



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, July 2, 2015

6:00 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. [15-0353](#) Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work (see attached). (J. Schubert)

Attachments: [2015 Plan of Work](#)
5. [15-0314](#) Presentation, possible action, and discussion regarding a demonstration of the online planning and development map. (V. Garza)
6. [15-0325](#) Presentation, possible action, and discussion regarding an update on the implementation of the organizational review report prepared by Alan Mueller, consultant. (L. Simms)

Attachments: [Memo](#)
7. [15-0347](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
* Thursday, July 9, 2015 ~ City Council Meeting ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (Liaison - Oldham)
* Thursday, July 16, 2015 ~ P&Z Meeting ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
8. Discussion, review and possible action regarding the following meetings: Design Review Board, BioCorridor Board, Joint Annexation Task Force.
9. Discussion and possible action on future agenda items - A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
10. Adjourn.

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

APPROVED

City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on June 26, 2016 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 #: 15-0353 **Version:** 1 **Name:** 2015 P&Z Plan of Work Update
Type: Updates **Status:** Agenda Ready
File created: 6/25/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 7/2/2015 **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 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>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> <p>June 2015: Sidewalk constructed along Normand Drive between Rock Prairie Road and Pondersoa Drive (Central College Station Plan).</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

<u>Five-Year Comprehensive Plan Report</u> 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

<u>Annexation</u> 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 adopted resolution to create Joint Annexation Task Force.</p> <p>6/4/15: P&Z appointed 3 members to Task Force.</p> <p>6/23/15: Initial Task Force meeting held.</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>	Project Dates:
Staff Assigned: J. Prochazka	Anticipated Initiation: Fall 2015

Land Use Inventory/Housing Needs	
<p>Summary:</p> <p>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.</p>	Project Dates:
Staff Assigned: M. Bombek	Anticipated Initiation: Summer 2015

Non-Residential Architectural Standards	
<p>Summary:</p> <p>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.</p>	<p>Project Dates:</p> <p>April 2015: Public comment period of draft ordinance.</p> <p>5/4/15: BPG Advisory Board recommended approval with minor changes.</p> <p>5/7/15: P&Z recommended approval of proposed ordinance.</p> <p>5/28/15: Council adopted proposed ordinance.</p>
Staff Assigned: J. Schubert	Item Completed: May 2015

Thoroughfare Plan	
<p>Summary:</p> <p>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.</p>	<p>Project Dates:</p> <p>9/10/14: Entered into contract with Kimley-Horn and Associates, Inc to update Thoroughfare Plan.</p>
Staff Assigned: D. Singh	Anticipated Completion: Fall 2015

Walton Drive Commercial Overlay	
<p>Summary:</p> <p>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.</p>	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. Prochazka/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	
<p>Summary:</p> <p>Review progress of implementation of the report that included policy discussions, ordinance revisions, and process and service improvements.</p>	<p>Project Dates:</p> <p>7/2/15: Update to be provided at P&Z Workshop.</p>
Staff Assigned: L. Simms	Anticipated Completion: Summer 2015

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

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



Legislation Details (With Text)

File #: 15-0314 **Version:** 1 **Name:** P&DS Maps
Type: Updates **Status:** Agenda Ready
File created: 6/10/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 7/2/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding a demonstration of the online planning and development map. (V. Garza)

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a demonstration of the online planning and development map. (V. Garza)



Legislation Details (With Text)

File #: 15-0325 **Version:** 1 **Name:** Update on P&DS Organizational Review
Type: Updates **Status:** Agenda Ready
File created: 6/15/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 7/2/2015 **Final action:**

Title: Presentation, possible action, and discussion regarding an update on the implementation of the organizational review report prepared by Alan Mueller, consultant. (L. Simms)

Sponsors:

Indexes:

Code sections:

Attachments: [Memo](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding an update on the implementation of the organizational review report prepared by Alan Mueller, consultant. (L. Simms)



CITY OF COLLEGE STATION

Planning & Development Services

1101 Texas Avenue, PO Box 9960

College Station, Texas 77842

Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lance Simms, Director of Planning & Development Services

DATE: 2 July 2015

SUBJECT: Update on the Implementation of the Mueller Report

Item

Presentation, possible action, and discussion regarding an update on the implementation of the organizational review report prepared by Alan Mueller, consultant.

Background

In 2013, the City Manager's office retained Marsh Darcy Partners to perform an organizational review of the Planning and Development Services (P&DS) Department. The purpose of the review was directed toward identifying and assessing the validity of internal and external perceptions related to the performance of the department. The review centered on three primary functions:

- Evaluate departmental policies, procedures, and attitudes as they pertain to customer interactions and service delivery quality.
- Evaluate the perceptions of the City Council, Planning Commission, and departmental customers (external stakeholders) regarding the performance of the department.
- Identify opportunities for improvement based on aligning the performance of the department with the needs and perceptions of the external stakeholders.

The organizational review was conducted during April and May of 2013. The primary data gathering method was a series of interviews utilizing structured questions with the following groups:

- City Council - to ascertain perceptions and performance goals
- Planning & Zoning Commission - to ascertain perceptions and compare alignment with City Council

- Departmental Customers - to obtain external perceptions on the performance of the department. This group consisted of members of the College Station building and development community selected by the City Manager (Also referred to as the "business community").
- Representatives from Other City Departments - to identify interdepartmental cooperation opportunities.
- Planning & Development Services - to ascertain internal perceptions about departmental functions. This group consisted of P&DS employees most involved in the plan review processes selected by the City Manager.

In total, over 70 individuals were interviewed in 57 separate individual and group interviews. Other data was gathered from review of the comprehensive plan, Unified Development Ordinance, departmental standard operating procedures, and other documents and reports including a background information package prepared by the P&DS staff that contained several ideas included in the report.

The ultimate goal of the report was to synthesize common themes expressed by the interviewees and ascertain the degree of alignment of perceptions and goals between the involved parties. Areas where internal and external perceptions and goals are misaligned provided the greatest opportunities for improvement.

The report contained a number of recommendations intended to move the City's development review process toward the "desired outcomes" and rectify the mismatch in perceptions and attitudes identified in the report. At the P&Z meeting, Staff will provide an overview of the recommendations contained in the report and present an update on implementation efforts to date.



Legislation Details (With Text)

File #: 15-0347 **Version:** 1 **Name:** Upcoming Meetings
Type: Updates **Status:** Agenda Ready
File created: 6/23/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 7/2/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
* Thursday, July 9, 2015 ~ City Council Meeting ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (Liaison - Oldham)
* Thursday, July 16, 2015 ~ P&Z Meeting ~ 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, July 9, 2015 ~ City Council Meeting ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
(Liaison - Oldham)
* Thursday, July 16, 2015 ~ P&Z Meeting ~ 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, July 2, 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** [15-0329](#) Consideration, possible action, and discussion on Absence Requests from meetings.
* Barry Moore ~ July 2, 2015
* Jodi Warner ~ July 16, 2015

Attachments:

[Barry Moore](#)

[Jodi Warner](#)

- 4.2** [15-0346](#) Consideration, possible action, and discussion to approve meeting minutes.
* June 4, 2015 ~ Workshop
* June 4, 2015 ~ Regular

Attachments: [June 4, 2015 Workshop](#)
 [June 4, 2015 Regular](#)

Regular Agenda

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

6. [15-0300](#) Presentation, possible action, and discussion regarding waiver requests to the Subdivision Regulations Section 8-J 'Blocks,' and Unified Development Ordinance Sections 12-8.3.G 'Blocks,' Section 12-8.3.K 'Sidewalks,' Section 12-8.3.H.4 'Cluster Development,' and Section 12-8.3.W 'Single-Family Residential Parking Requirements for Platting;' presentation, possible action, and discussion regarding a descretionary item related to Unified Development Ordinance Section 12-8.3.E 'Streets;' and presentation, possible action, and discussion regarding a Preliminary Plan for Mission Ranch Subdivision consisting of 571 lots on approximately 289.5 acres generally located west of Holleman Drive South and North of Rock Prairie Road West. Case #PP2015-900058 (J.Prochazka)

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

7. [15-0328](#) Presentation, possible action, and discussion regarding waiver requests to Unified Development Ordinance Section 12-8.H.2. 'Platting and Replatting within Older Residential Subdivisions' and a public hearing, presentation, possible action, and discussion regarding a Final Plat for McCulloch's Subdivision Lots 7A & 8A, Block 1 being a replat of McCulloch's Subdivision Lots 7-9, Block 1 consisting of two single-family lots on approximately 0.3142 acres located at 1112 Arizona Street, generally located southeast of Holleman Drive between Wellborn Road and Welsh Avenue. Case #FP2015-000002 (L. Walker)

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

8. [15-0342](#) Public Hearing, presentation, possible action, and discussion regarding a Conditional Use Permit for multi-family on the first floor in the WPC Wolf Pen Creek District, more specifically for The Lofts at Wolf Pen Creek, consisting of approximately 7.4 acres of The

Lofts-WPC, Block 1, Lot 1, and A004601 M Rector (ICL) Tracts 54.1, located at 614 Holleman Drive East, more generally located at the southwest corner of Holleman Drive East and Dartmouth Street. Case #CUP2015-000001 (J. Bullock)

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

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

10. Adjourn

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

APPROVED

City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on June 26, 2016 at 5:00 p.m.

City Secretary

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Legislation Details (With Text)

File #: 15-0329 **Version:** 1 **Name:** Absence Request
Type: Absence Request **Status:** Agenda Ready
File created: 6/19/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 7/2/2015 **Final action:**
Title: Consideration, possible action, and discussion on Absence Requests from meetings.
* Barry Moore ~ July 2, 2015
* Jodi Warner ~ July 16, 2015

Sponsors:

Indexes:

Code sections:

Attachments: [Barry Moore](#)
[Jodi Warner](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion on Absence Requests from meetings.

* Barry Moore ~ July 2, 2015

* Jodi Warner ~ July 16, 2015



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Barry Moore

Request Submitted on June 23, 2015

I will not be in attendance at the meeting on July 2, 2015
for the reason specified: (Date)

Signature Barry Moore



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Jodi Warner

Request Submitted on June 18, 2015

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

Signature Jodi Warner



Legislation Details (With Text)

File #: 15-0346 **Version:** 1 **Name:** Minutes
Type: Minutes **Status:** Agenda Ready
File created: 6/23/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 7/2/2015 **Final action:**

Title: Consideration, possible action, and discussion to approve meeting minutes.
* June 4, 2015 ~ Workshop
* June 4, 2015 ~ Regular

Sponsors:

Indexes:

Code sections:

Attachments: [June 4, 2015 Workshop](#)
[June 4, 2015 Regular](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion to approve meeting minutes.
* June 4, 2015 ~ Workshop
* June 4, 2015 ~ Regular

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
June 4, 2015, 6:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

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

COMMISSIONERS ABSENT: Casey Oldham

CITY COUNCIL MEMBERS PRESENT: James Benham

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Alan Gibbs, Carol Cotter, Jennifer Prochazka, Danielle Singh, Jessica Bullock, Madison Thomas, Laura Walker, Robin Cross, Marcus Zarate, and Bridgette George

1. Call the meeting to order.

Chairperson Kee called the meeting to order at 6:00 p.m.

2. Discussion of consent and regular agenda items.

There was general discussion regarding Regular Agenda Item 8.

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

There was no discussion.

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

Assistant Director Hitchcock gave an update regarding the 2015 P&Z Plan of Work.

5. Presentation, possible action, and discussion regarding the appointment of three Planning & Zoning Commissioners to serve on the Joint Annexation Task Force. (L. Simms)

The Commission appointed Chairperson Kee and Commissioners Rektorik and Ross to the Joint Annexation Task Force.

6. Presentation, possible action, and discussion regarding a demonstration of new software providing for electronic submittals of applications, construction plans, and the scheduling of inspections related to the planning, development and building process. (B. George)

Development Coordinator George gave a demonstration of new software that Planning & Development Services is currently using.

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

* Thursday, June 18, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

* Thursday, June 25, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (Liaison – Moore)

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

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

* A Comprehensive Plan Amendment for approximately two acres located at 3751 Rock Prairie Road West from Suburban Commercial to General Commercial. The Planning & Zoning Commission heard this item on April 16, 2015 and voted (5-0) to recommend denial. The City Council heard this item on May 18, 2015 and voted (7-0) to deny the request.

* A rezoning of approximately two acres located at 3751 Rock Prairie Road West from SC Suburban Commercial to PDD Planned Development District. The Planning & Zoning Commission heard this item on April 16, 2015 and voted (4-1) to recommend approval. The City Council heard this item on May 18, 2015 and voted (7-0) to approve the request.

* A rezoning of approximately 0.75 acres, generally located near the northeast corner of Texas Avenue South and Krenk Tap Road, from GS General Suburban to GC General Commercial. The Planning & Zoning Commission heard this item on April 16, 2015 and voted (5-0) to recommend approval. The City Council heard this item on May 18, 2015 and voted (7-0) to approve the request.

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

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

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

The Commission asked for a future agenda items regarding the BioCorridor, Southern Point and the memo from Olson & Olson, LLP.

11. Adjourn.

The meeting was adjourned at 7:00 p.m.

Approved:

Attest:

Jane Kee, Chairperson
Planning & Zoning Commission

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
June 4, 2015, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

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

COMMISSIONERS ABSENT: Casey Oldham

CITY COUNCIL MEMBERS PRESENT: James Benham

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Alan Gibbs, Carol Cotter, Jennifer Prochazka, Danielle Singh, Jessica Bullock, Madison Thomas, Laura Walker, Robin Cross, Marcus Zarate, and Bridgette George

1. Call Meeting to Order

Chairperson Kee 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 on Absence Requests from meetings.

- * Jim Ross ~ May 21, 2014
- * Kirk Joseph ~ May 21, 2014
- * Barry Moore ~ May 21, 2014
- * Casey Oldham ~ June 4, 2015

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

- * May 21, 2015 ~ Workshop
- * May 21, 2015 ~ Regular

4.3 Presentation, possible action, and discussion regarding a Development Plat for Dick's Iron Dukes Addition consisting of one commercial lot on approximately 1.5 acres located at 13601 FM 2154, generally located at the southern intersection of Wellborn Road and William D. Fitch Parkway. Case #15-00900015 (J. Bullock)

Commissioner Rektorik motioned to approve Consent Agenda Items 4.1-4.3. Commissioner Moore seconded the motion, motion passed (6-0).

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.K.5.b 'Fee in Lieu of Construction' and presentation, possible action, and discussion regarding a Preliminary Plan for The Crossing at Lick Creek consisting of 116 residential lots and 12 common areas on approximately 63.179 acres located at 13500 Rock Prairie Road, generally located south of Williams Creek Subdivision and immediately west of Lick Creek Park. Case #15-00900097 (M. Bombek)

Staff Planner Bombek presented the Preliminary Plan and the discretionary item regarding payment into the sidewalk fund and recommended approval.

Joe Schultz, 3208 Innsbruck, College Station, Texas, stated that he was available for questions.

Commissioner Rektorik motioned to approve the discretionary item. Commissioner Warner seconded the motion, motion passed (6-0).

Commissioner Rektorik motioned to approve the Preliminary Plan. Commissioner Joseph seconded the motion, motion passed (6-0).

7. Presentation, possible action, and discussion regarding waiver requests to Unified Development Ordinance Section 12-8.4.C.3 'Street Projections' and Section 12-8.4.E 'Blocks' and a presentation, possible action, and discussion regarding a Preliminary Plan for Polo Estates consisting of 22 lots on approximately 34 acres located at 4331 North Graham Road, generally located near the intersection of Holleman Drive South and North Graham Road in the College Station Extraterritorial Jurisdiction. Case #PP2015-000002 (J. Bullock)

This item was removed from the agenda.

8. Presentation, possible action, and discussion regarding waiver requests to Unified Development Ordinance Section 12-8.3.H.2 'Platting and Replatting within Older Residential Subdivisions' and public hearing, presentation, possible action, and discussion regarding a Final Plat for College Hills Estates Lots 26R & 27R, Block 19 being a replat of College Hills Estates Lots 26 & 27, Block 19 consisting of two residential lots on approximately 0.285 acres located at 1308 Milner Drive, located south of Gilchrist Avenue. Case #15-00900096 (M. Bombek)

Staff Planner Bombek presented the waiver requests and the replat and recommended denial.

Michael Kay, 4405 Alnwick Court, College Station, Texas, gave a history of the property and said that the request is not out of line compared to other properties that front Milner Drive. He also stated that College Station considered these two separate lots in 2014 and the lots were combined in 2014 by Brazos County Appraisal District for one tax bill.

There was general discussion amongst Staff and the Commission regarding the history of the property.

Chairperson Kee opened the public hearing.

Jeffrey Leatherwood, 4618 Midsummer Lane, College Station, Texas, provided possible alternatives if the waiver was not approved and asked if they would be approved. The Commission was unable to answer if the waiver would be approved.

Rehan Bhatti, 1311 Milner Drive, College Station, Texas; Michelle Rice, 1313 Foster, College Station, Texas. The citizens spoke in opposition of the waiver expressing concern about neighborhood integrity, traffic and parking.

Chad Frank, 1206 Royal Adelaide, College Station, Texas, owns five houses on Milner Drive and stated that his mission is to take away from the congestion. He said that current homes on the street do not have appropriate space for parking, but the lots that are being redeveloped are providing the appropriate parking and he believes has lessened congestion.

Chairperson Kee closed the public hearing.

Commissioner Warner motioned to approve the waiver requests to lot size and width. Commissioner Moore seconded the motion.

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

Motion passed (4-2). Commissioners Rektorik and Ross were in opposition.

Commissioner Warner motioned to approve the replat. Commissioner Moore seconded the motion, motion passed (5-1). Commissioner Ross was in opposition.

9. Public hearing, presentation, possible action, and discussion regarding a Final Plat for The Cottages of College Station Phase 3, Lot 3, Block 1 and Lot 1R, Block 5 being a replat of The Cottages of College Station Phase 1A Lot 1, Block 5 (Common Area) and a 22.795-acre tract, A000701 Crawford Burnett League Tract 81, 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 #15-00900055 (J. Schubert)

Principal Planner Prochazka presented the replat and recommended approval.

Veronica Morgan, 3204 Earl Rudder Freeway South, College Station, Texas, stated she was available for questions.

Chairperson Kee opened the public hearing.

No one spoke during the public hearing.

Chairperson Kee closed the public hearing.

Commissioner Moore motioned to approve the replat. Commissioner Warner seconded the motion, motion passed (6-0).

10. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or

the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

There was no discussion.

11. Adjourn

The meeting adjourned at 8:00 p.m.

Approved:

Jane Kee, Chairperson
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



Legislation Details (With Text)

File #: 15-0300 **Version:** 1 **Name:** Mission Ranch Preliminary Plan

Type: Preliminary Plan **Status:** Agenda Ready

File created: 6/5/2015 **In control:** Planning and Zoning Commission Regular

On agenda: 7/2/2015 **Final action:**

Title: Presentation, possible action, and discussion regarding waiver requests to the Subdivision Regulations Section 8-J 'Blocks,' and Unified Development Ordinance Sections 12-8.3.G 'Blocks,' Section 12-8.3.K 'Sidewalks,' Section 12-8.3.H.4 'Cluster Development,' and Section 12-8.3.W 'Single-Family Residential Parking Requirements for Platting;' presentation, possible action, and discussion regarding a descretionary item related to Unified Development Ordinance Section 12-8.3.E 'Streets;' and presentation, possible action, and discussion regarding a Preliminary Plan for Mission Ranch Subdivision consisting of 571 lots on approximately 289.5 acres generally located west of Holleman Drive South and North of Rock Prairie Road West. Case #PP2015-900058 (J.Prochazka)

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding waiver requests to the Subdivision Regulations Section 8-J 'Blocks,' and Unified Development Ordinance Sections 12-8.3.G 'Blocks,' Section 12-8.3.K 'Sidewalks,' Section 12-8.3.H.4 'Cluster Development,' and Section 12-8.3.W 'Single-Family Residential Parking Requirements for Platting;' presentation, possible action, and discussion regarding a descretionary item related to Unified Development Ordinance Section 12-8.3.E 'Streets;' and presentation, possible action, and discussion regarding a Preliminary Plan for Mission Ranch Subdivision consisting of 571 lots on approximately 289.5 acres generally located west of Holleman Drive South and North of Rock Prairie Road West. Case #PP2015-900058 (J.Prochazka)



CITY OF COLLEGE STATION

PRELIMINARY PLAN
for
Mission Ranch Subdivision
PP2015-900058

- SCALE:** 571 single-family residential lots on approximately 289.2 acres
- LOCATION:** Generally located west of Holleman Drive South and north of Rock Prairie Road West, bounded by the existing Great Oaks Subdivision to the west, Rock Prairie Road West to the south, Quail Run Subdivision to the north, and Holleman Drive South to the east.
- ZONING:** RS Restricted Suburban
- APPLICANT:** Clint Cooper, BCS Rock Prairie, LP
- PROJECT MANAGER:** Jennifer Prochazka, AICP, Principal Planner
jprochazka@cstx.gov
- PROJECT OVERVIEW:** The proposal is for 571 single-family residential lots zoned RS Restricted Suburban and designed using the Cluster development standards. The northern portion of the subdivision was part of the Great Oaks Subdivision and is vested to 2007 regulations; the southern half of this development is subject to current Subdivision Regulations. A Preliminary Plan was approved in 2014 granting some waiver requests to block length and sidewalks. Additional waivers to Single-Family Parking Standards and Cluster development requirements are sought with this revised Preliminary Plan.
- RECOMMENDATION:** Staff recommends approval of the block length and sidewalk waiver requests, as they were previously approved by the Planning & Zoning Commission in a previous iteration of the Preliminary Plan. Staff also recommends approval of the additional waivers to Single-Family Parking Standards and Cluster development standards, and the discretionary item related to temporary remote access. If the Planning & Zoning Commission approves the waivers, staff recommends approval. If the waiver requests are denied, the Preliminary Plan must also be denied.

DEVELOPMENT HISTORY

Annexation: March 2008
Zoning: A-O Agricultural-Open upon annexation
R-1B Single-Family Residential – portion of property (2008)
A-O Agricultural-Open renamed R Rural (2013)
RS Restricted Suburban (2014)
Site development: Vacant. 571 single-family residential lots are proposed averaging 12,878 square feet in area in a cluster development pattern.

COMMENTS

Water: The subject tract is located in Wellborn Special Utility District.

Sewer: The tract is located in the Steeplechase Sanitary Sewer Impact Fee Area. A 12-inch sanitary sewer line has been extended to the property. A lift station is proposed to be built with this development to serve the property.

Off-site Easements: None at this time.

Drainage: The subject tract is located in the Hopes Creek Drainage Basin. Development of the subject tract will be required to meet the City's Storm Water Design Guidelines.

Flood Plain: There is no FEMA regulated flood plain on the property.

Greenways: N/A

Pedestrian Connectivity: The vested portion of Great Oaks was originally Master Planned in the ETJ; therefore, no sidewalks are required. In the new portion, sidewalks are required for pedestrian connectivity, however a waiver to the requirement to provide sidewalks on both sides of streets was approved with the previous Preliminary Plan, allowing for a system of sidewalks through portions of the entire development, instead of sidewalks on both sides through only half of the development. Several of the sidewalks are proposed to be privately maintained in HOA common areas.

Bicycle Connectivity: The vested portion of Great Oaks was originally Master Planned in the ETJ; therefore, no bike lanes are proposed or required. In the new portion, bike lanes on both sides of Deacon Drive West and Feather Run are required.

Streets: Access will be provided to the development via Feather Run, an existing road from Quail Run Estates, and Deacon Drive West.

Oversize Request: N/A

Parkland Dedication Fees: The vested portion of Great Oaks was originally Master Planned in the ETJ prior to parkland dedication requirements and therefore

no parkland dedication is required. The new portion is subject to Parkland Dedication fees and this will be assessed on 363 lots, totaling \$457,743.

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

REVIEW CRITERIA

Compliance with the Comprehensive Plan and Subdivision Regulations: The Comprehensive Plan designates this area as Restricted Suburban. New residential zoning districts were adopted in September 2013 to be synonymous with the Comprehensive Plan and Mission Ranch Subdivision is the first to plat under RS Restricted Suburban standards. This portion of Rock Prairie Road West is shown as a future 2-lane major collector on the Thoroughfare Plan. Four 2-lane minor collectors are shown on the Thoroughfare Plan that was adopted in 2009. This Preliminary Plan is in general compliance with the Comprehensive Plan.

Compliance with Subdivision Regulations: The proposed Preliminary Plan was reviewed using both the Subdivision Regulations applicable to the project when the Master Plan was originally approved in January 2007 (the northern portion) and the current UDO's Subdivision Regulations, implemented in 2013 (the southern portion).

The Preliminary Plan is in compliance with all requirements with the exception of the following Commission discretionary item and waiver requests listed below:

Discretionary item:

- **UDO Section 12-8.3.E 'Streets'** -The Plan is phased in such a way that phases two, seven, and eight require temporary Remote Emergency Access points because they exceed the maximum thirty lots from a single point of access until later phases are constructed. The Planning & Zoning Commission may allow this at their discretion.

Waiver Requests:

- **UDO Section 12-8.3.G 'Blocks'** – A waiver to the 1,200-foot maximum block length for Rock Prairie Road West and Holleman Drive South was granted with the previous Preliminary Plan in 2014. The proposed block lengths exceed the maximum by approximately 940 feet, 970 feet, and 1,100 feet, respectively.
- **Subdivision Regulations Section 8-J 'Blocks'** –A waiver to the 1,500-foot maximum block length in Section 8-J for Feather Run was granted with the previous Preliminary Plan in 2014. This portion of the roadway is located in the vested half of Mission Ranch (formally Great Oaks) Subdivision. The proposed block length exceeds the maximum by approximately 930 feet.
- **UDO Section 12-8.3.K 'Sidewalks'** – A waiver to the requirement of providing a public sidewalk on both sides of all streets in the non-vested portion of Mission Ranch Subdivision, including along Rock Prairie Road West and Holleman Drive

South, was granted with the previous Preliminary Plan approval in 2014. Private trails through common area and some public sidewalks on streets throughout the vested and non-vested portions of the subdivision have been proposed.

- **UDO Section 12-8.3.H.4 'Cluster Development'** – A waiver to the maximum lot sizes in clustered developments is sought. The Unified Development Ordinance requires that when clustering, the average lot size be smaller than the minimum lot size in the base district. With a minimum average being 8,000 square feet for cluster developments in RS Restricted Suburban and the absolute minimum lot size being 6,500 square feet. The applicant has a desire to provide larger lots, but would prefer to cluster to allow sections of the development to have smaller lots.
- **UDO Section 12-8.3.W 'Single-Family Residential Parking Requirements for Platting'** – A waiver is being sought to allow standard 27-foot wide residential streets with parking permitted on only one side with no additional visitor parking required. This option is being considered by staff for a future Unified Development Ordinance amendment.

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 project includes property that was previously Master Planned in the ETJ. Approximately half of the subdivision is vested to previous rural design standards, including longer block lengths, no requirement for sidewalks, and no single-family parking requirements. The applicant has provided the attached waiver request letter addressing other items related to this finding.

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

The project includes property that was previously Master Planned in the ETJ. Approximately half of the subdivision is vested to previous rural design standards, including longer block lengths, no requirement for sidewalks, and no single-family parking requirements. In order to provide a similar type development through the subdivision, the applicant has requested the waivers. The applicant has provided the attached waiver request letter addressing other items related to this finding.

- 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**

Areas surrounding the subdivision are largely platted and developed. The applicant has provided the attached waiver request letter addressing other items related to this finding.

- 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.**

Areas surrounding the subdivision are largely platted and developed. The applicant has provided the attached waiver request letter addressing other items related to this finding.

STAFF RECOMMENDATION

Staff recommends approval of the block length and sidewalk waiver requests, as they were previously approved by the Planning & Zoning Commission in a previous iteration of the Preliminary Plan. Staff also recommends approval of the additional waivers to Single-Family Parking Standards and Cluster development standards, and the discretionary item related to temporary remote access. If the Planning & Zoning Commission approves the waivers, staff recommends approval. If the waiver requests are denied, the Preliminary Plan must also be denied.

SUPPORTING MATERIALS

1. Application
2. Variance Request Letter
3. Copy of Preliminary Plan



FOR OFFICE USE ONLY	
CASE NO.:	<u>15-58</u>
DATE SUBMITTED:	<u>2/23/15</u>
TIME:	<u>3:50</u>
STAFF:	<u>SO</u>

PRELIMINARY PLAN APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

- \$932 Preliminary Plan Application Fee.
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Six (6) folded copies of plan. A revised mylar original must be submitted after approval.
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Impact study (if oversized participation is requested).
- The attached Preliminary Plan checklist with all items checked off or a brief explanation as to why they are not.

Date of Optional Preapplication Conference _____

NAME OF PROJECT Mission Ranch Subdivision

ADDRESS _____

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

Near the intersection of Rock Prairie Road and Holleman Drive

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

Name BCS Rock Prairie LP E-mail ccooper@caldwellcos.com

Street Address 1700 Research Pkwy Ste 110

City College Station State Tx Zip Code 77845

Phone Number 979-260-7000 Fax Number _____

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

Name Same As Applicant E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name McClure & Browne Engineering E-mail jeffr@mcclurebrowne.com

Street Address 1008 Woodcreek

City College Station State Tx Zip Code 77845

Phone Number 979-693-3838 Fax Number _____

Total Acreage 289.5 Total No. of Lots 570 R-O-W Acreage 56.3

Number of Lots By Zoning District 570 / RS / /

Average Acreage Of Each Residential Lot By Zoning District:

0.30 / RS / /

Floodplain Acreage 0

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

Are you proposing to dedicate park land by acreage or fee in lieu of land? Fee for Abbatte portion of property

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: Mission Ranch Phase 1 PP

City Project Number (if known): _____

Date / Timeframe when submitted: 02-2014

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

See request letters

Regarding the waiver request, explain how:

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

\ \

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

\ \

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

\ \

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

\ \

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

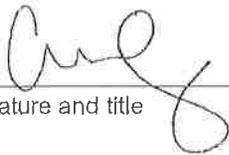
1. An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
2. The presence of unique or unusual topographic, vegetative, or other natural conditions exist so that strict adherence to the sidewalk requirements of the UDO is not physically feasible or is not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

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

Detailed explanation of condition identified above:

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

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



Signature and title

2-9-15

Date



May 14, 2015

Jennifer Prochazka, AICP
Principal Planner
City of College Station
College Station, Tx 77845
979-764-3570

Dear Jennifer,

On behalf of owner of the Mission Ranch Subdivision, BCS Rock Prairie, LP, I would like to request the following waivers be granted with the current preliminary plan that is under review. I have listed the waivers that are being requested along with answers to the questions included on the preliminary plan application for each waiver.

WAIVER #1 – BLOCK LENGTHS along Rock Prairie Road West and Holleman Drive South (Previously Approved by P&Z)

Question #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

Answer: This subdivision has been master planned by land planners, architects, and engineers who did not feel additional connections to Rock Prairie Road West or Holleman Drive South are necessary for circulation within the subdivision or regional traffic flow. Keeping the number of connections to the major thoroughfares low will improve the traffic conditions on those roadways as well.

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

Answer: The developer's intent is to create a quality product that meets a growing need in College Station, as well as add lasting value to the surrounding community. The planning and layout of this product is based on extensive market research and professional design and as such, reflects the developer's interpretation of the highest and best use for this property. Granted the pending waiver has no detrimental effects on the safety or functionality of the product or surrounding infrastructure, a denial of this waiver would deprive the applicant enjoyment of the right to properly develop the property in question.

Question #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 the City in administering subdivision regulations.

Answer: The reduction of street intersections and connections to other roadways will increase public safety by reducing the number of potential traffic conflict points on major thoroughfares.

Question #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.

Answer: The block length waivers are not adjacent to other developments. By reducing the number of access points to the major roadways, it actually enhances other properties for future development because there are fewer street connections from which those properties will have to provide adequate separation for their new roads.

WAIVER #2 – SIDEWALK PLAN (Previously Approved by P&Z)

Question #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.

Answer: The northern half of this site is vested to a previous master plan that did not require sidewalks along the roadways. The southern half is a new application and would normally be required to provide sidewalks on both sides of the streets. In order to make the development feel congruent between the two sides, the applicant wants to build sidewalk and a trail system that will provide a sidewalk on one side of most streets and a large trail along the main roads.

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

Answer: The developer's intent is to create a quality product that meets a growing need in College Station, as well as add lasting value to the surrounding community. The planning and layout of this product is based on extensive market research and professional design and as such, reflects the developer's interpretation of the highest and best use for this property. Granted the pending waiver has no detrimental effects on the safety or functionality of the product or surrounding infrastructure, a denial of this waiver would deprive the applicant enjoyment of the right to properly develop the property in question.

Question #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 the City in administering subdivision regulations.

Answer: The development will provide a walking system for pedestrians along the roadways. Many of these sidewalks will meander away from the roads to provide additional distance between the traffic and pedestrians. In this way, the granting of the waiver will have a positive impact on the safety of the pedestrians.

Question #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.

Answer: The walk system will be internal to the development and will not cause any effect on neighboring properties.

WAIVER #3 – RURAL STREET SECTION WAIVER (Previously Approved by P&Z)

Question #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.

Answer: The northern half of this site is vested to a previous master plan that had a rural street section that connected to Feather Run in the northeast corner of the site. The applicant would like to keep the rural street section for Feather Run from Deacon Drive to the connection to the Quail Run subdivision.

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

Answer: The developer's intent is to create a quality product that meets a growing need in College Station, as well as add lasting value to the surrounding community. The planning and layout of this product is based on extensive market research and professional design and as such, reflects the developer's interpretation of the highest and best use for this property. Granted the pending waiver has no detrimental effects on the safety or functionality of the product or surrounding infrastructure, a denial of this waiver would deprive the applicant enjoyment of the right to properly develop the property in question.

Question #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 the City in administering subdivision regulations.

Answer: The proposed road section is an approved roadway for use in rural portions of the City and County. It will be designed to meet current BCS Design Guideline requirements to ensure it is a safe road for vehicles and pedestrians.

Question #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.

Answer: The roadway will connect to a rural street section at Quail Run and will not cause any adverse impact on neighboring properties.

WAIVER #4 – RESIDENTIAL PARKING

Question #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.

Answer: The city staff is currently working on an amendment to the residential parking ordinance to allow 27' wide streets with parking restricted on one side as another option to comply with the ordinance. The applicant would like to design this project in compliance with the updated language for the residential parking ordinance. By the time the streets are constructed in Phase 1, the proposed language update will likely be approved by the City.

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

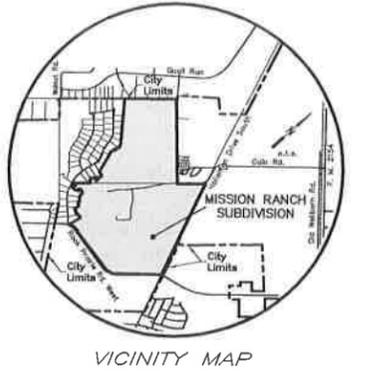
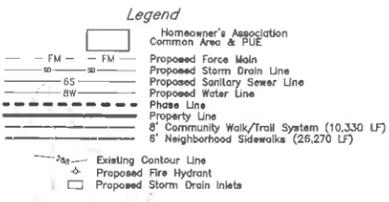
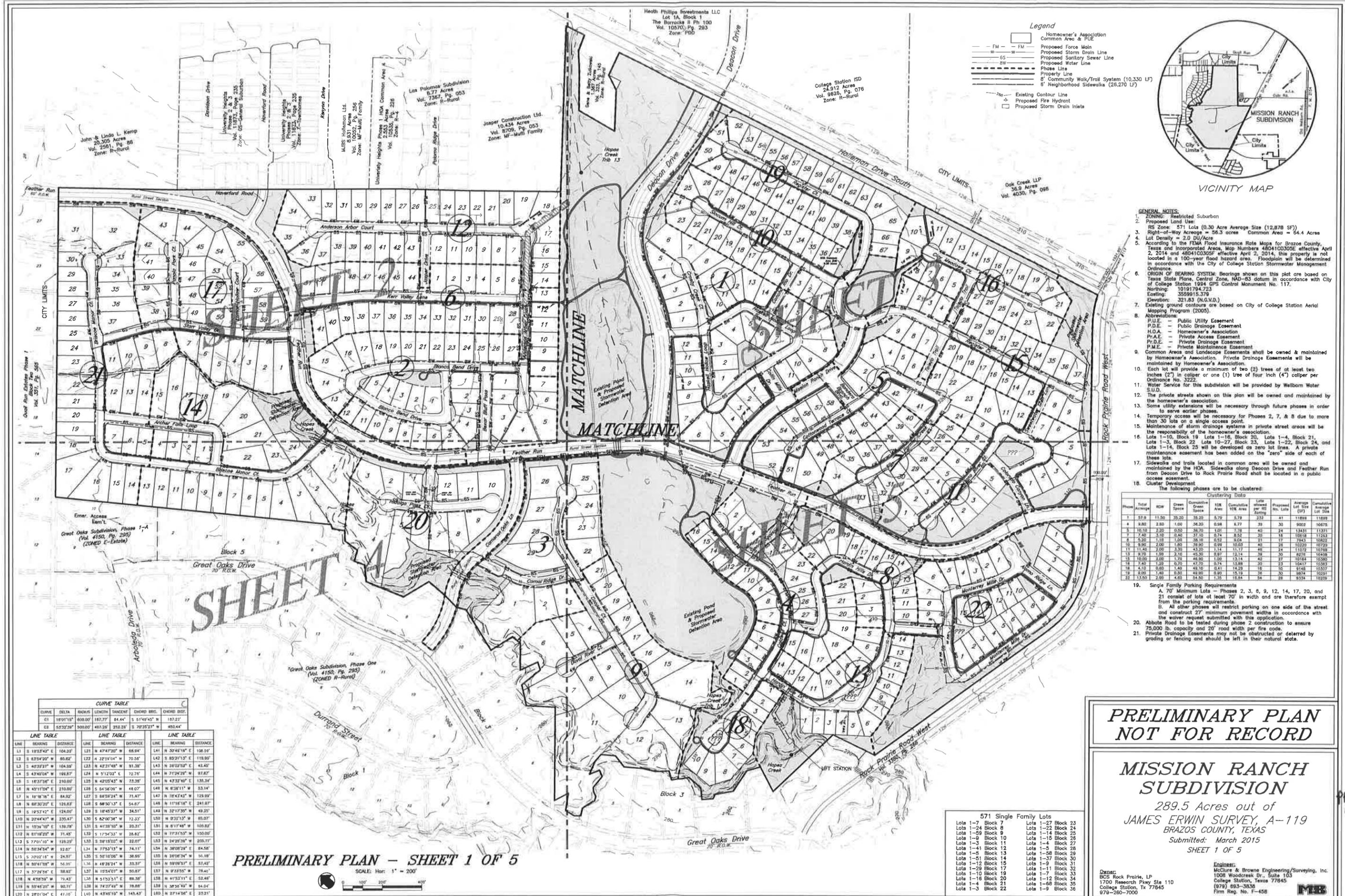
Answer: The developer's intent is to create a quality product that meets a growing need in College Station, as well as add lasting value to the surrounding community. The planning and layout of this product is based on extensive market research and professional design and as such, reflects the developer's interpretation of the highest and best use for this property. Granted the pending waiver has no detrimental effects on the safety or functionality of the product or surrounding infrastructure, a denial of this waiver would deprive the applicant enjoyment of the right to properly develop the property in question.

Question #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 the City in administering subdivision regulations.

Answer: The currently approved preliminary plan for this property has no residential parking or restricted parking. By granting this waiver, the on street parking in the smaller lot sections of the development will be reduced by 50%. This will allow for better access for emergency vehicles which increases safety.

Question #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.

Answer: This waiver is completely internal to this site and will have no effect on surrounding properties.



- GENERAL NOTES:**
1. ZONING: Restricted Suburban
 2. Proposed Land Use: RS Zone: 571 Lots (0.30 Acre Average Size (12,878 SF)) Right-of-Way Acquire = 56.3 acres Common Area = 64.4 Acres Lot Density = 2.0 DU/Acre
 3. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0305E effective April 2, 2014 and 48041C0305F effective April 2, 2014, this property is not located in a 100-year flood hazard area. Floodplain will be determined in accordance with the City of College Station Stormwater Management Ordinance.
 4. ORIGIN OF BEARING SYSTEM: Bearings shown on this plan are based on Texas State Plane, Central Zone, NAD-83 datum in accordance with City of College Station 1994 GPS Control Monument No. 117. Northing: 10191794.723 Easting: 3559915.379 Elevation: 321.83 (N.G.S.D.)
 5. Existing ground contours are based on City of College Station Aerial Mapping Program (2005).
 6. Abbreviations: P.U.E. - Public Utility Easement P.D.E. - Public Drainage Easement H.O.A. - Homeowner's Association P.A.E. - Private Access Easement P.D.E. - Private Drainage Easement P.M.E. - Private Maintenance Easement
 7. Common Area and Landscape Easements shall be owned & maintained by Homeowner's Association. Private Drainage Easements will be maintained by Homeowner's Association.
 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.
 9. Water Service for this subdivision will be provided by Walbro Water S.U.D.
 10. The private streets shown on this plan will be owned and maintained by the homeowner's association.
 11. Some utility extensions will be necessary through future phases in order to serve earlier phases.
 12. Temporary access will be necessary for Phases 2, 7, & 8 due to more than 30 lots on a single access point.
 13. Maintenance of storm drainage systems in private street areas will be the responsibility of the homeowner's association.
 14. Lots 1-10, Block 19; Lots 1-16, Block 20; Lots 1-4, Block 21; Lots 1-3, Block 22; Lots 10-27, Block 23; Lots 1-22, Block 24; and Lots 1-14, Block 25 will be developed as zero lot lines. A private maintenance easement has been added on the "zero" side of each of these lots.
 15. Sidewalks and trails located in common area will be owned and maintained by the HOA. Sidewalks along Deacon Drive and Feather Run from Deacon Drive to Rock Prairie Road shall be located in a public access easement.
 16. Cluster Development: The following phases are to be clustered:

Clustering Data

Phase	Total Acreage	RDW	Green Space	Domestic Green Space	10K Area	Commuting	Lot Area	Proposed No. Lots	Average Lot Size (SQF)	Cumulative Lot Size
1	57.8	11.50	35.20	35.20	5.79	5.79	232	41	11889	11889
4	9.80	2.80	1.00	1.00	0.58	0.58	67	33	9002	10675
5	16.10	2.30	0.50	0.50	1.01	1.01	40	24	13431	11371
7	7.40	1.10	0.40	0.40	0.74	0.74	30	18	10818	11263
8	5.26	1.00	0.30	0.30	0.51	0.51	24	14	7843	10922
10	9.90	2.00	1.00	1.00	0.99	0.99	40	29	10220	10723
11	11.40	2.00	0.50	0.50	1.14	1.14	30	24	11572	10708
13	9.70	1.50	2.10	0.50	0.87	0.87	33	20	6275	10408
15	10.00	2.00	1.70	0.50	1.00	1.00	33	14	10164	10360
16	7.40	1.20	0.70	0.70	0.74	0.74	30	23	10417	10583
18	4.10	0.80	1.40	0.40	0.41	0.41	16	10	6148	10337
19	2.00	0.80	0.50	0.50	0.80	0.80	10	30	8874	10211
21	11.00	2.00	1.40	0.50	1.35	1.35	34	28	9334	10219

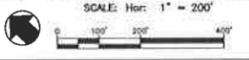
19. Single Family Parking Requirements:
 - A. 70' Minimum Lots - Phases 2, 3, 6, 9, 12, 14, 17, 20, and 21 consist of lots of least 70' in width and are therefore exempt from the parking requirements.
 - B. All other phases will restrict parking on one side of the street and construct 27' minimum pavement width in accordance with the water request submitted with this application.
20. Abbot Road to be tested during phase 2 construction to ensure 75,000 lb. capacity and 20' road width per fire code.
21. Private Drainage Easements may not be constructed or altered by grading or fencing and should be left in their natural state.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEG.	CHORD END.
C1	18°01'13"	600.00'	187.77'	84.44'	S 51°40'45" W	N 187°22'
C2	53°32'38"	500.00'	487.26'	252.23'	S 70°35'23" W	E 480.44'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 19°32'42" E	104.20'	L11	S 20°46'18" E	68.94'	L21	S 20°46'18" E	108.59'
L2	S 87°54'02" W	80.82'	L12	N 32°59'04" W	70.56'	L22	S 85°21'13" E	118.60'
L3	S 40°32'37" W	104.95'	L13	N 42°31'48" W	81.38'	L23	N 28°02'33" E	42.40'
L4	S 42°40'04" W	199.87'	L14	N 51°20'02" E	72.76'	L24	N 71°24'28" W	97.87'
L5	S 18°37'56" E	210.00'	L15	N 42°02'43" W	73.38'	L25	N 42°33'40" E	135.34'
L6	N 40°11'04" E	210.00'	L16	S 84°58'09" W	48.07'	L26	N 83°38'11" E	33.14'
L7	N 10°16'16" E	84.82'	L17	S 89°58'24" W	71.47'	L27	N 78°43'42" E	129.89'
L8	N 88°30'27" E	129.89'	L18	S 68°52'13" E	54.87'	L28	N 11°16'16" E	241.87'
L9	S 19°53'42" E	124.00'	L19	S 18°40'37" W	34.51'	L29	N 32°17'35" W	49.25'
L10	N 20°44'47" E	235.47'	L20	S 62°00'34" W	72.33'	L30	N 03°31'37" E	85.07'
L11	N 18°26'10" E	159.78'	L21	S 41°38'10" W	20.21'	L31	N 81°17'48" W	108.82'
L12	N 81°18'29" W	71.45'	L22	S 17°54'33" W	26.82'	L32	N 73°31'53" E	100.00'
L13	S 77°01'10" W	139.29'	L23	S 89°18'03" W	22.07'	L33	N 24°28'28" E	209.77'
L14	N 88°34'54" E	92.87'	L24	N 77°53'13" W	74.11'	L34	N 38°08'28" E	84.50'
L15	S 70°21'16" W	24.87'	L25	S 90°10'06" W	36.89'	L35	N 38°08'28" E	56.18'
L16	N 89°41'08" W	56.99'	L26	N 48°28'24" W	33.37'	L36	N 59°09'57" E	31.43'
L17	N 37°29'26" E	38.82'	L27	N 10°54'07" W	50.87'	L37	N 82°35'25" W	78.40'
L18	N 47°28'28" W	70.43'	L28	N 51°52'51" E	88.38'	L38	N 41°31'11" E	32.45'
L19	N 35°48'27" W	90.11'	L29	N 78°17'49" W	78.88'	L39	N 38°56'49" W	84.04'
L20	N 28°01'04" E	47.10'	L30	N 43°45'19" W	148.43'	L40	N 27°14'58" E	232.11'

PRELIMINARY PLAN - SHEET 1 OF 5



PRELIMINARY PLAN NOT FOR RECORD

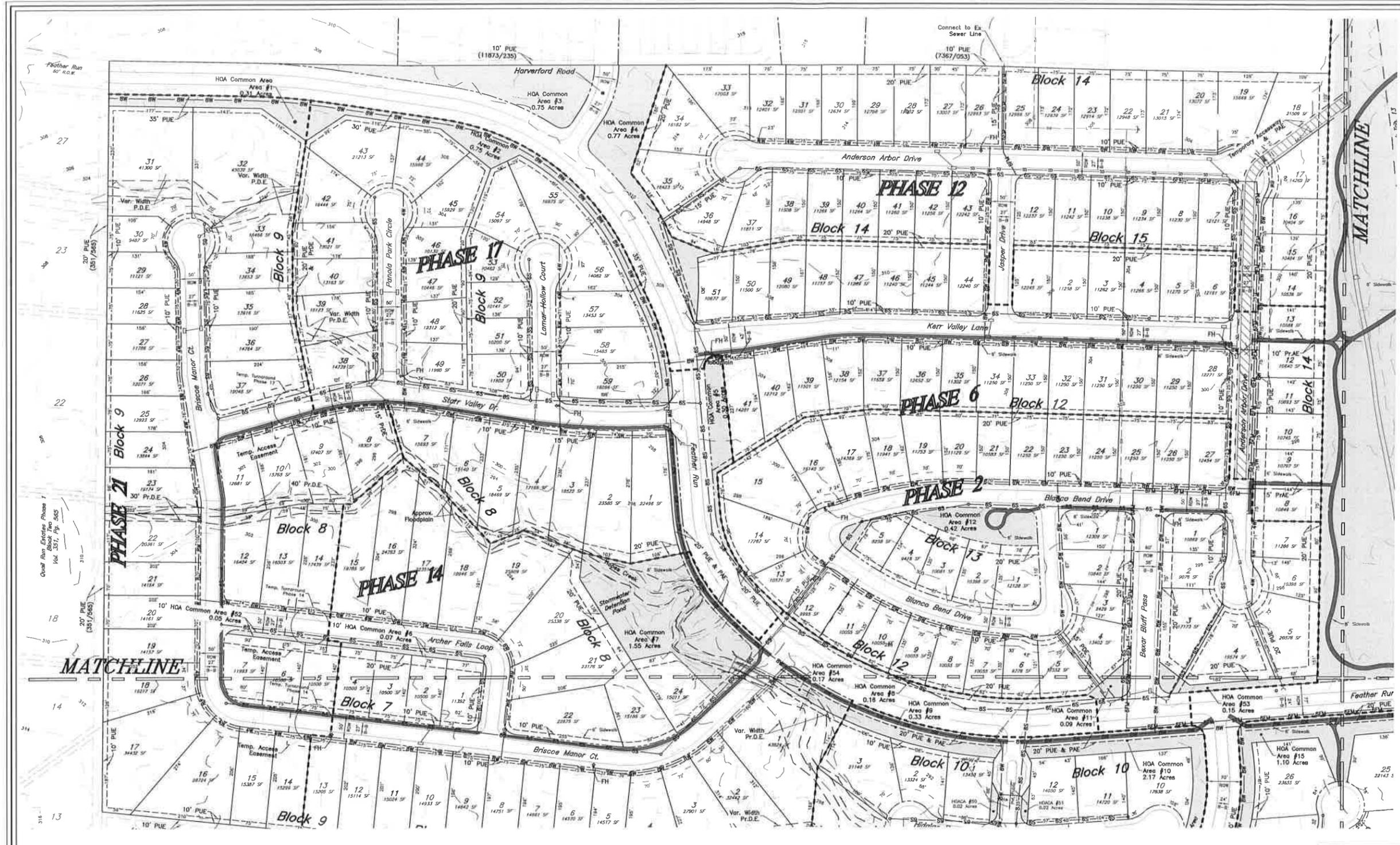
MISSION RANCH SUBDIVISION
 289.5 Acres out of
JAMES ERWIN SURVEY, A-119
 BRAZOS COUNTY, TEXAS
 Submitted: March 2015
 SHEET 1 OF 5

- 571 Single Family Lots
- Lots 1-7 Block 7
 - Lots 1-24 Block 8
 - Lots 1-58 Block 9
 - Lots 1-8 Block 10
 - Lots 1-3 Block 11
 - Lots 1-41 Block 12
 - Lots 1-5 Block 13
 - Lots 1-51 Block 14
 - Lots 1-12 Block 15
 - Lots 1-28 Block 17
 - Lots 1-10 Block 19
 - Lots 1-16 Block 20
 - Lots 1-4 Block 21
 - Lots 1-3 Block 22
 - Lots 1-27 Block 23
 - Lots 1-14 Block 24
 - Lots 1-15 Block 25
 - Lots 1-4 Block 27
 - Lots 1-5 Block 28
 - Lots 1-58 Block 29
 - Lots 1-37 Block 30
 - Lots 1-9 Block 31
 - Lots 1-11 Block 32
 - Lots 1-7 Block 33
 - Lots 1-12 Block 34
 - Lots 1-68 Block 35
 - Lots 1-9 Block 36

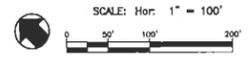
Owner: BCS Rock Prairie, LP
 1700 Research Pkwy Ste 110
 College Station, TX 77845
 979-260-7000

Engineer: McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 105
 College Station, Texas 77845
 (979) 693-3838
 Firm Reg. No. F-458

9/20/15-9/00/15
 6/24/15
 3:30
 6:51



PRELIMINARY PLAN - SHEET 2 OF 5



- Legend**
- FM — Homeowner's Association Common Area & P.U.E.
 - FM — Proposed Force Main
 - SD — Proposed Storm Drain Line
 - SS — Proposed Sanitary Sewer Line
 - WL — Proposed Water Line
 - PL — Phase Line
 - — Property Line
 - — Existing Contour Line
 - — Proposed Junction Box
 - — Proposed Fire Hydrant
 - — Proposed Storm Drain Inlets

571 Single Family Lots

Lots 1-7 Block 7	Lots 1-27 Block 23
Lots 1-24 Block 8	Lots 1-22 Block 24
Lots 1-59 Block 9	Lots 1-14 Block 25
Lots 1-9 Block 10	Lots 1-15 Block 26
Lots 1-3 Block 11	Lots 1-4 Block 27
Lots 1-41 Block 12	Lots 1-5 Block 28
Lots 1-5 Block 13	Lots 1-58 Block 29
Lots 1-51 Block 14	Lots 1-37 Block 30
Lots 1-12 Block 15	Lots 1-9 Block 31
Lots 1-29 Block 17	Lots 1-11 Block 32
Lots 1-10 Block 19	Lots 1-7 Block 33
Lots 1-16 Block 20	Lots 1-12 Block 34
Lots 1-4 Block 21	Lots 1-8 Block 35
Lots 1-3 Block 22	Lots 1-9 Block 36

**PRELIMINARY PLAN
NOT FOR RECORD**

**MISSION RANCH
SUBDIVISION**

289.2 Acres out of
JAMES ERWIN SURVEY, A-119
BRAZOS COUNTY, TEXAS

Submitted: March 2015
SHEET 2 OF 5

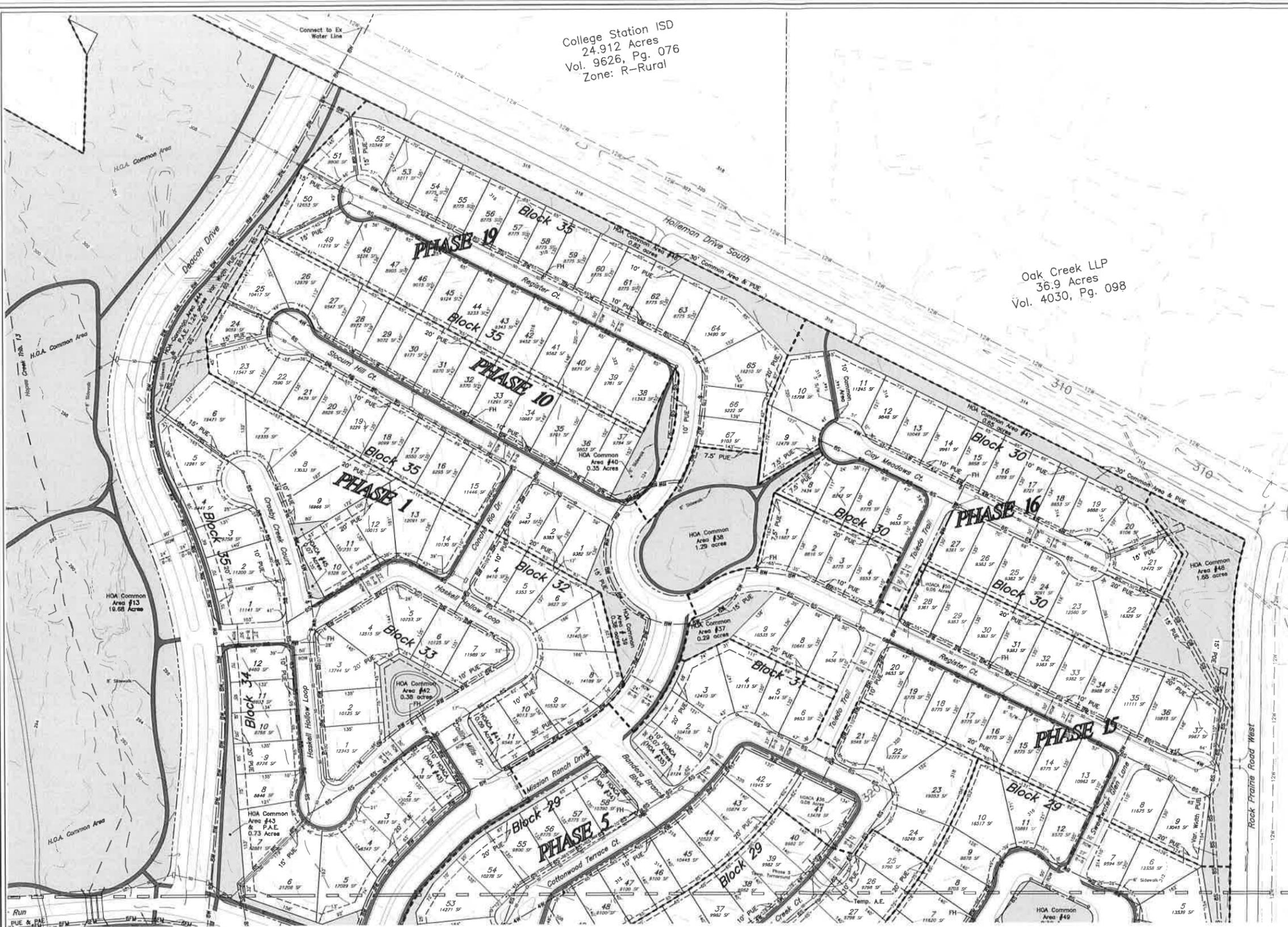
OWNER:
BCS Rock Prairie, LP
1700 Research Pkwy Ste 110
College Station, TX 77845
979-260-7000

ENGINEER:
McClure & Browne Engineering/Surveying, Inc.
1009 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838
Firm Reg. No. F-458



College Station ISD
 24.912 Acres
 Vol. 9626, Pg. 076
 Zone: R-Rural

Oak Creek LLP
 36.9 Acres
 Vol. 4030, Pg. 098



PRELIMINARY PLAN - SHEET 3 OF 5

SCALE: Hor. 1" = 100'



Legend

- FM — FM — Homeowner's Association Common Area & P.U.E.
- FM — FM — Proposed Force Main
- SD — SD — Proposed Storm Drain Line
- SS — SS — Proposed Sanitary Sewer Line
- WL — WL — Proposed Water Line
- PL — PL — Phase Line
- PL — PL — Property Line
- CL — CL — Existing Contour Line
- J — J — Proposed Junction Box
- H — H — Proposed Fire Hydrant
- I — I — Proposed Storm Drain Inlets

571 Single Family Lots	
Lots 1-7 Block 7	Lots 1-7 Block 23
Lots 1-24 Block 8	Lots 1-22 Block 24
Lots 1-59 Block 9	Lots 1-14 Block 25
Lots 1-8 Block 10	Lots 1-15 Block 26
Lots 1-3 Block 11	Lots 1-4 Block 27
Lots 1-41 Block 12	Lots 1-5 Block 28
Lots 1-5 Block 13	Lots 1-58 Block 29
Lots 1-51 Block 14	Lots 1-37 Block 30
Lots 1-12 Block 15	Lots 1-9 Block 31
Lots 1-28 Block 17	Lots 1-11 Block 32
Lots 1-10 Block 19	Lots 1-7 Block 33
Lots 1-16 Block 20	Lots 1-12 Block 34
Lots 1-4 Block 21	Lots 1-86 Block 35
Lots 1-3 Block 22	Lots 1-8 Block 36

**PRELIMINARY PLAN
 NOT FOR RECORD**

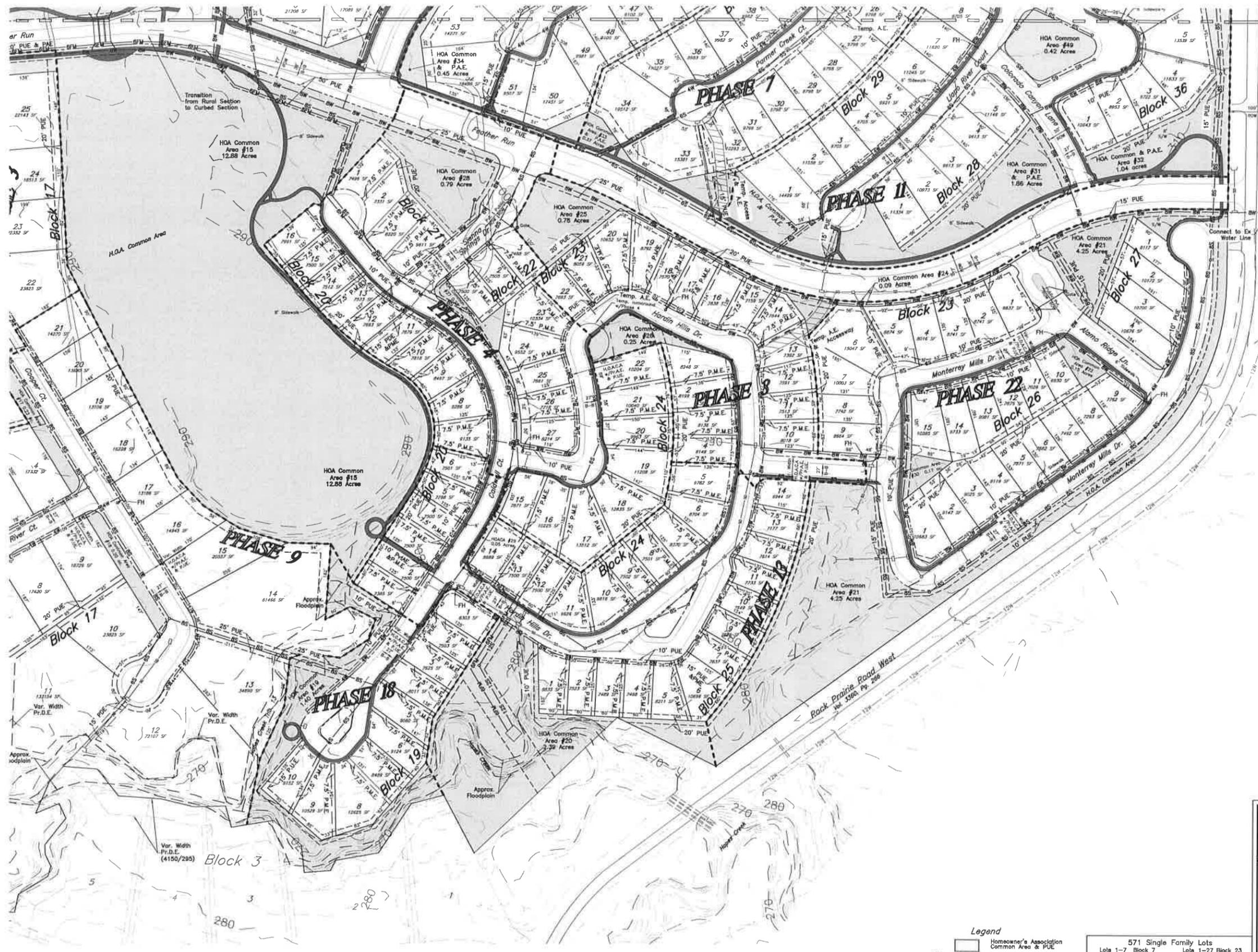
**MISSION RANCH
 SUBDIVISION**

289.2 Acres out of
JAMES ERWIN SURVEY, A-119
 BRAZOS COUNTY, TEXAS
 Submitted: March 2015
 SHEET 3 OF 5

Owner:
 BCS Rock Prairie, LP
 1700 Research Pkwy Ste 110
 College Station, TX 77845
 979-260-7000

Engineer:
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838
 Firm Reg. No. F-458





MATCHLINE

310

PRELIMINARY PLAN - SHEET 5 OF 5

SCALE: Hor: 1" = 100'



- Legend**
- FM — Homeowner's Association Common Area & P.U.E.
 - FM — Proposed Force Main
 - SD — Proposed Storm Drain Line
 - SS — Proposed Sanitary Sewer Line
 - W — Proposed Water Line
 - PH — Phase Line
 - PL — Property Line
 - Existing Contour Line
 - Proposed Junction Box
 - ◆ Proposed Fire Hydrant
 - Proposed Storm Drain Inlets

571 Single Family Lots

Lot 1-7 Block 7	Lot 1-27 Block 23
Lot 1-24 Block 8	Lot 1-22 Block 24
Lot 1-59 Block 9	Lot 1-14 Block 25
Lot 1-9 Block 10	Lot 1-15 Block 26
Lot 1-3 Block 11	Lot 1-4 Block 27
Lot 1-41 Block 12	Lot 1-5 Block 28
Lot 1-5 Block 13	Lot 1-58 Block 29
Lot 1-51 Block 14	Lot 1-37 Block 30
Lot 1-12 Block 15	Lot 1-9 Block 31
Lot 1-28 Block 17	Lot 1-11 Block 32
Lot 1-10 Block 19	Lot 1-7 Block 33
Lot 1-16 Block 20	Lot 1-12 Block 34
Lot 1-4 Block 21	Lot 1-84 Block 35
Lot 1-3 Block 22	Lot 1-9 Block 36

**PRELIMINARY PLAN
NOT FOR RECORD**

**MISSION RANCH
SUBDIVISION**

289.2 Acres out of
JAMES ERWIN SURVEY, A-119
BRAZOS COUNTY, TEXAS
Submitted: March 2015
SHEET 5 OF 5

Owner:
BCS Rock Prairie, LP
1700 Research Pkwy Ste 110
College Station, TX 77845
979-260-7000

Engineer:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838
Firm Reg. No. F-458





Legislation Details (With Text)

File #: 15-0328 **Version:** 1 **Name:** McCulloch's Subdivision Lots 7A & 8A Block 1 Final Plat
Type: Replat **Status:** Agenda Ready
File created: 6/18/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 7/2/2015 **Final action:**

Title: Presentation, possible action, and discussion regarding waiver requests to Unified Development Ordinance Section 12-8.H.2. 'Platting and Replatting within Older Residential Subdivisions' and a public hearing, presentation, possible action, and discussion regarding a Final Plat for McCulloch's Subdivision Lots 7A & 8A, Block 1 being a replat of McCulloch's Subdivision Lots 7-9, Block 1 consisting of two single-family lots on approximately 0.3142 acres located at 1112 Arizona Street, generally located southeast of Holleman Drive between Wellborn Road and Welsh Avenue. Case #FP2015-000002 (L. Walker)

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 waiver requests to Unified Development Ordinance Section 12-8.H.2. 'Platting and Replatting within Older Residential Subdivisions' and a public hearing, presentation, possible action, and discussion regarding a Final Plat for McCulloch's Subdivision Lots 7A & 8A, Block 1 being a replat of McCulloch's Subdivision Lots 7-9, Block 1 consisting of two single-family lots on approximately 0.3142 acres located at 1112 Arizona Street, generally located southeast of Holleman Drive between Wellborn Road and Welsh Avenue. Case #FP2015-000002 (L. Walker)



**FINAL PLAT
for
McCulloch's Subdivision Lots 7A & 8A, Block 1
Being a Replat of
McCulloch's Subdivision Lots 7-9, Block 1
FP2015-000002**

SCALE: Two lots on 0.3142 acres

LOCATION: 1112 Arizona Street, generally located southeast of Holleman Drive between Wellborn Road and Welsh Avenue.

ZONING: GS General Suburban

APPLICANT: Adam Wallace, ATM Surveying

PROJECT MANAGER: Laura Walker, Staff Planner
lwalker@cstx.gov

RECOMMENDATION: Staff recommends denial of the waiver requests to Unified Development Ordinance Section 12-8.3.H.2. Platting and Replatting within Older Residential Subdivisions. If the waivers are approved by the Commission, the Final Plat should be approved. If the waivers are denied, the Final Plat should also be denied.



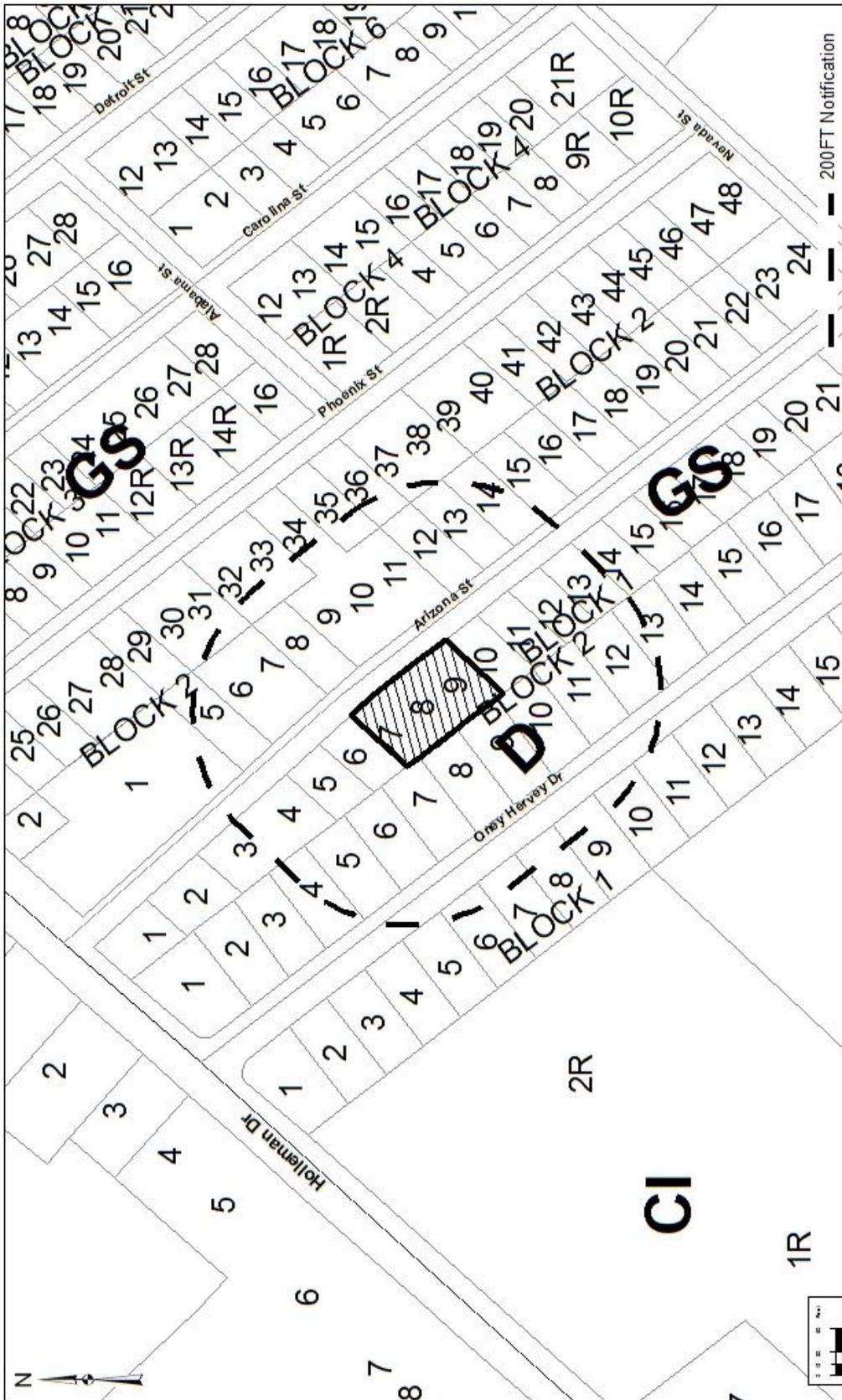
FINAL PLAT - REPLAT

Case: FP2015-000002

1112 ARIZONA ST

DEVELOPMENT REVIEW





Zoning Districts

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

DEVELOPMENT REVIEW

1112 ARIZONA ST

Case: FP2015-000002

FINAL PLAT - REPLAT

DEVELOPMENT HISTORY

Annexation: 1956

Zoning: R-1 Single-Family Residential renamed GS General Suburban (2013)

Final Plat: 1946

Site development: One building plot containing a single-family, detached home on 0.3412 acres that was built in 1969.

COMMENTS

Parkland Dedication: Fee in lieu of parkland dedication in the amount of \$1,261 is required to be paid prior to filing the Final Plat.

Greenways: No greenway dedication is proposed or required.

Pedestrian Connectivity: No sidewalks are proposed or required.

Bicycle Connectivity: No bicycle lanes are proposed or required.

Impact Fees: N/A

REVIEW CRITERIA

1. **Compliance with Subdivision Regulations:** The proposed Final Plat is in compliance with the Subdivision Regulations within the Unified Development Ordinance (UDO) except the following waiver requests:

UDO Section 12.8.3.H.2 “Platting and Replatting within Older Residential Subdivisions” – The requirement is stated such that if a plat subject to this section is creating a new lot or building plot, it must meet or exceed the average width of the lots along the street frontage for all of the lots in the block including the subject lot(s) and contain at least 8,500 square feet for each proposed lot. In this case, only the side of the block along Arizona Street was used to determine the average width, given that the other side is zoned D-Duplex and is located within a different subdivision.

The waiver requests along with the deficiencies based on the requirements listed above can be seen in the following table:

	Lot size (minimum size = 8,500 SF)		Lot Width (Average width = 98.9 FT)	
	Proposed	Deficiency	Proposed	Deficiency
Proposed Lot 7A	7,380 SF	1,120 SF	75.28 FT	23.62 FT
Proposed Lot 8A	7,484 SF	1,016 SF	75.72 FT	23.18 FT

In accordance with the Subdivision Regulations, when requesting a waiver, the burden of providing adequate reasoning to justify the waivers is on the applicant. In considering the requested waivers, the Planning and Zoning Commission should consider the following findings:

- 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;**
Staff finds there are no provisions within this chapter of the Unified Development Ordinance that would restrict the applicant of reasonable use of his land as a single-family residential use. The property is already platted for a single-family residential use with an existing home built over two lot lines creating one single-family building plot, which is a common characteristic in the McCulloch Subdivision and in many of the older single-family neighborhoods in the surrounding area.
- 2) **That the waivers are necessary for the preservation and enjoyment of a substantial property right of the applicant;**
Staff finds that denying the waivers would not restrict the applicant from any substantial property right, as it can still be used as one lot for a single-family residential use.
- 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**
Staff finds that the granting of the waivers could be injurious of the other properties in the area as property owners in the McCulloch neighborhood have initiated the process to request a Single Family Overlay to protect the neighborhood's existing character. Granting the waivers would not be detrimental to the public health, safety, or welfare as the property has access to a public street and utilities.
- 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.**
Staff finds that the area surrounding this property is already platted therefore the granting of this waiver should not have the effect of preventing the orderly subdivision of other land.

STAFF RECOMMENDATION

Staff recommends denial of the waiver requests to Unified Development Ordinance Section 12-8.3.H.2. Platting and Replatting within Older Residential Subdivisions. If the waivers are approved by the Commission, the Final Plat should be approved. If the waivers are denied, the Final Plat should also be denied.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>FP2015-000002</u>
DATE SUBMITTED:	<u>6/9/15</u>
TIME:	<u>4:22 pm</u>
STAFF:	<u>6-ST</u>

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

- \$700-\$932 Final Plat Application Fee (see above).
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Fourteen (14) folded copies of plat. (A signed mylar original must be submitted after approval.)
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- Copy of original deed restrictions/covenants for replats (if applicable).
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

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

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT 1112 Arizona

ADDRESS 1112 Arizona, College Station, TX 77840

SPECIFIED LOCATION OF PROPOSED PLAT:

1112 Arizona, College Station, TX 77840

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

Name Adam Wallace - ATM Surveying E-mail adam@ATMSurveying.com

Street Address 1403 Lemon Tree

City College Station State TX Zip Code 77840

Phone Number 979-209-9291 Fax Number _____

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

Name Marilyn D Cornelius E-mail _____
Street Address 1112 Arizona Street
City College Station State TX Zip Code 77840
Phone Number _____ Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

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

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

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

Total Acreage 0.3142 Acres Total No. of Lots 2 R-O-W Acreage n/a
Existing Use Residential Proposed Use Residential
Number of Lots By Zoning District 2 / GS / _____ / _____
Average Acreage Of Each Residential Lot By Zoning District:
0.157 / GS / _____ / _____ / _____

Floodplain Acreage n/a

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

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

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

Yes
 No

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

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

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

n/a

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

We are requesting a waiver of minimum lot size, and average lot width, to be able to create 2 lots

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 property was originally 3 lots and many of the nearby properties are comparable to the two lots we are proposing

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

We need the waiver in order to develop the lot as planned and the project be feasible

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 public will not be injured in any form by building 2 improved houses at this location.

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.

This development will not affect the orderly subdivision of other 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

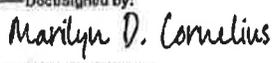
NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation n/a

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>n/a</u> Streets</p> <p>_____ 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><u>0</u> No. of acres to be dedicated + \$ _____ development fee</p> <p><u>0</u> No. of acres in floodplain</p> <p><u>0</u> No. of acres in detention</p> <p><u>0</u> No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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

DocuSigned by:

 5C110BE8343ACE...

 Signature and title

3/30/2015

 Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

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

Property Owner(s)

Date

Engineer Certification:

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

Engineer

Date

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

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

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

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

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

Engineer

Date

Initial

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

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

B. I, _____, certify to the following:

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

Engineer

Date

Additional certification for Floodway Encroachments:

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

Engineer

Date

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

Residential Structures:

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

Engineer / Surveyor

Date

Commercial Structures:

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

Engineer / Surveyor

Date

OR

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

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

Engineer / Surveyor

Date

Conditions or comments as part of approval: _____

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

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

Existing

Proposed

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

Existing

Proposed

-
-
-
-

-
-
-
-

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

- Construction documents for all public infrastructure drawn on 24" x 36" sheets and properly sealed by a Licensed Texas Professional Engineer that include the following:
 - Street, alley and sidewalk plans, profiles and sections. One sheet must show the overall street, alley and/or sidewalk layout of the subdivision. (may be combined with other utilities).
 - Sewer Design Report.
 - Sanitary sewer plan and profile showing depth and grades. One sheet must show the overall sewer layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)
 - Water Design Report and/or Fire Flow Report.
 - Water line plan showing fire hydrants, valves, etc. with plan and profile lines showing depth and grades. One sheet must show the overall water layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)
 - Storm drainage system plan with contours, street profile, inlets, storm sewer and drainage channels, with profiles and sections. Drainage and runoff areas, and runoff based on 5, 10, 25, 50 and 100 year rain intensity. Detailed drainage structure design, channel lining design & detention if used. One sheet must show the overall drainage layout of the subdivision.
 - Detailed cost estimates for all public infrastructure listed above sealed by Texas P.E.
 - Letter of completion for public infrastructure or guarantee / surety in accordance with UDO Section 8.6.
 - Drainage Report with a Technical Design Summary.
 - Erosion Control Plan (must be included in construction plans).

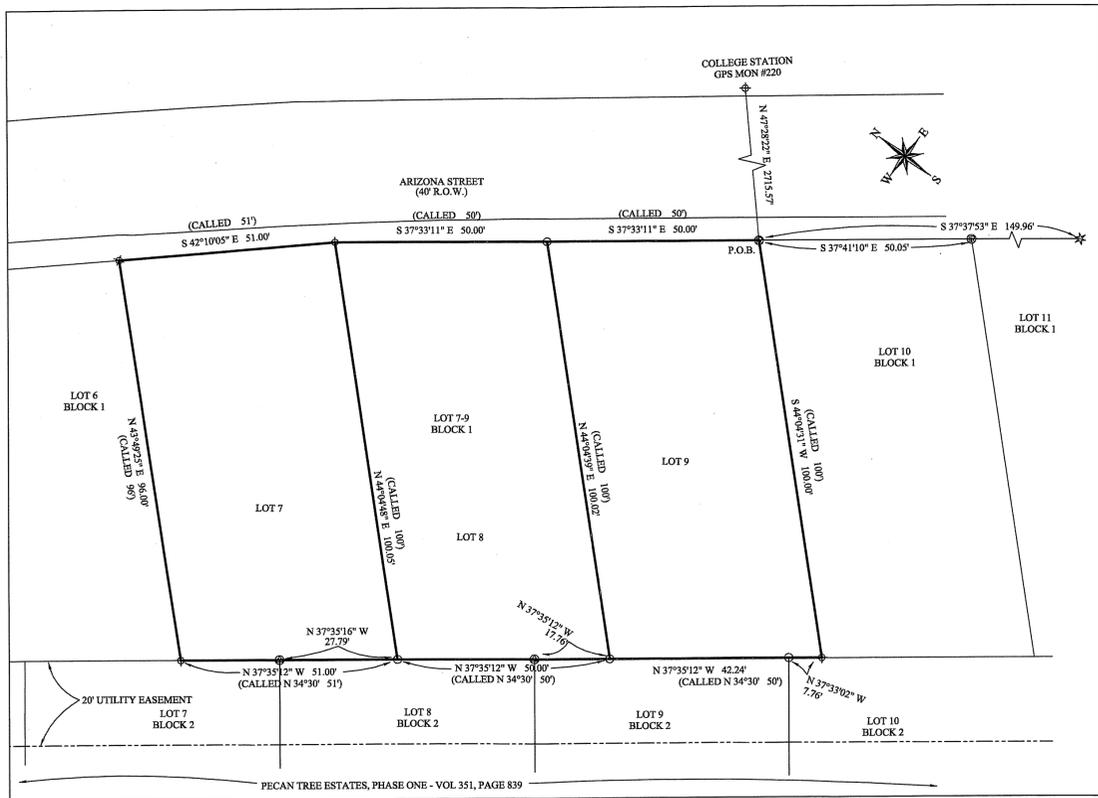
- All off-site easements necessary for infrastructure construction must be shown on the final plat with a volume and page listed to indicate where the separate instrument easements were filed. Separate instrument easements must be provided in recordable form to the City prior to being scheduled for P&Z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

- Are there impact fees associated with this development? Yes No
Impact fees must be paid prior to building permit.
- Will any construction occur in TxDOT rights-of-way? Yes No
If yes, TxDOT permit must be submitted along with the construction documents.

NOTE:

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

Print Form



ORIGINAL PLAT

CERTIFICATE OF CITY ENGINEER

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

City Engineer

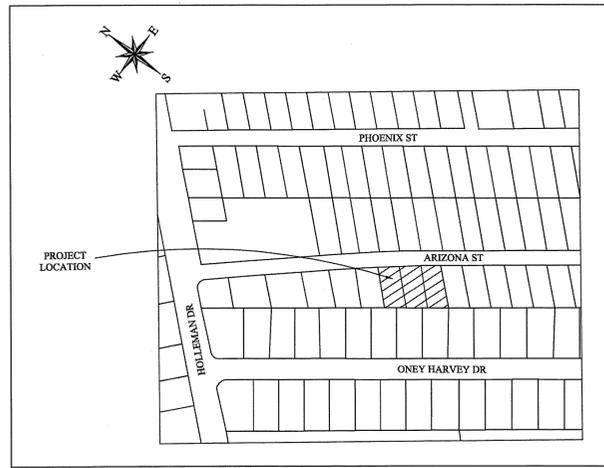
APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of College Station, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of College Station on the ____ day of _____, 2015, and same was duly approved on the ____ day of _____, 2015.

Chairman

GENERAL NOTES

- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011) EPOCH 2010
- SAID LOT DOES NOT APPEAR TO BE UNDER THE 100 YEAR FLOOD PLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON COMMUNITY PANEL NO. 48041C0305F EFFECTIVE DATE, 04/02/2014



METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.3412 acres, and being all of Lots 7-9, Block 1, in the McCulloch's Subdivision in City College Station, Brazos County, Texas, as recorded in Vol. 122, Page 91, of the Brazos County Deed Records (B.C.D.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced from found 5/8" iron rods referred to said previous plat, as surveyed on the ground on March 20th of 2015. This description is also referred to the plat prepared by ATM Surveying, Project No. 2015-0071, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the east corner of this tract, also being the north corner of Lot 10, also being a point on the southwest right-of-way line of Arizona Street (40' R.O.W.), from which a 5/8" iron rod found for reference bears S 37°41'10" E, a distance of 149.96 feet to the east corner of said Lot 10, and from which a top of leaning 5/8" iron rod found for reference bears S 37°33'11" E, a distance of 50.00 feet;

THENCE South 44°04'31" West, a distance of 100.00 feet along the common line between this tract and said Lot 10, to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for south corner of this tract, also being the west corner of the said Lot 10, also being a point on the northeast line of Lot 10, Block 2, in the Pecan Tree Estates, Phase 1;

THENCE North 37°33'02" West, a distance of 7.76 feet along the common line between this tract and said Lot 10, Block 2 to a calculated corner, for a point on the southwest line of this tract, also being north corner of said Lot 10, Block 2, and also being the east corner of Lot 9, Block 2, in the Pecan Tree Estates, Phase 1;

THENCE North 37°35'12" West, a distance of 42.24 feet along the common line between this tract and said Lot 9, Block 2 to a calculated corner, for a point on the southwest line of this tract, also being a point on the northeast line of said Lot 9, Block 2, from which a 5/8" iron rod with yellow plastic cap marked "KERR 4502" found for reference bears N 37°35'12" W, a distance of 17.76 feet;

THENCE North 37°35'12" West, a distance of 50.00 feet along the common line between this tract and said Lot 9, Block 2 to a calculated corner, for a point on the southwest line of this tract, also being a point on the northeast line of Lot 8, Block 2 in the Pecan Tree Estates, Phase 1, from which a 5/8" iron rod with yellow plastic cap marked "KERR 4502" found for reference bears N 37°35'16" W, a distance of 27.79 feet;

THENCE North 37°35'12" West, a distance of 51.00 feet along the common line between this tract and said Lot 8, Block 2 to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the west corner of this tract, also being a point on the northeast line of Lot 7, Block 2 in the Pecan Tree Estates, Phase 1, and also being the south corner of Lot 6, Block 1;

THENCE North 43°49'25" East, a distance of 96.00 feet along the common line between this tract and said Lot 6, Block 1 to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the north corner of this tract, also being the east corner of said Lot 6, and also being a point on the southwest right-of-way line of said Arizona Street;

THENCE along the common line between this tract and said Arizona Street for the following call:

South 42°10'05" East, a distance of 51.00 feet to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for corner.

South 37°33'11" East, a distance of 50.00 feet to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for corner;

South 37°33'11" East, a distance of 50.00 feet to the PLACE OF BEGINNING containing 0.3412 acres.

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

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

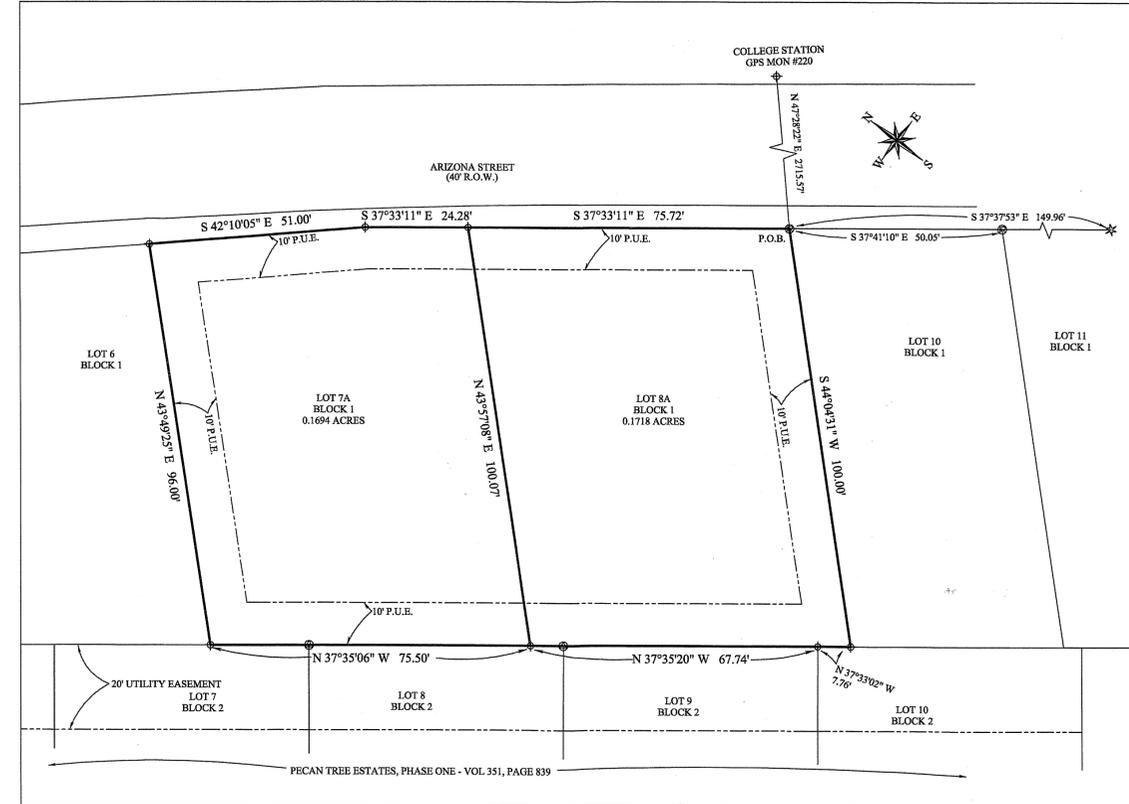
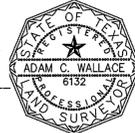
County Clerk
Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Adam Wallace, Registered Public Surveyor No. 6132, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property on March 20th, 2015 and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Adam Wallace, R.P.L.S. No. 6132



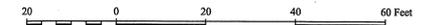
REPLAT

SURVEY LEGEND

— SUBJECT PROPERTY LINE
--- ADJACENT PROPERTY LINE
--- UTILITY EASEMENT

⊙ 5/8" IRON ROD FOUND
⊕ 1/2" IRON ROD WITH MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET
⊕ 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KERR 4502" FOUND
○ CALCULATED CORNER

SCALE: 1" = 20'



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 they executed the same for the purpose and consideration therein stated.

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

Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, owner and developer of the land shown on this plat, and designated herein as Lots 7A and 8A, Block 1, of the McCulloch's Subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Owner

LOTS 7A AND 8A
BLOCK 1
BEING A REPLAT
OF LOTS 7, 8 AND 9
BLOCK 1
0.3142 ACRES
MCCULLOCH'S SUBDIVISION
VOLUME 122, PAGE 91

COLLEGE STATION, BRAZOS COUNTY, TEXAS

DRAWING PREPARED ON: May 14th, 2015

OWNER/DEVELOPER:
MARRIN O. CORNELIUS
1112 ARIZONA STREET
COLLEGE STATION, TX 77840

ATM Surveying
P.O. Box 10313, College Station, TX 77840
PHONE: (979)309-9291 email: Adam@ATMSurveying.com
www.ATMSurveying.com - FIRM #101784-00



Legislation Details (With Text)

File #: 15-0342 **Version:** 1 **Name:** The Lofts at Wolf Pen Creek Conditional Use Permit - Use Only

Type: Rezoning **Status:** Agenda Ready

File created: 6/22/2015 **In control:** Planning and Zoning Commission Regular

On agenda: 7/2/2015 **Final action:**

Title: Public Hearing, presentation, possible action, and discussion regarding a Conditional Use Permit for multi-family on the first floor in the WPC Wolf Pen Creek District, more specifically for The Lofts at Wolf Pen Creek, consisting of approximately 7.4 acres of The Lofts-WPC, Block 1, Lot 1, and A004601 M Rector (ICL) Tracts 54.1, located at 614 Holleman Drive East, more generally located at the southwest corner of Holleman Drive East and Dartmouth Street. Case #CUP2015-000001 (J. Bullock)

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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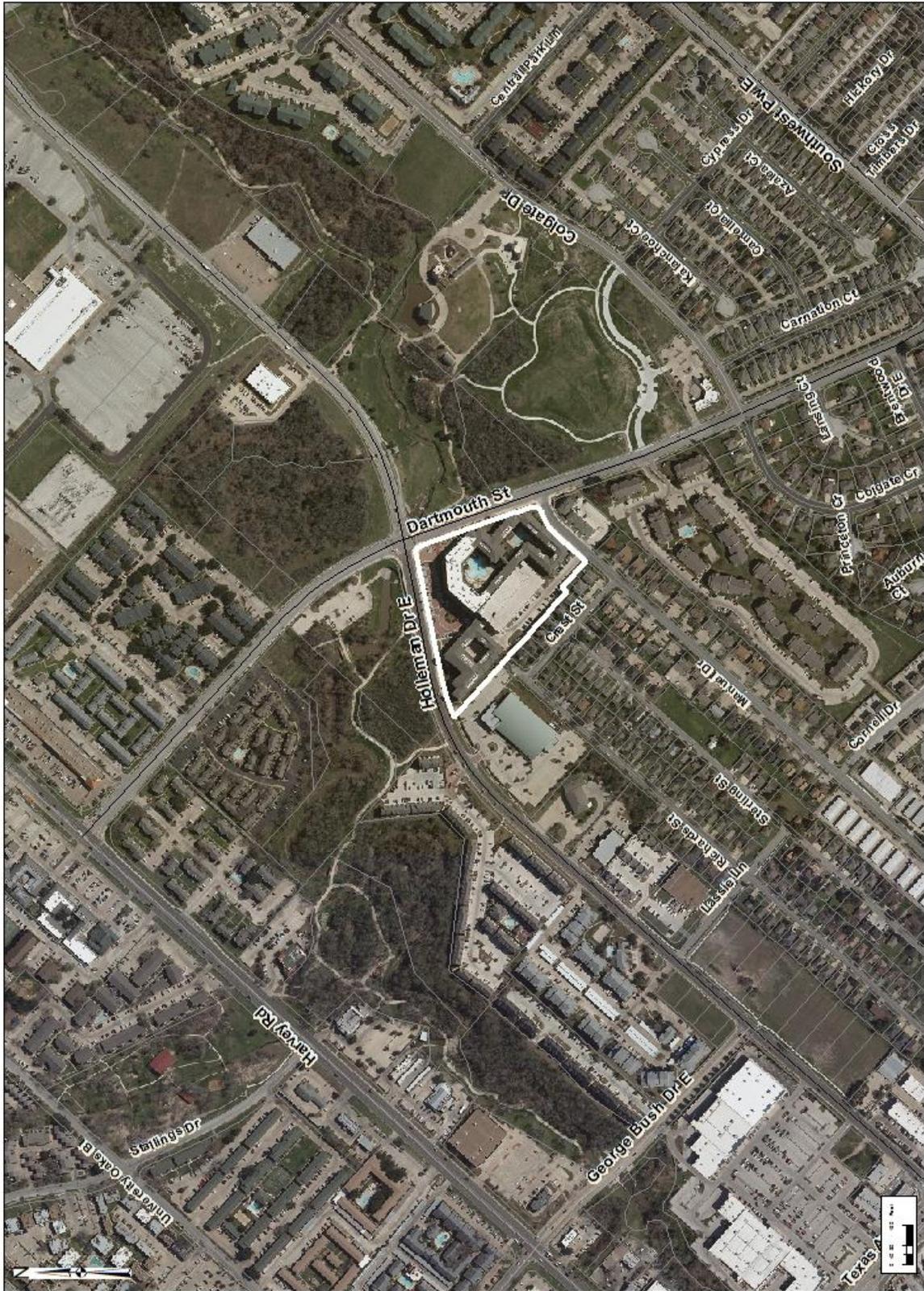
Public Hearing, presentation, possible action, and discussion regarding a Conditional Use Permit for multi-family on the first floor in the WPC Wolf Pen Creek District, more specifically for The Lofts at Wolf Pen Creek, consisting of approximately 7.4 acres of The Lofts-WPC, Block 1, Lot 1, and A004601 M Rector (ICL) Tracts 54.1, located at 614 Holleman Drive East, more generally located at the southwest corner of Holleman Drive East and Dartmouth Street. Case #CUP2015-000001 (J. Bullock)



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

**CONDITIONAL USE PERMIT
FOR
The Lofts at Wolf Pen Creek
CUP2015-000001**

- REQUEST:** Convert approximately 9,000 square feet of retail/restaurant tenant space to multi-family units, removing the requirement for a commercial component. Providing multi-family on the first floor in the WPC Wolf Pen Creek District requires a Conditional Use Permit.
- SCALE:** Approximately 9,000 square feet of existing commercial space
- LOCATION:** 614 Holleman Drive East, more generally located at the southwest corner of Holleman Drive East and Dartmouth Street.
- APPLICANT:** Wayne Rife, The Rife Law Firm
- PROJECT MANAGER:** Jessica Bullock, Staff Planner
jbullock@cstx.gov
- BACKGROUND:** In February 2007, a Conditional Use Permit was granted permitting first floor multi-family with the condition that at least 9,000 square feet of retail/restaurant use be provided. Staff recommended approval noting the request was in line with the intent of the Wolf Pen Creek Plan.
- RECOMMENDATION:** Staff recommends approval of the Conditional Use Permit with the condition that at least 4,500 square feet of commercial space be retained, allowing commercial uses in addition to retail and restaurant uses.



DEVELOPMENT REVIEW

614 HOLLEMAN DR E

Case: CUP2015-000001

CONDITIONAL USE

NOTIFICATIONS

Advertised Commission Hearing Date: July 2, 2014
 Advertised Council Hearing Date: July 23, 2014

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

None

Property owner notices mailed: 14
 Contacts in support: One
 Contacts in opposition: None
 Inquiry contacts: None

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North (across Holleman Drive East)	Natural Areas - Reserved	WPC Wolf Pen Creek	Wolf Pen Creek Park
South (across Manuel Drive)	Urban Mixed Use	WPC Wolf Pen Creek	Multi-Family
East (across Dartmouth Street)	Natural Areas – Reserved Urban Mixed Use	WPC Wolf Pen Creek	Wolf Pen Creek Park
West	Urban Urban Mixed Use	WPC Wolf Pen Creek, GS General Suburban, R-4 Multi-Family	Commercial amusement, Single-Family, Multi-Family

DEVELOPMENT HISTORY

Annexation: February 1971
Zoning: R-1 Single-Family Residential (upon annexation)
 C-1 General Commercial (1984)
 Approximately 6.2 WPC Wolf Pen Creek Development Corridor (1989)
 Approximately 1.2 acres WPC Wolf Pen Creek Development Corridor (1998)
Final Plat: Approximately 6.2 acres platted October 1979
 Remainder area of approximately 1.2 acres platted May 2008
Site development: Mixed Use

REVIEW CRITERIA

- The proposed use shall meet the purpose and intent of the Unified Development Ordinance (UDO) and meet all minimum standards for this type of use per the UDO.** The proposed use of multi-family on the first floor requires a Conditional Use

Permit to be located in WPC Wolf Pen Creek District. The applicant is proposing to remove approximately 9,000 square feet of commercial space to create 8 additional residential units, so no commercial uses remain. The applicant is not proposing any changes to the site plan. There may be changes to the building exterior which will require submittal to the Design Review Board for approval.

2. The proposed use shall be consistent with the development policies and goals and objectives as embodied in the Comprehensive Plan for development in the City.

The subject tract is shown on the Comprehensive Plan Future Land Use and Character Map as Urban Mixed Use which allows for residential, commercial, and office uses in vertical mixed-use structures. The subject property is also located within the Wolf Pen Creek District which combines parks, arts, and commerce by linking public and private facilities with an urban greenway.

The Wolf Pen Creek Corridor has been the subject of considerable planning efforts, along with both public and private investment, with the intent to identify areas for economic development. The City's Economic Development Master Plan, adopted by the City Council in 2013, identifies tourism as one of the ways the City can diversify the local economy. It names the Wolf Pen Creek Corridor as an attraction for local residents and visitors with amenities including parks and trails, the Art Center, the Amphitheater, festival grounds and the Spirit Ice Arena. Noting that there is still undeveloped land that is available for commercial development, the Wolf Pen Creek Corridor still has opportunity for growth. The City's Economic Development Master Plan also speaks to the need to support retail development.

The intersection of Holleman Drive East and Dartmouth Street, both classified as minor arterials on the City's Comprehensive Plan – Thoroughfare Map, has the highest potential for commercial development. Staff recommends approval of the Conditional Use Permit with the condition that commercial space be retained in order to carry out the vision of public and private efforts as the corridor continues to develop.

3. The proposed use shall not be detrimental to the health, welfare, or safety of the surrounding neighborhood or its occupants, not be substantially or permanently injurious to neighboring property. The proposed use will likely not be detrimental or injurious to the surrounding neighborhood or its occupants.

4. The proposed site plan and circulation plan shall be harmonious with the character of the surrounding area. This request is change existing commercial tenant spaces into additional multi-family units. The applicant is not proposing changes to the site plan and any building exterior changes will be reviewed by the Design Review Board. While there are some multi-family complexes in the WPC Wolf Pen Creek District that have multi-family on the first floor, the adjacent uses along the south side of Holleman Drive East to Texas Avenue are commercial or multi-family with a commercial component.

5. The proposed use shall not negatively impact existing uses in the area or in the City through impacts on public infrastructure such as roads, parking facilities, electrical, or water and sewer systems, or on public services such as police and fire protection, solid waste collection, or the ability of existing infrastructure and services to adequately provide services. This use will not negatively impact public infrastructure or services beyond its current impact. This site has existing parking spaces that meet the

requirements for the proposed 8 additional multi-family units.

6. **The proposed use shall not negatively impact existing uses in the area or in the City.** Existing uses in the area include commercial, single-family and multi-family residential, and Wolf Pen Creek Park. The addition of this use will not negatively impact what is existing.

STAFF RECOMMENDATION

Staff recommends approval of the Conditional Use Permit with the condition that at least 4,500 square feet of commercial space be retained, and that general commercial uses in addition to retail and restaurant be permitted.

SUPPORTING MATERIALS

1. Application
2. Site Map

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