minimum berm height to a height that may be safely maintained in the existing parking setback when additional parking lot screening is provided. The cumulative height of plant material and berm shall be a minimum of three (3) feet.
 - h. Variations to the requirements of this Section may be approved if the landscape/streetscape plan is sealed by a registered Landscape Architect and approved by the Administrator. Such plans must show reasonable evidence that the requirements, as set forth in this Section were used as a guide.
5. Dumpsters, concrete retaining walls where more than six (6) vertical inches of untreated concrete are visible, off-street loading areas, utility connections, and any other site characteristics that could be considered visually offensive must be adequately screened.
6. Detention ponds shall be integrated into the overall landscaping theme and design of the site as described in Section 12-7.9.B. Detention Pond Aesthetic Design.

Article 2. - Development Review Bodies

Sec. 12-2.5. - Design Review Board.

D. Powers and Duties.

The Design Review Board has the following powers and duties:

8. Non-Residential Architectural Standards Appeals.

The Design Review Board shall hear and decide appeal requests as specified in the Non-Residential Architectural Standards Section.

9. Non-Residential Architectural Standards Alternative Compliance.

The Design Review Board shall hear and decide proposals for alternative compliance to the Non-Residential Architectural Standards.

Sec. 12-2.8. - Administrator.

B. Powers and Duties.

The Administrator shall have the following powers and duties:

4. Final Action.

The Administrator shall review and take final action on the following:

[add the following]

- c. Architectural reviews;

Sec. 12-2.12. - Summary of Review Authority.

The following table summarizes the authority of the various review bodies and staff.

[add the following]

PROCEDURE	City Council	P&Z Comm.	Zoning Bd. of Adj.	Design Rev. Bd.	Land. Comm.	Bike, Ped. & Grnwy	Admin.	Building Official	Dev. Engr.
DESIGN REVIEW BOARD (DRB)									
Non-Residential Arch. Stand. Alt. Compliance				D			RR		
ADMINISTRATOR									
Architectural Reviews							D		