



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final Planning and Zoning Commission & Parks and Recreation Board Joint Workshop

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

Thursday, October 15, 2015

6:00 PM

City Hall Council Chambers

1. Call the meeting to order.
2. [15-0596](#) Presentation, possible action, and discussion on Parkland Dedication assessment for multi-family development.

Sponsors: Prochazka
Attachments: [Memo](#)
3. Discussion of consent and regular agenda items.
4. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev
5. [15-0601](#) Presentation, possible action, and discussion regarding the status of items within the 2015 P&Z Plan of Work.

Sponsors: Schubert
Attachments: [2015 Plan of Work](#)
6. [15-0602](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, October 22, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (Liaison - Oldham)
*Thursday, November 5, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
7. [15-0610](#) Presentation, possible action, and discussion regarding an update on the following items:
*An Ordinance Amendment for Mobile Food Vendors and mobile food courts. The Planning & Zoning Commission heard this item on October 1, 2015 and voted (5-0) to recommend approval with amendments. The City Council heard this item on October 8, 2015 and voted (7-0) to approve the ordinance with a number of amendments.
*A Rezoning for approximately 4.322 acres located at 14020 Renee Lane from R Rural to GS General Suburban. The Planning & Zoning Commission heard this item on September 17, 2015 and

voted (6-0) to recommend approval. The City Council heard this item on October 8, 2015 and voted (7-0) to approve the rezoning.

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 _____, 2015 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 #: 15-0596 **Version:** 1 **Name:** Multi-Family Parkland Dedication Workshop
Type: Unified Development Ordinance **Status:** Agenda Ready
File created: 10/2/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 10/15/2015 **Final action:**
Title: Presentation, possible action, and discussion on Parkland Dedication assessment for multi-family development.
Sponsors: Jennifer Prochazka
Indexes:
Code sections:
Attachments: [Memo](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion on Parkland Dedication assessment for multi-family development.



MEMORANDUM

October 15, 2015

TO: Members of the Planning & Zoning Commission
Members of the Parks & Recreation Board

FROM: Jennifer Prochazka, AICP, Principal Planner

SUBJECT: **Multi-Family Parkland Dedication – Joint Workshop Discussion**

Item: Presentation, possible action, and discussion on Parkland Dedication assessment for multi-family development.

Summary: This Workshop item was identified by the Planning & Zoning Commission in their 2015 Plan of Work and is an opportunity to discuss the possibility of revising parkland dedication assessments to a per bedroom basis instead of per dwelling unit. The purpose of this item is to receive direction on a possible ordinance amendment.

City Staff presented preliminary information to the Planning & Zoning Commission at their July 16, 2015 and September 3, 2015 Workshop meetings regarding assessment of multi-family parkland dedication fees. At the request of the Planning & Zoning Commission, this joint Workshop was scheduled with the Parks & Recreation Board for further discussion.

Background: Parkland funds are generated through residential development activities in the City. Funds are collected for the acquisition and development of parkland to ensure that park and recreation needs associated with new development can be met without diminishing the levels of service available to existing residents. These funds are generally used to acquire new parkland, develop new parks, and to enhance existing parks. Currently, parkland dedication fees are assessed based on the number of dwelling units in a multi-family project, regardless of the total number of bedrooms.

During the development of the multi-family zoning districts, development community stakeholders identified several potential ordinance amendments aimed at “leveling the playing field” for multi-family developments, including parkland dedication assessment on a per bedroom basis. More recently, the Parks & Recreation Board initiated a similar discussion in response to recent multi-family development trends in College Station that tend toward more residents per dwelling unit.



Legislation Details (With Text)

File #: 15-0601 **Version:** 1 **Name:** 2015 P&Z Plan of Work Update
Type: Updates **Status:** Agenda Ready
File created: 10/6/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 10/15/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding the status of items within the 2015 P&Z Plan of Work.
Sponsors: Jason Schubert
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 within the 2015 P&Z Plan of Work.

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>3/26/15: Council awarded contract to Freese & Nichols to update the Wastewater Master Plan.</p> <p>3/26/15: Council approved all-way stop at Lincoln Avenue and Tarrow Street (Eastgate Plan).</p> <p>5/28/15: Council awarded construction contract for Eisenhower Street extension between Lincoln Avenue and Ash Street (Eastgate Plan).</p> <p>June 2015: Sidewalk constructed along Normand Drive between Rock Prairie and Pondersoa (Central College Station Plan).</p> <p>June 2015: Bike lanes on Holleman Drive restriped (Southside and South Knoll Area Plans).</p> <p>July 2015: Sidewalk gap filled on Tarrow Street by Fire Station 6 (Eastgate Plan).</p> <p>7/9/15: Council approved all-way stop at Walton Drive and Francis Drive (Eastgate Plan).</p> <p>7/9/15: Council approved Infrastructure and Economic Development Agreement for much of Rock Prairie MMD #2 area (Medical District Master Plan).</p> <p>August 2015: Design complete for a sidewalk on Wellborn Road from Southwest Parkway to Luther Street (Southside Area Plan).</p> <p>8/27/15: Council approved McCulloch Neighborhood Conservation Overlay (Southside Area Plan).</p> <p>9/16/15: Public meeting regarding the design of sidewalk on Guadalupe Drive (South Knoll Area Plan).</p> <p>9/21/15: Council awarded construction contract for intersection improvements at George Bush Drive at Dexter Drive, George Bush Drive at Timber Street, Holleman Drive at Eleanor Street, and Holleman Drive at Welsh Avenue (Southside Area Plan).</p> <p>September 2015: Park improvements in South Knoll area under contract to add benches, bike racks, and picnic units (South Knoll Area Plan).</p>

	September 2015: Design complete for a sidewalk on Dominik Drive from Stallings Drive to Munson Avenue (Eastgate Plan).
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

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

<u>Annexation</u> Task Force	
Summary: 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.	Project Dates: 5/28/15: Council adopted resolution to create Joint Annexation Task Force. 6/4/15: P&Z appointed 3 members to Task Force. 6/23/15: Initial Task Force meeting held. 7/10/15: Task Force meeting. 8/14/15: Task Force meeting. 8/28/15: Task Force meeting. 9/11/15: Task Force meeting. 10/9/15: Task Force meeting.
Staff Assigned: L. Simms	Anticipated Initiation: May 2015

Future Land Use and Character Map Assessments	
Summary: 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).	Project Dates:
Staff Assigned: J. Prochazka	Anticipated Initiation: Summer 2015

Harvey Mitchell District Plan	
Summary: Implement the Five-Year Comprehensive Plan Report by initiating the Harvey Mitchell District Plan as identified in the Comprehensive Plan .	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>	<p>Project Dates:</p>
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

<u>Thoroughfare Plan</u>	
<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> <p>11/5/15: Public hearing and P&Z recommendation on ordinance amending Comprehensive Plan Chapter 6 Transportation and the Thoroughfare Plan.</p> <p>12/10/15: Public hearing and Council consideration of ordinance amendment.</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>	<p>Project Dates:</p>
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: 10/1/15: Presentation at P&Z Workshop.
Staff Assigned: V. Garza	Item Completed: October 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: 7/16/15: Discussion at P&Z Workshop. 9/3/15: Discussion at P&Z Workshop. 10/15/15: Joint Workshop with Parks & Recreation Advisory Board to discuss parkland for multi-family projects.
Staff Assigned: J. Prochazka/Legal Staff	Anticipated Completion: Summer 2015

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

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 provided at P&Z Workshop.</p>
<p>Staff Assigned: L. Simms</p>	<p>Item Completed: June 2015</p>

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>
<p>Staff Assigned: P&DS/Economic Development Staff</p>	<p>Anticipated Initiation: Fall 2015</p>

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>
<p>Staff Assigned: City Staff</p>	<p>Anticipated Completion: Winter 2015</p>



Legislation Details (With Text)

File #: 15-0602 **Version:** 1 **Name:** P&Z Upcoming Calendar
Type: Updates **Status:** Agenda Ready
File created: 10/6/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 10/15/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, October 22, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (Liaison - Oldham)
*Thursday, November 5, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, October 22, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (Liaison - Oldham)
*Thursday, November 5, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.



Legislation Details (With Text)

File #: 15-0610 **Version:** 1 **Name:**

Type: Updates **Status:** Agenda Ready

File created: 10/9/2015 **In control:** Planning and Zoning Commission Workshop

On agenda: 10/15/2015 **Final action:**

Title: Presentation, possible action, and discussion regarding an update on the following items:
*An Ordinance Amendment for Mobile Food Vendors and mobile food courts. The Planning & Zoning Commission heard this item on October 1, 2015 and voted (5-0) to recommend approval with amendments. The City Council heard this item on October 8, 2015 and voted (7-0) to approve the ordinance with a number of amendments.
*A Rezoning for approximately 4.322 acres located at 14020 Renee Lane from R Rural to GS General Suburban. The Planning & Zoning Commission heard this item on September 17, 2015 and voted (6-0) to recommend approval. The City Council heard this item on October 8, 2015 and voted (7-0) to approve the rezoning.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding an update on the following items:
*An Ordinance Amendment for Mobile Food Vendors and mobile food courts. The Planning & Zoning Commission heard this item on October 1, 2015 and voted (5-0) to recommend approval with amendments. The City Council heard this item on October 8, 2015 and voted (7-0) to approve the ordinance with a number of amendments.
*A Rezoning for approximately 4.322 acres located at 14020 Renee Lane from R Rural to GS General Suburban. The Planning & Zoning Commission heard this item on September 17, 2015 and voted (6-0) to recommend approval. The City Council heard this item on October 8, 2015 and voted (7-0) to approve the rezoning.



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

Planning and Zoning Commission Regular

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

Thursday, October 15, 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** [15-0603](#) Consideration, possible action, and discussion to approve meeting minutes.
*October 1, 2015 ~ Workshop
*October 1, 2015 ~ Regular

Attachments:

[October 1 2015 Workshop](#)

[October 1 2015 Regular](#)

- 4.2** [15-0588](#) Presentation, possible action, and discussion regarding a Preliminary Plan for JHW Commercial Addition consisting of three commercial lots on approximately 1.464 acres located at 150 Graham Road, generally located near the intersection of Wellborn Road (FM 2154) and Graham Road. Case #PP2015-000010

Sponsors:

Walker

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

Regular Agenda

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

6. [15-0590](#) Presentation, possible action, and discussion regarding waiver requests to Unified Development Ordinance Section 12-8.3.E.2.b 'Relation to Adjoining Street System,' Section 12-8.3.G. 'Blocks,' Section 12-8.3.K.2 'Sidewalks' and Section 12-8.3.J 'Access Ways' and presentation, possible action, and discussion regarding a Preliminary Plan for Castlegate II consisting of 375 single-family lots, 11 common areas, and 1 park on approximately 116.37 acres, generally located west of Castlegate, north of Greens Prairie Road West and northeast of Sweetwater Forest Subdivision. Case #PP2015-000009

Sponsors: Thomas

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

7. [15-0589](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to SC Suburban Commercial for approximately 0.59 acres being Benjamin Graham Subdivision, Lot 9 and a portion of Lot 10 and the adjacent portion of the 20' Alley, Block A, according to the plat recorded in Volume 12, Page 394 of the Official Public Records of Brazos County, Texas, being generally located at 14996 Live Oak Street, being more generally located between Live Oak Street and Wellborn Road near Greens Prairie Road West. Case #REZ2015-000015 (Note: Final action on this item is scheduled for the November 12, 2015 City Council meeting - subject to change)

Sponsors: Thomas

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

8. [15-0595](#) Public hearing, presentation, possible action, and discussion regarding the Annual Review of the Comprehensive Plan and the Annual Review of the Unified Development Ordinance.

Sponsors: Prochazka

Attachments: [Memo](#)
[Annual Review - print version](#)
[Annual Review - interactive version](#)

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 _____, 2015 at 5:00 p.m.

City Secretary

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Legislation Details (With Text)

File #: 15-0603 **Version:** 1 **Name:** P&Z Meeting Minutes
Type: Minutes **Status:** Agenda Ready
File created: 10/6/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 10/15/2015 **Final action:**
Title: Consideration, possible action, and discussion to approve meeting minutes.
*October 1, 2015 ~ Workshop
*October 1, 2015 ~ Regular

Sponsors:

Indexes:

Code sections:

Attachments: [October 1 2015 Workshop](#)
[October 1 2015 Regular](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion to approve meeting minutes.
*October 1, 2015 ~ Workshop
*October 1, 2015 ~ Regular

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
October 1, 2015, 6:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

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

COMMISSIONERS ABSENT: Casey Oldham, Kirk Joseph

CITY COUNCIL MEMBERS PRESENT: Julie Schultz

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Jennifer Prochazka, Jason Schubert, Carol Cotter, Alan Gibbs, Kevin Ferrer, Danielle Singh, Jessica Bullock, Mark Bombek, Madison Thomas, Laura Walker, Venessa Garza, Carla Robinson, John Christensen, and Kristen Hejny

1. Call the meeting to order.

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

2. Discussion of consent and regular agenda items.

There was general discussion regarding Regular Agenda Item #6.

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)

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

There was general discussion amongst the Commission.

5. Presentation, possible action, and discussion regarding an overview of the Bicycle, Pedestrian and Greenways Master Plan. (V. Garza)

Greenways Program Coordinator Garza gave a presentation of the Bicycle, Pedestrian & Greenways Master Plan to the Commission.

Commissioner Ross asked how schools were tied into the plan.

Greenways Program Manager Garza stated that it is the City's responsibility to make the connections for schools.

Commissioner Ross asked if there is any way to measure the success of the Master Plan.

Greenways Program Manager Garza stated that there is currently a subcommittee in place to create measures of the performance of the Master Plan.

6. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
 - * Thursday, October 8, 2015 ~ City Council Meeting ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
 - * Thursday, October 15, 2015 ~ P&Z Meeting ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

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

7. Presentation, possible action, and discussion regarding an update on the following items:
 - *An Ordinance Amendment for UDO Section 12-8.3.W Single-Family Residential Parking Requirements for Platting. The Planning & Zoning Commission heard this item on August 6, 2015 and voted (6-0) to approve the request. The City Council heard this item on September 21, 2015 and voted (6-0) to approve the ordinance amendment.
 - *A Rezoning of approximately 7.91 acres located at 2970 Barron Road from R Rural to SC Suburban Commercial. The Planning & Zoning Commission heard this item on September 3, 2015 and voted (7-0) to approve the request. The City Council heard this item on September 21, 2015 and voted (5-0-1) to approve the request.
 - *A Conditional Use Permit for a night club/bar/tavern consisting of approximately 2,475 square feet located at 919 Harvey Road. The Planning & Zoning Commission heard this item on September 3, 2015 and voted (7-0) to approve the request. The City Council heard this item on September 21, 2015 and voted (4-2) to approve this request.
 - *A Rezoning of approximately 0.499 acres located at 408 Nimitz Street and 409 Eisenhower Street from D Duplex to GC General Commercial. The Planning & Zoning Commission heard this item on September 3, 2015 and voted (7-0) to approve the request. The City Council heard this item on September 21, 2015 and voted (5-0-1) to approve the request.
8. Discussion, review and possible action regarding the following meetings: Design Review Board, BioCorridor Board, Joint Annexation Task Force.

There was no discussion.

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.

Chairperson Kee inquired about scheduling a joint P&Z Commission meeting with the city of Bryan.

10. Adjourn.

The meeting was adjourned at 6:58 p.m.

Approved:

Jane Kee, Chairperson
Planning & Zoning Commission

Attest:

Kristen Hejny, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
October 1, 2015, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

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

COMMISSIONERS ABSENT: Casey Oldham, Kirk Joseph

CITY COUNCIL MEMBERS PRESENT: Julie Schultz

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Jennifer Prochazka, Jason Schubert, Carol Cotter, Alan Gibbs, Kevin Ferrer, Jessica Bullock, Mark Bombek, Madison Thomas, Laura Walker, Carla Robinson, Retha Youell, John Christensen, and Kristen Hejny

1. Call Meeting to Order

Chairperson Kee called the meeting to order at 7:03 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.

* Casey Oldham ~ October 10, 2015

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

* September 17, 2015 ~ Workshop

* September 17, 2015 ~ Regular

4.3 Presentation, possible action, and discussion regarding a Final Plat for RV Station Subdivision Phase 1 consisting of one commercial lot and one common area on approximately 5.84 acres located at 4520 State Highway 6 South, generally located just north of the South Oaks Subdivision. Case #FP2014-900112

4.4 Presentation, possible action, and discussion regarding a Final Plat for Saddle Creek Subdivision Phase 12 consisting of 19 residential lots on approximately 32.21 acres located at 5200 Canvasback Cover, generally located west of Duck Haven subdivision, approximately one mile south of Greens Prairie Road in the College Station's Extraterritorial Jurisdiction (ETJ). Case #FP2015-000015

4.5 Presentation, possible action, and discussion regarding a Final Plat for Creek Meadows Section 4, Phase 3B consisting of 24 residential lots on approximately five acres located at 4125 Shallow Creek Loop, generally located south of Greens Prairie Road West and directly west of Creek

Meadow Boulevard. Case FP2015-900041

Commissioner Warner motioned to approve Consent Agenda Items 4.1 – 4.5. Commissioner Moore seconded the motion, motion passed (5-0).

Regular Agenda

5. Public hearing, presentation, possible action, and discussion regarding a Final Plat of Barron Crest Subdivision Lots 1-20, Block 1 and Lots 1-10, Block 2, and Lot 11, Block 2 being a Minor Replat of Lot 1, Block 1 Traditions Montessori Subdivision, Development Plat, consisting of 30 residential lots and one replatted lot for Traditions Montessori School on approximately 9.894 acres located at 2716 Barron Road, generally located north of Barron Road and east of William D. Fitch Parkway. Case #FP2014-900171 (M. Bombek)

Staff Planner Bombek presented the Final Plat and recommended approval.

There was general discussion amongst the Commission.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

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

6. Public hearing, presentation, possible action, and discussion regarding an amendment to Chapter 4, "Business Regulations," Section 4-20 "Mobile Food Vendors," and Chapter 12, "Unified Development Ordinance," Article 6 "Use Regulations," Section 12-6.3 "Types of Use," and Section 12-6.4 "Specific Use Standards" of the Code of Ordinances of the City of College Station, Texas, regarding mobile food vendors and mobile food courts. Case #ORDA2015-000003 (Note: Final action on this item is scheduled for the October 8, 2015 City Council meeting – subject to change) (M. Hitchcock)

Assistant Director Hitchcock presented the ordinance amendment and recommended approval.

There was general discussion amongst the Commission regarding the ordinance amendment.

Chairperson Kee opened the public hearing.

Derek Barre, 1454 Puryear College Station, Texas, spoke in favor of the ordinance amendment.

Mr. Barre requested that the clause in the ordinance stating that mobile food vendors be required to move every 24 hours, be removed from the ordinance and it be extended to once per year.

Laura Mendez, 1210 Antone, College Station, Texas, had questions regarding extending the hours of a mobile food vendor and the need for public restrooms provided by the vendors.

Alex Long, requested verification on section 13.H of the ordinance. He stated that public restrooms provided by the vendors is not a feasible cost.

Mr. Long also requested that the limitation to five trucks for short-term mobile food courts be removed from the ordinance.

Chairperson Kee closed the public hearing.

Commissioner Rektorik motioned to recommend approval of the ordinance amendment. Commissioner Ross seconded the motion.

There was general discussion amongst the Commission.

Commissioner Warner motioned to amend the motion to approve the ordinance amendment to include extending the 24 hour rule to seven days. The amended motion was seconded by Commissioner Rektorik, the motion amendment passed (5-0).

The original motion, as amended, passed (5-0).

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

No items were removed from the Consent Agenda.

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

There was no discussion.

9. Adjourn

The meeting adjourned at 8:01 p.m.

Approved:

Jane Kee, Chairman
Planning & Zoning Commission

Attest:

Kristen Hejny, Admin. Support Specialist
Planning & Development Services



Legislation Details (With Text)

File #: 15-0588 **Version:** 2 **Name:** JHW Commercial Addition Preliminary Plan
Type: Preliminary Plan **Status:** Agenda Ready
File created: 9/30/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 10/15/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding a Preliminary Plan for JHW Commercial Addition consisting of three commercial lots on approximately 1.464 acres located at 150 Graham Road, generally located near the intersection of Wellborn Road (FM 2154) and Graham Road. Case #PP2015-000010
Sponsors: Laura Walker
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Preliminary Plan](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Preliminary Plan for JHW Commercial Addition consisting of three commercial lots on approximately 1.464 acres located at 150 Graham Road, generally located near the intersection of Wellborn Road (FM 2154) and Graham Road. Case #PP2015-000010



CITY OF COLLEGE STATION

PRELIMINARY PLAN
for
JHW Commercial Addition
PP2015-000010

SCALE: Three lots on approximately 1.464 acres

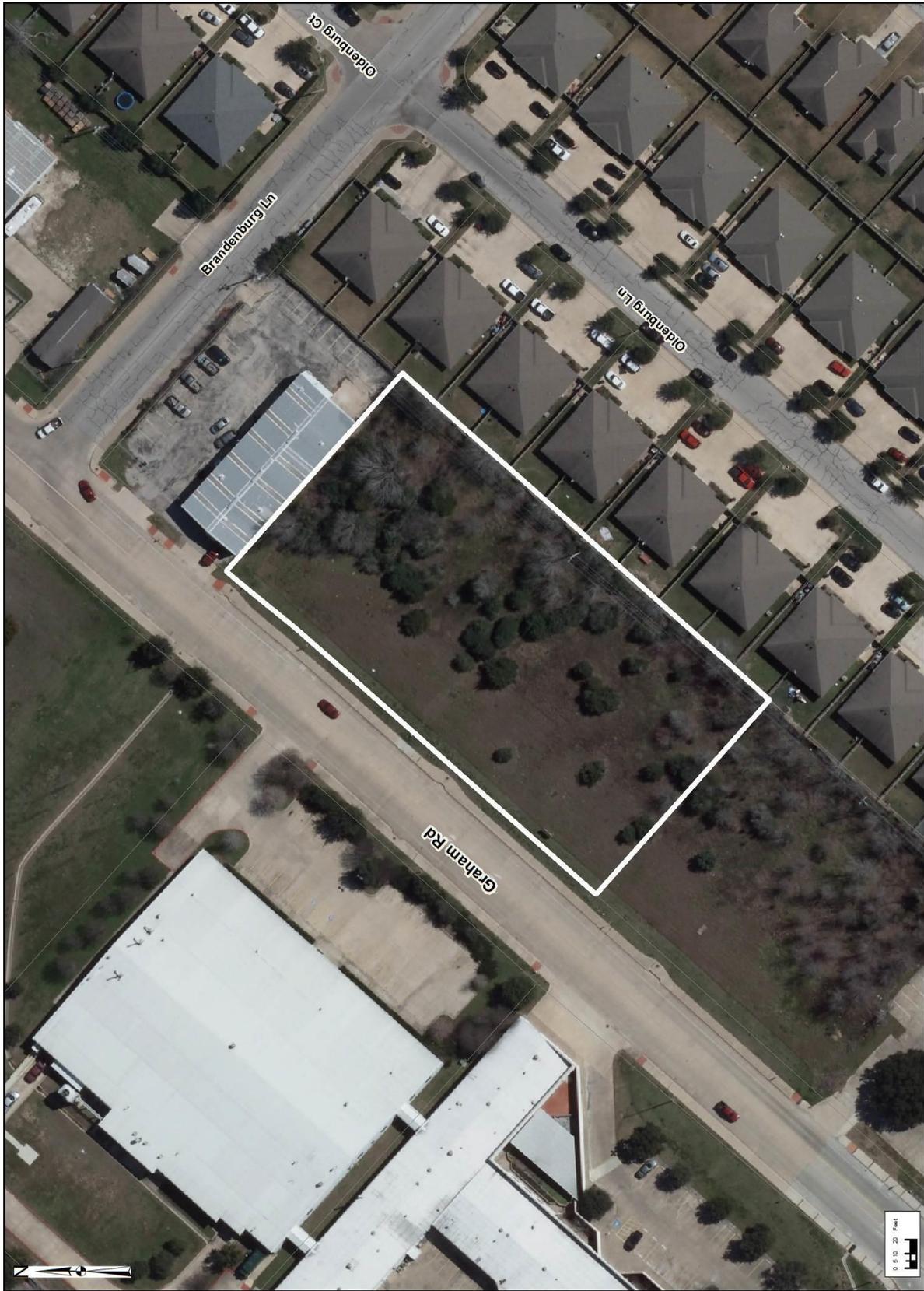
LOCATION: 150 Graham Road, generally located near the intersection of Wellborn Road (FM 2154) and Graham Road.

ZONING: M-1 Light Industrial and M-2 Heavy Industrial

APPLICANT: James Woods

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

RECOMMENDATION: Staff recommends approval of the Preliminary Plan.



PRELIMINARY PLAN

Case: PP2015-000010

JHW COMMERCIAL ADDITION

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation: 1992
Zoning: A-O Agricultural Open upon annexation, partially rezoned M-2 Heavy Industrial and M-1 Light Industrial in 1993.
Site development: The subject property is currently undeveloped.

COMMENTS

Water: The subject tract is served by College Station Utilities for water. There is currently a 12-inch water main along Graham Road, which will provide water service to the site. The proposed development will be required to comply with the B/CS Unified Design Guidelines.

Sewer: The subject tract will be served by College Station Utilities for sanitary sewer. There is currently a 12-inch main running along Graham Road which will provide service to the site. The proposed development will be required to comply with the B/CS Unified Design Guidelines.

Off-site Easements: None required

Drainage: On-site storm detention facilities are required with this development. The proposed development will be required to comply with the B/CS Unified Design Guidelines.

Flood Plain: The subject tract is not located within a FEMA regulated Special Flood Hazard Area according to Firm Panel 48041C0310F, effective date 4/2/2014.

Greenways: None proposed or required for this development.

Pedestrian Connectivity: Sidewalks are existing along Graham Road.

Bicycle Connectivity: There is an existing bike lane along Graham Road.

Streets: Shared access to the development will be provided off of Graham Road.

Oversize Request: N/A

Parkland Dedication Fees: N/A

Impact Fees: The subject tract is located within the Graham Road Sanitary Sewer Impact Fee Area, \$339.63 per Living Unit Equivalent (LUE).

REVIEW CRITERIA

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

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plan.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan



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

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.
- Copy 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 JHW Commercial Addition

ADDRESS Graham Road

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

Graham Road between FM 2154 + Brandenburg Lane

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

Name JAMES H. WOODS E-mail jimwoods@jhwinc.com
Street Address 2114 SOUTHWOOD DRIVE
City COLLEGE STATION State TEXAS Zip Code 77840
Phone Number 979-693-1617 Fax Number 979-846-9133

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

Name JHW FAMILY L.P. E-mail jimwoods@jhwinc.com
Street Address 2114 SOUTHWOOD DRIVE
City COLLEGE STATION State TEXAS Zip Code 77840
Phone Number 979-693-1617 Fax Number 979-846-9133

ARCHITECT OR ENGINEER'S INFORMATION:

Name Kerr Surveying LLC E-mail louise.barker@suddenlinkmail.com
Street Address 409 N. Texas Ave
City Bryan State TX Zip Code 77803
Phone Number 979-268-3195 Fax Number 979-691-8904

Total Acreage 1.464 Total No. of Lots 3 R-O-W Acreage N/A
Number of Lots By Zoning District 3 / M-2 / 1 / 1
Average Acreage Of Each Residential Lot By Zoning District:
N/A / 1 / 1 / 1
Floodplain Acreage N/A

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

Are you proposing to dedicate park land by acreage or fee in lieu of land? _____

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

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

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

Yes

No

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

Project Name: _____

City Project Number (if known): _____

Date / Timeframe when submitted: _____

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

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

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

Existing Proposed

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

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

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ROBERT STEVENSON LEAGUE, ABSTRACT NO. 54, COLLEGE STATION, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF A CALLED 1.63 ACRE TRACT AS DESCRIBED BY A DEED TO JHW FAMILY LIMITED PARTNERSHIP RECORDED IN VOLUME 12399, PAGE 197 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF GRAHAM ROAD (VARIABLE WIDTH R.O.W.) MARKING THE WEST CORNER OF SAID 1.63 ACRE TRACT AND THE NORTH CORNER OF A CALLED 1.96 ACRE TRACT AS DESCRIBED BY A DEED TO B. DON RUSSELL RECORDED IN VOLUME 4075, PAGE 26 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE SOUTHEAST LINE OF GRAHAM ROAD FOR THE FOLLOWING CALLS:

N 41° 51' 15" E FOR A DISTANCE OF 232.45 FEET TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 2223.38 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 37' 17" FOR AN ARC DISTANCE OF 101.72 FEET (CHORD BEARS: N 40° 22' 57" E - 101.71 FEET) TO THE END OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 2025.51 FEET, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: S 86° 36' 27" W FOR A DISTANCE OF 0.14 FEET;

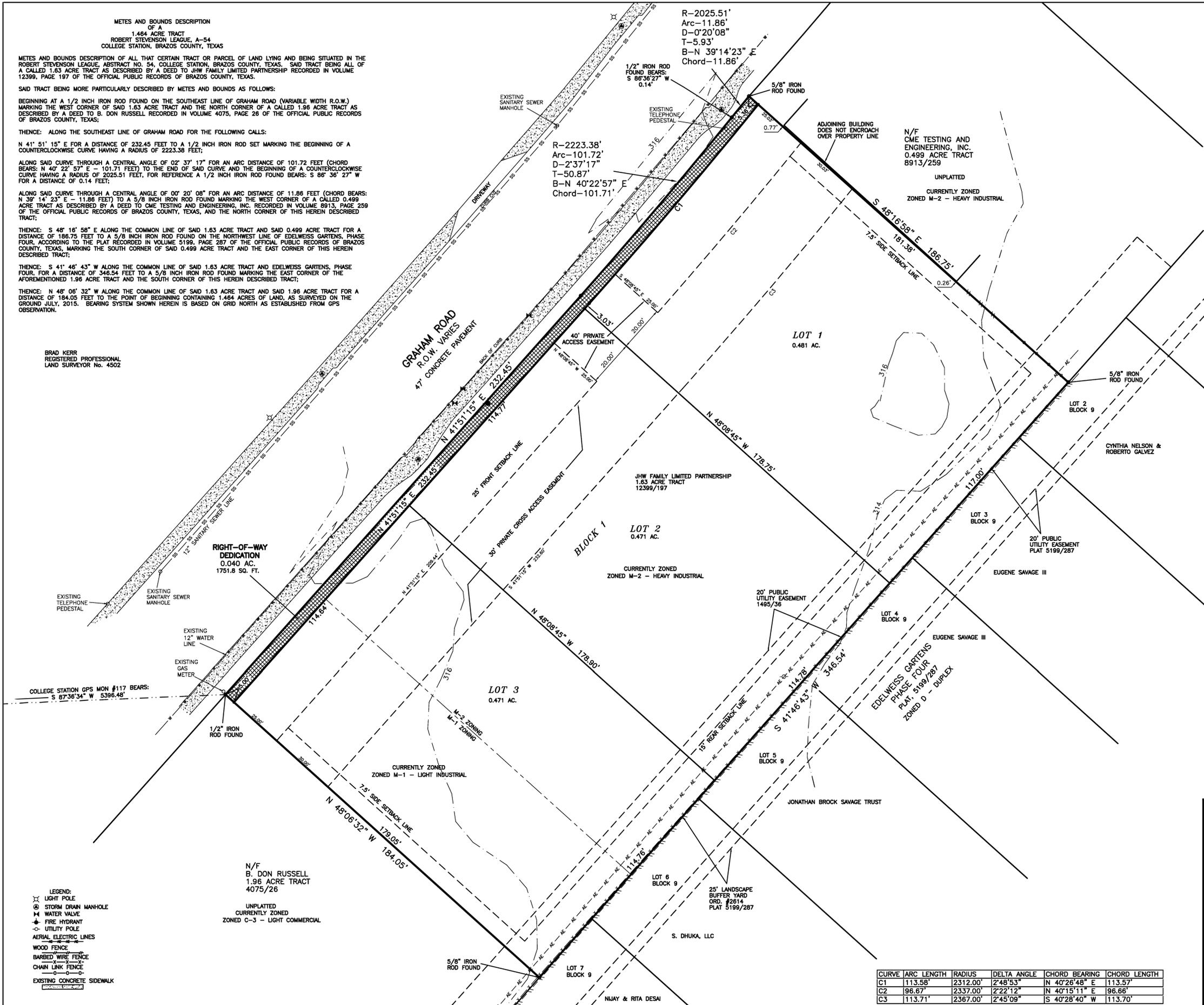
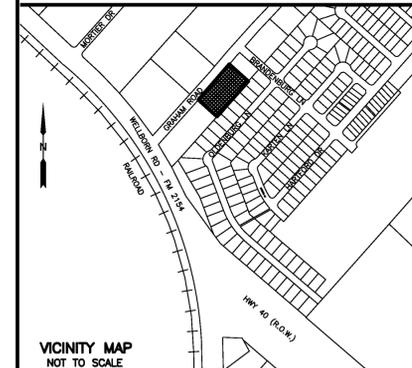
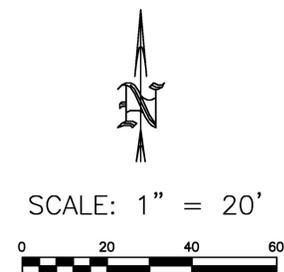
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 20' 08" FOR AN ARC DISTANCE OF 11.86 FEET (CHORD BEARS: N 39° 14' 23" E - 11.86 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF A CALLED 0.499 ACRE TRACT AS DESCRIBED BY A DEED TO CME TESTING AND ENGINEERING, INC. RECORDED IN VOLUME 8913, PAGE 259 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 48° 16' 58" E ALONG THE COMMON LINE OF SAID 1.63 ACRE TRACT AND SAID 0.499 ACRE TRACT FOR A DISTANCE OF 186.75 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF EDELWEISS GARTENS, PHASE FOUR, ACCORDING TO THE PLAT RECORDED IN VOLUME 5199, PAGE 287 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE SOUTH CORNER OF SAID 0.499 ACRE TRACT AND THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 41° 46' 43" W ALONG THE COMMON LINE OF SAID 1.63 ACRE TRACT AND EDELWEISS GARTENS, PHASE FOUR, FOR A DISTANCE OF 346.54 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF THE FOREMENTIONED 1.96 ACRE TRACT AND THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 48° 06' 32" W ALONG THE COMMON LINE OF SAID 1.63 ACRE TRACT AND SAID 1.96 ACRE TRACT FOR A DISTANCE OF 184.05 FEET TO THE POINT OF BEGINNING CONTAINING 1.464 ACRES OF LAND, AS SURVEYED ON THE GROUND JULY, 2015. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502



GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION/
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0310 F, DATED APRIL 2, 2014.
3. 1/2 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. LOT 3 SHALL HAVE NO DIRECT ACCESS TO GRAHAM ROAD.
5. ALL LOTS SHALL ACCESS VIA THE 40' PRIVATE ACCESS EASEMENT LOCATED BETWEEN LOTS 1 AND 2.
6. RECIPROCAL ACCESS FOR INGRESS/EGRESS IS GRANTED OVER ALL LOTS THROUGH THE 30' PRIVATE ACCESS EASEMENT.
7. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF COLLEGE STATION U.D.O. FOR CURRENT ZONING REGULATIONS.
8. CONTOURS SHOWN HEREON ARE OVERLAY FROM CITY OF COLLEGE STATION GIS MAPS.
9. WATER AND SEWER LINES SHOWN HEREON PER CITY OF COLLEGE STATION UTILITY MAPS AND VISIBLE EVIDENCE.
10. ALL UTILITY LINES, PUBLIC INFRASTRUCTURE AND OTHER IMPROVEMENTS SHOWN HEREON ARE EXISTING AT THE TIME OF THIS PLAT DATE.
11. SUBJECT PROPERTY LIES WITHIN THE GRAHAM IMPACT FEE AREA.
12. NOTE: DEVELOPMENT OF LOT 1 MAY REQUIRE MORE FIRE PROTECTION DUE TO THE LOCATION OF THE EXISTING BUILDING ON THE ADJOINING PROPERTY.
13. THE PRIVATE ACCESS EASEMENT WILL BE MAINTAINED BY EACH LOT OWNER UNDER THE TERMS OF ANY ADDITIONAL ACCESS AGREEMENTS AT THE TIME OF DEVELOPMENT.
14. DETENTION AND/OR SURFACE DRAINAGE WILL BE ADDRESSED DURING SITE REVIEW. EACH LOT WILL BE REQUIRED TO HAVE A DETENTION POND.

EASEMENT NOTES

THIS PLAT WAS PREPARED WITH RESPECT TO THE TITLE REPORT PREPARED BY UNIVERSITY TITLE COMPANY, OF# 153432 DATED JULY 7, 2015. EASEMENT EXCEPTIONS ON SAID REPORT ARE ADDRESSED AS FOLLOWS:
 -EASEMENTS FOR SUBSURFACE DRAINAGE 527/189 AND 1130/320 NO LONGER APPLY TO THIS TRACT WITH THE INSTALLATION OF THE PUBLIC STORM WATER SYSTEM ON GRAHAM ROAD
 -BLANKET PIPELINE EASEMENT TO SINCLAIR REFINING COMPANY 132/47 AS ASSIGNED IN 147/417 DOES APPLY TO THIS TRACT ALTHOUGH THERE IS NO ACTUAL PIPELINE CROSSING THIS TRACT
 -BLANKET EASEMENT TO CITY OF BRYAN 98/85 DOES APPLY TO THIS TRACT
 -EASEMENT TO CITY OF BRYAN 311/817 DOES NOT CROSS THIS TRACT
 -EASEMENT TO LONE STAR GAS COMPANY 148/361 AS PARTIALLY RELEASED IN 108/408 NO LONGER APPLIES TO THIS TRACT - DESCRIBED LOCATION IN 108/408 DOES NOT CROSS THIS TRACT
 - EASEMENT TO CITY OF COLLEGE STATION 1485/38 SHOWN HEREON

**PRELIMINARY PLAN
NOT FOR RECORD**

PRELIMINARY PLAN
OF
LOTS 1-3, BLOCK 1
JHW COMMERCIAL ADDITION
1.464 AC, R. STEVENSON LEAGUE, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
 SURVEY DATE: JULY 2015
 PLAT DATE: 07-24-15
 REVISED: 10-05-15
 JOB NUMBER: 15-471
 CAD NAME: 15-471
 CR5 FILE: 15-471

PREPARED BY: KERR SURVEYING, LLC
408 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

PREPARED FOR: JAMES WOODS
PO BOX 10220
COLLEGE STATION, TEXAS 77842
PHONE (979) 693-1617

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	113.58'	2312.00'	2'48'53"	N 40°28'48" E	113.57'
C2	96.67'	2337.00'	2'22'12"	N 40°15'11" E	96.66'
C3	113.71'	2367.00'	2'45'09"	S 40°28'40" W	113.70'



Legislation Details (With Text)

File #: 15-0590 **Version:** 1 **Name:** Castlegate II - Preliminary Plan

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

File created: 10/2/2015 **In control:** Planning and Zoning Commission Regular

On agenda: 10/15/2015 **Final action:**

Title: Presentation, possible action, and discussion regarding waiver requests to Unified Development Ordinance Section 12-8.3.E.2.b 'Relation to Adjoining Street System,' Section 12-8.3.G. 'Blocks,' Section 12-8.3.K.2 'Sidewalks' and Section 12-8.3.J 'Access Ways' and presentation, possible action, and discussion regarding a Preliminary Plan for Castlegate II consisting of 375 single-family lots, 11 common areas, and 1 park on approximately 116.37 acres, generally located west of Castlegate, north of Greens Prairie Road West and northeast of Sweetwater Forest Subdivision. Case #PP2015-000009

Sponsors: Madison Thomas

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding waiver requests to Unified Development Ordinance Section 12-8.3.E.2.b 'Relation to Adjoining Street System,' Section 12-8.3.G. 'Blocks,' Section 12-8.3.K.2 'Sidewalks' and Section 12-8.3.J 'Access Ways' and presentation, possible action, and discussion regarding a Preliminary Plan for Castlegate II consisting of 375 single-family lots, 11 common areas, and 1 park on approximately 116.37 acres, generally located west of Castlegate, north of Greens Prairie Road West and northeast of Sweetwater Forest Subdivision. Case #PP2015-000009



**PRELIMINARY PLAN
for
Castlegate II
PP2015-000009**

- SCALE:** 375 single-family lots, 11 common areas, and one park on approximately 116.37 acres
- LOCATION:** Generally located west of Castlegate, north of Greens Prairie Road West and northeast of Sweetwater Forest Subdivision
- ZONING:** GS General Suburban and RS Restricted Suburban
- APPLICANT:** Wallace Phillips, Greens Prairie Investors, LTD
- PROJECT MANAGER:** Madison Thomas, Staff Planner
mthomas@cstx.gov
- PROJECT OVERVIEW:** The proposed Preliminary Plan reconfigures three sections of the existing Preliminary Plan approved for the subdivision and proposes to add three new sections to the subdivision from a 63-acre tract rezoned RS Restricted Suburban earlier this year.
- RECOMMENDATION:** Staff recommends approval of the waiver request to UDO Section 12-8.3.E.2.b 'Relation to Adjoining Street System'. Staff recommends denial of the waiver requests to UDO Section 12-8.3.G. 'Blocks', UDO Section 12-8.3.K.2 'Sidewalks' and UDO Section 12-8.3.J 'Access Ways'. If all of the waivers are approved by the Commission, staff recommends approval of the Preliminary Plan. If any of the waivers are denied, the Preliminary Plan should also be denied.

DEVELOPMENT HISTORY

Annexation: 1995

Zoning: A-O Agricultural Open upon annexation
Portion from A-O Agricultural Open to A-OR Rural Residential (2000)
Portion from A-O Agricultural Open to R-1 Single Family (2007)
R-1 Single-Family Residential renamed GS General Suburban and A-OR Rural Residential renamed E Estate (2013)
E Estate to RS Restricted Suburban (2015)

Site development: Undeveloped

COMMENTS

Water: Water service will be provided by College Station Utilities. There are several existing stubbed out waterlines from Castlegate II that will need to be extended with this development. Public waterlines and fire flow requirements will be required to comply with the B/CS Unified Design Guidelines with Final Plat.

Sewer: The subject tract will be served by College Station Utilities for sanitary sewer. There are several existing stubbed out sanitary sewer lines from Castlegate II that would need to be extended with this development. The proposed development will be required to comply with the B/CS Unified Design Guidelines with Final Plat.

Off-site Easements: None required at this time.

Drainage: The subject tract is located in the Spring Creek & Peach Creek drainage basin. The proposed development will be required to comply with the B/CS Unified Design Guidelines.

Flood Plain: There is no FEMA regulated floodplain located on the property according to firm panel 48041C0325E, effective date 5/16/2012.

Greenways: N/A

Pedestrian Connectivity: Sections 106, 107, 206 and 207 will have sidewalks on one side of the street, Sections 208, 209 and 210 will have sidewalks on both sides of all streets. Etonbury Avenue and Victoria Avenue will have sidewalks on both sides of the streets.

Bicycle Connectivity: Victoria Avenue and Etonbury Avenue will have bike lanes.

Streets: The proposed subdivision will have access via Greens Prairie Road West, a future 2-lane major collector currently built as a rural section, as well as future streets; Victoria Avenue, a 2-lane major collector and Etonbury Avenue, a 2-lane major collector.

Oversize Request: There is a request to oversize the waterline stubbed out from Victoria Avenue to be a 12-inch line that is to be extended up to the intersection of Victoria Avenue & Greens Prairie Road West, and to

extend the existing 8-inch line on Greens Prairie Road West to Victoria Avenue.

Parkland Dedication: Parkland of 1.127 acres is proposed to be dedicated and 5.59 acres has been dedicated in previous phases towards Neighborhood Park requirements, this land dedication covers all required neighborhood land dedication. The 1.127 acres of proposed parkland has been reviewed and recommended for approval by the Parks Board at the August 11, 2015 meeting. The applicant anticipates developing park improvements towards park development fees, if proposed improvements do not cover all required fees, \$362 per lot will be required to cover remaining fees. Fee in lieu of Community Parkland of \$625 per lot will be required.

Impact Fees: The majority of the tract is located within the Spring Creek Sanitary Sewer Impact Fee Area, \$144.01 per Living Unit Equivalent (LUE).

REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:**

The subject property is classified as Restricted Suburban on the Comprehensive Plan Future Land Use and Character Map. The subject property is being developed as residential, following the Unified Development Ordinance (UDO) requirements for RS Restricted Suburban and GS General Suburban zoning. The Preliminary Plan is in compliance with the applicable section of the UDO with the exceptions noted below.

2. **Compliance with Subdivision Regulations:** The proposed Preliminary Plan is in compliance with the applicable Subdivision Regulations contained in the UDO except for the following waiver requests as described below. 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;**
- 2) **That the waivers are 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 this chapter; and**
- 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.**

The waiver requests are described below:

- **UDO Section 12-8.3.E.2.b 'Relation to Adjoining Street System'** – The requirement under this section is stated as 'existing and planned streets and Public Ways in adjacent or adjoining areas shall be continued in alignment therewith'. The applicant is seeking a waiver to not require the street continuation of Forest Ridge Drive from the southeast in the Sweetwater Forest Subdivision. The applicant has

been in communication with the Sweetwater Forest Home Owner Association. In a meeting on May 20, 2015, 12 homeowners voted to support the waiver to not require the adjoining street system. Topography of the area includes floodplain and a creek that hinders the feasibility of this connection. Lastly, the Sweetwater Forest Subdivision's streets were constructed to a rural standard intended to handle a subdivision of lower density.

- **UDO Section 12-8.3.K.2 'Sidewalks'** – The requirement under this section is stated as 'sidewalks shall be required on both sides of all streets except as follows or as provided elsewhere in this UDO'. The applicant is seeking a waiver to not require a sidewalk along Greens Prairie Road West between Victoria Avenue and Sweetwater Forest Subdivision. This sidewalk would not connect with any existing sidewalks along Greens Prairie Road West by the Sweetwater Forest Subdivision. Also, this road, in its current state, is not ready to accommodate for sidewalks with its rural section and adjacent ditches. Staff recommends that the applicant construct the sidewalk, or as an additional option, pay into the sidewalk fund. This circumstance falls under the sidewalk fund option Section 12-8.3.5.b 'Fee in Lieu of Construction' and this fee would be expended on construction, reconstruction, or land acquisition costs associated with sidewalks within the same sidewalk zone. The fee in lieu sidewalk construction is currently \$5 a square foot with a 6 foot wide sidewalk required, amounting to approximately \$13,800.
- **UDO Section 12-8.3.G. 'Blocks'** – The requirement under this section is stated as 'in order to provide a public street network that is complimentary to the Thoroughfare Plan and that ensures uniform access and circulation, block length shall not exceed one thousand five hundred (1,200) feet.' The block on the south side of Victoria Avenue between Etonbury Avenue and Wallaceshire Avenue is 1,459 feet so other through streets are required to break the block being created into parts less than 1,200 feet long. Therefore, the applicant is requesting a waiver of 259 feet. The Comprehensive Plan speaks to the importance of neighborhood traffic management by limiting cul-de-sacs and creating connectivity within the neighborhoods and surrounding areas. Multiple cul-de-sacs located on Wallaceshire Avenue will have the potential to raise traffic volume off of Wallaceshire Avenue and could be configured differently. Wallaceshire Avenue also has close proximity to the Victoria Avenue and Greens Prairie Road West intersection that could have potential for peak hour congestion.
- **UDO Section 12-8.3.J 'Access Ways'** – The requirement under this section is stated as 'in Blockfaces over nine hundred (900) feet in length, an Access Way shall extend across the width of the block near the center of the block. The applicant is seeking a waiver to not require an access way along the north side of Portland Avenue between Etonbury Avenue and Yansworth Lane as well as along the north and south sides of Odell Lane between Etonbury Avenue and Wallaceshire Avenue. The Comprehensive Plan speaks to the importance of neighborhood traffic management by creating and promoting alternative transportation options. Bike lanes and sidewalks are proposed through the center of this property as well as along the north, south, east and west. Access ways create better connectivity within the neighborhood, allowing for shorter distances of travel for alternative transportation users.

STAFF RECOMMENDATION

Staff recommends approval of the waiver request to UDO Section 12-8.3.E.2.b 'Relation to Adjoining Street System'. Staff recommends denial of the waiver requests to UDO Section 12-8.3.G. 'Blocks', UDO Section 12-8.3.K.2 'Sidewalks' and UDO Section 12-8.3.J 'Access Ways'. If all of the waivers are approved by the Commission, staff recommends approval of the Preliminary Plan. If any of the waivers are denied, the Preliminary Plan should also be denied.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan



REVISED

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

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.
- Copy of plan. A revised mylar original must be submitted after approval.
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Impact study (if oversized participation is requested).
- The attached Preliminary Plan checklist with all items checked off or a brief explanation as to why they are not.

Date of Optional Preapplication Conference N/A

NAME OF PROJECT Castlegate II Sections 106, 107, 206, 207, 208, 209 & 210

ADDRESS 005401-0025-0010

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

West of Castlegate, north of Greens Prairie and Northeast of Sweetwater Forest

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

Name Wallace Philips E-mail wsphillips3@gmail.com

Street Address 4490 Castlegate Drive

City College Station State Texas Zip Code 77845

Phone Number 979.690.7250 Fax Number _____

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

Name Greens Prairie Investors, LTD E-mail wsphillips3@gmail.com

Street Address 4490 Castlegate Drive

City College Station State Texas Zip Code 77845

Phone Number 979.609.7250 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

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

Street Address 2730 Longmire Drive, Suite A

City College Station State Texas Zip Code 77845

Phone Number 979.764.3900 Fax Number 979.764.3910

Total Acreage 116.37 Total No. of Lots 375 R-O-W Acreage 22.814

Number of Lots By Zoning District GS / 179 RS / 190 /

Average Acreage Of Each Residential Lot By Zoning District:

GS / 0.249 RS / 190 / /

Floodplain Acreage 0.0

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? Both, proposed park shown

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: Castlegate II Preliminary Plan

City Project Number (if known): See Attached Sheet

Date / Timeframe when submitted: _____

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

Section 12-8.3.E.2.b - Streets - Relation to Adjoining Street System - Existing and planned streets and Public Ways in adjacent or adjoining areas shall be continued in alignment therewith.
Section 12-8.3.G Block Length
Section 12-8.3.K2 Sidewalks - Waiver Request to not construct sidewalks along Greens Prairie Road West from Victoria Avenue to the Sweetwater Forest Subdivision
Section 12-8.3.J - Access Ways - Variance for access ways to break 900' block length on Portland Ave. & Odell Lane

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.

See Attached waiver request information

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

See Attached waiver request information

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.

See Attached waiver request information

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.

See Attached waiver request information

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.

Wallace Phillip Agent
Signature and title

July 28-15
Date

- 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.

Wallac Phillip *manager*
Signature and title

July 28-2015
Date

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

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

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

Castlegate II Section 100 (12-00500237)
Castlegate II Section 101 (13-00900085)
Castlegate II Section 103 (13-00900181)
Castlegate II Section 104 (13-00900255)
Castlegate II Section 105 (14-00900175)
Castlegate II Section 106 (15-00900059)
Castlegate II Section 107 (FP2015-900104)
Castlegate II Section 200
Castlegate II Section 201
Castlegate II Section 202
Castlegate II Section 203 (13-00900163)
Castlegate II Section 204 (13-00900198)
Castlegate II Section 205 (13-00900226)
Castlegate II Section 206 (14-00900291)
Castlegate II Park A (12-00500229)
Castlegate II Community Center (13-00900034)
Castlegate II Amenity Center (12-00500268)
Castlegate II Park B (13-00900035)
Castlegate II Preliminary Plan

Castlegate II Subdivision - Waiver Request

Waiver to Section 12-8.3.E.2.b Streets – Relation to Adjoining Street System – Existing and planned streets and Public Ways in adjacent or adjoining areas shall be continued in alignment therewith - Justification for Waiver:

The requested waiver is in response to the request of the Sweetwater Forest Homeowners Association for the Developer of Castlegate II to request a waiver for the connection and extension of the Forest Ridge Drive into the Castlegate II Subdivision. The minutes of the May 20, 2015 Sweetwater Forest HOA meeting is attached at which 12 of the homeowners voted to support the waiver with 1 homeowner voting to not support the waiver. This information was also provided to the City Council prior to the re-zoning of the property.

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.

Strict application of the ordinance will result in the connection to and the extension of Forest Ridge Drive to the Castlegate II Subdivision which is not desired by the majority of the residents of the Sweetwater Forest Subdivision.

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

The waiver is necessary to comply with the preference of the majority of the homeowners in the adjacent neighborhood.

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 granting of the waiver for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.

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

The granting of this waiver will not affect the subdivision of other land since the adjacent tract is already platted and developed.

Sweetwater Forest Homeowners Association
Meeting
May 20, 2015

MINUTES

Rezoning and Road Extension:

Jessica Bullock and Mark Bombeck from the City of College Station spoke to us about the requested rezoning of the property just to the north of SWF from estate lots to restricted suburban (see attachment for description). The land is being sold to Wallace Phillips, developer of Castlegate, by the McDougals, and the rezoning is a condition of the sale.

This rezoning request will be voted on by the city council at their next meeting, May 28, 7:00 PM. Note that the vote is just on the rezoning, not on the plat.

The main concern of the residents is the potential extension of Forest Ridge Road from Regal Oaks Dr. into the newly rezoned subdivision. This extension is required for the new subdivision, which must have through roads in four directions. Waivers can be requested from the city; these requests are sometimes, but not always, granted.

Jessica explained that there are a couple of options that can be pursued: (1) change the road from a stub into a bulb (dead-end) on our end; this would require land to be obtained from the Trinh's and the Childs' lots. (2) Get Phillips and/or McDougal to request a waiver so that the road does not need to be connected.

In response to a question about the effect of the denser housing on rain runoff and the creek, Jessica said that when the plat is presented for approval, the owner must provide information from engineers showing that there will not be adverse effects.

A vote was taken of the homeowners present (Walsh, Tamplin, Wright, Rajan, Rodgers, Boivie, Smith, Holland, Trinh, Welch, August, Humphrey, Wheeler) as to whether the Homeowners Association should attempt to stop the road extension. Result of vote was 12 yes (i.e., opposed to the road extension, in favor of having the HOA try to prevent it), 1 no.

Motion was made by Ron Wheeler for Mark Humphrey (current Board president) to move forward with talking with Phillips and McDougal to ask for a waiver. Motion was seconded by Steve Boivie. Motion passed 12 to 1.

On a related note, Thomas Rodgers will call the city about extending the sidewalk on Greens Prairie to Regal Oaks.

Election of Board Officers:

Frank Rajan moved that Bruce Smith become president of the Board once the Humphreys' house has sold, and that Thomas Rogers become vice-president at that time. In the interim, both Bruce and Thomas will be vice-presidents. Motion seconded by Coy Wright. Motion passed unanimously.

Status of cable:

Ron Wheeler reported that he called Suddenlink and they continue to push the date when cable will be available to SWF two or three months in the future. This time they blamed the rainy weather.

Castlegate II Subdivision - Waiver Request

Waiver to Section 12-8.3.G. Blocks. 2. Block Length

Justification for Waiver:

The requested waiver is for the creation of a block 1,459 feet in length which exceeds the maximum block length of 1,200'. This block is located on the south side of Victoria Avenue between Etonbury Avenue and Wallaceshire Avenue.

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.

Strict application of the ordinance will result in a street connecting Victoria Avenue and Scatterby Cove converting the lots on Scatterby Cove to non-cul-de-sac lots and possibly creating cut through traffic on this street..

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

The waiver is necessary to comply with the preference of the Developer to have a mix of cul-de-sac lots as well as lots on non-cul-de-sac lots

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 granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.

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

The granting of this waiver will not affect the subdivision of other land since the block is within this development and does not have any effect on subdivision of other land.

Castlegate II Subdivision - Waiver Request

Waiver to Section 12-8.3.K.2. Sidewalks

A waiver is requested to not construct sidewalks for approximately 460' along Greens Prairie Road West between Victoria Avenue and Sweetwater Forest Subdivision.

Justification for Waiver:

The requested waiver.

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.
Strict application of the ordinance will result in the construction of a sidewalk that will not serve any purpose since it goes from Victoria Avenue to the Sweetwater Forest Subdivision which does not have sidewalks along Greens Prairie Road West. It is very unlikely that the extension of the sidewalk would occur any time in the foreseeable future. Both sides of the remainder of the 2,000 feet plus length of Greens Prairie Road West in this area is already platted so the extension of the sidewalk would only occur if the City initiates a project to add sidewalks to this portion of Greens Prairie Road West. Due to the existing open ditch section of the road the addition of a sidewalk should occur with road improvements.
2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant.
The waiver is necessary so that a sidewalk that does not provide any public purpose at this time is not built.
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 granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements including the construction of sidewalks along all other streets in the development.
4. The granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the Unified Development Ordinance.
The granting of this waiver will not affect the subdivision of other land since the adjacent tract is already platted and developed.

Castlegate II Subdivision - Waiver Request

Waiver to Section 12-8.3.J. Access Ways

Justification for Waiver:

The requested waiver is for the creation of a blockface 1,021 feet in length without an Access Way on Portland Avenue between Etonbury Avenue and Yansworth Lane. This blockface exceeds the maximum length of 900' for which an Access Way is required.

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.
Strict application of the ordinance will result an Access Way being located within a few hundred feet of Yansworth Lane since the Access Way will be located in Section 208. The Access Way will not be located in Section 107 since it is already constructed. An Access Way this close to a street with sidewalks that would each serve the same tract of land does not seem necessary.
2. The wavier is necessary for the preservation and enjoyment of substantial property right of the applicant.
The waiver is necessary for the Developer to provide larger lots in Section 208 and not construct a sidewalk between 2 houses that is not needed since it is only a few hundred feet to the sidewalks along the nearest street.
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 granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.
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 previsions of the Unified Development Ordinance.
The granting of this waiver will have little affect on the subdivision of other land in the area.

Castlegate II Subdivision - Waiver Request

Waiver to Section 12-8.3.J. Access Ways

Justification for Waiver:

The requested waiver is for the creation of a blockface 1,089 feet in length without an Access Way on Odell Lane between Etonbury Avenue and Wallaceshire Avenue. This blockface exceeds the maximum length of 900' for which an Access Way is required.

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.

Strict application of the ordinance will result in a long, narrow area with a sidewalk between houses from Cainhorn Court or Stronghold Cove and Odell Lane and thereby reducing the size of the lots in this block while creating a path that only reduces the distance required to access Odell Lane from these cul-de-sacs by a few hundred feet.

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

The waiver is necessary for the Developer to provide larger lots in Section 210 and not construct a sidewalk between 4 houses that is not needed since it is only a few hundred feet to the sidewalks along the nearest street.

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 granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.

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

The granting of this waiver will not affect the subdivision of other land since the block along Odell Lane is within this development and does not have any effect on subdivision of other land.