



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

Planning and Zoning Commission Workshop

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

Thursday, November 19, 2015

6:30 PM

City Hall Council Chambers

1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev
4. [15-0684](#) Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Minor Plat ~ Carter's Crossing Phase 1 Lot 4R Block 3 & City Park ~ Case # FP2015-000021 (Walker)
5. [15-0689](#) Presentation, possible action, and discussion regarding the status of items within the 2015 P&Z Plan of Work.

Sponsors: Schubert
Attachments: [2015 P&Z Plan of Work](#)
6. [15-0685](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Monday, November 23, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison - Ross)
*Thursday, December 3, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
7. [15-0686](#) Presentation, possible action, and discussion regarding an update on the following item:
*A Rezoning for approximately 0.6 acres located at 14996 Live Oak Street from R Rural to SC Suburban Commercial. The Planning & Zoning Commission heard this item on October 15, 2015 and voted (5-0) to recommend approval. The City Council heard this item on November 12, 2015 and voted (7-0) to approve the request.
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 #: 15-0684 **Version:** 1 **Name:** Minor / Amending Plats
Type: Updates **Status:** Agenda Ready
File created: 11/11/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 11/19/2015 **Final action:**
Title: Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Minor Plat ~ Carter's Crossing Phase 1 Lot 4R Block 3 & City Park ~ Case # FP2015-000021 (Walker)

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Minor Plat ~ Carter's Crossing Phase 1 Lot 4R Block 3 & City Park ~ Case # FP2015-000021 (Walker)



Legislation Details (With Text)

File #: 15-0689 Version: 1 Name: 2015 P&Z Plan of Work Update
Type: Updates Status: Agenda Ready
File created: 11/12/2015 In control: Planning and Zoning Commission Workshop
On agenda: 11/19/2015 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 P&Z Plan of Work](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the status of items 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>

	<p>September 2015: Design complete for a sidewalk on Dominik Drive from Stallings Drive to Munson Avenue (Eastgate Plan).</p> <p>10/8/15: Council approved an Economic Development Agreement for College Station Science Park (Economic Development Master Plan).</p> <p>10/22/15: Council awarded construction contract for sidewalk on Dominik Drive between Stallings Drive and Munson Avenue. (Eastgate Plan).</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

<u>Five-Year Comprehensive Plan Report</u> Implementation	
<p>Summary:</p> <p>Implementation of general items and tasks identified in the Five-Year Comprehensive Plan Report.</p>	<p>Project Dates:</p> <p>11/19/15: Public hearing and P&Z recommendation on identified text amendments to the Comprehensive Plan</p> <p>12/10/15: Public hearing and Council consideration of identified text amendments to the Comprehensive Plan.</p>
Staff Assigned: J. Prochazka	Anticipated Completion: On-going

<u>Annexation</u> Task Force	
<p>Summary:</p> <p>Implement the Five-Year Comprehensive Plan Report by creating a task force of elected officials, appointed officials, and staff to update timing and priorities of future annexations including the potential development of a three-year annexation plan.</p>	<p>Project Dates:</p> <p>5/28/15: Council adopted resolution to create Joint Annexation Task Force.</p> <p>6/4/15: P&Z appointed 3 members to Task Force.</p> <p>6/23/15: Initial Task Force meeting held.</p> <p>7/10/15: Task Force meeting.</p> <p>8/14/15: Task Force meeting.</p> <p>8/28/15: Task Force meeting.</p> <p>9/11/15: Task Force meeting.</p> <p>10/9/15: Task Force meeting.</p> <p>10/30/15: Task Force meeting.</p> <p>11/20/15: Task Force meeting.</p>
Staff Assigned: L. Simms	Anticipated Initiation: May 2015

Future Land Use and Character Map Assessments	
<p>Summary:</p> <p>Implement the Five-Year Comprehensive Plan Report by evaluating the appropriateness of the existing Future Land Use and Character designations for five areas and recommend amendments as necessary. Priority will be given to Area A (Wellborn Road near Barron Road) and Area B (Greens Prairie Road at Greens Prairie Trail).</p>	<p>Project Dates:</p> <p>11/19/15: Public hearing and P&Z recommendation on assessments and proposed land use changes.</p> <p>12/10/15: Public hearing and Council consideration of assessments and adoption of proposed land use changes.</p>
Staff Assigned: J. Prochazka	Anticipated Initiation: Summer 2015

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

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>
<p>Staff Assigned: M. Bombek</p>	<p>Anticipated Initiation: Summer 2015</p>

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> <p>12/3/15: P&Z Workshop discussion on requirements for commercial-industrial uses.</p>
<p>Staff Assigned: J. Schubert</p>	<p>Item Completed: May 2015</p>

<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>
<p>Staff Assigned: D. Singh</p>	<p>Anticipated Completion: Fall 2015</p>

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

Wellborn Zoning Districts	
Summary: Implement the Wellborn Community Plan by creating new or modified zoning districts as described in the Plan.	Project Dates: 11/10/15: Stakeholder meeting regarding zoning concepts at Greens Prairie Elementary at 7pm.
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: 11/13/15: Presentation at Joint P&Z Commission meeting with City of Bryan.
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	
<p>Summary:</p> <p>Discuss possibilities of revising parkland dedication requirements to be based on a per bedroom basis instead of per dwelling unit.</p>	<p>Project Dates:</p> <p>7/16/15: Discussion at P&Z Workshop. 9/3/15: Discussion at P&Z Workshop. 10/15/15: Joint Workshop discussion with Parks & Recreation Advisory Board. 10/28/15: Stakeholder meeting to present concept of multi-family parkland on a per bedroom basis. 11/10/15: Proposed amendment presented to Parks & Recreation Advisory Board. 11/19/15: Public hearing and P&Z recommendation on proposed ordinance amendment. 12/10/15: Public hearing and Council consideration of on proposed ordinance amendment.</p>
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>
Staff Assigned: Parks & Recreation Staff	Anticipated Completion: Summer 2015

Planning & Development Services Organizational Review	
<p>Summary:</p> <p>Review progress of implementation of the report that included policy discussions, ordinance revisions, and process and service improvements.</p>	<p>Project Dates:</p> <p>7/2/15: Update provided at P&Z Workshop.</p>
Staff Assigned: L. Simms	Item Completed: June 2015

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

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



Legislation Details (With Text)

File #: 15-0685 Version: 1 Name: Upcoming Meetings
Type: Updates Status: Agenda Ready
File created: 11/11/2015 In control: Planning and Zoning Commission Workshop
On agenda: 11/19/2015 Final action:
Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Monday, November 23, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and
Regular 7:00 p.m. (Liaison - Ross)
*Thursday, December 3, 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:
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and Regular 7:00 p.m. (Liaison - Ross)
*Thursday, December 3, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and
Regular 7:00 p.m.



Legislation Details (With Text)

File #: 15-0686 Version: 1 Name: Updates on Items Heard
Type: Updates Status: Agenda Ready
File created: 11/11/2015 In control: Planning and Zoning Commission Workshop
On agenda: 11/19/2015 Final action:
Title: Presentation, possible action, and discussion regarding an update on the following item:
*A Rezoning for approximately 0.6 acres located at 14996 Live Oak Street from R Rural to SC Suburban Commercial. The Planning & Zoning Commission heard this item on October 15, 2015 and voted (5-0) to recommend approval. The City Council heard this item on November 12, 2015 and voted (7-0) to approve the request.

Sponsors:

Indexes:

Code sections:

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Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding an update on the following item:
*A Rezoning for approximately 0.6 acres located at 14996 Live Oak Street from R Rural to SC Suburban Commercial. The Planning & Zoning Commission heard this item on October 15, 2015 and voted (5-0) to recommend approval. The City Council heard this item on November 12, 2015 and voted (7-0) to approve the request.



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, November 19, 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** [15-0652](#) Consideration, possible action, and discussion on Absence Requests from meetings.
*Casey Oldham ~ November 5, 2015

Attachments: [Casey Oldham](#)

- 4.2** [15-0687](#) Consideration, possible, action, and discussion to approve meeting minutes.
*November 5, 2015 ~ Workshop
*November 5, 2015 ~ Regular

Attachments: [November 5 2015 Workshop](#)
[November 5 2015 Regular](#)

- 4.3** [15-0676](#) Presentation, possible action, and discussion regarding a

Preliminary Plan for Central Park Townhomes consisting of 21 townhome lots and one common area on approximately 2.29 acres located at 2380 Harvey Mitchell Parkway South, generally located west of State Highway 6 South along Harvey Mitchell Parkway South and east of Dartmouth Street. Case # PP2015-000008

Sponsors: Bombek

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. [15-0668](#) Public hearing, presentation, possible action, and discussion regarding a Final Plat for Castlegate II Subdivision Section 206 Block 29, Lot 9R and Common Areas 1R and 4 and Parkland C being a replat of Castlegate II Subdivision Section 206 Block 29, Lot 9 and Common Area 1 consisting of one lot, two common areas and one park on approximately 6.772 acres, generally located south Etonbury Avenue, more generally located northeast of Sweetwater Forest Subdivision and north of Greens Prairie Road. Case #FP2015-000023

Sponsors: Thomas

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

7. [15-0675](#) 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 CI Commercial Industrial to GC General Commercial for approximately 0.964 acres being Lot 3, Block 19 of the Ponderosa Place Subdivision Phase 1, generally located at 3702 State Highway 6 South, more generally located west of State Highway 6 South and between Ponderosa Drive and Pinon Drive. Case # REZ2015-000029 (Note: Final action on this item is scheduled for the December 10, 2015 City Council meeting - subject to change)

Sponsors: Bombek

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

8. [15-0663](#) 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 PDD Planned Development District for approximately 1.209 acres being the Benjamin Graham Subdivision, Lot 4, Lot 5, Lot 6, Lot 7, part of Lot 10, Lot 11 and part of Lot 12, Block A, according to the plat recorded in Volume 12, Page 394 of the Official Public Records of Brazos County, Texas, generally located at 14973 FM 2154, more generally located north of Greens Prairie Road West, east of FM 2154 and west of Live Oak Street. Case #REZ2015-000022 (Note: Final action on this item is scheduled for the December 10, 2015 City Council meeting - subject to change)

Sponsors: Thomas

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

9. [15-0666](#) Public hearing, presentation, possible action, and discussion regarding an amendment to Chapter 12, "Unified Development Ordinance," Article 8 "Subdivision Design and Improvements," Section 8.8 "Requirements for Park Land Dedication," Appendix I "Park Land Dedication and Development Fees" of the Code of Ordinances of the City of College Station, Texas, regarding multi-family park land dedication. Case #ORDA2015-000005 (Note: Final action on this item is scheduled for the December 10, 2015 City Council meeting - subject to change.)

Sponsors: Prochazka

Attachments: [Staff Memo](#)
[Appendix I with Redlines](#)

10. [15-0664](#) Public hearing, presentation, possible action, and discussion regarding amendments to the College Station Comprehensive Plan by amending the Comprehensive Plan Future Land Use & Character Map in the following four general locations: approximately 40 acres generally located east of FM 2154 (Wellborn Road), south of the Southern Trace Subdivision, west of

State Highway 40 (William D. Fitch Parkway), and north of the Westminster Subdivision, from Estate and Suburban Commercial to General Suburban and Suburban Commercial; approximately 120 acres generally located south of Barron Cut-Off Road, west of WS Phillips Parkway, north of the Castlegate II Subdivision, and east of the Wellborn Community, from Restricted Suburban to General Suburban; approximately 300 acres generally located south of Greens Prairie Road West, east of the Sweetwater Subdivision, and north of Arrington Road, from Estate to Restricted Suburban; approximately 7 1/2 acres generally located at the northwest corner of State Highway 6 and Nantucket Drive, from Restricted Suburban to Suburban Commercial. Case #CPA2015-000008 (Note: Final action on this item is scheduled for the December 10, 2015 City Council meeting - subject to change.)

Sponsors:

Prochazka

Attachments:

[Staff Memo](#)

[Land Use Assessments.pdf](#)

11. [15-0667](#)

Public hearing, presentation, possible action, and discussion regarding an amendment to the College Station Comprehensive Plan by amending text in Chapter 2 "Community Character," Chapter 3 "Neighborhood Integrity," Chapter 4 "Economic Development," Chapter 5 "Parks, Greenways, and the Arts," and Chapter 7 "Municipal Services and Community Facilities," based on recommendations in the Comprehensive Plan Five-Year Evaluation and Appraisal Report completed in 2014. Case #CPA2015-000009 (Note: Final action on this item is scheduled for the December 10, 2015 City Council meeting - subject to change.)

Sponsors:

Prochazka

Attachments:

[Staff Memo](#)

[Five-Year Evaluation & Appraisal Report text amendment recommendations](#)

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

13. 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 #: 15-0652 Version: 1 Name: Absence Request
Type: Absence Request Status: Agenda Ready
File created: 11/3/2015 In control: Planning and Zoning Commission Regular
On agenda: 11/19/2015 Final action:
Title: Consideration, possible action, and discussion on Absence Requests from meetings.
*Casey Oldham ~ November 5, 2015

Sponsors:

Indexes:

Code sections:

Attachments: [Casey Oldham](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion on Absence Requests from meetings.
*Casey Oldham ~ November 5, 2015



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

Name Casey Oldham

Request Submitted on November 2, 2015

I will not be in attendance at the meeting on November 5, 2015
for the reason specified: (Date)

Jane, I will NOT be able to attend this week's meeting. I will be in Dallas on business.

Many thanks

Signature Casey Oldham



Legislation Details (With Text)

File #: 15-0687 Version: 1 Name: Minutes
 Type: Minutes Status: Agenda Ready
 File created: 11/11/2015 In control: Planning and Zoning Commission Regular
 On agenda: 11/19/2015 Final action:
 Title: Consideration, possible, action, and discussion to approve meeting minutes.
 *November 5, 2015 ~ Workshop
 *November 5, 2015 ~ Regular

Sponsors:

Indexes:

Code sections:

Attachments: [November 5 2015 Workshop](#)
[November 5 2015 Regular](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible, action, and discussion to approve meeting minutes.
 *November 5, 2015 ~ Workshop
 *November 5, 2015 ~ Regular

**MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
November 5, 2015, 6:30 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas**

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

COMMISSIONERS ABSENT: Casey Oldham, Barry Moore

CITY COUNCIL MEMBERS PRESENT: Blanche Brick

CITY STAFF PRESENT: Lance Simms, Jennifer Prochazka, Jason Schubert, Carol Cotter, Alan Gibbs, Kevin Ferrer, Jessica Bullock, Mark Bombek, Madison Thomas, Laura Walker, Venessa Garza, Adam Falco, Lauren Basey, and Kristen Hejny

1. Call the meeting to order.

Chairperson Kee called the meeting to order at 6:30 p.m.

2. Discussion of consent and regular agenda items.

Regular Agenda Item #7 was pulled from the agenda at the applicant's request.

Staff was revising the recommendation regarding Regular Agenda Item #10 to remove the proposed Luther Street West extension.

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

There was no discussion.

4. Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Minor Replat ~ Duck Haven Phase 2, Lot 1R, Block 3 ~ Case #FP2014-9000243 (R. Lazo)
*Final Plat ~ Amending Plat ~ Tower Point Phase 11B, Lots 9R & 10R, Block 3 ~ Case #FPCO2015-000012 (R. Lazo)

There was no discussion.

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

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

Staff Planner Bullock gave an update regarding the Wellborn Zoning District Effort.

There was general discussion amongst the Commission.

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

- * Thursday, November 12, 2015 ~ City Council Meeting ~ Council Chamber ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
- * Friday, November 13, 2015 ~ Bryan College Station Joint P&Z Meeting ~ CSU Meeting & Training Facilities ~ 11:30 a.m.
- * Thursday, November 19, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
- * Monday, November 23, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m.

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

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

There was no discussion.

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 was adjourned at 6:47 p.m.

Approved:

Attest:

Jane Kee, Chairperson
Planning & Zoning Commission

Kristen Hejny, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
November 5, 2015, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

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

COMMISSIONERS ABSENT: Barry Moore, Casey Oldham

CITY COUNCIL MEMBERS PRESENT: Blanche Brick

CITY STAFF PRESENT: Lance Simms, Jennifer Prochazka, Jason Schubert, Carol Cotter, Alan Gibbs, Kevin Ferrer, Donald Harmon, Venessa Garza, Madison Thomas, Laura Walker, Rachel Lazo, Adam Falco, Lauren Basey, and Kristen Hejny

1. Call Meeting to Order

Chairperson Kee called the meeting to order at 7:00 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

No citizens spoke.

4. **Consent Agenda**

4.1 Consideration, possible action, and discussion on Absence Requests from Meetings.

* Jim Ross ~ October 15, 2015

* Barry Moore ~ November 5, 2015

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

* October 15, 2015 ~ Workshop

* October 15, 2015 ~ Regular

4.3 Presentation, possible action, and discussion regarding a Final Plat for Indian Lakes Subdivision Phase 22 consisting of 12 residential lots and one common area on approximately 27.830 acres located at 3900 Makawee Court, generally located west of State Highway 6 and south of Deer Park in the College Station Extraterritorial Jurisdiction. Case # FP2015-900018

4.4 Presentation, possible action, and discussion regarding a Final Plat for Duck Haven Subdivision Phase 7 consisting of 10 lots on approximately 12.047 acres located at 18185 Wigeon Trail Drive, generally located southwest of the intersection of Wellborn Road and Drake Drive in the College Station Extraterritorial Jurisdiction. Case # FP2015-900038

- 4.5 Presentation, possible action, and discussion regarding a Final Plat for Duck Haven Subdivision Phase 8 consisting of 13 residential lots on approximately 19.122 acres located at 18089 Wigeon Trail Drive, generally located southwest of the intersection of Wellborn Road and Drake Drive in the College Station Extraterritorial Jurisdiction. Case # FP2015-900085
- 4.6 Presentation, possible action, and discussion regarding a Final Plat for Castlegate II Subdivision Section 107 consisting of 41 single-family lots on approximately 8.405 acres, generally located northwest of Castlegate II Subdivision Section 105, south of Barron Cut-Off Road and north of Greens Prairie Road West. Case # FP2015-000014
- 4.7 Presentation, possible action, and discussion regarding a Final Plat for the Barracks II Subdivision Phase 202 consisting of 33 townhouse and 11 single-family lots on approximately 5.882 acres, generally located east of Holleman Drive South between Cain Road and Rock Prairie Road West and north of the 12 at Rock Prairie Subdivision. Case # FP2015-000003
- 4.8 Presentation, possible action, and discussion regarding a Preliminary Plan for the Hollow Phases 1 & 2 consisting of 22 lots on approximately 28 acres located at 19362 FM 2154, generally located northeast of Wellborn Road and Schehin Road in the College Station Extraterritorial Jurisdiction. Case # PP2015-000004

Commissioner Rektorik motioned to approve Consent Agenda Items 4.1 – 4.8. Commissioner Ross seconded the motion, motion passed (4-0).

Regular Agenda

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

No items were removed from the Consent Agenda.

6. Presentation, possible action, and discussion regarding a discretionary item to the Unified Development Ordinance Section 12-8.3.K.5.b 'Fee in Lieu of Construction' and presentation, possible action, and discussion regarding a Final Plat for Triangle Oaks Subdivision Lot 1, Block 1 being a portion of Reserve Tract "D" of Plantation Oaks Section One consisting of one commercial lot on approximately 1.316 acres located at 1500 University Oaks Blvd, generally located at the southwest corner of State Highway 6 and University Oaks Blvd. Case # FPCO2015-000013

Staff Planner Bombek presented this item to the Commission and recommend approval.

Commissioner Rektorik asked if there was currently a sidewalk on this property.

Staff Planner Bombek stated that there is currently no sidewalk.

Applicant Veronica Morgan, 3204 Earl Rudder Freeway South, College Station, Texas was available for questions from the Commission.

There was general discussion amongst the Commission.

Commissioner Ross motioned to approve the discretionary item ‘Fee in Lieu of Construction’. Commissioner Rektorik seconded the motion, motion passed (4-0).

Commissioner Ross motioned to approve the Final Plat. Commissioner Rektorik seconded the motion, motion passed (4-0).

7. Public hearing, presentation, possible action, and discussion regarding waiver requests to Subdivision Regulations Section 12-I.3 ‘Relation to Adjoining Street Systems’ and Section 12-K.2 ‘Block Length’ and presentation, possible action, and discussion regarding a Preliminary Plan for The Meadows Phase 1 consisting of 30 lots on approximately 64 acres located at 19626 State Highway 6 South, generally located one mile east of Indian Lakes Subdivision, approximately one mile north of FM 159 in the College Station Extraterritorial Jurisdiction. Case # PP2015-000005

This item was pulled from the November 5th Agenda at the applicant’s request.

8. Public hearing, presentation, possible action, and discussion 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 to remove the OV Corridor Overlay for approximately 2.83 acres being Lot 1, Block 2, of the Spring Creek Commons Phases 4 & 5 Subdivision, according to the plat recorded in Volume 9287, Pages 128-129 of the Official Public Records of Brazos County, Texas, located at 1181 William D. Fitch Parkway, more generally located northeast of the intersection of William D. Fitch Parkway and Lakeway Drive. Case # REZ2015-000021 (Note: Final action on this item is scheduled for the November 23, 2015 City Council meeting – subject to change)

Staff Planner Walker presented this item to the Commission and recommended approval.

Applicant James Batenhorst, 3204 Earl Rudder Freeway, College Station, Texas was available for questions from the Commission.

Commissioner Rektorik asked if flooding issues would be addressed.

Mr. Batenhorst stated that flooding concerns would be addressed according to City regulations during the Site Plan process.

Commissioner Ross asked what the planned use for the property was going to be.

Mr. Batenhorst responded that a veterinarian clinic is planned for this property.

Commissioner Ross asked if the applicant had any communication with the adjoining neighborhood.

Mr. Batenhorst responded that there has been some communication with the adjoining neighborhood.

Commissioner Ross asked if the planned building was scheduled to be a one story building.

Mr. Batenhorst responded that as of now, the planned building is one story.

Chairperson Kee opened the public hearing.

Sherry Sanchez, 308 Stone Chase Court, College Station, Texas, spoke against the Rezoning stating concerns for a business in close proximity to a residential area.

Matthew Maybury, 4438 Woodland Ridge, College Station, Texas, spoke about his concerns of losing trees along the common property line.

Chase Man, 4424 Woodland Ridge, College Station, Texas, spoke in favor of the Rezoning, stating that removing the overlay will allow the building to be placed further from the neighborhood.

Jianbang Gan, 4440 Woodland Ridge, College Station, Texas, spoke against the Rezoning impacting neighborhood integrity.

Rick Sardo, 4406 Woodland Ridge, College Station, Texas, spoke regarding tree removal along the property and additional traffic being in the area.

Justin Ball, 305 Holleman Dr. East, College Station, Texas, spoke in favor of the rezoning.

Chairperson Kee closed the public hearing.

Commissioner Ross asked for the owner to clarify the hours of operation of the proposed veterinarian clinic.

Owner Dr. Ryan Lee stated that the clinic will be open 8:00 a.m. to 5:00 p.m. Monday through Friday, with additional emergency services when needed.

Commissioner Warner motioned to recommend approval of the Rezoning. Commissioner Rektorik seconded the motion, motion passed (4-0)

9. Public hearing, presentation, possible action and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to MF Multi-Family for approximately 14.613 acres of land located in the Crawford Burnett League A-7 Survey, College Station, Brazos County, Texas, being Lots 4-10 of the German Acres Subdivision, according to the plat recorded in Volume 2393, Page 91 of the Official Public Records of Brazos County, Texas, generally located at 3120 Holleman Drive South and Old Wellborn Road. Case # REZ2015-000018 (Note: Final action on this item is scheduled for the November 23, 2015 City Council meeting – subject to change)

Staff Planner Walker presented this item to the Commission and recommended approval with the condition that a left-turn lane be provided by this development on southbound Holleman Drive South to Cain Road when the first access connection is made to Cain Road.

Applicant Heath Phillips, 17915 La Posada Circle, College Station, Texas, was available for questions from the Commission.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

Commissioner Rektorik motioned to recommend approval of the Rezoning as recommended by staff. Commissioner Ross seconded the motion, motion passed (4-0).

10. Public hearing, presentation, possible action and discussion regarding an ordinance amending the College Station Comprehensive Plan by amending Chapter 6 “Transportation” and the Bicycle, Pedestrian, and Greenways Master Plan. Case # CPA2015-000007 (Note: Final action on this item is scheduled for the December 10, 2015 City Council meeting – subject to change)

City Engineer Gibbs and Consultant Jeff Whitacre, Kimley Horn, presented this item to the Commission and recommended approval with the removal of the proposed Luther Street West extension to North Dowling Road.

Commissioner Ross asked how Urban Core was decided.

Mr. Whitacre stated that studies on future land use were used to classify Urban Core.

Chairperson Kee opened the public hearing.

Don Russell, 3903 Cedar Ridge Dr., College Station, Texas, asked for clarification on the removal of the Luther/Dowling street.

City Engineer Gibbs responded that staff is recommending that the proposed extension of Luther Street be removed from the Plan.

Elliott Head, A&M Church of Christ, College Station, Texas asked if the “T” at Appomattox Drive will be removed.

Veronica Morgan, 3204 Earl Rudder Freeway South, College Station, Texas, asked how the proposed at grade crossings in the County across the railroad affect the plan, and if Straub Road and Wade Road will be removed from the plan.

Mr. Whitacre stated that the railroad changes are ongoing and the plan encompasses the next several years with streets that have been removed.

Commissioner Rektorik motioned to recommend approval of the Transportation Chapter and Bicycle, Pedestrian, and Greenways Master Plan and removing the Luther Street section of the plan as presented by staff. Commissioner Warner seconded the motion, motion passed (4-0).

11. Public hearing, presentation, possible action and discussion regarding an ordinance amending Chapter 12, “Unified Development Ordinance,” Section 12-5.8.B, “Northgate Districts,” of the Code of Ordinances of the City of College Station, Texas, regarding the placement of street trees, location of sidewalks, and the screening requirements for electrical service equipment in Northgate. Case #

ORDA2015-000004 (Note: Final action on this item is scheduled for the November 23, 2015 City Council meeting – subject to change)

Planning & Development Director Simms presented this item to the Commission and recommended approval.

Commissioner Ross asked what would be done differently in these areas.

Director Simms responded that greenspace could be added between the sidewalk and street.

Chairperson Kee opened the Public Hearing.

Veronica Morgan, 3204 Earl Rudder Freeway South, College Station, Texas, requested that the selection of tree types in this area contain more flexibility.

Chairperson Kee motioned to recommend approval of the Ordinance Amendment. Commissioner Rektorik seconded the motion, motion passed (4-0).

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

There was no discussion.

13. Adjourn

The meeting adjourned at 8:50 p.m.

Approved:

Attest:

Jane Kee, Chairman
Planning & Zoning Commission

Kristen Hejny, Admin. Support Specialist
Planning & Development Services



Legislation Details (With Text)

File #: 15-0676 Version: 1 Name: Central Park Townhomes- Preliminary Plan
Type: Preliminary Plan Status: Agenda Ready
File created: 11/9/2015 In control: Planning and Zoning Commission Regular
On agenda: 11/19/2015 Final action:
Title: Presentation, possible action, and discussion regarding a Preliminary Plan for Central Park Townhomes consisting of 21 townhome lots and one common area on approximately 2.29 acres located at 2380 Harvey Mitchell Parkway South, generally located west of State Highway 6 South along Harvey Mitchell Parkway South and east of Dartmouth Street. Case # PP2015-000008
Sponsors: Mark Bombek
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 Central Park Townhomes consisting of 21 townhome lots and one common area on approximately 2.29 acres located at 2380 Harvey Mitchell Parkway South, generally located west of State Highway 6 South along Harvey Mitchell Parkway South and east of Dartmouth Street. Case # PP2015-000008



CITY OF COLLEGE STATION

**PRELIMINARY PLAN
for
Central Park Townhomes
PP2015-000008**

SCALE: 21 lots and one common area on approximately 2.29 acres

LOCATION: 2380 Harvey Mitchell Parkway S, generally located west of State Highway 6 South along Harvey Mitchell Parkway South and east of Dartmouth Street.

ZONING: T Townhouse

APPLICANT: Veronica Morgan, Mitchell & Morgan, LLP

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

RECOMMENDATION: Staff recommends approval of the Preliminary Plan.



Case: PP2015-000008	CENTRAL PARK TOWNHOMES	DEVELOPMENT REVIEW
PRELIMINARY PLAN		

DEVELOPMENT HISTORY

- Annexation:** 1971
- Zoning:** R-1 Single Family Residential upon annexation, rezoned R&D Research and Development (1998), Rezoned T Townhouse (2014)
- Site development:** The subject property is currently undeveloped.

COMMENTS

- Water:** The subject tract will be served by the City of College Station for water. There is currently a 24-inch water main along Harvey Mitchell Parkway South, which will provide water service to the site. Public waterlines will be required to comply with the B/CS Unified Design Guidelines with the Final Plat.
- Sewer:** The subject tract will be served by the City of College Station for sanitary sewer. There is currently an 8-inch main running along Harvey Mitchell Parkway South which will need to be extended to the site. Public sanitary sewer lines will be required to be extended to all lots in accordance with the B/CS Unified Design Guidelines with the Final Plat.
- Off-site Easements:** Additional off-site easement will need to be dedicated for the sanitary sewer extension prior filing the Final Plat.
- Drainage:** The subject site will require a detention facilities with this development. The proposed development will be required to comply with the B/CS Unified Design Guidelines.
- Flood Plain:** No portion of the tract lies within the floodplain according to FEMA frim panel 48041C0310F.
- Greenways:** None proposed or required for this development.
- Pedestrian Connectivity:** Sidewalks are required for this development along both sides of the proposed street.
- Bicycle Connectivity:** There is a future bike lane along Harvey Mitchell Parkway South. No portion of the proposed bike lane is required to be built with this development.
- Streets:** Access to the lots will be provided off of a minor collector that connects into Harvey Mitchell Parkway South, a six-lane Major Arterial.
- Oversize Request:** N/A
- Parkland Dedication Fees:** Parkland dedication fees of \$1,261 per townhouse lot will be collected prior to filing the Final Plat.

Impact Fees: N/A

REVIEW CRITERIA

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

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plan.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary 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 May 27, 2015

NAME OF PROJECT Central Park Townhomes

ADDRESS Harvey Mitchell Parkway South

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

Located generally to the southeast of the Dartmouth Street and Harvey Mitchell Parkway South (FM2818) intersection.

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

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

Street Address 3204 Earl Rudder Freeway South

City College Station State Texas Zip Code 77845

Phone Number 979-260-6963 Fax Number 979-764-3564

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

Name Miles Construction & Development, LP E-mail milesconstruction@gmail.com

Street Address P.O. Box 10467

City College Station State Texas Zip Code 77842

Phone Number 979-777-4675 Fax Number 979-690-8100

ARCHITECT OR ENGINEER'S INFORMATION:

Name Mitchell & Morgan, PE C/O James Batenhorst, PE E-mail james@mitchellandmorgan.com

Street Address 3204 Earl Rudder Freeway South

City College Station State Texas Zip Code 77845

Phone Number 979-260-6963 Fax Number 979-764-3564

Total Acreage 2.29 Acres Total No. of Lots 21 R-O-W Acreage .126 acres

Number of Lots By Zoning District 21 / T / /

Average Acreage Of Each Residential Lot By Zoning District:

.103 / T / /

Floodplain Acreage None.

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

Are you proposing to dedicate park land by acreage or fee in lieu of land? Fee in Lieu of Land

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

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

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

Yes

No

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

Project Name: Not applicable.

City Project Number (if known): Not applicable.

Date / Timeframe when submitted: Not applicable.

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

None.

Regarding the waiver request, explain how:

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

None.

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

None.

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.

None.

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.

None.

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:

None.

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.

 - PRESIDENT

Signature and title

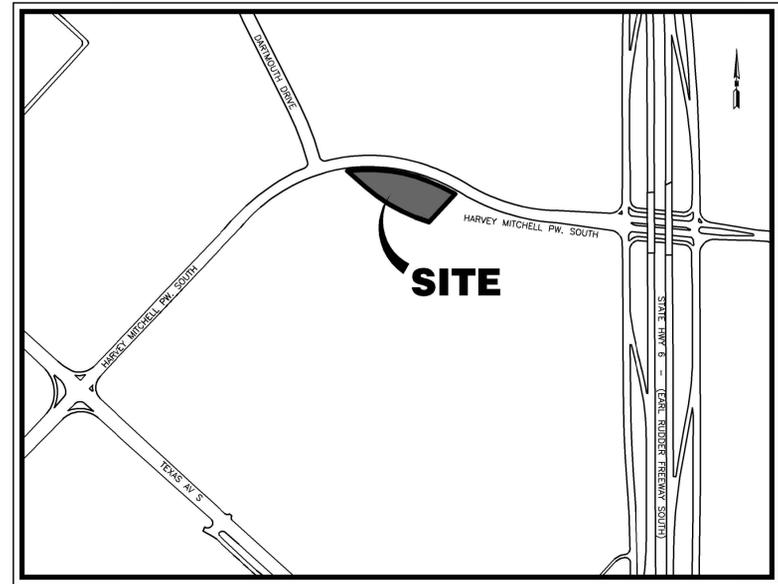
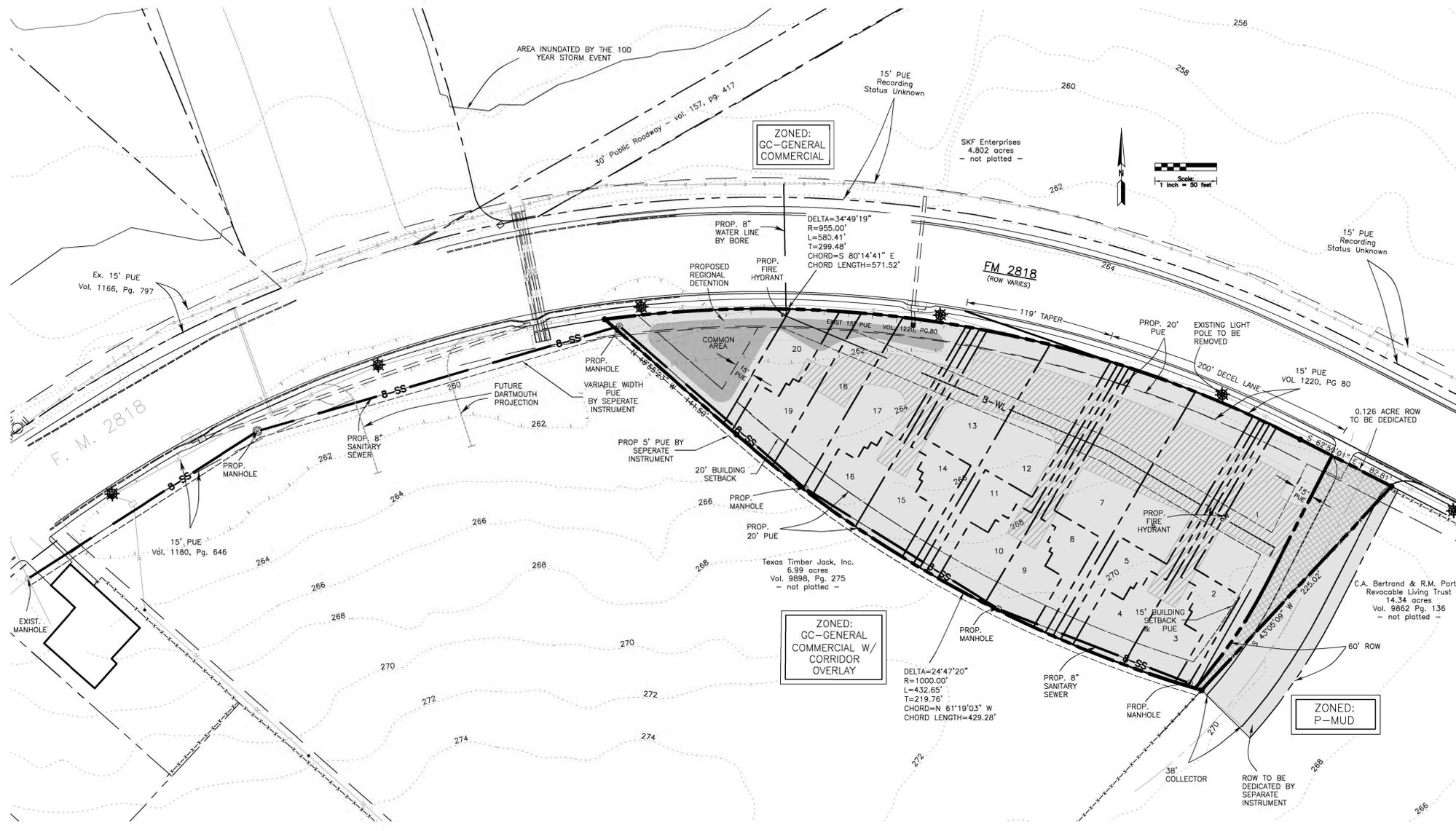
7/17/15

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.
- MA 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.)
N/A	N/A	Street offsets and/or intersection angles meet ordinance.
N/A	N/A	Alleys.
N/A	N/A	Well site locations.
N/A	N/A	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"/>	N/A	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.
N/A	<input checked="" type="checkbox"/>	A number or letter to identify each lot or site and each block (numbered sequentially).
N/A	N/A	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.
N/A	N/A	Greenways dedication.
N/A	N/A	Public areas.
N/A	N/A	Other public improvements, including but not limited to parks, schools and other public facilities.
N/A		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



VICINITY MAP
(N.T.S.)

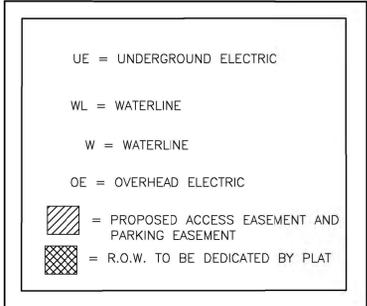
NOTES:

- 1- ORIGIN OF BEARING SYSTEM: Monuments found and record bearings along the south line of a 1.53 acre City of College Station right-of-way tract described in the Volume 1220, Page 78 (O.R.B.C.) were used as the BASIS OF BEARINGS shown on this plat.
- 2- According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804100144-C, effective July 2, 1992, this property is not located in a 100-year flood hazard area.
- 3- Survey is valid only if the print has original seal and signature of Surveyor.
- 4- Subsurface and environmental conditions were not examined or considered as a part of this survey.
- 5- The locations of the underground utilities as shown hereon are based on above-ground evidence and record drawings provided the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the process of this survey to locate buried utilities/structures. Dig Test was conducted four separate times to get utilities located (10/24/05, 11/2/05, 11/8/05, and 11/15/05). ATMOS-MDTX-UTILIQUEST and Cox.
- 6- This survey does not constitute a title search by Surveyor. All information regarding record easement and other documents that might affect the quality of title to tract shown hereon was gained from title commitment GF No. 00053700 prepared by University Title Company of Brazos County dated August 29, 2005. The following comments correspond to the easement items as numbered in the above reference commitment:

Schedule B:

- 10.b.- Easement from F. N. Smith and wife, Oleta Smith to the Southwestern States Telephone Company, dated September 18, 1953, recorded in Volume 179, Page 545, Deed Records, Brazos County, Texas. (This instrument does not describe a specific location or width. There is no visible evidence of above ground appurtenances on this property.)
- 10.c.- Easement from Frank N. Smith to the City of College Station, dated January 6, 1972, recorded in Volume 3020 Page 434, Deed Records, Brazos County, Texas. (This 10' wide easement is located along the southwest line of the called 16.2 acre F.A. Smith (parent tract) described in Volume 285, Page 796 and does not affect this 2.290 acres.
- 10.d.- Blanket Easement from A.J. Tabor Estate to the City of Bryan, dated April 15, 1937, recorded in Volume 98, Page 75, Deed Records, Brazos County, Texas. (There is "No Visible Evidence" of overhead electrical lines on this property.)
- 10.e.- 15' Easement located along the FM 2818 Right-of-Way from Dartmouth Joint Venture to the City of College Station, dated February 21, 1990, recorded in Volume 1220, Page 80, Official Records, Brazos County, Texas. (This 15' wide easement is shown on the survey.)

LEGEND



GENERAL NOTES:

1. COMMON AREA, CROSS PARKING EASEMENT & ACCESS EASEMENT SHALL BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
2. NO LOT SHALL HAVE DIRECT ACCESS TO FM2818. ONE COMMON ACCESS DRIVE SHALL BE PROVIDED OFF OF SIDE STREET.
3. PER FIRM 4804100310F NO. PART OF THIS PROPERTY IS LOCATED WITHIN THE 100 YR STORM EVENT AREA.
4. 38" COLLECTOR SHOWN SHALL BE CONSIDERED THE WIDE STREET OPTION TO MEET SINGLE FAMILY RESIDENTIAL PARKING REQUIREMENTS.

LOT TABLE		
LOT	ACREAGE	SF
1	.1874	8162.436
2	.0639	2785.403
3	.0794	3457.092
4	.0800	3483.068
5	.0672	2927.174
6	.1710	7449.228
7	.1705	7425.370
8	.0646	2814.282
9	.0796	3469.474
10	.0839	3656.680
11	.0656	2857.462
12	.1500	6531.906
13	.1361	5927.978
14	.0611	2661.933
15	.0829	3611.311
16	.0710	3092.140
17	.1367	5953.754
18	.1060	4618.442
19	.0809	3522.261
20	.0667	2903.865
COMMON AREA	.1606	6993.822

NOT FOR RECORD

PRELIMINARY PLAN
of
THE CENTRAL PARK SUBDIVISION,
CONSISTING OF 20 LOTS & COMMON AREA ON
2.290 ACRES

SCALE: 1:50
COLLEGE STATION
Brazos County, Texas

PRELIMINARY PLAN
PREPARED AND SUBMITTED
JULY 2015

<p>OWNER: MILES CONSTRUCTION & DEVELOPMENT, LP P.O. BOX 10467 COLLEGE STATION, TX 77842 (979) 693-3838</p>	<p>ENGINEER: MITCHELL & MORGAN, L.L.P. 3204 EARL RUDDER FWY. S. COLLEGE STATION, TX 77845 PHONE (979) 260-6963</p>	<p>SURVEYOR: MCCLURE & BROWNE KEVIN R. MCCLURE 1008 WOODCREEK DR. COLLEGE STATION, TX 77845 (979) 693-3838</p>
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Legislation Details (With Text)

File #: 15-0668 Version: 1 Name: Castlegate II Sec. 206 - Final Plat - Replat
 Type: Replat Status: Agenda Ready
 File created: 11/6/2015 In control: Planning and Zoning Commission Regular
 On agenda: 11/19/2015 Final action:
 Title: Public hearing, presentation, possible action, and discussion regarding a Final Plat for Castlegate II Subdivision Section 206 Block 29, Lot 9R and Common Areas 1R and 4 and Parkland C being a replat of Castlegate II Subdivision Section 206 Block 29, Lot 9 and Common Area 1 consisting of one lot, two common areas and one park on approximately 6.772 acres, generally located south Etonbury Avenue, more generally located northeast of Sweetwater Forest Subdivision and north of Greens Prairie Road. Case #FP2015-000023
 Sponsors: Madison Thomas
 Indexes:
 Code sections:
 Attachments: [Staff Report](#)
 [Application](#)
 [Final Plat](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding a Final Plat for Castlegate II Subdivision Section 206 Block 29, Lot 9R and Common Areas 1R and 4 and Parkland C being a replat of Castlegate II Subdivision Section 206 Block 29, Lot 9 and Common Area 1 consisting of one lot, two common areas and one park on approximately 6.772 acres, generally located south Etonbury Avenue, more generally located northeast of Sweetwater Forest Subdivision and north of Greens Prairie Road. Case #FP2015-000023



FINAL PLAT
for
Castlegate II Subdivision – Section 206
Block 29, Lot 9R and Common Area 1R & 4 and Parkland C
being a replat of
Castlegate II Subdivision – Section 206
Block 29, Lot 9 and Common Area 1
FP2015-000023

SCALE: One lot, two common areas and one park on 6.772 acres

LOCATION: Located south of Etonbury Avenue, more generally located northeast of Sweetwater Forest Subdivision and north of Greens Prairie Road.

ZONING: GS General Suburban

APPLICANT: Wallace Phillips IV, 3-D Development, LLC

PROJECT MANAGER: Madison Thomas, Staff Planner
mthomas@cstx.gov

PROJECT OVERVIEW: The proposed Final Plat replats one lot into a lot and common area and one common area into a common area and a park.

RECOMMENDATION: Staff recommends approval of the Final Plat.



Case: FP2015-000023

CASTLEGATE II SEC 206

DEVELOPMENT REVIEW

FINAL PLAT - REPLAT

DEVELOPMENT HISTORY

Annexation:	1995
Zoning:	A-O Agricultural Open upon annexation A-O Agricultural Open to R-1 Single Family (2007); R-1 Single-Family Residential renamed GS General Suburban (2013)
Preliminary Plan:	Initially approved in 2010 with revised versions approved by the Commission in 2012 and most recently on October 15, 2015.
Site Development:	Undeveloped

COMMENTS

Parkland Dedication: Parkland of 1.127 acres is being dedicated with this plat. The Parks and Recreations Advisory Board recommended approval at their August 11, 2015 meeting and was part of the revised Preliminary Plan approved by the commission on October 15, 2015. 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.

Greenways: N/A

Pedestrian Connectivity: Sidewalks are required on one side of each public way, and both sides on Etonbury Avenue and will be constructed at the time of the site development.

Bicycle Connectivity: Etonbury Avenue will have bike lanes.

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

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

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



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

FINAL PLAT APPLICATION

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

Date of Optional Preapplication or Stormwater Management Conference N/A

NAME OF PROJECT Castlegate II Subdivision - Section 206

ADDRESS Intersection of Greens Prairie Road and Etonbury Avenue

SPECIFIED LOCATION OF PROPOSED PLAT:

Southeast of Castlegate II Subdivision, Section 205

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

Name Wallace Phillips IV E-mail dustyphillips52@yahoo.com
 Street Address 4490 Castlegate Drive
 City College Station State TX Zip Code 77845
 Phone Number 979.690.7250 Fax Number 979.690.1041

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

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

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering, LLC - Joe Schultz E-mail eng@schultzengineeringllc.com
Street Address 2730 Longmire Drive, Suite A
City College Station State TX Zip Code 77845
Phone Number 979.764.3900 Fax Number 979.764.3910

Do any deed restrictions or covenants exist for this property? Yes No
Is there a temporary blanket easement on this property? If so, please provide the Volume 10392 and Page No. 276

Total Acreage 6.772 Total No. of Lots 1 R-O-W Acreage 5.245
Existing Use Residential Proposed Use Single Family Residential
Number of Lots By Zoning District 1 / R-1 / / /
Average Acreage Of Each Residential Lot By Zoning District:
0.302 / R-1 / / /

Floodplain Acreage N/A

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

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

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

Yes
 No

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

Project Name: Castlegate II Preliminary Plat/Section 206 Final Plat

City Project Number (if known): 12-00500004/14-00900291

Date / Timeframe when submitted: September 2015

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

None

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

None

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

Requested Oversize Participation _____

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <ul style="list-style-type: none"> - _____ Streets - _____ Sidewalks - _____ Sanitary Sewer Lines - _____ Water Lines - _____ Channels - _____ Storm Sewers - _____ Bike Lanes / Paths 	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p><u>1.127</u> No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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

Walter Phillips II Manager
Signature and title

Sept 30 2015
Date

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

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

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

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

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

Engineer

Date

Initial

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

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

B. I, _____, certify to the following:

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

Engineer

Date

Additional certification for Floodway Encroachments:

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

Engineer

Date

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

Residential Structures:

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

Engineer / Surveyor

Date

Commercial Structures:

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

Engineer / Surveyor

Date

OR

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

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

Engineer / Surveyor

Date

Conditions or comments as part of approval: _____

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

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

Existing

Proposed

- | | | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input 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. |

Existing

Proposed

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Alleys. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Easements. |
| <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. |

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

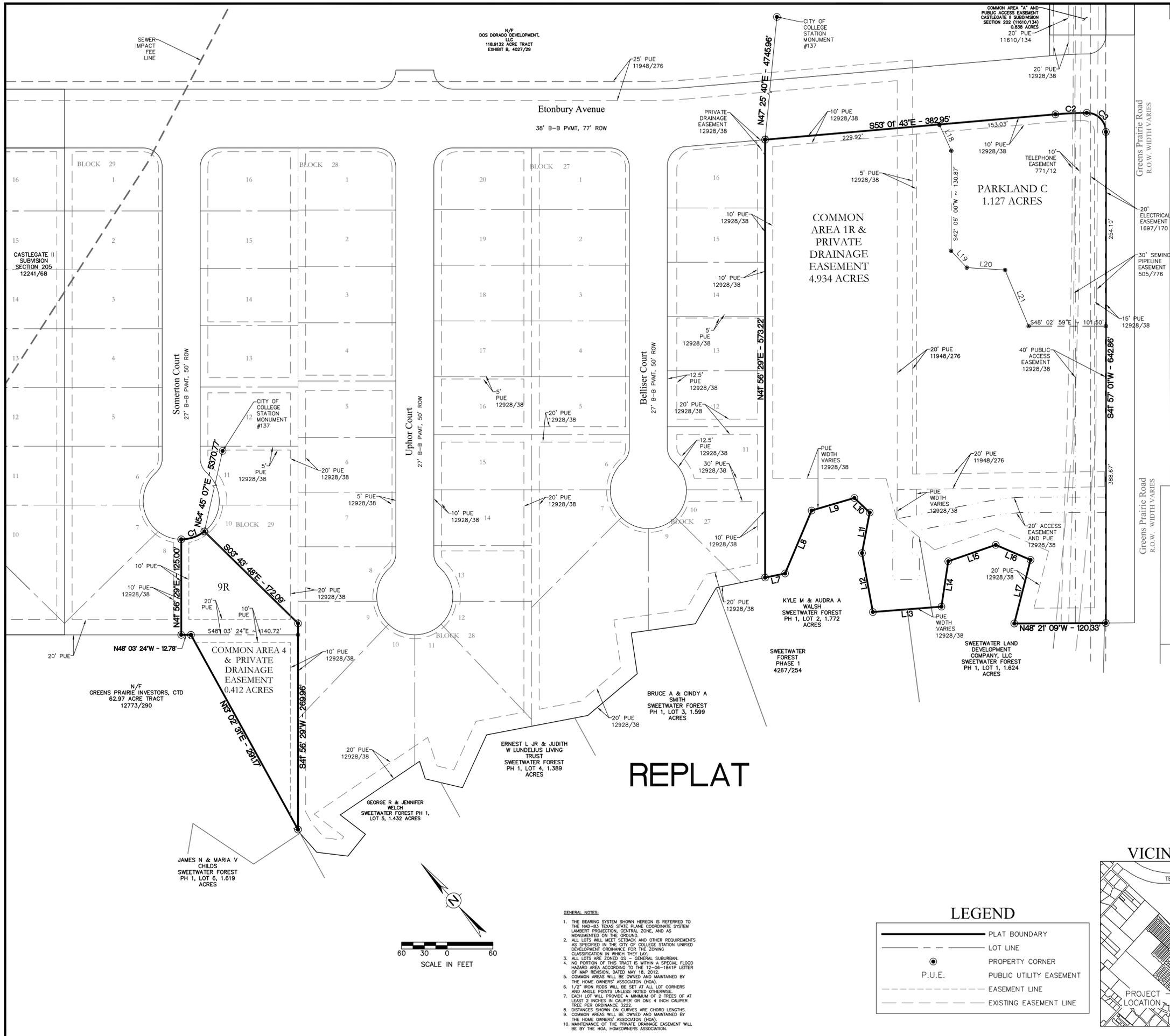
All off-site easements necessary for infrastructure construction must be shown on the final plat with a volume and page listed to indicate where the separate instrument easements were filed. Separate instrument easements must be provided in recordable form to the City prior to being scheduled for P&Z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

Are there impact fees associated with this development? Yes No
Impact fees must be paid prior to building permit.

Will any construction occur in TxDOT rights-of-way? Yes No
If yes, TxDOT permit must be submitted along with the construction documents.

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

Print Form



CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Wallace Phillips IV, Manager of 3-D Development, owner and developer of the land shown on this plat, and designated herein as the Castlegate II Subdivision, Section 206, Block 29, Lot 9R, Common Area 1R, Common Area 3 and Parkland C, to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructures, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Wallace Phillips IV, Manager

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

Chairman

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

City Engineer

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Wallace Phillips IV, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
 Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

CERTIFICATE OF THE SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Brad Kerr, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the _____ day of _____, 20____. R.P.L.S. No. 4502

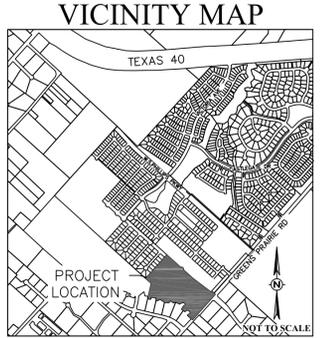
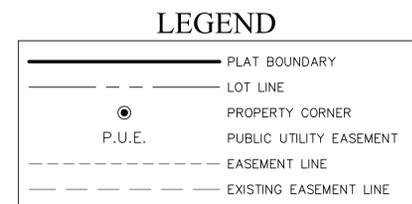
CERTIFICATE OF THE COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, _____ County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____, in the Deed Records of Brazos County, Texas,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

County Clerk
 Brazos County, Texas

CURVE TABLE						LINE TABLE			
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION	LINE #	LENGTH	DIRECTION
L7	26.80'	59.39'	33°	15.94'	15.94'	S59°39'33"W	L18	37.93'	S17°18'46"W
L8	89.41'	56.4'	50°	10°	10°	S64°50'10"W	L19	30.21'	S1°12'34"E
L9	58.62'	N64°22'35"W	22°	35°	35°	N64°22'35"W	L20	50.37'	S44°33'26"E
L10	27.74'	N4°33'48"E	41°	40°	40°	N4°33'48"E	L21	79.78'	S19°00'20"W
L11	53.92'	N52°41'45"E	41°	45°	45°	N52°41'45"E			
L12	78.55'	N31°31'00"E	31°	31°	31°	N31°31'00"E			
L13	90.43'	N52°33'01"W	33°	01°	01°	N52°33'01"W			
L14	60.05'	S50°32'25"W	32°	25°	25°	S50°32'25"W			
L15	65.96'	N67°01'46"W	01°	46°	46°	N67°01'46"W			
L16	49.81'	N24°48'53"W	48°	53°	53°	N24°48'53"W			
L17	85.94'	N56°19'49"E	19°	49°	49°	N56°19'49"E			

REPLAT

- GENERAL NOTES:
- THE BEARING SYSTEM SHOWN HEREON IS REFERRED TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT PROJECTION, CENTRAL ZONE, AND AS MONUMENTED ON THE GROUND.
 - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
 - ALL LOTS ARE ZONED OS - GENERAL SUBURBAN.
 - NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE 12-06-1841P LETTER OF MAP REVISION, DATED MAY 18, 2012.
 - COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
 - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2 INCHES IN CALIPER OR ONE 4 INCH CALIPER TREE PER ORDINANCE 3222.
 - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 - COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
 - MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT WILL BE BY THE HOA, HOMEOWNERS ASSOCIATION.



FINAL PLAT OF CASTLEGATE II SUBDIVISION SECTION 206

1 LOT
 BLOCK 29 LOT 9R
 COMMON AREA 1R & 4
 PARKLAND C
 6.775 ACRES
 BEING A

REPLAT OF CASTLEGATE II SUBDIVISION SECTION 206

1 LOT
 BLOCK 29 LOT 9
 COMMON AREA 1
 6.775 ACRES
 (Vol. 12928, Page 38)

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

SCALE 1" = 60'

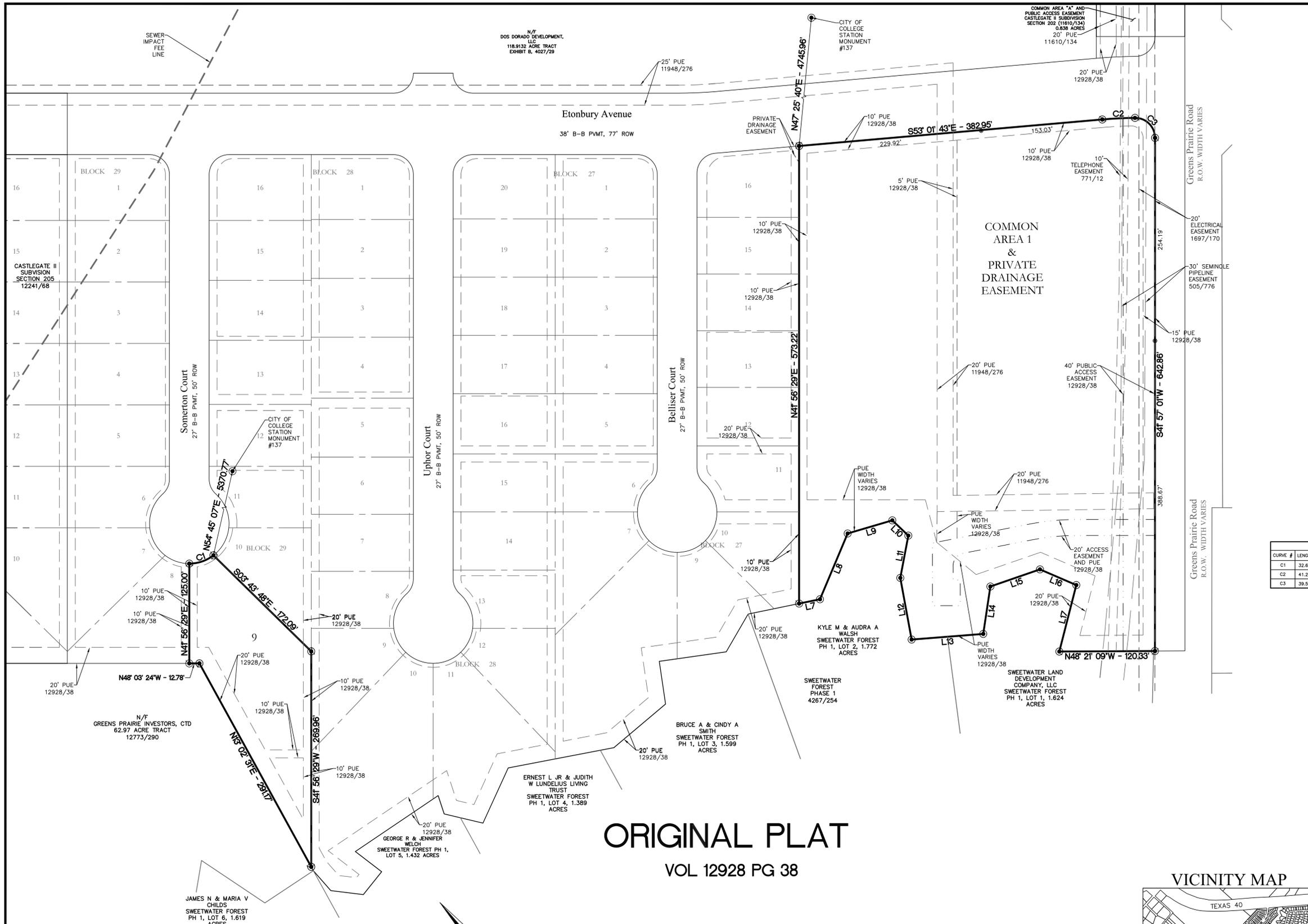
October 2015

OWNER/DEVELOPER:
 3-D Development
 4490 Castlegate Drive
 College Station, TX 77845
 (979) 690-7250

SURVEYOR:
 Brad Kerr, RPLS No. 4502
 Kerr Surveying, LLC
 409 N. Texas Ave.
 Bryan, TX 77803
 (979) 368-3115

ENGINEER:

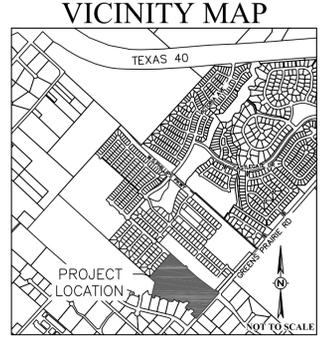
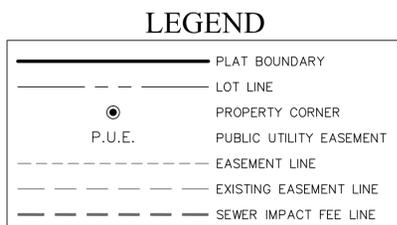
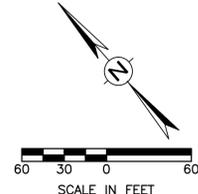
 Schultz Engineering, LLC
 TBPE NO. 12327
 2730 LONGMIRE, SUITE A
 College Station, Texas 77845
 (979) 764-3900



ORIGINAL PLAT

VOL 12928 PG 38

- GENERAL NOTES:**
1. THE BEARING SYSTEM SHOWN HEREON IS REFERRED TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT PROJECTION, CENTRAL ZONE, AND IS MONUMENTED ON THE GROUND.
 2. ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
 3. ALL LOTS ARE ZONED OS - GENERAL SUBURBAN.
 4. NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE 12-06-1841P LETTER OF MAP REVISION, DATED MAY 18, 2012.
 5. COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
 6. 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 7. EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2 INCHES IN CALIPER OR ONE 4 INCH CALIPER TREE PER ORDINANCE 3222.
 8. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.



Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	32.67'	50.00'	037°26'12"	16.94'	32.09'	N86°46'37"W
C2	41.22'	536.50'	004°24'07"	20.62'	41.21'	S90°49'40"E
C3	39.52'	25.00'	090°34'37"	25.25'	35.53'	S03°20'18"E

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L7	26.80'	N59° 39' 33"W	L18	37.93'	S17° 18' 46"W
L8	89.41'	S64° 50' 10"W	L19	30.21'	S1° 12' 34"E
L9	58.62'	N64° 22' 35"W	L20	50.37'	S44° 33' 26"E
L10	27.74'	N4° 33' 48"W	L21	79.76'	S19° 00' 20"W
L11	53.92'	N52° 41' 45"E			
L12	78.55'	N31° 31' 00"E			
L13	90.43'	N52° 33' 01"W			
L14	60.05'	S50° 32' 25"W			
L15	65.96'	N67° 01' 46"W			
L16	49.81'	N24° 48' 53"W			
L17	85.94'	N56° 19' 49"E			

FINAL PLAT

OF CASTLEGATE II SUBDIVISION SECTION 206

1 LOT
BLOCK 29 LOT 9R
COMMON AREA 1R & 4
PARKLAND C
6.775 ACRES
BEING A

REPLAT

OF
CASTLEGATE II SUBDIVISION SECTION 206

1 LOT
BLOCK 29 LOT 9
COMMON AREA 1
6.775 ACRES
(Vol. 12928, Page 38)
ROBERT STEVENSON LEAGUE, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE 1" = 60'
October 2015

OWNER/DEVELOPER:
3-D Development
4490 Castlegate Drive
College Station, TX 77845
(979) 690-7250

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77805
(979) 268-3115

ENGINEER:
 Schultz Engineering, LLC
TBPE NO. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77845
...
(979) 764-3900

SHEET 2 OF 2



Legislation Details (With Text)

File #: 15-0675 Version: 1 Name: 3702 State Highway 6 South- Ponderosa Place Rezoning

Type: Rezoning Status: Agenda Ready

File created: 11/9/2015 In control: Planning and Zoning Commission Regular

On agenda: 11/19/2015 Final action:

Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from CI Commercial Industrial to GC General Commercial for approximately 0.964 acres being Lot 3, Block 19 of the Ponderosa Place Subdivision Phase 1, generally located at 3702 State Highway 6 South, more generally located west of State Highway 6 South and between Ponderosa Drive and Pinon Drive. Case # REZ2015-000029 (Note: Final action on this item is scheduled for the December 10, 2015 City Council meeting - subject to change)

Sponsors: Mark Bombek

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from CI Commercial Industrial to GC General Commercial for approximately 0.964 acres being Lot 3, Block 19 of the Ponderosa Place Subdivision Phase 1, generally located at 3702 State Highway 6 South, more generally located west of State Highway 6 South and between Ponderosa Drive and Pinon Drive. Case # REZ2015-000029 (Note: Final action on this item is scheduled for the December 10, 2015 City Council meeting - subject to change)



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

**REZONING REQUEST
FOR
3702 State Highway 6 South
REZ2015-000029**

REQUEST: CI Commercial Industrial to GC General Commercial

SCALE: 0.964 acres

LOCATION: 3702 State Highway 6 South, generally located west of State Highway 6 South and between Ponderosa Drive and Pinon Drive. Being all of Lot 3, Block 19 in Phase 1 of the Ponderosa Place Subdivision.

APPLICANT: Rabon Metcalf, RME Consulting Engineers

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

RECOMMENDATION: Staff recommends approval of the rezoning request to GC General Commercial.



REZONING

Case: REZ2015-000029

PONDEROSA PLACE PH 1
BLOCK 3 LOT 19

DEVELOPMENT REVIEW



NOTIFICATIONS

Advertised Commission Hearing Date: November 19, 2015

Advertised Council Hearing Dates: December 10, 2015

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

N/A

Contacts in support: None

Contacts in opposition: None

Inquiry contacts: One

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North (across Ponderosa Drive)	General Commercial	GC General Commercial	Hotel
South (across Pinon Drive)	General Commercial	CI Commercial Industrial	Retail Sales
East	General Commercial	GC General Commercial	Hotel
West	Business Park	CI Commercial Industrial	Warehousing/ Distribution

DEVELOPMENT HISTORY

Annexation: 1974

Zoning: A-O Agricultural Open (upon annexation), C-2 Commercial-Industrial District (1974) renamed CI Commercial Industrial (2013)

Final Plat: Ponderosa Place Phase 1 Lot 3, Block 19

Site development: Hotel

PROPOSAL

The applicant has requested the proposed amendment to General Commercial as a step toward permitting a new hotel development on approximately 0.964 acres located west of State Highway 6 South and between Ponderosa Drive and Pinon Drive. The subject property and properties to the north and east are primarily designated General Commercial on the Comprehensive Plan Future Land Use and Character Map.

REVIEW CRITERIA

1. Consistency with the Comprehensive Plan: The Future Land Use and Character designation on the property is General Commercial. Generally, this land use designation is identified in areas for concentration of commercial activities that serve nearby residents as well as the larger regional community. The proposed GC General Commercial rezoning request is consistent with the Comprehensive Plan.

2. **Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The adjacent land uses are made up of various General Commercial and Commercial Industrial uses ranging from hotels, retail sales, office, and warehouse/ distribution centers. The character of the proposed development is compatible with the existing surrounding uses of the area.
3. **Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The rezoning request is for a GC General Commercial land use. Under the current zoning of CI Commercial Industrial, the present land use as a hotel is nonconforming. Amending the zoning increases the suitability of the property given its present and proposed use.
4. **Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property is currently zoned CI Commercial Industrial providing opportunities for providing services primarily to other commercial or industrial enterprises as well as a very limited segment of the general public. The surrounding area is currently developed or used in a similar manner. However, the subject property is currently being used as a hotel and is planned to redevelop as a separate hotel site. Given its current state, the existing Commercial Industrial zoning is limiting the suitability of the property.
5. **Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** While the property could be marketed as Commercial Industrial, the present and proposed use of the property would generate a higher level of marketability as the use is not permitted under the CI Commercial Industrial district, but is permitted under GC General Commercial.
6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water service will be provided by the City of College Station via existing 12- inch main along Pinon Drive or 6- inch main along Ponderosa Drive. Sanitary Sewer service will be provided by the City of College Station via existing 8- inch main running through the tract.

The subject tract is in the Bee creek drainage basin. Subject tract may need to detain any additional impervious that will be determined during the site plan.

Subject tract has access off Pinon Drive, a local Street, and Ponderosa Drive, a minor collector.

Drainage and other public infrastructure required with the site shall be designed and constructed in accordance with the B/CS Unified Design Guidelines. Existing infrastructure appears to currently have capacity to adequately serve the proposed use.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request to GC General Commercial.

SUPPORTING MATERIALS

1. Application
2. Rezoning Map



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

ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication Conference October 21, 2015

NAME OF PROJECT Ponderosa Place

ADDRESS 3702 SH 6 South - College Station, TX

LEGAL DESCRIPTION (Lot, Block, Subdivision) Lot 3, Block 19 - Ponderosa Place, Phase 1

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

TOTAL ACREAGE 0.964 Acres

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

Name RME Consulting Engineers E-mail rabon@rmengineer.com

Street Address PO Box 9253

City College Station State TX Zip Code 77842

Phone Number (979) 764-0704 Fax Number (979) 764-0704

PROPERTY OWNER'S INFORMATION:

Name Brazos Valley Hotel, LP E-mail hjexpress14612@gmail.com

Street Address 3702 SH 6 South

City College Station State TX Zip Code 77845

Phone Number (713) 876-7866 Fax Number (979) 695-6402

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

Name _____ E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

This property was conveyed to owner by deed dated June 15, 1994 and recorded in Volume 2138, Page 207 of the Brazos County Official Records.

Existing Zoning CI Proposed Zoning GC

Present Use of Property Motel

Proposed Use of Property Hotel

REZONING SUPPORTING INFORMATION

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

Redevelopment of the existing portion of the Howard Johnson motel to a new hotel facility.

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

Yes.

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

Yes. The development is surrounding by existing General Commercial uses.

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

Same as Comment No. 3.

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

Same as Comment No. 3.

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

Same as Comment No. 3.

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

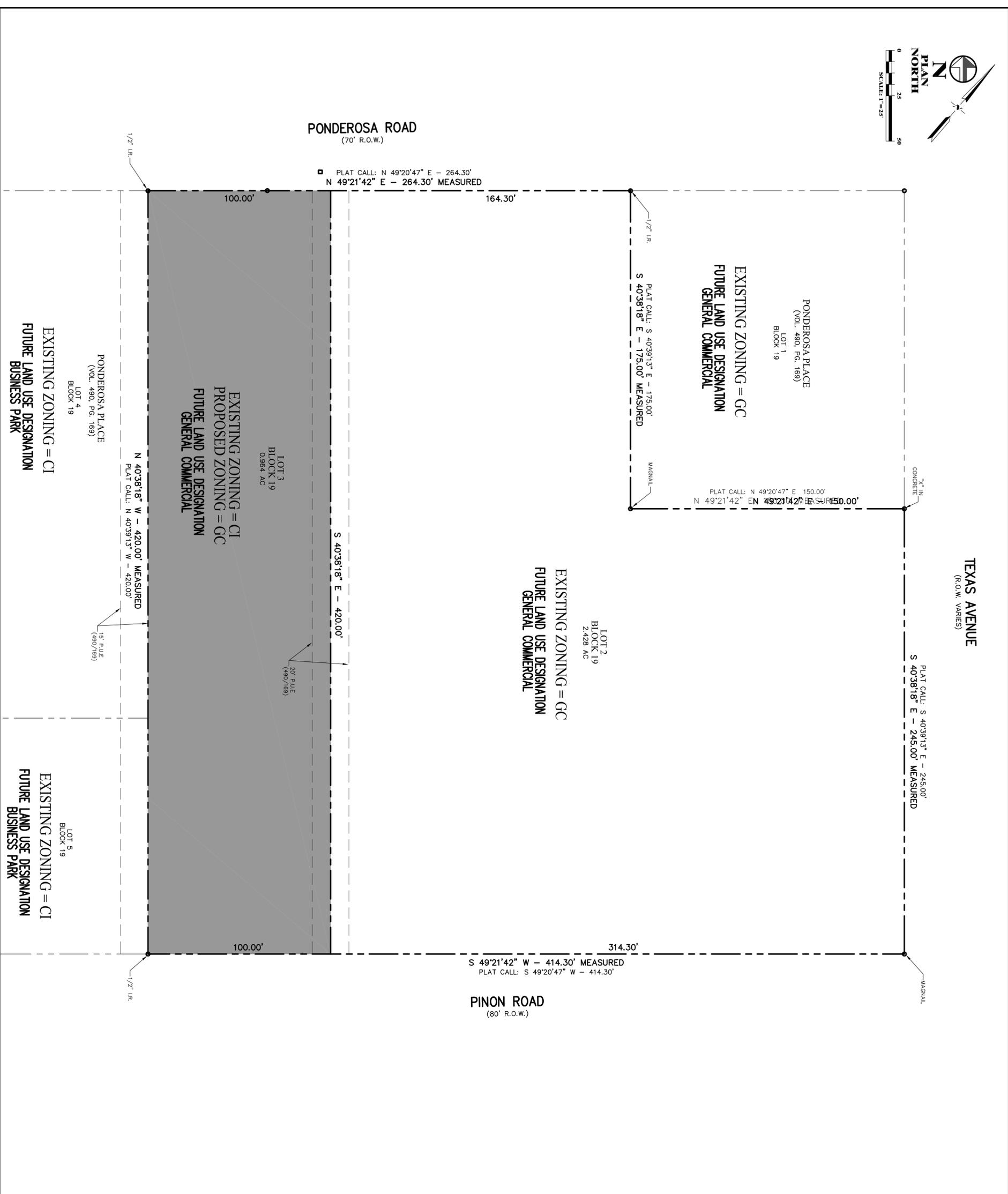
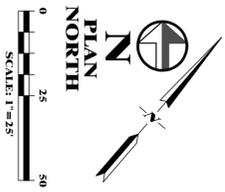
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from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



Signature and title

10-21-15

Date



TEXAS AVENUE
(R.O.W. VARIES)

PLAT CALL: S 40°38'18" E - 245.00'
S 40°38'18" E - 245.00' MEASURED

EXISTING ZONING = GC
FUTURE LAND USE DESIGNATION
GENERAL COMMERCIAL

PONDEROSA PLACE
(VOL. 490, PG. 169)
LOT 1
BLOCK 19

PLAT CALL: S 40°39'13" E - 175.00'
S 40°38'18" E - 175.00' MEASURED

EXISTING ZONING = GC
FUTURE LAND USE DESIGNATION
GENERAL COMMERCIAL

LOT 2
BLOCK 19
2.428 AC

S 49°21'42" W - 414.30' MEASURED
PLAT CALL: S 49°20'47" W - 414.30'

PINON ROAD
(80' R.O.W.)

EXISTING ZONING = CI
PROPOSED ZONING = GC
FUTURE LAND USE DESIGNATION
GENERAL COMMERCIAL

LOT 3
BLOCK 19
0.964 AC

N 40°38'18" W - 420.00' MEASURED
PLAT CALL: N 40°39'13" W - 420.00'

EXISTING ZONING = CI
FUTURE LAND USE DESIGNATION
BUSINESS PARK

PONDEROSA PLACE
(VOL. 490, PG. 169)
LOT 4
BLOCK 19

EXISTING ZONING = CI
FUTURE LAND USE DESIGNATION
BUSINESS PARK

LOT 5
BLOCK 19



ZONING NAMES:
GC = GENERAL COMMERCIAL
CI = COMMERCIAL INDUSTRIAL

REZONING EXHIBIT OF PONDEROSA PLACE PHASE ONE

LOT 3, BLOCK 19
COLLEGE STATION, BRAZOS COUNTY, TEXAS



LEAD ENGINEER: INTERSECTION
5/0 MIKE HUSSEIN, P.E.
3702 HWY. 6 SOUTH, 77845
COLLEGE STATION, TX 77845
PH: (713) 876-7868
FX: (979) 695-6402
FILESNAME: 0591RZ1A | SCALE: 1"=25'
SUBMITTED DATE: 10/22/15
REVISIONS:
DRAWN BY: R.A.M. | CHECKED BY:
FIELD BOOK: N/A | PAGES: N/A
RAME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
289 - 0591
TEXAS FIRM REGISTRATION NO. F-4695



Legislation Details (With Text)

File #: 15-0663 Version: 1 Name: 14973 FM 2154 - Rezoning

Type: Rezoning Status: Agenda Ready

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

On agenda: 11/19/2015 Final action:

Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to PDD Planned Development District for approximately 1.209 acres being the Benjamin Graham Subdivision, Lot 4, Lot 5, Lot 6, Lot 7, part of Lot 10, Lot 11 and part of Lot 12, Block A, according to the plat recorded in Volume 12, Page 394 of the Official Public Records of Brazos County, Texas, generally located at 14973 FM 2154, more generally located north of Greens Prairie Road West, east of FM 2154 and west of Live Oak Street. Case #REZ2015-000022 (Note: Final action on this item is scheduled for the December 10, 2015 City Council meeting - subject to change)

Sponsors: Madison Thomas

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to PDD Planned Development District for approximately 1.209 acres being the Benjamin Graham Subdivision, Lot 4, Lot 5, Lot 6, Lot 7, part of Lot 10, Lot 11 and part of Lot 12, Block A, according to the plat recorded in Volume 12, Page 394 of the Official Public Records of Brazos County, Texas, generally located at 14973 FM 2154, more generally located north of Greens Prairie Road West, east of FM 2154 and west of Live Oak Street. Case #REZ2015-000022 (Note: Final action on this item is scheduled for the December 10, 2015 City Council meeting - subject to change)



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

REZONING REQUEST
for
14973 FM 2154
REZ2015-000022

REQUEST: R Rural to PDD Planned Development District

SCALE: 1.209 acres

LOCATION: 14973 FM 2154 and being more generally located north of Greens Prairie Road West, east of FM 2154 and west of Live Oak Street. Being the Benjamin Graham Subdivision, Lot 4, Lot 5, Lot 6, Lot 7, part of Lot 10, Lot 11, and part of Lot 12, Block A, according to the plat recorded in Volume 12, Page 394 of the Official Public Records of Brazos County, Texas.

APPLICANT: Joe Gattis, PE; Gattis Engineering

PROJECT MANAGER: Madison Thomas, Staff Planner
mthomas@cstx.gov

RECOMMENDATION: Staff recommends approval of the rezoning request.



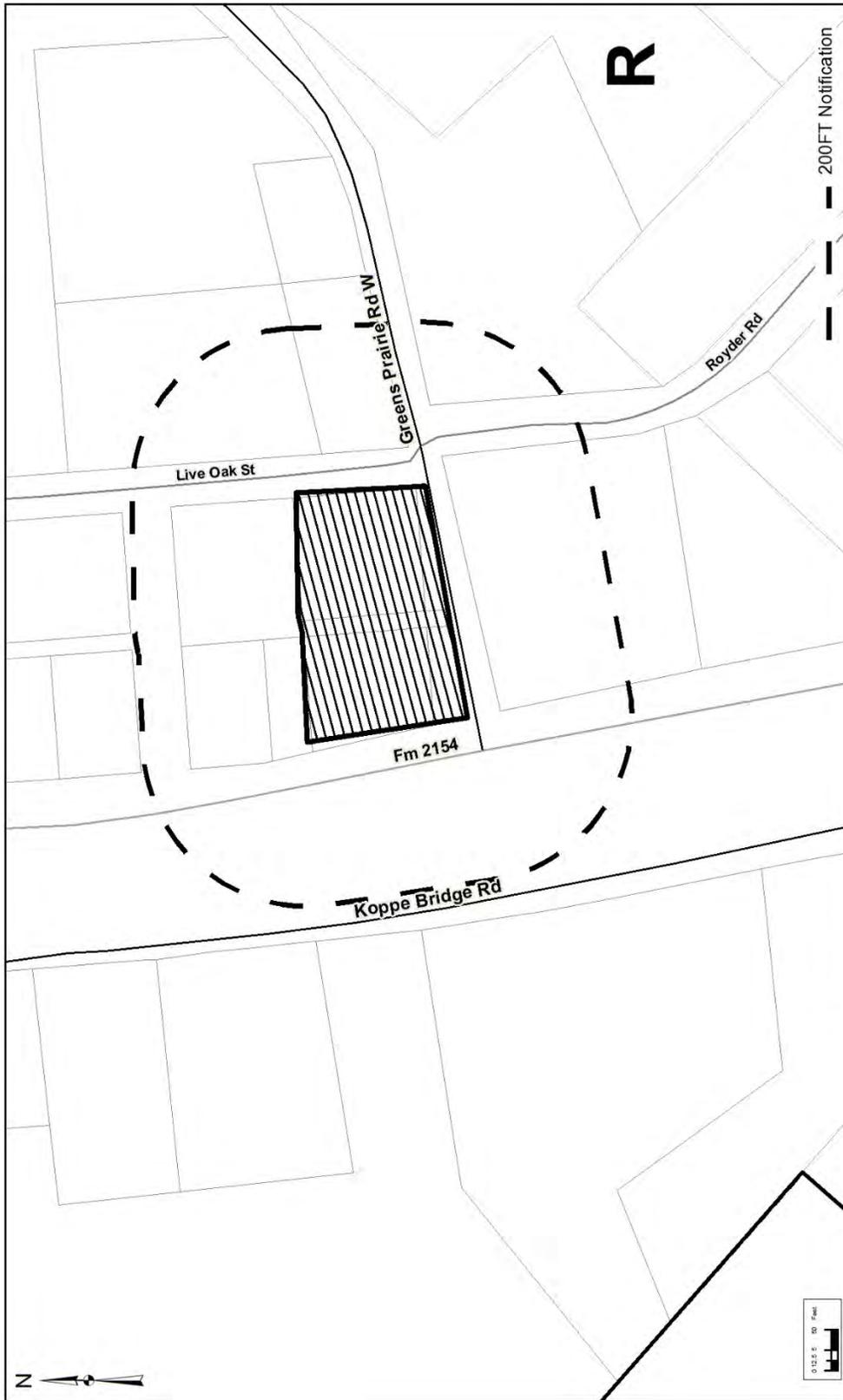
REZONING

Case:
REZ2015-000022

14973 FM 2154

DEVELOPMENT REVIEW





Zoning Districts	R-4	Multi-Family	BPI	PDD	Planned Development District
R	R-4	High Density Multi-Family	NAP	WPC	Planned Development District
E	R-6	Manufactured Home Park	C-3	NG-1	Wolf Pen Creek Dev. Corridor
RS	MHP	Office	M-1	NG-2	Core Northgate
GS	O	Suburban Commercial	M-2	NG-3	Transitional Northgate
R-1B	SC	General Commercial	C-U	OV	Residential Northgate
D	GC	Commercial-Industrial	R & D	RDD	Corridor Overlay
T	CI	Business Park	P-MUD	KO	Redevelopment District
	BP				Krenek Tap Overlay



DEVELOPMENT REVIEW

14973 FM 2154

Case: REZ2015-000022

REZONING

NOTIFICATIONS

Advertised Commission Hearing Date: November 19, 2015

Advertised Council Hearing Date: December 10, 2015

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

N/A

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

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Wellborn Commercial	R Rural, SC Suburban Commercial	Single-family homes, undeveloped
South (Across Greens Prairie Rd. West)	Wellborn Commercial	R Rural	Single-family home
East (Across Live Oak St.)	Institutional/ Public	R Rural	Commercial
West (Across FM 2154 and railroad)	Wellborn Commercial	R Rural	Single-family home, Commercial

DEVELOPMENT HISTORY

Annexation: 2011
Zoning: Property zoned A-O Agricultural Open (upon annexation)
A-O renamed R Rural (2013)
Final Plat: Benjamin Graham Subdivision (1894)
Site development: Property is developed with a single family home.

PROPOSAL

The applicant has requested a Planned Development District rezoning. The Planned Development District zoning district is intended to provide for flexibility that allows innovative development that is sensitive to the surrounding area. The applicant proposes uses that are low-density commercial development on the property that would allow all SC Suburban Commercial Zoning District Uses as well as the addition of fuel sales. The applicant has also proposed the use of GC General Commercial Zoning District Development Standards.

REZONING REVIEW CRITERIA

1. Consistency with the Comprehensive Plan: The subject area is designated on the Comprehensive Plan Future Land Use and Character Map as Wellborn Commercial. The

Wellborn Community Plan states that this designation is for concentrations of commercial activity that focus on the nearby residents. The uses should be limited in size and visual impact on the community. The proposed zoning permits low-density commercial, allowing the property to be redeveloped consistent with the Comprehensive Plan.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The properties to the east, across Live Oak Street are zoned R Rural, and developed as commercial lots. Properties to the south and west are developed as single-family homes and are zoned R Rural. Properties to the north are undeveloped, and developed as single-family homes.
- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The property has frontage to Live Oak Street, FM 2154, and Greens Prairie Road West and is suitable for a low-density commercial development. The Wellborn Community Plan speaks to maintain commercial activity that is neighborhood-oriented and appropriate in scale along Wellborn Road and Live Oak Street.
- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property has frontage to Live Oak Street, FM 2154, and Greens Prairie Road and permits a single-family home and associated agricultural uses.
- 5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property could not be marketed as commercial use and has limited agricultural potential as it is surrounded by single family and commercial uses.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water service will be provided by Wellborn Special Utility District. There is an existing 12-inch sanitary sewer main along Live Oak Street. The tract is in the Peach Creek Drainage Basin. Access is to be dedicated at the time of Site Plan. Drainage and other public infrastructure required with the site shall be designed and constructed in accordance with the B/CS Unified Design Guidelines. Existing infrastructures appear to currently have capacity to adequately serve the proposed use.

SUMMARY OF CONCEPT PLAN

The proposed PDD rezoning is requesting to place small scale commercial uses on this property. The current abutting uses include residential as well as commercial uses. The Comprehensive Plan Future Land Use and Character Map show this area and abutting properties as Wellborn Commercial. Wellborn Commercial is intended for commercial uses that have a low visual impact and serve the surrounding neighborhood, the proposed possible uses for this property will Suburban Commercial Uses and fuel sales. The General Commercial development standards would be appropriate for this property, as it is bordered by roads and other properties labeled as Wellborn Commercial on the Comprehensive Plan Future Land Use and Character Map. Suburban Commercial development standards are meant to create a buffer between abutting commercial and residential uses, this property is primarily surrounded by roads. There are no foreseen issues that would cause these proposed uses to be detrimental to the public health, safety or welfare of surrounding properties. Driveway access to the property

will be determined at the site plan phase, but it should be designed as to not adversely affect the safety and convenience of the surrounding transportation circulation.

STAFF RECOMMENDATION

Staff recommend approval of the rezoning request.

SUPPORTING MATERIALS

1. Application
2. Rezoning Map
3. Concept Plan



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

ZONING MAP AMENDMENT (REZONING) APPLICATION PLANNED DISTRICTS

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication Conference Not Applicable

NAME OF PROJECT Marek Wellborn Rezoning

ADDRESS 14973 FM 2154 (Wellborn Rd.)

LEGAL DESCRIPTION (Lot, Block, Subdivision) Block A, Lots 4 - 7, Part of Lot 10, Lot 11, Part of Lot 12

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

Corner of Greens Prairie Rd. and FM 2154, Wellborn, Texas

TOTAL ACREAGE 1.209 acres

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

Name Joe Gattis, PE ; Gattis Engineering E-mail joe@gattisengineering.com
Street Address 2010 Moses Creek Ct.
City College Station State Texas Zip Code 77845
Phone Number 979-575-5022 Fax Number n/a

PROPERTY OWNER'S INFORMATION:

Name Pat Marek ; South Wellborn Ltd. E-mail pat.marek@marekbrosbcs.com
Street Address 2112 Southwood Drive
City College Station State Texas Zip Code 77845
Phone Number 979-218-2914 Fax Number n/a

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

Name _____ E-mail _____
Street Address _____
City _____ State _____ Zip Code _____
Phone Number _____ Fax Number _____

This property was conveyed to owner by deed dated _____ and recorded in Volume 8819, Page 82 of the Brazos County Official Records.

Existing Zoning Rural Proposed Zoning PDD

Present Use of Property Vacant Single Family Home

Proposed Use of Property Commercial Office / Retail

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

Suburban Commercial Uses with the addition of Fuel Sales along with the development standards of General Commercial Zoning

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

If P-MUD:

Approximate percentage of residential land uses: _____

Approximate percentage of non-residential land uses: _____

REZONING SUPPORTING INFORMATION

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

*College Station planned use is residential commercial
Property is currently across the street from Elliott Construction Company & Wellborn Water Dept.*

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

This zoning change is in compliance with the Comprehensive Plan.

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

*Most of the surrounding properties are currently being used for similar commercial uses.
~ Elliott Construction, Restaurant, Granite Showroom, Wellborn Water Dept., Steamattic Water Restoration, Convenience Store*

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

The 1.2 acre lot fronts Wellborn Road, a major thoroughfare with other commercial businesses.

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

The current tract has a vacant single family house on it.

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

The tract is currently surrounded by commercial and industrial businesses making it NOT very suitable for the current zoning district.

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

None

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

Purpose of this rezoning and proposed development is to provide a needed commercial presence in the rapidly expanding area.

CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

Range between 12' - 20'

2. Provide a general statement regarding the proposed drainage.

The storm drainage from the proposed development will be mitigated per City and TxDOT requirements. Detention will be provided on site if necessary.

3. List the general bulk or dimensional variations sought.

None

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

None

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

The surrounding area is already composed of retail, commercial and professional offices along with a major thoroughfare of FM 2154. This commercial zoning will provide for an appropriate commercial business that fronts the FM 2154 corridor and Greens Prairie Road. Any type of zoning or entity less than commercial, retail, or office would degrade the economic growth of this particular area.

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

It meets the goal and intent of the Comp Plan Suburban Commercial by providing commercial, retail or professional offices in an intense urban area.

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

It meets the goal and intent of the Comp Plan by providing the land owner and the surrounding land owners with the capability of improving their land value and providing the community with much needed services.

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

Not Applicable

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

Not Applicable

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

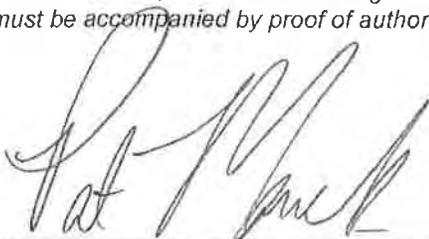
Proposed project will be developed with highest of standards, with proper project lighting and the proposed business will be of suitable nature to the surrounding business environment.

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

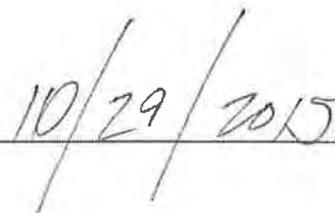
The proposed development will be providing adequate parking and access-ways internally to the project with proper spacing of the driveways. The proposed development is surrounded by three public thoroughfares that will safely convey traffic accordingly.

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

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



Signature and title



Date



Legislation Details (With Text)

File #: 15-0666 Version: 1 Name: Multi-Family Park Land Dedication Amendment

Type: Unified Development Ordinance Status: Agenda Ready

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

On agenda: 11/19/2015 Final action:

Title: Public hearing, presentation, possible action, and discussion regarding an amendment to Chapter 12, "Unified Development Ordinance," Article 8 "Subdivision Design and Improvements," Section 8.8 "Requirements for Park Land Dedication," Appendix I "Park Land Dedication and Development Fees" of the Code of Ordinances of the City of College Station, Texas, regarding multi-family park land dedication. Case #ORDA2015-000005 (Note: Final action on this item is scheduled for the December 10, 2015 City Council meeting - subject to change.)

Sponsors: Jennifer Prochazka

Indexes:

Code sections:

Attachments: [Staff Memo](#)
[Appendix I with Redlines](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an amendment to Chapter 12, "Unified Development Ordinance," Article 8 "Subdivision Design and Improvements," Section 8.8 "Requirements for Park Land Dedication," Appendix I "Park Land Dedication and Development Fees" of the Code of Ordinances of the City of College Station, Texas, regarding multi-family park land dedication. Case #ORDA2015-000005 (Note: Final action on this item is scheduled for the December 10, 2015 City Council meeting - subject to change.)



MEMORANDUM

November 19, 2015

TO: Members of the Planning & Zoning Commission

FROM: Jennifer Prochazka, AICP, Principal Planner

SUBJECT: **Multi-Family Park Land Dedication – Unified Development Ordinance Amendment**

Item: Public hearing, presentation, possible action, and discussion regarding an amendment to Chapter 12, “Unified Development Ordinance,” Article 8 “Subdivision Design and Improvements,” Section 8.8 “Requirements for Park Land Dedication,” Appendix I “Park Land Dedication and Development Fees” of the Code of Ordinances of the City of College Station, Texas, regarding multi-family park land dedication.

Summary: 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 park land dedication assessment on a per bedroom basis. The Planning & Zoning Commission and Parks and Recreation Board met in October in a joint workshop and directed staff to move forward with a potential amendment that would remove the ordinance bias toward multi-bedroom dwelling units.

The current parkland dedication requirement is based on several assumptions including a desired level of service, the average cost to purchase and develop park land, and the average persons per household (2.38 persons), as determined by the 2010 Census. Currently, park land dedication fees are assessed based on the number of dwelling units in a multi-family project, regardless of the total number of bedrooms. With a by-the-dwelling-unit assessment, all multi-family units have the same park land dedication requirement. Multi-family developers constructing units that have fewer bedrooms than the Census average pay more per bedroom than the multi-family developers that construct units that have more bedrooms than the Census average.

The proposed amendment affects Unified Development Ordinance Section 12-8.8 “Requirements for Park Land Dedication” by amending Appendix I “Park Land Dedication and Development Fees.” Because the current fees were established assuming an average of 2.38 persons per household (Census Bureau), the amendment assumes that the previous per dwelling unit requirement can be divided by 2.38 resulting in a per person or per bedroom fee for multi-family projects. Both land dedication and fee-in-lieu of land dedication requirements are proposed to be amended.

Attachments:

1. Redlined Appendix I

Subdivision Design and Improvements
Sec. 12-8.8 Requirements for Park Land Dedication

APPENDIX I.
PARK LAND DEDICATION AND DEVELOPMENT FEES

I. Neighborhood and Community Parks.

A. Dedication Requirements for Neighborhood Parks.

1. Land dedication ~~per Dwelling Unit (DU).~~
Single-family: One (1) Acre per 117 Dwelling Units (DU) ~~DUs~~
Multi-Family: One (1) Acre per ~~117 DUs~~ 49 bedrooms (BR)
2. Fee in lieu of land dedication ~~per Dwelling Unit (DU).~~
Single-family: \$274.00 per Dwelling Unit (DU) ~~DU~~
Multi-Family: ~~\$274.00~~ \$115.00 per ~~DU~~ Bedroom (BR)
3. Park development fee ~~per Dwelling Unit (DU).~~
Single-family: \$362.00 per Dwelling Unit (DU) ~~DU~~
Multi-Family: ~~\$362.00~~ \$152.00 per ~~DU~~ Bedroom (BR)
4. Total neighborhood park fees ~~per Dwelling Unit (DU).~~
Single-family: \$636.00 per ~~DU~~ Dwelling Unit (DU)
Multi-Family: ~~\$636.00~~ \$267.00 per ~~DU~~ Bedroom (BR)

B. Dedication Requirements for Community Parks.

1. Land dedication ~~per Dwelling Unit (DU).~~
Single-family: One (1) Acre per 128 Dwelling Units (DU) ~~DUs~~
Multi-Family: One (1) Acre per ~~128 DUs~~ 53 Bedrooms (BR)
2. Fee in lieu of land dedication ~~per Dwelling Unit (DU).~~
Single-family: \$250.00 per Dwelling Unit (DU) ~~DU~~
Multi-Family: ~~\$250.00~~ \$105.00 per ~~DU~~ Bedroom (BR)
3. Park development fee ~~per Dwelling Unit (DU).~~

Single-family: \$375.00 per Dwelling Unit (DU) ~~DU~~

Multi-Family: ~~\$750.00~~ \$315.00 per ~~DU~~ Bedroom (BR)

4. **Total community park fees** ~~per Dwelling Unit (DU)~~.

Single-family: \$625.00 per Dwelling Unit (DU) ~~DU~~

Multi-Family: ~~\$1,000.00~~ \$420.00 per ~~DU~~ Bedroom (BR)



Legislation Details (With Text)

File #: 15-0664 Version: 1 Name: Future Land Use & Character Map Amendments
 Type: Comprehensive Plan Status: Agenda Ready
 File created: 11/5/2015 In control: Planning and Zoning Commission Regular
 On agenda: 11/19/2015 Final action:

Title: Public hearing, presentation, possible action, and discussion regarding amendments to the College Station Comprehensive Plan by amending the Comprehensive Plan Future Land Use & Character Map in the following four general locations: approximately 40 acres generally located east of FM 2154 (Wellborn Road), south of the Southern Trace Subdivision, west of State Highway 40 (William D. Fitch Parkway), and north of the Westminster Subdivision, from Estate and Suburban Commercial to General Suburban and Suburban Commercial; approximately 120 acres generally located south of Barron Cut-Off Road, west of WS Phillips Parkway, north of the Castlegate II Subdivision, and east of the Wellborn Community, from Restricted Suburban to General Suburban; approximately 300 acres generally located south of Greens Prairie Road West, east of the Sweetwater Subdivision, and north of Arrington Road, from Estate to Restricted Suburban; approximately 7 1/2 acres generally located at the northwest corner of State Highway 6 and Nantucket Drive, from Restricted Suburban to Suburban Commercial. Case #CPA2015-000008 (Note: Final action on this item is scheduled for the December 10, 2015 City Council meeting - subject to change.)

Sponsors: Jennifer Prochazka

Indexes:

Code sections:

Attachments: [Staff Memo](#)
[Land Use Assessments.pdf](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding amendments to the College Station Comprehensive Plan by amending the Comprehensive Plan Future Land Use & Character Map in the following four general locations: approximately 40 acres generally located east of FM 2154 (Wellborn Road), south of the Southern Trace Subdivision, west of State Highway 40 (William D. Fitch Parkway), and north of the Westminster Subdivision, from Estate and Suburban Commercial to General Suburban and Suburban Commercial; approximately 120 acres generally located south of Barron Cut-Off Road, west of WS Phillips Parkway, north of the Castlegate II Subdivision, and east of the Wellborn Community, from Restricted Suburban to General Suburban; approximately 300 acres generally located south of Greens Prairie Road West, east of the Sweetwater Subdivision, and north of Arrington Road, from Estate to Restricted Suburban; approximately 7 1/2 acres generally located at the northwest corner of State Highway 6 and Nantucket Drive, from Restricted Suburban to Suburban Commercial. Case #CPA2015-000008 (Note: Final action on this item is scheduled for the December 10, 2015 City Council meeting - subject to change.)



1101 Texas Avenue, PO Box 9960
College Station, Texas 77842
Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

November 19, 2015

TO: Members of the Planning & Zoning Commission
FROM: Jennifer Prochazka, AICP, Principal Planner
SUBJECT: Future Land Use & Character Map Assessments and Proposed Amendments

Item: Public hearing, presentation, possible action, and discussion regarding amendments to the College Station Comprehensive Plan by amending the Comprehensive Plan Future Land Use & Character Map in the following four general locations: approximately 40 acres generally located east of FM 2154 (Wellborn Road), south of the Southern Trace Subdivision, west of State Highway 40 (William D. Fitch Parkway), and north of the Westminster Subdivision, from Estate and Suburban Commercial to General Suburban and Suburban Commercial; approximately 120 acres generally located south of Barron Cut-Off Road, west of WS Phillips Parkway, north of the Castlegate II Subdivision, and east of the Wellborn Community, from Restricted Suburban to General Suburban; approximately 300 acres generally located south of Greens Prairie Road West, east of the Sweetwater Subdivision, and north of Arrington Road, from Estate to Restricted Suburban; approximately 7 1/2 acres generally located at the northwest corner of State Highway 6 and Nantucket Drive, from Restricted Suburban to Suburban Commercial.

Background: The Comprehensive Plan Five-Year Evaluation and Appraisal Report (2014) served as a “check-up” to the Comprehensive Plan by considering changing conditions and recommending appropriate modifications to the Plan. As part of the development of the Report, a joint subcommittee of three Planning & Zoning Commissioners and three City Council members was formed to guide the process and evaluate the Comprehensive Plan. The resulting Report includes recommendations for modification to the Plan, including potential Future Land Use & Character Map amendments in five locations, identified as Areas A-E. The Five-Year Evaluation & Appraisal Report included public outreach by way of an on-line survey, a public open house meeting, focus group meetings, and a public review of the draft Report.

Summary: Staff evaluated the Future Land Use & Character Map in the five identified areas in the attached report and made recommendations for changes in four of the areas. The evaluation of each area and associated recommendations are included in the attached Future Land Use & Character Assessments report.

Attachments:

- 1) Future Land Use & Character Assessments report

Comprehensive Plan – Future Land Use and Character Map

Land Use & Character Assessments

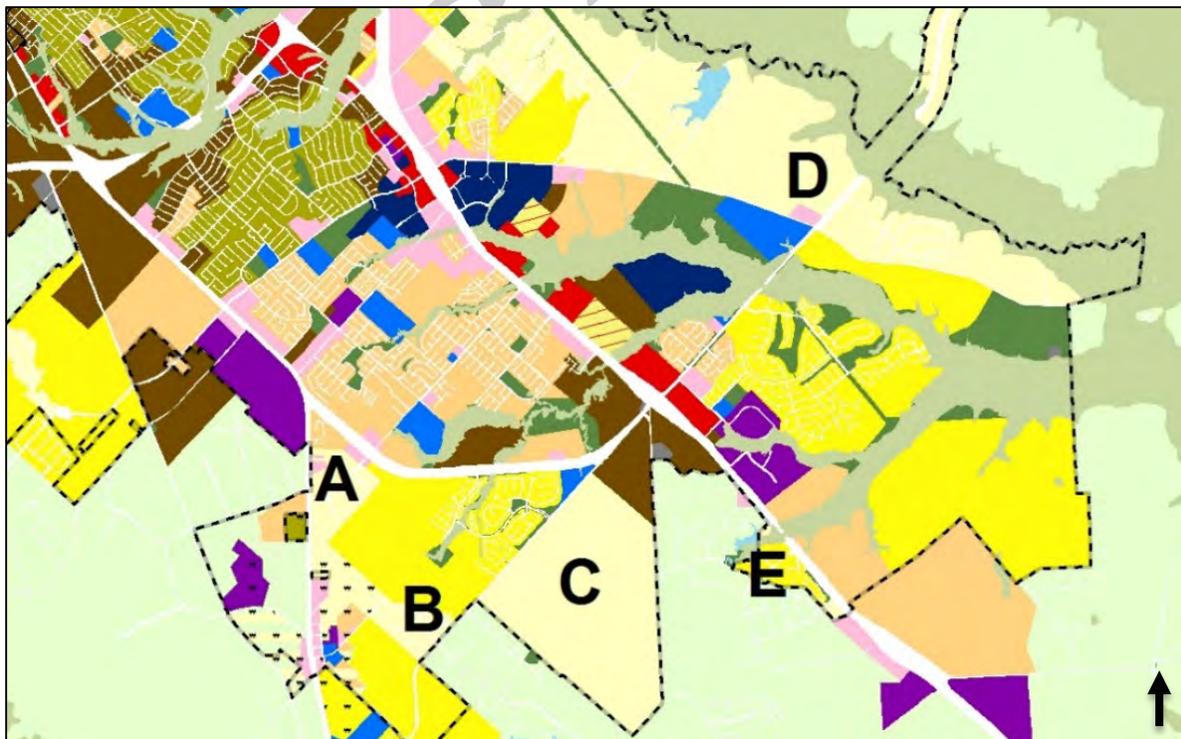
Adopted in 2009, College Station’s Comprehensive Plan is a statement of the community’s vision for the future and provides strategic direction to guide change. Chapter 2 “Community Character” is intended to establish strategies and actions that enable effective planning for future growth, neighborhood protection, new development, and redevelopment. Through the Comprehensive Plan, opportunities are created that accommodate needed development in areas that can be adequately served with public services and where impacts can be managed to maintain compatibility and to promote the desired character and identity of the community.

The adopted goal for College Station’s future land use and character is *to be a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment*. Strategies and actions were adopted with the Comprehensive Plan to progress toward this goal. **Map 2.2 “Future Land Use & Character Map”** depicts the strategies visually.

Five-Year Evaluation & Appraisal Report

In 2014, the City conducted a Five-Year Evaluation & Appraisal Report to serve as a “check-up” on the City’s Comprehensive Plan by identifying success and shortcomings of the Plan, considering changing conditions, and recommending appropriate modifications. As a result of the evaluation, a subcommittee of City Council Members and Planning & Zoning Commissioners recommended a number of action items, including the following: *“Evaluate appropriateness of existing Future Land Use and Character designations and recommend any necessary amendments in the following areas:*

- (A) FM 2154 (Wellborn Road) at Baron Road;
- (B) Greens Prairie Road at Greens Prairie Trail;
- (C) Margraves Farm, south of Castlegate;
- (D) Northeast corner of William D. Fitch Parkway and Rock Prairie Road; and
- (E) Front portion of Nantucket, adjacent to State Highway 6.”



Land Use & Character Assessments

The following pages assess the existing conditions and future land uses of Areas “A” through “E” and provide a recommendation on potential amendments.

Area “A” – Wellborn Road Properties

Area “A”, as identified in the Comprehensive Plan Five-Year Evaluation and Appraisal Report, is located south of the intersection of William D. Fitch Parkway and Wellborn Road, west of William D. Fitch Parkway, north of Barron Road, and east of Wellborn Road. The area is approximately 65 acres, primarily developed as large lot single-family. The area is bordered by Barron Road to the south, Wellborn Road to the west, William D. Fitch Parkway to the east, and Southern Trace – a single-family subdivision to the north. The current Comprehensive Plan Future Land Use & Character Map shows this area for Estate-type housing with two tracts recently designated for potential Suburban Commercial development.

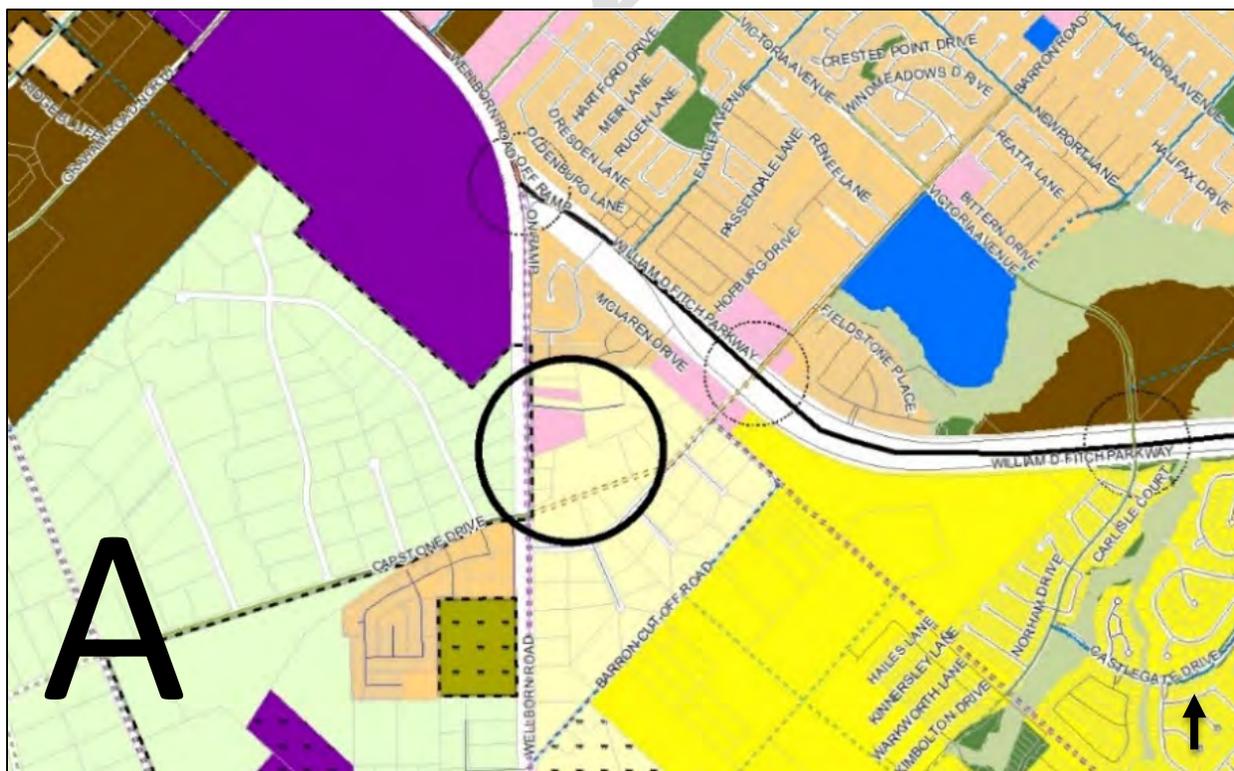
Staff Recommendation: Staff recommends an amendment to the Future Land Use & Character Map to General Suburban density single-family housing with Suburban Commercial along the Wellborn Road frontage. This amendment would allow for approximately 98 additional residential dwelling units.

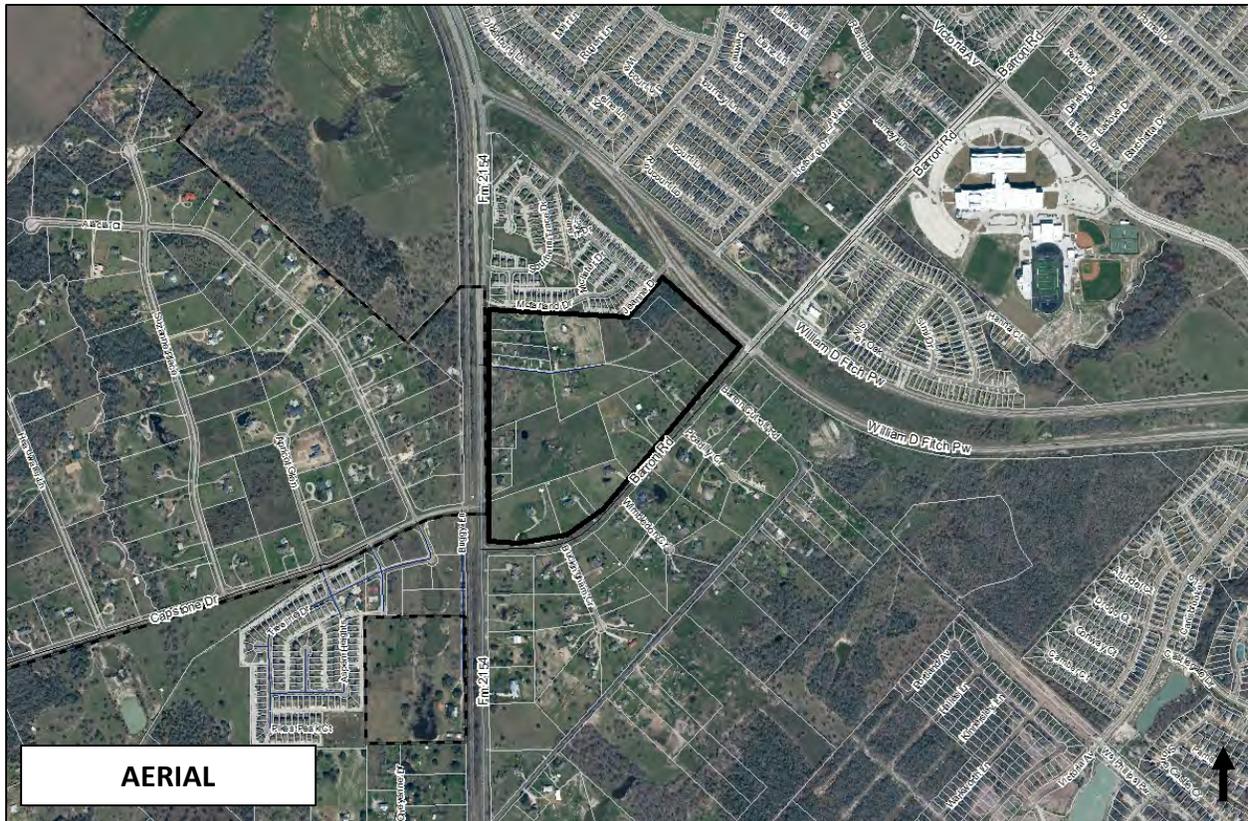
In the Comprehensive Plan, the Future Land Use and Character Map designations are described as follows:

Estate –Consists of low-density single-family residential lots (approximately one acre in size).

Suburban Commercial –Commercial activities that cater primarily to nearby residents and the design of structures is compatible with nearby single-family residential uses.

General Suburban –Consists of high-density single-family residential lots (minimum 5,000 square feet). Neighborhood commercial and office uses may also be permitted in some circumstances.





Existing Character of the Area: The existing character of the area is primarily rural residential, with the majority of the area developed as low density single-family. Property owners of two tracts requested and received Comprehensive Plan amendments and subsequent rezonings for SC Suburban Commercial. Neither of the properties have developed, but the commercial interest in the area prompted this area to be identified for further study in the Comprehensive Plan Five-Year Evaluation & Appraisal Report.

Future Land Use & Character Designation in the Area: This area is largely designated for Estate (1 acre lots), with two tracts fronting Wellborn Road and one at the northwest corner of William D. Fitch Parkway and Barron Road designated for Suburban Commercial. Property to the north is designated for General Suburban and developed as the Southern Trace Subdivision.

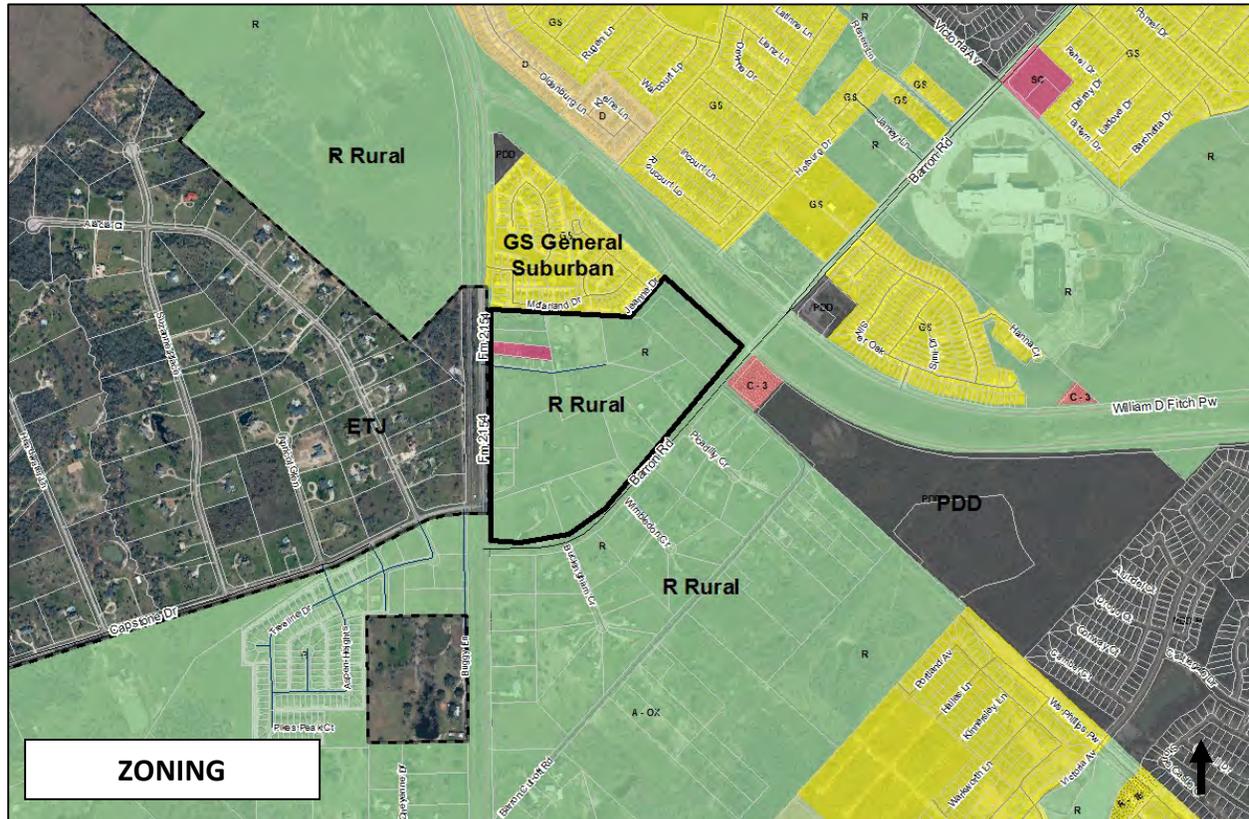
Growth Area: The area is included in Growth Area IV – Estate portion- Due to the prevailing rural character this area should remain rural in character and be developed at a low intensity. A significant portion (30%-50%) of the total area shall be retained as natural areas, parks, or open space with land uses clustered or placed on large lots (minimum one acre). Low-density estate lots (average 20,000 square feet) are appropriate throughout this area if clustered.

General Suburban portion – Land near the intersection of William D. Fitch Parkway (State Highway 40) and Wellborn Road (FM 2154) should be used for general suburban activities. High-density single-family lots (minimum 5,000 square feet), townhomes, and duplexes shall be limited to that portion of the area designated as General Suburban on the Future Land Use and Character map and shall incorporate design

Comprehensive Plan – Future Land Use and Character Map Land Use & Character Assessments

criteria including , but not limited to, minimum open space, floor-to-area ratios, and bufferyards. Suburban or neighborhood commercial and office uses are also appropriate in this area.

Existing Zoning: R Rural, GS General Suburban



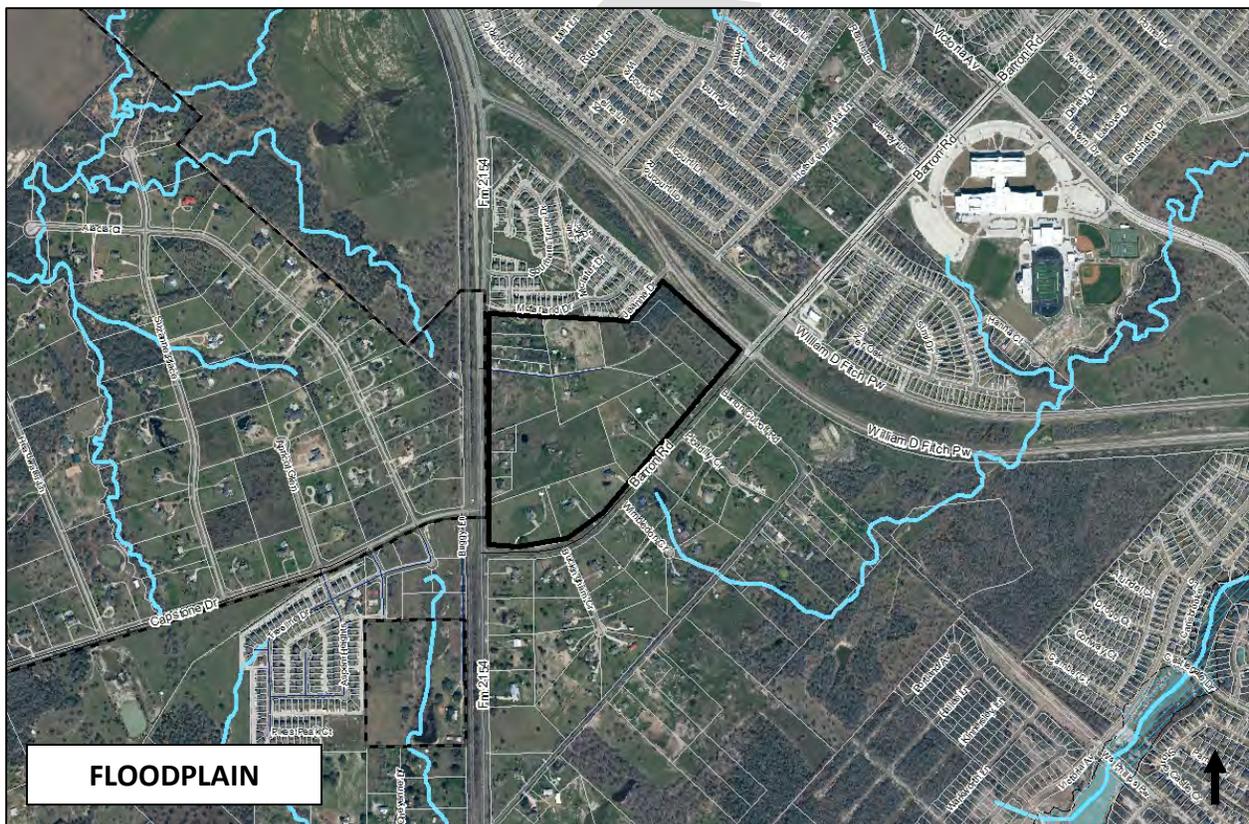
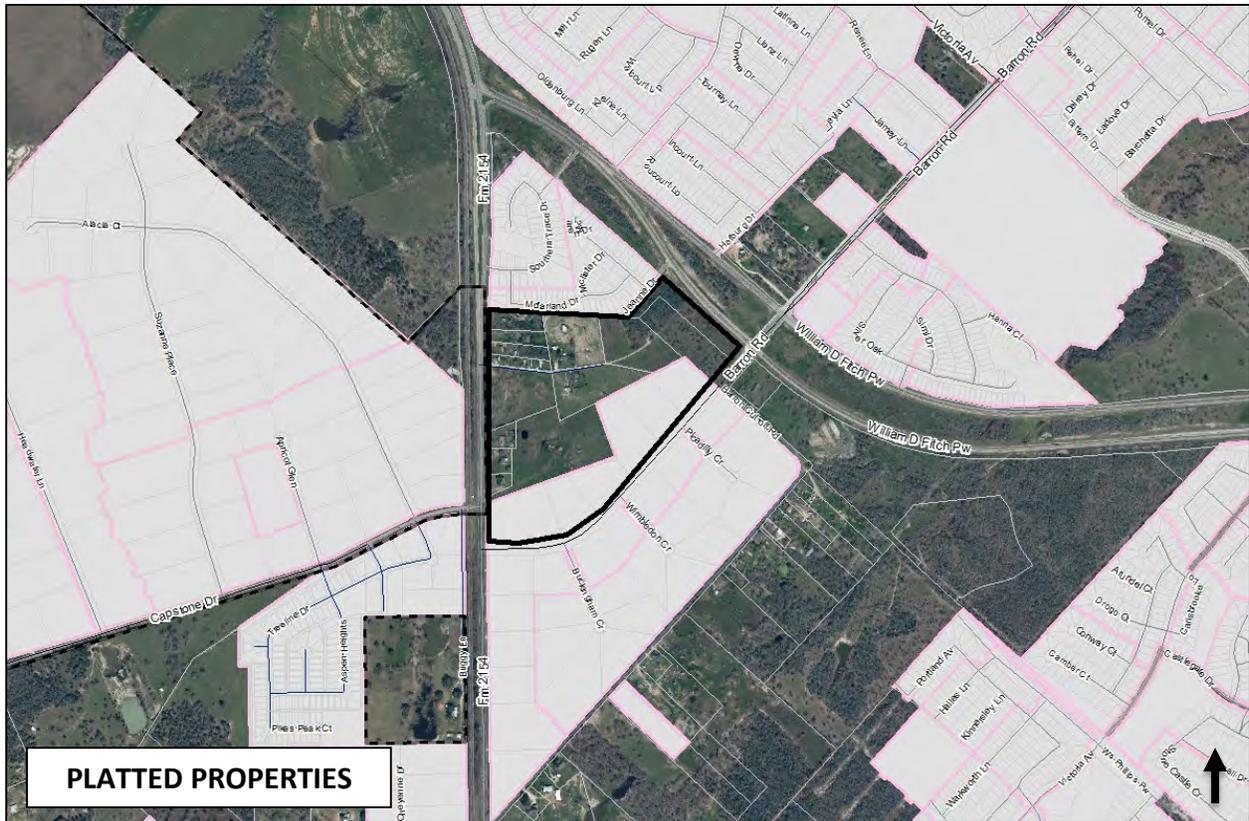
Existing Development: Existing development on the properties includes rural residential homes in varying densities.

Surrounding Property Development: General Suburban homes in the Southern Trace Subdivision to the north and rural residential homes in the Westminster Subdivision to the South, rural residential in the Willow Run Subdivision across Wellborn Road in the ETJ . General Suburban and duplex development across William D. Fitch to the east.

Platted: Properties fronting Barron Road are platted as part of the Westminster Subdivision, a rural residential development.

Surrounding Properties Platted: Properties to the north are platted as a part of the Southern Trace Subdivision, a general suburban development.

Comprehensive Plan – Future Land Use and Character Map
Land Use & Character Assessments



Comprehensive Plan – Future Land Use and Character Map

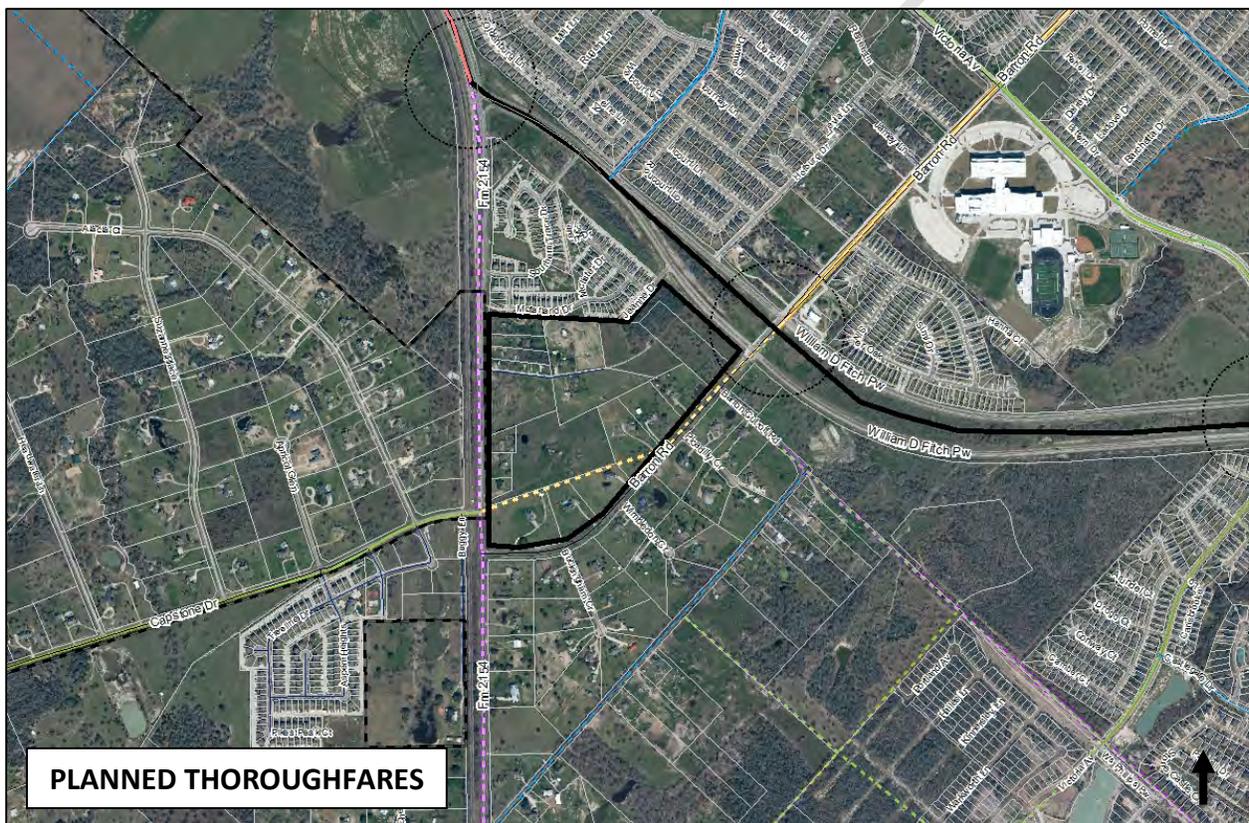
Land Use & Character Assessments

Floodplain: There is no floodplain in or around the area.

Road Condition and Capacity: Wellborn Road is currently built to a 3-lane section in the northern half of this area and as a 2-lane section in the southern half. Barron Road is currently a 2-lane rural residential road.

Future Thoroughfares in the Area: Wellborn Road is identified as a Future 4-lane Major Arterial (developed). Barron Road is proposed to be re-aligned through an existing rural residential area as a 4-lane Minor Arterial to align with existing railroad crossing at Capstone, west of Wellborn Road. William D. Fitch (Highway 40) is designated as Freeway/Expressway. The intersection of Barron Road and William D. Fitch is shown as grade-separated on the Thoroughfare Plan. The intersection of William D. Fitch and Wellborn Road is also shown to be grade separated in the future.

Planned Bike or Pedestrian Accommodations: Bike lanes and sidewalks are proposed along the realigned Barron Road.



Water Provider and Adequate Fire Flows: This property is located within the City of College Station's water CCN. There is an 18-inch main located along Barron Road and a 12-inch main located along Wellborn Road (FM2154). Available fire flow is adequate in both lines for residential development, however, would be questionable for certain commercial needed fire flows.

Wastewater Service: This property is located within the City of College Station's sewer CCN. There is an existing lift station near Barron Cut-off and Wellborn Road (FM2154) that was designed and constructed with the nearby Aspen Height development. Improvements would be needed to both the lift station and

Comprehensive Plan – Future Land Use and Character Map Land Use & Character Assessments

downstream collection system if additional demand is introduced. There is a 15-inch sewer main that is approximately 1,000-feet to the southeast of this area near Wallace Phillips Parkway. This main currently contains available capacity, however, may be limited as additional demand is introduced.

Impact Fee Area: N/A

Electric Utility Provider: College Station Utilities.

Fire Department Response Time: Within desired 4.5 minute response time. Travel time to this area is approximately 3.8 minutes. Currently Fire Station #3 provides Fire service and EMS.

Police Department Service Concerns: Existing service concerns in this area. Additional density will likely further diminish the Police Department’s effectiveness and reduce service levels. Additional staff are needed as growth occurs in this area.

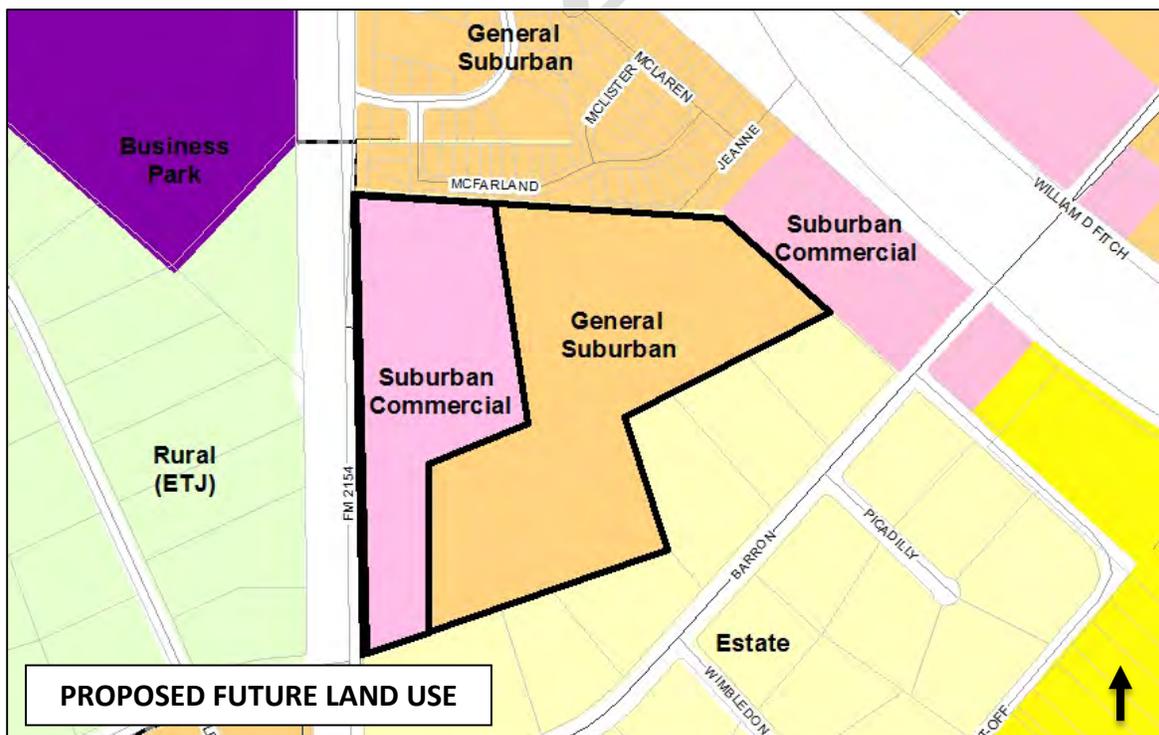
Staff Recommendation: Again, staff recommends an amendment to the Future Land Use & Character Map to General Suburban density single-family housing with Suburban Commercial along the Wellborn Road frontage. This amendment would allow for approximately 98 additional residential dwelling units.

In the Comprehensive Plan, the Future Land Use and Character Map designations are described as follows:

Estate –Consists of low-density single-family residential lots (approximately one acre in size).

Suburban Commercial –Commercial activities that cater primarily to nearby residents and the design of structures is compatible with nearby single-family residential uses.

General Suburban –Consists of high-density single-family residential lots (minimum 5,000 square feet). Neighborhood commercial and office uses may also be permitted in some circumstances.



Area “B” – Sweetwater Forest / Barron Cut-off Road Area Properties

Area “B”, as identified in the Comprehensive Plan Five-Year Evaluation and Appraisal Report, is located to the west of Castlegate II Subdivision, north of Sweetwater Forest, east of the Wellborn area, and south of Barron Cut-Off Road. The area is approximately 185 acres, largely undeveloped and densely vegetated. The area is bordered by the City limit line to the south, east, and west. The current Comprehensive Plan Future Land Use & Character Map shows this area for Restricted Suburban-type housing, similar to the surrounding area.

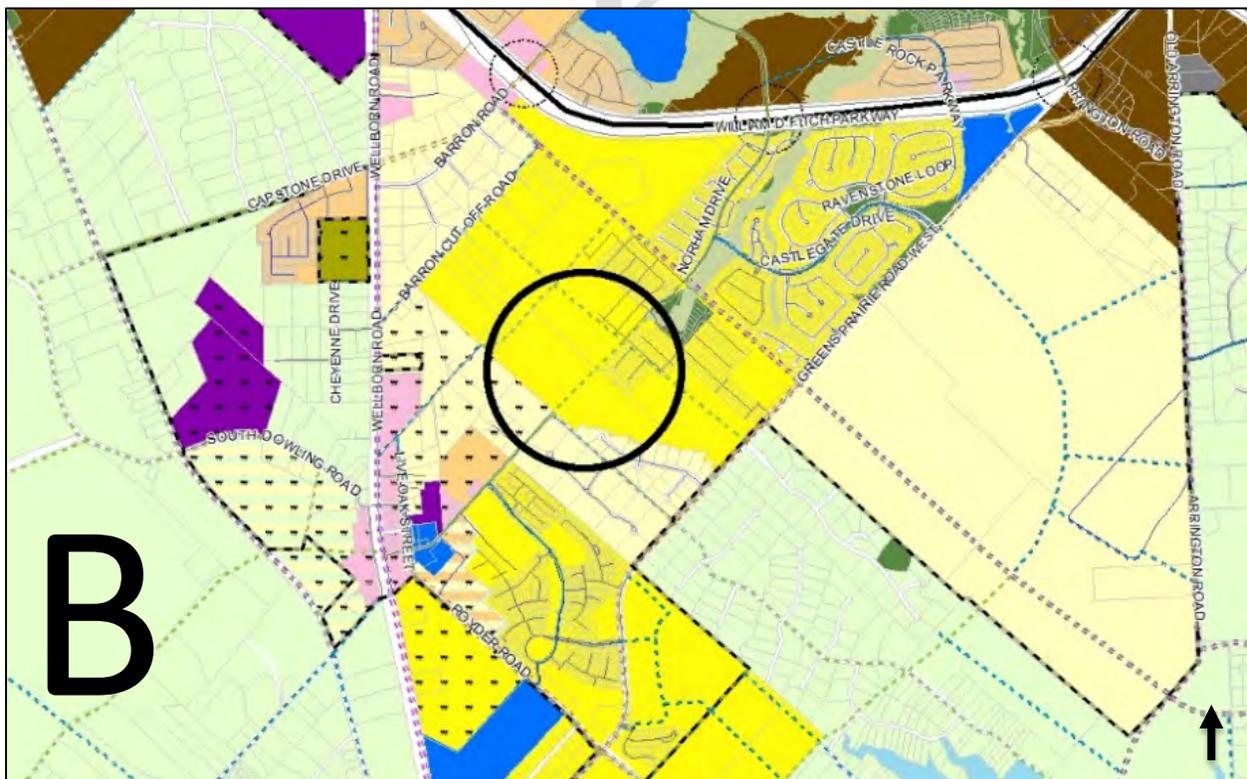
A rezoning request for Restricted Suburban on approximately 65 acres was approved by the City earlier this year in compliance with the existing Future Land Use and Character designation. Additional properties to the north have been included in this evaluation.

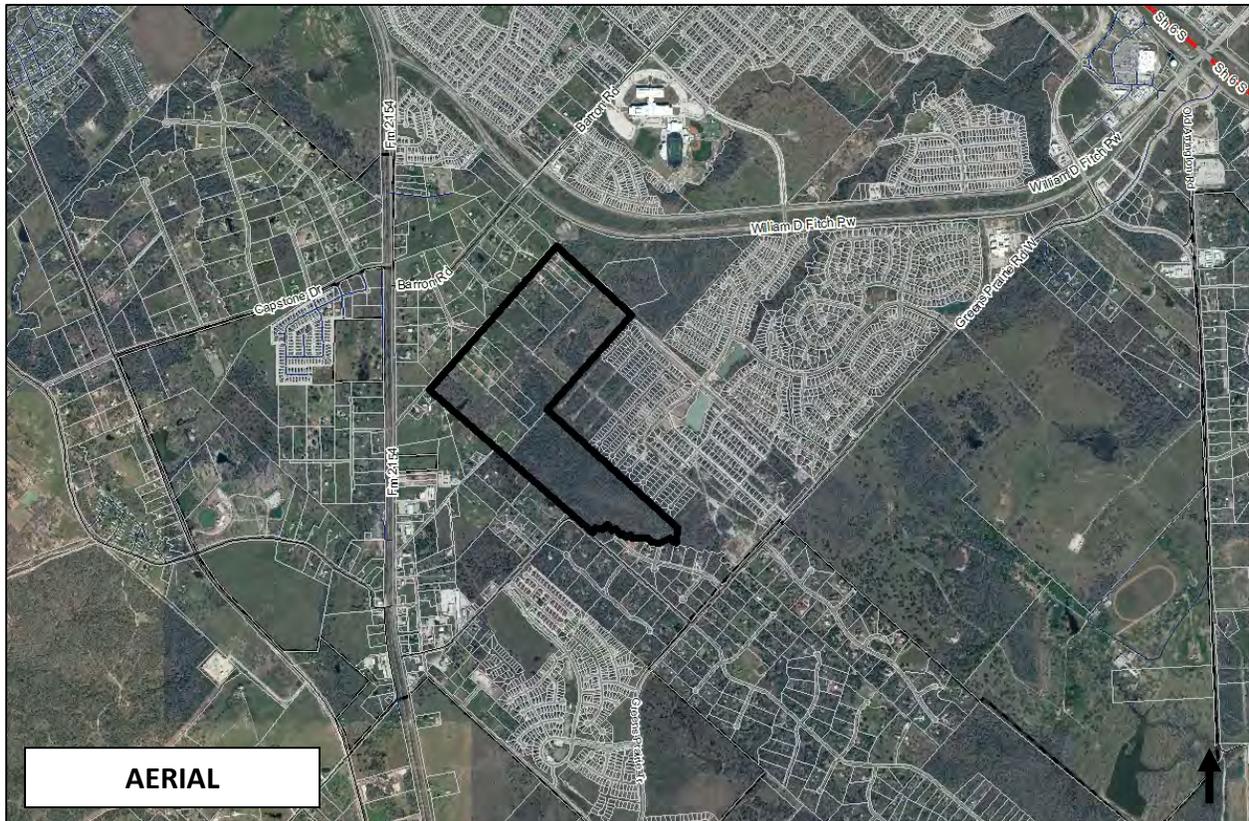
Staff Recommendation: Staff recommends an amendment to the Future Land Use & Character Map to General Suburban density single-family housing for properties located between Barron Cut-Off Road and the existing/future Castlegate development. This amendment would allow for approximately 120 additional dwelling units.

In the Comprehensive Plan, the Future Land Use and Character Map designations are described as follows:

Restricted Suburban – Consists of medium-density single-family residential lots (approximately 10,000 square feet). Neighborhood commercial and office uses may also be permitted in some circumstances.

General Suburban – Consists of high-density single-family residential lots (minimum 5,000 square feet). Neighborhood commercial and office uses may also be permitted in some circumstances.





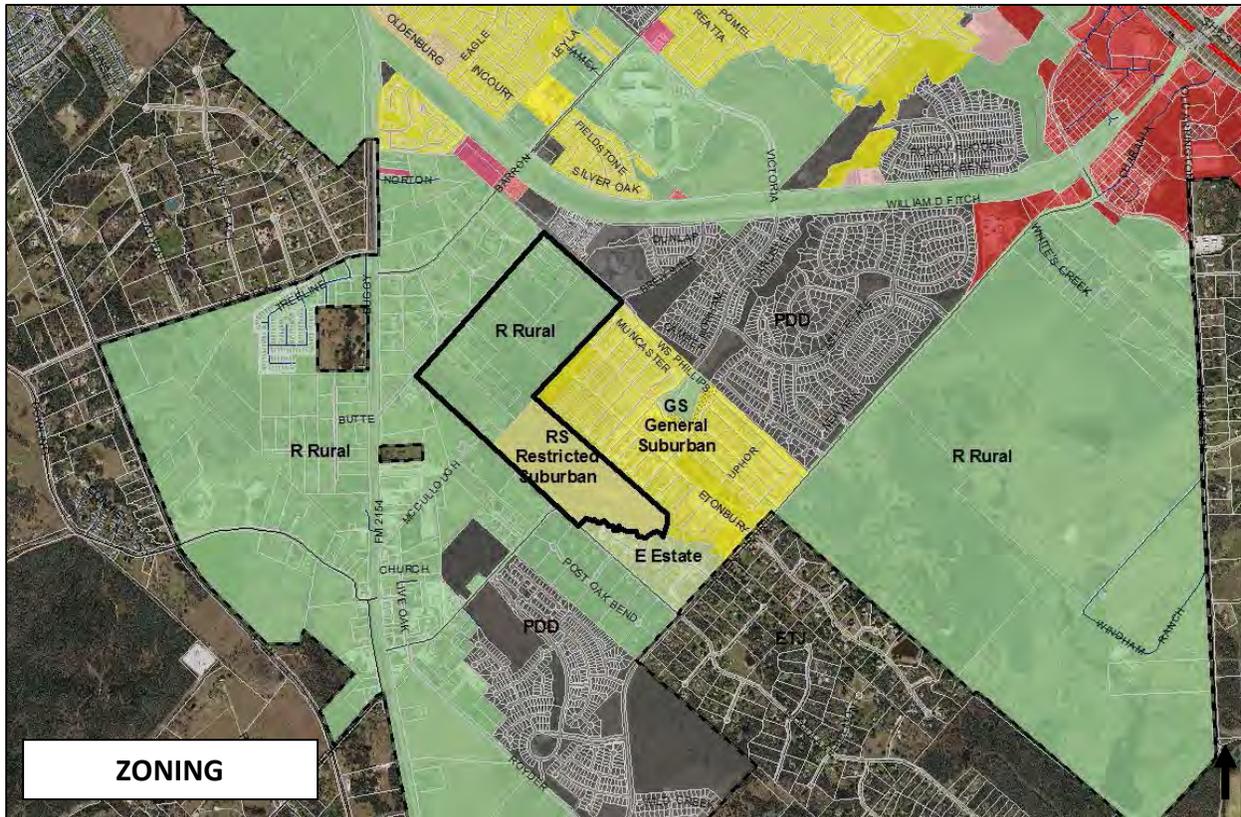
Existing Character of the Area: The existing character to the south, west and north are rural residential/acreage lots. This area is adjacent to Sweetwater Forest Subdivision, a rural residential development with 1 dwelling unit/1-2 acres. The Wellborn Oaks neighborhood is located south across Greens Prairie Road West and has lot sizes just under 5 acres. To the west is the area known as the “Wellborn Community.” To the north of Barron Road Cut-Off Road is the Westminster Subdivision, developed with lots ranging from 2.5 – 5 acres. To the east of this area is Castlegate, Castlegate II, and Bridgewood Estates Subdivisions. The Castlegate Subdivisions are most similar to a Restricted Suburban character and Bridgewood is most similar to a General Suburban character.

Future Land Use & Character Designation in the Area: This area is currently designated for Restricted Suburban. Properties surrounding to the south, west, and north are designated as Estate (1 acre lots) and Wellborn Estate (2+ acres lots). The area to the east is designated as Restricted Suburban.

Growth Area: The properties are not included in a Growth Area.

Existing Zoning: R Rural, E Estate, and RS Restricted Suburban

Comprehensive Plan – Future Land Use and Character Map
Land Use & Character Assessments



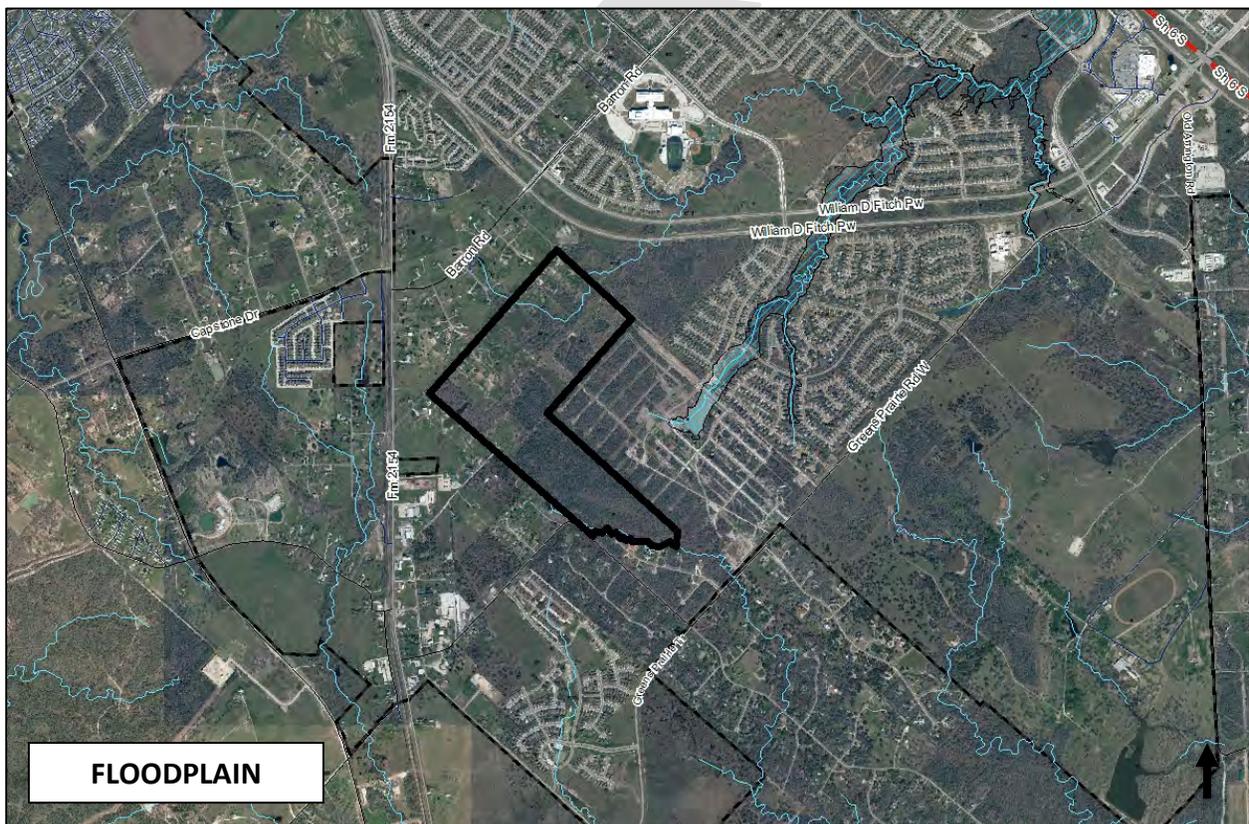
Existing Development: Existing development on the properties includes homes along the south side of Barron Cut-Off Road. Other properties are undeveloped.

Surrounding Property Development: Castlegate II to the east is currently developing under the General Suburban zoning on the property, but in a pattern similar to Restricted Suburban. Sweetwater Forest and Wellborn Oaks are existing developed acreage subdivisions and are located to the south. To the West are properties developed as very large lot residential / rural in the “Wellborn Community.”

Platted: With one exception, properties within this area are not platted.

Surrounding Properties Platted: Most of the surrounding properties are platted, with the exception of the “Wellborn Community” to the west.

Comprehensive Plan – Future Land Use and Character Map
Land Use & Character Assessments



Comprehensive Plan – Future Land Use and Character Map

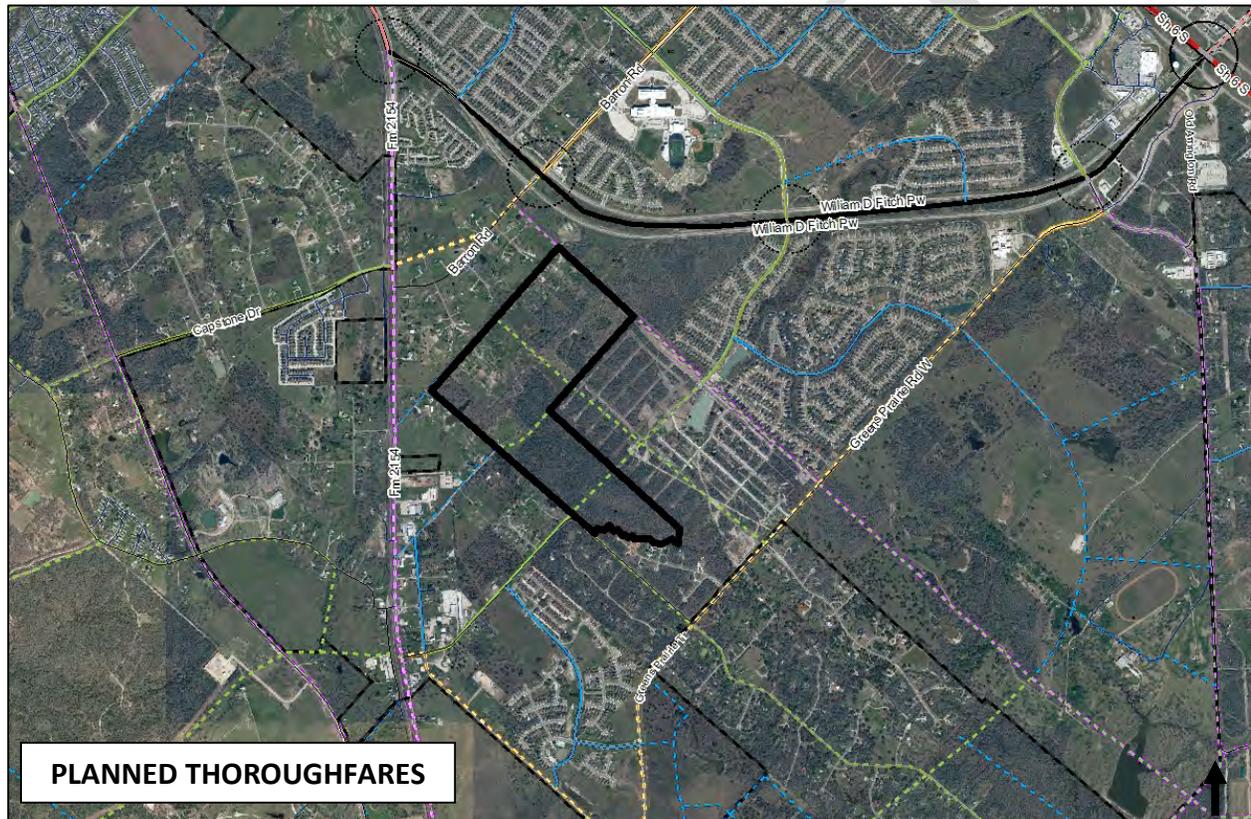
Land Use & Character Assessments

Floodplain: Property and surrounding area to the north and west are unstudied. A stream is shown through the northern portion of the property.

Road Condition and Capacity: Greens Prairie Road West is a rural section two-lane road that needs to be upgraded prior to development. Barron Cut-Off Road is also developed as a rural section road in this area. Collectors in this area are being constructed with the Castlegate II and Bridgewood Subdivisions.

Future Thoroughfares in the Area: Greens Prairie Road West is a proposed 2-lane major collector in this area. Barron Cut-Off Road is proposed as a 2-lane minor collector. Victoria Avenue and Etonbury Avenue are being developed with the Castlegate II Subdivision as 2-lane major collectors. Etonbury is proposed to continue north to Barron Cut-Off Road through this area and Victoria Avenue is proposed to continue west to Greens Prairie Road West through this property. An additional unnamed 2-lane major collector is proposed along the northern boundary of Castlegate II, extending through this area and connecting to McCullough Road to the west.

Planned Bike or Pedestrian Accommodations: Bike lanes and sidewalks are proposed throughout the area in conjunction with the future thoroughfares.



Water Provider and Adequate Fire Flows: This property is located within the City of College Station's water CCN. There is an 18-inch main located along Barron Road and a 12-inch main located along Wallace Phillips Parkway. Available fire flow is adequate in both lines for residential development.

Wastewater Service: This property is located within the City of College Station's sewer CCN. There is a 15-inch sewer main that is near Wallace Phillips Parkway. This main currently contains available capacity,

Comprehensive Plan – Future Land Use and Character Map Land Use & Character Assessments

however, may be limited as additional demand is introduced. All other lift stations and collection systems in this area have no available capacity.

Impact Fee Area: Properties in this area are located in the Spring Creek 97-01 Sewer Impact Fee area.

Electric Utility Provider: College Station Utilities.

Fire Department Response Time: The northern half of the area is within desired 4.5 minute response time. All of the area is within the 5.5 minute response time. Travel time to this area is approximately 4.6 minutes. Currently, Fire Station #3 provides Fire service and EMS. Once constructed, the future Fire Station #7 along Royder Road could provide more adequate response times.

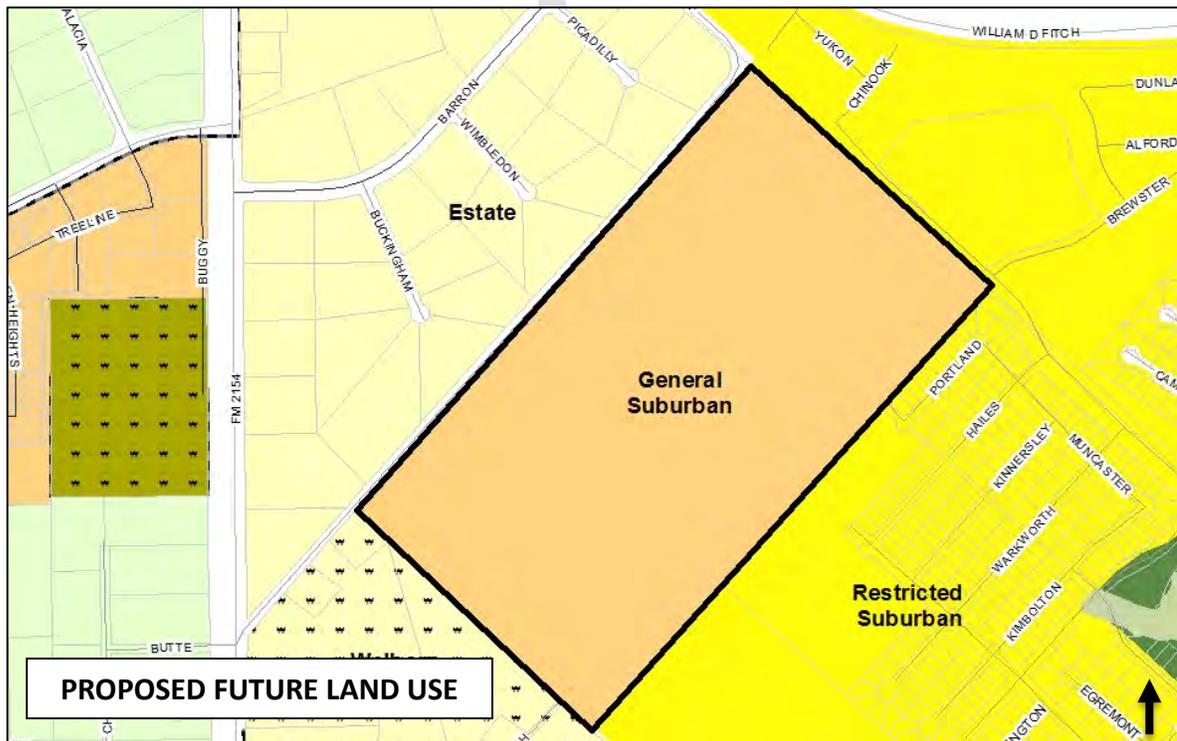
Police Department Service Concerns: Existing service concerns in this area. Additional density will likely further diminish the Police Department's effectiveness and reduce service levels. Additional staff are needed as growth occurs in this area.

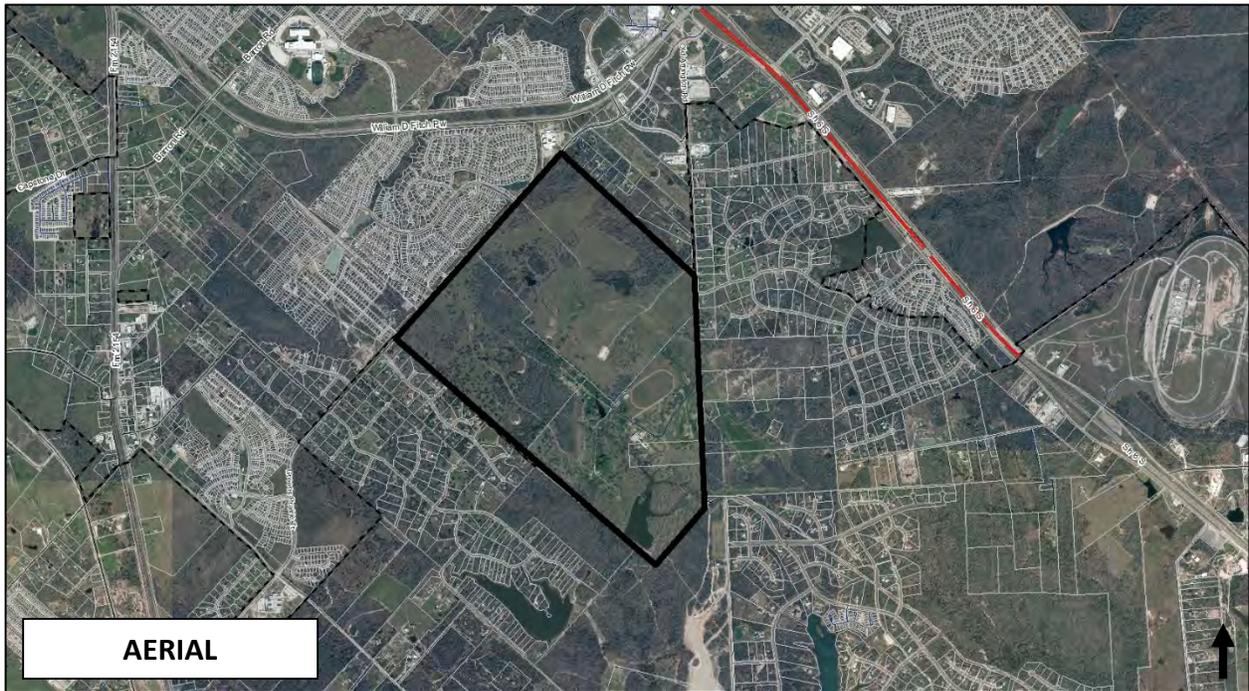
Staff Recommendation: Staff recommends an amendment to the Future Land Use & Character Map to General Suburban density single-family housing for properties located between Barron Cut-Off Road and the existing/future Castlegate development. This amendment would allow for approximately 120 additional dwelling units.

In the Comprehensive Plan, the Future Land Use and Character Map designations are described as follows:

Restricted Suburban – Consists of medium-density single-family residential lots (approximately 10,000 square feet). Neighborhood commercial and office uses may also be permitted in some circumstances.

General Suburban – Consists of high-density single-family residential lots (minimum 5,000 square feet). Neighborhood commercial and office uses may also be permitted in some circumstances.





Existing Character of the Area: The existing character of the area south of Greens Prairie Road West is rural in nature. This area is adjacent to Sweetwater Subdivision, a rural residential development with 1 dwelling unit/3 acres. Nantucket and Indian Lakes are located to the east across Old Arrington Road.

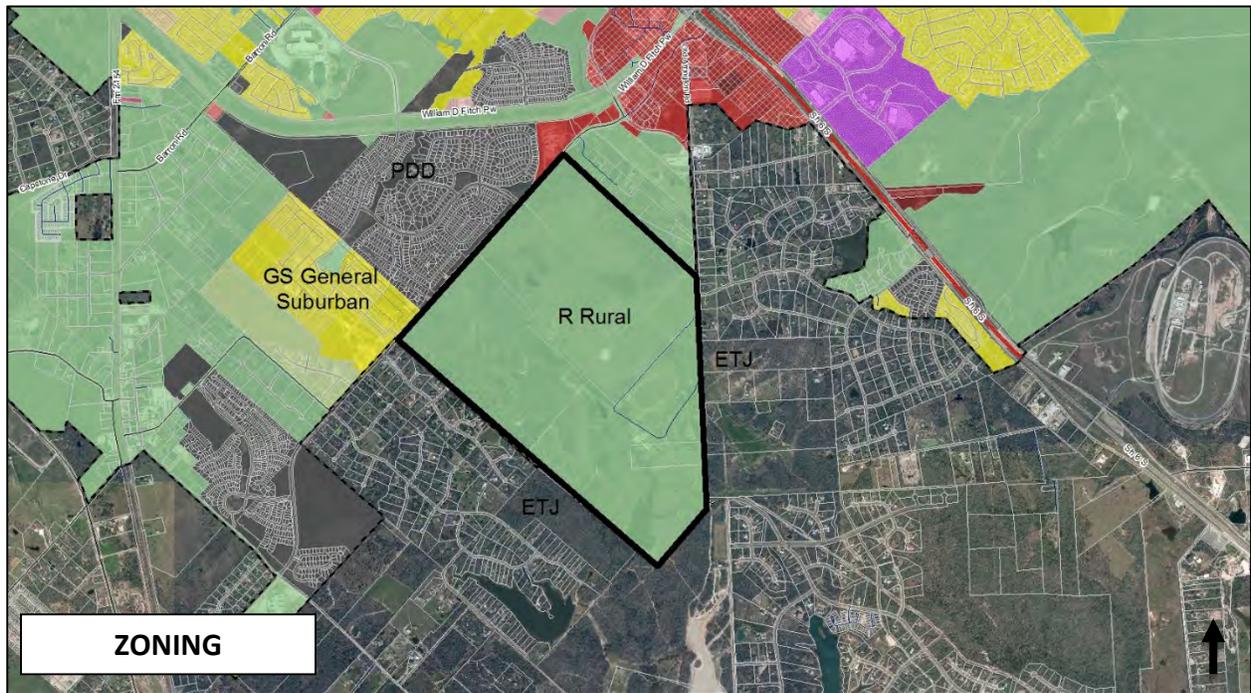
Northwest, across Greens Prairie Road West is Castlegate and Castlegate II – PDDs with Restricted Suburban densities (on the Future Land Use & Character Map)

Future Land Use & Character Designation in the Area: This area is currently designated for Estate. Properties surrounding to the east, south and west are outside of the City limits and designated as Rural. The area to the north are designated as Urban and Restricted Suburban (developed as Castlegate and Castlegate II).

Growth Area: The properties are included in Growth Area II in the City's Comprehensive Plan. Description is provided for this area, as follows: "Due to service limitations (water, fire, and police), this area should remain rural in character and be developed at a low intensity. A significant portion (30% - 50%) of the total area shall be retained as natural areas, parks, or open spaces with the land uses clustered or placed on large lots (minimum one acre). Low-density estate lots (average 20,000 square feet) are appropriate throughout this area when clustered.

Existing Zoning: R Rural

Comprehensive Plan – Future Land Use and Character Map
Land Use & Character Assessments



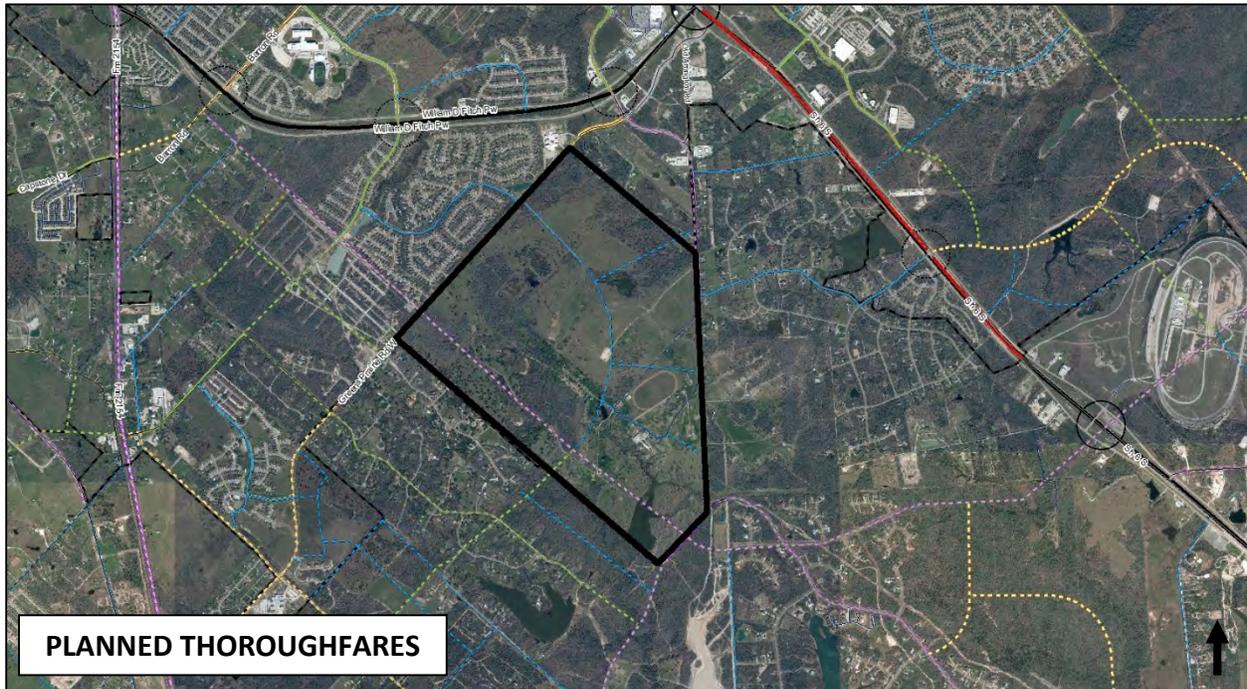
Existing Development: Existing development on the properties includes oil and gas well, equestrian facilities, Wyndham Ranch buildings

Comprehensive Plan – Future Land Use and Character Map

Land Use & Character Assessments

Nantucket Drive are currently constructed to a rural residential width of approximately 24 feet with single-family homes fronting the roadways.

Planned Bike or Pedestrian Accommodations: Bike lanes and routes proposed throughout the area. Because the thoroughfares in this area are proposed to be rural section roads, no sidewalks are currently proposed in the master plan.



Water Provider and Adequate Fire Flows: This property is located within the City of College Station's water CCN. There is a 12-inch main to the north of this area, located along Green Prairie Road from Castlegate Drive to Arrington Road. Available fire flow is adequate in this line for residential development.

Wastewater Service: This property is located within the City of College Station's sewer CCN. There is a 12-inch sewer main that is near Harper Ferry Road and Arrington Road. This main currently contains available capacity, however, may be limited as additional demand is introduced. A majority of this area is outside of the City's topographic sewersheds for the Carters and Lick Creek Wastewater Treatment Plants. Because of this, a lift station would be needed to serve a significant portion of the identified area.

Impact Fee Area: Small portion in the northern corner of the area is within the Spring Creek Impact Fee Area.

Electric Utility Provider: BTU. Not within College Station's electrical service territory.

Fire Department Response Time: Not within desired 4.5 minute response time. The northeastern 1/3 of the property is within the 5.5 minute response time from Station 5 (no ambulance). Travel time to this area is approximately 5.1 minutes. Once constructed, the future Fire Station No. 7 along Royder Road may provide more adequate response times. Currently, Fire Station #5 provides Fire service and Fire Station #3 provides EMS.

Comprehensive Plan – Future Land Use and Character Map Land Use & Character Assessments

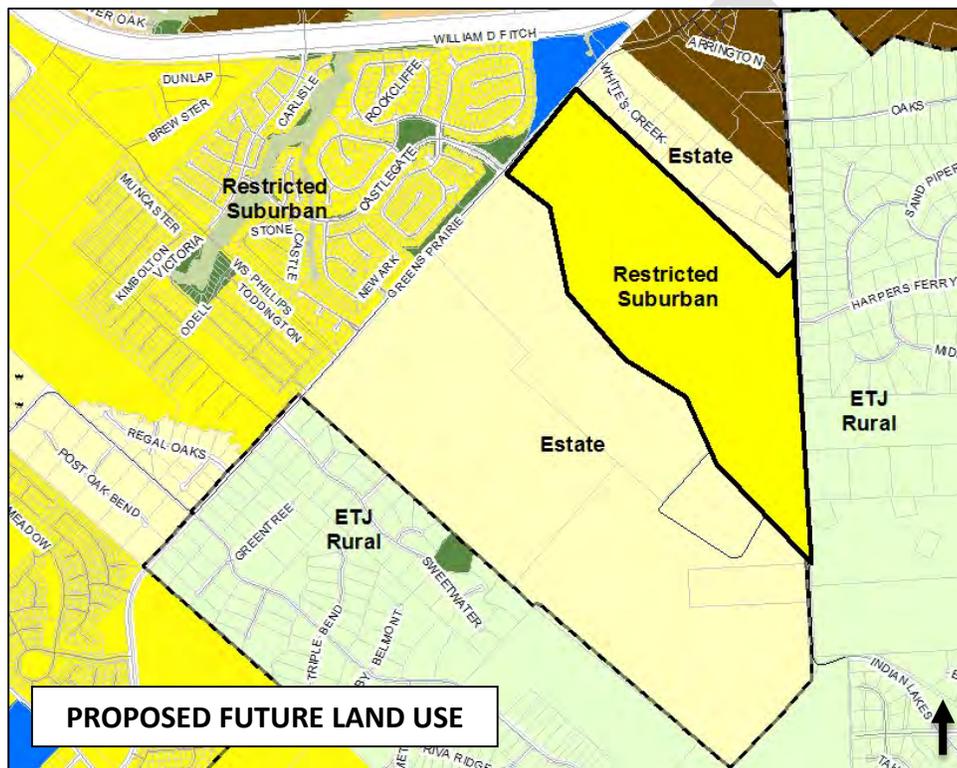
Police Department Service Concerns: Existing service concerns in this area. Additional density will likely further diminish the Police Department’s effectiveness and reduce service levels. Additional staff are needed as growth occurs in this area.

Staff Recommendation: Staff recommends amending the Future Land Use and Character Map to reflect the northern portion of the area, approximately 300 acres, for Restricted Suburban density single-family housing, with the southern portion remaining designated for Estate densities. The potential to gravity-sewer the northern portion of the area exists and adequate future thoroughfares are designated. This amendment would allow for approximately 675 additional residential dwelling units in this area.

In the Comprehensive Plan, the Future Land Use and Character Map designations are described as follows:

Estate –Consists of low-density single-family residential lots (approximately one acre in size).

Restricted Suburban – Consists of medium-density single-family residential lots (approximately 10,000 square feet).



Area “D” – William D. Fitch Parkway & Rock Prairie Road

Area “D”, as identified in the Comprehensive Plan Five-Year Evaluation and Appraisal Report, is located north of the intersection of William D. Fitch Parkway and Rock Prairie Road. The area is approximately 800 acres, largely undeveloped and partially vegetated. The area is bordered by significant floodplain. The current Comprehensive Plan Future Land Use & Character Map shows this area for Estate-type housing.

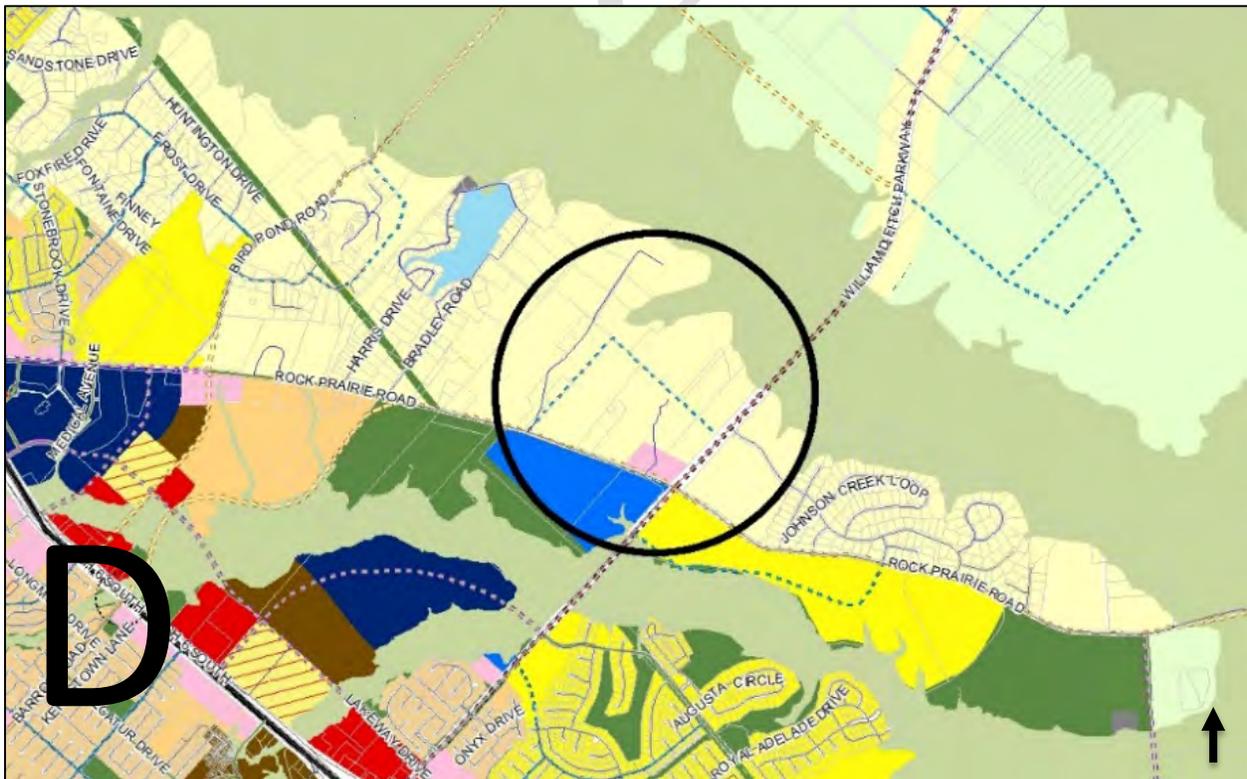
Since this area was identified in the Five-Year Evaluation and Appraisal Report, property in this area has since been rezoned and preliminary platted for a 70-acre Estate development.

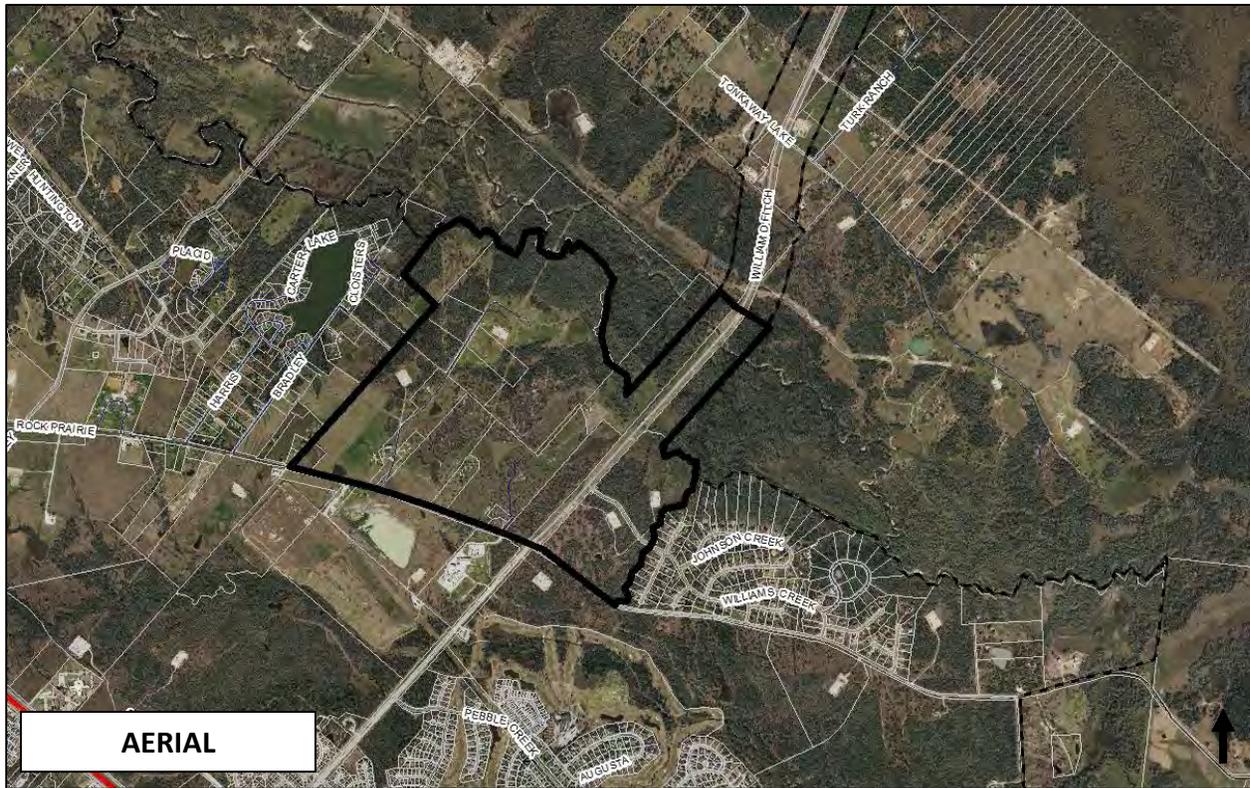
Staff Recommendation: Staff recommends no change to the Future Land Use & Character Map in this area. Generally, land located between Carter’s Creek and Rock Prairie Road is planned for low intensity residential uses. Due to the location of the Creek and existing rural residential development in the area, there is very little thoroughfare infrastructure planned in this area, limiting overall connectivity and thoroughfare capacity in the future. Additionally, the revised Thoroughfare Plan Context in this area is designated as “Rural.” To protect the existing rural and estate character of the nearby neighborhoods and larger area, Staff recommends that the area remains designated for Estate densities in the undeveloped areas north of Rock Prairie Road. Additional Suburban Commercial property may be appropriate in the future east of William D. Fitch Parkway, on the northeast corner.

In the Comprehensive Plan, the Future Land Use and Character Map designations are described as follows:

Estate –Consists of low-density single-family residential lots (approximately one acre in size).

Suburban Commercial –Commercial activities that cater primarily to nearby residents and the design of structures is compatible with nearby single-family residential uses.



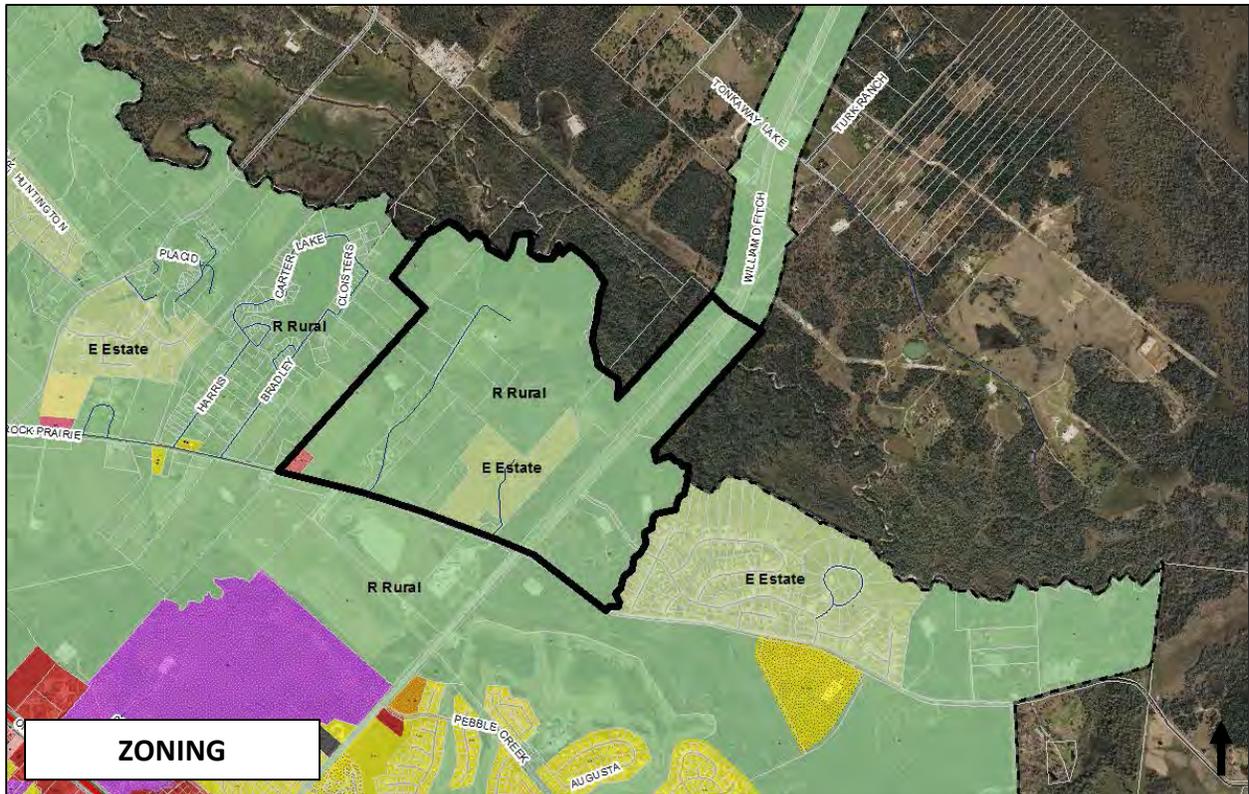


Existing Character of the Area: The existing character of the area north of the intersection of William D. Fitch Parkway and Rock Prairie Road is rural in nature. This area is located between Carter's Creek floodplain and Rock Prairie Road and is located northwest of Williams Creek Subdivision, a rural residential development. To the west along Rock Prairie Road are existing rural residential developments including Carter Lake Subdivision.

Future Land Use & Character Designation in the Area: This area is currently designated for Estate, with a limited amount of Suburban Commercial at the intersection. Properties surrounding are also designated for future Estate Development. To the south, across Rock Prairie Road, is the former land fill (and future park) and the CSISD Transportation Center.

Growth Area: This area is within Growth Area III in the Comprehensive Plan which states that to protect the prevailing character, this area should remain rural in nature and be developed as low intensity residential with preservation of open spaces.

Existing Zoning: E Estate and R Rural



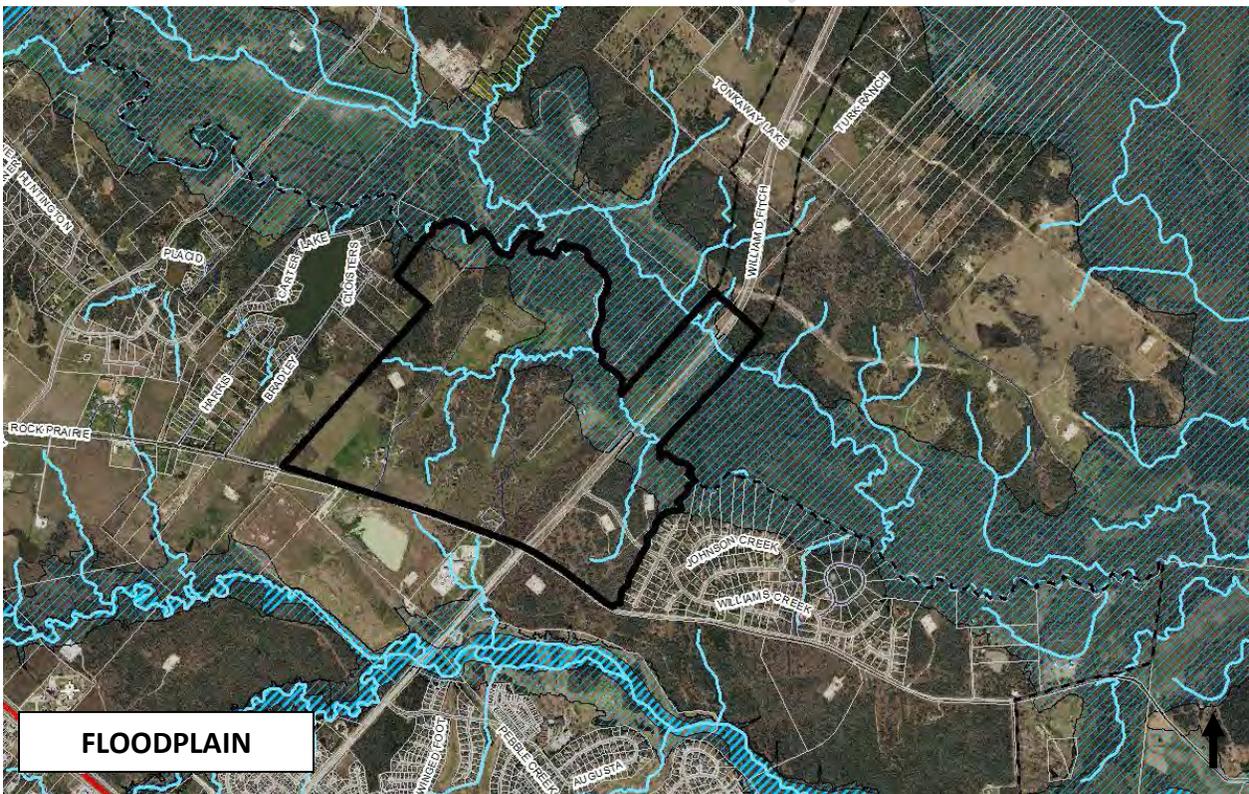
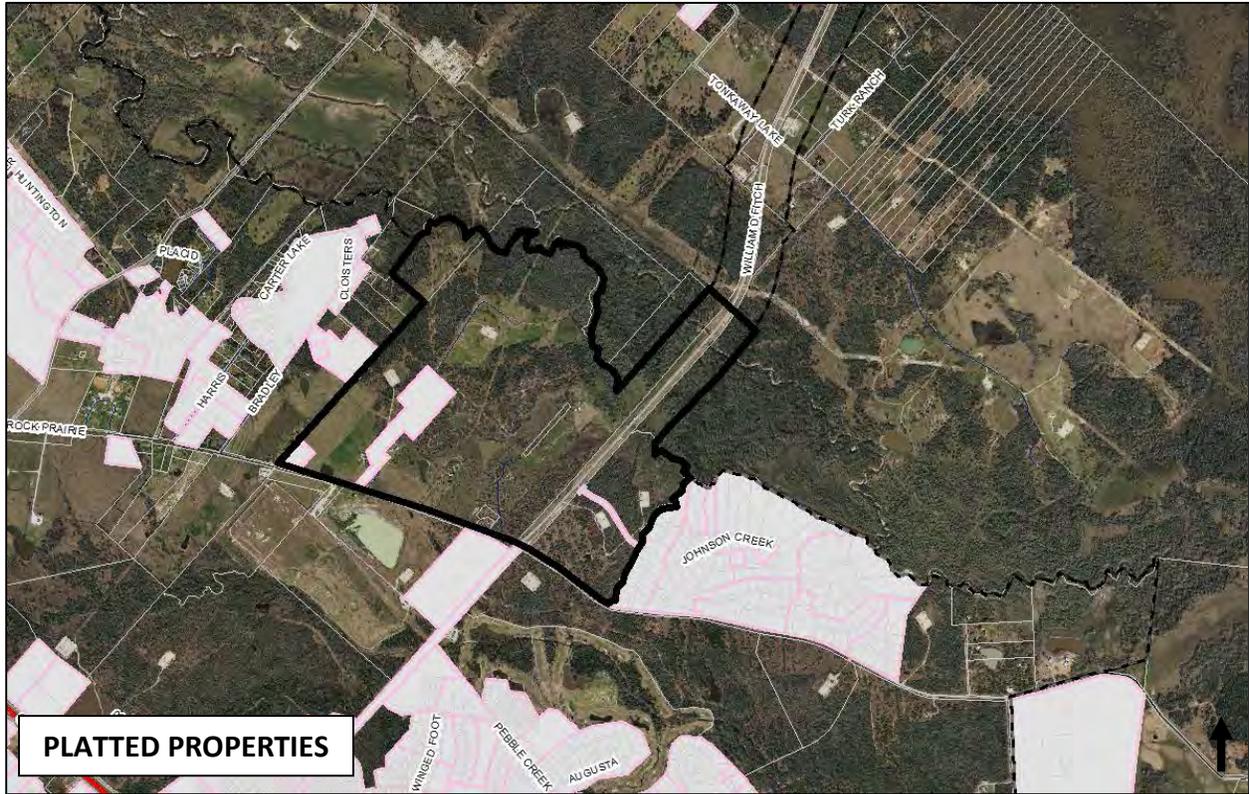
Existing Development: Existing development in the area includes very large lot single-family residential and agricultural uses.

Surrounding Property Development: Properties to the north are developed as Carter Lake Subdivision, an Estate lot development. Properties across Rock Prairie Road are developed as CSISD Transportation Center and the former landfill. Properties across William D. Fitch are developed as the Williams Creek Subdivision, a rural residential development.

Platted: The majority of the area is unplatted, with the exception of the Cutting Edge Addition and Olden Homeplace, both single-lot subdivisions along Rock Prairie Road. Williams Creek Lake Estates, a seventy-acre Estate-density subdivision, is currently in the platting process.

Surrounding Properties Platted: Properties to the west are platted as a part of the Carter Lake Subdivision, an Estate subdivision, and Paterson Estates, a 20-acre, single-lot subdivision along Bradley Road. Properties to the east are platted as a part of the Williams Creek Subdivision, an Estate subdivision.

Comprehensive Plan – Future Land Use and Character Map
Land Use & Character Assessments



Floodplain: Portions of this area along the City-limits are located within the FEMA designated 100-year floodplain.

Road Condition and Capacity: Rock Prairie Road is currently being rebuilt as a two-lane rural road section in this area. William D. Fitch Parkway is also a two-lane rural road section in this area.

Future Thoroughfares in the Area: Rock Prairie Road is a future 4-lane minor arterial in this area and William D. Fitch Parkway is proposed as a 6-lane major arterial. A 2-lane minor collector is proposed to connect Rock Prairie Road to William D. Fitch Parkway in this area in the future. No other thoroughfares are proposed in this area.

Planned Bike or Pedestrian Accommodations: Future bike lanes are proposed along Rock Prairie Road and William D. Fitch Parkway in this area when the roadways are built to their future cross sections. Future sidewalks are proposed along Rock Prairie Road in this area. Because William D. Fitch is proposed to be a rural road in this area in the future, no sidewalks are proposed in the master plan.

Water Provider and Adequate Fire Flows: This area's frontage along Rock Prairie Road (approximately 250 feet depth) is within the City of College Station's water CCN. There is an 18-inch main located along Rock Prairie Road. Available fire flow is adequate in this line for residential development. The remainder of this area is within Wellborn SUD's water CCN. Available fire flows are unknown at this time and would need to be discussed with Wellborn SUD as development is proposed.

Wastewater Service: This property is located within the City of College Station's sewer CCN. There is an existing lift station and 12-inch sewer main along William D. Fitch. This main and lift station currently have available capacity, however, may be limited as additional demand is introduced.

Impact Fee Area: No

Electric Utility Provider: BTU. This area is outside of the City of College Station's service territory.

Fire Department Response Time: Most of the area is within the desired 4.5 minute response time. Travel time to this area is approximately 4.8 to 5.3 minutes. Currently Fire Station #5 provides Fire service and Fire Station #3 provides EMS.

Police Department Service Concerns: Existing service concerns in this area. Additional density will likely further diminish the Police Department's effectiveness and reduce service levels. Additional staff are needed as growth occurs in this area.

Staff Recommendation: Staff recommends no change to the Future Land Use & Character Map in this area. Generally, land located between Carter's Creek and Rock Prairie Road is planned for low intensity residential uses. Due to the location of the Creek and existing rural residential development in the area, there is very little thoroughfare infrastructure planned in this area, limiting overall connectivity and thoroughfare capacity in the future. Additionally, the revised Thoroughfare Plan Context in this area is designated as "Rural." To protect the existing rural and estate character of the nearby neighborhoods and larger area, Staff recommends that the area remains designated for Estate densities in the undeveloped areas north of Rock Prairie Road. Additional Suburban Commercial property may be appropriate in the future east of William D. Fitch Parkway, on the northeast corner.

In the Comprehensive Plan, the Future Land Use and Character Map designations are described as follows:

Estate –Consists of low-density single-family residential lots (approximately one acre in size).

Suburban Commercial –Commercial activities that cater primarily to nearby residents and the design of structures is compatible with nearby single-family residential uses.

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Area “E” – Nantucket Entrance Area

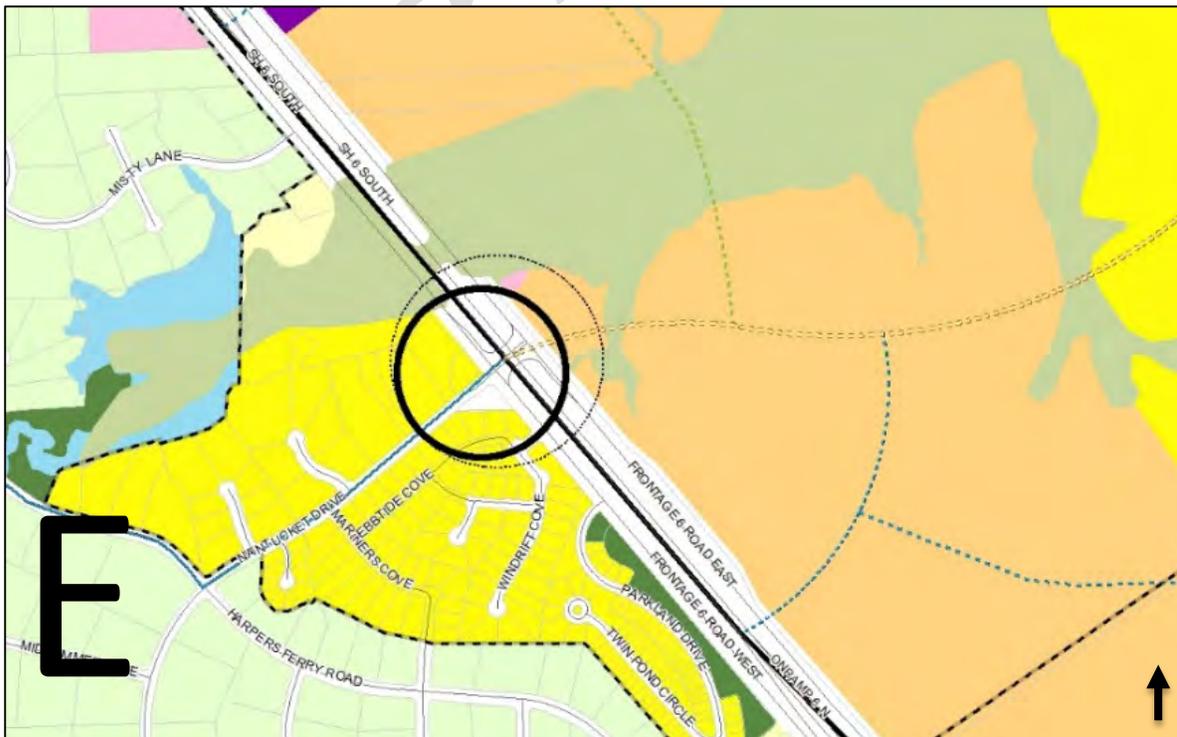
Area “E”, as identified in the Comprehensive Plan Five-Year Evaluation and Appraisal Report, is located west of the State Highway 6 overpass at Nantucket Drive. The area is at the entrance to the Nantucket Subdivision, developed in the 1980s and 1990s in the City’s Extra Territorial Jurisdiction (ETJ). The identified area was annexed into the City in 1996. Adjacent properties were annexed in 2002, while the majority of the neighborhood remains outside of the City in the ETJ. The area is just under eight acres and divided into six tracts/lots and largely undeveloped. Two of the tracts are currently developed with single-family homes with accessory business use. The area is just north of Nantucket Drive and the South Hampton single-family subdivision. The current Comprehensive Plan Future Land Use & Character Map shows this area for Restricted Suburban-type housing. The City was approached by the property owners of the undeveloped tracts to explore the potential for light commercial development in this remaining undeveloped area of Nantucket.

Staff Recommendation: Being located along the frontage road at a grade-separated intersection, the properties have some commercial potential, but because the properties are located in an established neighborhood, Staff does have concerns of potential compatibility issues. However, because of the location, staff believes that the properties are unlikely to develop as large-lot single-family housing, as currently platted, or as Restricted Suburban single-family lots, as currently designated on the Future Land Use and Character Map. Staff recommends an amendment to Suburban Commercial, as requested by the property owners on the eastern portion of the area, closest to State Highway 6.

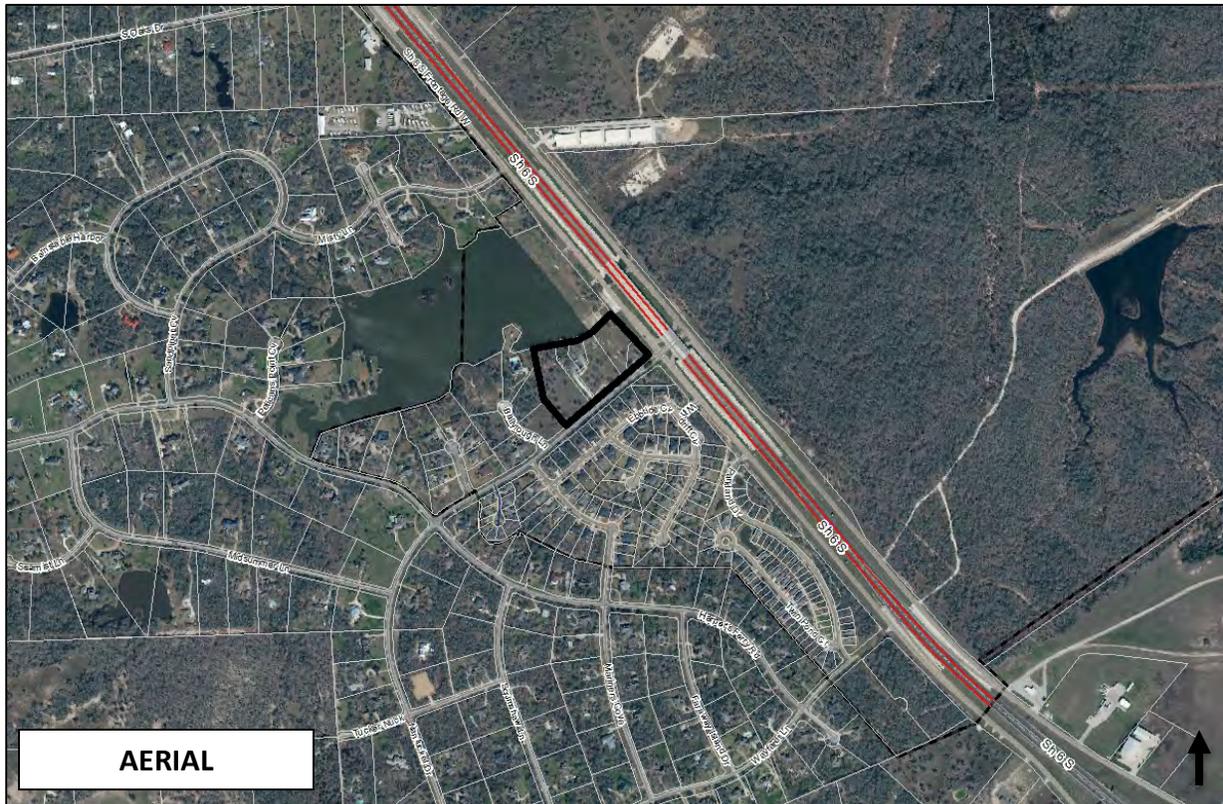
In the Comprehensive Plan, the Future Land Use and Character Map designations are described as follows:

Restricted Suburban – Consists of medium-density single-family residential lots (approximately 10,000 square feet).

Suburban Commercial –Commercial activities that cater primarily to nearby residents and the design of structures is compatible with nearby single-family residential uses.



Comprehensive Plan – Future Land Use and Character Map
Land Use & Character Assessments



Existing Character of the Area: Nantucket is a developed rural residential subdivision with an Estate character. South Hampton Subdivision is located to the South of Nantucket Drive and is a single-family subdivision with a Restricted Suburban character.

Future Land Use & Character Designation in the Area: This area is currently designated as Restricted Suburban – a single-family designation with average lot sizes of 10,000 s.f.

Growth Area: Not within an identified Growth Area.

Existing zoning: R Rural

Comprehensive Plan – Future Land Use and Character Map
Land Use & Character Assessments



Existing Development: Two homes exist in this area, both believed to also have accessory commercial associated with them.

Surrounding Property Development: Developed as single-family residential subdivisions.

Platted: Platted as part of the Nantucket Subdivision in 1983 and 1984.

Surrounding Properties Platted: Surrounding properties platted as a part of Nantucket Subdivision, Kensail Point Subdivision, and South Hampton Subdivision – all single-family residential plats.

Comprehensive Plan – Future Land Use and Character Map Land Use & Character Assessments

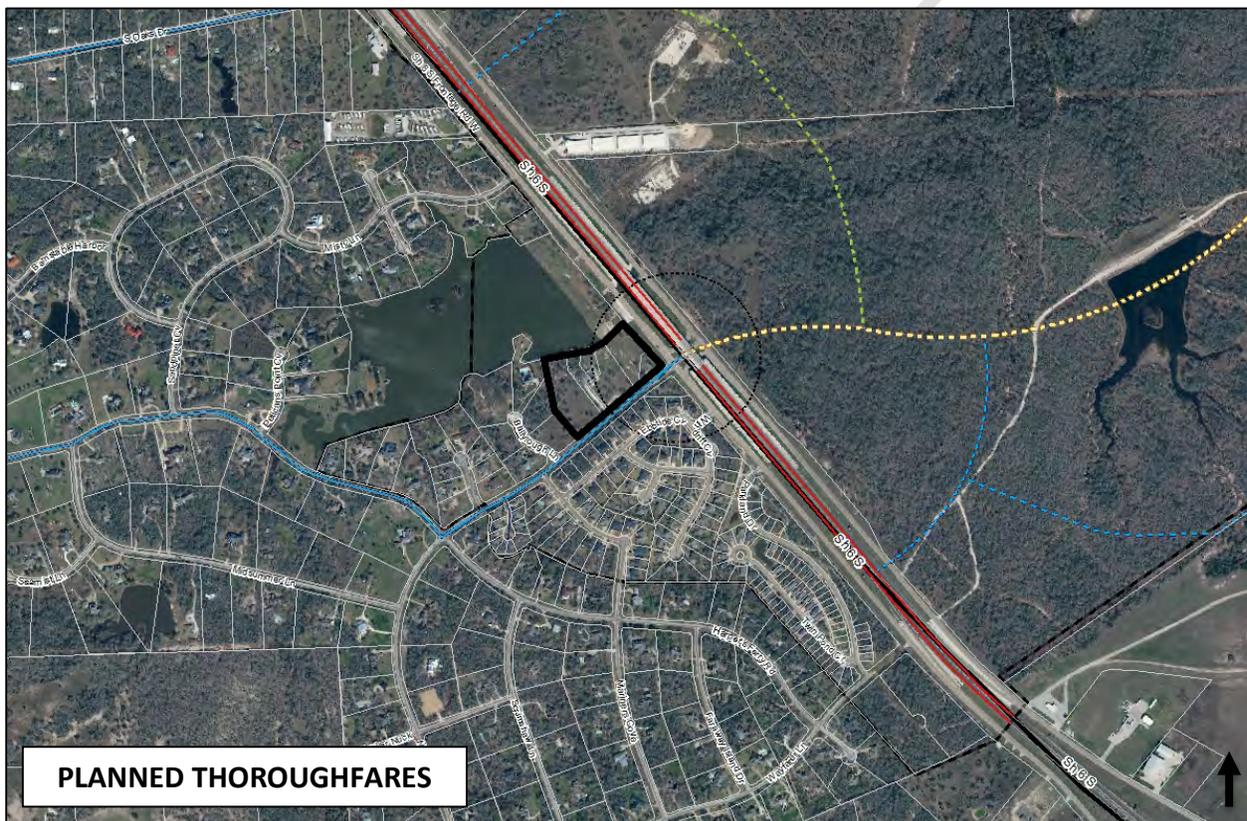
Floodplain: No floodplain exists on the subject properties. To the north is a man-made lake that is owned and maintained by the Nantucket Homeowner Association.

Road Condition and Capacity: Nantucket Drive was developed with the Nantucket subdivision as a rural residential street. It has since been designated as a 2-lane minor collector on the City's Thoroughfare Plan reflecting the connection from Arrington Road to Highway 6, via Harper's Ferry Road. Both Harper's Ferry Road and Nantucket Drive are built as rural residential streets with single-family homes fronting on them.

The area lies adjacent to State Highway 6 with a grade-separated intersection at Nantucket Drive.

Future Thoroughfares in the Area: Nantucket Drive is designated as a 2-lane minor collector on the Thoroughfare Plan and State Highway 6 is designated as a Freeway/Expressway.

Planned Bike or Pedestrian Accommodations: Nantucket Drive is shown on the Bicycle Master Plan as an existing bike route.



Water Provider and Adequate Fire Flows: This area is not located within the City of College Station's water CCN. This area is currently within Wellborn SUD's Water CCN. Available fire flows are unknown in this area and would need to be discussed with Wellborn SUD.

Wastewater Service: This property is located within the City of College Station's sewer CCN. There is an 18-inch sewer main along Nantucket Drive. This main currently contains available capacity, however, may be limited as additional demand is introduced.

Comprehensive Plan – Future Land Use and Character Map Land Use & Character Assessments

Impact Fee Area: Alum Creek 97-02B sewer line. Impact fees are assessed at the time of the filing of the Final Plat, which vests the property to the effective fee at that time. Impact Fees are collected at the time of the issuance of the building permit.

Electric Utility provider: BTU. Not within College Station's electrical service CCN.



Fire Department Response time: Not within desired 4.5 minute response time. Travel time to this area is approximately 5.0 minutes. Currently, Fire Station #5 provides Fire service and Fire Station #3 provides EMS service.

Police Department service concerns: Existing service concerns in this area. Additional density will likely further diminish the Police Department's effectiveness and reduce service levels. Additional staff are needed as growth occurs in this area.

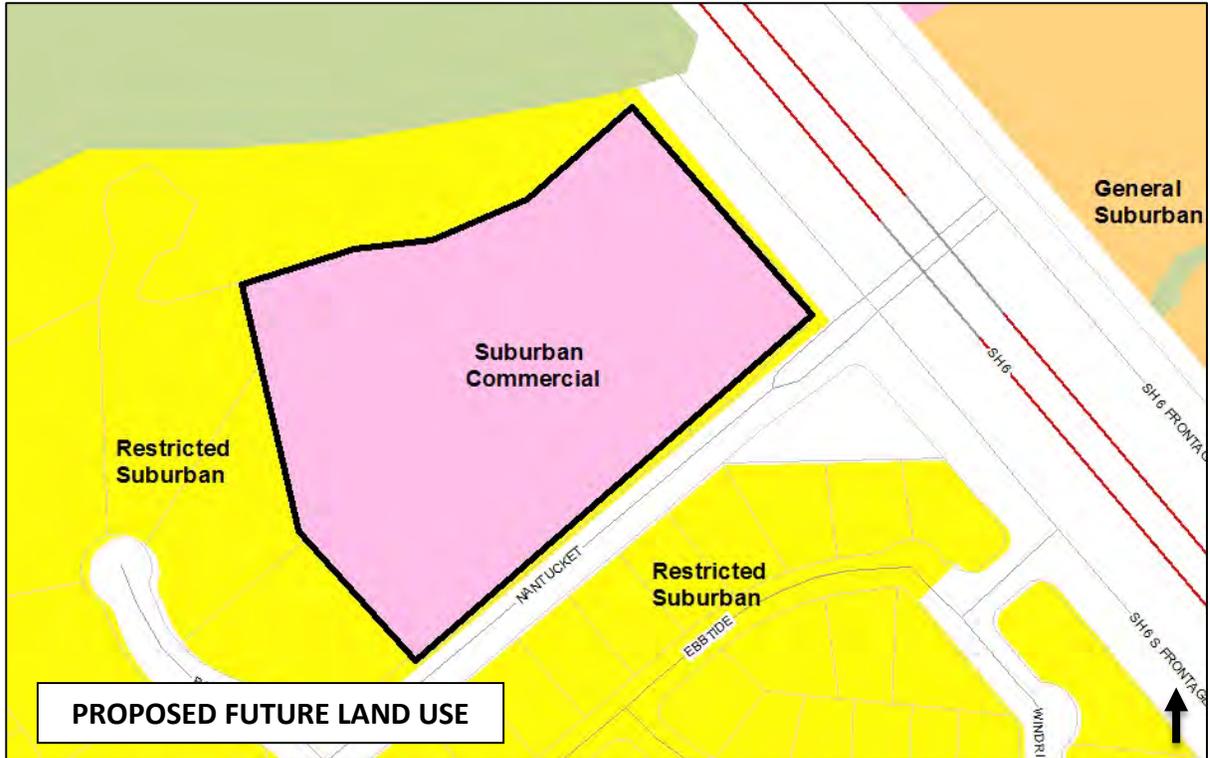
Staff Recommendation: Being located along the frontage road at a grade-separated intersection, the properties have some commercial potential, but because the properties are located in an established neighborhood, Staff does have concerns of potential compatibility issues. However, because of the location, staff believes that the properties are unlikely to develop as large-lot single-family housing, as currently platted, or as Restricted Suburban single-family lots, as currently designated on the Future Land Use and Character Map. Staff recommends an amendment to Suburban Commercial, as requested by the property owners on the eastern portion of the area, closest to State Highway 6.

In the Comprehensive Plan, the Future Land Use and Character Map designations are described as follows:

Comprehensive Plan – Future Land Use and Character Map
Land Use & Character Assessments

Restricted Suburban – Consists of medium-density single-family residential lots (approximately 10,000 square feet).

Suburban Commercial – Commercial activities that cater primarily to nearby residents and the design of structures is compatible with nearby single-family residential uses.





Legislation Details (With Text)

File #: 15-0667 Version: 1 Name: Comprehensive Plan Text Amendments
Type: Comprehensive Plan Status: Agenda Ready
File created: 11/5/2015 In control: Planning and Zoning Commission Regular
On agenda: 11/19/2015 Final action:
Title: Public hearing, presentation, possible action, and discussion regarding an amendment to the College Station Comprehensive Plan by amending text in Chapter 2 "Community Character," Chapter 3 "Neighborhood Integrity," Chapter 4 "Economic Development," Chapter 5 "Parks, Greenways, and the Arts," and Chapter 7 "Municipal Services and Community Facilities," based on recommendations in the Comprehensive Plan Five-Year Evaluation and Appraisal Report completed in 2014. Case #CPA2015-000009 (Note: Final action on this item is scheduled for the December 10, 2015 City Council meeting - subject to change.)
Sponsors: Jennifer Prochazka
Indexes:
Code sections:
Attachments: [Staff Memo](#)
[Five-Year Evaluation & Appraisal Report text amendment recommendations](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an amendment to the College Station Comprehensive Plan by amending text in Chapter 2 "Community Character," Chapter 3 "Neighborhood Integrity," Chapter 4 "Economic Development," Chapter 5 "Parks, Greenways, and the Arts," and Chapter 7 "Municipal Services and Community Facilities," based on recommendations in the Comprehensive Plan Five-Year Evaluation and Appraisal Report completed in 2014. Case #CPA2015-000009 (Note: Final action on this item is scheduled for the December 10, 2015 City Council meeting - subject to change.)



1101 Texas Avenue, PO Box 9960
College Station, Texas 77842
Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

November 19, 2015

TO: Members of the Planning & Zoning Commission
FROM: Jennifer Prochazka, AICP, Principal Planner
SUBJECT: Comprehensive Plan Text Amendments

Item: Public hearing, presentation, possible action, and discussion regarding an amendment to the College Station Comprehensive Plan by amending text in Chapter 2 “Community Character,” Chapter 3 “Neighborhood Integrity,” Chapter 4 “Economic Development,” Chapter 5 “Parks, Greenways, and the Arts,” and Chapter 7 “Municipal Services and Community Facilities,” based on recommendations in the Comprehensive Plan Five-Year Evaluation and Appraisal Report completed in 2014.

Background & Summary: The Comprehensive Plan Five-Year Evaluation and Appraisal Report (2014) served as a “check-up” to the Comprehensive Plan by considering changing conditions and recommending appropriate modifications to the Plan. As part of the development of the Report, a joint subcommittee of three Planning & Zoning Commissioners and three City Council members was formed to guide the process and evaluate the Comprehensive Plan. The resulting Report includes recommendations for text amendments to the Chapters of the Comprehensive Plan. The Five-Year Evaluation & Appraisal Report included public outreach by way of an on-line survey, a public open house meeting, focus group meetings, and a public review of the draft Report.

Attachments:

- 1) Five-Year Evaluation & Appraisal Report text amendment recommendations

Five-Year Evaluation & Appraisal Report

Recommended Text Amendments

Chapter 2 – Community Character

- Amend the 'Planning Considerations' section of the Community Character chapter to emphasize the need for infrastructure to support development.
- Amend the Comprehensive Plan to remove references to "LEED," perhaps softening the language to "sustainable" or "green." The City should not provide incentives for private sector LEED practices.
- Amend the Plan to include a discussion of a potential future Blinn College campus somewhere in College Station.

Chapter 3 – Neighborhood Integrity

- Note the Rental Registration item as "complete."

Chapter 4 – Economic Development

- REPLACE CHAPTER 4 with the newly adopted Economic Development Master Plan. Chapter 4 will be removed in its entirety.

Chapter 5 – Parks, Greenways, & the Arts

- Amend the Plan to include information and links to the adopted Bicycle, Pedestrian and Greenways Master Plan and the Parks & Recreation Master Plan.
- Amend the Plan to remove references to a "convention center" at the Chimney Hill shopping center.
- Amend the Plan to specify both school districts, City of Bryan, and Blinn College as potential partners in arts facility discussions.
- Amend the Plan to remove the action item related to promoting Northgate as a "live music district." Northgate is self-promoting and sustained.

Chapter 6 – Transportation

Changes proposed with Chapter 6 update and Thoroughfare Plan amendments

Chapter 7 – Municipal Services & Community Facilities

- Amend the Plan to include a statement related to the need to maintain the attractiveness of roadways/streets/transportation network with rehabilitation.
- Amend the Plan to state that the City's priorities are water service, wastewater service, and streets.
- Amend the Plan to include a discussion related to City-wide wifi – include additional participants not already expressly state, such as the Research Valley Partnership (RVP), the Council of Governments (COG), Brazos County, and Blinn College (already includes Texas A&M University and the City of Bryan).
- Amend the Plan to remove references to "southern College Station" as a specific location for a satellite police station. The location should be more generic.

Chapter 8 – Growth Management & Capacity

Recommended changes will be recommended by the Annexation Task Force