



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 21, 2015

6:30 PM

City Hall Council Chambers

1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev
4. [15-0258](#) 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](#)
5. [15-0257](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
* Thursday, May 28, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 5:30 p.m. and Regular 7:00 p.m. (Liaison - Kee)
* Thursday, June 4, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
6. Discussion, review and possible action regarding the following meetings: Design Review Board, BioCorridor Board
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.
8. 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 #: 15-0258 **Version:** 1 **Name:** 2015 P&Z Plan of Work Update
Type: Updates **Status:** Agenda Ready
File created: 5/14/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 5/21/2015 **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> <p>5/28/15: Council to consider resolution to create Joint Annexation Task Force.</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: April 2015: Public comment period of draft ordinance. 5/4/15: BPG Advisory Board recommended approval with minor changes. 5/7/15: P&Z recommended approval of 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 provided at P&Z Workshop.
Staff Assigned: N. Ruiz	Item Completed: 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 #: 15-0257 **Version:** 1 **Name:** Upcoming Meetings
Type: Updates **Status:** Agenda Ready
File created: 5/14/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 5/21/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
* Thursday, May 28, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 5:30 p.m. and Regular 7:00 p.m. (Liaison - Kee)
* Thursday, June 4, 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:
* Thursday, May 28, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 5:30 p.m. and Regular 7:00 p.m. (Liaison - Kee)
* Thursday, June 4, 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 21, 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** [15-0259](#) Consideration, possible action, and discussion to approve meeting minutes.
*May 7, 2015 ~ Workshop
*May 7, 2015 ~ Regular

Attachments: [May 7, 2015 Workshop](#)
[May 7, 2015 Regular](#)

- 4.2** [15-0244](#) Presentation, possible action, and discussion regarding a Preliminary Plan for Rio Grande Townhomes consisting of 69 townhouse lots on approximately 7.24 acres located at Harvey Mitchell Parkway South, generally located west of Southwood Drive and north of Harvey Mitchell Parkway South. Case #15-00900040 (M. Bombek)

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

- 4.3 [15-0242](#) Presentation, possible action, and discussion regarding a Final Plat for Tower Point Subdivision, Phase 7A, Block 3, Lots 21 & 22 consisting of two commercial lots on approximately two acres located at 901 William D. Fitch Parkway, generally located at the northeast corner of Arrington Road and William D. Fitch Parkway. Case #15-00900089 (J. Bullock)

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

- 4.4 [15-0243](#) Presentation, possible action, and discussion regarding a Development Plat for Andover Addition consisting of one commercial lot on approximately 2.46 acres located at 107 Krenek Tap Road, generally located north of Krenek Tap Road and east of Texas Avenue South. Case #15-00900093 (M. Bombek)

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. [15-0256](#) Presentation, possible action, and discussion regarding a waiver request to Unified Development Ordinance Section 12-8.3.W 'Single-Family Parking Requirements for Platting' and a presentation, possible action, and discussion on a Preliminary Plan for The Barracks II Subdivision consisting of 214 residential lots and two commercial lots on approximately 36.521 acres located at 100 Deacon Drive West, more generally located between Holleman Drive South and Old Wellborn Road. Case #15-00900071 (J. Schubert)

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

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.

8. 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

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Legislation Details (With Text)

File #: 15-0259 **Version:** 1 **Name:** P&Z Meeting Minutes
Type: Minutes **Status:** Agenda Ready
File created: 5/15/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 5/21/2015 **Final action:**
Title: Consideration, possible action, and discussion to approve meeting minutes.
*May 7, 2015 ~ Workshop
*May 7, 2015 ~ Regular

Sponsors:

Indexes:

Code sections:

Attachments: [May 7, 2015 Workshop](#)
[May 7, 2015 Regular](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion to approve meeting minutes.
*May 7, 2015 ~ Workshop
*May 7, 2015 ~ Regular

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
May 7, 2015, 6:30 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Jim Ross, Casey Oldham, Barry Moore, Kirk Joseph, and Jodi Warner

COMMISSIONERS ABSENT: Jane Kee and Jerome Rektorik

CITY COUNCIL MEMBERS PRESENT: Karl Mooney

CITY STAFF PRESENT: Lance Simms, Alan Gibbs, Jennifer Prochazka, Jason Schubert, Danielle Singh, Erika Bridges, Kevin Ferrer, Jessica Bullock, Mark Bombek, Madison Thomas, Laura Walker, Adam Falco, Marcus Zarate, and Brittany Caldwell

1. Call the meeting to order.

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

2. Discussion of consent and regular agenda items.

Director Simms stated that Consent Agenda Item 4.7 had been pulled from the agenda.

There was general discussion amongst the Commission and Staff regarding Regular Agenda Items 8, 9, and 10.

3. 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)

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 development of the draft 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 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.

Acting Chairman Ross reviewed the upcoming meetings for the Planning & Zoning Commission.

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

Principal Planner Schubert gave an update regarding the April 17th Design Review Board meeting.

Principal Planner Prochazka gave an update regarding items heard by City Council.

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

There was no discussion.

11. Adjourn.

The meeting was adjourned at 6:53 p.m.

Approved:

Jane Kee, Chairperson
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

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

COMMISSIONERS PRESENT: Jim Ross, Casey Oldham, Barry Moore, Kirk Joseph, and Jodi Warner

COMMISSIONERS ABSENT: Jane Kee and Jerome Rektorik

CITY COUNCIL MEMBERS PRESENT: Karl Mooney

CITY STAFF PRESENT: Lance Simms, Alan Gibbs, Jennifer Prochazka, Jason Schubert, Carol Cotter, Danielle Singh, Erika Bridges, Kevin Ferrer, Jessica Bullock, Mark Bombek, Madison Thomas, Laura Walker, Adam Falco, Donald Harmon, Dave Coleman, Marcus Zarate, and Brittany Caldwell

1. **Call Meeting to Order**

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

2. **Pledge of Allegiance**

3. **Hear Citizens**

No citizens spoke.

4. **Consent Agenda**

4.1 Consideration, possible action, and discussion regarding absence requests.

*Casey Oldham ~ April 16, 2015

*Jane Kee ~ May 7 & June 18, 2015

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

*April 2, 2015 ~ Workshop & Regular

*April 16, 2015 ~ Workshop & Regular

4.3 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)

4.4 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)

4.5 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)

- 4.6 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)
- 4.7 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)

Acting Chairman Ross stated that Consent Agenda Item 4.7 had been removed from the agenda.

Commissioner Warner motioned to approve Consent Agenda Items 4.1-4.6. Commissioner Oldham 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 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)

Staff Planner Bombek presented the discretionary item regarding adequate street access and recommended approval.

There was general discussion regarding the Preliminary Plan.

Commissioner Warner motioned to approve the discretionary item and the Preliminary Plan. Commissioner Joseph seconded the motion, motion passed (5-0).

7. Presentation, possible action, and discussion regarding 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)

Staff Planner Bombek presented the Final Plat and recommended approval.

Acting Chairman Ross opened the public hearing.

No one spoke during the public hearing.

Acting Chairman Ross closed the public hearing.

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

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

Staff Planner Bullock presented the rezoning and recommended approval.

Transportation Planning Coordinator Singh, spoke regarding concerns of increased traffic and stated that the development is not expected to be a negative impact. She said that a Traffic Impact Analysis is not required for single-family developments.

Veronica Morgan, 3204 Earl Rudder Freeway, College Station, Texas, said that the proposal is in compliance with the Comprehensive Plan Land Use Plan and that there are sufficient thoroughfares to handle the traffic from the development.

Acting Chairman Ross opened the public hearing.

Edward and Debra Ling, 15137 Post Oak Bend, College Station, Texas; Joy Wren, 4207 Norwich Drive, College Station, Texas; Shane and Jennifer Lechler, 2615 Chillingham Court, College Station, Texas; Jerry Ransom, 4074 Whippoorwill Drive, College Station, Texas; Jane Cohen, 3655 McCullough Road, College Station, Texas; Thomas Rodgers, 4400 Regal Oaks, College Station, Texas; Russel Feagin, 4316 Toddington Lane, College Station, Texas; Raylene Lewis, 2615 Cartington, College Station, Texas; Susan McNeely, 4015 Sweetwater Drive, College Station, Texas. These citizens were opposed to the rezoning and expressed concerns about increased traffic, increased density, and lack of notification.

Acting Chairman Ross closed the public hearing.

There was general discussion amongst the Commission regarding the rezoning.

Wallace Phillips, 4490 Castlegate Drive, College Station, Texas, stated that there would be approximately 160-170 lots with each lot 10,000 square feet.

There was general discussion amongst the Commission regarding the rezoning.

Commissioner Oldham motioned to recommend approval of the rezoning. Commissioner Moore 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 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)

Principal Planner Schubert presented the rezoning and recommended denial.

Transportation Planning Coordinator Singh stated that a Traffic Impact Analysis had been completed and said that currently there was not sufficient infrastructure in place to provide for the development.

There was general discussion amongst the Commission and Staff regarding the Traffic Impact Analysis.

Mike Gentry, 1515 Emerald Plaza, College Station, Texas, stated that the proposal is consistent with the Comprehensive Plan Land Use Plan, it is the highest and best use of the property, and the applicant has attempted to mitigate the traffic issues.

David Besly, Bleyl and Associates, developed the Traffic Impact Analysis for the development and reviewed his process.

There was continued discussion amongst the Commission and Staff regarding the Traffic Impact Analysis.

Acting Chairman Ross opened the public hearing.

Charlie Vatterott, Aspen Heights, stated that they would provide a private shuttle service if Texas A&M would not have bus service to the area, which would relieve some of the traffic coming and going from the area.

Jim Butler, 6010 Thoroughbred Ridge, College Station, Texas; Greg Jasper, 18106 Martingale, Court, College Station, Texas; Don Jones, 804 Berry Creek, College Station, Texas. They were in favor of the rezoning.

Acting Chairman Ross closed the public hearing

There was general discussion amongst the Commission regarding the meritorious modifications.

Acting Chairman Ross stated that he had concerns with allowing more than four unrelated individuals to occupy a residence.

Commissioner Moore motioned to recommend approval of the meritorious modifications and the rezoning. Commissioner Oldham seconded the motion, motion passed (4-1). Acting Chairman Ross was in opposition.

10. 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)

Principal Planner Schubert presented the ordinance amendment regarding the Non-Residential Architectural Standards.

Acting Chairman Ross opened the public hearing.

Veronica Morgan, 3204 Earl Rudder Freeway, College Station, Texas, spoke and sought clarification on the proposed ordinance regarding building entry design, roofline articulation and cornices, and requirements for industrial-related buildings in CI Commercial/Industrial zoning.

Principal Planner Schubert explained potential alternatives for CI-zoned properties.

Acting Chairman Ross closed the public hearing.

There was general discussion regarding the ordinance amendment, specifically regarding industrial-related building requirements in CI zoning.

Commissioner Oldham motioned to recommend approval of the ordinance amendment with the addition of the Bicycle, Pedestrian, and Greenways Advisory Board changes. Acting Chairman Ross seconded the motion, motion passed (5-0).

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 meeting adjourned at 10:47 p.m.

Approved:

Attest:

Jane Kee, Chairperson
Planning & Zoning Commission

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



Legislation Details (With Text)

File #: 15-0244 **Version:** 1 **Name:** Rio Grande Townhomes-Preliminary Plan
Type: Preliminary Plan **Status:** Agenda Ready
File created: 5/11/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 5/21/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding a Preliminary Plan for Rio Grande Townhomes consisting of 69 townhouse lots on approximately 7.24 acres located at Harvey Mitchell Parkway South, generally located west of Southwood Drive and north of Harvey Mitchell Parkway South. Case #15-00900040 (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 Preliminary Plan for Rio Grande Townhomes consisting of 69 townhouse lots on approximately 7.24 acres located at Harvey Mitchell Parkway South, generally located west of Southwood Drive and north of Harvey Mitchell Parkway South. Case #15-00900040 (M. Bombek)



CITY OF COLLEGE STATION

**PRELIMINARY PLAN
for
Rio Grande Townhomes
15-00900040**

SCALE: 69 lot on approximately 7.24 acres

LOCATION: 2021 Harvey Mitchell Parkway S, generally located northeast of the intersection at Harvey Mitchell Parkway South and west of Southwood Drive.

ZONING: T Townhouse and NAP Natural Areas Protected

APPLICANT: Veronica Morgan, Mitchell & Morgan, LLP

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

RECOMMENDATION: Staff recommends approval of the Preliminary Plan.



PRELIMINARY PLAN
Case: 15-40

RIO GRANDE TOWNHOMES

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

- Annexation:** 1969
- Zoning:** Neighborhood Business District C-N upon annexation, partially rezoned Townhouse-Rowhouse District R-3 (1978), Rezoned T Townhouse and NAP Natural Areas Protected (2014)
- Site development:** In 2008, a preliminary plan was approved for an 8.255 acre tract containing this piece of property. However, a final plat was never submitted. The subject property is currently undeveloped.

COMMENTS

- Water:** The subject tract is will be served by College Station Utilities for water. There is currently a 24 inch water main along Harvey Mitchell Parkway South, which will provide water service to the site. Public waterlines will be required to comply with the B/CS unified Design Guidelines with the Final Plat.
- Sewer:** The subject tract will be served by College Station Utilities for sanitary sewer. There is currently a 42 inch main running along the Bee Creek Tributary which will provide service to the site. Public sanitary sewer lines will be required to be extended to all lots in accordance with the B/CS Unified Design Guidelines with the Final Plat.
- Off-site Easements:** None required
- Drainage:** On-site storm water detention facilities are proposed with this development. The proposed development will be required to comply with the B/CS Unified Design Guidelines.
- Flood Plain:** No portion of the townhouse lots lie within the floodplain. The floodplain is contained within the NAP Natural Areas Protected portion of the tract.
- Greenways:** None proposed or required for this development.
- Pedestrian Connectivity:** Sidewalks are required for this development along both sides of all streets within the development except for alleys and the bulb of the cul-de-sac.
- Bicycle Connectivity:** There is an existing multi-use path along Harvey Mitchell Parkway South. There is also a future multi-use path that is expected to run along the western boundary of this property through the Bee Creek Tributary B. No portion of the proposed multi-use path is required to be built with this development.
- Streets:** Access to the development will be provided Harvey Mitchell Parkway South, a future 6-lane Major Arterial, and a private driveway connecting to Southwood Drive, a 2-lane major collector.

Oversize Request: N/A

Parkland Dedication Fees: Parkland dedication fees in the \$1,636 per townhouse lot is will be collected prior to filing the Final Plats for this development.

Impact Fees: N/A

REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:** The proposed Preliminary Plan is in compliance with the Comprehensive Plan and Unified Development Ordinance.
2. **Compliance with Subdivision Regulations:** The proposed Preliminary Plan is in compliance with the Subdivision Regulations contained in the Unified Development Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plan.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plat



REVISED

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

PRELIMINARY PLAN APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

- \$932 Preliminary Plan Application Fee.
- ~~N/A~~ \$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.
- ~~N/A~~ 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 April 23, 2014

NAME OF PROJECT Rio Grande Townhomes

ADDRESS Harvey Mitchell Parkway South

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

On FM2818 east of the CS Electrical Substation near Rio Grande as FM2818

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

Name Mitchell & Morgan, LLP C/O Veronica J.B. Morgan 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 Unisource Real Estate Investments, LLC E-mail sultan.mahmood@sbcglobal.net

Street Address 8310 Cheshire Vale

City Houston State Texas Zip Code 77024

Phone Number 281-650-1433 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Texas Business Exchange C/O Kamal Rahman E-mail kamal@texasbizx.com

Street Address 1910 Labrisa Drive

City Bryan State Texas Zip Code 77807

Phone Number 979-775-3546 Fax Number 866-281-6724

Total Acreage 7.24 acres Total No. of Lots 69 R-O-W Acreage 1.77

Number of Lots By Zoning District 68 / T 1 / T+NAP /

Average Acreage Of Each Residential Lot By Zoning District:

0.0668 / T 0.926 / T+NAP /

Floodplain Acreage 0.070 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: Not applicable.

City Project Number (if known): Not applicable.

Date / Timeframe when submitted: Not applicable.

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

Not applicable.

Regarding the waiver request, explain how:

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

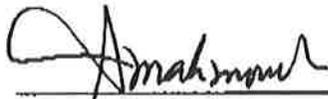
1. *N/A* An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
2. *N/A* The presence of unique or unusual topographic, vegetative, or other natural conditions exist so that strict adherence to the sidewalk requirements of the UDO is not physically feasible or is not in keeping with the purposes and goals of the UDO or the City's comprehensive Plan;
3. *N/A* 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. *N/A* Existing streets constructed to rural section that are not identified on the Thoroughfare Plan with an estate / rural context;
5. *N/A* When a sidewalk is required along a street where a multi-use path is shown on the Bicycle, Pedestrian, and Greenways Master Plan;

- 6. ~~M/A~~ 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. ~~M/A~~ 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.

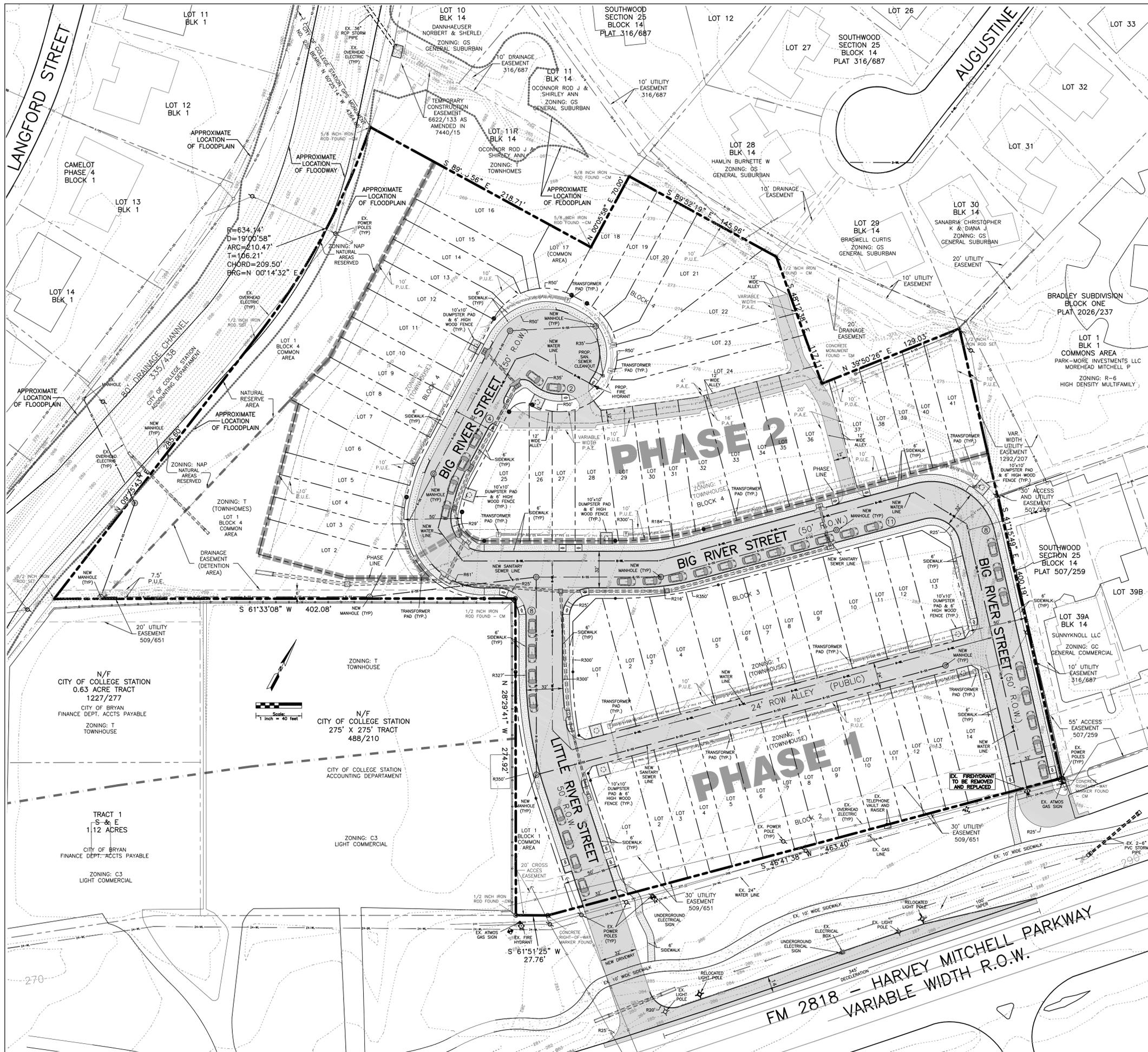
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from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

2/2/2015

 Date



VICINITY MAP

- NOTES:
- 1- BLANKET EASEMENT TO LONE STAR GAS COMPANY, 148/429, NO LONGER APPLIES TO THIS TRACT AS RELEASED IN 65/100, 65/112 AND 75/717.
 - 2- CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.
 - 3- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 - 4- A PORTION OF THIS TRACT DOES LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 48041C0310F, REVISED DATE: 04-02-2014.
 - 5- ELEVATION DATUM: NAVD 1988 (BASED ON CITY OF COLLEGE STATION GPS MON. NO. 220).
 - 6- ALL PRIVATE ACCESS EASEMENTS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - 7- THE RESIDENTIAL PARKING OPTIONS USED FOR THIS PRELIMINARY PLAN WILL BE ON STREET PARKING ON LITTLE RIVER AND BIG RIVER STREETS AND OFF STREET PARKING AT THE CUL-DE-SAC END OF BIG RIVER STREET.
 - 8- EACH LOT WILL 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

LEGEND	
	Boundary Line
	Property Line
	Existing Grade
	Existing Electrical Lines
	Existing Sanitary Sewer Lines
	Existing Water Lines
	Existing wood Fence
	Existing Chain Link Fence
	Existing Water Valve
	Existing Utility Pole
	Existing Firehydrant
	Existing Watermeter
	Existing Light Pole
	Existing Guy Wire Anchor
	Existing Sewer Manhole
	Proposed Sewer Manhole
	Transformer Pad (48'x48')
	Proposed Sanitary Sewer Lines
	Proposed Water Lines

NOT FOR RECORD

SHEET 01 OF 02

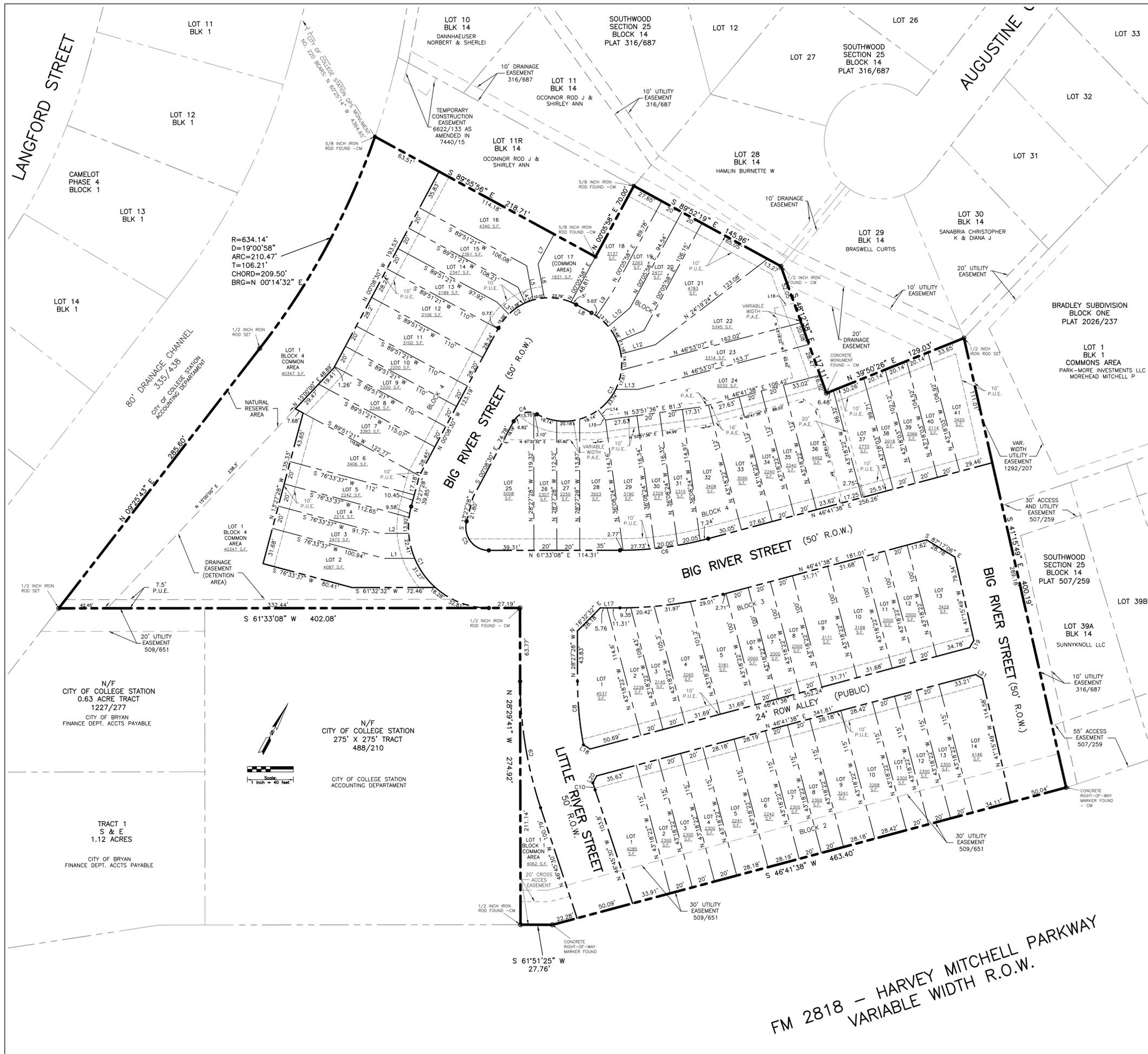
PRELIMINARY PLAN

**RIO GRANDE SUBDIVISION
CONSISTING OF 69 LOTS**

7.24 Acres
COLLEGE STATION
Brazos County, Texas

PRELIMINARY PLAT
PREPARED AND
APRIL 2015

OWNER: UNISOURCE REAL ESTATE INVESTMENTS LLC 8310 CHESHIRE VALE ST HOUSTON, TX 77024-3240	ENGINEER: MITCHELL & MORGAN, L.L.P. 3204 EARL RUDDER FWY. SOUTH COLLEGE STATION, TX 77845 PHONE (979) 260-6963	SURVEYOR: BRAD KERR, RPLS KERR SURVEYING, LLC 409 N. TEXAS AVENUE BRYAN, TX 77803 (979) 268-3195
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Line Table		
Line #	Length	Direction
L1	26.48	N61° 32' 32"E
L2	25.05	N61° 32' 32"E
L3	15.00	S72° 53' 37"W
L4	15.00	N52° 58' 12"W
L9	25.00	N5° 37' 32"E
L10	25.00	N21° 22' 55"E
L11	25.00	N39° 07' 21"E
L12	30.91	N46° 41' 38"E
L13	19.82	N61° 32' 32"E
L14	6.07	S64° 38' 11"E
L17	17.07	N61° 33' 08"E
L18	6.83	S86° 24' 44"E
L19	7.20	N2° 45' 26"E
L20	6.96	N0° 49' 03"E
L21	6.94	S87° 17' 06"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	128.27	70.00	104.99	S65° 57' 10"E	111.06
C2	78.54	50.00	90.00	S44° 51' 30"W	70.71
C3	157.26	50.00	180.20	N0° 02' 27"W	100.00
C4	23.61	15.00	90.20	S44° 57' 33"W	21.25
C5	36.65	20.00	104.99	N65° 57' 10"W	31.73
C6	77.80	300.00	14.86	S54° 07' 23"W	77.58
C7	90.76	350.00	14.86	N54° 07' 23"E	90.51
C8	55.41	300.00	10.58	N33° 44' 58"W	55.34
C9	111.79	350.00	18.30	N37° 36' 29"W	111.32
C10	6.40	300.00	1.22	N46° 08' 51"W	6.40

NOT FOR RECORD
SHEET 02 OF 02

PRELIMINARY PLAN
RIO GRANDE SUBDIVISION
CONSISTING OF 69 LOTS

7.24 Acres
 COLLEGE STATION
 Brazos County, Texas

SCALE 1"=40'
 PRELIMINARY PLAT PREPARED AND APRIL 2015

OWNER: UNISOURCE REAL ESTATE INVESTMENTS LLC 8310 CHESHIRE VALE ST HOUSTON, TX 77024-3240	ENGINEER: MITCHELL & MORGAN, L.L.P. 3204 EARL RUDDER FWY. SOUTH COLLEGE STATION, TX 77845 PHONE (979) 260-6963	SURVEYOR: BRAD KERR, RPLS KERR SURVEYING, LLC 409 N. TEXAS AVENUE BRYAN, TX 77803 (979) 268-3195
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FM 2818 - HARVEY MITCHELL PARKWAY
 VARIABLE WIDTH R.O.W.



Legislation Details (With Text)

File #: 15-0242 **Version:** 1 **Name:** Tower Point Subdivision, Phase 7A, Block 3, Lots 21 & 22 Final Plat

Type: Final Plat **Status:** Agenda Ready

File created: 5/11/2015 **In control:** Planning and Zoning Commission Regular

On agenda: 5/21/2015 **Final action:**

Title: Presentation, possible action, and discussion regarding a Final Plat for Tower Point Subdivision, Phase 7A, Block 3, Lots 21 & 22 consisting of two commercial lots on approximately two acres located at 901 William D. Fitch Parkway, generally located at the northeast corner of Arrington Road and William D. Fitch Parkway. Case #15-00900089 (J. Bullock)

Sponsors:

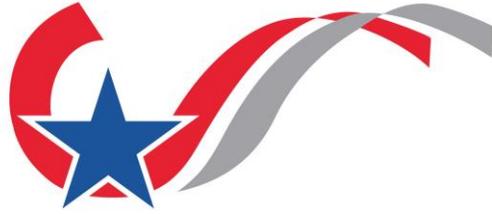
Indexes:

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 Tower Point Subdivision, Phase 7A, Block 3, Lots 21 & 22 consisting of two commercial lots on approximately two acres located at 901 William D. Fitch Parkway, generally located at the northeast corner of Arrington Road and William D. Fitch Parkway. Case #15-00900089 (J. Bullock)



CITY OF COLLEGE STATION

**FINAL PLAT
for
Tower Point Phase 7A
Block 3, Lots 20 & 21
15-00900089**

SCALE: Two lots on approximately two acres

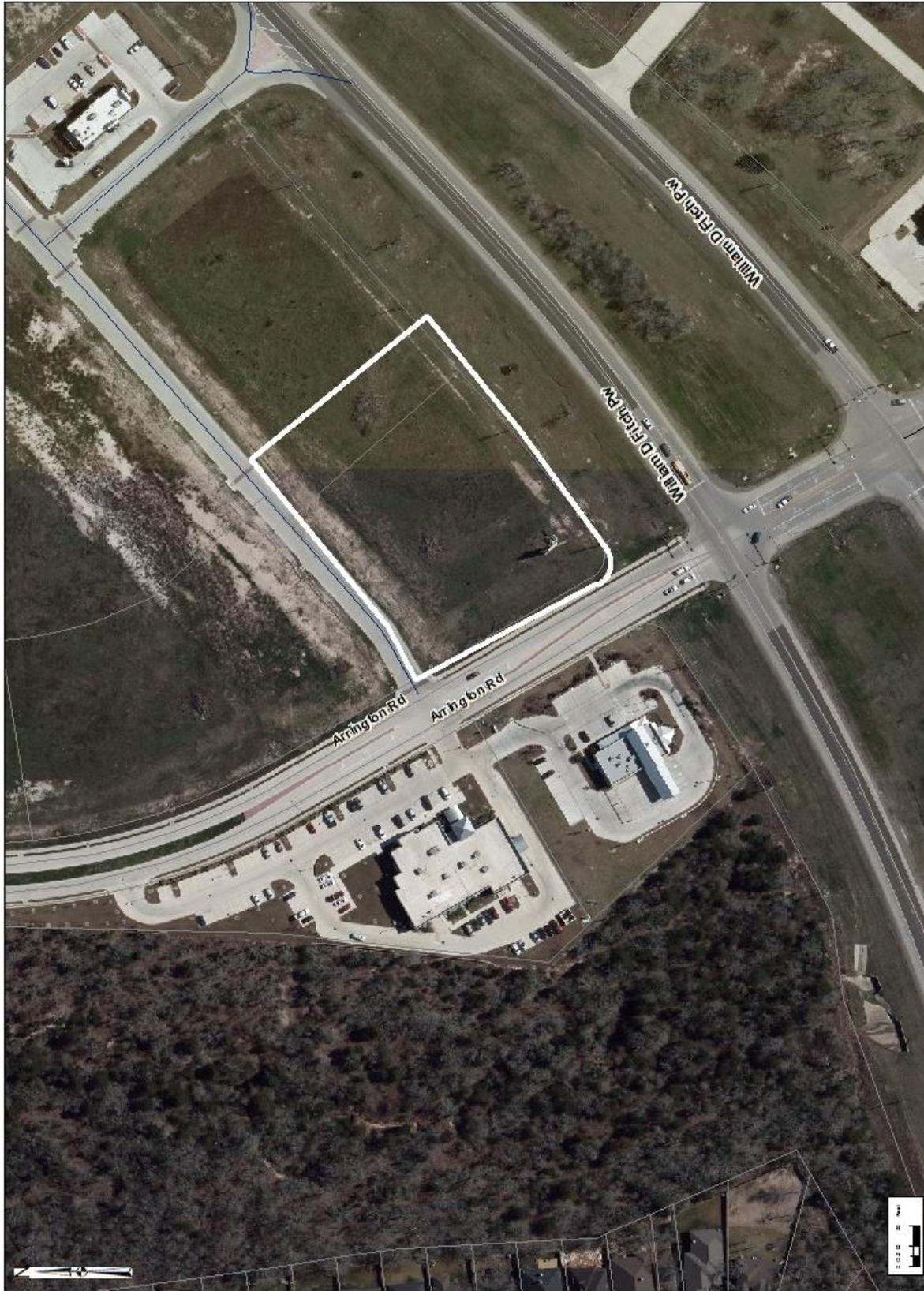
LOCATION: 901 William D. Fitch Pkwy

ZONING: GC General Commercial

APPLICANT: Charles Ellison

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

RECOMMENDATION: Staff recommends approval of the Final Plat.



FINAL PLAT

Case: 15-89

TOWER POINT
PH 7A B3 L20 & 21

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	October 1983
Zoning:	A-O Agricultural upon annexation, GC General Commercial (2001), OV Greens Prairie Overlay (2006)
Preliminary Plat:	Property is not platted
Site Development:	Undeveloped

COMMENTS

Parkland Dedication:	N/A
Greenways:	N/A
Pedestrian Connectivity:	Sidewalk exists along Arrington Road.
Bicycle Connectivity:	Bike lanes exist along Arrington Road.
Impact Fees:	The subject tract is located in the Spring Creek Sanitary Sewer Impact Fee Area and will be assessed \$144.01 per Living Unit Equivalent (LUE).

REVIEW CRITERIA

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

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>15-89</u>
DATE SUBMITTED:	<u>3/20/13</u>
TIME:	<u>10:00</u>
STAFF:	<u>GST</u>

FINAL PLAT APPLICATION

(Check one)	<input type="checkbox"/> Minor (\$700)	<input type="checkbox"/> Amending (\$700)	<input checked="" type="checkbox"/> Final (\$932)	<input type="checkbox"/> Vacating (\$932)	<input type="checkbox"/> Replat (\$932)
Is this plat in the ETJ?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Is this plat Commercial	<input checked="" type="checkbox"/> or Residential	<input type="checkbox"/>
MINIMUM SUBMITTAL REQUIREMENTS:					
<input checked="" type="checkbox"/>	\$700-\$932 Final Plat Application Fee (see above).				
<input type="checkbox"/>	\$233 Waiver Request to Subdivision Regulations Fee (if applicable).				
<input type="checkbox"/>	\$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).				
<input checked="" type="checkbox"/>	Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.				
<input checked="" type="checkbox"/>	Six (6) folded copies of plat. (A signed mylar original must be submitted after approval.)				
<input type="checkbox"/>	Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.				
<input type="checkbox"/>	Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).				
<input type="checkbox"/>	Copy of original deed restrictions/covenants for replats (if applicable).				
<input checked="" type="checkbox"/>	Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.				
<input checked="" type="checkbox"/>	Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.				
<input checked="" type="checkbox"/>	The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.				
NOTE: A mylar of the approved preliminary plan must be on file before a final plat application will be considered complete. If the mylar is submitted with the final plat application, it shall be considered a submittal for the preliminary plan project and processed and reviewed as such. Until the mylar has been confirmed by staff to be correct, the final plat application will be considered incomplete.					

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT Tower Point Subdivision Phase 7A Lots 20 and 21, Block 3 - 2.28 acres

ADDRESS Corner of Arrington Road and State Highway No. 40 - W. D. Fitch Parkway

SPECIFIED LOCATION OF PROPOSED PLAT:

Corner of Arrington Road and State Highway No. 40 - W. D. Fitch Parkway

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

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

Street Address 302 Holleman Drive East, Suite 76

City College Station State TX Zip Code 77840

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

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

Name College Station Marketplace, L.P. E-mail andyweiner@rockstepcap.com

Street Address 1445 North Loop West, Suite 625

City Houston State TX Zip Code 77008

Phone Number 713-623-0188 Fax Number 713-623-0178

ARCHITECT OR ENGINEER'S INFORMATION:

Name Civil Engineering Consultants E-mail skling@cectexas.com

Street Address 4101 S. Texas Avenue, Suite A

City Bryan State TX Zip Code 77802

Phone Number 979-846-6212 Fax Number 979-846-8252

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

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

Total Acreage 2.28 Total No. of Lots 2 R-O-W Acreage none

Existing Use vacant Proposed Use commercial use

Number of Lots By Zoning District 2 / gc&ov _____ / _____ / _____

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

Floodplain Acreage none

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

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

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

Yes
 No

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

Project Name: Tower Point Subdivision

City Project Number (if known): 09-169

Date / Timeframe when submitted: January, 2012

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):

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.

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

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

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



 Signature and title
 Agent of Owner

3-19-15

 Date

BLOCK 4

LOT 2, BLOCK 4
2.14 ACRES
TOWER POINT SUBDIVISION
PHASE 1B
VOL. 8243, PG. 134

LOT 1, BLOCK 4
1.82 ACRES
TOWER POINT SUBDIVISION
PHASE 1A
VOL. 9049, PG. 34

CURRENT ZONING:
GC (GENERAL COMMERCIAL)
& OV (OVERLAY)
(SEE NOTE 7.)

BLOCK 3

LOT 23A
4.75 ACRES

FUTURE PHASE

FUTURE PHASE
BLOCK 3

LOT 19
1.08 ACRES
UNPLATTED

CURRENT ZONING:
GC (GENERAL COMMERCIAL)
& OV (OVERLAY)
(SEE NOTE 7.)

College Station Marketplace, L.P.
2.28 Acre Tract
Lots 21 & 22, Block 3
Tower Point Subdivision, Phase 7A
Robert Stevenson Survey, A-54
College Station, Brazos County, Texas

Field notes of a 2.28 acre tract or parcel of land, lying and being situated in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, and being part of the 89.42 acre - Tract One and part of the 4.65 acre - Tract Three, described in the deed from Timothy J. Crowley, to College Station Marketplace, L.P. as recorded in Volume 8274, Page 111, of the Official Records of Brazos County, Texas, and said 2.28 acre tract being more particularly described as follows:

BEGINNING at a "X" in concrete set in the common line between the beforementioned 4.65 acre tract and Arrington Road - 80' right-of-way, as shown on the Right-of-way Dedication, Arrington Road and 80' Decatur Drive, according to the plat recorded in Volume 7800, Page 12, of the Official Records of Brazos County, Texas, the west corner of the beforementioned 4.65 acre tract bears N 27° 50' 14" W - 23.16 feet, said 1/2" iron rod also being the south corner of proposed Lot 23B - 1.55 acres, Block 3;

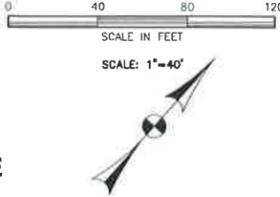
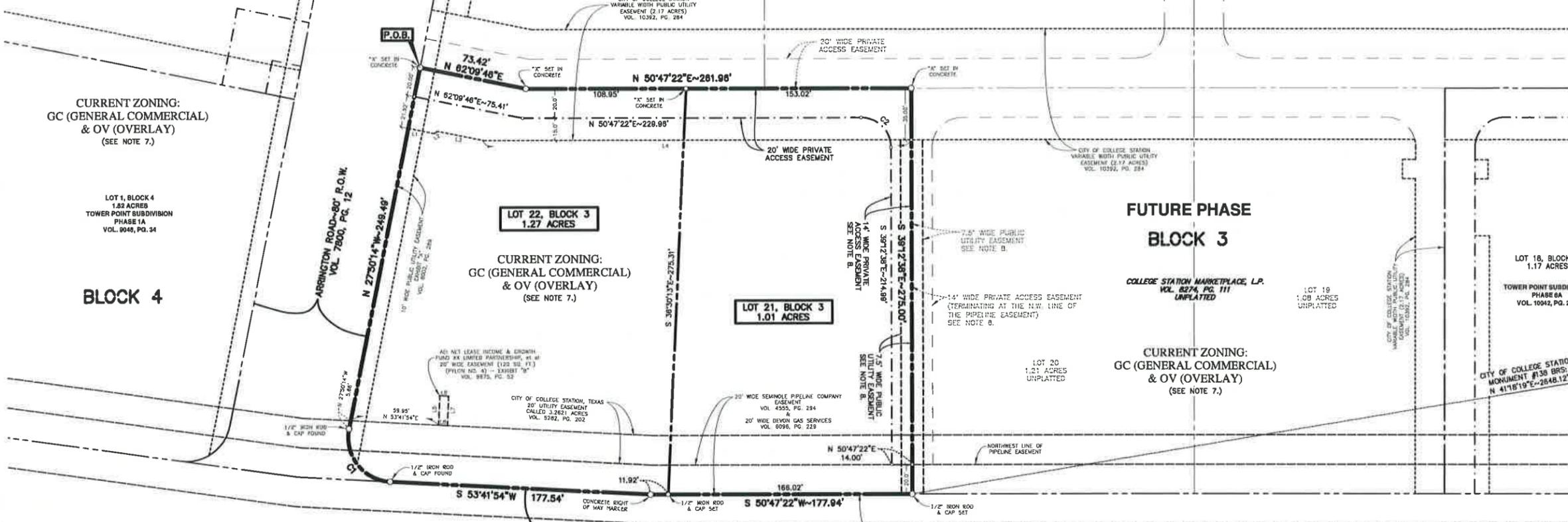
THENCE along the centerline of a proposed 40' wide private access and public utility easement, as follows:
N 62° 09' 46" E for a distance of 73.42 feet to a "X" in concrete set;
N 50° 47' 22" E for a distance of 261.96 feet to a "X" in concrete set;

THENCE S39° 12' 38" E for a distance of 275.00 feet to a 1/2" iron rod & cap set in the northwest right-of-way line of State Highway No. 40, (W. D. Fitch Parkway);

THENCE along the northwest right-of-way line of the beforementioned State Highway No. 40, as follows:
S 50° 47' 22" W for a distance of 177.94 feet to a concrete right-of-way marker found,
S 53° 41' 54" W for a distance of 177.54 feet to a 1/2" iron rod & cap found marking the beginning of a transition curve, (from State Highway No. 40 to Arrington Road), said curve being concave to the north, having a radius of 30.00 feet;

THENCE Northwesterly along said transition curve, for an arc distance of 51.56 feet to a 1/2" iron rod & cap found marking the end of this curve, in the northeast right-of-way line of the beforementioned Arrington Road, the chord bears N 77° 04' 10" W - 45.44 feet;

THENCE N 27° 50' 14" W along the northeast right-of-way line of the beforementioned Arrington Road, for a distance of 249.49 feet to the PLACE OF BEGINNING, containing 2.28 acres of land, more or less.



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
We, College Station Marketplace L.P., a Texas limited partnership, owners and developers of the land shown on this plat, and designated herein as Final Plat of Lots 21 & 22, Block 3, Tower Point Subdivision Phase 7A 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.

COLLEGE STATION MARKETPLACE, L.P.,
a Texas limited partnership
By: College Station Marketplace GP, LLC
a Texas limited liability company,
one of its general partners
By: Charles A. Ellison,
Authorized Agent
By: Crowley Development Corporation
a Texas corporation, one of its general partners
By: Charles A. Ellison,
Authorized Agent
THE STATE OF TEXAS §
COUNTY OF BRAZOS §

Before me, the undersigned authority, on this day personally appeared Charles A. Ellison 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 _____, 2015.

THE STATE OF TEXAS §
COUNTY OF BRAZOS §
Notary Public, Brazos County, Texas
Before me, the undersigned authority, on this day personally appeared Charles A. Ellison 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 _____, 2015.
Notary Public, Brazos County, Texas

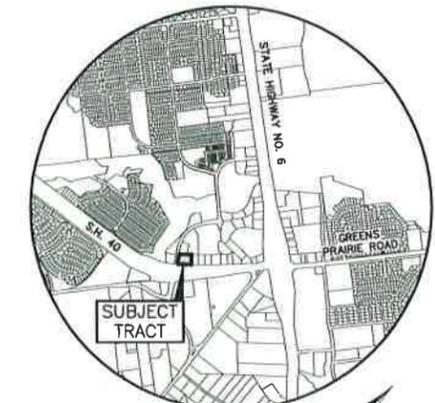
STATE HIGHWAY NO. 40~R.O.W. VARIES
(W. D. FITCH PARKWAY)

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 _____, 2015, in the Official Records of Brazos County, Texas, in Volume _____ Page _____
WITNESS my hand and official Seal, at my office in Bryan, 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.

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 _____, 2015.

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that properly markers and monuments were placed under my supervision on the ground.



- NOTES:
1. BASIS OF BEARINGS IS THE RE-ESTABLISHED NORTHEAST RIGHT OF WAY LINE OF ARRINGTON ROAD ACCORDING TO THE PLAT RECORDED IN VOL. 7800, PG. 12 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, RECORD BEARING: N 27°50'14"W
2. CURRENT TITLE APPEARS TO BE VESTED IN COLLEGE STATION MARKETPLACE, L.P. BY VIRTUE OF DEED RECORDED IN VOL. 8274, PG. 111 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480083, PANEL NO. 0325E, MAP NO. 48041C0325E, EFFECTIVE DATE: MAY 16, 2012 AND AS REVISED PER LOMR CASE NO. 12-06-1841P, EFFECTIVE DATE: MAY 18, 2012.
4. 1/2" IRON RODS & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
5. THIS PROPERTY IS WITHIN THE SANITARY SEWER IMPACT FEE AREA 97-01 (SPRING CREEK).
6. LOTS 20, 21 & 22, BLOCK 3 ARE PART OF BUILDING PLOT (a) AS SHOWN ON THE PRELIMINARY PLAT OF TOWER POINT SUBDIVISION; BUILDING PLOT (a.) IS AS FOLLOWS:
e) LOTS 7-11, 20-21, BLOCK 3
THE BUILDING PLOT IS FOR THE PURPOSES OF SIGNAGE, LANDSCAPING, AND NON-RESIDENTIAL ARCHITECTURAL STANDARDS AS APPLICABLE TO BUILDING PLOTS BETWEEN 20,000 SQUARE FEET AND 49,000 SQUARE FEET.
THIS BUILDING PLOT WILL BE REQUIRED TO MEET PEDESTRIAN CONNECTIVITY REQUIREMENTS FOUND IN THE NON-RESIDENTIAL ARCHITECTURAL STANDARDS OF THE UNIFIED DEVELOPMENT ORDINANCE WHICH ARE APPLICABLE TO BUILDING PLOTS OVER 50,000 SQUARE FEET.
7. CURRENT ZONING: GC (GENERAL COMMERCIAL) & OVERLAY DISTRICT ORDINANCE NO. 2911 (JULY 13, 2006)
8. 15' PUBLIC UTILITY EASEMENT CENTERED ON THE NORTHEAST LINE OF LOT 21 AND EXTENDING FROM THE SOUTHWEST LINE OF THE VARIABLE WIDTH PUBLIC UTILITY EASEMENT (VOL. 10392, PG. 284) TO THE NORTHWEST RIGHT OF WAY LINE OF HIGHWAY NO. 40.
AND
28' PRIVATE ACCESS EASEMENT CENTERED ON THE NORTHEAST LINE OF LOT 21 AND EXTENDING FROM A LINE 35' FROM THE NORTHWEST LINE OF LOT 21 TO THE NORTHWEST LINE OF THE PIPELINE EASEMENT.

LINE TABLE:
LINE BEARING DISTANCE
L1 N62°09'46"E 18.08'
L2 N17°09'46"E 2.72'
L3 N62°09'46"E 32.05'
L4 N50°47'22"E 290.80'
L5 N36°39'27"W 20.00'
L6 N53°41'54"E 6.00'
L7 S36°39'27"E 20.00'
L8 S53°41'54"W 6.00'

CURVE TABLE:
CURVE LENGTH RADIUS DELTA CHORD BEARING
C1 51.56' 30.00' 98°27'52" N 77°04'10"W~45.44'
C2 31.42' 20.00' 90°00'00" S 84°12'36"E~28.28'

FINAL PLAT
OF
TOWER POINT SUBDIVISION
PHASE 7A
LOTS 21 & 22, BLOCK 3
2.28 ACRES

ROBERT STEVENSON SURVEY, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS
OWNED AND DEVELOPED BY:
COLLEGE STATION MARKETPLACE L.P.
1445 NORTH LOOP W. - SUITE 025
HOUSTON, TX 77008
SCALE: 1"=40' APRIL, 2015
PREPARED BY:
KLING ENGINEERING & SURVEYING (A PROFESSIONAL CORPORATION)
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE. A-4 BRYAN, TX 77802



C:\Users\stevenson\Documents\Projects\Tower Point\Phase 07A\Final Plat.dwg 4/27/2015 3:14:36 PM CDT



Legislation Details (With Text)

File #: 15-0243 **Version:** 1 **Name:** Andover Additon- Development Plat
Type: Final Plat **Status:** Agenda Ready
File created: 5/11/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 5/21/2015 **Final action:**

Title: Presentation, possible action, and discussion regarding a Development Plat for Andover Addition consisting of one commercial lot on approximately 2.46 acres located at 107 Krenek Tap Road, generally located north of Krenek Tap Road and east of Texas Avenue South. Case #15-00900093 (M. Bombek)

Sponsors:

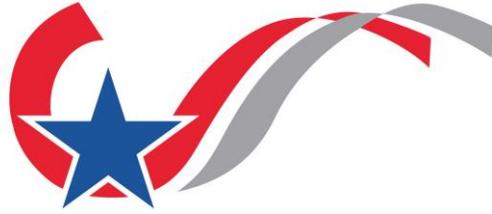
Indexes:

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 Andover Addition consisting of one commercial lot on approximately 2.46 acres located at 107 Krenek Tap Road, generally located north of Krenek Tap Road and east of Texas Avenue South. Case #15-00900093 (M. Bombek)



CITY OF COLLEGE STATION

**DEVELOPMENT PLAT
for
Andover Addition
15-00900093**

SCALE: One lot on approximately 2.46 acres

LOCATION: 107 Krenek Tap Road, generally located north of Krenek Tap Road and immediately east of Texas Avenue South.

ZONING: GC General Commercial and KO Krenek Tap Overlay

APPLICANT: Ray Jezisek

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

RECOMMENDATION: Staff recommends approval of the Development Plat.



DEVELOPMENT PLAT

Case: 15-93

ANDOVER ADDITION

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	May 1969
Zoning:	Part C-1 General Commercial (1977), renamed GC General Commercial (2012), KO Krenek Tap Corridor Overlay District (2004) Part GS General Suburban upon annexation (1969), KO Krenek Tap Corridor Overlay District (2004), GC General Commercial (2015)
Preliminary Plat:	N/A
Site Development:	Prior single-family home and non-residential buildings have been demolished.

COMMENTS

Parkland Dedication:	N/A
Greenways:	N/A
Pedestrian Connectivity:	Sidewalks exist on both sides of Krenek Tap Road.
Bicycle Connectivity:	Bike lanes exist on Krenek Tap Road.
Impact Fees:	N/A

REVIEW CRITERIA

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

STAFF RECOMMENDATIONS

Staff recommends approval of the Development Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Development Plat



FOR OFFICE USE ONLY
CASE NO.: 15-913
DATE SUBMITTED: 3/25/15
TIME: 10:28
STAFF: SP

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 Andover Addition

ADDRESS 107 Krenek Tap Rd

LEGAL DESCRIPTION (Lot, Block, Subdivision) 2.46 ac, M. Rector, A-46

SPECIFIED LOCATION OF PROPOSED PLAT:

Krenek Tap at Texas Ave

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

Name Ray Jensen E-mail _____

Street Address 401 S MAIN ST

City Browns State TX Zip Code 77803

Phone Number 979-922-4071 Fax Number 979-775-6188

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

Name Ray Jorisek E-mail _____
Street Address 401 S. Main St
City Baytown State TX Zip Code 77463
Phone Number 979-022-4071 Fax Number 979-775-6188

ARCHITECT OR ENGINEER'S INFORMATION:

Name Kerr Surveying LLC E-mail louise.barker@suddenlinkmail.com
Street Address 409 N. Texas Ave
City Cott. Bryan State TX Zip Code 77803
Phone Number 268-3195 Fax Number 691-8904
Total Acreage 2.46 R-O-W Acreage 0

Current zoning of subject property GC

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):

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.

[Empty box with a diagonal line drawn through it]

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 with a diagonal line drawn through it]

Requested oversize participation None

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.

[Signature]
Signature and title

3/24/15
Date

METERS AND BOUNDS DESCRIPTION OF A 2.46 ACRE TRACT
MORGAN RECTOR LEAGUE, A-46
COLLEGE STATION, BRAZOS COUNTY, TEXAS

METERS AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF PARCELS OF LAND LYING AND BEING SITUATED IN THE MORGAN RECTOR LEAGUE, ABSTRACT NO. 46, COLLEGE STATION, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE SAME 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.

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

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF TEXAS AVENUE MARKING THE SOUTHWEST CORNER OF SAID 2.460 ACRE TRACT AND THE SOUTH CORNER OF LOT 2, KRENEK TAP SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 1173, PAGE 583 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE N 42° 23' 27" E ALONG THE COMMON LINE OF SAID 2.460 ACRE TRACT AND SAID LOT 2 FOR A DISTANCE OF 334.80 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 2;

THENCE N 42° 47' 29" W CONTINUING ALONG THE COMMON LINE OF SAID 2.460 ACRE TRACT AND SAID LOT 2 FOR A DISTANCE OF 187.05 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID 2.460 ACRE TRACT AND A SOUTHWEST CORNER OF A TRACT CALLED 24.83 ACRE TRACT AS DESCRIBED BY A DEED TO SB MANAGEMENT, LLC RECORDED IN VOLUME 11047, PAGE 149 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE N 42° 33' 27" E ALONG THE COMMON LINE OF SAID 2.460 ACRE TRACT AND SAID 24.83 ACRE TRACT FOR A DISTANCE OF 508.59 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 2.460 ACRE TRACT;

THENCE S 87° 07' 12" E CONTINUING ALONG THE COMMON LINE OF SAID 2.460 ACRE TRACT AND SAID 24.83 ACRE TRACT FOR A DISTANCE OF 313.22 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF KRENEK TAP ROAD MARKING THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE S 42° 33' 28" W ALONG THE NORTHWEST LINE OF KRENEK TAP ROAD FOR A DISTANCE OF 608.31 FEET TO A 1/2 INCH IRON ROD FOUND;

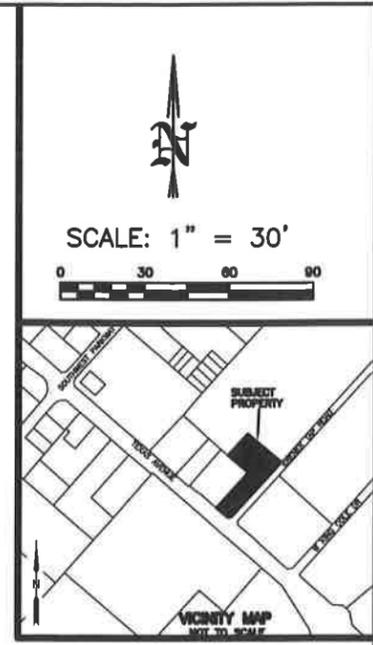
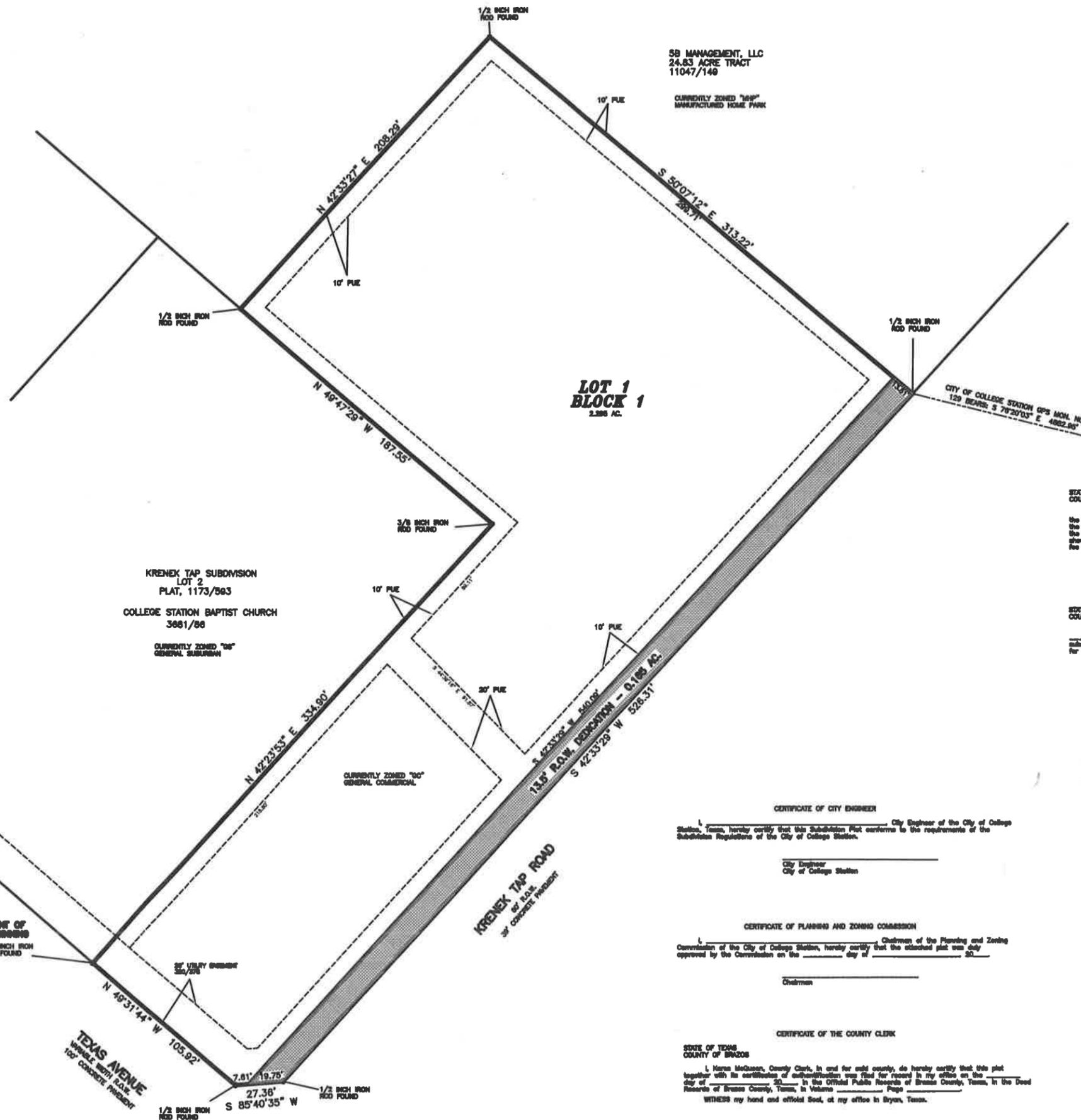
THENCE S 87° 40' 35" W ALONG THE TRANSITION BETWEEN THE NORTHWEST LINE OF KRENEK TAP ROAD AND THE NORTHWEST LINE OF TEXAS AVENUE FOR A DISTANCE OF 27.36 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF TEXAS AVENUE;

THENCE N 49° 31' 44" W ALONG THE NORTHEAST LINE OF TEXAS AVENUE FOR A DISTANCE OF 105.92 FEET TO THE POINT OF BEGINNING CONTAINING 2.46 ACRES OF LAND AS SURVEYED ON THE GRAND FURNACE 2015. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4802

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.A.R.M. MAPS, COMMUNITY PANEL NO. 4804100310 D DATED APR. 2, 2014.
3. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE.
4. THERE IS NO EXTENSION OF PUBLIC INFRASTRUCTURE ASSOCIATED WITH THIS PLAT.
5. BLANKET EASEMENT TO CITY OF BRYAN 08/218 DOES APPLY TO THIS TRACT.



CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
I, RAY JEZSEK, owner and developer of the land shown on this plat, and designated herein as Lot 1, Block 1, ANDOVER ADDITION 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, paths, greenways, infrastructure, easements, and public places therein shown for the purpose and consideration therein expressed. All such dedications shall be in full force unless expressly provided otherwise.

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes 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, Karen McCaskey, County Clerk, in and for said county, do hereby certify that this plat together with its certification 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 Book _____ Page _____
WITNESS my hand and official Seal, at my office in Bryan, Texas.
County Clerk
Brazos County, Texas

FINAL PLAT
BEING A
DEVELOPMENT PLAT
OF
ANDOVER ADDITION
2.46 ACRES
MORGAN RECTOR LEAGUE, A-46
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
SURVEY DATE: FEB. 2015
PLAT DATE: 03-11-15
REVISED: 04-24-15
JOB NUMBER: 15-130
CAD NAME: 15-130
CRS FILE: 15-130

PREPARED BY: KERR SURVEYING, LLC
408 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (779) 288-3188

PREPARED FOR: RAY JEZSEK
401 S. WASH
BRYAN, TEXAS 77803
PHONE (779) 822-4071

DV PL 2015-93
4/24/15
1.30
L-st



Legislation Details (With Text)

File #: 15-0256 **Version:** 1 **Name:** The Barracks II Preliminary Plan
Type: Minutes **Status:** Agenda Ready
File created: 5/14/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 5/21/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding a waiver request to Unified Development Ordinance Section 12-8.3.W 'Single-Family Parking Requirements for Platting' and a presentation, possible action, and discussion on a Preliminary Plan for The Barracks II Subdivision consisting of 214 residential lots and two commercial lots on approximately 36.521 acres located at 100 Deacon Drive West, more generally located between Holleman Drive South and Old Wellborn Road. Case #15-00900071 (J. Schubert)

Sponsors:
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Preliminary Plan](#)

Date	Ver.	Action By	Action	Result
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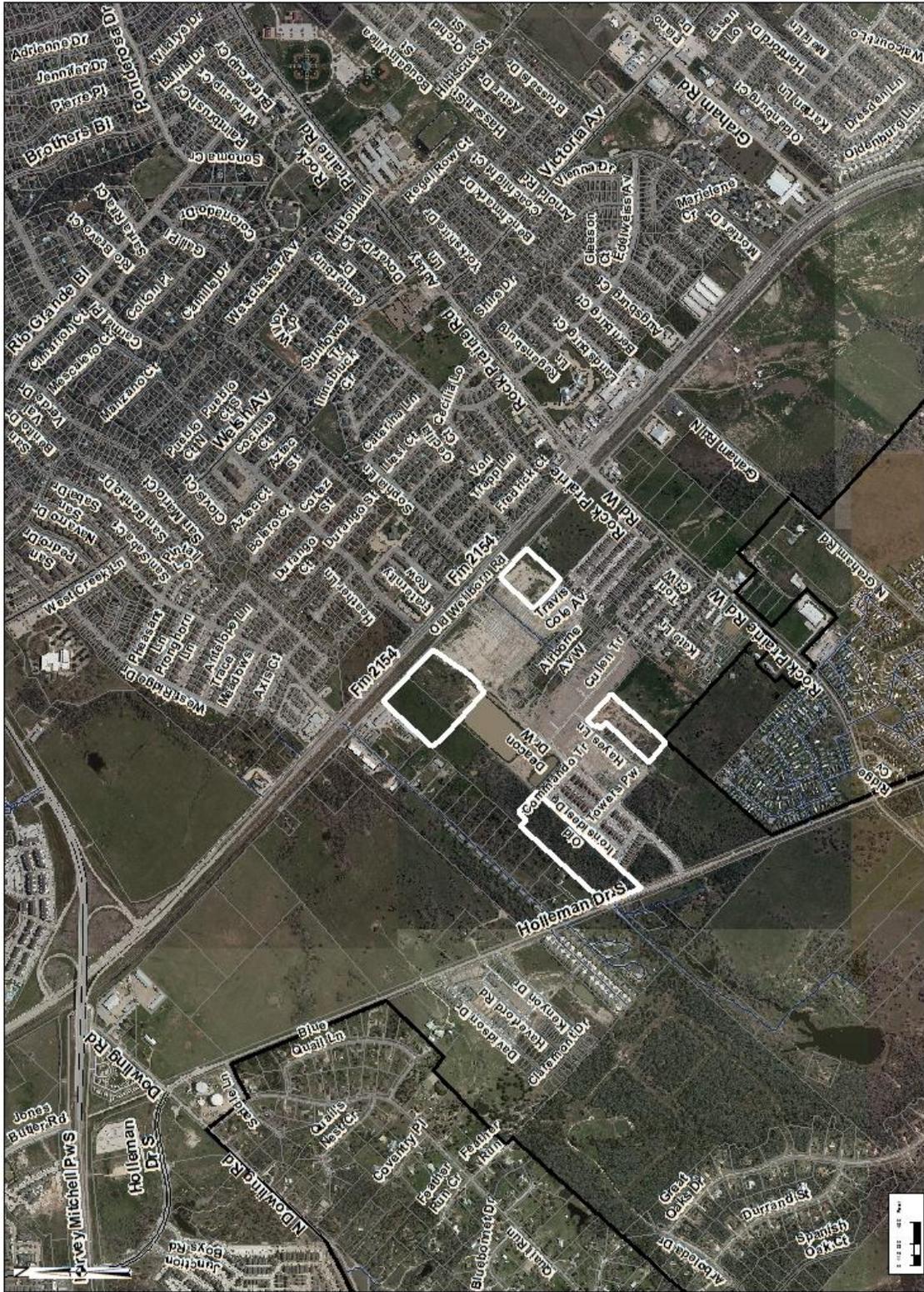
Presentation, possible action, and discussion regarding a waiver request to Unified Development Ordinance Section 12-8.3.W 'Single-Family Parking Requirements for Platting' and a presentation, possible action, and discussion on a Preliminary Plan for The Barracks II Subdivision consisting of 214 residential lots and two commercial lots on approximately 36.521 acres located at 100 Deacon Drive West, more generally located between Holleman Drive South and Old Wellborn Road. Case #15-00900071 (J. Schubert)



CITY OF COLLEGE STATION

PRELIMINARY PLAN
for
The Barracks II
15-00900071

- SCALE:** 214 residential lots and 2 commercial lots on approximately 36.521 acres
- LOCATION:** 100 Deacon Drive West, generally located between Holleman Drive South and Old Wellborn Road.
- ZONING:** PDD Planned Development District
- APPLICANT:** Heath Phillips, Heath Phillips Investments, LLC
- PROJECT MANAGER:** Jason Schubert, AICP, Principal Planner
jschubert@cstx.gov
- PROJECT OVERVIEW:** A revised PDD Planned Development District zoning was approved in February 2015 which changed the amount of single-family, townhouse, multi-family, and commercial uses in the development. The proposed Preliminary Plan revises the layout of uses and lots to reflect what was approved in the new PDD Concept Plan.
- RECOMMENDATION:** Staff recommends approval of the waiver request to Unified Development Ordinance (UDO) Section 12-8.3.W 'Single-Family Residential Parking Requirements for Platting' with the condition that two additional off-street parking spaces be provided above the minimum required for each townhouse lot. If the waiver is approved by the Commission, the Preliminary Plan should be approved. If the waiver is denied, the Preliminary Plan should also be denied.



	DEVELOPMENT REVIEW
THE BARRACKS II	PRELIMINARY PLAN
Case: 15-71	

DEVELOPMENT HISTORY

- Annexation:** November 2002
- Zoning:** A-O Agricultural Open (upon annexation), rezoned PDD Planned Development District (April 2014) while a portion of the Preliminary Plan was originally zoned PDD Planned Development District in June 2011 with revised PDD ordinances approved in March 2012, August 2013, April 2014, and February 2015.
- Site development:** Vacant.

COMMENTS

- Water:** The subject tract is located in Wellborn Water's service area. Future development of the tract will have to meet the City's minimum fire flow requirements.
- Sewer:** The subject tract has a 12-inch sanitary sewer line along Deacon Drive West which connects to an 18-inch sanitary sewer line along Wellborn Road. The property is located in the Steeplechase Sanitary Sewer Impact Fee Area that gravity flows into the Bee Creek Trunk Line, which serves many developments along Harvey Mitchell Parkway. The City is currently in the process of a capital improvement project to install greater sanitary sewer system capacity. Preliminary analysis of this area has identified that the existing sanitary sewer capacity can support the increased sanitary sewer demand from the proposed development, however, future demands in this respective sub-basin will need to be evaluated as development occurs.
- Off-site Easements:** None known at this time.
- Drainage:** The subject tract is in the Bee Creek Tributary "B" drainage basin. Future development of the tract will have to meet the requirements of the City Storm Water Design Guidelines.
- Flood Plain:** The subject tract is not located within a FEMA regulated Special Flood Hazard Area. However, recent studies have shown that some areas within the development are flood prone. These areas are being further evaluated with the development of the property.
- Greenways:** None are provided or required.
- Pedestrian Connectivity:** Sidewalks are required on both sides of all streets.
- Bicycle Connectivity:** General Parkway and Towers Parkway, both minor collectors, will have bike lanes. Deacon Drive West currently has bike lanes and Holleman Drive South is anticipated to have bike lanes when it is widened at an unknown time in the future.
- Streets:** Two minor collectors, General Parkway and Towers Parkway are proposed to be extended with this project. As per General Note

11, a left turn lane will be provided on southbound Holleman Drive South when Wise Way is constructed with Phase 110.

Oversize Request: N/A

Parkland Dedication: Previous phases have dedicated 7.31 acres of neighborhood parkland which exceeds the neighborhood park land dedication requirement for the subdivision. The applicant has constructed or financially guaranteed \$221,027.93 of neighborhood park improvements. With these improvements and having paid 82 lots of neighborhood park development fees, this equates to 692 residential units of neighborhood park development fee credit. As 710 residential lots are in the entire subdivision, the last 18 lots and all of the future multi-family units will pay \$362 per unit in neighborhood park development fees. Community Park Land and Development fees of \$625 per single-family and townhouse lot and \$1,000 per multi-family unit will also be due with the respective final plats and building permits.

Impact Fees: The subject tract is located within the Steeplechase Sanitary Sewer Impact Fee Area and will be required \$144.87/LUE with building permits.

REVIEW CRITERIA

1. **Compliance with Comprehensive Plan:** The subject tract is located on the boundary between General Suburban and Urban designations on the Comprehensive Plan Future Land Use and Character Map. These designations allow for townhouse and multi-family areas. Also as part of Growth Area V on the Comprehensive Plan Concept Map, smaller-scale commercial uses are allowable. The Preliminary Plan is in compliance with the Comprehensive Plan as applied through the existing PDD zoning which allows townhouse, multi-family and commercial uses.
2. **Compliance with Subdivision Regulations:** The proposed Preliminary Plan is in compliance with the Subdivision Regulations contained in the UDO except for the following waiver request:
 - **UDO Section 12-8.3.W 'Single-Family Residential Parking Requirements for Platting'** – This section was adopted in September 2013 as part of the efforts of a Neighborhood Parking subcommittee consisting of City Council and Planning & Zoning Commission members. The purpose of the section is to reduce parking issues in single-family and townhouse areas by requiring new developments to utilize one of six residential parking options: Wide Streets, Narrow Streets, Parking Removal with Platting, Visitor Alley-Fed Off-Street Parking, Wide Lot Frontages, or Visitor Parking Areas.

While the Barracks II project originated prior to the adoption of this section, a 29-acre tract of land was added as part of the PDD zoning approved in April 2014 and the PDD was revised again in February 2015 to add more residential uses. With the consideration of the most recent Preliminary Plan in November 2014, the Commission approved a waiver request to this section with the condition that two additional off-street parking spaces be provided above the minimum required for each townhouse lot. The applicant

has requested a waiver to not have this section apply to the development, stating that additional parking will be provided by constructing at least one additional off-street parking space on each townhouse lot.

In accordance with the Subdivision Regulations, when considering a waiver the Planning and Zoning Commission should make the following findings to approve the waiver:

1) That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this chapter will deprive the applicant of the reasonable use of his land;

The applicant states that they want to continue the same townhouse development scenario currently in development and not have to change their successful product. The Commission approved the waiver to this section with the last application with the condition two additional parking spaces be provided on each townhouse lot.

2) That the waivers are necessary for the preservation and enjoyment of a substantial property right of the applicant;

The applicant states that the new parking standards will not allow the developer to continue his development as planned. This ordinance section applies to the new tract of land that has been added to the development.

3) That the granting of the waivers 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 this chapter; and

The applicant states the proposed parking for the new lots will be the same as the existing development which is not detrimental. The development has needed to accommodate additional parking by obtaining Administrative Adjustments for wider driveways and obtaining a Design Review Board waiver to a lot that installed additional parking and driveway beyond what is allowed by ordinance. The conditioning of additional off-street parking spaces will help accomplish the intended purpose of this section of the ordinance.

4) That the granting of the waivers will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

Granting of the waiver does not affect the ability of surrounding areas to subdivide as the residential parking options do not affect the subdivision of other properties.

STAFF RECOMMENDATION

Staff recommends approval of the waiver request to Unified Development Ordinance (UDO) Section 12-8.3.W 'Single-Family Residential Parking Requirements for Platting' with the condition that two additional off-street parking spaces be provided above the minimum required for each townhouse lot. If the waiver is approved by the Commission, the Preliminary Plan should be approved. If the waiver is denied, the Preliminary Plan should also be denied.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan



FOR OFFICE USE ONLY	
CASE NO.:	<u>15.71</u>
DATE SUBMITTED:	<u>03.06.15</u>
TIME:	<u>11:50</u>
STAFF:	<u>AJ</u>

PRELIMINARY PLAN APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

- \$932 Preliminary Plan Application Fee.
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- 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 _____

NAME OF PROJECT The Barracks II Subdivision

ADDRESS 3100 Haupt Road, College Station

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

Crawford Burnett League, A-7 - Generally located north of Rock Prairie Road Between Wellborn Road & Holleman Drive South

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

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

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

Name Heath Phillips Investments, LLC (Heath Phillips) E-mail heath_superiorstructures@yahoo.com
Street Address P.O. Box 262
City Wellborn State Texas Zip Code 77881
Phone Number 979.229.5906 Fax Number 979.703.7903

ARCHITECT OR ENGINEER'S INFORMATION:

Name Deven Doyen, P.E. - Engineer E-mail deven@schultzengineeringllc.com
Street Address 2730 Longmire Drive, Suite A
City College Station State Texas Zip Code 77845
Phone Number 979.764.3900 Fax Number 979.764.3910

Total Acreage 36.52 / ~~48.37~~ Total No. of Lots 216 / ~~89~~ R-O-W Acreage 7.75 / ~~4.06~~

Number of Lots By Zoning District 216 / PDD / /

Average Acreage Of Each Residential Lot By Zoning District:

0.08 / PDD / / /

Floodplain Acreage N/A

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? Yes

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 Barracks II (PP)

City Project Number (if known): 11-50088, 12-500141 & 14-009000195

Date / Timeframe when submitted: _____

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

The developer requests a waiver to 8.3.W - Single Family Residential Parking Requirements. The developer requests that parking for the new townhouse lots be provided in the same manner as the existing townhouse lots. The developer will provide additional parking for each unit by constructing at least 1 additional off street parking space on each townhouse lot.

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.

The special circumstances for this development is that the developer wants to continue with the same townhouse development scenario currently in development and not have to change his successful product.

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

The requirement to meet the new parking standards will not allow the developer to continue his development as planned.

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.

The proposed parking for the new lots will be the same as the existing development which is not detrimental to the public health, safety, or welfare, or injurious to other property in the area.

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.

The granting of the waiver will not have an effect on the subdivision of surrounding land.

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

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

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

Detailed explanation of condition identified above:

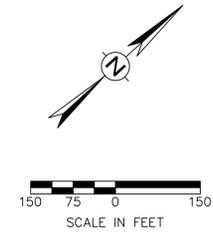
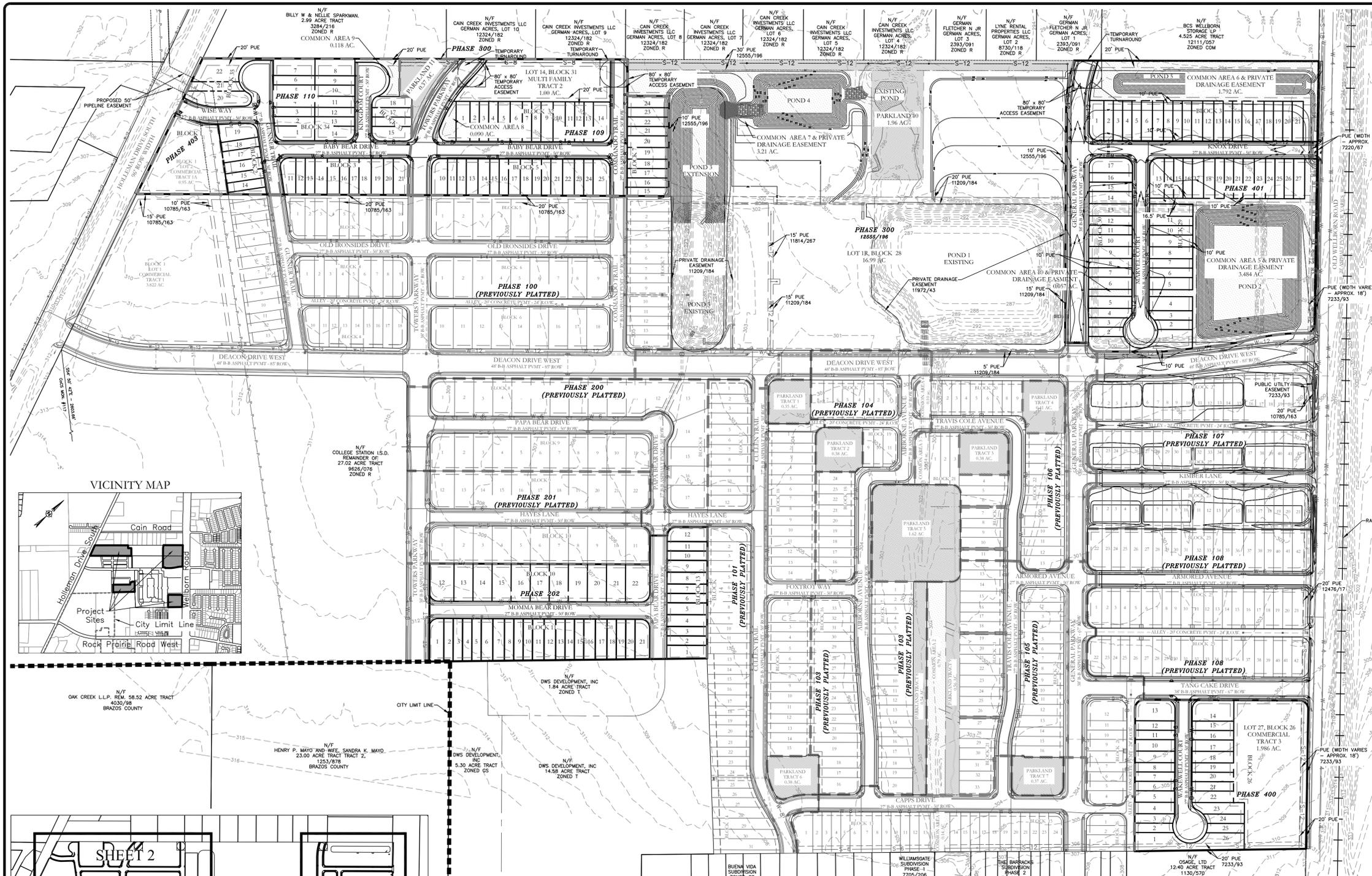
N/A

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

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

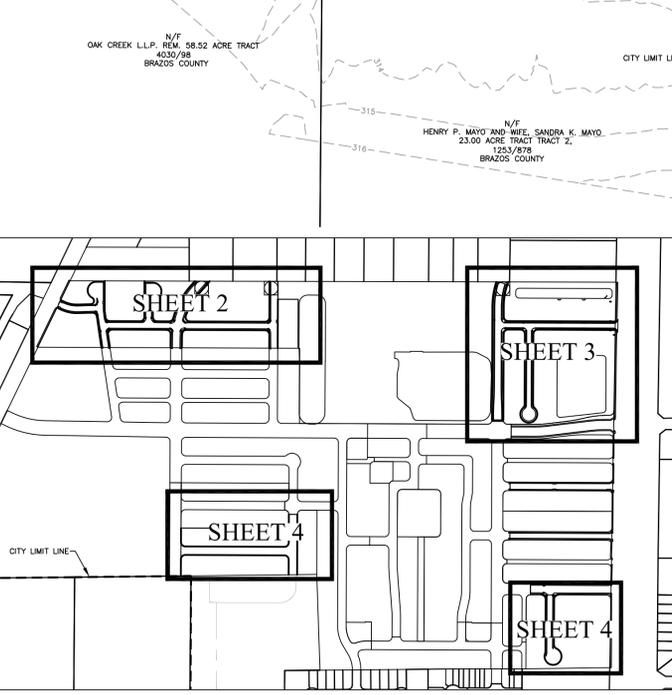
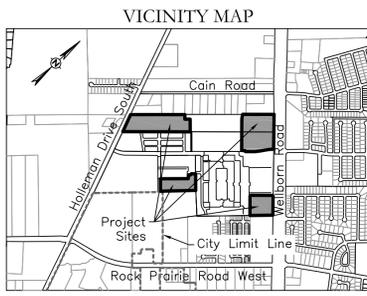
Heath K. Phillips, President
Signature and title

3/6/2015
Date



LEGEND

- PLAT BOUNDARY
- LOT LINE
- STREET RIGHT-OF-WAY LINE
- PUBLIC UTILITY EASEMENT
- EXISTING EASEMENT LINE
- PHASE LINE
- PROPERTY CORNER
- PARKLAND HATCH - PREVIOUSLY DEDICATED
- SIDEWALK HATCH
- COMMON AREA HATCH



- GENERAL NOTES:**
- GENERAL BULK OR DIMENSIONAL VARIATIONS (MERITORIOUS MODIFICATIONS) ARE AS FOLLOWS:
 - TOWNSHIP (T) DEVELOPMENT (WITH VARIANCES AS NOTED BELOW)
 - FRONT SETBACK DISTANCE - 25 FT WITHOUT REAR ACCESS, 15' WITH REAR ACCESS
 - REAR SETBACK DISTANCE - 20 FT
 - STREET SIDE SETBACK DISTANCE - 15 FT
 - SIDE SETBACK DISTANCE - 5 FT
 - COMMON AREA SIDE SETBACK DISTANCE - 5 FT
 - SINGLE FAMILY (DETACHED) RESIDENTIAL DEVELOPMENT
 - FRONT SETBACK DISTANCE - 20 FT WITHOUT REAR ACCESS, 15' WITH REAR ACCESS
 - REAR SETBACK DISTANCE - 20 FT
 - SIDE SETBACK DISTANCE - 5 FT
 - STREET SIDE SETBACK DISTANCE - 15 FT
 - DEAD-END STREETS IN RESIDENTIAL AREAS ARE PERMITTED UP TO MAXIMUM OF 100 FEET IN LENGTH.
 - WHEN THERE ARE MORE THAN 30 LOTS TO BE SERVED BY EXTERNAL STREET CONNECTIONS, A MINIMUM OF TWO CONNECTIONS TO EXTERNAL PAVED PUBLIC STREETS SHALL BE REQUIRED. A REMOTE CONNECTION ACCESS IS PERMITTED TO SERVE AS ONE OF THESE CONNECTIONS. TWO STREET CONNECTIONS TO EXTERNAL PAVED PUBLIC STREETS SHALL BE REQUIRED WHEN 100 OR MORE LOTS ARE SERVED.
 - DRIVEWAY ACCESS FROM RESIDENTIAL LOTS SHALL NOT BE PERMITTED ONTO STREETS DESIGNATED AS MINOR COLLECTOR OR LARGER.
 - RIGHT-OF-WAY AND PAVEMENT WIDTHS SHOWN ON THIS PLAN REFLECT THE WIDTHS THAT ARE REQUIRED ALONG THE MAJORITY LENGTH OF EACH STREET. THESE WIDTHS CAN BE INCREASED AT INTERSECTIONS OF COLLECTOR STREETS AS NEEDED TO ACCOMMODATE TURNING LANES, MEDIANS OR OTHER TRAFFIC CONTROLS.
 - ALL STORMWATER REQUIREMENTS (INCLUDING DETENTION) SHALL BE DESIGNED TO COMPLY WITH THE BCS DRAINAGE DESIGN GUIDELINES.
 - DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION

- DRAINAGE AND ACCESS EASEMENTS SHALL BE GRANTED TO THE HOMEOWNERS ASSOCIATION FOR MAINTENANCE PURPOSES ASSOCIATED WITH THE DETENTION POND AND THEIR RELATED APPURTENANCES.
- PHASE 401 OR 202 SHALL BE CONSTRUCTED FIRST. AFTER PHASE 401, 109 & 403 ARE ALLOWED TO BE PLATTED AND CONSTRUCTED INDEPENDENTLY IN NO PARTICULAR ORDER. PHASE 109 MUST BE CONSTRUCTED PRIOR TO PHASE 110.
- CSISD MUST SIGN ALL FINAL PLATS THAT INCORPORATE A PORTION OF THEIR PROPERTY.
- SIX FOOT SIDEWALKS, THREE FEET OFFSET FROM THE BACK OF CURB SHALL BE REQUIRED ON BOTH SIDES OF DEACON DRIVE WEST, TOWERS PARKWAY & GENERAL PARKWAY. FIVE FOOT SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL OTHER STREETS. SIX FOOT SIDEWALKS SHALL ALSO BE REQUIRED ON THE ADJACENT SIDES OF OLD WELLBORN ROAD AND HOLLEMAN DRIVE SOUTH.
- DEACON DRIVE WEST, GENERAL PARKWAY AND TOWERS PARKWAY SHALL HAVE BIKE LANES.
- A LEFT TURN LANE WILL BE CONSTRUCTED ON HOLLEMAN DRIVE SOUTH WHEN THE WISE WAY CONNECTION IS MADE.
- EACH SINGLE-FAMILY AND TOWNSHIP LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2 INCHES IN CALIPER OR ONE 4 INCH CALIPER TREE PER ORDINANCE 3222.
- THE BARRACKS II SUBDIVISION LIES WITHIN THE STEEPLCHASE SANITARY SEWER IMPACT FEE AREA.
- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAN PER FIRM 48041C0305F DATED APRIL 2, 2014.
- UNPLATTED PHASES NOT INCLUDING IN THE BOUNDARY OF THIS PRELIMINARY PLAN WERE APPROVED BY THE PLANNING AND ZONING COMMISSION THROUGH A PRELIMINARY PLAN (CITY PROJECT #14-0090195) ON NOVEMBER 6, 2014, OR AS AMENDED.
- COMMON AREA B SHALL BE KEPT CLEAR OF ALL VISUAL OBSTRUCTIONS.

PRELIMINARY PLAN NOT FOR RECORD

REVISED PRELIMINARY PLAN THE BARRACKS II SUBDIVISION

36.521 ACRES - 216 LOTS
CRAWFORD BURNETT LEAGUE, A-7
COLLEGE STATION, BRAZOS COUNTY, TEXAS

- PHASE 400 - 26 RESIDENTIAL LOTS & 1 COMMERCIAL LOT
- PHASE 401 - 65 RESIDENTIAL LOTS (5.331 ACRES COMMON AREA)
- PHASE 403 - 1 COMMERCIAL LOT
- PHASE 202 - 44 RESIDENTIAL LOTS
- PHASE 109 - 40 RESIDENTIAL LOTS (0.090 ACRE COMMON AREA)
& 1 MULTI-FAMILY LOT
- PHASE 110 - 38 RESIDENTIAL LOTS (0.118 ACRE COMMON AREA)

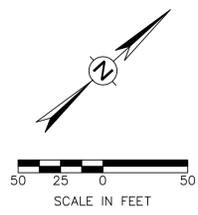
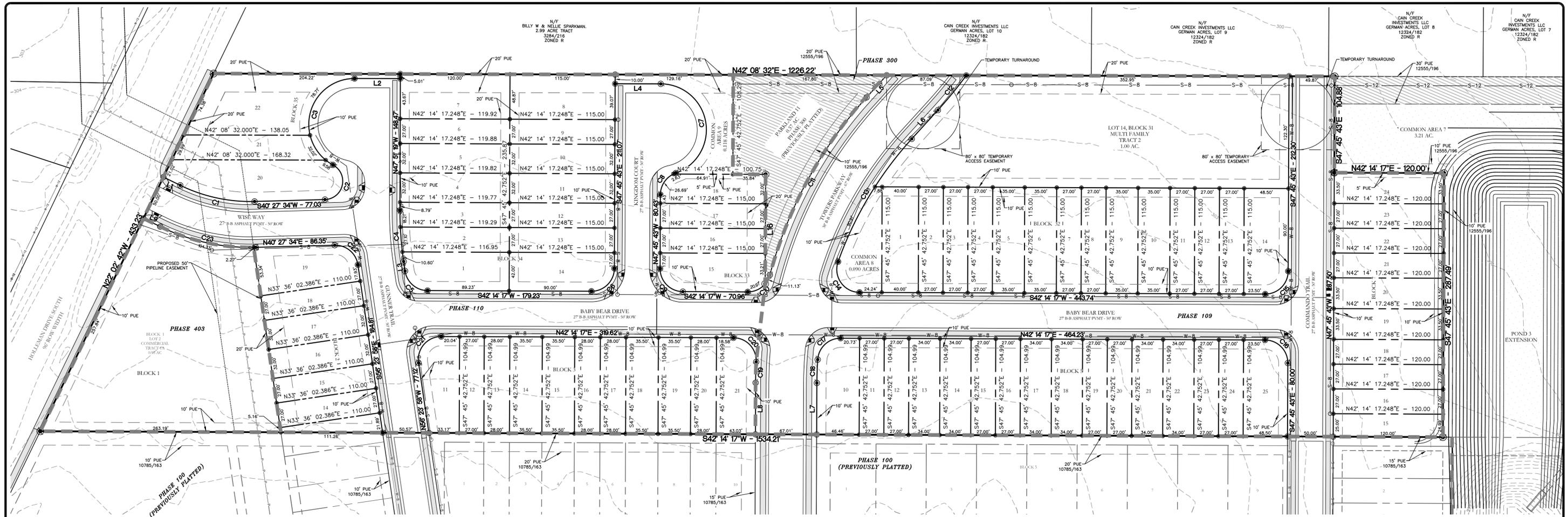
OWNER/DEVELOPER: HEATH PHILLIPS INVESTMENTS, LLC
P.O. BOX 262
WELBORN, TEXAS 77881
(979) 228-9006

SURVEYOR: BRAD KERR, RPLS NO. 4502
KERR SURVEYING, LLC
409 N. TEXAS AVE.
BRYAN, TEXAS 77803
979.268.3195

ENGINEER: **Schultz Engineering, LLC**
2730 LONGMIRE DR., SUITE A
COLLEGE STATION, TEXAS 77845
979.764.5000

SCALE: AS SHOWN
REVISED MAY 2015

SHEET 1 OF 4



PRELIMINARY PLAN NOT FOR RECORD

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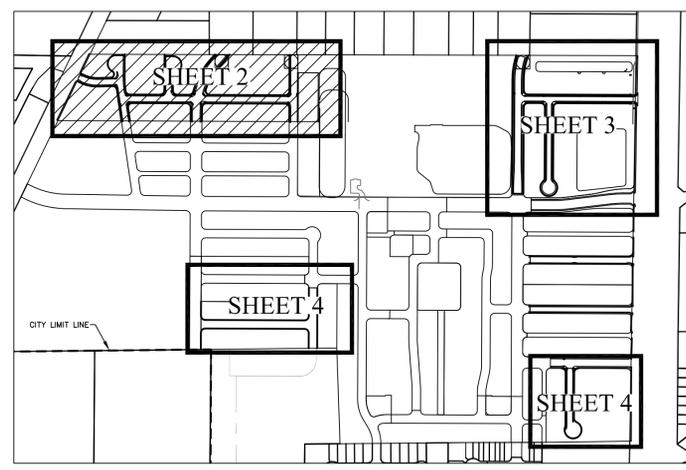
OWNER/DEVELOPER: HEATH PHILLIPS INVESTMENTS, LLC
SURVEYOR: BRAD KERR, RPLS NO. 4502
ENGINEER: KERR SURVEYING, LLC
REVISION: AS SHOWN
DATE: REVISED MAY 2015

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	20.43'	S67° 57' 18"W
L2	50.00'	S42° 09' 02"W
L3	10.37'	N56° 23' 58"W
L4	48.86'	S42° 08' 32"W
L5	32.62'	S5° 34' 35"E
L6	42.46'	N5° 34' 35"W
L7	56.13'	N47° 48' 00"W
L8	56.14'	S47° 47' 40"E
L9	20.43'	N67° 57' 18"E
L16	119.21'	S47° 45' 43"E

CURVE TABLE

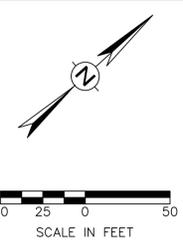
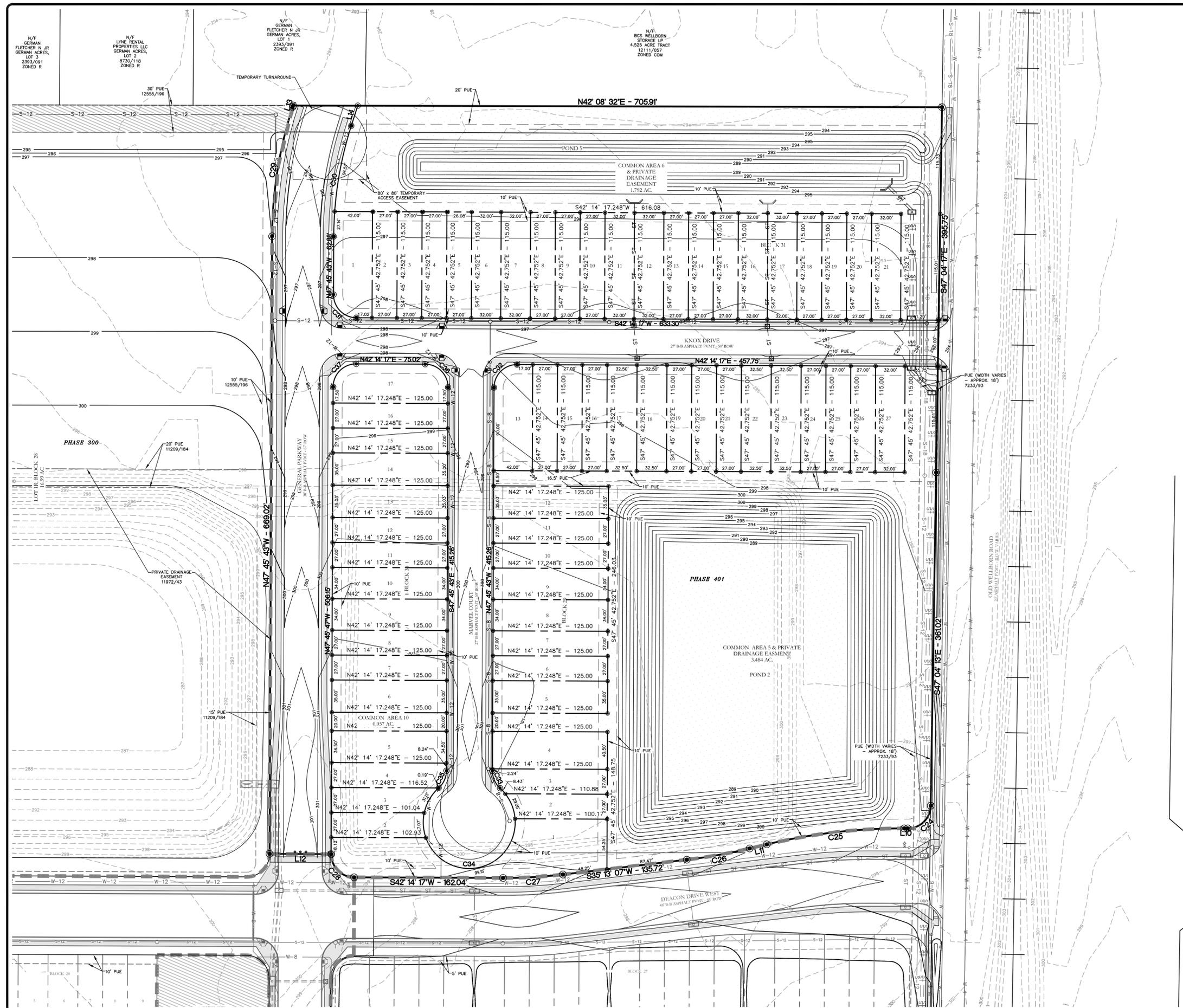
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	83.98'	175.00'	027°39'44"	42.81'	83.18'	S54°12'26"W
C2	52.53'	20.00'	150°39'34"	75.95'	38.68'	S34°47'13"E
C3	132.80'	50.00'	152°10'41"	201.87'	97.07'	S33°56'40"E
C4	55.92'	372.74'	008°35'40"	28.01'	55.87'	N52°07'38"W
C5	35.50'	25.00'	081°21'40"	21.49'	32.59'	S82°55'10"W
C6	39.27'	25.00'	090°00'00"	25.00'	35.36'	S02°45'43"E
C7	140.27'	50.00'	160°44'20"	294.68'	98.59'	N63°30'51"W
C8	30.78'	25.00'	070°32'54"	17.65'	28.87'	N12°29'16"W
C9	39.27'	25.00'	090°00'00"	25.00'	35.36'	S87°14'17"W
C10	32.86'	25.00'	075°18'44"	19.29'	30.55'	S04°34'59"W
C11	222.44'	463.50'	027°29'32"	113.41'	220.32'	S19°19'31"E
C12	48.83'	463.50'	006°02'12"	24.44'	48.81'	N08°35'41"W
C13	157.16'	396.50'	022°42'35"	79.62'	156.13'	N16°55'53"W
C14	47.77'	25.00'	109°28'33"	35.36'	40.83'	N83°01'26"W
C15	39.27'	25.00'	090°00'00"	25.00'	35.36'	S02°45'43"E
C16	39.27'	25.00'	090°00'00"	25.00'	35.36'	N87°14'17"E
C17	37.66'	25.00'	086°19'03"	23.44'	34.20'	N00°55'14"W
C18	25.48'	396.50'	003°40'57"	12.75'	25.48'	N45°55'14"W
C19	22.65'	463.50'	002°47'59"	11.33'	22.65'	S46°21'43"E
C20	40.49'	25.00'	092°47'59"	28.25'	36.21'	N88°38'17"E
C21	43.04'	25.00'	098°38'15"	29.08'	37.92'	N07°04'50"W
C22	36.28'	25.00'	083°08'28"	22.17'	33.18'	N82°01'48"E
C23	107.97'	225.00'	027°29'44"	55.05'	106.94'	N54°12'26"E



INDEX MAP
1" = 500'

LEGEND

[Solid line]	PLAT BOUNDARY
[Dashed line]	LOT LINE
[Dotted line]	STREET RIGHT-OF-WAY LINE
[Dash-dot line]	PUBLIC UTILITY EASEMENT
[Thin solid line]	EXISTING EASEMENT LINE
[Thick solid line]	PHASE LINE
[Circle with dot]	PROPERTY CORNER
[Hatched area]	PARKLAND HATCH - PREVIOUSLY DEDICATED
[Horizontal lines]	SIDEWALK HATCH
[Vertical lines]	COMMON AREA HATCH



LINE #	LENGTH	DIRECTION
L10	3.77'	S42° 14' 17\"/>

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C24	38.97'	25.00'	089°18'34\"/>			



INDEX MAP
1" = 500'

LEGEND	
	PLAT BOUNDARY
	LOT LINE
	STREET RIGHT-OF-WAY LINE
	PUBLIC UTILITY EASEMENT
	EXISTING EASEMENT LINE
	PHASE LINE
	PROPERTY CORNER
	PARKLAND HATCH - PREVIOUSLY DEDICATED
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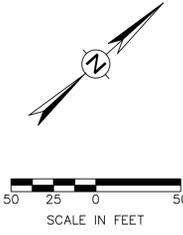
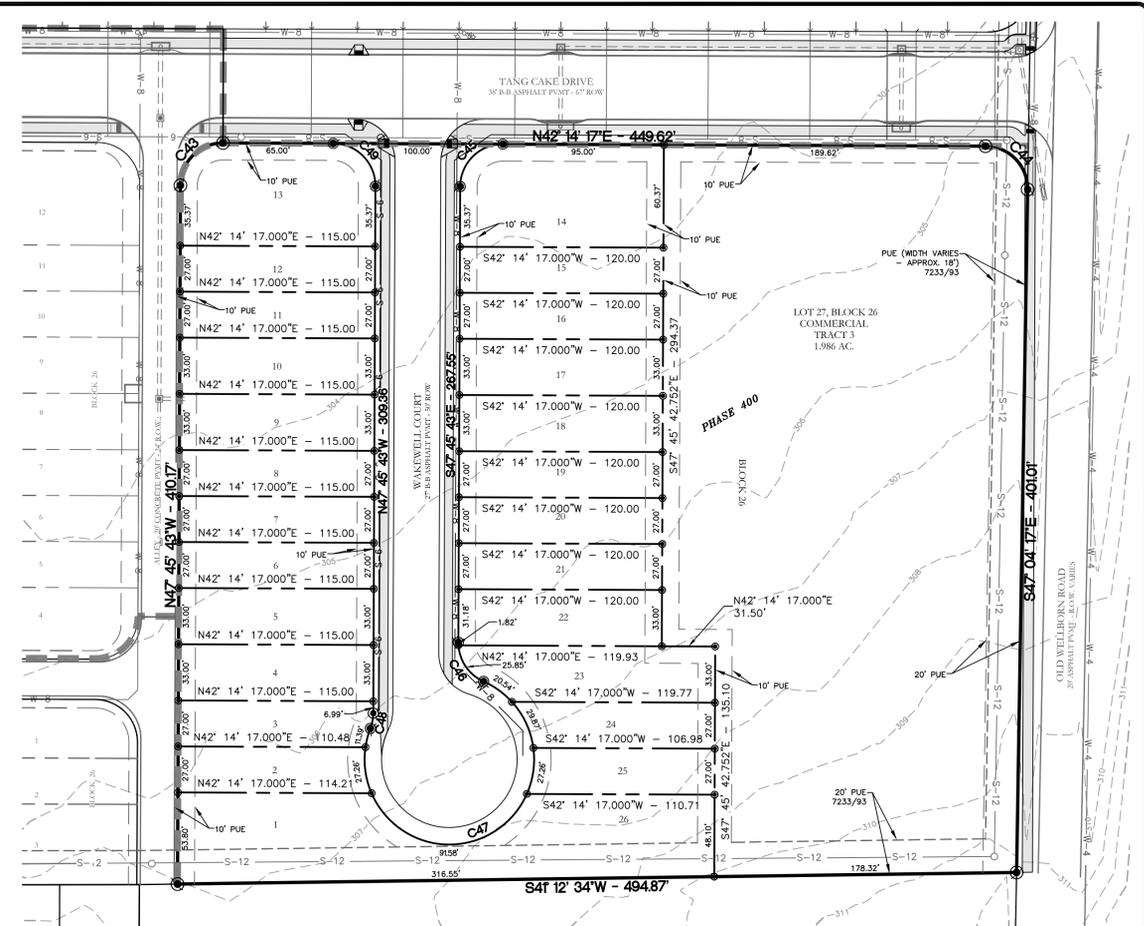
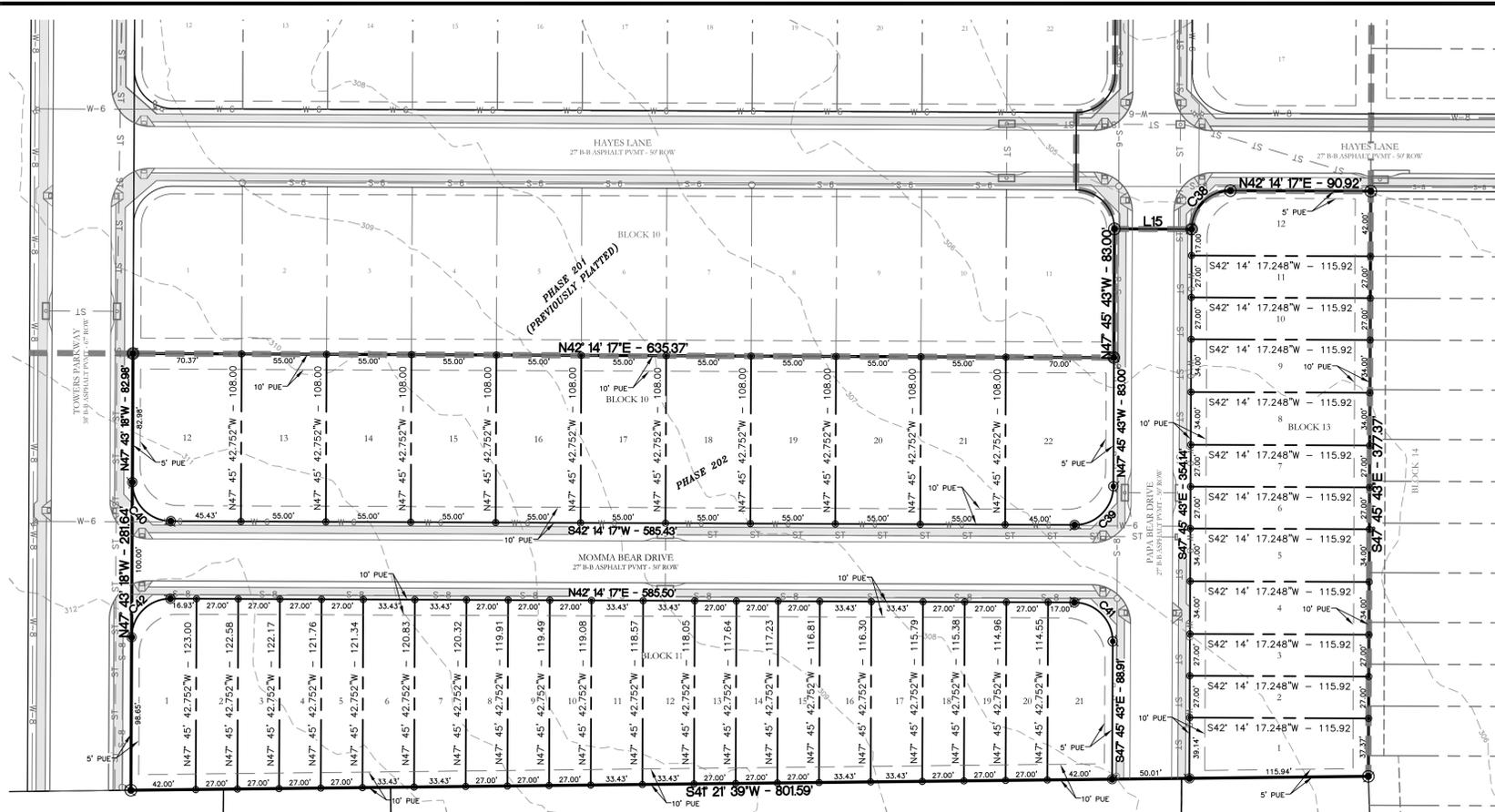
PRELIMINARY PLAN NOT FOR RECORD

REVISED PRELIMINARY PLAN THE BARRACKS II SUBDIVISION

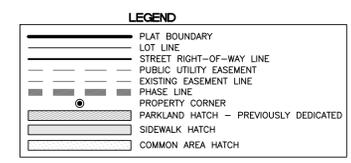
36.521 ACRES - 216 LOTS
CRAWFORD BURNETT LEAGUE, A-7
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OWNER/DEVELOPER: HEATH PHILLIPS INVESTMENTS, LLC
 SURVEYOR: BRAD KERR, RPLS NO. 4502
 ENGINEER: Schultz Engineering, LLC
 SCALE: AS SHOWN
 REVISED MAY 2015
 SHEET 3 OF 4



LINE TABLE			Curve Table						
LINE #	LENGTH	DIRECTION	CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
L15	50.00'	N42° 14' 17"E	C38	39.27'	25.00'	090°00'00"	25.00'	35.36'	N02°45'43"W
			C39	39.27'	25.00'	090°00'00"	25.00'	35.36'	S02°45'43"E
			C40	39.29'	25.00'	090°02'25"	25.02'	35.37'	S87°15'30"W
			C41	39.27'	25.00'	090°00'00"	25.00'	35.36'	N87°14'17"E
			C42	39.25'	25.00'	089°57'35"	24.98'	35.34'	N02°44'30"W
			C43	39.27'	25.00'	090°00'00"	25.00'	35.36'	N02°45'43"W
			C44	39.57'	25.00'	090°41'26"	25.30'	35.57'	N87°35'00"E
			C45	39.27'	25.00'	090°00'00"	25.00'	35.36'	S02°45'43"E
			C46	28.98'	25.00'	066°25'19"	16.37'	27.39'	S80°58'22"E
			C47	233.40'	50.00'	267°27'41"	52.27'	72.28'	S19°32'49"W
			C48	9.18'	25.00'	021°02'22"	4.64'	9.13'	N37°14'32"W
			C49	39.27'	25.00'	090°00'00"	25.00'	35.36'	S87°14'17"W



INDEX MAP
1" = 50'

PRELIMINARY PLAN NOT FOR RECORD

REVISED PRELIMINARY PLAN THE BARRACKS II SUBDIVISION

36.521 ACRES - 216 LOTS
CRAWFORD BURNETT LEAGUE, A-7
COLLEGE STATION, BRAZOS COUNTY, TEXAS

- PHASE 400 - 26 RESIDENTIAL LOTS & 1 COMMERCIAL LOT
- PHASE 401 - 65 RESIDENTIAL LOTS (5.331 ACRES COMMON AREA)
- PHASE 403 - 1 COMMERCIAL LOT
- PHASE 202 - 44 RESIDENTIAL LOTS
- PHASE 109 - 40 RESIDENTIAL LOTS (0.090 ACRE COMMON AREA)
& 1 MULTI-FAMILY LOT
- PHASE 110 - 38 RESIDENTIAL LOTS (0.118 ACRE COMMON AREA)

OWNER/DEVELOPER: HEATH PHILLIPS INVESTMENTS, LLC
P.O. BOX 262
WELLSBORO, TEXAS 77881
(979) 228-9006

SURVEYOR: BRAD KERR, RPLS NO. 4502
KERR SURVEYING, LLC
409 W. TEXAS AVE.
BRYAN, TEXAS 77803
979.268.3195

ENGINEER: Schultz Engineering, LLC
2730 LONGMIRE DR., SUITE A
COLLEGE STATION, TEXAS 77845
979.764.5000

SCALE: AS SHOWN
REVISED MAY 2015