



# 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.*

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**Thursday, April 7, 2016**

**6:00 PM**

**City Hall Council Chambers**

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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](http://www.cstx.gov/newdev)
4. [16-0203](#) Presentation, possible action, and discussion regarding background on state laws on impact fees and the current City Council initiated local effort for studies for possible creation of citywide water and wastewater impact fees and roadway impact fees.  
  
**Sponsors:** Gibbs
5. [16-0194](#) Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work ( See attached)  
  
**Sponsors:** Bombek  
**Attachments:** [2015 Plan of Work](#)
6. [16-0143](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:  
\*Tuesday, April 12, 2016 ~ P&Z Special Meeting ~ Carter's Creek Training Room ~ 4:00 p.m.  
\*Thursday, April 14, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison - Burns)  
\*Thursday, April 21, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
7. [16-0144](#) Presentation, possible action, and discussion regarding an update on the following items:  
\*A Comprehensive Plan Amendment for approximately 18 acres located at 4098 Raymond Stotzer Parkway. The Planning & Zoning Commission heard this item February 18, 2016 and voted (4-0) to recommend approval. The City Council heard this item on March 10, 2016 and voted (7-0) to approve the request.  
\*A Rezoning for approximately 18 acres located at 4098 Raymond

Stotzer Parkway from R Rural to GC General Commercial and MF Multi-Family. The Planning & Zoning Commission heard this item on February 18, 2016 and voted (4-0) to recommend approval. The City Council heard this item on March 10, 2016 and voted (7-0) to approve the request.

\*A Rezoning for approximately 18 acres located at 1110 Arrington Road from GC General Commercial and O Office to MF Multi-Family and NAP Natural Areas Preserved. The Planning & Zoning Commission heard this item on February 4, 2016 and voted (4-0-1) to recommend approval. The City Council heard the item on March 10, 2016 and voted (5-2) to approve the request.

\*A Rezoning of approximately two acres located at 4000 Greens Prairie Road West from R Rural to PDD Planned Development District. The Planning & Zoning Commission heard this item on March 3, 2016 and voted (4-0-1) to recommend approval. The City Council heard this item on March 31, 2016 and voted (5-0) 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

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City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on April 1, 2016 at 5:00 p.m.

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City Secretary

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are asked to contact the City Secretary's Office at

(979) 764-3541, TDD at 1-800-735-2989, or email [adaassistance@cstx.gov](mailto:adaassistance@cstx.gov) at least two business days prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

**Penal Code § 30.07. Trespass by License Holder with an Openly Carried Handgun.**

"Pursuant to Section 30.07, Penal Code (Trespass by License Holder with an Openly Carried Handgun) A Person Licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law), may not enter this Property with a Handgun that is Carried Openly."

**Codigo Penal § 30.07. Traspasar Portando Armas de Mano al Aire Libre con Licencia.**

"Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411, Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre."



## Legislation Details (With Text)

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**File #:** 16-0203      **Version:** 1      **Name:** Impact Fees 101  
**Type:** Impact Fees      **Status:** Agenda Ready  
**File created:** 4/1/2016      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 4/7/2016      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding background on state laws on impact fees and the current City Council initiated local effort for studies for possible creation of citywide water and wastewater impact fees and roadway impact fees.  
**Sponsors:** Alan Gibbs  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding background on state laws on impact fees and the current City Council initiated local effort for studies for possible creation of citywide water and wastewater impact fees and roadway impact fees.



## Legislation Details (With Text)

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File #: 16-0194      Version: 1      Name: P&Z Plan of Work-Update  
Type: Updates      Status: Agenda Ready  
File created: 3/30/2016      In control: Planning and Zoning Commission Workshop  
On agenda: 4/7/2016      Final action:  
Title: Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work ( See attached)  
Sponsors: Mark Bombek  
Indexes:  
Code sections:  
Attachments: [2015 Plan of Work](#)

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

## 2015 Planning & Zoning Commission Plan of Work

### Comprehensive Plan Implementation

Implementation of Adopted Plans	
<p>Summary:</p> <p>Implementation of adopted master plans and <a href="#">neighborhood, district, and corridor plans</a>, namely: <a href="#">Central College Station</a>, <a href="#">Eastgate</a>, <a href="#">Southside Area</a>, <a href="#">Wellborn Community</a>, and <a href="#">South Knoll Area</a> neighborhood plans, and <a href="#">Bicycle, Pedestrian &amp; Greenways</a>, <a href="#">Parks and Recreation</a>, Water, Waste Water, <a href="#">Medical District</a>, and <a href="#">Economic Development</a> master plans.</p>	<p>Project Dates:</p> <p>3/26/15: Council awarded contract to Freese &amp; 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 Ponderosa (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> <p>12/10/15: Council awarded construction contract for sidewalk on Guadalupe Drive (South Knoll Plan).</p> <p>2/17/16: Public meeting regarding the design of sidewalk on Langford Street (South Knoll Area Plan).</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

<b><u>Five-Year Comprehensive Plan Report</u> Implementation</b>	
<p>Summary:</p> <p>Implementation of general items and tasks identified in the <a href="#">Five-Year Comprehensive Plan Report</a>.</p>	<p>Project Dates:</p> <p>11/19/15: P&amp;Z recommended approval of the identified text amendments to the Comprehensive Plan</p> <p>12/10/15: Council adopted the identified text amendments to the Comprehensive Plan.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

<b><u>Annexation</u> Task Force</b>	
<p>Summary:</p> <p>Implement the <a href="#">Five-Year Comprehensive Plan Report</a> 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&amp;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> <p>12/14/15: Task Force meeting.</p> <p>1/11/16: Task Force meeting.</p> <p>2/26/16: Task Force meeting.</p>
Staff Assigned: L. Simms	Anticipated Initiation: May 2015

<b>Future Land Use and Character Map Assessments</b>	
<p>Summary: Implement the <a href="#">Five-Year Comprehensive Plan Report</a> 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: 11/19/15: Public hearing and P&amp;Z recommendation on assessments and proposed land use changes. 12/10/15: Council adopted proposed land use changes for Areas A, B, and C.</p>
Staff Assigned: J. Prochazka	Item Completed: December 2015

<b>Harvey Mitchell District Plan</b>	
<p>Summary: Implement the <a href="#">Five-Year Comprehensive Plan Report</a> by initiating the Harvey Mitchell District Plan as identified in the <a href="#">Comprehensive Plan</a>.</p>	<p>Project Dates:</p>
<b>Staff Assigned: P&amp;DS Staff</b>	Anticipated Initiation: Fall 2015

<b>Land Use Inventory/Housing Needs</b>	
<p>Summary: Implement the <a href="#">Five-Year Comprehensive Plan Report</a> 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: 1/21/16: Residential Land use inventory presentation at P&amp;Z Workshop. 2/4/16: Non-residential land use inventory presentation at P&amp;Z Workshop.</p>
Staff Assigned: M. Bombek	Anticipated Initiation: Summer 2015

<b>Non-Residential Architectural Standards</b>	
<p>Summary: Implement the <a href="#">Five-Year Comprehensive Plan Report</a> by revising the existing non-residential architectural requirements to reflect current practices and allow more flexibility in design.</p>	<p>Project Dates: April 2015: Public comment period of draft ordinance. 5/4/15: BPG Advisory Board recommended approval with minor changes. 5/7/15: P&amp;Z recommended approval of proposed ordinance. 5/28/15: Council adopted proposed ordinance.</p>
Staff Assigned: J. Schubert	Item Completed: May 2015

<b><u>Thoroughfare Plan</u></b>	
<p>Summary:</p> <p>Implement the <a href="#">Five-Year Comprehensive Plan Report</a> 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: P&amp;Z recommended approval of ordinance amending Comprehensive Plan Chapter 6 Transportation and the Thoroughfare Plan with removal of Luther Street West extension.</p> <p>12/10/15: Council adopted ordinance amendment with inclusion of future Luther Street West extension.</p>
Staff Assigned: D. Singh	Item Completed: December 2015

<b>Walton Drive Commercial Overlay</b>	
<p>Summary:</p> <p>Implement the <a href="#">Eastgate Neighborhood Plan</a> by creating a zoning overlay to address parking and other non-conformities for the commercial area at Walton Drive and Texas Avenue.</p>	<p>Project Dates:</p>
Staff Assigned: P&DS Staff	Anticipated Completion: Fall 2015

<b>Wellborn Zoning Districts</b>	
<p>Summary:</p> <p>Implement the <a href="#">Wellborn Community Plan</a> by creating new or modified zoning districts as described in the Plan.</p>	<p>Project Dates:</p> <p>11/10/15: Stakeholder meeting regarding zoning concepts at Greens Prairie Elementary.</p> <p><b>02/18/16: Zoning district fact sheets were posted on the city's website for public review and comment.</b></p>
Staff Assigned: J. Bullock	Anticipated Initiation: Summer 2015

## Research, Education, and Other Items

<b><u>Bicycle, Pedestrian, and Greenways Master Plan Update</u></b>	
<p>Summary:</p> <p>Receive update on implementation of the plan and its framework for addressing bicycle and pedestrian needs on City-wide and neighborhood scales.</p>	<p>Project Dates:</p> <p>10/1/15: Presentation at P&amp;Z Workshop.</p>
Staff Assigned: V. Garza	Item Completed: October 2015

<b>Easterwood Airport Master Plan</b>	
<p>Summary:</p> <p>Receive a report on the Easterwood Airport Master Plan and consider potential implications of any future plans for expansion.</p>	<p>Project Dates:</p> <p>11/13/15: Presentation at Joint P&amp;Z Commission meeting with City of Bryan.</p>

Staff Assigned: M. Hitchcock	Item Completed: November 2015
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<b>Economic Development Master Plan Update</b>	
<p>Summary:</p> <p>Receive an update regarding the components of the Economic Development Master Plan and its implementation.</p>	<p>Project Dates:</p> <p>4/16/15: Update provided at P&amp;Z Workshop.</p>
Staff Assigned: N. Ruiz	Item Completed: April 2015

<b>Parkland Dedication Basis</b>	
<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&amp;Z Workshop.  9/3/15: Discussion at P&amp;Z Workshop.  10/15/15: Joint Workshop discussion with Parks &amp; 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 &amp; Recreation Advisory Board.  11/19/15: P&amp;Z recommended approval of proposed ordinance amendment.  12/10/15: Council adopted proposed ordinance amendment.</p>
Staff Assigned: J. Prochazka/Legal Staff	Item Completed: December 2015

<b>Parkland Dedication Funds</b>	
<p>Summary:</p> <p>Receive an update regarding the tracking and timing of expenditures in the various park zones.</p>	<p>Project Dates:</p> <p>November 2015: Summary memo of park zone account balances sent to P&amp;Z.</p>
Staff Assigned: Parks & Recreation Staff	Item Completed: November 2015

<b>Planning &amp; Development Services Organizational Review</b>	
<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&amp;Z Workshop.</p>
Staff Assigned: L. Simms	Item Completed: June 2015

<b>Review of Adopted Plans</b>	
<p>Summary:</p> <p>After action review of adopted planning areas, specifically Northgate, <a href="#">BioCorridor</a>, and <a href="#">Medical Districts</a>.</p>	<p>Project Dates:</p> <p>12/17/15: Overview of Medical District Master Plan at P&amp;Z Workshop.</p>

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



Legislation Details (With Text)

File #: 16-0143      Version: 1      Name: Upcoming Meetings  
 Type: Updates      Status: Agenda Ready  
 File created: 3/9/2016      In control: Planning and Zoning Commission Workshop  
 On agenda: 4/7/2016      Final action:  
 Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:  
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 Regular 7:00 p.m. (Liaison - Burns)  
 \*Thursday, April 21, 2016 ~ 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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 Regular 7:00 p.m. (Liaison - Burns)  
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 7:00 p.m.



Legislation Details (With Text)

File #: 16-0144      Version: 1      Name: Updates on Items Heard

Type: Updates      Status: Agenda Ready

File created: 3/9/2016      In control: Planning and Zoning Commission Workshop

On agenda: 4/7/2016      Final action:

Title: Presentation, possible action, and discussion regarding an update on the following items:  
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 \*A Rezoning of approximately two acres located at 4000 Greens Prairie Road West from R Rural to PDD Planned Development District. The Planning & Zoning Commission heard this item on March 3, 2016 and voted (4-0-1) to recommend approval. The City Council heard this item on March 31, 2016 and voted (5-0) to approve the request.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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 \*A Rezoning of approximately two acres located at 4000 Greens Prairie Road West from R Rural to PDD Planned Development District. The Planning & Zoning Commission heard this item on March 3, 2016 and voted (4-0-1) to recommend approval. The City Council heard this item on March 31, 2016 and voted (5-0) 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.*

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**Thursday, April 7, 2016**

**7:00 PM**

**City Hall Council Chambers**

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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** [16-0135](#) Consideration, possible action, and discussion on Absence Requests from meetings.  
\*Jerome Rektorik ~ March 3, 2016

**Attachments:** [Jerome Rektorik](#)

- 4.2** [16-0145](#) Consideration, possible action, and discussion to approve meeting minutes.  
\*March 3, 2016 ~ Workshop  
\*March 3, 2016 ~ Regular

**Attachments:** [March 3 2016 Workshop](#)  
[March 3 2016 Regular](#)

- 4.3** [16-0181](#) Presentation, possible action, and discussion regarding a Final Plat

for Tower Point Phase 9B Block 3, consisting of two commercial lots on approximately 3.36 acres located at 905 William D. Fitch Parkway generally located south of Arrington Road. Case #16-000002

**Sponsors:** Thomas

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

## Regular Agenda

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

6 [16-0164](#) Public hearing, presentation, possible action, and discussion regarding a Final Plat for Polo Estates Subdivision being a replat of Foxworth Subdivision, Block 1, Lot 1, consisting of 22 residential lots on approximately 34 acres located at 4331 North Graham Road, generally located near the intersection of Holleman Drive South and North Graham Road in the College Station Extraterritorial Jurisdiction (ETJ). Case #FP2015-900027

**Sponsors:** Bullock

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

7 [16-0195](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to SC Suburban Commercial for approximately 0.5 acres being a portion of Lots 1, 2, and 3, Block A of the Benjamin Graham Subdivision, generally located at 14941 FM 2154, more generally located north of the intersection of Greens Prairie Road West and Wellborn Road (FM 2154). Case #REZ2016-000001 (Note: Final action on this item is scheduled for the April 28, 2016 City Council meeting - subject to change)

**Sponsors:** Bullock

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

- 8 [16-0191](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to SC Suburban Commercial for approximately 3.098 acres being situated in the Samuel Davidson League, Abstract No. 13, Brazos County, Texas, said tract being a portion of the remainder of a called 33.70 acre tract described as third tract by a deed to Keren Eidson recorded in Volume 300, Page 609 of the deed records of Brazos County, Texas, generally located between Wellborn Road (FM 2154) and Royder Road, near Greens Prairie Road West. Case #REZ2016-000004 (Note: Final action on this item is scheduled for the April 28, 2016 City Council meeting - subject to change)

**Sponsors:** Bombek

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

- 9 [16-0193](#) 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 GC General Commercial and GS General Suburban to PDD Planned Development District for approximately 4.2566 acres being all of Lots 1, 2A, and 2B, Block A of the Petterak Subdivision and a 0.768 acre tract of land conveyed to Myrna Hughes (previous in chain), as described in deed recorded in Volume 889, Page 315 of the said Official Public Records, and further being that same tract of land conveyed to 803 Wellborn. Ltd. as described in deeds recorded in Volume 1375, Page 164, Volume 2515, Page 169, Volume 7667, Page 148, and Volume 11337, Page 184, all of the said Official Public Records of Brazos County, College Station, Texas, generally located at 801 Wellborn Road, more generally located at the southeast corner of Wellborn Road and Luther Street. Case #REZ2016-000002 (Note: Final action on this item is scheduled for the April 28, 2016 City Council meeting - subject to change)

**Sponsors:** Bombek

**Attachments:**      [Staff Report](#)  
[Applicaiton](#)  
[Rezoning Map](#)  
[Concept Plan](#)  
[TIA Modification Letter](#)

- 10    [16-0187](#)      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 C-3 Light Commercial to GS General Suburban for approximately 0.3902 acres being Lots 1 and 2, Block 4 of the Prairie Heights Addition, generally located 604 Tarrow Street. Case # REZ2016-000008 (Note: Final action on this item is scheduled for the April 28, 2016 City Council meeting - subject to change)

**Sponsors:**      Bombek

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

- 11    [16-0192](#)      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 O Office to GC General Commercial for approximately 1 acre being Lots 1 and 2 less 5 feet, Block A fo the College Heights Subdivision of the Official Records of Brazos County, College Station, Texas, generally located at 209 University Drive, more generally located at the northwest corner of University Drive East and Eisenhower Street. Case # REZ2016-000010(Note: Final action on this item is scheduled for the April 28, 2016 City Council meeting - subject to change)

**Sponsors:**      Bombek

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

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

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City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on April 1, 2016 at 5:00 p.m.

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City Secretary

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are asked to contact the City Secretary's Office at (979) 764-3541, TDD at 1-800-735-2989, or email [adaassistance@cstx.gov](mailto:adaassistance@cstx.gov) at least two business days prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

**Penal Code § 30.07. Trespass by License Holder with an Openly Carried Handgun.**

"Pursuant to Section 30.07, Penal Code (Trespass by License Holder with an Openly Carried Handgun) A Person Licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law), may not enter this Property with a Handgun that is Carried Openly."

**Codigo Penal § 30.07. Traspasar Portando Armas de Mano al Aire Libre con Licencia.**

"Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411, Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre."



## Legislation Details (With Text)

File #: 16-0135      Version: 1      Name: Absence Request  
Type: Absence Request      Status: Agenda Ready  
File created: 2/29/2016      In control: Planning and Zoning Commission Regular  
On agenda: 4/7/2016      Final action:  
Title: Consideration, possible action, and discussion on Absence Requests from meetings.  
\*Jerome Rektorik ~ March 3, 2016

Sponsors:

Indexes:

Code sections:

Attachments: [Jerome Rektorik](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion on Absence Requests from meetings.  
\*Jerome Rektorik ~ March 3, 2016



CITY OF COLLEGE STATION  
*Planning & Development Services*

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

Name Jerome Rektorik

Request Submitted on February 29, 2016

I will not be in attendance at the meeting on March 3, 2016  
for the reason specified: (Date)

Kristen

I will not be at the P&Z meeting on March 3. Thank you.

Best regards, Jerome

Signature Jerome



## Legislation Details (With Text)

File #: 16-0145 Version: 1 Name: Minutes  
Type: Minutes Status: Agenda Ready  
File created: 3/9/2016 In control: Planning and Zoning Commission Regular  
On agenda: 4/7/2016 Final action:  
Title: Consideration, possible action, and discussion to approve meeting minutes.  
\*March 3, 2016 ~ Workshop  
\*March 3, 2016 ~ Regular

Sponsors:

Indexes:

Code sections:

Attachments: [March 3 2016 Workshop](#)  
[March 3 2016 Regular](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion to approve meeting minutes.  
\*March 3, 2016 ~ Workshop  
\*March 3, 2016 ~ Regular

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**Workshop Meeting**  
**March 3, 2016 6:00 p.m.**  
**CITY HALL COUNCIL CHAMBERS**  
**College Station, Texas**

---

**COMMISSIONERS PRESENT:** Jane Kee, Jodi Warner, Barry Moore and Johnny Burns

**COMMISSIONERS ABSENT:** Jim Ross, Jerome Rektorik and Casey Oldham

**CITY COUNCIL MEMBERS PRESENT:** Steve Aldrich

**CITY STAFF PRESENT:** Lance Simms, Molly Hitchcock, Alan Gibbs, Carol Cotter, Danielle Singh, Mark Bombek, Jessica Bullock, Laura Walker, Madison Thomas, Erika Bridges, Kevin Ferrer, Shane Sullivan, Carla Robinson, Lauren Basey, and Kristen Hejny

1. Call the meeting to order.

Chairperson Kee called the meeting to order at 6:08 p.m.

2. Discussion of consent and regular agenda items.

There was general discussion regarding consent agenda item #4.2 and regular agenda item #8

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

There was no discussion.

4. Discussion of Minor and Amending Plats approved by Staff.  
\*Final Plat ~ Minor ~ Holleman Place Lots 1R-1 & 1R-2 ~ Case #FPCO2015-000016 (Bullock)  
\*Final Plat ~ Minor ~ Lemon Tree Addition Block 3, Lots 14A & 14B ~ Case #FP2015-000024 (Thomas)

5. Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work

Staff Planner Bullock gave a brief update on the Wellborn Neighborhood Plan.

6. Presentation, possible action, and discussion regarding an update on the results of the recent Annexation Task Force meetings.

Director Simms presented the Commission with an update on the Annexation Task Force meetings.

There was general discussion.

7. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:  
\* Thursday, March 10, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m.  
and Regular 7:00 p.m.  
\* Thursday, March 17, 2016 ~ P&Z Meeting CANCELED

\*Thursday, Marcy 31, 2016 ~ 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.

8. Presentation, possible action, and discussion regarding an update on the following items:  
\*A Rezoning for approximately 7 acres located at 3600 Rock Prairie Road from O Office to PDD Planned Development District. The Planning & Zoning Commission heard this item on February 4, 2016 and voted (5-0) to recommend approval. The City Council heard this item on February 25, 2016 and voted (5-0) to approve the request.
9. Discussion, review and possible action regarding the following meetings: Design Review Board, Bio Corridor Board, Joint Annexation Task Force.

There was no discussion.

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

The meeting was adjourned at 6:27 p.m.

**Approved:**

\_\_\_\_\_  
Jane Kee, Chairperson  
Planning & Zoning Commission

**Attest:**

\_\_\_\_\_  
Kristen Hejny, Admin. Support Specialist  
Planning & Development Services

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**Regular Meeting**  
**March 3, 2016, 7:00 p.m.**  
**CITY HALL COUNCIL CHAMBERS**  
**College Station, Texas**

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**COMMISSIONERS PRESENT:** Jane Kee, Jodi Warner, Barry Moore, Casey Oldham and Johnny Burns

**COMMISSIONERS ABSENT:** Jim Ross and Jerome Rektorik

**CITY COUNCIL MEMBERS PRESENT:** Steve Aldrich

**CITY STAFF PRESENT:** Lance Simms, Molly Hitchcock, Alan Gibbs, Carol Cotter, Danielle Singh, Laura Walker, Madison Thomas, Shane Sullivan, Carla Robinson, 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 ~ March 3, 2016

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

\*February 18, 2016 ~ Workshop

\*February 18, 2016 ~ Regular

- 4.3 Presentation, possible action, and discussion regarding a Final Plat for Fairview Subdivision consisting of four residential lots on approximately one acre located at 1014 Fairview Avenue, generally located on the northwest corner of Holleman Drive and Fairview Avenue. Case #15-00900030

- 4.4 Presentation, possible action, and discussion regarding a Preliminary Plan for Securecare Self Storage consisting of two commercial lots on approximately 5.788 acres located at 4074 State Highway 6 South, generally located south of Bridle Gate Drive and east of Longmire Drive along State Highway 6 South. Case #PP2015-900083

- 4.5 Presentation, possible action, and discussion regarding a Preliminary Plan for University Heights Subdivision Phase 4 consisting of 18 lots on approximately 8.95 acres located at 3150 Holleman Drive South, generally located southeast of University Heights Phases 1, 2, & 3. Case #PP2015-000016

- 4.6 Presentation, possible action, and discussion regarding a Preliminary Plan for Rock Prairie Oaks consisting of six lots on approximately 25 acres located at 3600 Rock Prairie Road, generally located at the intersection of Rock Prairie Road and Medical Avenue, to the east of Scott and White Hospital. Case # PP2016-000001
- 4.7 Presentation, possible action, and discussion regarding a Final Plat for Traditions Phase 24 consisting of one industrial lot and one common area on approximately five acres located at 8751 HSC Parkway, generally located south of the intersection of the HSC Parkway and BioMedical Way. Case #FPCO2015-000017
- 4.8 Presentation, possible action, and discussion regarding a Final Plat for the Barracks II Phase 400 consisting of one commercial lot and 26 townhouse lots on approximately 4.911 acres located at 100 Deacon Drive West, generally located between Holleman Drive South and Old Wellborn Road. Case #FPMU2015-000003

**Commissioner Oldham motioned to approve Consent Agenda Items 4.1 – 4.8. Commissioner Moore seconded the motion, motion passed (5-0).**

#### **Regular Agenda**

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

No items were removed from the Consent Agenda.

6. Public hearing, presentation, possible action, and discussion regarding a Final Plat for Haney Highway 6 Lots 1R1 and 1R2, Block A, being a replat of Haney Highway 6 Lot 1, Block A, consisting of two commercial lots on approximately 1.202 acres located at 3129 Texas Avenue South, generally located north of the intersection of Texas Avenue South and the Earl Rudder Freeway Frontage Road West. Case #FPCO2015-000007

Staff Planner Walker presented the Final Plat with a discretionary item to allow the owner to pay a fee in lieu of providing the required sidewalk along Texas Avenue South.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

There was general discussion amongst the Commission.

**Commissioner Moore motioned to approve the discretionary item ‘fee in lieu of sidewalks’. Commissioner Burns seconded the motion, motion passed (5-0).**

**Commissioner Oldham motioned to approve the Final Plat. Commissioner Moore seconded the motion, motion passed (5-0).**

7. 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 two acres being A&M Super Storage at Wellborn, Block 1, Lot 1, College Station, Brazos County, Texas, located near the intersection of Wellborn Road and Greens Prairie Road West. Case #REZ2015-000024 (Note: Final action on this item is scheduled for the March 31, 2016 City Council meeting – subject to change)

Staff Planner Bullock presented the Rezoning to the Commission and recommended approval.

Commissioner Oldham stated that he would be abstaining from the discussion and vote on this item.

Applicant Glenn Jones, J4 Engineering, 307 South Main Street, Bryan, Texas, was available to answer any questions from the Commission.

Chairperson Kee opened the public hearing.

Chris Peterson, 3702 Oakridge Drive, Bryan, Texas, spoke in opposition of the rezoning citing drainage issues on the adjacent property.

Property Owner Hub Kennedy, 1402 Bulle Rock Court, College Station, Texas, addressed the drainage concerns and was available to answer any questions from the Commission.

Chairperson Kee closed the public hearing.

**Commissioner Moore motioned to recommend approval of the Rezoning. Commissioner Warner seconded the motion, motion passed (4-0-1) with Commissioner Oldham abstaining.**

8. Public hearing, presentation, possible action and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from GS General Suburban to GC General Commercial for approximately 0.5565 acres being block 1, part of Lot 3, all of Lot 4, 5 & alley and Lot 6 and part of Lot 7 in the College Park Addition, College Station, Texas, as recorded in Vol. 38, Page 602, of the Brazos County Deed Records and being the same tract recorded in Vol. 3702, Page 339, of the Brazos County Official Records of Brazos County, Texas, generally located at 100 & 200 Fairview Avenue, more generally located south of George Bush Drive and west of Fairview Avenue. Case #REZ2016-000003 (Note: Final action on this item is scheduled for the March 31, 2016 City Council meeting – subject to change)

Staff Planner Thomas presented the Rezoning to the Commission and recommended approval.

Chairperson Kee asked if there would be any right-of-way dedication (ROW), and if so how much.

Staff Planner Thomas stated that there would be ROW dedication of about ten feet along Fairview Avenue.

Chairperson Kee asked if the grade separation would grant access from George Bush Drive to the property.

Transportation Planning Coordinator Singh stated that the new grade separation proposed by The Texas Department of Transportation (TxDOT), will not allow for any left turns onto Fairview Avenue from George Bush Drive once finished.

Applicant Crissy Hartl, 3204 Earl Rudder Freeway South, College Station, was available to present on the item and answer any questions from the Commission.

Chairperson Kee asked why a Suburban Commercial zoning was not considered on this lot.

Applicant Veronica Morgan, 3204 Earl Rudder Freeway South, College Station, stated that there are too many restrictions to be met with a Suburban Commercial zoning that are not possible on this property.

Chairperson Kee opened the public hearing.

George Dresser, 501 Fairview Avenue, College Station, Texas, spoke against the rezoning, citing roadway and traffic concerns.

Debbie Bethancourt, 201 Fairview Avenue, College Station, Texas, spoke against the rezoning, citing traffic volume and pedestrian/driver safety concerns.

Jerry Cooper, 602 Bell Street, College Station, Texas, spoke against the rezoning, citing concerns for neighborhood integrity.

Robert Starnes, 200 Ayrshire Street, College Station, Texas, spoke against the rezoning citing concerns for the roadway.

John Bethancourt, 201 Fairview Avenue, College Station, Texas spoke against the rezoning citing concerns for safety and traffic.

Linda Harvell, 504 Guernsey Street, College Station, Texas, spoke against the rezoning citing concerns for neighborhood integrity.

Shirley Dupreist, 400 Fairview Avenue, College Station, Texas, spoke against the rezoning citing concerns for neighborhood integrity.

Glenn Pruitt, 801 Hereford Street, College Station, Texas, spoke against the rezoning citing concerns for traffic congestion and parking.

Becky Pruitt, 801 Hereford Street, College Station, Texas, spoke against the rezoning stating concerns for traffic congestion and safety.

Chairperson Kee closed the public hearing.

There was general discussion amongst the Commission.

**Commissioner Oldham motioned to recommend denial of the Rezoning. Commissioner Warner seconded the motion, motion passed (5-0).**

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.

There was no discussion.

10. Adjourn

The meeting adjourned at 8:20 p.m.

**Approved:**

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Jane Kee, Chairman  
Planning & Zoning Commission

**Attest:**

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Kristen Hejny, Admin. Support Specialist  
Planning & Development Services



## Legislation Details (With Text)

File #: 16-0181      Version: 3      Name: Tower Point Phase 9B, Lots 26&27, Block 3 - Final Plat

Type: Final Plat      Status: Agenda Ready

File created: 3/24/2016      In control: Planning and Zoning Commission Regular

On agenda: 4/7/2016      Final action:

Title: Presentation, possible action, and discussion regarding a Final Plat for Tower Point Phase 9B Block 3, consisting of two commercial lots on approximately 3.36 acres located at 905 William D. Fitch Parkway generally located south of Arrington Road. Case #16-000002

Sponsors: Madison Thomas

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Final Plat for Tower Point Phase 9B Block 3, consisting of two commercial lots on approximately 3.36 acres located at 905 William D. Fitch Parkway generally located south of Arrington Road. Case #16-000002



**FINAL PLAT**  
**for**  
**Tower Point Phase 9B**  
**Lots 26 & 27, Block 3**  
**16-000002**

**SCALE:** Two lots on approximately two acres

**LOCATION:** 901 William D. Fitch Pkwy

**ZONING:** GC General Commercial

**APPLICANT:** Charles Ellison

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

**RECOMMENDATION:** Staff recommends approval of the Final Plat.



**DEVELOPMENT HISTORY**

**Annexation:** October 1983

**Zoning:** A-O Agricultural upon annexation, GC General Commercial (2001), OV Greens Prairie Overlay (2006)  
**Preliminary Plat:** Preliminary Plan 2012  
**Site Development:** Undeveloped

#### **COMMENTS**

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

#### **REVIEW CRITERIA**

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

#### **STAFF RECOMMENDATIONS**

Staff recommends approval of the Final Plat.

#### **SUPPORTING MATERIALS**

1. Application
2. Copy of Final Plat



<b>FOR OFFICE USE ONLY</b>	
CASE NO.:	_____
DATE SUBMITTED:	_____
TIME:	_____
STAFF:	_____

## FINAL PLAT APPLICATION

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

NAME OF PROJECT Tower Point Subdivision Phase 9B Lots 26 & 27, Block 3 - 3.36 Acres

ADDRESS William D. Fitch Pky

**SPECIFIED LOCATION OF PROPOSED PLAT:**

Arrington Road / William D. Fitch Pky

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

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

Street Address 302 Holleman Drive East, Suite 76

City College Station State TX Zip Code 77840

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

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

Name College Station Marketplace, L.P. E-mail andyweinier@rockstep.com  
Street Address 1445 North Loop West, Suite 625  
City Houston State TX Zip Code 77008  
Phone Number 713-623-0188 Fax Number 713-623-0178

ARCHITECT OR ENGINEER'S INFORMATION:

Name Civil Engineering Consultants E-mail skling@cectexas.com  
Street Address 4101 S. Texas Avenue, Suite A  
City Bryan State TX Zip Code 77802  
Phone Number 979-846-6212 Fax Number 979-846-8252

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

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

Total Acreage 3.36 Total No. of Lots 2 R-O-W Acreage none

Existing Use vacant Proposed Use commercial use

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

Average Acreage Of Each Residential Lot By Zoning District:

n/a / / / /

Floodplain Acreage none

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

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

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

Yes

No

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

Project Name: Tower Point Subdivision

City Project Number (if known): 09-169

Date / Timeframe when submitted: January, 2012

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

none

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

n/a

Regarding the waiver request, explain how:

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

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

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

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

n/a

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

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

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

Detailed explanation of condition identified above:

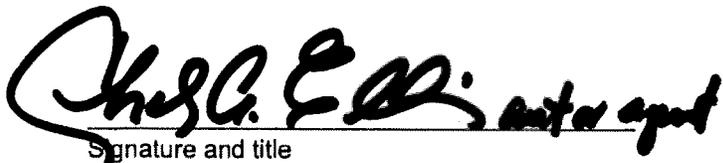
NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation           none          

<p style="text-align: center;"><b>Total Linear Footage of Proposed Public:</b></p> <p>_____ Streets</p> <p>_____ Sidewalks</p> <p>_____ Sanitary Sewer Lines</p> <p><u>376</u> Water Lines</p> <p>_____ Channels</p> <p>_____ Storm Sewers</p> <p>_____ Bike Lanes / Paths</p>	<p style="text-align: center;"><b>Parkland Dedication due prior to filing the Final Plat:</b></p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p style="text-align: center;"><b>OR</b></p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks &amp; Recreation Advisory Board</p>
--	---

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

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

  
 \_\_\_\_\_  
 Signature and title

          1.21.16            
 \_\_\_\_\_  
 Date

## CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

### Owner Certification:

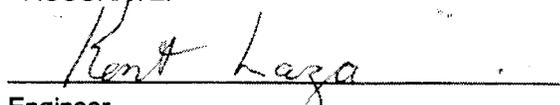
1. No work of any kind may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Occupancy is issued.
5. The permit will expire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

  
\_\_\_\_\_  
Property Owner(s)

1.21.16  
Date

### Engineer Certification:

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

  
\_\_\_\_\_  
Engineer

1/20/2016  
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

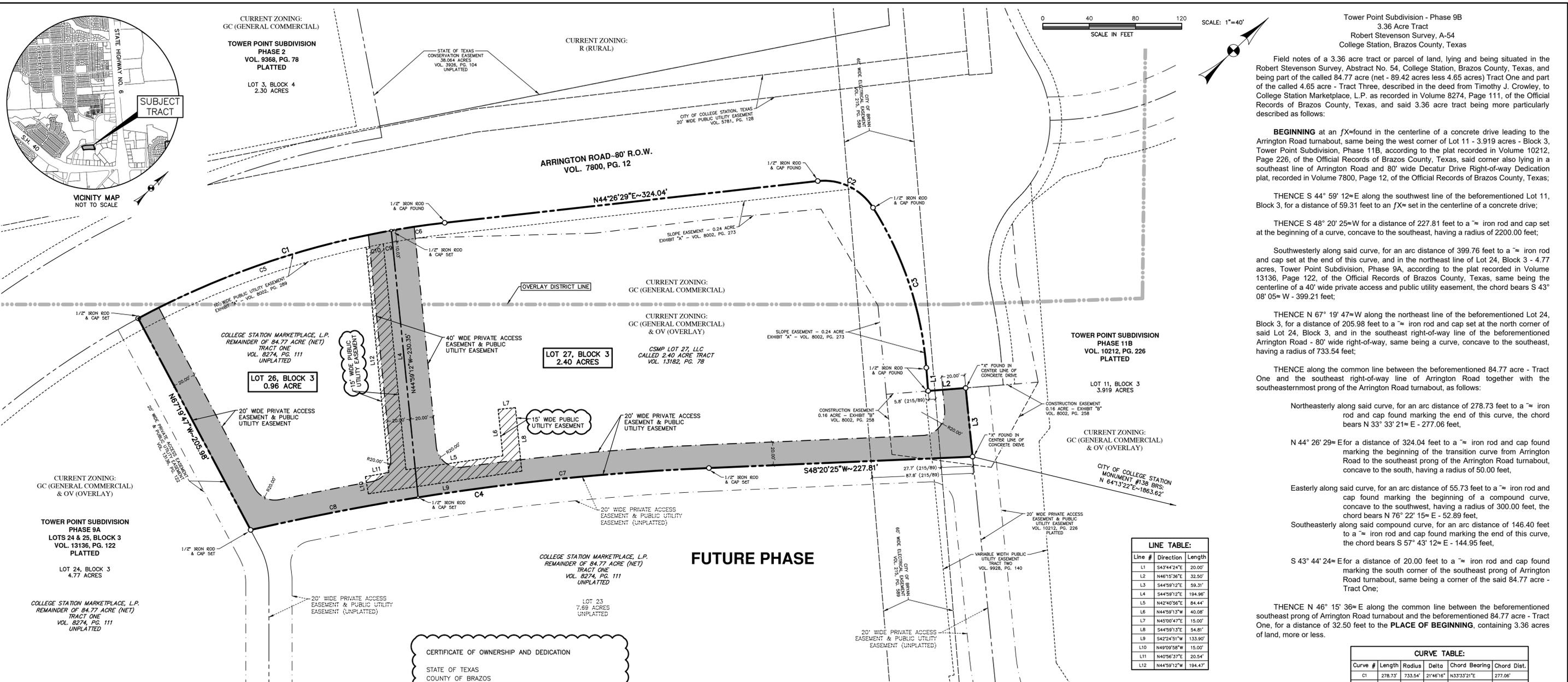
- |                                     |                                     |   |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Streets. Continuous or end in a cul-de-sac, stubbed out streets 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



Tower Point Subdivision - Phase 9B  
 3.36 Acre Tract  
 Robert Stevenson Survey, A-54  
 College Station, Brazos County, Texas

Field notes of a 3.36 acre tract or parcel of land, lying and being situated in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, and being part of the called 84.77 acre (net - 89.42 acres less 4.65 acres) Tract One and part of the called 4.65 acre - Tract Three, described in the deed from Timothy J. Crowley, to College Station Marketplace, L.P. as recorded in Volume 8274, Page 111, of the Official Records of Brazos County, Texas, and said 3.36 acre tract being more particularly described as follows:

**BEGINNING** at an fX=found in the centerline of a concrete drive leading to the Arrington Road turnabout, same being the west corner of Lot 11 - 3.919 acres - Block 3, Tower Point Subdivision, Phase 11B, according to the plat recorded in Volume 10212, Page 226, of the Official Records of Brazos County, Texas, said corner also lying in a southeast line of Arrington Road and 80' wide Decatur Drive Right-of-way Dedication plat, recorded in Volume 7800, Page 12, of the Official Records of Brazos County, Texas;

THENCE S 44° 59' 12"E along the southwest line of the beforementioned Lot 11, Block 3, for a distance of 59.31 feet to an fX= set in the centerline of a concrete drive;

THENCE S 48° 20' 25"W for a distance of 227.81 feet to a ≈ iron rod and cap set at the beginning of a curve, concave to the southeast, having a radius of 2200.00 feet;

Southwesterly along said curve, for an arc distance of 399.76 feet to a ≈ iron rod and cap set at the end of this curve, and in the northeast line of Lot 24, Block 3 - 4.77 acres, Tower Point Subdivision, Phase 9A, according to the plat recorded in Volume 13136, Page 122, of the Official Records of Brazos County, Texas, same being the centerline of a 40' wide private access and public utility easement, the chord bears S 43° 08' 05" W - 399.21 feet;

THENCE N 67° 19' 47"W along the northeast line of the beforementioned Lot 24, Block 3, for a distance of 205.98 feet to a ≈ iron rod and cap set at the north corner of said Lot 24, Block 3, and in the southeast right-of-way line of the beforementioned Arrington Road - 80' wide right-of-way, same being a curve, concave to the southeast, having a radius of 733.54 feet;

THENCE along the common line between the beforementioned 84.77 acre - Tract One and the southeast right-of-way line of Arrington Road together with the southeastermost prong of the Arrington Road turnabout, as follows:

Northeasterly along said curve, for an arc distance of 278.73 feet to a ≈ iron rod and cap found marking the end of this curve, the chord bears N 33° 33' 21" E - 277.06 feet,

N 44° 26' 29" E for a distance of 324.04 feet to a ≈ iron rod and cap found marking the beginning of the transition curve from Arrington Road to the southeast prong of the Arrington Road turnabout, concave to the south, having a radius of 50.00 feet,

Easterly along said curve, for an arc distance of 55.73 feet to a ≈ iron rod and cap found marking the beginning of a compound curve, concave to the southwest, having a radius of 300.00 feet, the chord bears N 76° 22' 15" E - 52.89 feet,

Southeasterly along said compound curve, for an arc distance of 146.40 feet to a ≈ iron rod and cap found marking the end of this curve, the chord bears S 57° 43' 12" E - 144.95 feet,

S 43° 44' 24" E for a distance of 20.00 feet to a ≈ iron rod and cap found marking the south corner of the southeast prong of Arrington Road turnabout, same being a corner of the said 84.77 acre - Tract One;

THENCE N 46° 15' 36" E along the common line between the beforementioned southeast prong of Arrington Road turnabout and the beforementioned 84.77 acre - Tract One, for a distance of 32.50 feet to the **PLACE OF BEGINNING**, containing 3.36 acres of land, more or less.

**LINE TABLE:**

Line #	Direction	Length
L1	S43°44'24"E	20.00'
L2	N46°15'36"E	32.50'
L3	S44°59'12"E	59.31'
L4	S44°59'12"E	184.96'
L5	N42°40'56"E	84.44'
L6	N44°59'13"W	40.08'
L7	N45°00'47"E	15.00'
L8	S44°59'13"E	54.81'
L9	S42°24'51"W	133.90'
L10	N49°09'58"W	15.00'
L11	N40°56'37"E	20.54'
L12	N44°59'12"W	194.47'

**CURVE TABLE:**

Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	278.73'	733.54'	21°46'16"	N33°33'21"E	277.06'
C2	55.73'	50.00'	6°35'31"	N76°22'15"E	52.89'
C4	399.76'	2200.00'	10°24'40"	S43°08'05"W	399.21'
C5	232.10'	733.54'	18°07'44"	N31°44'05"E	231.13'
C6	46.63'	733.54'	3°38'32"	N42°37'13"E	46.62'
C7	252.49'	2200.00'	6°34'32"	S45°03'09"W	252.35'
C8	147.27'	2200.00'	3°50'08"	S39°50'49"W	147.25'
C9	8.03'	733.54'	0°38'08"	S40°25'23"W	8.03'
C10	15.07'	723.54'	1°11'36"	N39°30'31"E	15.07'

- NOTES:**
1. BASIS OF BEARINGS IS THE RE-ESTABLISHED NORTHEAST RIGHT OF WAY LINE OF ARRINGTON ROAD ACCORDING TO THE PLAT RECORDED IN VOL. 7800, PG. 12 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: N 27°50'14"W
  2. CURRENT TITLE APPEARS TO BE VESTED AS FOLLOWS:
    - COLLEGE STATION MARKETPLACE, L.P. BY VIRTUE OF DEED RECORDED IN VOL. 8274, PG. 111 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
    - CSMP LOT 27, LLC BY VIRTUE OF DEED RECORDED IN VOL. 13182, PG. 78 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
  3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480083, PANEL NO. 0325E, MAP NO. 48041C0325E, EFFECTIVE DATE: MAY 16, 2012 AND AS REVISED PER LOMR CASE NO. 12-06-1841P. EFFECTIVE DATE: MAY 18, 2012.
  4. 1/2" IRON RODS & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
  5. THIS PROPERTY IS WITHIN THE SANITARY SEWER IMPACT FEE AREA 97-01 (SPRING CREEK).
  6. LOTS 26 & 27, BLOCK 3 ARE PART OF BUILDING PLOT e.) AS SHOWN ON THE PRELIMINARY PLAT OF TOWER POINT SUBDIVISION; BUILDING PLOT e.) IS AS FOLLOWS:
    - e.) LOTS 7-11, 20-27, BLOCK 3
  7. CURRENT ZONING: GC (GENERAL COMMERCIAL) & OVERLAY DISTRICT ORDINANCE NO. 2911 (JULY 13, 2006).

THE BUILDING PLOT IS FOR THE PURPOSES OF SIGNAGE, LANDSCAPING, AND NON-RESIDENTIAL ARCHITECTURAL STANDARDS AS APPLICABLE TO BUILDING PLOTS BETWEEN 20,000 SQUARE FEET AND 49,000 SQUARE FEET.

THIS BUILDING PLOT WILL BE REQUIRED TO MEET PEDESTRIAN CONNECTIVITY REQUIREMENTS FOUND IN THE NON-RESIDENTIAL ARCHITECTURAL STANDARDS OF THE UNIFIED DEVELOPMENT ORDINANCE WHICH ARE APPLICABLE TO BUILDING PLOTS OVER 50,000 SQUARE FEET.

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



Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.  
 S. M. Kling, R.P.L.S. No. 2003

**FUTURE PHASE**

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

We, CSMP Lot 27, LLC, a Texas limited liability company, owners and developers of the land shown on this plat, and designated herein as Final Plat of Lots 26 & 27, Block 3, Tower Point Subdivision Phase 9B to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

CSMP Lot 27, LLC, a Texas limited liability company

By: \_\_\_\_\_  
 Name: Charles A. Ellison  
 Title: Authorized Representative

THE STATE OF TEXAS §  
 COUNTY OF BRAZOS §

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

Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public, Brazos County, Texas

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, \_\_\_\_\_, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 2016, in the Official Records of Brazos County, Texas, in Volume \_\_\_\_\_ Page \_\_\_\_\_.

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

\_\_\_\_\_  
 County Clerk,  
 Brazos County, Texas

**CERTIFICATE OF CITY ENGINEER**

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

Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public, Brazos County, Texas

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

We, College Station Marketplace L.P., a Texas Limited Partnership, owners and developers of the land shown on this plat, and designated herein as Final Plat of Lots 26 & 27, Block 3, Tower Point Subdivision Phase 9B to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

College Station Marketplace, L.P., a Texas limited partnership

By: College Station Marketplace GP, LLC  
 a Texas limited liability company,  
 one of its general partners

By: \_\_\_\_\_  
 Charles A. Ellison, Authorized Agent

By: Crowley Development Corporation  
 a Texas corporation, one of its general partners

By: \_\_\_\_\_  
 Charles A. Ellison, Authorized Agent

THE STATE OF TEXAS §  
 COUNTY OF BRAZOS §

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

Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public, Brazos County, Texas

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

We, College Station Marketplace L.P., a Texas Limited Partnership, owners and developers of the land shown on this plat, and designated herein as Final Plat of Lots 26 & 27, Block 3, Tower Point Subdivision Phase 9B to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

College Station Marketplace, L.P., a Texas limited partnership

By: \_\_\_\_\_  
 Charles A. Ellison, Authorized Agent

By: \_\_\_\_\_  
 Charles A. Ellison, Authorized Agent

Notary Public, Brazos County, Texas

**FINAL PLAT**  
 OF  
**TOWER POINT SUBDIVISION**  
**PHASE 9B**  
**LOTS 26 & 27, BLOCK 3**  
**3.36 ACRES**  
 ROBERT STEVENSON SURVEY, A-54  
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:  
 COLLEGE STATION MARKETPLACE L.P.  
 1445 NORTH LOOP W. - SUITE 625  
 HOUSTON, TX 77008

SCALE: 1"=40' MARCH, 2016

PREPARED BY:  
**CEC** CIVIL ENGINEERING CONSULTANTS  
 4101 S. TEXAS AV. STE A  
 BRYAN, TX + PH:979/846-8212



Legislation Details (With Text)

File #: 16-0164      Version: 2      Name: Polo Estates Subdivision Final Plat  
 Type: Replat      Status: Agenda Ready  
 File created: 3/16/2016      In control: Planning and Zoning Commission Regular  
 On agenda: 4/7/2016      Final action:  
 Title: Public hearing, presentation, possible action, and discussion regarding a Final Plat for Polo Estates Subdivision being a replat of Foxworth Subdivision, Block 1, Lot 1, consisting of 22 residential lots on approximately 34 acres located at 4331 North Graham Road, generally located near the intersection of Holleman Drive South and North Graham Road in the College Station Extraterritorial Jurisdiction (ETJ). Case #FP2015-900027  
 Sponsors: Jessica Bullock  
 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 Polo Estates Subdivision being a replat of Foxworth Subdivision, Block 1, Lot 1, consisting of 22 residential lots on approximately 34 acres located at 4331 North Graham Road, generally located near the intersection of Holleman Drive South and North Graham Road in the College Station Extraterritorial Jurisdiction (ETJ). Case #FP2015-900027



CITY OF COLLEGE STATION

**FINAL PLAT  
for  
Polo Estates  
FP2015-90027**

**SCALE:** 22 lots on approximately 34 acres

**LOCATION:** 4331 North Graham Road, generally located near the intersection of Holleman Drive South and North Graham Road in the College Station Extraterritorial Jurisdiction (ETJ).

**ZONING:** N/A (ETJ)

**APPLICANT:** Louis A Malechek, III, Get Real, LLC

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

**RECOMMENDATION:** Staff recommends approval of the Final Plat.



Case: 15-27	POLO ESTATES	DEVELOPMENT REVIEW
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FINAL PLAT



## DEVELOPMENT HISTORY

**Annexation:** N/A (ETJ)  
**Zoning:** N/A (ETJ)  
**Preliminary Plan** June 2015  
**Site development:** Horse stables and arena

## COMMENTS

**Parkland Dedication Fees:** Parkland dedication for 21 additional lots in the amount of \$26,481 will be due upon filing of the final plat.

**Greenways:** N/A

**Pedestrian Connectivity:** The subject property is located in the ETJ. Pedestrian facilities are not proposed or required.

**Bicycle Connectivity:** The subject property is located in the ETJ. Bicycle facilities are not proposed or required.

**Impact Fees:** NA

## REVIEW CRITERIA

**Compliance with Subdivision Regulations:** The proposed Final Plat is in compliance with the approved Preliminary Plan and the applicable Subdivision Regulations contained in the Unified Development Ordinance. Waivers to UDO Section 12-8.4.C.3 'Street Projections' and UDO Section 12-8.4.E. 'Blocks' were approved with the Preliminary Plan.

## STAFF RECOMMENDATION

Staff recommends approval of the Final Plat.

## SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



<b>FOR OFFICE USE ONLY</b>	
CASE NO.:	<u>15-27</u>
DATE SUBMITTED:	<u>01.28.15</u>
TIME:	<u>4:10</u>
STAFF:	<u>SS</u>

## FINAL PLAT APPLICATION

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

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

### MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication or Stormwater Management Conference \_\_\_\_\_

NAME OF PROJECT Polo Estates

ADDRESS North Graham Road

SPECIFIED LOCATION OF PROPOSED PLAT:

East of the intersection of North Graham Road and South Dowling Road

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

Name Louis A Malechek, III E-mail malechek@thepaynelawgroup.com

Street Address 3850 Corporate Center Drive

City Bryan State Texas Zip Code 77802

Phone Number 979.776.9800 Fax Number 979.731.8333

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

Name Get Real, LLC E-mail malecheck@thepaynelawgroup.com  
Street Address 3850 Corporate Center Drive  
City Bryan State Texas Zip Code 77802  
Phone Number 979.776.9800 Fax Number 979.731.8333

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering, LLC - Joe Schultz E-mail joeschultz842verizon.net  
Street Address 2730 Longmire Drive, Suite A  
City College Station State Texas Zip Code 77845  
Phone Number (979) 764-3900 Fax Number (979) 764-3910

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

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

Total Acreage 34.069 Total No. of Lots 21 R-O-W Acreage 2.762

Existing Use horse stables Proposed Use Residential

Number of Lots By Zoning District n/a / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Average Acreage Of Each Residential Lot By Zoning District:

1.491 / ETJ \_\_\_\_\_ / \_\_\_\_\_ \_\_\_\_\_ / \_\_\_\_\_ \_\_\_\_\_ / \_\_\_\_\_

Floodplain Acreage 0

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: Foxworth Subdivision

City Project Number (if known): \_\_\_\_\_

Date / Timeframe when submitted: \_\_\_\_\_

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

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

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

Requested Oversize Participation \_\_\_\_\_

<p style="text-align: center;"><b>Total Linear Footage of Proposed Public:</b></p> <p><u>1637</u> Streets</p> <p><u>N/A</u> Sidewalks</p> <p><u>N/A</u> Sanitary Sewer Lines</p> <p><u>1715</u> Water Lines</p> <p><u>519</u> Channels</p> <p><u>110</u> Storm Sewers</p> <p><u>N/A</u> Bike Lanes / Paths</p>	<p style="text-align: center;"><b>Parkland Dedication due prior to filing the Final Plat:</b></p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p><b>OR</b></p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks &amp; Recreation Advisory Board</p>
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**NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.**

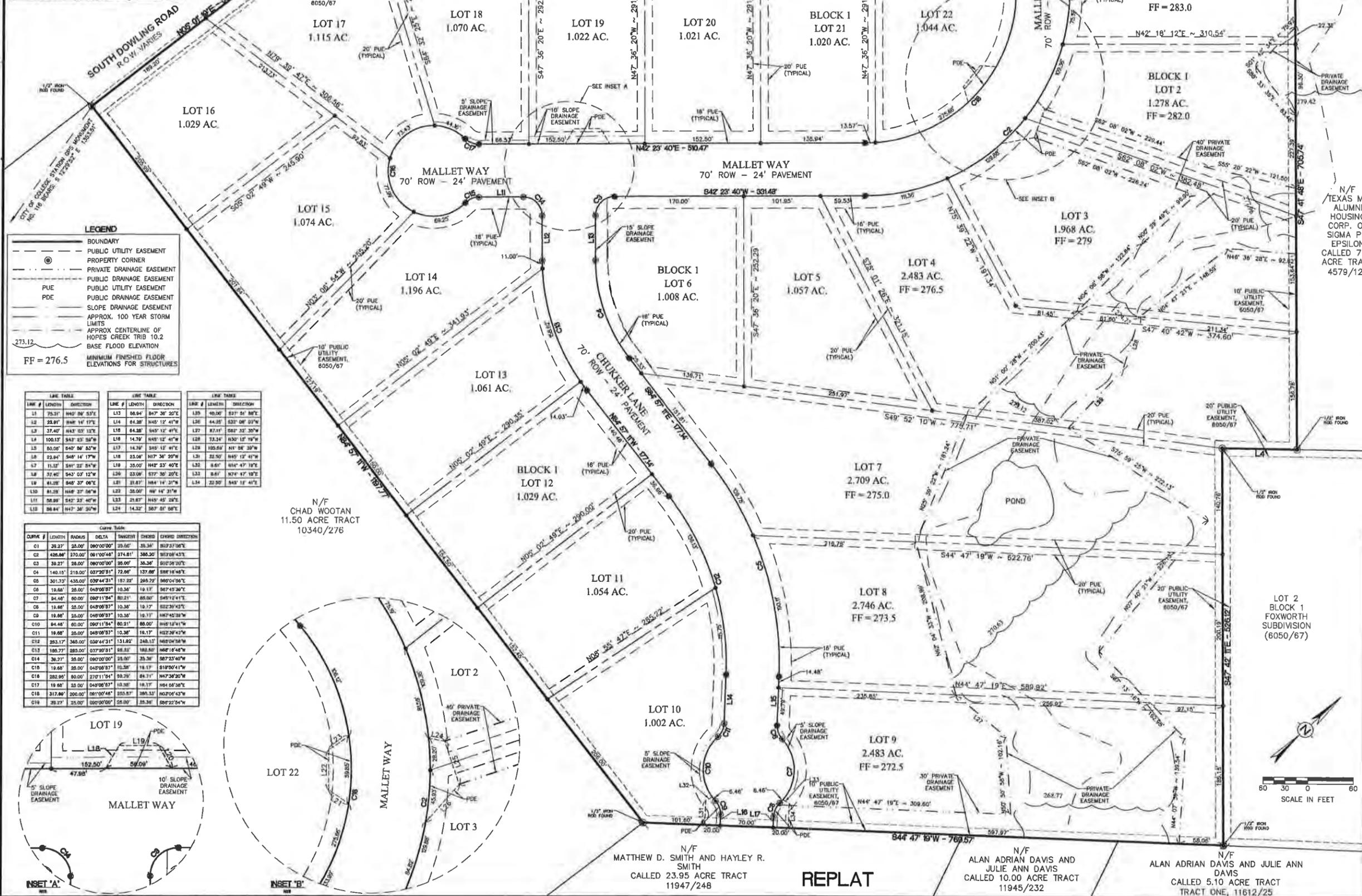
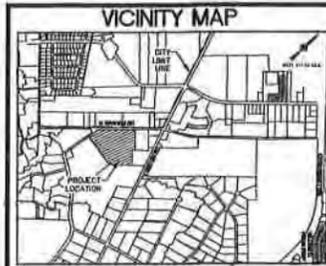
*The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from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



\_\_\_\_\_  
Signature and title

1-28-15

\_\_\_\_\_  
Date



- NOTES:
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
  - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.A. FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0325-E, EFFECTIVE DATE: MAY 16, 2012.
  - 1/2" IRON RODS AT ALL LOT CORNERS AND ANGLE POINTS, AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF COLLEGE STATION.
  - CURVE LENGTHS SHOWN ARE CHORD LENGTHS.
  - DRAINAGE OF THE LOTS WILL FOLLOW NATURAL DRAINAGE PATTERNS BORROW DITCHES WILL CONVEY RUNOFF TO CULVERT STRUCTURES OR TO NATURAL DRAINAGES. THE EXISTING DRAINAGE WAYS SHALL BE PRESERVED IN THEIR CONDITION AND THE NATURAL FLOW OF WATER IN THE EXISTING DRAINAGE WAYS SHALL NOT BE OBSTRUCTED.
  - LOTS ARE TO BE SEWERED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) WHICH MUST COMPLY WITH ALL COUNTY & STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH THE COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCHANCE THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL.
  - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WELLDORN SPECIAL UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN THE 15' UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS. A FIRE FLOW TEST WILL NEED TO BE PERFORMED AND SUBMITTED UPON COMPLETION OF THE LINE TO VERIFY THE CONSTRUCTED SYSTEM MEETS THE BCS MINIMUM DESIGN GUIDELINE REQUIREMENTS.
  - ALL TREES AND BRUSH SHALL BE REMOVED FROM THE ROADWAY RIGHTS-OF-WAY RIGHTS-OF-WAY DEDICATION AREAS AND PUBLIC UTILITY EASEMENTS.
  - EXISTING UTILITIES LOCATED IN RIGHTS-OF-WAY DEDICATION AREAS WILL BE RELOCATED INTO THE ADJACENT PUBLIC UTILITY EASEMENT AT THE DEVELOPER'S EXPENSE.
  - ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). THE ELECTRIC DISTRIBUTION LINES WILL BE LOCATED IN THE 15' UTILITY EASEMENT AT THE FRONT OF THE LOTS AND IN THE SIDE LOT EASEMENTS. ELECTRICAL DISTRIBUTION LINES MAY ALSO BE LOCATED IN THE 20' P.U.E. ALONG THE PERIMETER OF THE SUBDIVISION. ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU.
  - THERE SHALL BE A 5' WIDE EASEMENT FOR ANCHORS AND GUY WIRES NECESSARY TO HELP SUPPORT OVERHEAD UTILITY LINES. SAID EASEMENTS WILL EXTEND 20' BEYOND ANY UTILITY EASEMENT.
  - ALL INTERIOR LOT LINES SHALL HAVE A 20' PUBLIC UTILITY EASEMENT CENTERED ON THE LOT LINE. ALL REAR LOT LINES THAT ADJOIN ANOTHER LOT WILL HAVE A 10' UTILITY EASEMENT ALONG THE COMMON LOT LINE, EXCEPT WHERE REAR LOT LINES FOLLOW EXISTING DRAINAGE WAYS.
  - THE SUBJECT TRACT LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF COLLEGE STATION.
  - BLANKET EASEMENT TO CITY OF BRYAN, 08/277, DOES APPLY TO THIS TRACT.
  - BUILDING SETBACKS PER THE PREVIOUS PLAT ARE AS FOLLOWS:  
FRONT: 50'  
SIDE: 20'  
REAR: 50'  
SIDE STREET: 20'  
IN ADDITION BUILDING SETBACK ARE 25' ADJACENT TO ALL STREETS. ADDITIONAL BUILDING SETBACKS MAY BE REQUIRED BY DEED RESTRICTIONS.
  - BRAZOS COUNTY WILL NOT BE RESPONSIBLE FOR MAINTAINING THE PUBLIC SLOPE OR PRIVATE DRAINAGE EASEMENTS.
  - THE HOME OWNERS' ASSOCIATION (HOA) WILL MAINTAIN THE PRIVATE DRAINAGE EASEMENTS. FENCES, GRADING AND LANDSCAPE CANNOT IMPEDE THE FLOW OF THE PRIVATE DRAINAGE EASEMENTS.
  - NO DRIVEWAY ACCESS WILL BE ALLOWED ONTO NORTH GRAHAM ROAD. LOT 17 SHALL ACCESS ONLY FROM MALLET COURT.
  - COMPACTION OF FILL OR AN ENGINEERED SLAB IS REQUIRED FOR LOTS THAT HAVE GREATER THAN 2 FEET OF FILL.
  - PROPOSED LOTS CANNOT BE LOCATED FURTHER THAN 500' FROM A FIRE HYDRANT WHICH IS BASED ON LAY OF HOUSE ALONG THE STREET.
  - DRIVEWAY ACCESS ONTO MALLET WAY FROM LOTS 1 AND 22 SHALL BE PROHIBITED WITHIN 100' OF NORTH GRAHAM RIGHT OF WAY.
  - THIS SUBDIVISION IS IN THE COLLEGE STATION INDEPENDENT SCHOOL DISTRICT.

**LEGEND**

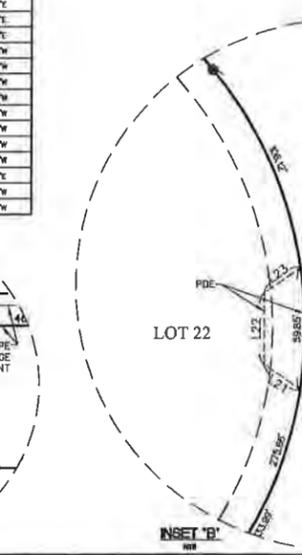
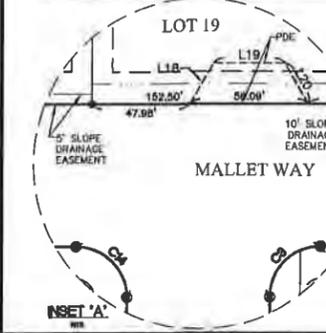
- BOUNDARY
- PUBLIC UTILITY EASEMENT
- PROPERTY CORNER
- PRIVATE DRAINAGE EASEMENT
- PUBLIC DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- PUBLIC DRAINAGE EASEMENT
- SLOPE DRAINAGE EASEMENT
- APPROX. 100 YEAR STORM LIMITS
- APPROX CENTERLINE OF HOPES CREEK TRIB 10.2 BASE FLOOD ELEVATION
- FF = 276.5
- MINIMUM FINISHED FLOOR ELEVATIONS FOR STRUCTURES

**LINE TABLE**

LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	75.31	N40° 00' 00" E	L13	56.94	S47° 36' 20" E	L25	40.00	S27° 01' 00" E
L2	23.91	N48° 14' 17" E	L14	81.38	N45° 12' 41" W	L26	44.35	S22° 08' 03" W
L3	37.40	N43° 03' 13" E	L15	64.20	N45° 12' 41" W	L27	37.41	S22° 03' 30" W
L4	100.15	S43° 23' 58" W	L16	14.70	N45° 12' 41" W	L28	33.34	S20° 12' 19" W
L5	50.05	S40° 04' 53" W	L17	14.70	N45° 12' 41" W	L29	105.63	N1° 08' 30" W
L6	23.91	S48° 14' 17" W	L18	23.04	N17° 36' 20" W	L30	22.50	N45° 12' 41" W
L7	11.02	S41° 22' 04" W	L19	35.00	N42° 23' 40" E	L31	8.41	N14° 47' 19" E
L8	57.40	S43° 03' 12" W	L20	23.08	S77° 30' 20" E	L32	8.41	N14° 47' 19" E
L9	41.28	S40° 37' 06" E	L21	31.87	N44° 14' 31" W	L33	22.50	N45° 12' 41" W
L10	41.28	N48° 37' 06" W	L22	35.00	N14° 47' 19" E	L34	22.50	N45° 12' 41" W
L11	58.84	S42° 23' 40" W	L23	21.87	N45° 45' 28" E			
L12	58.84	N47° 34' 30" W	L24	14.32	S27° 01' 06" E			

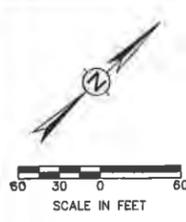
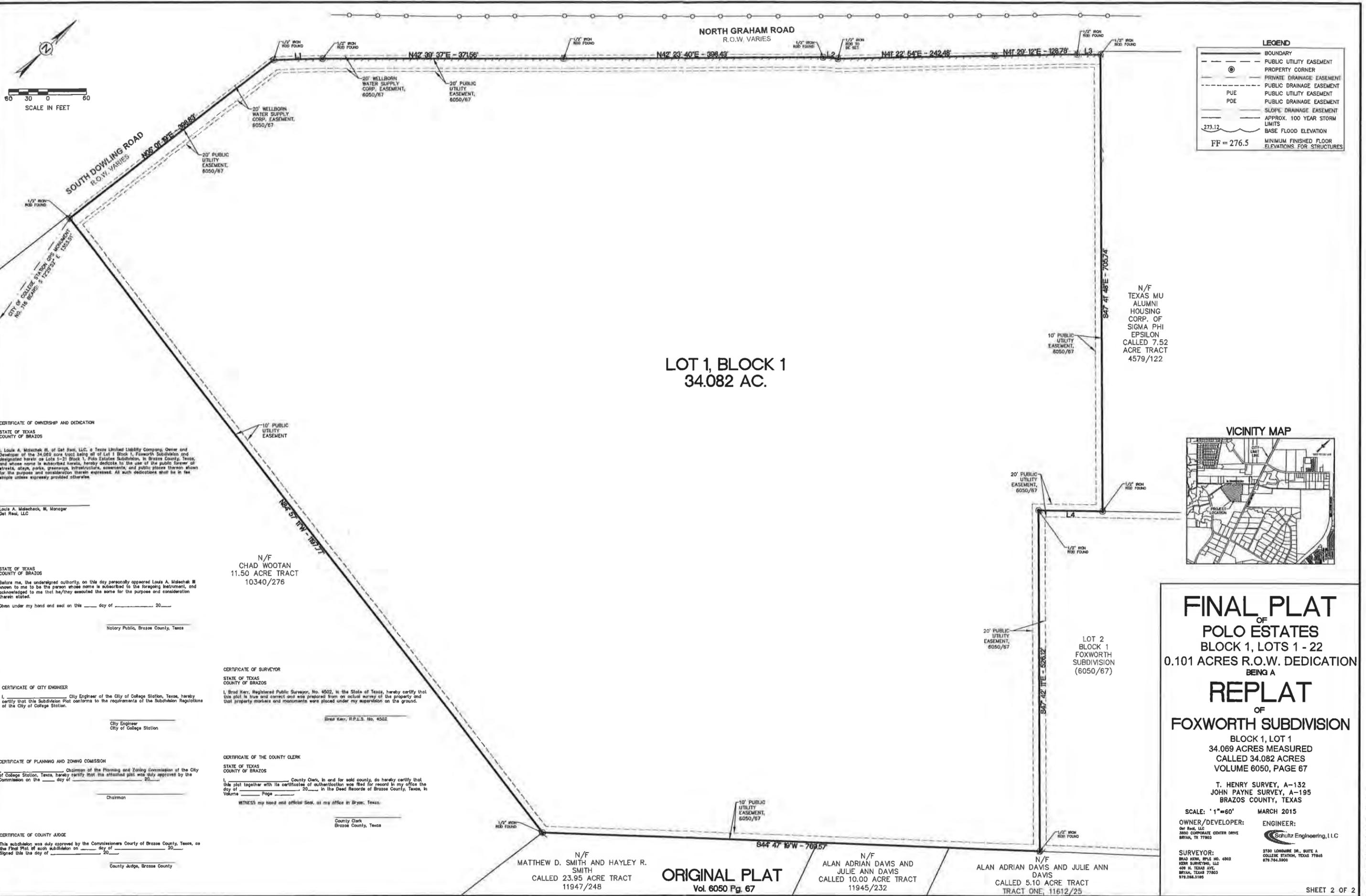
**Curve Table**

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	26.27	25.00	090°00'00"	25.00	25.38	S33°31'08"E
C2	426.84	270.00	061°00'48"	274.81	386.30	S57°08'43"E
C3	38.27	28.00	090°00'00"	35.00	35.36	S57°35'00"E
C4	140.10	218.00	027°20'51"	72.96	137.06	S88°18'48"E
C5	301.73	430.00	039°44'31"	157.22	285.72	S60°04'08"E
C6	16.60	25.00	048°08'57"	10.36	19.17	S67°45'39"E
C7	44.40	60.00	050°11'54"	28.21	55.00	S45°12'41"E
C8	18.40	25.00	048°08'57"	10.36	19.17	S22°39'43"E
C9	18.40	25.00	048°08'57"	10.36	19.17	N47°42'38"W
C10	44.40	60.00	050°11'54"	28.21	55.00	N48°14'31"W
C11	18.40	25.00	048°08'57"	10.36	19.17	N32°39'42"W
C12	283.17	348.00	036°44'31"	131.82	248.17	N65°04'58"W
C13	185.77	285.00	037°30'51"	98.53	188.89	N46°18'48"W
C14	36.27	25.00	090°00'00"	25.00	25.38	S67°23'40"W
C15	18.40	25.00	048°08'57"	10.36	19.17	S18°50'41"W
C16	282.95	350.00	027°11'54"	99.29	247.11	N47°36'30"W
C17	18.40	25.00	048°08'57"	10.36	19.17	N54°05'38"E
C18	317.80	200.00	081°00'48"	253.87	388.53	N03°09'43"W
C19	39.27	25.00	090°00'00"	25.00	25.38	S86°22'54"W



**FINAL PLAT**  
OF  
**POLO ESTATES**  
BLOCK 1, LOTS 1 - 22  
0.101 ACRES R.O.W. DEDICATION  
BEING A  
**REPLAT**  
OF  
**FOXWORTH SUBDIVISION**  
BLOCK 1, LOT 1  
34.069 ACRES MEASURED  
CALLED 34.082 ACRES  
VOLUME 6050, PAGE 67  
T. HENRY SURVEY, A-132  
JOHN PAYNE SURVEY, A-195  
BRAZOS COUNTY, TEXAS  
SCALE: 1"=60'  
MARCH 2015  
OWNER/DEVELOPER: GET REAL, LLC  
3400 CORPORATE CENTER DRIVE  
BRYAN, TX 77803  
ENGINEER: Schuller Engineering, LLC  
2700 LINDAURE DR., SUITE A  
COLLEGE STATION, TEXAS 77845  
737.784.3900  
SURVEYOR: BRAD KERN, RPLS NO. 4003  
KERN SURVEYING, LLC  
408 N. TEXAS AVE.  
BRYAN, TEXAS 77803  
879.264.1180  
SHEET 1 OF 2

FR2015-  
G00027  
5/26/15  
10:10  
PK



**LEGEND**

---	BOUNDARY
- - - -	PUBLIC UTILITY EASEMENT
⊙	PROPERTY CORNER
- - - -	PRIVATE DRAINAGE EASEMENT
- - - -	PUBLIC DRAINAGE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PDE	PUBLIC DRAINAGE EASEMENT
- - - -	SLOPE DRAINAGE EASEMENT
- - - -	APPROX. 100 YEAR STORM LIMITS
273.12	BASE FLOOD ELEVATION
FF = 276.5	MINIMUM FINISHED FLOOR ELEVATIONS FOR STRUCTURES

**LOT 1, BLOCK 1  
34.082 AC.**

N/F TEXAS MU ALUMNI HOUSING CORP. OF SIGMA PHI EPSILON CALLED 7.52 ACRE TRACT 4579/122

N/F CHAD WOOTAN 11.50 ACRE TRACT 10340/276

LOT 2 BLOCK 1 FOXWORTH SUBDIVISION (6050/67)



**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
STATE OF TEXAS  
COUNTY OF BRAZOS

I, Louis A. Malechek II, of Get Real, LLC, a Texas Limited Liability Company, Owner and Developer of the 34.082 acre tract being all of Lot 1 Block 1, Foxworth Subdivision and designated herein as Lots 1-21 Block 1, Polo Estates Subdivision, in Brazos County, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever of streets, alleys, paths, graveyards, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Louis A. Malechek II, Manager  
Get Real, LLC

STATE OF TEXAS  
COUNTY OF BRAZOS

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

Given under my hand and seal on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public, Brazos County, Texas

**CERTIFICATE OF SURVEYOR**  
STATE OF TEXAS  
COUNTY OF BRAZOS

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

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

**CERTIFICATE OF CITY ENGINEER**

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

City Engineer  
City of College Station

**CERTIFICATE OF PLANNING AND ZONING COMMISSION**

I, \_\_\_\_\_, Chairman of the Planning and Zoning Commission of the City of College Station, Texas, hereby certify that this subdivision plat was duly approved by the Commission on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Chairman

**CERTIFICATE OF THE COUNTY CLERK**  
STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_, County Clerk, in and for said county, do hereby certify that this plat together with its certificate 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 Brazos County, Texas.

County Clerk  
Brazos County, Texas

**CERTIFICATE OF COUNTY JUDGE**

This subdivision was duly approved by the Commissioners County of Brazos County, Texas, as the Third Plat of such subdivision on \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signed this the day of \_\_\_\_\_, 20\_\_.

County Judge, Brazos County

N/F MATTHEW D. SMITH AND HAYLEY R. SMITH CALLED 23.95 ACRE TRACT 11947/248

**ORIGINAL PLAT**  
Vol. 6050 Pg. 67

N/F ALAN ADRIAN DAVIS AND JULIE ANN DAVIS CALLED 10.00 ACRE TRACT 11945/232

N/F ALAN ADRIAN DAVIS AND JULIE ANN DAVIS CALLED 5.10 ACRE TRACT TRACT ONE, 11612/25

**FINAL PLAT**  
OF  
**POLO ESTATES**  
BLOCK 1, LOTS 1 - 22  
0.101 ACRES R.O.W. DEDICATION  
BEING A  
**REPLAT**  
OF  
**FOXWORTH SUBDIVISION**  
BLOCK 1, LOT 1  
34.069 ACRES MEASURED  
CALLED 34.082 ACRES  
VOLUME 6050, PAGE 67

T. HENRY SURVEY, A-132  
JOHN PAYNE SURVEY, A-195  
BRAZOS COUNTY, TEXAS

SCALE: 1"=60'  
MARCH 2015

OWNER/DEVELOPER: Get Real, LLC  
3850 CORPORATE CENTER DRIVE  
BRYAN, TX 77802

ENGINEER: Schultz Engineering, LLC  
2750 LONNORSE DR., SUITE A  
COLLEGE STATION, TEXAS 77840  
879-766-3000

SURVEYOR: BRAD KERR, R.P.S.S. NO. 4502  
KERR SURVEYING, LLC  
409 N. TEXAS AVE.  
BRYAN, TEXAS 77803  
879-288-3185



## Legislation Details (With Text)

File #: 16-0195      Version: 3      Name: 14941 FM 2154 Rezoning

Type: Rezoning      Status: Agenda Ready

File created: 3/30/2016      In control: Planning and Zoning Commission Regular

On agenda: 4/7/2016      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 SC Suburban Commercial for approximately 0.5 acres being a portion of Lots 1, 2, and 3, Block A of the Benjamin Graham Subdivision, generally located at 14941 FM 2154, more generally located north of the intersection of Greens Prairie Road West and Wellborn Road (FM 2154). Case #REZ2016-000001 (Note: Final action on this item is scheduled for the April 28, 2016 City Council meeting - subject to change)

Sponsors: Jessica Bullock

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 R Rural to SC Suburban Commercial for approximately 0.5 acres being a portion of Lots 1, 2, and 3, Block A of the Benjamin Graham Subdivision, generally located at 14941 FM 2154, more generally located north of the intersection of Greens Prairie Road West and Wellborn Road (FM 2154). Case #REZ2016-000001 (Note: Final action on this item is scheduled for the April 28, 2016 City Council meeting - subject to change)



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

**REZONING REQUEST**  
**for**  
**14941 FM 2154**  
**REZ2016-000001**

**REQUEST:** R Rural to SC Suburban Commercial

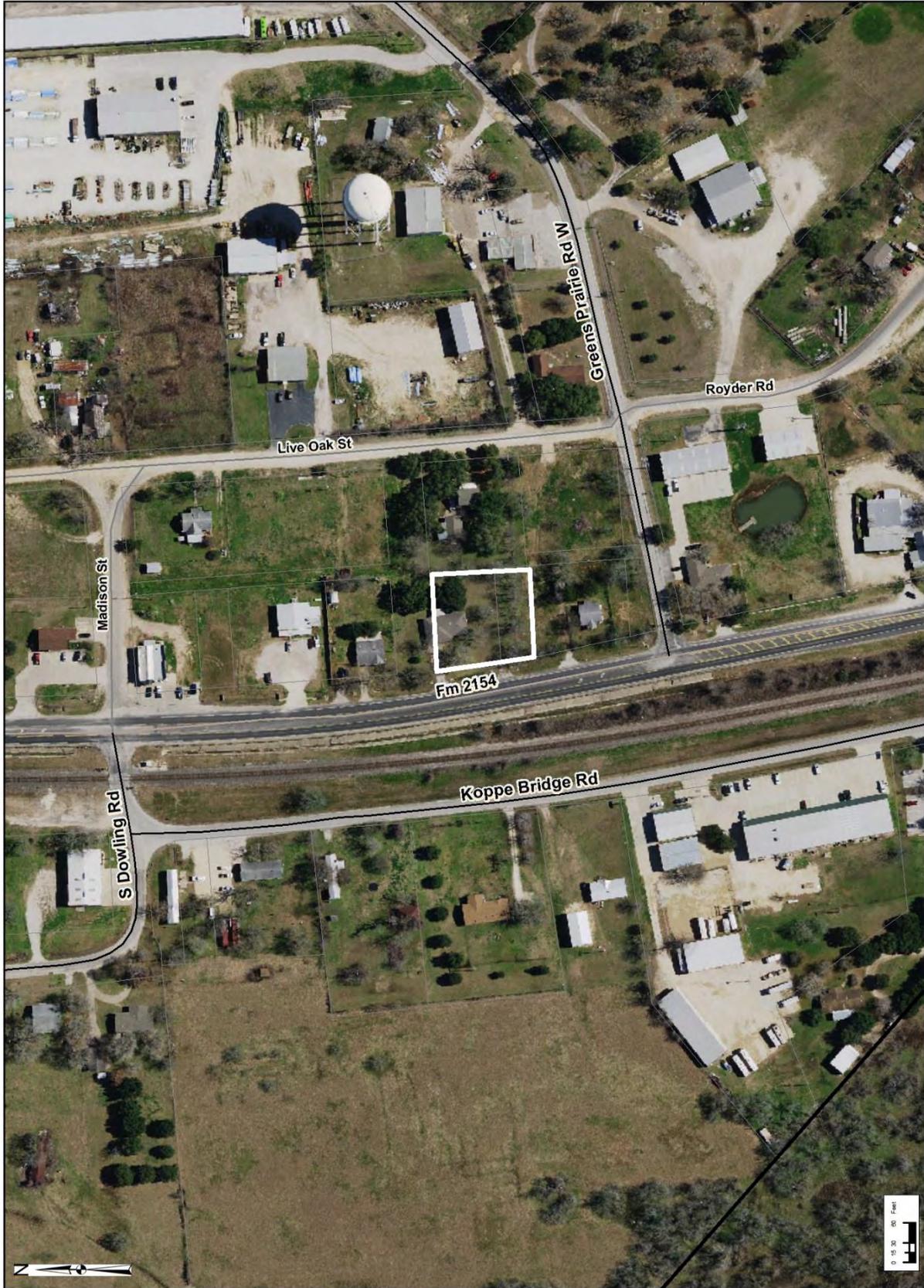
**SCALE:** Approximately 0.5 acres

**LOCATION:** 14941 FM 2154, being a portion of Lots 1-3, Block A of the Benjamin Graham Subdivision, generally located north of the intersection of Greens Prairie Road West and Wellborn Road (FM 2154).

**APPLICANT:** Rick Lemons

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

**RECOMMENDATION:** Staff recommends approval of the rezoning request.



REZONING

Case:  
REZ2016-000001

14941 FM 2154

DEVELOPMENT REVIEW





**NOTIFICATIONS**

Advertised Commission Hearing Date: April 7, 2016  
Advertised Council Hearing Date: April 28, 2016

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:

- Creek Meadows
- Turnberry Place
- Wellborn Oaks
- Estates of Royder Ridge
- Sweetwater Forest

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

**ADJACENT LAND USES**

Direction	Comprehensive Plan	Zoning	Land Use
North	Wellborn Commercial	R Rural	Single-family home
South	Wellborn Commercial	R Rural	Single-family home
East	Wellborn Commercial	SC Suburban Commercial	Office
West (Across FM 2154)	Wellborn Commercial	R Rural	Single-family home

**DEVELOPMENT HISTORY**

**Annexation:** April 2011  
**Zoning:** A-O Agricultural Open upon annexation (2011)  
Renamed R Rural (2013)  
**Final Plat:** March 1894  
**Site development:** Single-family home and vacant

**REVIEW CRITERIA**

**1. Consistency with the Comprehensive Plan:** The subject area is located within the Wellborn Community Plan area, with a Future Land Use and Character designation of Wellborn Commercial. Similar to Suburban Commercial, this land use is intended for concentrations of commercial activities that focus primarily on the nearby residents versus the larger community. Such uses should be limited in size and not accommodate for drive-thru services. Specific design elements as described in the Wellborn Community Plan should be incorporated into development to limit the visual impact on the community and enhance the defined character.

The applicant is looking to rezone three lots from R Rural to SC Suburban Commercial.

The proposed zoning district 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:** Property directly to the north and south are currently zoned R Rural and developed as single-family homes. Property to the east was recently rezoned to SC Suburban Commercial in order to develop an office use.

SC Suburban Commercial is intended to be compatible with the character of suburban single-family neighborhoods. Buildings have a residential character and scale, and sites are heavily landscaped to minimize the impacts of non-residential uses and associated parking areas on adjacent residential zoning districts. The proposed rezoning is compatible with the uses and character of the Wellborn Community.

- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The subject area is directly adjacent to Wellborn Road, a major arterial, and are surrounded by single-family homes as well as existing and proposed commercial uses. Due to these conditions, the properties are suitable for SC Suburban Commercial uses.
- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The subject area is currently zoned R Rural which allows for an average lot size of three acres. When the Wellborn area was annexed in 2011, it received an A-O designation as a placeholder which was later renamed to R Rural. The property may continue to be used as a single-family home, but with frontage to a major arterial, this is not the most suitable use.
- 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:** R Rural allows for rural residential and agricultural uses. With continuing development in the area, frontage to Wellborn Road, and a recent rezoning to Suburban Commercial to the east, the property has limited marketability under the current zoning district.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water service is available to these properties from the Wellborn Special Utility District. There is also an adjacent 8-inch sanitary sewer line that may serve the area. Drainage is mainly to the west within the Peach Creek Drainage Basin. Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Existing infrastructure appears to be adequate for the proposed use at this time.

The subject properties have frontage on FM 2154, a proposed 4-lane Major Arterial on the City's Thoroughfare Plan.

## **STAFF RECOMMENDATION**

Staff recommend approval of the rezoning request.

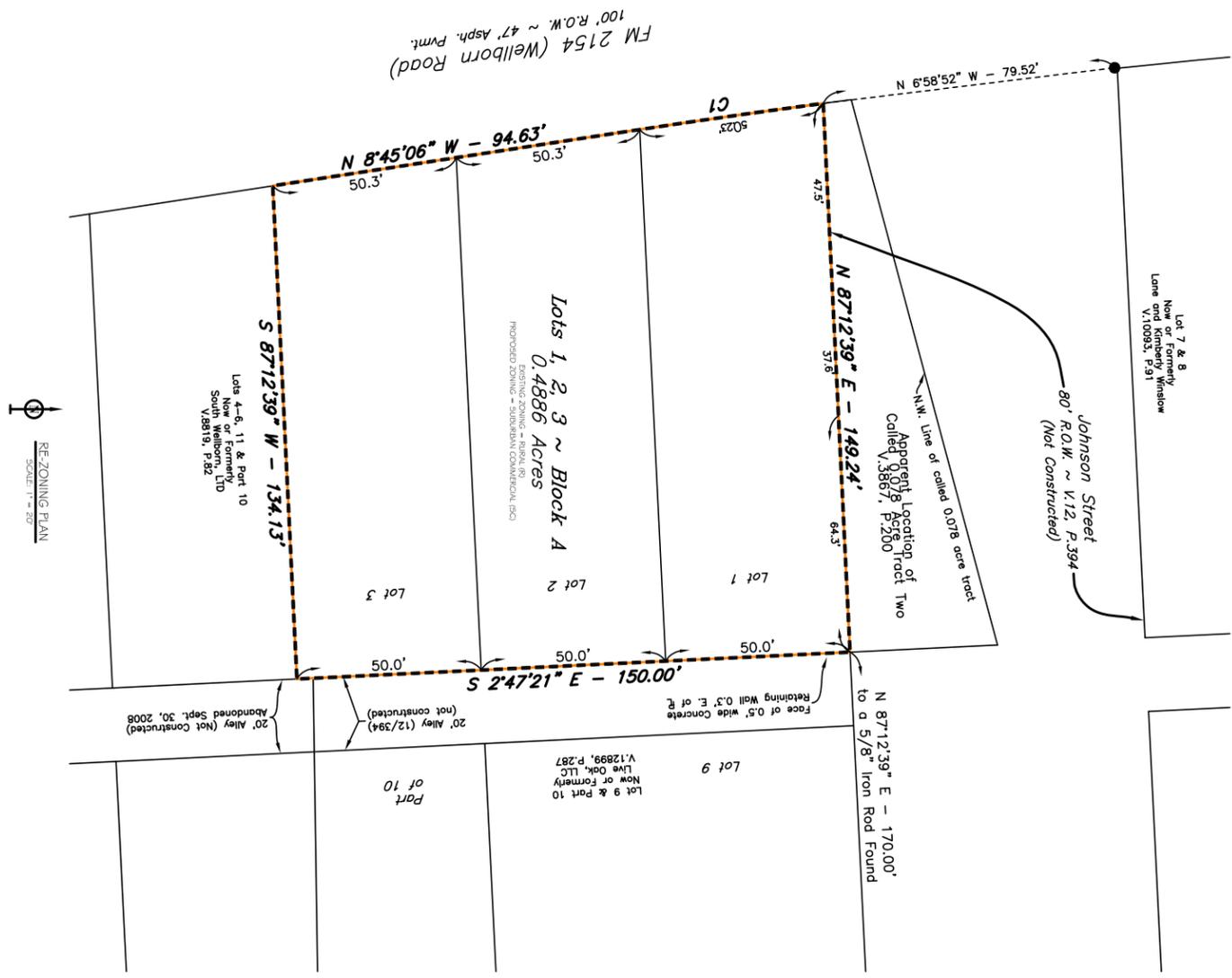
## **SUPPORTING MATERIALS**

1. Application
2. Rezoning Map

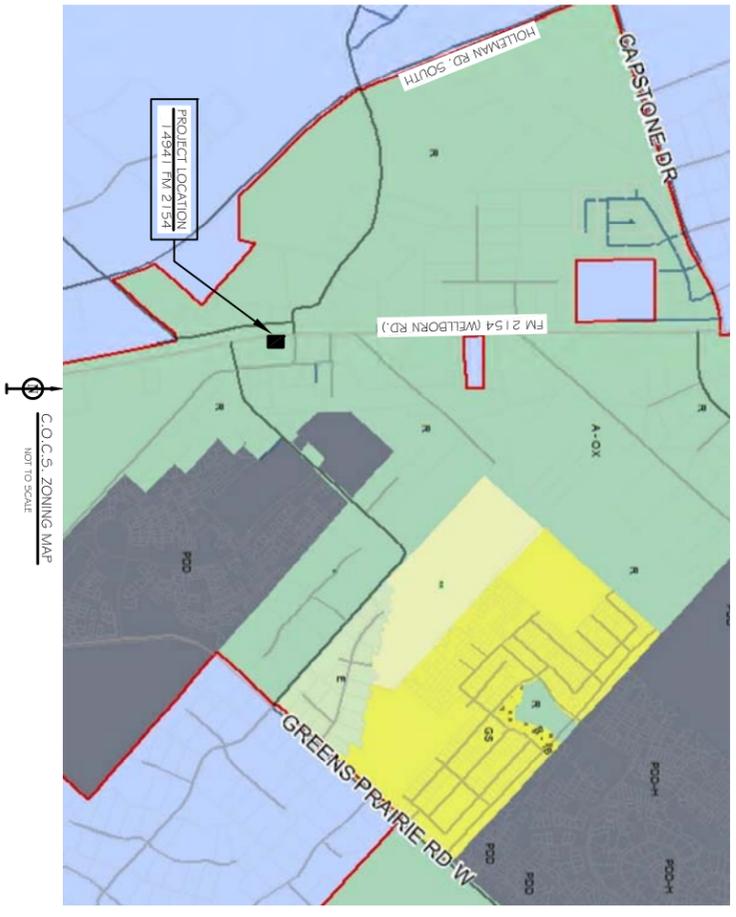
# Embedded Secure Document

The file <https://collegestation.legistar.com/View.ashx?M=F&ID=4374033&GUID=F1799607-7ABC-41AA-AA94-15CBC029C344> is a secure document that has been embedded in this document. Double click the pushpin to view.





RE-ZONING PLAN  
SCALE: 1" = 20'



**LEGAL NOTES**  
**METES & BOUNDS NOTES**

Being all that certain tract or parcel of land lying and being situated in the ANDREW McMAHON SURVEY, A-167, College Station, Brazos County, Texas and being a portion of Lots 1 and 2, Block "A", BENJAMIN GRAHAM SUBDIVISION as recorded in Volume 12, Page 394 of the Brazos County Deed Records (B.C.D.R.), being the same land called TRACT ONE conveyed to Thuan T. Nguyen from Thun Kun Tarr in the gift deed recorded in Volume 387, Page 300 of the Official Public Records (O.P.R.) and as recorded by Volume 12, Page 394 (B.C.D.R.). The BENJAMIN GRAHAM SUBDIVISION as recorded by Volume 12, Page 394 (B.C.D.R.) has been had conveyed to Thuan T. Nguyen from Kim Tarr by deed recorded in Volume 7208, Page 254 (O.R.B.C.) and being more particularly described by metes and bounds as follows:

**BEGINNING:** at a found 1/2-inch iron rod marking the southeast corner of said Lot 3, Block "A", and the northeast corner of Lot 4, Block "A", of said BENJAMIN GRAHAM SUBDIVISION;

**THENCE:** S 87° 12' 39" W along the common line of said Lot 3 and Lot 4, Block "A", for a distance of 134.13 feet to a found 1/2-inch iron rod marking the southwest corner of this tract and being in the occupied east right-of-way line of FM 2154 commonly known as Wellborn Road (based on a 100-foot width);

**THENCE:** N 08° 45' 06" W along the east right-of-way line of said Wellborn Road for a distance of 94.63 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right;

**THENCE:** S 61.13 feet along the arc of said curve in east line of Wellborn Road, said curve having a central angle of 01° 07' 21", a radius of 2864.79 feet, a tangent of 38.07 feet and a long chord bearing N 08° 11' 25" W at a distance of 36.13 feet to a 1/2-inch iron rod set for corner at the intersection of the north line of said Lot 1, Block "A", and the south line of Johnson Street (based on the 80-foot right-of-way dedication in the said BENJAMIN GRAHAM SUBDIVISION (12/3/94), roadway has not been constructed), from whence a found nail in concrete near the intersection of the north line of said Johnson Street and the east line of said Wellborn Road bears N 08° 58' 52" W at a distance of 79.52 feet (for reference);

**THENCE:** N 87° 12' 39" E along the north line of said Lot 1 and the south line of said Johnson Street for a distance of 149.24 feet to a 1/2-inch iron rod set for the northeast corner of said Lot 1, from whence a found 5/8-inch iron rod marking the northeast corner of the called 0.5894 acre 14996 Live Oak, LLC tract recorded in Volume 12899, Page 287 (O.R.B.C.) bears N 87° 12' 39" E at a distance of 170.00 feet for reference;

**THENCE:** S 02° 47' 21" E along the east line of said Lots 1, 2 and 3, Block "A", said line being common with the west line of a 20-foot wide alley as dedicated in the said BENJAMIN GRAHAM SUBDIVISION (12/3/94) for a distance of 150.00 feet to the POINT OF BEGINNING and containing 0.4886 acres (21,284.3 sq. ft.) of land, more or less.

**GENERAL NOTES**

1. THIS REZONING MAP IS FOR AN CONVEYANCE FOR THE REZONING OF 14941 FM 2154 (WELLBORN ROAD) FROM AGRICULTURAL TO COMMERCIAL (C-1).
2. CLIENTS: THE USE OF THIS SINGLE FAMILY HOME IS A PERSONAL RESIDENCE.
3. THE PROPOSED USE IS FOR SMALL BUSINESS OFFICES.
4. THE PROPOSED TRACT WAS DEVELOPED FROM A FIELD SURVEY BY JOHN McCLURE OF McCLURE AND BROWN ENGINEERING, OCTOBER 2015.
5. ANY SITE DEVELOPMENT TO OCCUR TO THIS PROPERTY SHALL LET THE CITY OF WELLSVILLE, TEXAS, BE ADVISED BY THE PROPERTY OWNER, SHAWNIA SANKS, DUE TO THE SMALL SIZE OF THE SUBJECT TRACT (0.4886 ACRES), A TRAFFIC STUDY, STREET PAVING AND STREET/PAVEMENT DESIGN.
6. THE TRAFFIC GENERATION CALCULATIONS (A.C.A.S.) HAVE BEEN PROPOSED BELOW.
7. THE TRAFFIC GENERATION CHECK HAS BEEN ACCORDING TO THE TRM.F.R.M. MAPS FOR BRAZOS COUNTY, TEXAS. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FOOD/HAZARD AREA PER TRM.A.M.P. #4051 (02/25/2016), BIRTH DATE 1/6, 2012.

**TRAFFIC GENERATION CALCULATIONS (A.C.A.S.) PER FRAC HOUR:**  
GENERAL OFFICE BUILDING (CODE 710) = 1.48 TRIP/PERSON/HOUR  
DINING BUILDING = 2.035 SQUARE FEET  
EXPECTED TRAFFIC: 2.035 / 1,000 = 2.04 x 1,49 = 3.03 TRIPS PER DAY PER HOUR

<p>03/02/2016</p>	<p><b>GATTISEENGINEERING</b> ENGINEERS ♦ CONSULTANTS</p> <p>FIRM # F-7698 2010 Moses Creek Ct. * College Station, Tx 77845 * (979) 575-5022 INFO@GATTISEENGINEERING.COM</p>	<p>NOT APPROVED FOR BIDDING &amp; CONSTRUCTION</p> <p><i>Joe Gattis</i></p> <p>STATE OF TEXAS L. GATTIS 00084 REGISTERED ENGINEER</p>	<p><b>14941 FM 2154 (WELLBORN RD.)</b> <b>0.4886 ACRE TRACT</b> <b>ANDREW McMAHON SURVEY, A-167</b> <b>WELLBORN, BRAZOS COUNTY, TX</b> <b>MARCH 3, 2016</b></p>			
<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;">1</td> <td style="width: 15%;"></td> <td style="width: 80%;"></td> </tr> </table>	1			<p><b>REZONING MAP</b></p>		
1						
DRAWN BY: JOE G.	DATE: JANUARY 2016	SCALE: NOTED	<p><b>PROJECT #: RZ-1</b></p>			



## Legislation Details (With Text)

File #: 16-0191      Version: 1      Name: Wellborn Settlement Commercial- Rezoning  
Type: Rezoning      Status: Agenda Ready  
File created: 3/30/2016      In control: Planning and Zoning Commission Regular  
On agenda: 4/7/2016      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 SC Suburban Commercial for approximately 3.098 acres being situated in the Samuel Davidson League, Abstract No. 13, Brazos County, Texas, said tract being a proportion of the remainder of a called 33.70 acre tract described as third tract by a deed to Keren Eidson recorded in Volume 300, Page 609 of the deed records of Brazos County, Texas, generally located between Wellborn Road (FM 2154) and Royder Road, near Greens Prairie Road West. Case #REZ2016-000004 (Note: Final action on this item is scheduled for the April 28, 2016 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 R Rural to SC Suburban Commercial for approximately 3.098 acres being situated in the Samuel Davidson League, Abstract No. 13, Brazos County, Texas, said tract being a proportion of the remainder of a called 33.70 acre tract described as third tract by a deed to Keren Eidson recorded in Volume 300, Page 609 of the deed records of Brazos County, Texas, generally located between Wellborn Road (FM 2154) and Royder Road, near Greens Prairie Road West. Case #REZ2016-000004 (Note: Final action on this item is scheduled for the April 28, 2016 City Council meeting - subject to change)



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

**REZONING REQUEST  
FOR  
Wellborn Settlement Commercial  
REZ2016-000004**

**REQUEST:** R Rural to SC Suburban Commercial

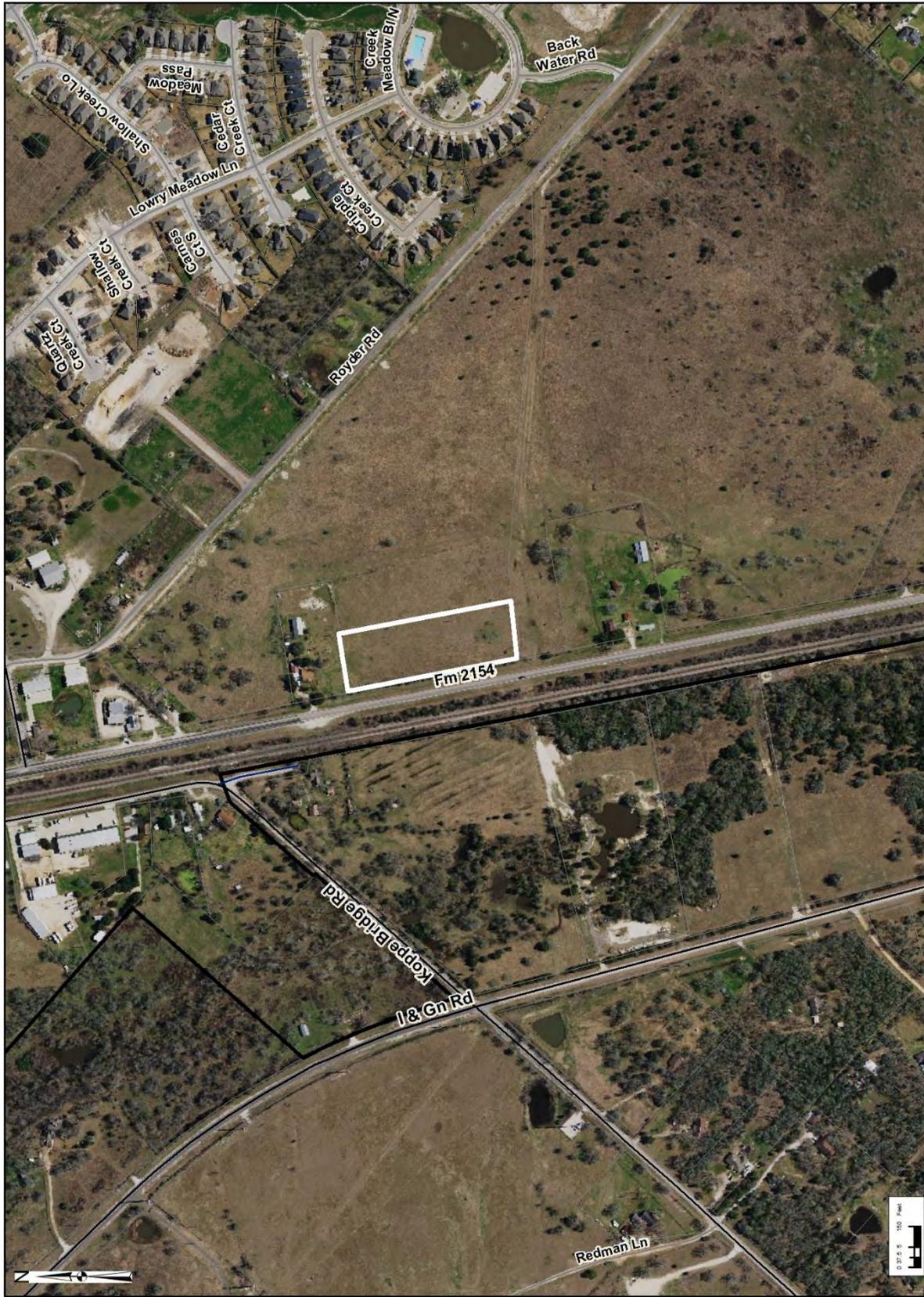
**SCALE:** Approximately 3.098 acres

**LOCATION:** Lying and being situated in the Samuel Davidson League, Abstract No. 13, Brazos County, Texas, said tract being a proportion of the remainder of a called 33.70 Acre tract described as third tract by a deed to Keren Eidson recorded in volume 300, Page 609 of the deed records of Brazos County, Texas, generally located between Wellborn Road (FM 2154) and Royder Road, near Greens Prairie Road West.

**APPLICANT:** Alton Ofczarzak, TDG Management LP

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

**RECOMMENDATION:** Staff recommends approval of the rezoning request.



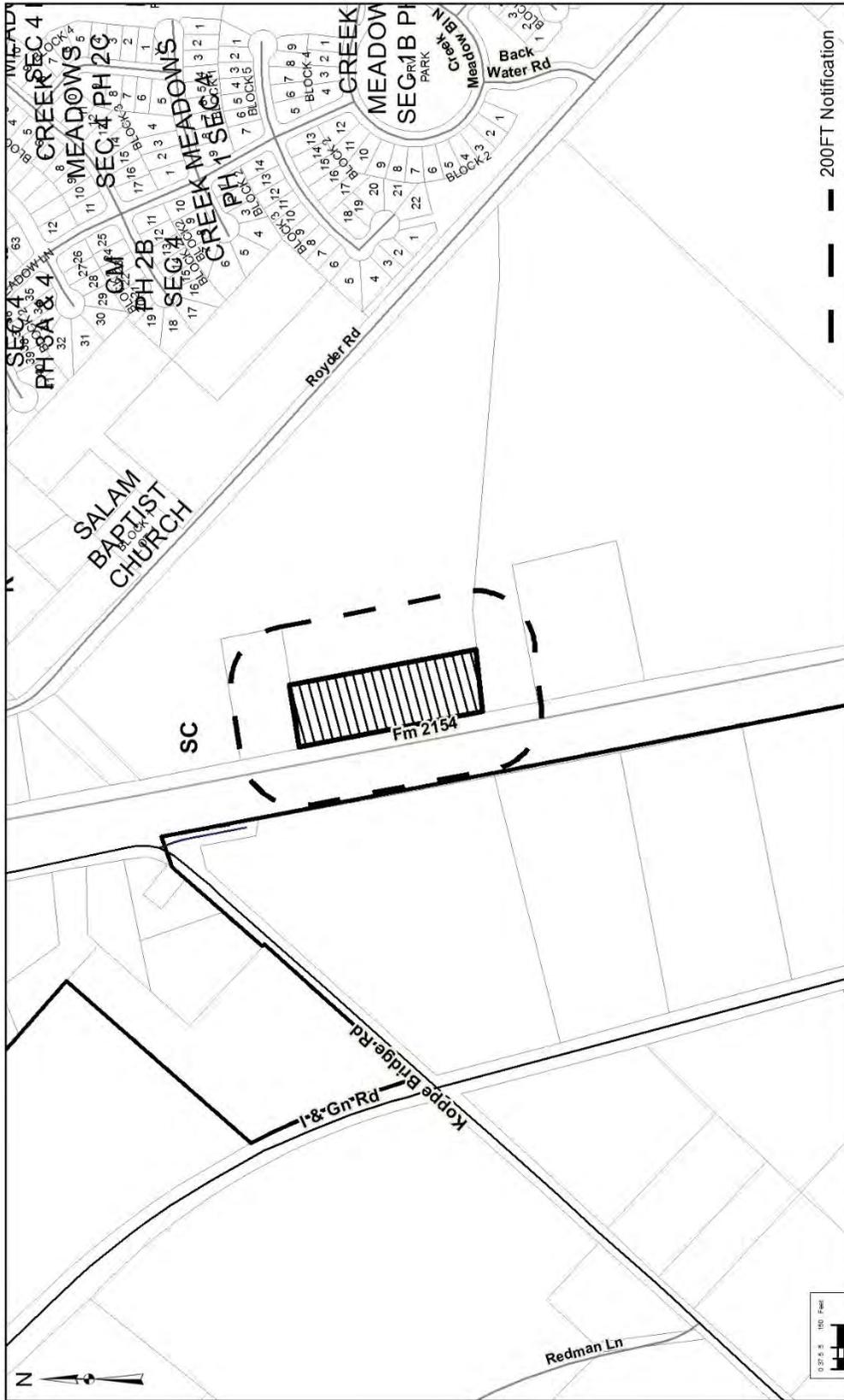
REZONING

Case: REZ2016-000004

WS 3 AC COMMERCIAL

DEVELOPMENT REVIEW





200FT Notification

**Zoning Districts**

R	Rural	R - 4	Multi-Family	BPI	Business Park Industrial	PDD	Planned Development District
E	Estate	R - 6	High Density Multi-Family	NAP	Natural Areas Protected	WPC	Wolf Pen Creek Dev. Corridor
RS	Restricted Suburban	MHP	Manufactured Home Park	C - 3	Light Commercial	NG - 1	Core Northgate
GS	General Suburban	O	Office	M - 1	Light Industrial	NG - 2	Transitional Northgate
R - 1B	Single Family Residential	SC	Suburban Commercial	M - 2	Heavy Industrial	NG - 3	Residential Northgate
D	Duplex	GC	General Commercial	C - U	College and University	OV	Corridor Overlay
T	Townhouse	CI	Commercial-Industrial	R & D	Research and Development	RDD	Redevelopment District
		BP	Business Park	P-MUD	Planned Mixed-Use Development	KO	Krenek Tap Overlay



**DEVELOPMENT REVIEW**

**WS 3 AC COMMERCIAL**

Case:  
REZ2016-000004

**REZONING**

**NOTIFICATIONS**

Advertised Commission Hearing Date: April 7, 2016  
Advertised Council Hearing Date: April 28, 2016

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:

- Creek Meadows
- Royder Ridge
- Wellborn Oaks
- Sweetwater Forest
- Turnberry Place

Property owner notices mailed: 4  
 Contacts in support: None  
 Contacts in opposition: None  
 Inquiry contacts: None

**ADJACENT LAND USES**

Direction	Comprehensive Plan	Zoning	Land Use
North	Wellborn Commercial	R Rural	Residential
South	Wellborn Restricted Suburban	R Rural	Residential
East	Wellborn Restricted Suburban	R Rural	Undeveloped
West (Across Wellborn Road)	Wellborn Rural	N/A ETJ	Residential

**DEVELOPMENT HISTORY**

**Annexation:** 2015  
**Comprehensive Plan:** Wellborn Restricted Suburban (2013)  
**Zoning:** R Rural upon annexation (2015)  
**Final Plat:** Unplatted  
**Site development:** Undeveloped

**REVIEW CRITERIA**

1. **Consistency with the Comprehensive Plan:** The subject property is designated as Wellborn Restricted Suburban in the Wellborn Community Plan Future Land Use and Character Map. The intent of the Wellborn Restricted land use was provide area for additional residential land that could be smaller in size than the rural or estate designations allowing for a slight increase in density. Knowing this land use designation extends up to Wellborn Road there was flexibility added to the language allowing for office and light commercial activity not to exceed more than 15 percent of the total area designated as Wellborn Restricted Suburban. The request to rezone to a Suburban Commercial use is in

compliance with the 15 percent limitation and in extension is in compliance with the Comprehensive Plan designation.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The surrounding property is zoned R Rural, a designation received after annexation. Nearby properties are large lot residential and agricultural-open. Commercial can be found further north on Wellborn Road. SC Suburban Commercial is intended to be compatible with the character of suburban single-family neighborhoods. Buildings have a residential character and scale, and sites are heavily landscaped to minimize the impacts of non-residential uses and associated parking areas on adjacent residential zoning districts. Suburban Commercial will be more intense than the existing adjacent land uses, but not necessarily out of character with the larger 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 subject area has frontage to Wellborn Road (FM 2154), a major arterial, and located near other commercial uses. The Wellborn Community Plan allows for some light commercial in the area designated Wellborn Restricted Suburban. SC Suburban Commercial on approximately 3 acres would allow for low-density commercial uses that cater to nearby residents and is in line with the Wellborn Community Plan.
- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The current designation of R Rural allows property to be subdivided into an average of three acre lots for agricultural and/or residential use. Minimal development in the immediate area makes these uses suitable, but when the area was annexed in 2015, it was zoned R Rural as a placeholder designation.
- 5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The applicant states the property is unmarketable for rural and agricultural uses as development continues to occur along FM 2154.
- 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 line along the south side of Royder Road available to serve this property. Capacity is currently available in the downstream sanitary sewer system to support the proposed use, however capacity will need to be analyzed further with site development. Drainage is mainly to the south within the Peach Creek Drainage Basin, where detention is required. Access to the site will be along Wellborn Road, subject to TxDOT requirements and permitting. Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Existing infrastructure appears to be adequate for the proposed use at this time.

## **STAFF RECOMMENDATION**

Staff recommends approval of the rezoning request.

## **SUPPORTING MATERIALS**

1. Application
2. Rezoning map



<b>FOR OFFICE USE ONLY</b>	
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 [P&DS\\_Digital\\_Submittal@cstx.gov](mailto:P&DS_Digital_Submittal@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 4-13-2015

NAME OF PROJECT 3.098 AC WELLBORN SETTLEMENT COMMERCIAL

ADDRESS WELLBORN ROAD, COLLEGE STATION, TX 77845

LEGAL DESCRIPTION (Lot, Block, Subdivision) 3.098 ACRE TRACT SAMUAL DAVIDSON LEAGUE A-13

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:  
 \_\_\_\_\_  
 \_\_\_\_\_

TOTAL ACREAGE 3.098 ACRES

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project): monical@oakchb.com

Name ALTON OFCZARZAK, TDG MANAGEMENT LP E-mail alton@oakchb.com

Street Address 4060 HYW 6 SOUTH

City COLLEGE STATION State TEXAS Zip Code 77845

Phone Number 979-690-1504 Fax Number \_\_\_\_\_

**PROPERTY OWNER'S INFORMATION:**

Name SAME AS ABOVE E-mail \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

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

Name MICHAEL G. HESTER, P.E. E-mail mhester@hester-engr.com  
Street Address 7607 EASTMARK DRIVE, SUITE 253-B  
City COLLEGE STATION State TEXAS Zip Code 77845  
Phone Number 979-693-1100 Fax Number \_\_\_\_\_

This property was conveyed to owner by deed dated 6/8/2015 and recorded in Volume 12739, Page 30 of the Brazos County Official Records.

Existing Zoning RURAL Proposed Zoning SC SUBURBAN COMMERCIAL  
Present Use of Property VACANT  
Proposed Use of Property COMMERCIAL RETAIL

### REZONING SUPPORTING INFORMATION

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

This property and much of the surrounding area was annexed into the city in 2015. Further, residential and commercial development in the Wellborn area has greatly increased in the last 5-10 years. Following the update of the Wellborn Community Plan, this request is fulfilling the vision of that plan.

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

The Wellborn Community Plan, a small area plan for portions of the Wellborn area that were annexed in 2015, was adopted by the city in 2013. This property was designated for Restricted Suburban land uses, which allows a limited amount of light commercial development. This request for Suburban commercial is in accordance with the Comprehensive Plan.

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

According to the Wellborn Community Plan, this property has been designated for a limited amount of light commercial activity that should have a limited visual and character impact on surrounding residential uses. As such this project will develop accordingly and will be compatible with the character of the neighborhood.

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

The property is located along FM2154, a major arterial, and among other nearby commercial business. Property along a major arterial is more suitable for commercial activities.

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

The property received the R Rural zoning as a placeholder zoning upon annexation in 2015. this property is not suitable for agricultural or large-lot residential development as it does not have a "prevailing rural or agricultural character", as stated in the Unified Development Ordinance.

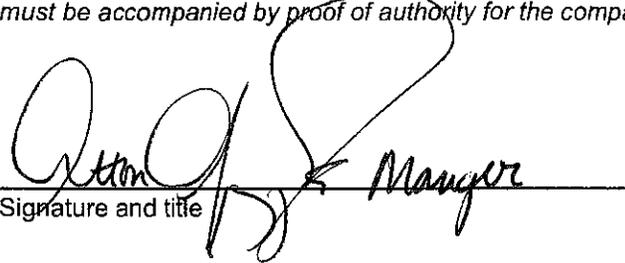
6. Explain the marketability of the property for uses permitted by the current zoning district.

The property is currently zoned R Rural and is not marketable for the permitted uses as the property is only 3 acres. The Rural zoning district is more appropriate for "larger acreages" and a "prevailing rural or agricultural character." As development continues to occur along FM 2154, this property is no longer marketable for rural and agricultural uses.

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

na

*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

1-19-2016  
Date

**METES AND BOUNDS DESCRIPTION  
OF A  
3.098 ACRE TRACT  
SAMUEL DAVIDSON LEAGUE, A-13  
BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE SAMUEL DAVIDSON LEAGUE, ABSTRACT NO. 13, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 33.70 ACRE TRACT DESCRIBED AS THIRD TRACT BY A DEED TO KEREN EIDSON RECORDED IN VOLUME 300, PAGE 609 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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

**BEGINNING** AT A 5/8 INCH IRON ROD FOUND ON THE EAST LINE OF FM 2154 (WELLBORN ROAD – 100' R.O.W.) MARKING A NORTHWESTERLY CORNER OF SAID REMAINDER OF 33.70 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 2.00 ACRE TRACT AS DESCRIBED BY A DEED TO CARL DAVID HATTAWAY AND WIFE, GWENDOLYN S. HATTAWAY RECORDED IN VOLUME 1220, PAGE 64 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

**THENCE:** N 80° 51' 19" E ALONG THE COMMON LINE OF SAID REMAINDER OF SAID 33.70 ACRE TRACT AND SAID 2.00 ACRE TRACT FOR A DISTANCE OF 212.01 FEET, FOR REFERENCE A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID 2.00 ACRE TRACT BEARS: N 80° 51' 19" E FOR A DISTANCE OF 205.85 FEET;

**THENCE:** S 10° 52' 15" E THROUGH SAID REMAINDER OF 33.70 ACRE TRACT FOR A DISTANCE OF 643.33 FEET TO THE NORTHERLY LINE OF AN EXISTING 30.00 FOOT WIDE PIPELINE EASEMENT AS DESCRIBED IN VOLUME 508, PAGE 717 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

**THENCE:** S 83° 51' 26" W CONTINUING THROUGH SAID REMAINDER OF 33.70 ACRE TRACT AND ALONG THE NORTHERLY LINE OF SAID PIPELINE EASEMENT FOR A DISTANCE OF 212.04 FEET TO THE EAST LINE OF FM 2154 MARKING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE EAST LINE OF FM 2154 MARKING A WEST CORNER OF SAID REMAINDER OF 33.70 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 3.9934 ACRE TRACT AS DESCRIBED BY A DEED TO MICHAEL R. GEICK AND WIFE, LISA A. GEICK RECORDED IN VOLUME 2422, PAGE 92 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, BEARS: S 10° 55' 27" E FOR A DISTANCE OF 185.78 FEET;

**THENCE:** N 10° 55' 27" W ALONG THE EAST LINE OF FM 2154 FOR A DISTANCE OF 632.24 FEET TO THE **POINT OF BEGINNING** CONTAINING 3.098 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND JUNE 2014. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502

C:/WORK/MAB/15-805C.MAB





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**BUSINESS ORGANIZATIONS FILING**

Please review the document displayed for accuracy. If corrections must be made press 'Edit Filing'. When complete press 'Submit Filing' to submit this filing.



<p><b>Form 207</b></p> <p>Secretary of State                  P.O. Box 13697                  Austin, TX 78711-3697                  FAX: 512/463-5709</p> <p>Filing Fee: \$750</p>	 <p><b>Certificate of                  Limited Partnership                  Pursuant to                  Article 6132a-1</b></p>	
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<p>Article 1 - Name of Limited Partnership</p>
<p>The name of the limited partnership is: <b>TDG Management, L.P.</b></p> <p><small>The name must contain the words "Limited Partnership," or "Limited," or the abbreviation "L.P.," "LP," or "Ltd." as the last words or letters of its name. The name must not be the same as, deceptively similar to or similar to that of an existing corporate, limited liability company, or limited partnership name on file with the secretary of state. A preliminary check for "name availability" is recommended.</small></p>
<p>Article 2 - Principal Office</p>
<p>The address of the principal office in the United States where records of the partnership are to be kept or made available is set forth below:</p> <p><b>4060 Highway 6 South, College Station, TX, USA 77845</b></p>
<p>Article 3 - Registered Agent and Registered Office (Select and complete either A or B and complete C)</p>
<p><input type="checkbox"/> A. The initial registered agent is an organization (cannot be limited partnership named above) by the name of:</p>
<p>OR</p>
<p><input checked="" type="checkbox"/> B. The initial registered agent is an individual resident of the state whose name is set forth below:</p> <p>Name:  <b>Alton E. Ofczarzak II</b></p>
<p>C. The business address of the registered agent and the registered office address is:</p> <p>Street Address:  <b>4060 Highway 6 South College Station TX 77845</b></p>
<p>Article 4 - General Partner Information</p>
<p>The name, street address, and the mailing address of the business or residence of each general partner is as follows:</p> <p>General Partner 1: (Business Name)  <b>TDG Manager, L.L.C.</b></p> <p>Street Address:  <b>4060 Highway 6 South College Station TX, USA 77845</b></p>

# Brazos CAD - Map of Property ID 11084 for Year 2013



## Property Details

### Account

Property ID: 11084  
Geo ID: 001300-0024-0000  
Type: Real  
Legal Description: A001300, SAMUEL DAVIDSON (OCL), TRACT 24, 68.9225 ACRES

### Location

Situs Address: FM 2154 TX  
Neighborhood: R-SW;ABSTRACTS  
Mapsc0:  
Jurisdictions: CAD, F1, G1, S2, ZRFND

### Owner

Owner Name: EIDSON KEREN H  
Mailing Address: % EVANS RENEE, 515 TALLOWOOD RD, UNIT 59, HOUSTON, TX 77024-4957

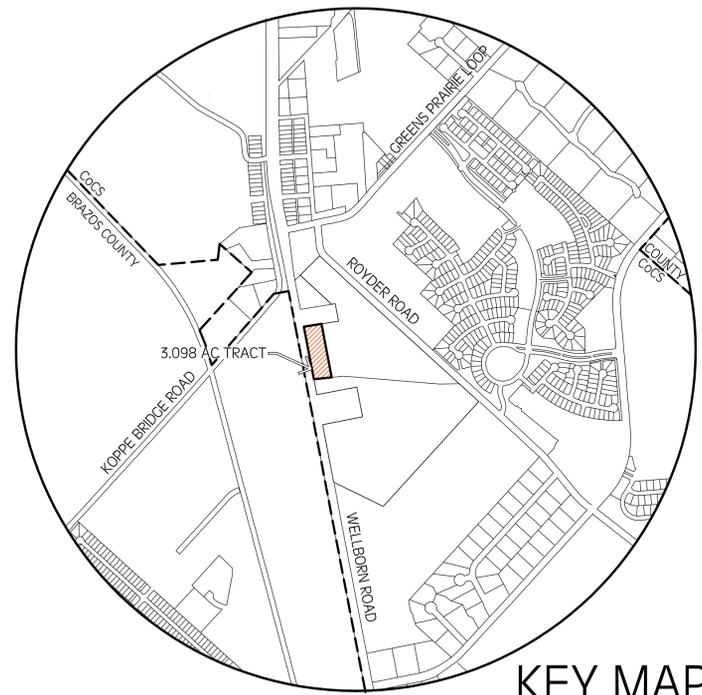
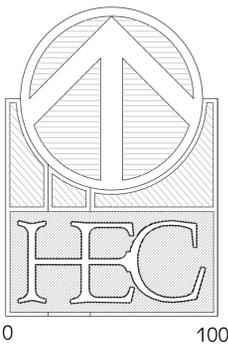
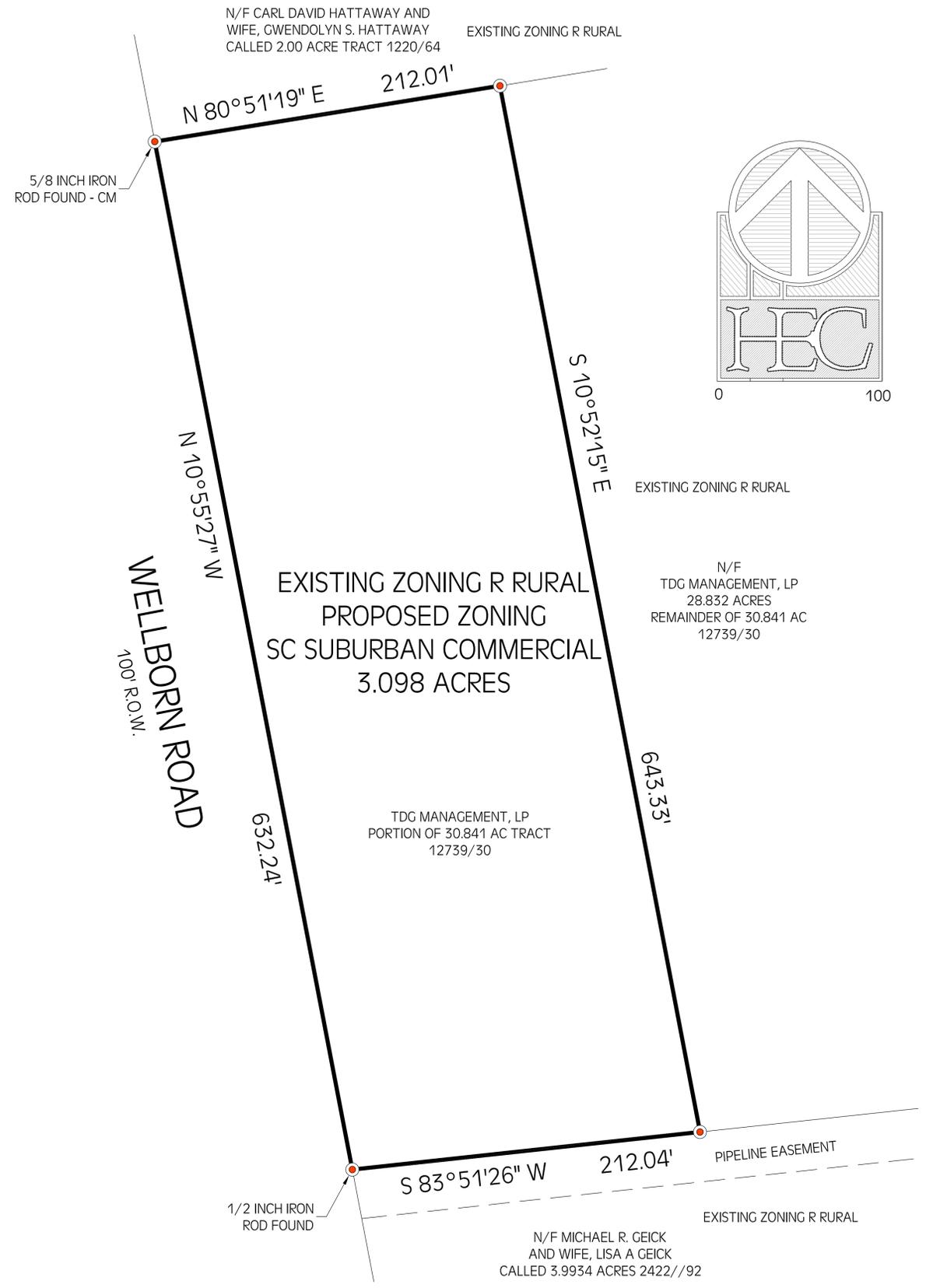
### Property

Appraised Value: \$8,960.00

<https://propaccess.trueautomation.com/Map/View/Map/65/11084/2013>



Map Disclaimer: This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Brazos County Appraisal District expressly disclaims any and all liability in conception herewith.



KEY MAP

**REZONING MAP**  
**3.098 ACRE TRACT**  
**SAMUEL DAVIDSON LEAGUE, A-13**  
**COLLEGE STATION, BRAZOS COUNTY, TEXAS**  
**SCALE 1"=40'    JANUARY 19, 2016**

PREPARED BY:  
 MICHAEL G. HESTER, P.E.  
 HESTER ENGINEERING COMPANY #F-3476  
 7607 EASTMARK DRIVE, SUITE 253-B  
 COLLEGE STATION, TEXAS 77840  
 979-693-1100 mhester@hester-engr.com

OWNER & DEVELOPER  
 ALTON OFCZARZAK  
 TDG MANAGEMENT, LP  
 4060 SH6 SOUTH  
 COLLEGE STATION, TEXAS 77845  
 979-690-1504



## Legislation Details (With Text)

File #: 16-0193      Version: 2      Name: 801 Wellborn Road- Rezoning

Type: Rezoning      Status: Agenda Ready

File created: 3/30/2016      In control: Planning and Zoning Commission Regular

On agenda: 4/7/2016      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 GC General Commercial and GS General Suburban to PDD Planned Development District for approximately 4.2566 acres being all of Lots 1, 2A, and 2B, Block A of the Petterak Subdivision and a 0.768 acre tract of land conveyed to Myrna Hughes (previous in chain), as described in deed recorded in Volume 889, Page 315 of the said Official Public Records, and futher being that same tract of land conveyed to 803 Wellborn. Ltd. as described in deeds recorded in Volume 1375, Page 164, Volume 2515, Page 169, Volume 7667, Page 148, and Volume 11337, Page 184, all of the said Official Public Records of Brazos County, College Station, Texas, generally located at 801 Wellborn Road, more generally located at the southeast corner of Wellborn Road and Luther Street. Case #REZ2016-000002 (Note: Final action on this item is scheduled for the April 28, 2016 City Council meeting - subject to change)

Sponsors: Mark Bombek

Indexes:

Code sections:

Attachments: [Staff Report](#)  
[Applicaiton](#)  
[Rezoning Map](#)  
[Concept Plan](#)  
[TIA Modification Letter](#)

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 GC General Commercial and GS General Suburban to PDD Planned Development District for approximately 4.2566 acres being all of Lots 1, 2A, and 2B, Block A of the Petterak Subdivision and a 0.768 acre tract of land conveyed to Myrna Hughes (previous in chain), as described in deed recorded in Volume 889, Page 315 of the said Official Public Records, and futher being that same tract of land conveyed to 803 Wellborn. Ltd. as described in deeds recorded in Volume 1375, Page 164, Volume 2515, Page 169, Volume 7667, Page 148, and Volume 11337, Page 184, all of the said Official Public Records of Brazos County, College Station, Texas, generally located at 801 Wellborn Road, more generally located at the southeast corner of Wellborn Road and Luther Street. Case #REZ2016-000002 (Note: Final action on this item is scheduled for the April 28, 2016 City Council meeting - subject to change)



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

**REZONING REQUEST  
FOR  
801 Wellborn Road  
REZ2016-000002**

**REQUEST:** GC General Commercial and GS General Suburban to PDD

**SCALE:** 4.2566 acres

**LOCATION:** 801 Wellborn Road, generally located at the southeast corner of Wellborn Road and Luther Street. Being all of Lots 1, 2A, and 2B, Block A of the Petterak Subdivision and a 0.768 acre tract of land.

**APPLICANTS:** Philip Bargas, Johnson and Pace Engineers

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

**PROJECT OVERVIEW:** The applicant is requesting a PDD Planned Development District as a step toward creating a multi-family mixed use development with a freestanding commercial restaurant.

**RECOMMENDATION:** Staff recommends approval of the rezoning request to PDD Planned Development District.



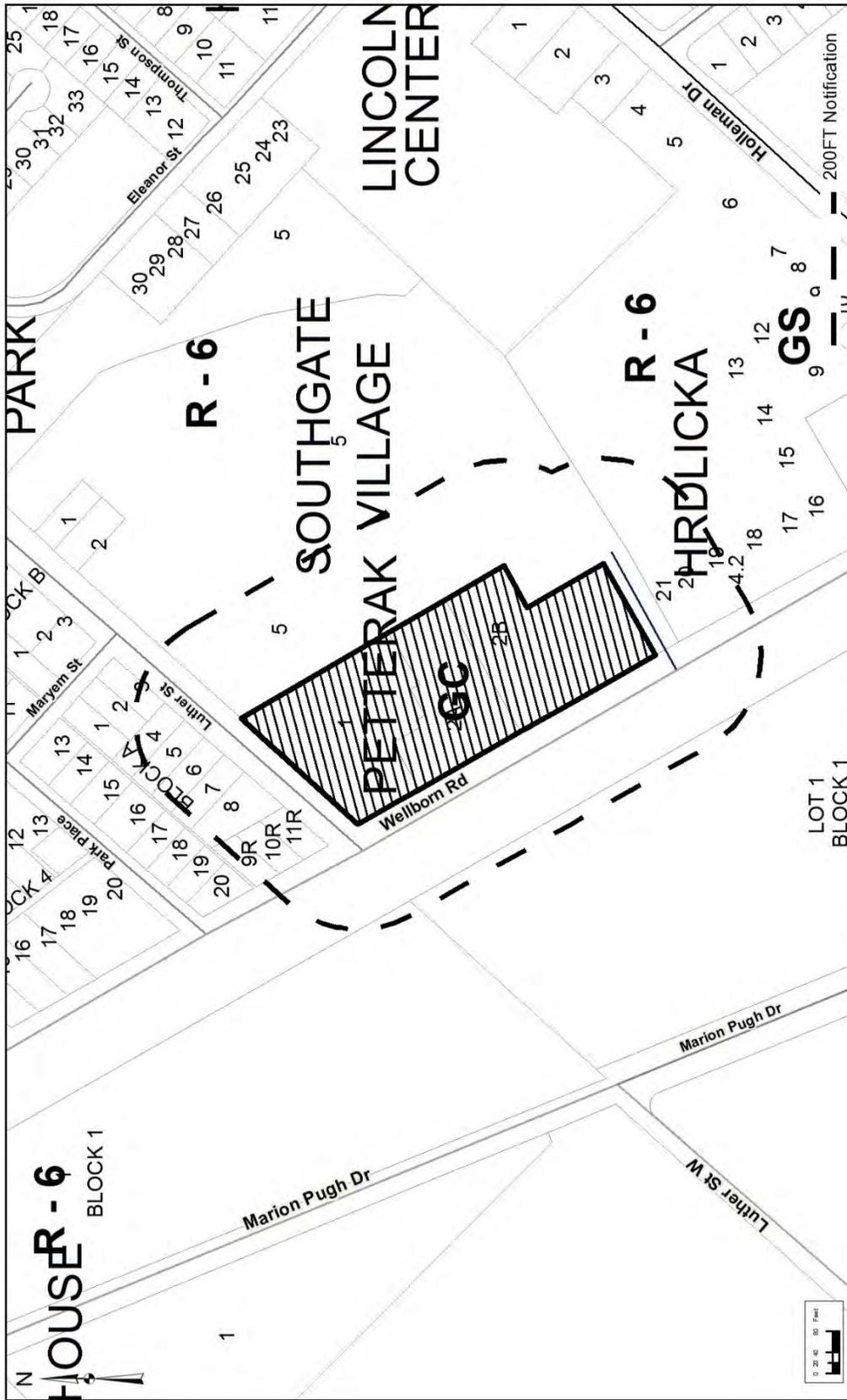
REZONING

Case:  
REZ2016-000002

801 WELLBORN RD

DEVELOPMENT REVIEW





**Zoning Districts**

R	Rural	R-4	Multi-Family	BPI	Business Park Industrial	PDD	Planned Development District
E	Estate	R-6	High Density Multi-Family	NAP	Natural Areas Protected	WPC	Wolf Pen Creek Dev. Corridor
RS	Restricted Suburban	MHP	Manufactured Home Park	C-3	Light Commercial	NG-1	Core Northgate
GS	General Suburban	O	Office	M-1	Light Industrial	NG-2	Transitional Northgate
R-1B	Single Family Residential	SC	Suburban Commercial	M-2	Heavy Industrial	NG-3	Residential Northgate
D	Duplex	GC	General Commercial	C-U	College and University	OV	Corridor Overlay
T	Townhouse	CI	Commercial-Industrial	R & D	Research and Development	RDD	Redevelopment District
		BP	Business Park	P-MUD	Planned Mixed-Use Development	KO	Krenek Tap Overlay

	<b>DEVELOPMENT REVIEW</b>	<b>801 WELLBORN RD</b>	<b>Case:</b> <b>REZ2016-000002</b>	<b>REZONING</b>
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**NOTIFICATIONS**

Advertised Commission Hearing Date: April 7, 2016  
Advertised Council Hearing Dates: April 28, 2016

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:

Lincoln Center HOA

Property owner notices mailed: 17  
Contacts in support: None  
Contacts in opposition: None  
Inquiry contacts: One

**ADJACENT LAND USES**

Direction	Comprehensive Plan	Zoning	Land Use
North (across Luther Street)	Urban & Redevelopment	GS General Suburban	Single-Family Residential
South (Across Lonnie Lane)	Natural Areas Protected	GS General Suburban and R-6 High Density Multi-Family	City Park/ Baseball Fields
East	Urban	R-6 High Density Multi-Family	Apartments
West (Across Wellborn Road)	Urban	R-6 High Density Multi-Family	Apartments

**DEVELOPMENT HISTORY**

**Annexation:** 1950  
**Zoning:** A portion C-1 General Commercial (1973), renamed GC General Commercial (2013).  
**Final Plat:** A portion is platted being all of Lots 1, 2A, and 2B, Block A of the Petterak Subdivision and a 0.768 acre un-platted tract of land  
**Site development:** Retail on a portion. The remaining property is undeveloped.

**REVIEW CRITERIA**

**1. Consistency with the Comprehensive Plan:** The Comprehensive Plan Future Land Use and Character Map designates the subject property as General Commercial and Urban. These properties were included in the Southside Area Neighborhood Plan and it was agreed

that General Commercial and Urban uses were appropriate. The subject area is across Luther from Urban Redevelopment and is at the edge of Growth Area VI, which calls for a very intense level of development activity tending to consist of townhouses, duplexes, and apartments. Within this growth area, the entire area designation is to also include commercial, office, business park, and vertical mixed uses. A mix of apartments and commercial uses on the property, and possibly a mixed use structure would be consistent with the spirit of the plan.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** Much of the property in the immediate vicinity is zoned as GS General Suburban for single-family residential developments and R-6 High Density Multi-Family. The proposed PDD includes more intense land uses, which the Comprehensive Plan anticipates with the Urban designation including High-Density Multi-Family with potential for commercial services incorporated as a vertical mixed-use, and a freestanding commercial restaurant.
- 3. Suitability of the property affected by the amendment for uses permitted by the districts that would be made applicable by the proposed amendment:** Considering the current Comprehensive Plan designation, the property is illustrated with Urban and General Commercial land uses. The requested PDD includes uses that the Comprehensive Plan anticipates as being suitable for this area over the 20-year Plan horizon.
- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The subject property is currently zoned as GC General Commercial and GS General Suburban. The current zoning districts are suitable for the property given the current development pattern of nearby property. However, it is not suitable for the anticipated future growth. Additionally, the applicant is looking to move forward with a Multi-Family development that is currently not allowed in either of the two zoning districts.
- 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 can currently be marketed under the current zoning with permitted General Commercial and Single-Family residential uses. However, the applicant has noted that the new request to change the current zoning of the property to allow a more intense level of Multi-Family residential and General Commercial activities will help increase the marketability and development of the property.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** A two inch water line connected to an eight inch line along Luther Street currently serves the property. There is a 6-inch inch water line near the southeast side of the property. Wastewater is currently served by a 6-inch line on the property. Downstream wastewater improvements are needed for the proposed use and are currently under design by the applicant. Drainage is generally to the east within the Bee Creek drainage basin. All utilities shall be designed in accordance with the BCS Unified

Design Guidelines at the time of platting and site development. The site fronts Wellborn Road (FM 2154) being a proposed 6- Lane Major Arterial and Luther Street a 2-Lane Minor Collector. As shown in the Concept Plan the site will be taking direct access to Luther Street and Lonnie Lane, a private driveway serving the multi-family development behind the subject property.

## **SUMMARY OF EXISTING PDD AND CONCEPT PLAN**

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

The applicant has provided the following information related to the purpose and intent of the proposed zoning district:

“The purpose and intent of the zoning is to consolidate and redevelop properties for a multi-family and residential use with structured and surface parking. The multi-family use is consistent with the surrounding properties, and a family-friendly restaurant will be provided.”

The applicant proposes to utilize GC General Commercial, and MU Mixed Use as the base, underlying zoning districts, as applicable. The range of future building heights is proposed to be in compliance with the Easterwood Airport height restrictions.

At the time of plat and site plan, the project will need to meet all applicable standards required by the Unified Development Ordinance. Through the PDD, the applicant’s request for the following meritorious modifications are an effort to provide flexibility with the development and allow for the creation of a unified and cohesive project:

- **UDO Section 12-7.7 F "Minimum Buffer Standards,"** As shown on the Concept Plan, the applicant is requesting that no 10- foot buffer be required between the Commercial and Multi-Family developments in order to promote a single development feel with open access between the uses. Generally a 10-foot buffer and a fence is required when there is Multi-Family adjacent to General Commercial uses. In order to provide adequate fire access and allow for the appearance of a uniform development, the applicant is asking this requirement be removed.
- **UDO Section 12-5.4 "Non-Residential Dimensional Standards"** For the restaurant use, the front setback will be consistent with the mixed-use setback to more closely maintain a consistent building line throughout the development. In the General Commercial zoning district there is a minimum 25-foot front building setback. The applicant is asking to have the Mixed-Use dimensional standards apply in that the building would not have a minimum front

setback, but would have a maximum building setback of 15- feet. Again this is to aid in allowing for a more unified development and to provide a more consistent building line along Wellborn Road. In addition to the maximum 15-foot building setback the development was also designed with future improvements to Wellborn Road in mind. The Concept Plan indicates a 20 foot buffer for future right-of-way dedication, which would have been difficult to obtain for future improvements to the roadway had the applicant not accounted for it.

- **UDO Section 12-7.13 “Traffic Impact Analysis”** With a development of this magnitude a traffic impact analysis is generally required at the time of rezoning. This is to ensure traffic generated will not negatively impact the overall traffic patterns of the area, and is providing the appropriate mitigation tools to allow for better flow. If the project triggers the threshold requiring a Traffic Impact Analysis, the applicant is requesting to address this with the site plan of the first phase of the development which again will review the entire project and not each individual phase.

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

- 1. The proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area:** The Concept Plan proposes a mix of multi-family and commercial uses. As designated in the Comprehensive Plan, the subject property is proposed as Urban and General Commercial and lying at the perimeter of Growth Area VI. An environment with a mix of uses potentially allows better opportunities for residents to shop, dine, and potentially work where they live, thus reducing traffic on nearby streets and encouraging a more walkable environment. The proximity to Texas A&M University and the bike lanes and sidewalks along Wellborn Road provide increased opportunities to encourage pedestrian and bicycle accessibility throughout the development and to the larger area.
- 2. The proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan, and any subsequently adopted Plans, and will be consistent with the intent and purpose of this Section:** The proposed Concept Plan is in general conformity with the policies, goals, and objectives of the Comprehensive Plan. The Future Land Use and Character Map designates this area for Urban uses, including multi-family, and commercial, which is what is proposed.
- 3. The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development:** The proposed development is bordered by Multi-Family directly behind the property and also across Wellborn Road, and a City Park to the southeast. The addition of Multi-Family in this area meets the expectations of the Comprehensive Plan and works to provide additional services to nearby residents and park visitors.
- 4. Every dwelling unit need not front on a public street but shall have access to a public street directly or via a court, walkway, public area, or area owned by a homeowners association:** The proposed development includes access to Luther Street and Lonnie Lane. The multi-family units and commercial uses will access these roadways through a network of

private drive aisles as depicted on the Concept Plan.

5. **The development includes provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities:** There is currently a Capital Improvements Project that is constructing the portion of the sidewalk along Wellborn Road in front of this development. This along with internal sidewalk connections, will help facilitate bike and pedestrian transportation in the area.
6. **The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity:** The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity.
7. **The development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area:** The proposed zoning would generate approximately 194 peak hour trips. The current zoning would generate approximately 198 peak hour trips. The applicant has requested that the traffic impact analysis be deferred to the site planning stage since the potential traffic generation is not being increased with the proposed zoning change. A traffic impact analysis would be required for the entire development with the site plan application for the first phase of the development.

#### **STAFF RECOMMENDATION**

Staff recommends approval of the rezoning request to PDD Planned Development District.

#### **SUPPORTING MATERIALS**

1. Application
2. Rezoning map
3. Concept Plan



<b>FOR OFFICE USE ONLY</b>	
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@ctx.gov](mailto:pdsdigitalsubmittal@ctx.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 07/22/15

NAME OF PROJECT Wellborn Road Mixed Use

ADDRESS 801 Wellborn Road

LEGAL DESCRIPTION (Lot, Block, Subdivision) Lots 1, 2A, & 2B, Block A, Petterak Subdivision

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

*The east corner of the intersection of Luther Street and Wellborn Road*

TOTAL ACREAGE 4.2566

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

Name Philip Bargas E-mail philipb@johnsonpace.com  
Street Address 111 University Drive East, Suite 215  
City College Station State Texas Zip Code 77840  
Phone Number 979-485-2844 Fax Number 979-485-2845

PROPERTY OWNER'S INFORMATION:

Name Stillwater Wellborn, LLC E-mail aaron.sherman@stillwatercap.c  
Street Address 4145 Travis Street, Suite 300  
City Dallas State Texas Zip Code 75204  
Phone Number 214-723-6063 Fax Number \_\_\_\_\_

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 December 23, 2015 and recorded in Volume 13100, Page 50 of the Brazos County Official Records.

Existing Zoning General Commercial, General Suburban Proposed Zoning PDD

Present Use of Property Resale Shop

Proposed Use of Property Multi-family, restaurant

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

Multi-family, restaurant

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

If P-MUD:

Approximate percentage of residential land uses: \_\_\_\_\_

Approximate percentage of non-residential land uses: \_\_\_\_\_

**REZONING SUPPORTING INFORMATION**

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

The neighborhoods around this development have multi-family uses. A family-friendly restaurant will serve the surrounding MF and Wayne Smith Baseball Park.

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.

*Changing the zoning of this property PDD, to be used for multi-family housing and a restaurant, is in accordance with the Comprehensive Plan's desire to provide more infrastructure to developing neighborhoods and off campus housing, as well as promoting growth in College Station's economy.*

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

*This zoning change to Mixed Use (for multi-family housing and a restaurant) will be compatible with nearby properties, as they are also zoned either multi-family or planned development district with the majority of them being multi-family.*

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

*The surrounding properties are mostly residential, with some zoned as a planned development district or light commercial. Changing the zoning of this property from general commercial to PDD with mixed use and general commercial base districts will better match the surrounding zoning.*

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

*Although General Commercial zoning allows commercial uses such as restaurants and retail, it does not allow for housing, which most of the surrounding zoning does.*

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

*The current zoned district of General Commercial could be used for restaurants and retail, whereas the surrounding zoning is PDD or MF. Changing the zoning to PDD with mixed use and general commercial base districts and allowing the property to be used for housing better matches the surrounding area.*

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

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

*The purpose and intent of the zoning is to consolidate and redevelop properties for a multi-family and residential use with structured and surface parking. The multi-family use is consistent with the surrounding properties, and a family-friendly restaurant will be provided.*

### CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

*For a mixed-use base district, no building heights would be restricted. The general commercial base district height will be in accordance with the College Station Development Code Section 12-5.4.*

2. Provide a general statement regarding the proposed drainage.

*Drainage from the development will be routed through Wayne Smith park to the existing creek behind the baseball fields.*

3. List the general bulk or dimensional variations sought.

*UDO Section 12-7.7 F "Minimum Buffer Standards," The Concept Plan shows no 10' buffer between the Commercial and Multi-Family tract in order to promote a single development with open access between the uses. UDO Section 12-5.4 "Non-Residential Dimensional Districts" For the restaurant use, the front setback will be consistent with the mixed-use setback to more closely maintain a consistent building line throughout the development.*

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

*This project is located approximately 2,100-feet from Texas A&M University and on a major roadway where the need for additional student housing and restaurants continues to grow. While there is an existing sewer connection to this site, there is inadequate capacity downstream to accept additional flow. This development will provide approximately 2,450-linear feet of additional sanitary sewer infrastructure to provide relief to an existing overwhelmed system and reduce surcharges to existing utility customers. This upgraded sewer capacity will encourage additional development along the Wellborn Road corridor to tracts that are currently unable to be developed. This development will provide a 20' buffer adjacent to Wellborn Road for future expansion.*

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

*Because the development is in close proximity to Texas A&M University, the demand for multi-family use will remain high.*

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

*This change is in accordance with the Comprehensive Plan's desire to provide more infrastructure to developing neighborhoods and off campus housing, as well as promoting growth in College Station's economy.*

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

*The existing uses around this site are generally multi-family also. The neighboring city park and the nearby residents would all benefit by having a restaurant closer to their home.*

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

*Dwelling units will have public access to Luther Street directly.*

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

*This area is underseved by water and sanitary systems. This development will upgrade both systems, including a 2,450-linear feet offsite sewer upgrade.*

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.

No portion of this site will provide a negative impact on the public, health, safety, or welfare of the community by nature of the uses. Property values around the site will likely increase as a result of the development.

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

Because the proposed uses of this development are consistent with the existing uses around it, no changes to the existing traffic patterns are anticipated.

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.*

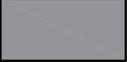
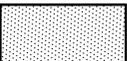
*Manager*  
Signature and title

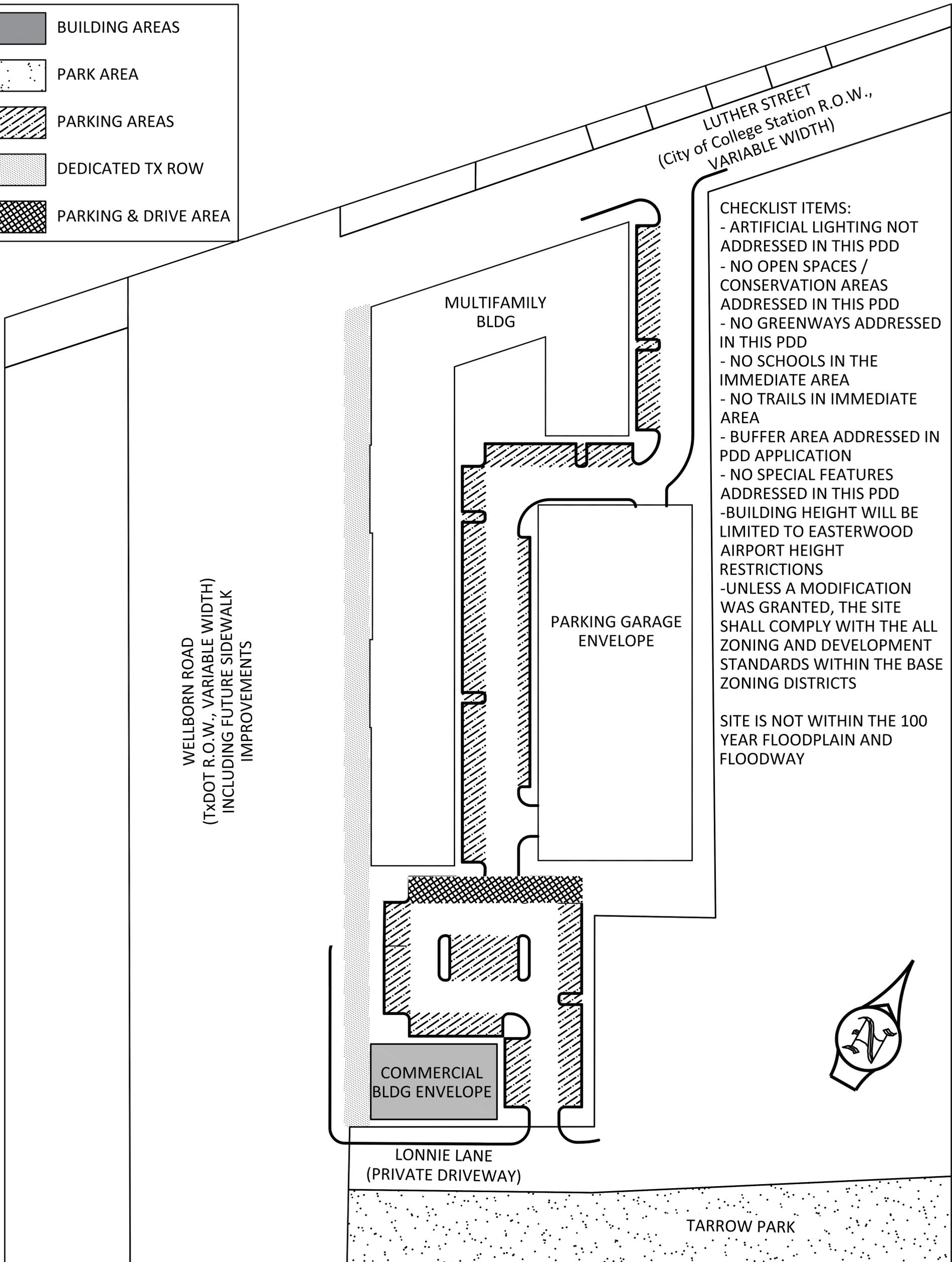
2-16-16  
Date

**CONCEPTUAL PDD/P-MUD SITE PLAN MINIMUM REQUIREMENTS  
(ALL CITY ORDINANCES MUST BE MET)  
INCLUDING BUT NOT LIMITED TO THE FOLLOWING:**

- A key map (not necessarily to scale).
- Title block to include:
  - Name, address, location, and legal description.
  - Name, address, and telephone number of applicant
  - Name, address, and telephone number of developer/owner (if differs from applicant)
  - Name, address, and telephone number of architect/engineer (if differs from applicant)
  - Date of submittal
  - Total site area
- North arrow.
- 100-year floodplain and floodway (if applicable) on or adjacent to the proposed project site, note if there is none on the site.
- Show the approximate location of the following:
  - Parking areas
  - Building sites and an indication of their use
  - Artificially lit areas
  - Open spaces/conservation areas
  - Greenways
  - Streets and access
  - Parks
  - Schools
  - Trails
  - Buffer areas (or a statement indicating buffering proposed)
  - Other special features
- Approximate accessways, pedestrian and bikeways.
- Common and open space areas.



	BUILDING AREAS
	PARK AREA
	PARKING AREAS
	DEDICATED TX ROW
	PARKING & DRIVE AREA



**CHECKLIST ITEMS:**

- ARTIFICIAL LIGHTING NOT ADDRESSED IN THIS PDD
- NO OPEN SPACES / CONSERVATION AREAS ADDRESSED IN THIS PDD
- NO GREENWAYS ADDRESSED IN THIS PDD
- NO SCHOOLS IN THE IMMEDIATE AREA
- NO TRAILS IN IMMEDIATE AREA
- BUFFER AREA ADDRESSED IN PDD APPLICATION
- NO SPECIAL FEATURES ADDRESSED IN THIS PDD
- BUILDING HEIGHT WILL BE LIMITED TO EASTERWOOD AIRPORT HEIGHT RESTRICTIONS
- UNLESS A MODIFICATION WAS GRANTED, THE SITE SHALL COMPLY WITH THE ALL ZONING AND DEVELOPMENT STANDARDS WITHIN THE BASE ZONING DISTRICTS

SITE IS NOT WITHIN THE 100 YEAR FLOODPLAIN AND FLOODWAY





**Johnson & Pace Incorporated**  
111 University Drive East  
Suite 215  
College Station, TX 77840

Office: 979.485.2844  
Fax: 979.485.2845  
[www.johnsonpace.com](http://www.johnsonpace.com)

March 29, 2016

Danielle Singh, P.E.  
City of College Station  
1100 S. Texas Avenue  
College Station, Texas 77840

**Re: REZ 2016-000002, Meritorious Modification, Sec. 12-7.13**

Mrs. Singh,

If required by **Section 12-7.13 – Traffic Impact Analyses**, we request to submit the TIA for the entire development at the time of the first site plan. Thank you

Sincerely,  
**JOHNSON & PACE INCORPORATED**

A handwritten signature in blue ink, appearing to read 'PB', with a horizontal line extending to the right.

Philip Bargas, P.E.  
Manager, College Station



## Legislation Details (With Text)

File #: 16-0187      Version: 3      Name: 604 Tarrow-Rezoning  
Type: Rezoning      Status: Agenda Ready  
File created: 3/29/2016      In control: Planning and Zoning Commission Regular  
On agenda: 4/7/2016      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 C-3 Light Commercial to GS General Suburban for approximately 0.3902 acres being Lots 1 and 2, Block 4 of the Prairie Heights Addition, generally located 604 Tarrow Street. Case # REZ2016-000008 (Note: Final action on this item is scheduled for the April 28, 2016 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 C-3 Light Commercial to GS General Suburban for approximately 0.3902 acres being Lots 1 and 2, Block 4 of the Prairie Heights Addition, generally located 604 Tarrow Street. Case # REZ2016-000008 (Note: Final action on this item is scheduled for the April 28, 2016 City Council meeting - subject to change)



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

**REZONING REQUEST  
FOR  
Prairie Heights Addition  
REZ2016-000008**

**REQUEST:** C-3 Light Commercial to GS General Suburban

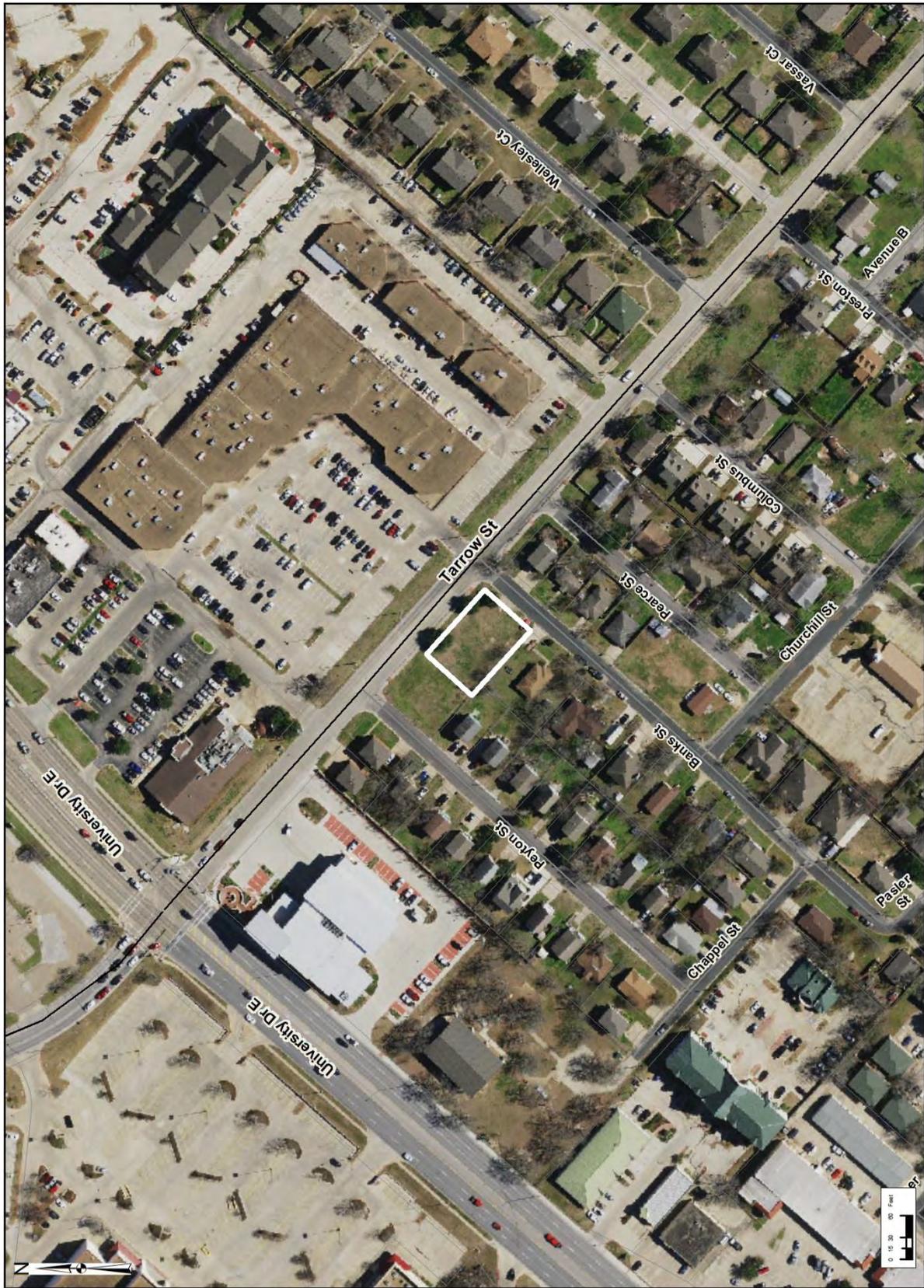
**SCALE:** Approximately 0.3902 acres

**LOCATION:** Being Lots 1 and 2, Block 4, Prairie Heights Addition

**APPLICANT:** Charles H. Szabuniewicz

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

**RECOMMENDATION:** Staff recommends approval of the rezoning request.



REZONING

Case: REZ2016-000008

PRAIRIE HEIGHTS ADDITION

DEVELOPMENT REVIEW





**NOTIFICATIONS**

Advertised Commission Hearing Date: April 7, 2016  
Advertised Council Hearing Date: April 28, 2016

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:

College Hills HOA

Property owner notices mailed: 26  
Contacts in support: None  
Contacts in opposition: None  
Inquiry contacts: None

**ADJACENT LAND USES**

Direction	Comprehensive Plan	Zoning	Land Use
North	Neighborhood Conservation	GS General Suburban	Vacant
South	Neighborhood Conservation	GS General Suburban	Single-Family Residential
East (Across Tarrow Street)	General Commercial	R Rural	Commercial Shopping Center
West	Neighborhood Conservation	GS General Suburban	Single-Family Residential

**DEVELOPMENT HISTORY**

**Annexation:** 1951  
**Zoning:** R-1 Single-Family Residential (upon annexation), C-N Neighborhood Commercial (1983), combined C-N with C-3 as Light Commercial (2003)  
**Final Plat:** Lots 1, and 2, Block 4 Prairie Heights Subdivision  
**Site development:** Undeveloped

**REVIEW CRITERIA**

**1. Consistency with the Comprehensive Plan:** The subject property is designated as Neighborhood Conservation on the Comprehensive Plan Future Land Use and Character Map. This designation is used in areas that are generally built out and are not intended to see extensive infill development or redevelopment. The areas labeled as Neighborhood Conservation were typically platted prior to the city's current development regulations often resulting in non-conforming situations. Specifically, The Eastgate Neighborhood Plan discusses that while commercial development potential on this particular tract is a very limited, if a commercial use were to develop it may negatively impact the Neighborhood Conservation area. The proposed rezoning 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 surrounding property is zoned GS General Suburban, a designation received after annexation. Continuation of the General Suburban pattern in the area is compatible with the present zoning and conforming single-family uses.
3. **Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The subject area has frontage to Tarrow Street, a two lane major collector, and located two blocks away from the nearest commercial uses fronting University Drive East. Other commercial uses do exist directly across Tarrow Street. However, the subject property is surrounded by a general suburban zoning and development pattern and is the last property in the immediate area that has yet to be rezoned to a residential use. Due to these conditions, this area is more suitable for a residential 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 current designation of C-3 Light Commercial is a retired zoning district that allows for smaller neighborhood type services. Typically this land use is a transitional, step-down zone that is located at the fringe of more intense General Commercial Uses and General Suburban uses. Historically, there were commercial uses on the property, which have since been removed. Considering current development requirements it would be very difficult to develop without consolidating and rezoning additional property adjacent to this site, which is zoned for General Suburban uses. The site could also request to eliminate such requirements as buffering to single-family uses to allow for a larger portion of land that could be developed.
5. **Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The applicant states the property has a higher marketability as a single-family land use given its close proximity to commercial services along University Drive East and the existing character of the surrounding neighborhood.
6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** There is an existing 2-inch water line that runs along one side of this property adjacent to Banks Street, which will be used to serve half of this property. The other half of this property will be served by an existing 4-inch line that runs along one side of this property adjacent to Peyton Street. There is an existing 6-inch sanitary sewer line along Banks Street that ties into a manhole at the corner of the subject property then continues along the rear property line which will serve this property. As this site is being re-platted concurrently with the rezoning request access to the subject property is being restricted to Banks Street as a single-family residential property is not allowed to take access off a collector or greater classification street. Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Existing infrastructure appears to be adequate for the proposed use at this time.

#### **STAFF RECOMMENDATION**

Staff recommends approval of the rezoning request.

#### **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](mailto: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 December 2, 2015

NAME OF PROJECT Rezoning of Lots 1 and 2, Block 4, Prairie Heights Addition

ADDRESS 600-604 Tarrow

LEGAL DESCRIPTION (Lot, Block, Subdivision) Lots 1 and 2, Block 4, Prairie Heights Addition

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:  
 \_\_\_\_\_  
 \_\_\_\_\_

TOTAL ACREAGE 0.3902 Acre

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

Name Charles H. Szabuniewicz E-mail chris@gepinc.net

Street Address 3801 Fifth Street

City Bryan State TX Zip Code 77801

Phone Number 97-229-5311 Fax Number \_\_\_\_\_

**PROPERTY OWNER'S INFORMATION:**

Name Same as Applicant E-mail \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

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

Name Christian A. Galindo, P.E., R.P.L.S. E-mail chris@gepinc.net  
Street Address 3833 S. Texas Ave., Ste 213  
City Bryan State TX Zip Code 77802  
Phone Number 979-846-8868 Fax Number \_\_\_\_\_

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

Existing Zoning C-3 Light Commercaill Proposed Zoning GS General Suburban

Present Use of Property Vacant

Proposed Use of Property Single family home

### REZONING SUPPORTING INFORMATION

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

*This is the only parcel left in the Subdivision that it is Zone C-3, not congruent with the surrounding parcels. This tract and the adjoining tract have been vacant for nearly 30 years.*

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

*The proposed zoning change is in accordance with Comprehensive Plan.*

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

*This change will actually bring compatibility to the area and will allow the construction of 2 new homes enhancing the property values in the neighborhood.*

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

*Single family detached homes are permitted in the Zoning District requested.*

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

*The current Zoning C-3 might allow the construction of a single family home. However it is preferable to change the Zoning to make it compatible with the adjoining neighborhood.*

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

*The demand for additional home in this neighborhood with easy access to the commercial area along University Dr. is strong.*

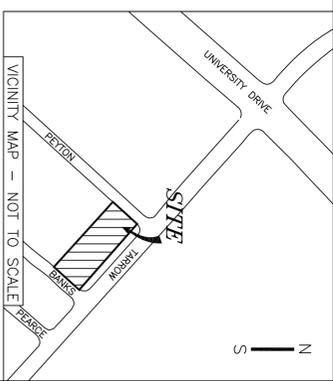
7. List any other reasons to support this zone change.

*The desire to incorporate this tract of land into an income producing and tax generating project.*

*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.*

*Gary H. [Signature]* - Property Owner  
Signature and title

*Feb. 3, 2016*  
Date

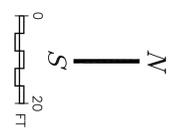


- LEGEND**
- BR = IRON ROD
  - CHC = CONCRETE CHAMBER
  - CMC = CONCRETE ON CONCRETE
  - COB = CONCRETE ON BRICK
  - CP = CONCRETE PAVEMENT
  - S = SAND
  - SE = SETBACK
  - FP = FENCE POSTING
  - FRW = FRONT WALK
  - ROW = RIGHT OF WAY
  - BBB = BACK TO BACK OF CURB
  - BLK = BLOCK
  - PLU = PUBLIC UTILITY EQUIPMENT
  - DE = DRIVE
  - BE = BASEMENT
  - PRE = PARKING/ACCESS YARD
  - ET = ELECTRIC TRANSFORMER
  - OE = OVERHEAD ELECTRIC
  - PP = POWER POLE
  - LI = LIGHTING
  - CO = CLEAN OUT
  - W = WATER
  - WA = WATER VALVE
  - SS = SANITARY SEWER
  - HH = FIRE HYDRANT
  - TV = CABLE TV
  - AC = AIR CONDITIONER
  - AM = AIR MOUNTED
  - BC = BACK OF CURB
  - DOE = EDGE OF PAVEMENT
  - IR = IRRIGATION
  - IV = IRRIGATION VALVE
  - ME = MECHANICAL
  - HA = WATER LINE
  - MA = WATER MAIN
  - FL = FUEL LINE
  - PH = PHONOGRAPHIC LINE

**EXISTING ZONING**

**PROPOSED ZONING**

- NOTES:**
1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
  2. TOTAL AREA = 0.3803 ACRE.
  3. TOTAL AREA = 0.3803 ACRE.
  4. BEARING BASE IS PLAT IN 128/516.
  5. BUILDING SETBACK LINES IN REPEAT ARE SET BY CURRENT CITY ORDINANCE.
  6. FEMA FIRM # 48041 C 0215 F, DATED APRIL 2, 2014, FLOOD PLAIN FIRM.
  7. BLANKET EE TO THE CITY OF BRYAN IN 98/220 AFFECTS THIS PROPERTY.
  8. CERTIFICATE OF TITLE # 134229 BY UNIVERSITY TITLE CO. DATED SEP. 11, 2013. (AS TO LOTS 1 AND 2) WERE USED TO PREPARE THIS PLAN.
  9. LIMITED CHAIN OF TITLE OF # 134229 BY UNIVERSITY TITLE CO. DATED SEP. 11, 2013. (AS TO LOTS 1 AND 2) WERE USED TO PREPARE THIS PLAN.
  10. LIMITED CHAIN OF TITLE OF # 134229 BY UNIVERSITY TITLE CO. DATED SEP. 11, 2013. (AS TO LOTS 1 AND 2) WERE USED TO PREPARE THIS PLAN.
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  24. LIMITED CHAIN OF TITLE OF # 134229 BY UNIVERSITY TITLE CO. DATED SEP. 11, 2013. (AS TO LOTS 1 AND 2) WERE USED TO PREPARE THIS PLAN.



FOR REVIEW ONLY

**REZONING OF LOTS 1 & 2, BLOCK 4  
PRAIRIE VIEW HEIGHTS**

**ALINDO ENGINEERS AND PLANNERS, INC.**  
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8866  
FIRM LICENSES: ENGINEERING F-1799, SURVEYING 100269-00

<b>OWNER/DEVELOPER:</b> CHARLES H. SZABUNIEWICZ 3801 5TH ST. BRYAN, TX 77801-4554 TEL: (979) 229-5311 chris@gepinc.net	<b>0.1951 ACRE</b> LOTS 1 AND 2, BLOCK 4 BLOCK 4, PRAIRIE VIEW HEIGHTS VOLUME 128, PAGE 516 COLLEGE STATION, BRAZOS COUNTY, TEXAS	<b>DATE:</b> JANUARY 28 2016 <b>DESIGNED BY:</b> YZZ <b>APPROVED BY:</b> CAG <b>REVISIONS:</b>	<b>PROJECT</b> <b>2-16</b> SHEET 1 of 1
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## Legislation Details (With Text)

File #: 16-0192      Version: 4      Name: 209 University- Rezoning  
 Type: Rezoning      Status: Agenda Ready  
 File created: 3/30/2016      In control: Planning and Zoning Commission Regular  
 On agenda: 4/7/2016      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 O Office to GC General Commercial for approximately 1 acre being Lots 1 and 2 less 5 feet, Block A fo the College Heights Subdivision of the Official Records of Brazos County, College Station, Texas, generally located at 209 University Drive, more generally located at the northwest corner of University Drive East and Eisenhower Street. Case # REZ2016-000010(Note: Final action on this item is scheduled for the April 28, 2016 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 O Office to GC General Commercial for approximately 1 acre being Lots 1 and 2 less 5 feet, Block A fo the College Heights Subdivision of the Official Records of Brazos County, College Station, Texas, generally located at 209 University Drive, more generally located at the northwest corner of University Drive East and Eisenhower Street. Case # REZ2016-000010(Note: Final action on this item is scheduled for the April 28, 2016 City Council meeting - subject to change)



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

**REZONING REQUEST  
FOR  
209 University- College Heights  
REZ2016-000010**

**REQUEST:** O Office to GC General Commercial

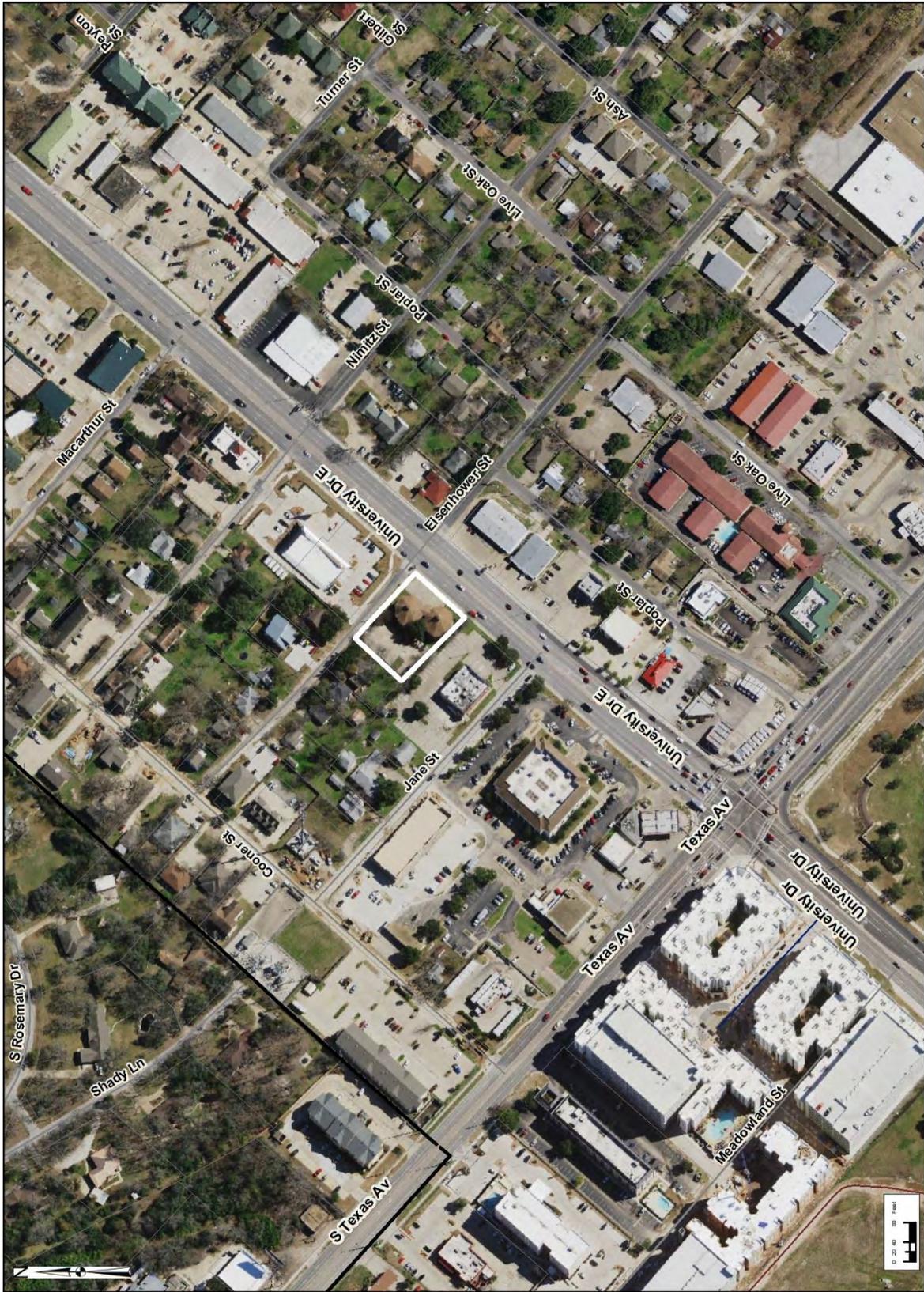
**SCALE:** Approximately 1 acre

**LOCATION:** 209 University Drive being Lots 1 and 2 less 5 feet, Block A of the College Heights Subdivision of the Official Records of Brazos County, College Station, Texas, generally located at the northwest corner of University Drive and Eisenhower Street.

**APPLICANT:** Glenn Jones

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

**RECOMMENDATION:** Staff recommends approval of the rezoning request.



REZONING

Case: REZ2016-000010

COLLEGE HEIGHTS

DEVELOPMENT REVIEW





**NOTIFICATIONS**

Advertised Commission Hearing Date: April 7, 2016  
 Advertised Council Hearing Date: April 28, 2016

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

None  
 Property owner notices mailed: 19  
 Contacts in support: None  
 Contacts in opposition: None  
 Inquiry contacts: None

**ADJACENT LAND USES**

Direction	Comprehensive Plan	Zoning	Land Use
North	Urban & Redevelopment	PDD Planned Development District	Future Embassy Suites Site
South (Across University Dr.)	Urban & Redevelopment	GC General Commercial	Commercial
East (Across Eisenhower St.)	Urban & Redevelopment	GC General Commercial	Commercial-Retail
West	Urban & Redevelopment	PDD Planned Development District	Future Embassy Suites Site

**DEVELOPMENT HISTORY**

**Annexation:** 1939  
**Comprehensive Plan:** Urban and Redevelopment  
**Zoning:** C-1 General Commercial and R-3 Apartment Building District to A-P Administrative Professional (1976), A-P Administrative Professional renamed O Office (2013)  
**Final Plat:** College Heights Subdivision, Block A, Lots 1 and 2 less 5 feet.  
**Site development:** Office Building

**REVIEW CRITERIA**

- 1. Consistency with the Comprehensive Plan:** The subject area is designated as Urban on the Comprehensive Plan Future Land Use and Character Map and is also located within Redevelopment Area II. The redevelopment area designation was identified due to the property's proximity to one of the busiest of the city's corridors. Additionally, the underperforming land uses and small lot configuration have made it difficult to assemble land for redevelopment. Intense development consisting of high-density residential activities is

allowed. General commercial and office uses, business parks, and vertical mixed-use activities may also be permitted when property is also within a growth or redevelopment area. Given the Urban designation and being within a redevelopment area, the proposed 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 current zoning of O Office is compatible with the immediately adjacent properties and is consistent with the Comprehensive Plan designation of Urban. However, the proposed rezoning of GC General Commercial will allow more flexibility in the type of intense uses allowed that would support the proposed and existing development fronting University Drive East such as the hotel development that recently rezoned most of the property on this block. Under the current development guidelines, the property owner will be required to meet such standards related to landscaping, nonresidential architectural relief and others that will aid in allowing a more compatible development with the surrounding uses.
- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** A rezoning to GC General Commercial would be compatible with area redevelopment and meets the property owner's intention to redevelop the site for a commercial restaurant use. The surrounding area is currently experiencing an increase in redevelopment and interest to consolidate property to allow for the creation of sites that would retain a larger commercial use. The allowance of the proposed rezoning helps meet the demand for more intense commercial activity along the University Drive corridor.
- 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 only uses permitted by the existing district are for office-related uses. The property owner intends to utilize the property for commercial restaurant type uses, which is currently not a permitted use under the office zoning district. The existing office land use is suitable and is allowed within the General Commercial designation, but does not allow for more intense uses that would be appropriate along the University Drive Corridor.
- 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 remain O Office but allowing GC General Commercial would improve its marketability and consistency with the adjacent property fronting University Drive East.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** There is an existing 6-inch waterline along the west side of University Drive East and an existing 1-inch waterline along the south side of Eisenhower Street. The 1-inch waterline is proposed to be upsized per the Water Master Plan with the adjacent development. Additionally, there is an existing 6-inch sanitary sewer line along the west side of University Drive East and an existing 8-inch sanitary sewer line along the north side of Eisenhower Street that are available to serve this tract. The subject property is located in the Burton Creek Drainage Basin but is not within a FEMA Special Flood Hazard Area. The tract is bordered on the south by University Drive East, a 6-lane major arterial, and Eisenhower Street, a local street, on the east. Access will be provided via a single drive to Eisenhower Street. Any proposed public infrastructure improvements must be designed and constructed in accordance with the BCS Unified Design Guidelines with site development. Currently, public facilities appear to be adequate for the proposed use.

**STAFF RECOMMENDATION**

Staff recommends approval of the rezoning request.

**SUPPORTING MATERIALS**

1. Application
2. Rezoning map



<b>FOR OFFICE USE ONLY</b>	
CASE NO.:	_____
DATE SUBMITTED:	_____
TIME:	_____
STAFF:	_____

## ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

<b>MINIMUM SUBMITTAL REQUIREMENTS:</b>	
<input checked="" type="checkbox"/>	\$1,165 Rezoning Application Fee.
<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 type="checkbox"/>	Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
<input checked="" type="checkbox"/>	One (1) copy of a fully dimensioned map on 24" x 36" paper showing: <ul style="list-style-type: none"> <li>a. Land affected;</li> <li>b. Legal description of area of proposed change;</li> <li>c. Present zoning;</li> <li>d. Zoning classification of all abutting land; and</li> <li>e. All public and private rights-of-way and easements bounding and intersecting subject land.</li> </ul>
<input checked="" type="checkbox"/>	Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
<input checked="" type="checkbox"/>	A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to <a href="mailto:pdsdigitalsubmittal@cstx.gov">pdsdigitalsubmittal@cstx.gov</a> )
<b>NOTE:</b> 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 \_\_\_\_\_

NAME OF PROJECT \_\_\_\_\_

ADDRESS 209 UNIVERSITY DRIVE EAST

LEGAL DESCRIPTION (Lot, Block, Subdivision) COLLEGE HEIGHTS, BLOCK A, LOTS 1 & 2, LESS 5'

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

TOTAL ACREAGE 0.565

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

Name J4 ENGINEERING C/O GLENN JONES, PE-CFM E-mail GJONES@J4ENGINEERING.COM

Street Address PO BOX 5192

City BRYAN State TX Zip Code 77805

Phone Number 979-739-0567 Fax Number \_\_\_\_\_

**PROPERTY OWNER'S INFORMATION:**

Name MONOGRAM/CS, LLC E-mail PETER@MONOGRAMPROPERTY.COM

Street Address 4211 CHABOYA RD

City SAN JOSE State CA Zip Code 95148

Phone Number 408-202-9922 Fax Number \_\_\_\_\_

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 \_\_\_\_\_, Page \_\_\_\_\_ of the Brazos County Official Records.

Existing Zoning O-OFFICE Proposed Zoning GC - GENERAL COMMERCIAL

Present Use of Property OFFICE

Proposed Use of Property MULTI-TENANT RETAIL LEASE SPACE

**REZONING SUPPORTING INFORMATION**

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

*THIS AREA IS CURRENTLY BEING REDEVELOPED BY SEVERAL DIFFERENT GROUPS WITH THE JANE STREET RETAIL CENTER BEING COMPLETE AT THIS TIME. THIS REDEVELOPEMNT COMBINED WITH A MINOR AERIAL FRONTAGE, PROVIDES MORE DEMAND FOR RETAIL USE AS OPPOSED TO THE EXISTING OFFICE USE.*

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

*THE PROPOSED GC-GENERAL COMMERCIAL ZONING IS IN ACCORDANCE WITH THE COMPREHENSIVE PLAN AND IS ACCOMPANIED BY EXISTING GC ZONING ON NEIGHBORING LOTS.*

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?

*AS PREVIOUSLY MENTIONED, THERE IS ALREADY NEIGHBORING PROPERTY WITH THIS ZONING AND THE FRONTAGE ON A MINOR ARERTIAL ROADWAY, ALL SHOW THAT THE PROPOSED ZONING IS CONFORMING WITH THE EXISTING AERA. IN ADDITION, THE REDEVELOPMENT OF THE SURROUND PROPERTY FOR A HOTEL CENTER WILL SUPPORT A RETAIL DEVELOPMENT BETTER THAN THE EXISTING OFFICE DEVELOPMENT.*

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

THIS ZONING WILL ALLOW FOR A PROPOSED MULTI-TENANT LEASE SPACE BUILDING THAT WILL BE SIMILAR TO, BUT SMALLER THAN, THE FOLLOWING NEIGHBORING DEVELOPMENTS: JANE STREET RETAIL CENTER, AGGIELAND OUTFITTERS, AND THE BENJAMIN KNOX CENTER.

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

THE CURRENT OFFICE ZONING IN THIS AREA IS SLOWING BEING REMOVED IN FAVOR OF RETAIL DEVELOPMENTS. THE ONLY REMAIN OFFICE DEVELOPMENTS WILL BE ACROSS THE STREET AT BRUCE BOYD STATE FARM INSURANCE OFFICE, A MULTI-TENANT OFFICE SPACE AT 310 UNIVERSITY DRIVE, AND THE GENERAL OFFICE SPACE AVAILABLE IN THE BANK OF AMERICA BUILDING.

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

AS PREVIOUSLY MENTIONED, THERE IS ALREADY NEIGHBORING PROPERTY WITH THE GC ZONING AND THE FRONTAGE ON A MINOR ARERTIAL ROADWAY, ALL SHOW THAT A RETAIL DEVELOPMENT IS IN MORE DEMAND THAN THE CURRENT USE. IN ADDITION, THE REDEVELOPMENT OF THE SURROUND PROPERTY FOR A HOTEL CENTER AS WELL AS THE NEWLY COMPLETED JANE STREET REATIL CENTER, SHOWS THAT THIS PROPERTY WILL SUPPORT A RETAIL DEVELOPMENT BETTER THAN THE EXISTING OFFICE DEVELOPMENT.

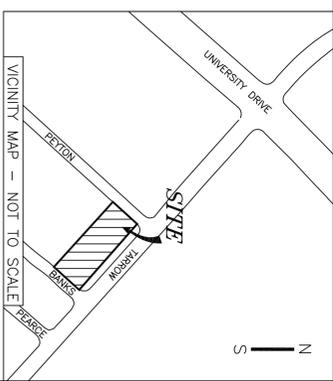
7. List any other reasons to support this zone change.

NONE.

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.

 MANAGER  
Signature and title Monogram/CS, LLC

1-31-2016  
Date

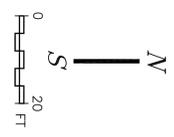


- LEGEND**
- BR = IRON ROD
  - CHC = CONCRETE CHAMBER
  - CMC = CONCRETE ON CONCRETE
  - COB = CONCRETE ON BRICK
  - CP = CONCRETE PAVEMENT
  - S = SAND
  - SE = SEWER
  - FE = FENCE POSTING
  - FRW = FRONT WALK
  - ROW = BACK TO BACK OF CURB
  - BBB = BRICK TO BRICK
  - PLU = PUBLIC UTILITY EQUIPMENT
  - DE = DRIVE
  - BE = BRICK
  - PRE = PARKING/ACCESS PAVEMENT
  - ET = ELECTRIC TRANSFORMER
  - OE = OVERHEAD ELECTRIC
  - PP = POWER POLE
  - LI = LIGHTING
  - CO = CLEAN OUT
  - W = WATER
  - WV = WATER VALVE
  - SS = SANITARY SEWER
  - HH = FIRE HYDRANT
  - TV = CABLE TV
  - AC = AIR CONDITIONER
  - AMC = AIR MOUNTED CONDENSER
  - BC = BACK OF CURB
  - DOE = EDGE OF PAVEMENT
  - IRV = IRRIGATION VALVE
  - ME = MECHANICAL
  - HA = WATER LINE
  - MA = WATER MAIN
  - FL = FUEL LINE
  - PHL = PHONOGRAPHIC LINE

**EXISTING ZONING**

**PROPOSED ZONING**

- NOTES:**
1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
  2. TOTAL AREA = 0.3803 ACRE.
  3. TOTAL AREA = 0.3803 ACRE.
  4. BEARING BASE IS PLAT IN 128/516.
  5. BUILDING SETBACK LINES IN REPEAT ARE SET BY CURRENT CITY ORDINANCE.
  6. FLOOD FLOOD PLAIN PER FEMA FIRM # 48041 C 0215 F, DATED APRIL 2, 2014, FLOOD PLAIN PER BLANKET EE TO THE CITY OF BRYAN IN 98/220 AFFECTS THIS PROPERTY.
  7. CERTIFICATE OF TITLE OF # 134229 BY UNIVERSITY TITLE CO. DATED SEP. 11, 2013 (AS TO LOTS 1 AND 2) WERE USED TO PREPARE THIS PLAN.
  8. CERTIFICATE OF TITLE OF # 134229 BY UNIVERSITY TITLE CO. DATED SEP. 11, 2013 (AS TO LOTS 1 AND 2) WERE USED TO PREPARE THIS PLAN.
  9. LIMITED CHAIN OF TITLE OF # 134229 BY UNIVERSITY TITLE CO. DATED SEP. 11, 2013 (AS TO LOTS 1 AND 2) WERE USED TO PREPARE THIS PLAN.
  10. LIMITED CHAIN OF TITLE OF # 134229 BY UNIVERSITY TITLE CO. DATED SEP. 11, 2013 (AS TO LOTS 1 AND 2) WERE USED TO PREPARE THIS PLAN.
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  24. LIMITED CHAIN OF TITLE OF # 134229 BY UNIVERSITY TITLE CO. DATED SEP. 11, 2013 (AS TO LOTS 1 AND 2) WERE USED TO PREPARE THIS PLAN.



FOR REVIEW ONLY

**REZONING OF LOTS 1 & 2, BLOCK 4  
PRAIRIE VIEW HEIGHTS**

**ALINDO ENGINEERS AND PLANNERS, INC.**

3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8866

<b>OWNER/DEVELOPER:</b> CHARLES H. SZABUNIEWICZ 3801 5TH ST. BRYAN, TX 77801-4554 TEL: (979) 229-5311 chris@gepinc.net	<b>0.1951 ACRE</b> LOTS 1 AND 2, BLOCK 4 BLOCK 4, PRAIRIE VIEW HEIGHTS VOLUME 128, PAGE 516 COLLEGE STATION, BRAZOS COUNTY, TEXAS	<b>DATE:</b> JANUARY 28 2016 <b>DESIGNED BY:</b> YZZ <b>APPROVED BY:</b> CAG <b>REVISIONS:</b>	<b>PROJECT</b> <b>2-16</b> SHEET 1 of 1
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