



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

Planning and Zoning Commission Workshop

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

Thursday, August 4, 2016

5:30 PM

City Hall Council Chambers

1. Call the meeting to order.
2. [16-0438](#) Presentation, possible action, and discussion regarding the Water and Wastewater Impact Fee Advisory Committee reviewing and making a recommendation on Maximum Calculated Water and Wastewater Impact Fees.

Sponsors: Gibbs
3. [16-0440](#) Presentation, possible action, and discussion regarding the Roadway Impact Fee Advisory Committee reviewing and making a recommendation on the Maximum Calculated Roadway Impact Fees.

Sponsors: Gibbs
4. Discussion of consent and regular agenda items.
5. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev
6. [16-0463](#) Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Minor Plat ~ Caprock Crossing Lot 1A-R and 4R, Block 3 ~ Case #FPCO2016-000004 (Thomas)
*Final Plat ~ Minor Replat ~ Woodland Estates Lots 16-5RA and 15-5RB ~ Case #FP2016-000020 (Bullock)
7. [16-0362](#) Presentation, possible action, and discussion regarding the consideration of the 2016 P&Z Plan of Work (see attached)

Sponsors: Bombek

Attachments: [2016 Plan of Work](#)
8. [16-0473](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, August 11, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison - Kee)
*Thursday, August 18, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

9. [16-0474](#) Presentation, possible action, and discussion regarding an update on the following items:
*An Ordinance Amendment related to the creation of Wellborn Zoning Districts. Planning & Zoning heard this item on June 16, 2016, and voted (6-0) to recommend approval. City Council heard this item on July 28, 2016, and voted (6-0) to approve the request.
*A Rezoning on approximately six acres located at 5068 Raymond Stotzer Parkway from R Rural to PDD Planned Development District. The Planning & Zoning Commission heard this item on July 7, 2016, and voted (6-0) to recommend approval. The City Council heard this item on July 28, 2016, and voted (5-1-0) to approve the request.
10. Discussion, review and possible action regarding the following meetings: Design Review Board, BioCorridor Board.
11. Discussion and possible action on future agenda items - A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
12. Adjourn.

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

APPROVED

City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on July 29, 2016 at 5:00 p.m.

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 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 #: 16-0438 **Version:** 3 **Name:** Water and Wastewater Maximum Calculated Impact Fees
Type: Updates **Status:** Agenda Ready
File created: 7/13/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 8/4/2016 **Final action:**
Title: Presentation, possible action, and discussion regarding the Water and Wastewater Impact Fee Advisory Committee reviewing and making a recommendation on Maximum Calculated Water and Wastewater 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 the Water and Wastewater Impact Fee Advisory Committee reviewing and making a recommendation on Maximum Calculated Water and Wastewater Impact Fees.



Legislation Details (With Text)

File #: 16-0440 **Version:** 3 **Name:** Roadway Maximum Calculated Impact Fees
Type: Updates **Status:** Agenda Ready
File created: 7/13/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 8/4/2016 **Final action:**
Title: Presentation, possible action, and discussion regarding the Roadway Impact Fee Advisory Committee reviewing and making a recommendation on the Maximum Calculated 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 the Roadway Impact Fee Advisory Committee reviewing and making a recommendation on the Maximum Calculated Roadway Impact Fees.



Legislation Details (With Text)

File #: 16-0463 **Version:** 2 **Name:** Minor / Amending Plats
Type: Updates **Status:** Agenda Ready
File created: 7/25/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 8/4/2016 **Final action:**
Title: Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Minor Plat ~ Caprock Crossing Lot 1A-R and 4R, Block 3 ~ Case #FPCO2016-000004 (Thomas)
*Final Plat ~ Minor Replat ~ Woodland Estates Lots 16-5RA and 15-5RB ~ Case #FP2016-000020 (Bullock)

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Minor Plat ~ Caprock Crossing Lot 1A-R and 4R, Block 3 ~ Case #FPCO2016-000004 (Thomas)
*Final Plat ~ Minor Replat ~ Woodland Estates Lots 16-5RA and 15-5RB ~ Case #FP2016-000020 (Bullock)



Legislation Details (With Text)

File #: 16-0362 **Version:** 1 **Name:** 2016 P&Z Plan of Work
Type: Updates **Status:** Agenda Ready
File created: 6/7/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: **Final action:**
Title: Presentation, possible action, and discussion regarding the consideration of the 2016 P&Z Plan of Work (see attached)
Sponsors: Mark Bombek
Indexes:
Code sections:
Attachments: [2016 Plan of Work](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the consideration of the 2016 P&Z Plan of Work (see attached)

2016 Planning & Zoning Commission Plan of Work

Comprehensive Plan Items

Implementation of Adopted Plans	
<p><i>Summary:</i> Implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Central College Station, Eastgate, Southside Area, Wellborn Community, and South Knoll Area neighborhood plans, and Bicycle, Pedestrian & Greenways, Parks and Recreation, Water, Waste Water, Medical District, and Economic Development master plans.</p>	<p><i>Project Dates:</i></p>
Staff Assigned: P&DS Staff	Anticipated Completion:
Review of Adopted Plans	
<p><i>Summary:</i> After action review of adopted planning areas, specifically Northgate, BioCorridor, and Medical Districts. This may also include a tour of one of the planning areas mentioned above.</p>	<p><i>Project Dates:</i></p>
Staff Assigned: P&DS	Anticipation Initiation:
Update on Wastewater Master Plan	
<p><i>Summary:</i> This plan is intended to provide a holistic look at the City's wastewater system and provide information on potential solutions and costs so that Wastewater System Capital Improvement Projects can be planned in the future by City Staff.</p>	<p><i>Project Dates:</i></p>
Staff Assigned: City Staff	Anticipated Completion:

Impact Fees for Water, Wastewater, and Roadways	
<p><i>Summary:</i> Engineering consultants have been engaged and impact fee studies are underway. Council recently appointed the P&Z Commission as the Impact Fee Advisory Committee (IFAC) with additional members for representation from the ETJ (water/wastewater), and Home Builders Association, as well as citizens/neighborhoods. Several presentations and findings are forthcoming to the IFAC and Council over the next few months for review and consideration. The IFAC will eventually be asked to advise the Council on Impact Fees.</p>	<p><i>Project Dates:</i></p>
<p>Staff Assigned: City Staff</p>	<p>Anticipated Completion:</p>

Annexation Task Force Implementation	
<p><i>Summary:</i> Implement the City's future annexation policy as identified in the revised Growth Management and Capacity chapter of the Comprehensive Plan.</p>	<p><i>Project Dates:</i></p>
<p>Staff Assigned: L. Simms</p>	<p>Anticipated Initiation:</p>

Neighborhood Integrity Items

Traffic Calming Toolkit	
<i>Summary:</i> Receive information regarding the current traffic calming policy, including updates as recommended by the Council Transportation and Mobility Committee.	<i>Project Dates:</i>
Staff Assigned: Danielle Singh	Anticipated Initiation:

Traffic Impact Analysis for Single-Family Development	
<i>Summary:</i> Review the Traffic Impact Analysis ordinance and consider a recommendation to require TIAs for Single-Family Residential development.	<i>Project Dates:</i>
Staff Assigned: Danielle Singh	Anticipated Completion:

Student Housing in Established Single-Family Neighborhoods	
<i>Summary:</i> Research best practices from other communities regarding the management of student housing in single-family neighborhoods.	<i>Project Dates:</i>
Staff Assigned:	Anticipated Completion

Update on Landscaping Requirements for Single-Family Developments	
<i>Summary:</i> Provide an update on the City's landscaping requirements for single-family development and recommend adjustments as deemed necessary.	<i>Project Dates:</i>
Staff Assigned:	Anticipated Completion:

UDO Regulatory Items

Wellborn Zoning Districts	
<i>Summary:</i> Implement the Wellborn Community Plan by creating new or modified zoning districts as described in the Plan.	<i>Project Dates:</i>
Staff Assigned: J. Bullock	Anticipated Initiation:

Sign Ordinance Revisions	
<i>Summary:</i> Review and update the City's sign ordinance in light of the recent Supreme Court decision regarding sign regulations based upon content.	<i>Project Dates:</i>
Staff Assigned: City Staff	Anticipated Initiation:

Update on Off-Street Parking Requirements	
<i>Summary:</i> Provide an update on the City's off-street parking requirements. Receive Information regarding current off-street parking requirements including options that provide flexibility.	<i>Project Dates:</i>
Staff Assigned: City Staff	Anticipated Completion:

Research Multi-Family Zoning Options	
<i>Summary:</i> Research the ability to provide multi-family zoning for market rate units (conventional multi-family) vs. rental by bedroom (student multi-family).	<i>Project Dates:</i>
Staff Assigned:	Anticipated Completion:

On-Going Items

Pre-Application Conference Overview	
<i>Summary:</i> Provide an update on the Pre-Application Conference process.	<i>Project Dates:</i>
Staff Assigned:	Anticipated Completion:

Quarterly Review of Pre-Application Conference Surveys	
<i>Summary:</i> Provide an update on the survey results from the Pre-Application Conference process.	<i>Project Dates:</i>
Staff Assigned:	Anticipated Completion:

Economic Development Updates	
<i>Summary:</i> Receive regular updates from the Economic Development Department regarding the vision and implementation of the commercialization of TAMU research-related output, including examples of successful efforts elsewhere. Additionally, receive an update on the recent announcement regarding plans for the TAMU System Riverside Campus revitalization effort.	<i>Project Dates:</i> 6/16/2016 Economic development efforts and land availability for commercial uses, Presentation at P&Z Workshop.
Staff Assigned: City Staff	Anticipated Initiation:



Legislation Details (With Text)

File #: 16-0473 **Version:** 1 **Name:** Upcoming Meetings
Type: Updates **Status:** Agenda Ready
File created: 7/26/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 8/4/2016 **Final action:**
Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, August 11, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and
Regular 7:00 p.m. (Liaison - Kee)
*Thursday, August 18, 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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Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, August 11, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and
Regular 7:00 p.m. (Liaison - Kee)
*Thursday, August 18, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular
7:00 p.m.



Legislation Details (With Text)

File #:	16-0474	Version:	1	Name:	Update on Items Heard
Type:	Updates	Status:		Status:	Agenda Ready
File created:	7/26/2016	In control:		In control:	Planning and Zoning Commission Workshop
On agenda:	8/4/2016	Final action:		Final action:	

Title: Presentation, possible action, and discussion regarding an update on the following items:
 *An Ordinance Amendment related to the creation of Wellborn Zoning Districts. Planning & Zoning heard this item on June 16, 2016, and voted (6-0) to recommend approval. City Council heard this item on July 28, 2016, and voted (6-0) to approve the request.
 *A Rezoning on approximately six acres located at 5068 Raymond Stotzer Parkway from R Rural to PDD Planned Development District. The Planning & Zoning Commission heard this item on July 7, 2016, and voted (6-0) to recommend approval. The City Council heard this item on July 28, 2016, and voted (5-1-0) to approve the request.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding an update on the following items:
 *An Ordinance Amendment related to the creation of Wellborn Zoning Districts. Planning & Zoning heard this item on June 16, 2016, and voted (6-0) to recommend approval. City Council heard this item on July 28, 2016, and voted (6-0) to approve the request.
 *A Rezoning on approximately six acres located at 5068 Raymond Stotzer Parkway from R Rural to PDD Planned Development District. The Planning & Zoning Commission heard this item on July 7, 2016, and voted (6-0) to recommend approval. The City Council heard this item on July 28, 2016, and voted (5-1-0) to approve the request.



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

Planning and Zoning Commission Regular

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

Thursday, August 4, 2016

7:30 PM

City Hall Council Chambers

1. Call meeting to order.
2. Pledge of Allegiance.
3. Hear Citizens.

At this time, the Chairman will open the floor to citizens wishing to address the Commission on issues not already scheduled on tonight's agenda. The citizen presentations will be limited to three minutes in order to accommodate everyone who wishes to address the Commission and to allow adequate time for completion of the agenda items. The Commission will receive the information, ask city staff to look into the matter, or will place the matter on a future agenda for discussion. (A recording is made of the meeting; please give your name and address for the record.)

All matters listed under Item 4, Consent Agenda, are considered routine by the Commission and will be enacted by one motion. These items include preliminary plans and final plats, where staff has found compliance with all minimum subdivision regulations. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If any Commissioner desires to discuss an item on the Consent Agenda it will be moved to the Regular Agenda for further consideration.

4. Consent Agenda

- 4.1** [16-0457](#) Consideration, possible action, and discussion on Absence Requests from meetings.
*Barry Moore ~ July 21, 2016
*Jerome Rektarik ~ August 4, 2016

Attachments:

[Barry Moore](#)
[Jerome Rektarik](#)

- 4.2** [16-0462](#) Consideration, possible action, and discussion to approve meeting minutes.
*July 7, 2016 Workshop
*July 7, 2016 Regular
*July 21, 2016 Workshop
*July 21, 2016 Regular

Attachments: [July 7 2016 Workshop](#)
 [July 7 2016 Regular](#)
 [July 21 2016 Workshop](#)
 [July 21 2016 Regular](#)

4.3 [16-0470](#) Presentation, possible action, and discussion regarding a Final Plat for Creek Meadows Section 6 Phase 1 consisting of 33 lots and Common Area on approximately 10 acres, generally located near the southeast intersection of Creek Meadows Boulevard and Greens Prairie Trail in the Creek Meadows Subdivision. Case #FP2015-000032

Sponsors: Bullock

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

4.4 [16-0458](#) Presentation, possible action, and discussion regarding a Final Plat for Creek Meadows Section 7 Phase 3 consisting of fourteen lots and Common Area on approximately two acres generally located near the southeast intersection of Creek Meadows Boulevard and Greens Prairie Trail. Case #FP2015-000033

Sponsors: Bullock

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

4.5 [16-0471](#) Presentation, possible action, and discussion regarding a Final Plat for The Crossing at Lick Creek Phase 1 consisting of 39 lots on approximately 21 acres located at 13500 Rock Prairie Road, generally located south of William D Fitch Parkway along Rock Prairie Road near Williams Creek Subdivision. Case #FP2015-000019

Sponsors: Bombek

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. [16-0459](#) 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 RS Restricted Suburban and NAP Natural Areas Protected for approximately 13 acres being situated in the M. Rector Survey, Abstract 46, Brazos County, Texas, being the remainder of that tract called 22 acres in a deed to C. Carl Kolbe and Jeanne Kolbe recorded in Volume 2558, Page 133, Official Records of Brazos County, Texas and all of that tract called 2.5 acres in a deed to C. Carl Kolbe and Jeanne Kolbe recorded in Volume 3213, Page 335, Official Records of Brazos County, Texas generally located at 2744 Horseback Court. Case #2016-000018 (Note: Final action on this item is scheduled for the August 25th City Council meeting - subject to change)

Sponsors:

Paz

Attachments:

[Staff Report](#)

[Application](#)

[Rezoning Map](#)

7. [16-0454](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Business Park to General Commercial for approximately 14.25 acres located at 2501 Earl Rudder Freeway, more generally located north of North Forest Parkway and south of Raintree Drive along the east side of the Earl Rudder Freeway. Case #CPA2016-000006 (Note: Final action on this item is scheduled for the August 25th City Council meeting - subject to change)

Sponsors:

Prochazka

Attachments:

[Staff Report](#)

[Application](#)

[Comprehensive Plan Amendment Map](#)

8. [16-0453](#) 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 M-1 Planned Industrial to GC General Commercial for approximately 14.25 acres being situated in the Morgan Rector Survey, Abstract No. 46, College Station, Brazos County, Texas, and being part of the 40.80 acre Tract One described in the deed from College Station Bypass,

Ltd., to CS Science Park, LLC, recorded in Volume 8994, Page 2003 of the Official Public Records of Brazos County, Texas, generally located at 2501 Earl Rudder Freeway. Case #REZ2016-000019 (Note: Final action on this item is scheduled for the August 25th City Council meeting - subject to change)

Sponsors: Prochazka

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

9. [16-0465](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance" of the Code of Ordinances of the City of College Station, Texas, Section 12-7.2.H.2, "Single-Family Protection", of the City of College Station Code of Ordinances regarding revisions to exceptions of adjacent development and clarification of applicability. Case #ORDA2016-000008 (Note: Final action on this item is scheduled for the August 11th City Council meeting - subject to change)

Sponsors: Bombek

Attachments: [Memo](#)
[Redline Ordinance](#)

10. [16-0447](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance" of the Code of Ordinances of the City of College Station, Texas, Article 3 "Development Review Procedures", Section 3.4 "Plat Review" and Article 7 "General Development Standards", Section 7.13 Traffic Impact Analyses, regarding changes to requirements for Traffic Impact Analyses. Case #ORDA2016-000007 (Note: Final action on this item is scheduled for the August 11th City Council meeting - subject to change)

Sponsors: Singh

Attachments: [Planning & Zoning Memo](#)
[Redlined Applicable UDO Sections](#)

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

12. Adjourn

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

APPROVED

City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on July 29, 2016 at 5:00 p.m.

City Secretary

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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 #: 16-0457 **Version:** 1 **Name:** Absence Requests
Type: Absence Request **Status:** Agenda Ready
File created: 7/21/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 8/4/2016 **Final action:**
Title: Consideration, possible action, and discussion on Absence Requests from meetings.
*Barry Moore ~ July 21, 2016
*Jerome Rektorik ~ August 4, 2016

Sponsors:

Indexes:

Code sections:

Attachments: [Barry Moore](#)
[Jerome Rektorik](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion on Absence Requests from meetings.
*Barry Moore ~ July 21, 2016
*Jerome Rektorik ~ August 4, 2016



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Barry Moore

Request Submitted on July 21, 2016

I will not be in attendance at the meeting on July 21, 2016
for the reason specified: (Date)

Will not be available for the July 21st meeting.

Regards,

Barry Moore, CCIM

Signature Barry Moore



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Jerome Rektorik

Request Submitted on July 21, 2016

I will not be in attendance at the meeting on August 4, 2016
for the reason specified: (Date)

Will not be at the P&Z meeting on August 4th.

Signature Jerome



Legislation Details (With Text)

File #: 16-0462 **Version:** 1 **Name:** Minutes
Type: Minutes **Status:** Agenda Ready
File created: 7/25/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 8/4/2016 **Final action:**
Title: Consideration, possible action, and discussion to approve meeting minutes.
*July 7, 2016 Workshop
*July 7, 2016 Regular
*July 21, 2016 Workshop
*July 21, 2016 Regular

Sponsors:

Indexes:

Code sections:

Attachments: [July 7 2016 Workshop](#)
[July 7 2016 Regular](#)
[July 21 2016 Workshop](#)
[July 21 2016 Regular](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion to approve meeting minutes.
*July 7, 2016 Workshop
*July 7, 2016 Regular
*July 21, 2016 Workshop
*July 21, 2016 Regular

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
July 7, 2016 6:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Jane Kee, Jerome Rektorik, Barry Moore, Casey Oldham and Johnny Burns

COMMISSIONERS ABSENT: Jim Ross, Jodi Warner

CITY COUNCIL MEMBERS PRESENT: Karl Mooney

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Danielle Singh, Carol Cotter, Mark Bombek, Jenifer Paz, Tiffany Cousins, Adam Falco, Lauren Basey and Kristen Hejny

1. Call the meeting to order.

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

2. Discussion of consent and regular agenda items.

There was general discussion regarding consent agenda item #4.2 and regular agenda items #6 and 7.

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

There was no discussion.

4. Presentation, possible action, and discussion regarding the Pre-Application Conference (PAC) meeting process, and the implementation of the PAC Survey as a part of the 2016 P&Z Plan of Work.

Senior Planner Bombek presented the PAC process and survey to the Commission.

There was general discussion amongst the Commission.

5. Presentation, possible action, and discussion regarding the status of items in the 2016 P&Z Plan of Work

There was no discussion.

6. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, July 14, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison – Warner)
*Thursday, July 21, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

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

7. Presentation, possible action, and discussion regarding an update on the following item:

*A Rezoning for approximately 15 acres located at 3120 Holleman Drive from MF Multi-Family to T Townhome. The Planning & Zoning Commission heard this item on May 5, 2016 and voted (7-0) to recommend approval. The City Council heard this item on June 23, 2016 and voted (5-0-1) to approve the request.

8. Discussion, review and possible action regarding the following meetings: Design Review Board, Bio Corridor Board.

There was no discussion.

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

Commissioner Rektorik requested an update on the Metropolitan Planning Organization.

10. Adjourn.

The meeting was adjourned at 7:13 p.m.

Approved:

Jane Kee, Chairperson
Planning & Zoning Commission

Attest:

Kristen Hejny, Staff Assistant
Planning & Development Services

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

COMMISSIONERS PRESENT: Jane Kee, Jerome Rektorik, Barry Moore, Casey Oldham and Johnny Burns

COMMISSIONERS ABSENT: Jim Ross, Jodi Warner

CITY COUNCIL MEMBERS PRESENT: Karl Mooney

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Danielle Singh, Carol Cotter, Mark Bombek, Jenifer Paz, Tiffany Cousins, Adam Falco, Lauren Basey and Kristen Hejny

1. Call Meeting to Order

Chairperson Kee called the meeting to order at 7:23 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

4. **Consent Agenda**

- 4.1 Consideration, possible action, and discussion on Absence Requests from meetings.
*Jim Ross ~ July 7, 2016

- 4.2 Consideration, possible action, and discussion to approve meeting minutes.
*June 16, 2016 ~ Workshop
*June 16, 2016 ~ Regular

Chairperson Kee motioned to have minor changes made to the June 16, 2016 Workshop minutes.

Commissioner Oldham motioned to approve Consent Agenda Items 4.1-4.2 with changes to the Minutes. 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.

6. Presentation, possible action, and discussion regarding a waiver request to Unified Development Section 12-8.3.W 'Single-Family Parking Requirements for Platting' and a presentation, possible action, and discussion regarding a Preliminary Plan for the Barracks Subdivision consisting of 180

single-family lots, 2 commercial lots and 8 common areas on approximately 46.669 acres located at 3100 Haupt Road, generally located north of Rock Prairie Road between Wellborn Road and Holleman Drive South. Case #PP2016-000004

Senior Planner Paz presented the Preliminary Plan to the Commission, and recommended denial.

Commissioner Oldham requested a clarification on the waivers requested by the applicant.

Senior Planner Paz stated that they are currently meeting the off-street parking requirements but some parking spaces do not meet the minimum parking space dimensional standards.

Chairperson Kee asked why the building permits are not being approved at a deeper set back in order to accommodate more parking.

Director Simms stated that the building department can be notified of the requested setback change in this development.

Applicant, Luke Marvel, 5384 Majestic Oaks, College Station, was available to present to the Commission and answer questions.

Commissioner Oldham asked if the development is currently meeting Unified Development Ordinance (UDO) parking requirements.

Senior Planner Paz stated that they are currently not meeting the off-street parking requirements.

Joe Schultz, 2730 Longmire Drive, College Station, was available to answer questions from the Commission.

There was general discussion amongst the Commission.

Commissioner Burns motioned to approve the waiver requests with the condition that two spaces of off-street parking are added, per unit. Commissioner Oldham seconded the motion, motion passed (5-0).

Commissioner Rektorik motioned to approve the Preliminary Plan. Commissioner Moore seconded the motion, motion passed (5-0).

7. Presentation, possible action, and discussion regarding a waiver request to Unified Development Section 12-8.G. Blocks and a presentation, possible action, and discussion regarding a Preliminary Plan for Greens Prairie Center Phase 2A and Caprock Crossing consisting of 11 lots on approximately 42 acres located at 910 William D. Fitch Parkway, generally located south of William D. Fitch and east of Arrington Road. Case #PP2016-000009

Senior Planner Paz presented the Preliminary Plan to the Commission and recommended approval.

Applicant, Philip Hunber, 4519 Mills Park, College Station, Texas, was available to answer questions from the Commission.

Commissioner Oldham asked why the waivers were being requested.

Deven Doyen, 911 Southwest Parkway, College Station, Texas, stated that there are hardships on block four of the development.

Commissioner Oldham asked what connectivity is available on block four.

Mr. Doyen responded that there is private cross access.

Chairperson Kee asked if providing cross access would alleviate the issues on block four.

Senior Planner Paz stated that, providing cross access would not alleviate any issues because of heavy traffic on major streets.

There was general discussion amongst the Commission.

Commissioner Oldham motioned to approve the requested waivers as stated by staff. Commissioner Moore seconded the motion, motion passed (5-0).

Commissioner Rektorik motioned to approve the Preliminary Plan. Commissioner Moore seconded the motion, motion passed (5-0).

8. Public hearing, presentation, possible action, and discussion regarding an ordinance 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 6.078 acres of land lying and being situated in the J.H. Jones survey, Abstract No. 26 College Station, Brazos County, Texas. Said Tract being a portion of a Called 20.5424 acre tract of land as described by a deed to Camwest Traditions LP recorded in Volume 8555, Page 167 of the Official Public Records of Brazos County, Texas. Generally located at 5068 Raymond Stotzer Parkway, more generally located at the southeast corner of the intersection of Highway 47 Frontage Road and HSC Parkway. Case #REZ2016-000015 (Note: Final action on this item is scheduled for the July 28, 2016 City Council meeting – subject to change)

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

There was general discussion amongst the Commission.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

Commissioner Rektorik motioned to recommend approval of the Rezoning with a 15,000 square foot limit. Commissioner Oldham 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 9:00 p.m.

Approved:

Jane Kee, Chairman
Planning & Zoning Commission

Attest:

Kristen Hejny, Admin Support Specialist
Planning & Development Services

**MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
July 21, 2016 5:30 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas**

COMMISSIONERS PRESENT: Jane Kee, Jerome Rektorik, Jodi Warner, Casey Oldham and Johnny Burns

COMMISSIONERS ABSENT: Jim Ross, Barry Moore

IFAC MEMBERS PRESENT: Don Hellriegel, Randy French

IFAC MEMBERS ABSENT: Kirk Joseph

CITY COUNCIL MEMBERS PRESENT: Karl Mooney, John Nichols

CITY STAFF PRESENT: Kelly Templin, Chuck Gilman, Jeff Kersten, Donald Harmon, David Coleman, Lance Simms, Molly Hitchcock, Stephen Maldonado Jr., Natalie Ruiz, Troy Rother, Carol Cotter, Mark Bombek, Jenifer Paz, Madison Thomas, Tiffany Cousins, Mary Ann Powell, Hannah Bellue, Kirk Price and Kristen Hejny

1. Call the meeting to order.

Chairperson Kee Called the IFACs meeting to order at 5:34 p.m.

2. Presentation, possible action, and discussion regarding the Water and Wastewater Impact Fee Advisory Committee reviewing and making a recommendation on Maximum Calculated Water and Wastewater Impact Fees.

Alan Gibbs, City Engineer, began to present agenda items #2 and #3 together.

Commissioner Oldham motioned to defer workshop item #3 to a later meeting. Commissioner Rektorik seconded the motion.

Deputy City Attorney Powell mentioned that a motion or consensus on this item is not necessary and comments can be forwarded directly to Staff.

After discussion, the motion to defer action failed (3-4) with Commissioners Kee, Warner, and IFAC Members Hellriegel, and French voting in opposition of the motion.

Commissioner Oldham retracted his motion to defer action.

City Engineer Gibbs continued presenting items #2 and #3 to the IFACs.

Commissioner Oldham questioned the rationale for the benchmark cities.

City Engineer Gibbs stated that these are benchmark cities that are used in other studies.

Jeff Whitacre, Kimley Horn, mentioned that the benchmark cities were chosen based upon universities, population growth rate and other factors.

Commissioner Burns asked how the benchmark cities fall, in terms of the percentage of the maximum allowable impact fee.

IFAC Committee Member Hellreigel stated that based upon research, no city adopts the maximum allowable impact fee.

Commissioner Oldham asked for a clarification on how Staff arrived at their recommendation.

Commissioner Rektorik asked for a clarification on the amount of revenue to be gained by adopting impact fees.

Mr. Whitacre explained that the impact fees are calculations intended to help growth paying for itself based on the maximum fee calculation using a Capital Improvement Plan.

Commissioner Oldham asked if there was an impact study done to show the economic impact on adopting the fees.

Mr. Gibbs stated that Staff did not perform an economic impact study.

City Manager Templin discussed various funding options for future infrastructure needs.

Commissioner Rektorik asked if utilizing a transportation fee, in lieu of an impact fee, has been discussed.

City Manager Templin stated that College Station has not employed that option to date.

Dr. Gaines, with the Texas A&M Real Estate Center, was available to answer questions from the IFACs.

Chairperson Kee asked how the Commission and IFACs are to make their comments on the Impact Fees.

City Engineer Gibbs responded that comments from the IFACs may be made straight to staff in any form.

City Engineer Gibbs stated that if the IFACs desire, impact fees can be adjusted by land use for the Roadway Impact Fees.

Chairperson Kee asked if state law documents the rationale behind adjusting the fees by land use.

Assistant City Attorney Powell advised against arbitrary and capricious decisions.

City Engineer Gibbs stated that Staff is not recommended adjusting fees by land use, but if IFACs choose that option, Staff will need reasoning behind the decision.

There was general consensus amongst the IFACs that further discussion and decisions be held until the August 4, 2016 Meeting.

Mr. Hellreigel requested information on the property tax rate on expected growth with and without the impact fees.

Commissioner Warner similarly asked for costs associated with an average \$300,000 new home.

Commissioner Rektorik motioned to defer action on Agenda Items #2 & #3 until the August 4, 2016 P&Z Meeting. Chairperson Kee seconded the motion, motion passed (5-0).

The Workshop meeting was suspended at 7:47, to be revisited after the regular meeting.

The Workshop meeting was resumed at 8:50.

3. Presentation, possible action, and discussion regarding the Roadway Impact Fee Advisory Committee reviewing and making a recommendation on the Maximum Calculated Roadway Impact Fees.

Presentation and discussion on this item was deferred to the August 4, 2016 Meeting.

4. Discussion of consent and regular agenda items.

There was no discussion.

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

There was no discussion.

6. Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Minor Plat ~ Ponderosa Place Phase 1 ~ Case #FPCO2016-000011 (Bombek)
*Final Plat ~ Minor Plat ~ Tower Point Phase 7B Block 3, Lots 19A & 20A ~ Case #FPCO2016-000012 (Lazo)

There was no discussion.

7. Presentation, possible action, and discussion regarding the status of items within the 2016 P&Z Plan of Work.
8. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, July 28, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison – Burns)
*Thursday, August 4, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 5:30 p.m. and Regular 7:30 p.m.

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

9. Presentation, possible action, and discussion regarding an update on the following items:
*A Rezoning for approximately six acres located at 3451 Barron Cut-Off Road from R Rural to GS General Suburban. The Planning & Zoning Commission heard this item on June 16, 2016 and voted (6-0) to recommend approval. City Council heard this item on July 14, 2016 and voted (6-0-1) with Councilwoman Schultz abstaining) to approve the request.
*A Comprehensive Plan Amendment for approximately five acres located at 404 Harvey Mitchell Parkway South from Suburban Commercial to Urban. The Planning & Zoning Commission heard this item on June 16, 2016 and voted (6-0) to recommend approval. The City Council heard this item on July 14, 2016 and motion to approve failed (3-4).

*A Resolution approving the land use assumptions and capital improvement plan for water and wastewater impact fees. The Water and Wastewater Impact Fee Advisory Committee heard this item at the June 2, 2016 Workshop Meeting and found the assumptions and plan reasonable as recorded in the Planning and Zoning Commission Minutes. The City Council heard this item and conducted a public hearing on July 14, 2016 and voted (7-0) to approve the resolution.

*A Resolution approving the land use assumptions and capital improvement plan for roadway impact fees. The Roadway Impact Fee Advisory Committee heard this item at the June 2, 2016 Workshop Meeting and found the assumptions and plan reasonable as recorded in the Planning and Zoning Commission Minutes. The City Council heard this item and conducted a public hearing on July 14, 2016 and voted (7-0) to approve the resolution.

There was extended discussion regarding the City Council's decision to deny the Land Use Change at 404 Harvey Mitchell South.

10. Discussion, review and possible action regarding the following meetings: Design Review Board, Bio Corridor Board.

There was no discussion.

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

Mr. Hellreigel requested information on the property tax rate on expected growth with and without the impact fees.

Commissioner Warner requested more information regarding the impacts fees and how they affect taxes if adopted and if not adopted.

12. Adjourn.

The meeting was adjourned at 9:03 p.m.

Approved:

Jane Kee, Chairperson
Planning & Zoning Commission

Attest:

Kristen Hejny, Staff Assistant
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
July 21, 2016, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Jane Kee, Jerome Rektorik, Jodi Warner, Casey Oldham and Johnny Burns

COMMISSIONERS ABSENT: Jim Ross, Barry Moore

CITY COUNCIL MEMBERS PRESENT: Karl Mooney

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Carol Cotter, Mark Bombek, Jenifer Paz, Madison Thomas, Tiffany Cousins, Mary Anne Powell, Kirk Price and Kristen Hejny

1. Call Meeting to Order

Chairperson Kee called the meeting to order at 7:23 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

4. **Consent Agenda**

4.1 Consideration, possible action, and discussion on Absence Requests from meetings.
*Jim Ross ~ July 21, 2016

4.2 Consideration, possible action, and discussion to approve meeting minutes.
*July 7, 2016 ~ Workshop
*July 7, 2016 ~ Regular

4.3 Presentation, possible action, and discussion regarding a Final Plat for Indian Lakes Subdivision Phase 23 consisting of 14 residential lots and one common area on approximately 46.712 acres located along the future Chaco Canyon Drive, generally located east of Indian Lakes Drive and south of Calusa Springs Drive. Case #FP2016-000004

4.4 Presentation, possible action, and discussion regarding a Preliminary Plan for Duck Haven Phase 9 consisting of 9 residential lots on approximately 12.82 acres located at the southwest corner of FM 2154 and Drake Drive. Case #FP2016-000011

Chairperson Kee motioned to remove Consent Item 4.2 from the agenda.

Commissioner Rektorik motioned to approve Consent Agenda Items 4.1, 4.3-4.4. Commissioner Burns 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.

Consent Agenda Item 4.2 was removed from the agenda for a clarification. It will be placed on a future agenda.

6. Presentation, possible action, and discussion regarding a waiver request to Unified Development Section 12-8.4.C.3 'Street Projections' and a presentation, possible action, and discussion regarding a Preliminary Plan for Aggieland Business Park consisting of 28 commercial lots on approximately 79 acres located at 6001 Imperial Loop, generally located at the southwest intersection of Dynasty Drive and FM 60 Raymond Stotzer Parkway. Case #PP2015-000015

Staff Planner Thomas presented the Preliminary Plan with waivers to the Commission, and recommended denial. Ms. Thomas also stated that if the waiver requests are denied, the Preliminary Plan must also be denied.

Applicant, Joe Schultz, 3208 Innsbruck Circle, College Station, was available to answer questions from the Commission.

Commissioner Oldham asked for reasons why Staff is recommending denial.

Mr. Schultz stated that the land locked parcel is accessible by a private road and is a low lying spot on the property so the street extension is not necessary.

Director Simms states that the reason for denial is stated in the Unified Development Ordinance Section 8.4.C.3 that this is a land locked tract, and street access should be provided to tracts that do not otherwise have frontage to a public street.

Commissioner Rektorik asked why this property connection was not required in the previous approval of this plan in 2009.

Staff Planner Thomas stated that the Extraterritorial Jurisdiction (ETJ) subdivision regulations were changed in 2011. This would not have been a requirement at the time of initial approval.

Commissioner Rektorik asked where Staff is proposing to have the block length broken to meet requirements.

Staff Planner Thomas stated Staff is requesting the block to be broken by the cul-de-sac extending to the landlocked property to meet the street projection and block length requirement.

Commissioner Rektorik motioned to approve the waiver requests as stated by Staff, as there are additional properties added to the area, there are special circumstances affecting the land involved and the granting of the waiver will not be detrimental to the public health, safety or welfare, or injurious to other property in the area. Commissioner Burns seconded the motion, motion passed (5-0).

Commissioner Rektorik motioned to approve the Preliminary Plan with waivers, as stated by Staff. Commissioner Warner seconded the motion, motion passed (5-0).

7. Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan-Future Land Use & Character Map from Estate and Suburban Commercial to Restricted Suburban for approximately 16 acres located at 8607 Rock Prairie Road, generally located north of Rock Prairie Road and west of William D. Fitch Parkway. Case #CPA2016-000004

Senior Planner Paz presented the Comprehensive Plan Amendment to the Commission and recommended denial.

Commissioner Rektorik clarified that the property is currently not compatible with the Comprehensive Plan and contains a lack of infrastructure for development.

Senior Planner Paz responded that the property is lacking thoroughfares for development.

Chairperson Kee asked if the proposed development would hinder the integrity of the current road condition.

Senior Planner Paz stated that the road would keep its integrity, however, this area is rural in character and there are areas platted in this vicinity that are platted as rural lots. The development capacity will impact the character of the rural area.

There was general discussion amongst the Commission.

Applicant, Joe Schultz, 3208 Innsbruck Circle, College Station was available to answer questions from the Commission.

Property Owner, Joe Johnson, 2269 Briar Road #3221, Voss, Texas, was available to answer questions from the Commission.

Chairperson Kee opened the public hearing.

No one spoke

Chairperson Kee closed the public hearing.

Commissioner Rektorik motioned to recommend approval of the Comprehensive Plan Amendment. Commissioner Oldham seconded the motion.

Commissioner Rektorik amended his motion to recommend approval of the Comprehensive Plan Amendment to help mend housing concerns. Commissioner Oldham seconded the motion, stating the impact on the roadway is minimal to changes in the surrounding area.

Commissioner Warner requested that motions reflect accurate discussions amongst the Commission.

Chairperson Kee stated that the Comprehensive Land Use change fits in with the surrounding Land Use.

The motion to recommend approval of the Land Use change was approved (5-0).

Commissioner Warner motioned to end the Regular meeting and resume Workshop. Commissioner Burns seconded the motion, motion was approved (5-0).

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

There was no discussion.

9. Adjourn

The meeting adjourned at 8:48 p.m.

Approved:

Jane Kee, Chairman
Planning & Zoning Commission

Attest:

Kristen Hejny, Admin Support Specialist
Planning & Development Services

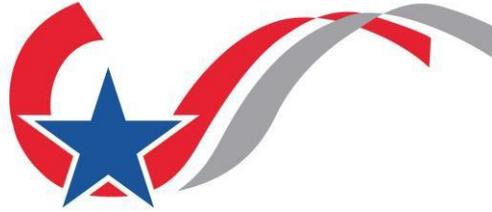


Legislation Details (With Text)

File #: 16-0470 **Version:** 1 **Name:** Creek Meadows Section 6 Phase 1 Final Plat
Type: Final Plat **Status:** Agenda Ready
File created: 7/26/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 8/4/2016 **Final action:**
Title: Presentation, possible action, and discussion regarding a Final Plat for Creek Meadows Section 6 Phase 1 consisting of 33 lots and Common Area on approximately 10 acres, generally located near the southeast intersection of Creek Meadows Boulevard and Greens Prairie Trail in the Creek Meadows Subdivision. Case #FP2015-000032
Sponsors: Jessica Bullock
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 Creek Meadows Section 6 Phase 1 consisting of 33 lots and Common Area on approximately 10 acres, generally located near the southeast intersection of Creek Meadows Boulevard and Greens Prairie Trail in the Creek Meadows Subdivision. Case #FP2015-000032



CITY OF COLLEGE STATION

FINAL PLAT
for
Creek Meadows Section 6 Phase 1
FP2015-000032

SCALE: 33 lots and Common Area on approximately 10 acres

LOCATION: Generally located near the southeast intersection of Creek Meadows Boulevard and Greens Prairie Trail in the Creek Meadows Subdivision.

ZONING: PDD Planned Development District

APPLICANT: Rabon Metcalf, RME Consulting Engineers

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

RECOMMENDATION: Staff recommends approval of the Final Plat.



FINAL PLAT

Case: FP2015-000032

CREEK MEADOWS SEC 6 PH 1

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	March 2008
Zoning:	PDD Planned Development District
Preliminary Plan:	Master Plan approved in 2006. Subsequent Preliminary Plans have been revised in January 2008, September 2008, November 2008, January 2009, November 2014, and March 2015.
Site Development:	Vacant

COMMENTS

Parkland Dedication:	This development was approved as a Master Plan in the ETJ prior to parkland dedication requirements being applicable in the ETJ. Therefore, no parkland dedication is proposed or required.
Greenways:	N/A
Pedestrian Connectivity:	This development was approved as a Master Plan in the ETJ. Therefore, no sidewalks are required; however, they have been provided throughout the Creek Meadows development.
Bicycle Connectivity:	This development was approved as a Master Plan in the ETJ. Therefore, no bicycle connectivity is proposed or required.
Impact Fees:	N/A

REVIEW CRITERIA

- 1. Compliance with Comprehensive Plan and Unified Development Ordinance:** The Comprehensive Plan designates this area as Restricted Suburban. The proposed lots will have access through streets that connect to Greens Prairie Trail, a Minor Arterial on the Thoroughfare Plan.
- 2. Compliance with Subdivision Regulations:** The Final Plat complies with the applicable Subdivision Regulations contained in the Unified Development Ordinance.

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



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

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 Creek Meadows - Section 6, Phase One

ADDRESS _____

SPECIFIED LOCATION OF PROPOSED PLAT:

Creek Meadows - Master Planned Subdivision

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

Name RME Consulting Engineers (c/o Rabon Metcalf) E-mail rabon@rmengineer.com

Street Address PO Box 9253

City College Station State TX Zip Code 77842

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

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

Name Creek Meadows Partners, LP (c/o Chris Rhodes) E-mail Chris@oldhamgoodwin.com
Street Address 2800 South Texas Avenue, Suite 401
City Bryan State TX Zip Code 77802
Phone Number (979) 268-2000 Fax Number (979) 268-7020

ARCHITECT OR ENGINEER'S INFORMATION:

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

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

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

Total Acreage 9.550 Total No. of Lots 0 R-O-W Acreage 1.951

Existing Use Vacant Proposed Use Single-Family Residential

Number of Lots By Zoning District 33 / PDD _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:
0.224 / PDD _____ / _____

Floodplain Acreage 0.00

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: Creek Meadows - Master Planned Subdivision

City Project Number (if known): _____

Date / Timeframe when submitted: October 2006

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

Not Applicable

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

Not Applicable

Regarding the waiver request, explain how:

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

Not Applicable

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

Not Applicable

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

Not Applicable

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

Not Applicable

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

- 1. 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:

Not Applicable

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 Not Applicable

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>1618</u> Streets</p> <p><u>3114</u> Sidewalks</p> <p><u>1537</u> Sanitary Sewer Lines</p> <p><u>1534</u> Water Lines</p> <p><u> </u> Channels</p> <p><u>581</u> Storm Sewers</p> <p><u> </u> Bike Lanes / Paths</p>	<p>Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p><u> </u> No. of acres to be dedicated + \$ <u> </u> development fee</p> <p><u> </u> No. of acres in floodplain</p> <p><u> </u> No. of acres in detention</p> <p><u> </u> No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p><u> </u> No. of SF Dwelling Units X \$ <u> </u> = \$ <u> </u></p> <p><u> </u> (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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



 Signature and title

10/29/15

 Date

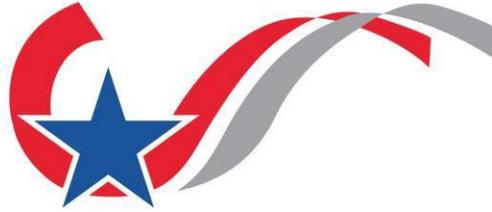


Legislation Details (With Text)

File #: 16-0458 **Version:** 1 **Name:** Creek Meadows Section 7 Phase 3 Final Plat
Type: Final Plat **Status:** Agenda Ready
File created: 7/21/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 8/4/2016 **Final action:**
Title: Presentation, possible action, and discussion regarding a Final Plat for Creek Meadows Section 7 Phase 3 consisting of fourteen lots and Common Area on approximately two acres generally located near the southeast intersection of Creek Meadows Boulevard and Greens Prairie Trail. Case #FP2015-000033
Sponsors: Jessica Bullock
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 Creek Meadows Section 7 Phase 3 consisting of fourteen lots and Common Area on approximately two acres generally located near the southeast intersection of Creek Meadows Boulevard and Greens Prairie Trail. Case #FP2015-000033



CITY OF COLLEGE STATION

FINAL PLAT
for
Creek Meadows Section 7 Phase 3
FP2015-000033

SCALE: 14 lots and Common Area on approximately 2 acres

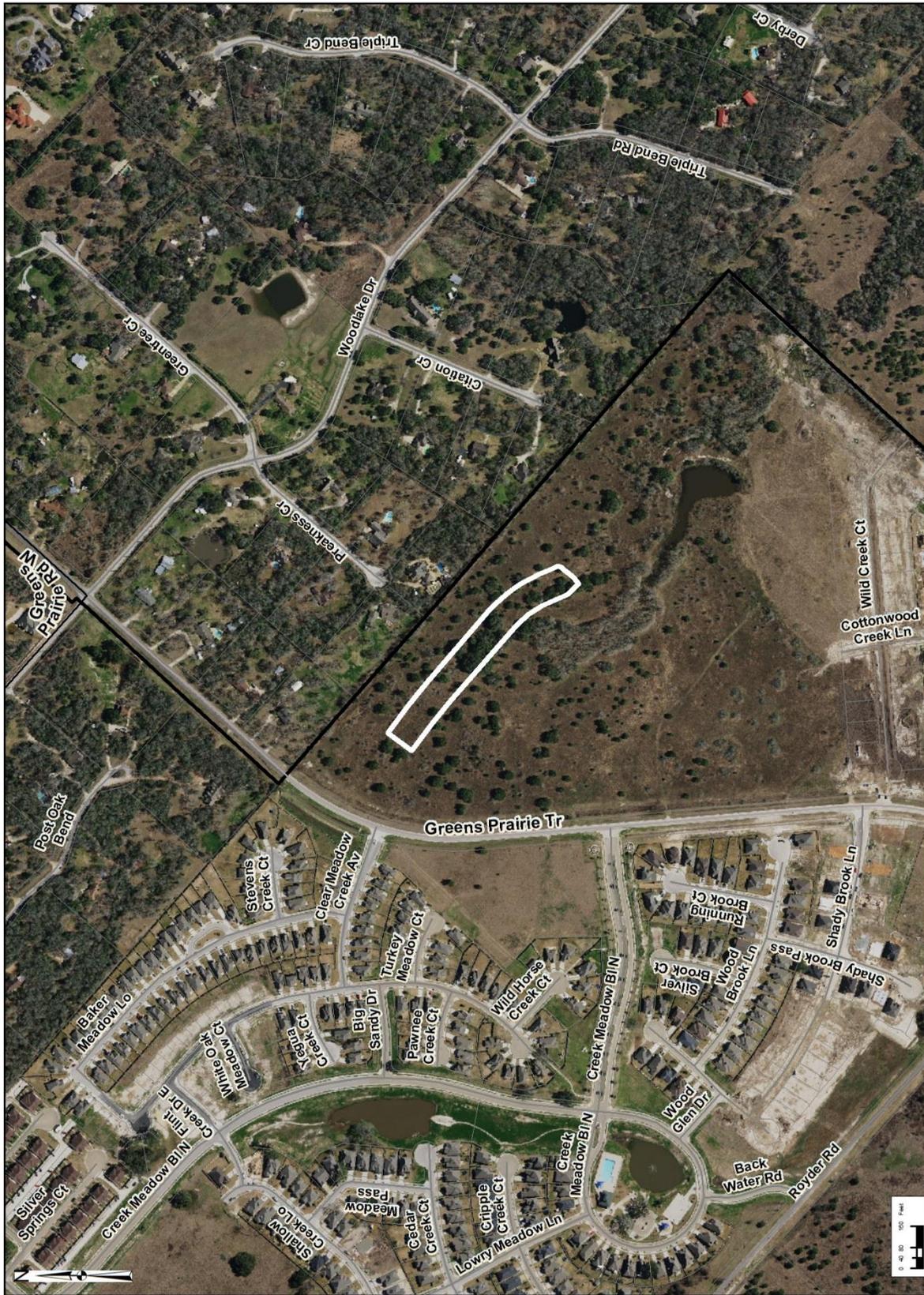
LOCATION: Generally located near the southeast intersection of Creek Meadows Boulevard and Greens Prairie Trail in the Creek Meadows Subdivision.

ZONING: PDD Planned Development District

APPLICANT: Rabon Metcalf, RME Consulting Engineers

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

RECOMMENDATION: Staff recommends approval of the Final Plat.



FINAL PLAT

Case: FP2015-000033

CREEK MEADOWS SEC 7 PH 3

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	March 2008
Zoning:	PDD Planned Development District
Preliminary Plan:	Master Plan approved in 2006. Subsequent Preliminary Plans have been revised in January 2008, September 2008, November 2008, January 2009, November 2014, and March 2015.
Site Development:	Vacant.

COMMENTS

Parkland Dedication:	This development was approved as a Master Plan in the ETJ prior to parkland dedication requirements being applicable in the ETJ. Therefore, no parkland dedication is proposed or required.
Greenways:	N/A
Pedestrian Connectivity:	This development was approved as a Master Plan in the ETJ. Therefore, no sidewalks are required; however, they have been provided throughout the Creek Meadows development.
Bicycle Connectivity:	This development was approved as a Master Plan in the ETJ. Therefore, no bicycle connectivity is proposed or required.
Impact Fees:	N/A

REVIEW CRITERIA

- 1. Compliance with Comprehensive Plan and Unified Development Ordinance:** The Comprehensive Plan designates this area as Restricted Suburban. The proposed lots will have access through streets that connect to Greens Prairie Trail, a Minor Arterial on the Thoroughfare Plan.
- 2. Compliance with Subdivision Regulations:** The Final Plat complies with the applicable Subdivision Regulations contained in the Unified Development Ordinance.

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



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

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 Creek Meadows - Section 7, Phase Three

ADDRESS _____

SPECIFIED LOCATION OF PROPOSED PLAT:

Creek Meadows - Master Planned Subdivision

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

Name RME Consulting Engineers (c/o Rabon Metcalf) E-mail rabon@rmengineer.com

Street Address PO Box 9253

City College Station State TX Zip Code 77842

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

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

Name Creek Meadows Partners, LP (c/o Chris Rhodes) E-mail Chris@oldhamgoodwin.com
Street Address 2800 South Texas Avenue, Suite 401
City Bryan State TX Zip Code 77802
Phone Number (979) 268-2000 Fax Number (979) 268-7020

ARCHITECT OR ENGINEER'S INFORMATION:

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

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

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

Total Acreage 2.427 Total No. of Lots 14 R-O-W Acreage 0.00

Existing Use Vacant Proposed Use Single-Family Residential

Number of Lots By Zoning District 14 / PDD _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

0.168 / PDD _____ / _____

Floodplain Acreage 0.00

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: Creek Meadows - Master Planned Subdivision

City Project Number (if known): _____

Date / Timeframe when submitted: October 2006

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

Not Applicable

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

Not Applicable

Regarding the waiver request, explain how:

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

Not Applicable

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

Not Applicable

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

Not Applicable

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

Not Applicable

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

- 1. 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:

Not Applicable

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 Not Applicable

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

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

Signature and title

11/5/15

Date



Legislation Details (With Text)

File #: 16-0471 **Version:** 2 **Name:** The Crossing at Lick Creek Phase 1- Final Plat
Type: Final Plat **Status:** Agenda Ready
File created: 7/26/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 8/4/2016 **Final action:**
Title: Presentation, possible action, and discussion regarding a Final Plat for The Crossing at Lick Creek Phase 1 consisting of 39 lots on approximately 21 acres located at 13500 Rock Prairie Road, generally located south of William D Fitch Parkway along Rock Prairie Road near Williams Creek Subdivision. Case #FP2015-000019
Sponsors: Mark Bombek
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 The Crossing at Lick Creek Phase 1 consisting of 39 lots on approximately 21 acres located at 13500 Rock Prairie Road, generally located south of William D Fitch Parkway along Rock Prairie Road near Williams Creek Subdivision. Case #FP2015-000019



CITY OF COLLEGE STATION

FINAL PLAT
for
The Crossing at Lick Creek, Phase 1
FP2015-000019

SCALE: 39 lots on 21 acres

LOCATION: 13500 Rock Prairie Road

ZONING: R-1B Single-Family Residential

APPLICANT: Bernie Bernard

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

RECOMMENDATION: Staff recommends approval of the Final Plat



FINAL PLAT

Case: FP2015-000019

THE CROSSING AT LICK CREEK
PHASE 1

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

- Annexation:** Part of the property was annexed in 1983, the remaining portion was annexed in 1994
- Zoning:** A-O Agricultural Open (upon annexation),
R1-B Single-Family Residential (2012)
- Preliminary Plat:** Approved in 2015
- Site Development:** The property has an abandoned oil well site with the majority of the property being vacant and densely vegetated.

COMMENTS

- Parkland Dedication:** Fee in lieu of Parkland dedication in the amount of \$1,261 per single-family lot will be due prior to filing the Final Plats for this development.
- Greenways:** No greenway dedication is required or proposed.
- Pedestrian Connectivity:** P&Z previously approved use of the sidewalk fund for this project with the Preliminary Plan in 2015. As mentioned in the Preliminary Plan’s Staff report, sidewalks are required for this development along both sides of all streets within the development. Sidewalks are also required along Rock Prairie Road. The applicant is proposing to construct a sidewalk along Rock Prairie Road between Spanish Moss Drive and Firebank Place. The applicant is requesting to utilize Zone 9 of the Sidewalk Fund for the portions of the sidewalk west of Spanish Moss Drive being 400 linear feet, and east of Firebank Place being 560 linear feet. The portion east of Firebank Place would be paid with phase 1 of the development. The portion west of Spanish Moss Drive will be paid with phase 2 of the development. Additionally, a pedestrian access way is provided at the end of Coopers Hawk Drive to provide a pedestrian connection to Lick Creek Park.
- Bicycle Connectivity:** Future Bike lanes are anticipated along Rock Prairie Road according to the Bicycle, Pedestrian, and Greenways Master Plan. These bike lanes will be installed with the future reconstruction of Rock Prairie Road.
- Impact Fees:** N/A

REVIEW CRITERIA

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

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



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

FINAL PLAT APPLICATION

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

Date of Optional Preapplication or Stormwater Management Conference 1-21-2015

NAME OF PROJECT The Crossing at Lick Creek, Phase 1

ADDRESS 13500 Rock Prairie Rd E

SPECIFIED LOCATION OF PROPOSED PLAT:

Rock Prairie Road East adjacent to Lick Creel Park

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

Name Bernie Bernard E-mail berniebernard@tdi-bi.com

Street Address 14391 S. Dowling Road

City College Station State TX Zip Code 77845

Phone Number (979)220-3804 Fax Number _____

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

Name TDI-Brooks Developments, LLC E-mail berniebernard@tdi-bi.com
Street Address 14391 S. Dowling Road
City College Station State TX Zip Code 77845
Phone Number (979)220-3804 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering, LLC - Joe Schultz E-mail joeschultz84@verizon.net
Street Address 2730 Longmire Drive, Suite A
City College Station State TX Zip Code 77842
Phone Number (979)764-3900 Fax Number _____

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

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

Total Acreage 21.312 Total No. of Lots 39 R-O-W Acreage 3.710

Existing Use Vacant Proposed Use Residential

Number of Lots By Zoning District 39 / RS _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

0.368 / RS _____ / _____ / _____

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: The Crossing at Lick Creek (PP)

City Project Number (if known): PP2015-900097

Date / Timeframe when submitted: March 2015

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

N/A

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

N/A

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

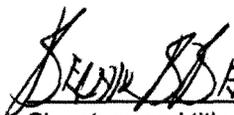
NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation Waterline - 8" to 12"

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>3081</u> Streets</p> <p><u>7590</u> Sidewalks</p> <p><u>4488</u> Sanitary Sewer Lines</p> <p><u>5274</u> Water Lines</p> <p><u>340</u> Channels</p> <p><u>3121</u> Storm Sewers</p> <p><u>0</u> Bike Lanes / Paths</p>	<p>Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p><u>39</u> No. of SF Dwelling Units X \$ <u>1261</u> = \$ <u>49,179</u></p> <p><u>3-31-2015</u> (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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

 - MANAGING MEMBER
Signature and title
+ TREASURER

30 JULY 15
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.

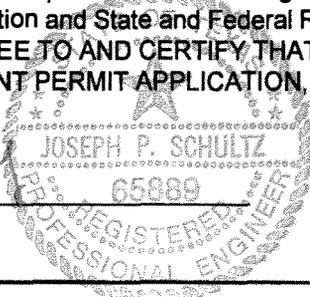
SENIK A. DELANO
Property Owner(s) MANAGING MEMBER

30 JULY 15
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.

Joseph P. Schultz
Engineer



7-30-15
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 type="checkbox"/> N/A	<input type="checkbox"/> N/A	Street offsets and/or intersection angles meet ordinance.

Existing

Proposed

n/a

n/a Alleys.

Easements.

n/a

A number or letter to identify each lot or site and each block (numbered sequentially).

n/a

Parkland dedication/greenbelt area/park linkages. All proposed dedications must be reviewed by the Parks and Recreation Advisory Board and documentation of their recommendation provided prior to being scheduled for P&Z Commission consideration.

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.

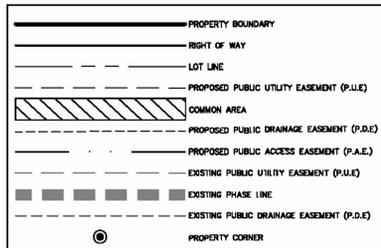
Will any construction occur in TxDOT rights-of-way? Yes No
If yes, TxDOT permit must be submitted along with the construction documents.

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

LEGEND



WILLIAMS CREEK SUBDIVISION PHASE 4 VOL 7118 PG 119

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Lists lines L1 through L10 with their respective measurements and bearings.

CI IS A NON-TANGENT CURVE

Curve Table with columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD, CHORD DIRECTION. Lists curves C1 through C30 with their respective measurements and bearings.

TDI - Brooks Development, LLC Remainder of 63.187 Acres Tract Vol. 12537, Pg. 141

- NOTES: 1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION. 2. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN... 3. ZONING FOR THIS TRACT IS RESTRICTED SUBURBAN WITH THE CONDITION THAT ALL LOTS HAVE A MINIMUM LOT SIZE OF 15,000 SF. 4. ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE... 5. EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2" IN CALIPER OR 1 TREE OF 4" CALIPER PER ORDINANCE NO. 3222. 6. ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF COLLEGE STATION. 7. ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS. 8. THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION. 9. DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA). HOA DOCUMENTS WILL BE PROVIDED WITH THE FINAL PLAN IN ACCORDANCE WITH UDO SECTION 12-3.3.U OWNERS ASSOCIATIONS FOR COMMON AREAS AND FACILITIES. 10. IN LOCATIONS WITH CROSS LOT DRAINAGE OF STORMWATER RUNOFF, A DRAINAGE WAY SHALL BE PROVIDED THAT THE FLOW IS NOT IMPEDED BY FENCES, STRUCTURES OR OTHER FACILITIES. 11. 100' SANITARY CONTROL EASEMENT ON LOTS 4, 5 & 6 BLOCK 3 11.1. THE CONSTRUCTION, EXISTENCE, AND/OR OPERATION OF THE FOLLOWING WITHIN THE EASEMENT ARE PROHIBITED: SEPTIC TANK OR SEWAGE TREATMENT PLANTS; DRAINAGE DITCHES; INDUSTRIAL FACILITIES; INDUSTRIAL FACILITIES; WASTE DISPOSAL SITES; LANDFILL AND DUMP SITES; LANDS ON WHICH SEWAGE PLANT OR SEPTIC TANK SLUDGE IS APPLIED; LANDS IRRIGATED BY SEWAGE PLANT EFFLUENT; MILITARY FACILITIES; INDUSTRIAL FACILITIES; WOOD-TREATMENT FACILITIES; LIQUID PETROLEUM AND PETROCHEMICAL PRODUCTION, STORAGE, AND TRANSPORTATION FACILITIES; CLASS 1, 2, 3, AND 4 INJECTION WELLS; FERTILIZER STORAGE AND MIXING FACILITIES; AND ALL OTHER CONSTRUCTIONS OR OPERATIONS THAT COULD POLLUTE GROUNDWATER SOURCES. 11.2. THE CONSTRUCTION, EXISTENCE AND/OR OPERATION OF TILE OR CONCRETE SANITARY SEWERS, SEWER APPURTENANCES, SEPTIC TANKS, STORM SEWERS, CEMETERIES, AND/OR THE EXISTENCE OF LIVESTOCK IN PASTURES IS SPECIFICALLY PROHIBITED WITHIN THE EASEMENT. 11.3. THIS EASEMENT PERMITS THE CONSTRUCTION OF HOMES OR BUILDINGS UPON THE GRANTEE'S PROPERTY, AS LONG AS ALL OF THE ABOVE ITEMS ARE RECOGNIZED AND FOLLOWED. 12. IN ORDER TO COMPLY WITH SECTION 12.8.3.W 'SINGLE FAMILY RESIDENTIAL PARKING REQUIREMENTS FOR PLATING', OPTION 3.a., WIDE LOT FRONTAGES WILL BE USED. 13. THE SIDEWALK ALONG ROCK PRAIRIE ROAD WILL BE CONSTRUCTED OR THE FEE PAID IN PHASE 1 EXCEPT FOR THE PORTION IN PHASE 2 ADJACENT TO COMMON AREA NO. 10 WHICH WILL OCCUR WITH PHASE 2. 14. STRUCTURES, FENCES, OR THE DISTURBANCE OF VEGETATION IS PROHIBITED WITHIN 50 FOOT BUFFER EASEMENT ALONG LICK CREEK PARK, AND THE 100-FOOT BUFFER EASEMENT ALONG ROCK PRAIRIE ROAD. 15. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS. 16. THERE IS AN EXISTING 'SURFACE ENCLOSED BY MINERAL ESTATE' (1025/826), JANUARY 28, 1988, FOR AN OIL & GAS SITE. IT SHOULD BE NOTED THAT THIS MANNER DOES NOT CONVEY NOR IMPLY ANY RIGHTS WITH REGARDS TO TESTING OR PERMITTING PROCESS.

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE S. W. ROBERTSON LEAGUE, ABSTRACT NO. 202, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A CALLED 65.00 ACRE TRACT AS DESCRIBED BY A DEED TO TDI-BROOKS DEVELOPMENT, LLC RECORDED IN VOLUME 12537, PAGE 140 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF ROCK PRAIRIE ROAD EAST (VARIABLE WIDTH R.O.W.) MARKING THE NORTHEAST CORNER OF SAID 63.187 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 65.00 ACRE TRACT AS DESCRIBED BY A DEED TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 1422, PAGE 133 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; THENCE: S 16° 20' 18" E ALONG THE COMMON LINE OF SAID 63.187 ACRE TRACT AND SAID 0.568 ACRE TRACT FOR A DISTANCE OF 314.50 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF THE REMAINDER OF A CALLED 1285.37 ACRE TRACT AS DESCRIBED BY A DEED TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 486, PAGE 756 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS; THENCE: S 28° 34' 38" E ALONG THE COMMON LINE OF SAID 63.187 ACRE TRACT AND SAID REMAINDER OF 1285.37 ACRE TRACT FOR A DISTANCE OF 465.86 FEET TO THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON SAID COMMON LINE BEARS: S 28° 34' 38" W FOR A DISTANCE OF 435.84 FEET; THENCE: THROUGH SAID 63.187 ACRE TRACT FOR THE FOLLOWING CALLS: N 61° 16' 25" W FOR A DISTANCE OF 99.93 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET; ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 117° 42' 09" FOR AN ARC DISTANCE OF 102.71 FEET (CHORD BEARS: N 71° 56' 07" W - 85.36 FEET TO THE END OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET; ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48° 11' 23" FOR AN ARC DISTANCE OF 21.03 FEET (CHORD BEARS: N 37° 10' 44" W - 20.41 FEET) TO THE END OF SAID CURVE; N 61° 16' 25" W FOR A DISTANCE OF 4.74 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET; ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 08' 59" FOR AN ARC DISTANCE OF 39.34 FEET (CHORD BEARS: S 73° 39' 05" W - 35.40 FEET) TO THE END OF SAID CURVE; N 61° 07' 28" W FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET; ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 27' 09" FOR AN ARC DISTANCE OF 39.03 FEET (CHORD BEARS: N 16° 20' 55" W - 35.31 FEET) TO THE END OF SAID CURVE; N 61° 16' 25" W FOR A DISTANCE OF 320.10 FEET; N 28° 43' 35" E FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET; ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: N 73° 43' 35" E - 35.36 FEET) TO THE END OF SAID CURVE; N 28° 43' 35" E FOR A DISTANCE OF 136.00 FEET; N 61° 16' 25" W FOR A DISTANCE OF 112.98 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 1585.50 FEET; ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 13' 39" FOR AN ARC DISTANCE OF 504.39 FEET (CHORD BEARS: N 70° 23' 15" W - 502.27 FEET) TO THE END OF SAID CURVE; N 79° 30' 04" W FOR A DISTANCE OF 301.98 FEET; N 10° 29' 58" E FOR A DISTANCE OF 175.00 FEET; N 78° 30' 04" W FOR A DISTANCE OF 57.01 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET; ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82° 30' 00" FOR AN ARC DISTANCE OF 36.00 FEET (CHORD BEARS: S 59° 14' 56" W - 32.97 FEET) TO THE END OF SAID CURVE; N 79° 30' 04" W FOR A DISTANCE OF 67.95 FEET; N 10° 29' 58" E FOR A DISTANCE OF 307.36 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET; ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 27' 09" FOR AN ARC DISTANCE OF 39.03 FEET (CHORD BEARS: N 34° 13' 38" W - 35.19 FEET) TO THE SOUTHERLY LINE OF ROCK PRAIRIE ROAD EAST MARKING THE END OF SAID CURVE, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE SOUTHERLY LINE OF ROCK PRAIRIE ROAD EAST MARKING THE NORTHWEST CORNER OF SAID 63.187 ACRE TRACT BEARS: N 78° 57' 13" W FOR A DISTANCE OF 378.56 FEET; THENCE: ALONG THE SOUTHERLY LINE OF ROCK PRAIRIE ROAD EAST FOR THE FOLLOWING CALLS: S 78° 57' 13" E FOR A DISTANCE OF 117.03 FEET TO A 1/2 INCH IRON ROD FOUND; S 79° 30' 04" E FOR A DISTANCE OF 356.68 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A NON-TANGENT CLOCKWISE CURVE HAVING A RADIUS OF 2070.00 FEET; ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 13' 45" FOR AN ARC DISTANCE OF 658.59 FEET (CHORD BEARS: S 70° 22' 47" E - 655.81 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE; S 61° 16' 25" E FOR A DISTANCE OF 491.32 FEET TO THE POINT OF BEGINNING CONTAINING 21,312 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND FEBRUARY 2015. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

CERTIFICATE OF OWNERSHIP AND DEDICATION STATE OF TEXAS COUNTY OF BRAZOS I, Bernia Bernard, Secretary & Treasurer of TDI-Brooks Developments, LLC, owner and developer of the land shown on this plat, and designated herein as The Crossing at Lick Creek, Phase 1, to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public for use of streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purposes and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

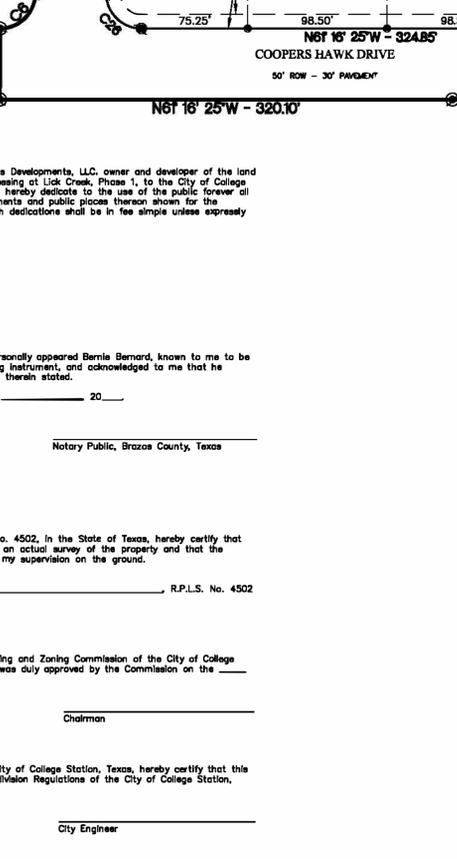
CERTIFICATE OF THE COUNTY CLERK STATE OF TEXAS COUNTY OF BRAZOS I, Brad Kerr, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____ in the Deed Records of Brazos County,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

Notary Public, Brazos County, Texas

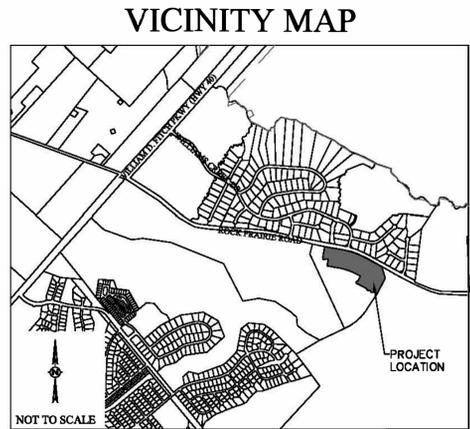
CERTIFICATE OF THE SURVEYOR STATE OF TEXAS COUNTY OF BRAZOS I, Brad Kerr, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed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

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

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



FINAL PLAT THE CROSSING AT LICK CREEK PHASE 1 21.312 ACRES S.W. ROBERTSON SURVEY LEAGUE, A-202 COLLEGE STATION, BRAZOS COUNTY, TEXAS COMMON AREAS 1-5 & 11 39 LOTS SCALE 1" = 60' SEPTEMBER, 2015 OWNER/DEVELOPER: TDI-Brooks Developments, LLC SURVEYOR: Brad Kerr, RPLS No. 4502 ENGINEER: Schultz Engineering, LLC



15-1975 Road Front Boundary Subdivision, R.L.S. No. 4502, Certified by Lick Creek, Phase 1



Legislation Details (With Text)

File #: 16-0459 **Version:** 2 **Name:** Horse Haven Ph6 Rezoning

Type: Rezoning **Status:** Agenda Ready

File created: 7/21/2016 **In control:** Planning and Zoning Commission Regular

On agenda: 8/4/2016 **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 RS Restricted Suburban and NAP Natural Areas Protected for approximately 13 acres being situated in the M. Rector Survey, Abstract 46, Brazos County, Texas, being the remainder of that tract called 22 acres in a deed to C. Carl Kolbe and Jeanne Kolbe recorded in Volume 2558, Page 133, Official Records of Brazos County, Texas and all of that tract called 2.5 acres in a deed to C. Carl Kolbe and Jeanne Kolbe recorded in Volume 3213, Page 335, Official Records of Brazos County, Texas generally located at 2744 Horseback Court. Case #2016-000018 (Note: Final action on this item is scheduled for the August 25th City Council meeting - subject to change)

Sponsors: Jenifer Paz

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 RS Restricted Suburban and NAP Natural Areas Protected for approximately 13 acres being situated in the M. Rector Survey, Abstract 46, Brazos County, Texas, being the remainder of that tract called 22 acres in a deed to C. Carl Kolbe and Jeanne Kolbe recorded in Volume 2558, Page 133, Official Records of Brazos County, Texas and all of that tract called 2.5 acres in a deed to C. Carl Kolbe and Jeanne Kolbe recorded in Volume 3213, Page 335, Official Records of Brazos County, Texas generally located at 2744 Horseback Court. Case #2016-000018 (Note: Final action on this item is scheduled for the August 25th City Council meeting - subject to change)



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

REZONING REQUEST
for
Horse Haven Estates Phase 6
REZ2016-000018

REQUEST: R Rural to RS Restricted Suburban and NAP Natural Areas Protected

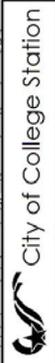
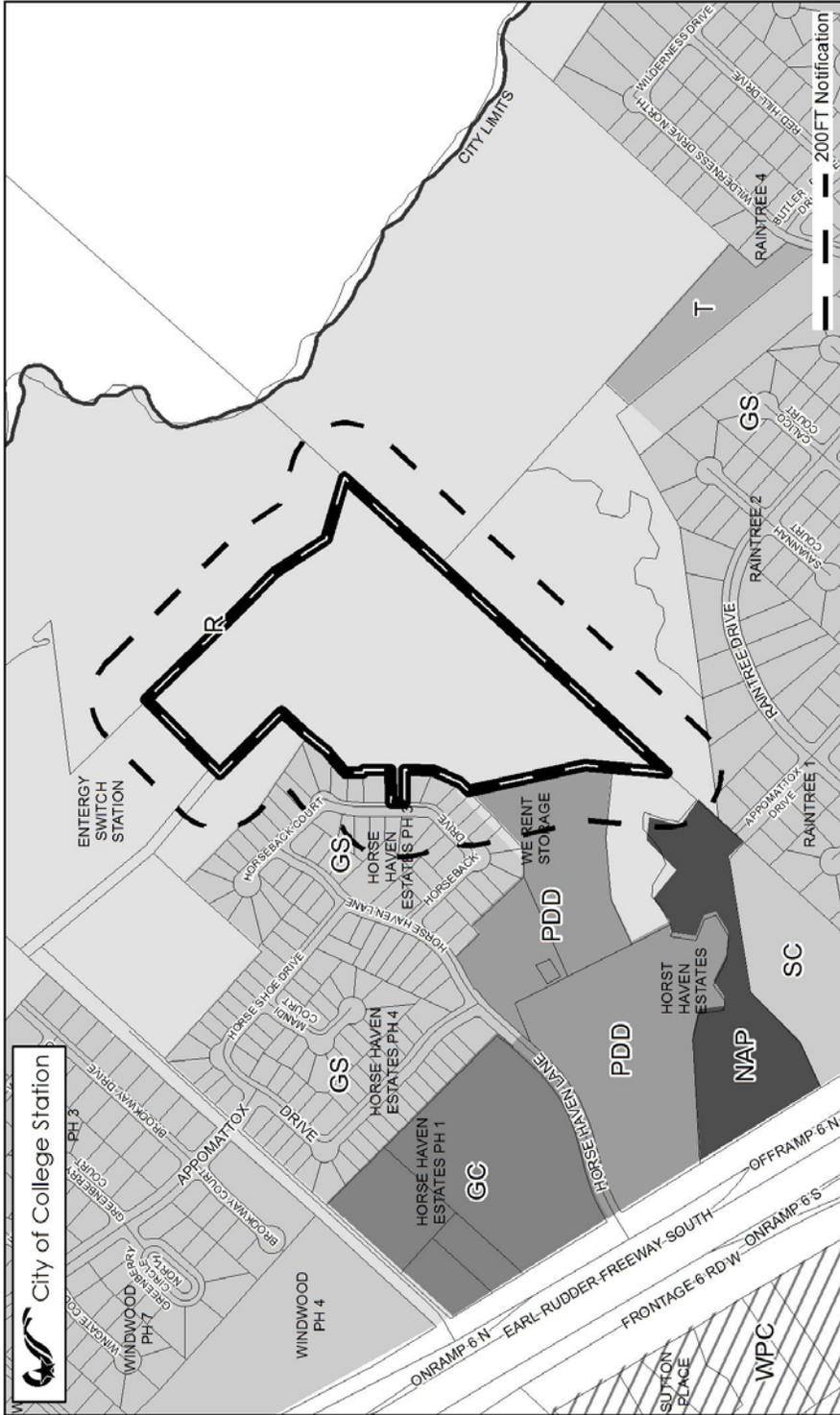
SCALE: 23.114 acres

LOCATION: 2744 Horseback Court, being more generally located to the northeast of Horse Haven Estates Phase 5.

APPLICANT: Phillip Payne, Payne Industries

PROJECT MANAGER: Jenifer Paz, Senior Planner
jpaz@cstx.gov

RECOMMENDATION: Staff recommends approval of the rezoning request.



City of College Station

ZONING DISTRICTS (in Grayscale)	
Residential	MU Mixed-Use
R Rural	MHP Manufactured Home Pk.
E Estate	BP Business Park
RS Restricted Suburban	BPI Business Park Industrial
GS General Suburban	C-U College and University
D Duplex	Planned Districts
T Townhome	P-MUD Planned Mixed-Use Dist.
MF Multi-Family	PDD Planned Develop. Dist.
	Commercial Industrial
	WPC Wolf Pen Creek Dev. Cor.
	NG-1 Core Northgate
	NG-2 Transitional Northgate
	NG-3 Residential Northgate
	Design Districts
	RDD Redevelopment District
	KO Krenek Tap Ovr.
	NPO Nbrhd. Prevailing Ovr.
	NCO Nbrhd. Conservation Ovr.
	HP Historic Preservation Ovr.
	Retired Districts
	R-1B Single Family Residential
	R-4 Multi-Family
	R-6 High Density Multi-Family
	RD Research and Dev.
	M-1 Light Industrial
	M-2 Heavy Industrial

NORTH

0 500 1,000 Feet

HORSE HAVEN PH 6

Case: REZ2016-000018

REZONING



Case: REZ2016-000018

HORSE HAVEN PH 6

REZONING

NOTIFICATIONS

Advertised Commission Hearing Date: August 4, 2016
Advertised Council Hearing Date: August 25, 2016

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

Horse Haven Estates HOA

Property owner notices mailed: 35
Contacts in support: None at the time of staff report.
Contacts in opposition: None at the time of staff report.
Inquiry contacts: One at the time of staff report.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Natural Area-Reserved	R Rural	Vacant Floodplain/Floodway
South	Natural Area-Reserved	R Rural	Vacant Floodplain/Floodway
East	Natural Area-Reserved	R Rural	Vacant Floodplain/Floodway
West	Restricted Suburban & Natural Areas-Reserved	GS General Suburban & PDD Planned Development District	Single-family homes, Open Space for Storage Facility

DEVELOPMENT HISTORY

Annexation: 1977
Zoning: A-O Agricultural Open upon annexation; A-O Agricultural Open renamed to R Rural
Final Plat: The property is unplatted.
Site development: Property is used for agricultural purpose and equestrian activity.

REZONING REVIEW CRITERIA

1. Consistency with the Comprehensive Plan: The subject area is designated on the Comprehensive Plan Future Land Use and Character map as Restricted Suburban, Natural Areas Protected and Natural Areas Reserved. The portion to the north along Carters Creek is identified as a Natural Planning Corridor. The portion designated as Restricted Suburban is intended for moderate level of development activities consisting of medium-density single-family residential lots. Areas that are Natural Areas Protected is intended for areas to be permanently protected from development and preserved for their natural function or for park, recreation, or greenway opportunities. Natural Areas Reserved is a land use designation

that represents a constraint to development and that should be preserved for their natural function. The proposed rezoning would allow for this type of characteristic within this portion of the city. NAP Natural Areas Protected zoning district will allow for areas within and outside the floodplain to remain in their natural state and provide open space opportunity for nearby development. RS Restricted Suburban will allow for the development of medium density single-family lots.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The properties to the north, south and east are mostly floodplain and floodway from Carter's Creek and Wolf Pen Creek; zoned Rural. The neighboring properties to the west are zoned General Suburban, which are single-family lots part of Horse Haven Estate Phases 3 & 5. The average lot size is 8,183 square feet, with the smallest lot being 5,227 square feet and the largest 29,707 square feet. The Restricted Suburban zoning proposed along the western portion of the property is compatible with the existing single family development given that the subdivision is developed with more medium density. The Natural Areas Protected is also compatible with zoning and natural features within the neighboring properties to the north, south and east.
- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The property contains and is surrounded on three sides by flood hazard area. The Natural Areas Protected is intended for the conservation of natural areas and serves as a buffer between the floodway and the proposed Restricted Suburban single-family development. The property is suitable for the proposed zoning districts and uses allowed in these districts.
- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property is currently used for agricultural activities with access from a local street. The surrounding properties to the north, south and east are undeveloped due to creeks but to the west the properties are zoned and used for single-family. The area proposed for Restricted Suburban is suitable for single-family use similar to the adjacent development but the proposal also retains the natural features of the property within and outside the floodplain as Natural Areas Protected. The existing zoning Rural allows for low density single-family and agricultural uses.
- 5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The marketability of the property will increase if the property outside the flood hazard area is zoned Restricted Suburban to allow for medium density, single-family uses due to its proximity and access from the adjacent single-family development. Additionally, the Natural Areas Protected portions of the property will provide allow for the conservation of the natural areas and create a buffer from the floodway.
- 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 Horseback Drive available to serve this site. The site will have sanitary sewer access via an 8-inch main along Horseback Drive. Water and sewer mains will need to be extended to serve all lots at the time of final platting. All utilities are required to be designed and constructed in accordance the BCS Unified Design Guidelines.

The subject property is located in the Carter Creek and Wolf Pen Creek Drainage Basins. A portion of the site is encumbered by FEMA regulated Zone AE floodplain/floodway. Detention will need to be evaluated and designed in accordance with the BCS Unified Stormwater Design Guidelines.

The property has frontage to a local street, Horseback Drive. Access to the future development will require street connection to Horseback Drive. This connection, as well as an internal street network, will be required at the time of platting.

STAFF RECOMMENDATION

Staff recommend 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)

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 04/27/2016

NAME OF PROJECT Horse Haven Phase 6

ADDRESS 2744 Horseback Ct

LEGAL DESCRIPTION (Lot, Block, Subdivision) 23.114 Acres, Morgan Rector League, A-46

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:
East of Horse Haven, Phase 5

TOTAL ACREAGE 23.114 acres

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

Name Phillip Payne E-mail ppayne@payne-llc.com

Street Address 121 W. Buck St.

City Caldwell State TX Zip Code 77836

Phone Number (979) 567-4500 Fax Number (979) 567-6800

PROPERTY OWNER'S INFORMATION:

Name Carl and Jeanne Kolbe E-mail ckolbe@brazosexpo.com

Street Address 2741 Horseback Ct

City College Station State TX Zip Code 77845

Phone Number (979) 324-1642 Fax Number _____

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

Name Alton Ofczarzak (potential buyer) E-mail alton@oakchb.com

Street Address 4060 Texas 6 Frontage Road

City College Station State TX Zip Code 77845

Phone Number (979) 690-1504 Fax Number _____

This property was conveyed to owner by deed dated March 15, 1996 and recorded in Volume 2558, Page 133 of the Brazos County Official Records.

Existing Zoning R Proposed Zoning RS & NAP

Present Use of Property Agricultural

Proposed Use of Property Residential

REZONING SUPPORTING INFORMATION

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

The continued growth of College Station has created a need for additional housing. This rezoning will provide quality housing to help meet that need.

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

This zoning change is in 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?

This zoning change makes these lots comparable in size to Phases 3 and 5 of Horsehaven subdivision..

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

This project is directly adjacent to Phases 3 and 5 of Horsehaven subdivision. Horsehaven Phase 6 (as this is proposed to become) will fit in-between Phases 3, 5 and the floodplain. In addition there is already a 50' wide strip separating Phases 3 and 5 that will become a road to access Phase 6.

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

It can be used as a homestead and possibly for agricultural purposes.

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

It is only marginably marketable. The price per acre for land this close to the city is so high that very few people can afford or would want it. People that want to own 20 plus acres generally purchase further out from the city. In addition, if this is used for agricultural purposes then "agricultural traffic" will be passing through the other Phases of Horsehaven which is not in conformity with the character and design of the other 5 phases.

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

- 1. This will be another Phase to an existing subdivision.*
- 2. It will create new housing to responsibly support College Station's growing population.*
- 3. The City of College Station tax base will be increased.*
- 4. It will help to optimize space between an existing subdivision and the floodplain.*

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.

Carl Kalle (owner)

Signature and title

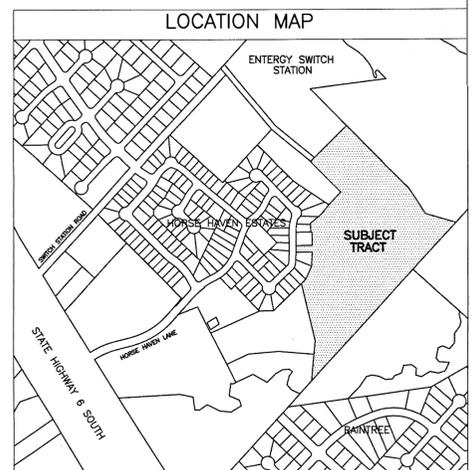
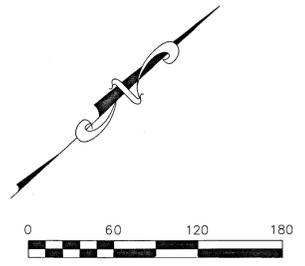
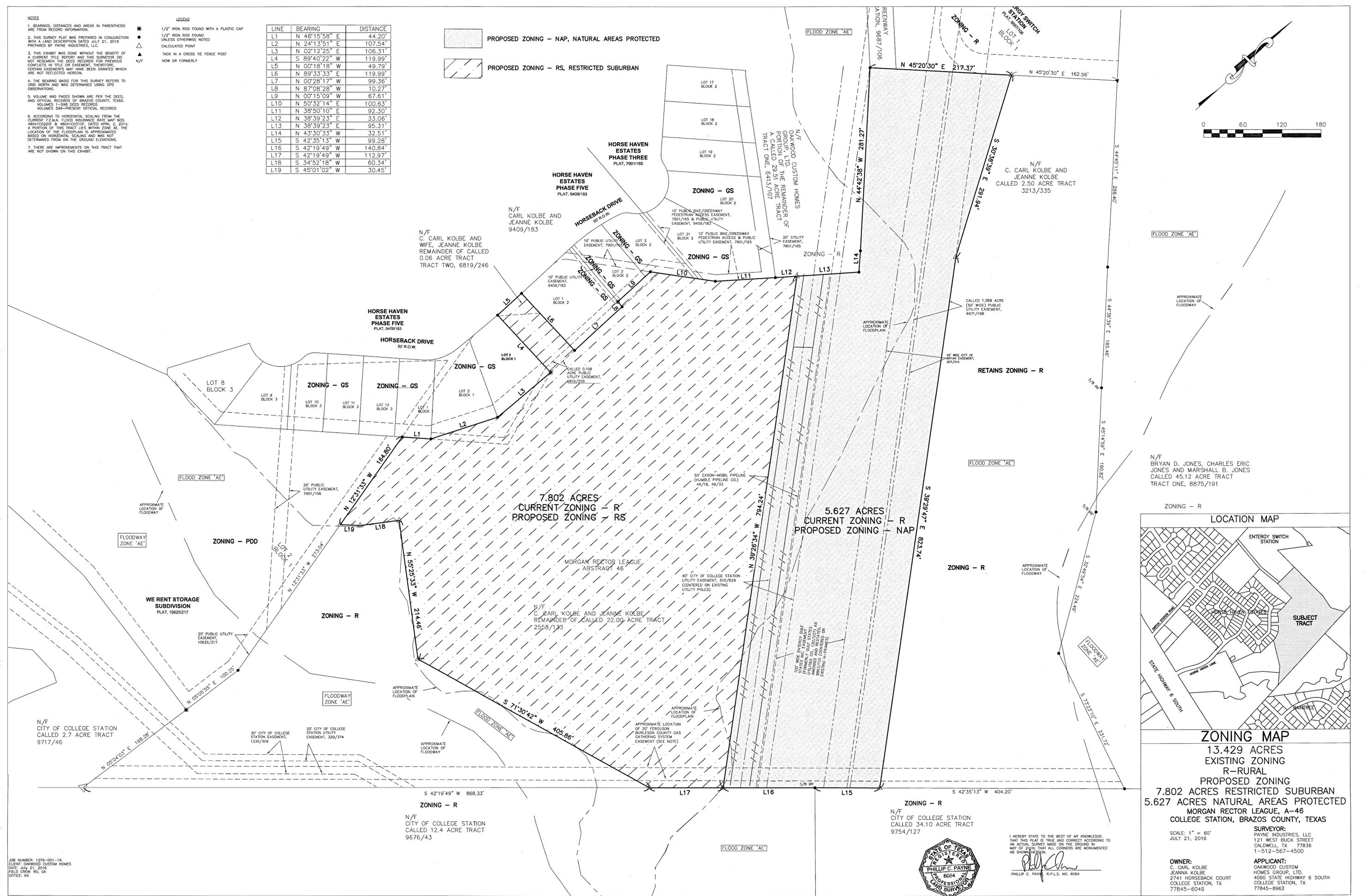
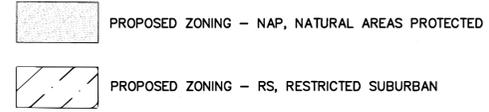
6/3/16

Date

- NOTES**
- BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.
 - THIS SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH A LAND DESCRIPTION DATED JULY 21, 2016 PREPARED BY PAYNE INDUSTRIES, L.L.C.
 - THIS EXHIBIT WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
 - THE BEARING BASIS FOR THIS SURVEY REFERS TO GRID NORTH AND WAS DETERMINED USING GPS OBSERVATIONS.
 - VOLUME AND PAGES SHOWN ARE PER THE DEED, AND OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. VOLUMES 1-598 DEED RECORDS VOLUMES 599-PRESENT OFFICIAL RECORDS
 - ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NOS. 480410220P & 480410310P, DATED APRIL 2, 2014, A PORTION OF THIS TRACT LIES WITHIN ZONE AE. THE LOCATION OF THE FLOODPLAIN IS APPROXIMATED BASED ON HORIZONTAL SCALING AND WAS NOT DETERMINED FROM ON THE GROUND ELEVATIONS.
 - THERE ARE IMPROVEMENTS ON THIS TRACT THAT ARE NOT SHOWN ON THIS EXHIBIT.

- LEGEND**
- 1/2" IRON ROD FOUND WITH A PLASTIC CAP
 - 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
 - CALCULATED POINT
 - TACK IN A CROSS THE FENCE POST
 - NOW OR FORMERLY

LINE	BEARING	DISTANCE
L1	N 46°15'58" E	44.20'
L2	N 24°13'51" E	107.54'
L3	N 02°12'25" E	106.31'
L4	S 89°40'22" W	119.99'
L5	N 00°18'18" W	49.79'
L6	N 89°33'33" E	119.99'
L7	N 00°28'17" W	99.36'
L8	N 87°08'28" W	10.27'
L9	N 00°15'09" W	67.61'
L10	N 50°32'14" E	100.63'
L11	N 38°50'10" E	92.30'
L12	N 38°39'23" E	33.06'
L13	N 38°39'23" E	95.31'
L14	N 43°30'33" W	32.51'
L15	S 42°35'13" W	99.28'
L16	S 42°19'49" W	140.84'
L17	S 42°19'49" W	112.97'
L18	S 34°52'18" W	60.34'
L19	S 45°01'02" W	30.45'



ZONING MAP
 13.429 ACRES
 EXISTING ZONING
 R-RURAL
 PROPOSED ZONING
 7.802 ACRES RESTRICTED SUBURBAN
 5.627 ACRES NATURAL AREAS PROTECTED
 MORGAN RECTOR LEAGUE, A-46
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1" = 60'
 JULY 21, 2016

SURVEYOR:
 PAYNE INDUSTRIES, L.L.C.
 121 WEST BUCK STREET
 CALDWELL, TX 77836
 1-512-567-4500

OWNER:
 C. CARL KOLBE
 JEANNE KOLBE
 2741 HORSEBACK COURT
 COLLEGE STATION, TX
 77845-6049

APPLICANT:
 OAKWOOD CUSTOM
 HOMES GROUP, LTD.
 4060 STATE HIGHWAY 6 SOUTH
 COLLEGE STATION, TX
 77845-8962

JOB NUMBER: 1276-001-16
 CLIENT: OAKWOOD CUSTOM HOMES
 DATE: JULY 21, 2016
 FIELD CREW: RD, GA
 OFFICE: KK



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND IN MAY OF 2016. THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON.

PHILLIP C. PAYNE, R.P.L.S. NO. 6064



Legislation Details (With Text)

File #: 16-0454 **Version:** 1 **Name:** Science Park Comp Plan Amendment
Type: Comprehensive Plan **Status:** Agenda Ready
File created: 7/19/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 8/4/2016 **Final action:**
Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Business Park to General Commercial for approximately 14.25 acres located at 2501 Earl Rudder Freeway, more generally located north of North Forest Parkway and south of Raintree Drive along the east side of the Earl Rudder Freeway. Case #CPA2016-000006 (Note: Final action on this item is scheduled for the August 25th City Council meeting - subject to change)
Sponsors: Jennifer Prochazka
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Comprehensive Plan Amendment Map](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Business Park to General Commercial for approximately 14.25 acres located at 2501 Earl Rudder Freeway, more generally located north of North Forest Parkway and south of Raintree Drive along the east side of the Earl Rudder Freeway. Case #CPA2016-000006 (Note: Final action on this item is scheduled for the August 25th City Council meeting - subject to change)



COMPREHENSIVE PLAN AMENDMENT
for
2501 Earl Rudder Freeway South
CPA2016-000006

REQUEST: Business Park to General Commercial

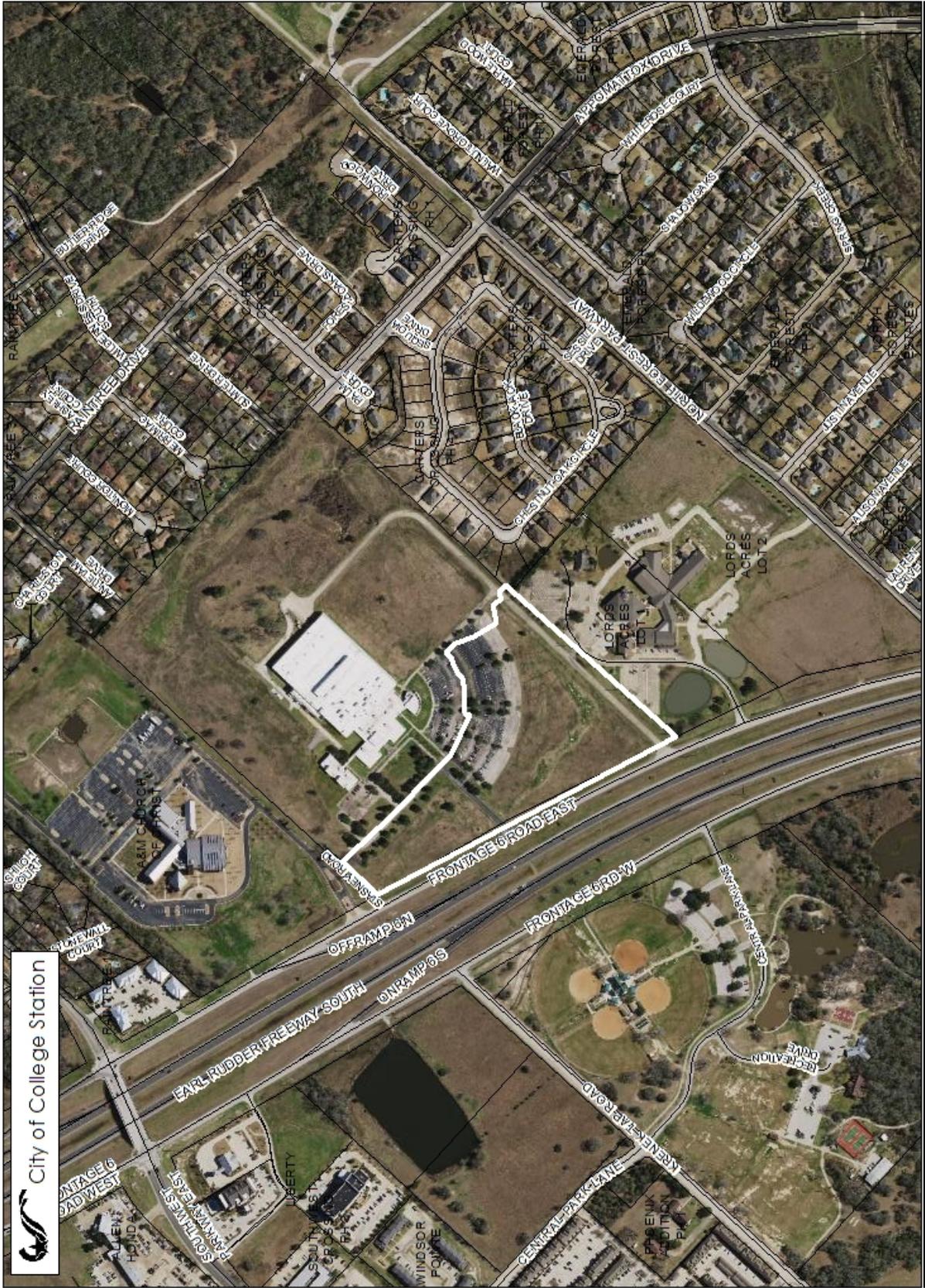
SCALE: Approximately 14.25 acres

LOCATION: 2501 Earl Rudder Freeway South, and being more generally located north of North Forest Parkway and south of Raintree Drive on the east side of Earl Rudder Freeway South.

APPLICANT: Mitchell & Morgan, LLP

PROJECT MANAGER: Jennifer Prochazka, AICP, Economic Development Manager
jprochazka@cstx.gov

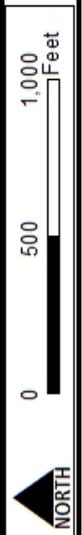
RECOMMENDATION: Staff recommends approval of the Future Land Use and Character Map amendment.



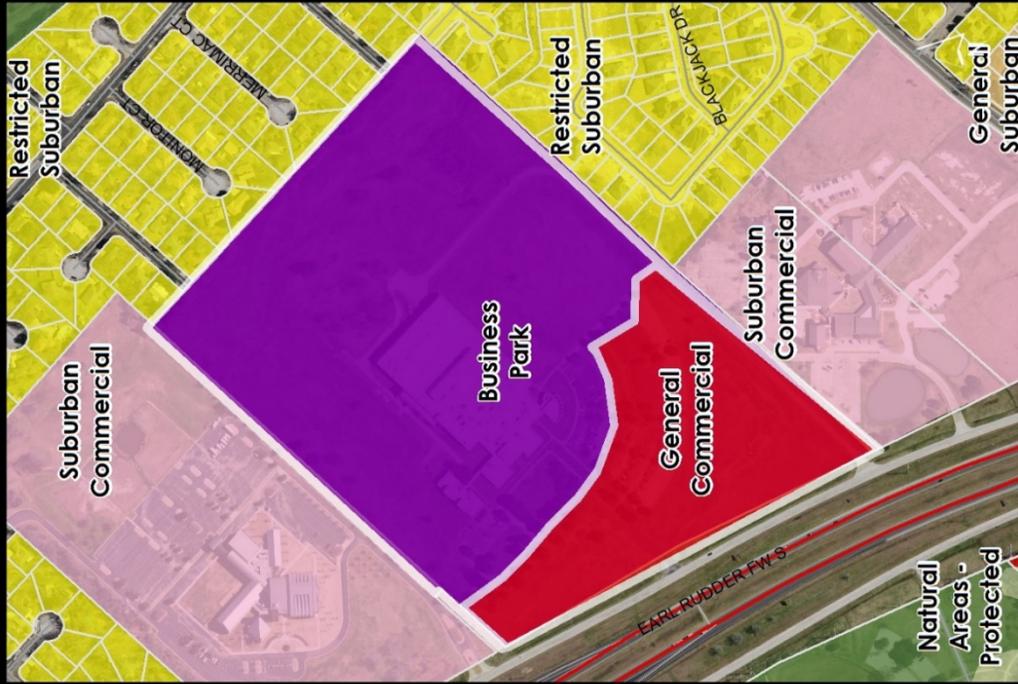
City of College Station

Case: COMP PLAN AMENDMENT
CPA2016-000006

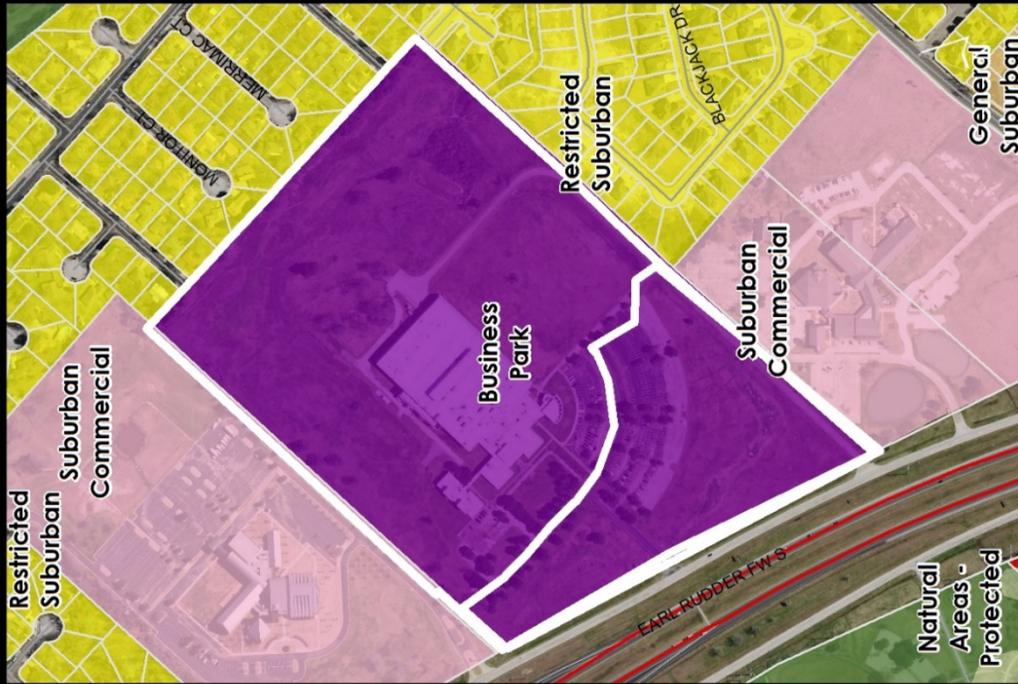
SCIENCE PARK



PROPOSED
Future Land Use



EXISTING
Future Land Use



NOTIFICATIONS

Advertised Commission Hearing Date: August 4, 2016
Advertised Council Hearing Date: August 25, 2016

Contacts in support: None at the time of staff report.
Contacts in opposition: None at the time of staff report.
Inquiry contacts: None at the time of staff report.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Suburban Commercial	GS General Suburban	Place of Worship (A&M Church of Christ)
South	Suburban Commercial	GS General Suburban	Place of Worship (St. Thomas Aquinas)
East	Business Park	M-1 Planned Industrial	Light Industrial/Office (Science Park)
West (Across Earl Rudder Freeway)	Natural Areas-Protected, Urban	GS General Suburban, GC General Commercial, KO Krenek Overlay	Central Park, Vacant

DEVELOPMENT HISTORY

Annexation: The first 500 feet east of the East Bypass (of the larger 53 acre tract) was annexed in 1971. The remainder was annexed in 1977.

Zoning:
 1971 - The first 500 feet east of the East Bypass zoned R-1 Single-Family at the time of Annexation.
 1977 - The remainder was zoned A-O Agricultural-Open at the time of annexation.
 1981 – M-1 Planned Industrial

Final Plat: The property is in the process of preliminary plan and final plat review, but is currently unplatted.

Site development: The larger 53 acre tract is currently developed as The Science Park. The 14.25 acres under question is undeveloped.

PROPOSAL

The applicant has requested to amend the Future Land Use & Character Map for 14.25 acres (of a larger 53 acre property) from Business Park to General Commercial to allow for infill commercial development opportunities along the East Bypass. The larger 53 acre property is currently developed as The Science Park, an industrial development, with significant undeveloped land surrounding the structures. The subject property has frontage along the east side of Earl Rudder Freeway and was recently identified by Staff as a location for needed general commercial development opportunities.

REVIEW CRITERIA

- 1. Changed or changing conditions in the subject area or the City:** The City of College Station’s Comprehensive Plan was adopted in 2009. This site was designated as

Business Park on the Future Land Use and Character Map to reflect the existing industrial use and zoning that has existed on the larger 53 acre tract since the early 1980s.

The property is identified on the Comprehensive Plan Concept Map as a part of "Area XII: College Station Science Park District." The Comprehensive Plan states that this area is intended to be the location of a significant research and development facilities, but that the site includes considerable land area beyond that necessary R&D activities. It states that future planning of this area should continue to accommodate R&D uses, as well as create opportunities for a mix of uses, including residential and commercial in a suburban development pattern. The Future Land Use and Character Map designation of Business Park on the property needs to be amended to accommodate rezoning that allows for additional development opportunities on site.

City Staff has recently begun to identify and actively market developable commercial properties along key corridors in an effort to attract businesses to the community. Limited developable commercial properties of significant scale exist along Earl Rudder Freeway, the City's primary commercial corridor. The subject property is one of the areas that City Staff identified as an opportunity for infill commercial development along the Freeway.

2. **Scope of the request:** The applicant has requested to amend 14.25 acres of the larger 53 acre industrial tract from Business Park to General Commercial to accommodate general commercial infill development along Earl Rudder Freeway.
3. **Availability of adequate information:** The General Commercial designation allows for future development of general commercial uses such as retail and restaurant uses. The property has over 1,300 feet of freeway frontage along Earl Rudder Freeway.
4. **Consistency with the goals and strategies set forth in the Plan:** The proposal is consistent with the goals and strategies of the Comprehensive Plan. The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment.

The Comprehensive Plan states that infill development is desirable in appropriate locations and should be sensitive to surrounding neighborhoods. City Staff has identified the undeveloped frontage of this industrial tract as a prime commercial development opportunity along Earl Rudder Freeway, the City's primary commercial corridor. The portion of the property proposed for General Commercial use is located furthest from the existing residential uses.

Additionally, the City adopted the Economic Development Master Plan in 2012, with an over-arching goal of a diversified economy generating quality, stable, full-time jobs; bolstering the sales and property tax base; and contributing to a high quality of life. One of the strategic initiatives for continued economic success is to support retail development by ensuring that there are opportunities to locate and expand businesses that make College Station a regional destination for retail services. The stated Master Plan goal for retail is as follows: "The City of College Station will continue to recognize the significance of retail expenditures to the local economy and will ensure that locations are ready to accommodate the development of such opportunities and that the City remains responsive to an ever-changing market."

- 5. Consideration of the Future Land Use & Character and/or Thoroughfare Plans:** The subject area is currently designated on the Comprehensive Plan Future Land Use and Character Map as Business Park, with a proposed amendment to General Commercial.

The proposed General Commercial designation is described in the Comprehensive Plan as areas intended for concentrations of commercial activities that cater to both nearby residents and to the larger community or region. Generally these areas tend to be large in size, located near the intersection of two regionally significant roads, and concentrated in nodes within the community.

The existing Business Park designation is described as being for areas that include office, research, or industrial uses planned and developed as a unified project. Generally, these areas need good access to arterial roadways.

The property is identified on the Comprehensive Plan Concept Map as a part of "Area XII: College Station Science Park District." The Comprehensive Plan states that this area is intended to be the location of a significant research and development facilities, but that the site includes considerable land area beyond that necessary R&D activities. It states that future planning of this area should continue to accommodate R&D uses, as well as create opportunities for a mix of uses, including residential and commercial in a suburban development pattern. The Future Land Use and Character Map designation of Business Park on the property needs to be amended to accommodate rezoning that allows for additional development opportunities on site.

- 6. Compatibility with the surrounding area:** The adjacent land uses include places of worship to the north and south along Earl Rudder Freeway. To the east is the remainder of the larger 53 acre tract which is developed as The Science Park, an industrial facility. The proposed amendment to General Commercial is compatible with the surrounding adjacent uses.
- 7. Impacts on infrastructure including water, wastewater, drainage, and the transportation network:** Water service is available to this property from existing 6-inch and 12-inch waterlines along the southern property lines and interior to the property, respectively. There are also existing 6-inch and 8-inch sewer mains along the eastern property lines that may serve this property. Drainage is mainly to the east within the Carter's 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 general commercial use at this time.

The subject property has frontage on Earl Rudder Freeway South, a Freeway/Expressway on the City's Thoroughfare Plan. Access to the site will be from Earl Rudder Freeway South. With the recently completed S.H. 6 ramp relocation project in this area, the site is now accessible for traffic exiting the Southwest Parkway exit.

- 8. Impact on the City's ability to provide, fund, and maintain services:** City Services are not anticipated to be negatively impacted by the change in land use.
- 9. Impact on environmentally sensitive and natural areas:** This area is not

recognized as environmentally sensitive.

10. **Contribution to the overall direction and character of the community as captured in the Plan's vision and goals:** The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment. The proposed amendment from Business Park to General Commercial on just over 14 acres does not limit the general goals of the Comprehensive Plan. The amendment proposes uses consistent with anticipated growth in this area.

STAFF RECOMMENDATION

Staff recommends approval of the Future Land Use and Character Map amendment request.

SUPPORTING MATERIALS

1. Application
2. Comprehensive Plan Map



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

COMPREHENSIVE PLAN AMENDMENT APPLICATION

(Check all applicable)

- Related to Community Character Related to Transportation Related to Other _____

MINIMUM SUBMITTAL REQUIREMENTS:

- \$1,165 Comprehensive Plan Amendment 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.
- Fully dimensioned map on 24" X 36" paper showing (if applicable):
 - a. Land affected;
 - b. Present zoning of property and zoning classification of all abutting property;
 - c. Current Concept Map and Future Land Use and Character Map classifications and proposed classifications;
 - d. Current Concept Map and Future Land Use and Character Map classifications of all abutting property;
 - e. Current and proposed thoroughfare alignments;
 - f. Currently planned utility infrastructure and proposed utility infrastructure;
 - g. General location and address of property; and
 - h. Total acres of property.

Date of Optional Preapplication Conference _____

NAME OF PROJECT Science Park

ADDRESS 2501 Earl Rudder Freeway

LEGAL DESCRIPTION (Lot, Block, Subdivision) A004601, M Rector (ICL), Tract 59.2, 53.8 acres

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

On the east side of State Highway 6 between North Forest Parkway and Raintree Drive

TOTAL ACREAGE 14.25 acres

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

Name Mitchell and Morgan, c/o Crissy Hartl E-mail crissy@mitchellandmorgan.com

Street Address 3204 Earl Rudder Freeway S

City College Station State TX Zip Code 77845

Phone Number 979.260.6963 Fax Number 979.260.3564

PROPERTY OWNER'S INFORMATION:

Name CS Science Park LLC c/o John W Clanton E-mail chris.rhodes@oldhamgoodwin.com
Street Address 2501 Earl Rudder Freeway
City College Station State TX Zip Code 77845
Phone Number 979-268-2000 Fax Number 979-846-7020

ANSWER ALL OF THE FOLLOWING:

1. What specific element of the Comprehensive Plan (for example, Land Use and Character designation, Thoroughfare Plan Context Class, or thoroughfare alignment) and at what specific location (if applicable) is requested to be amended?

We are requesting to amend the Land Use and Character designation for a portion of this property.

2. What is the amendment request?

We are requesting to amend the Land Use and Character designation for a portion of the property from Business Park to General Commercial.

3. Explain the reason for this amendment.

The Land Use and Character portion of the Comprehensive Plan designates this property as Business Park. Areas designated as Business Park are primarily for research and development and light industrial uses. While the office building is being used for this purpose, a large portion of the property is undeveloped and provides opportunity to make the best use of the land along State Highway 6. We are requesting the amendment to allow General Commercial on the areas along the frontage road, where this land use is most appropriate.

4. Identify the conditions that have changed to warrant this change to the existing Comprehensive Plan.

While the subject property is developed with an existing research and development office building, less than 15 acres of the 54 acre tract are developed. There is an opportunity to offer infill commercial development on this property along State Highway 6, as desired according to the Comprehensive Plan. However, the Land Use and Character portion of the plan does not presently allow commercial development; therefore, an amendment is necessary.

5. Explain why the existing element of the Comprehensive Plan in question is no longer appropriate.

This property is a part of Planning Area XII: College Station Science Park District. The comprehensive plan states that future planning should continue to allow the research and development operations as well as encourage opportunities for a mix of residential and commercial uses. The Business Park designation limits the type of development opportunities to offices, research and development uses. In order to accomplish the desired mix of uses, a land use plan amendment is required.

6. How does the requested amendment further the goals and objectives of the Comprehensive Plan?

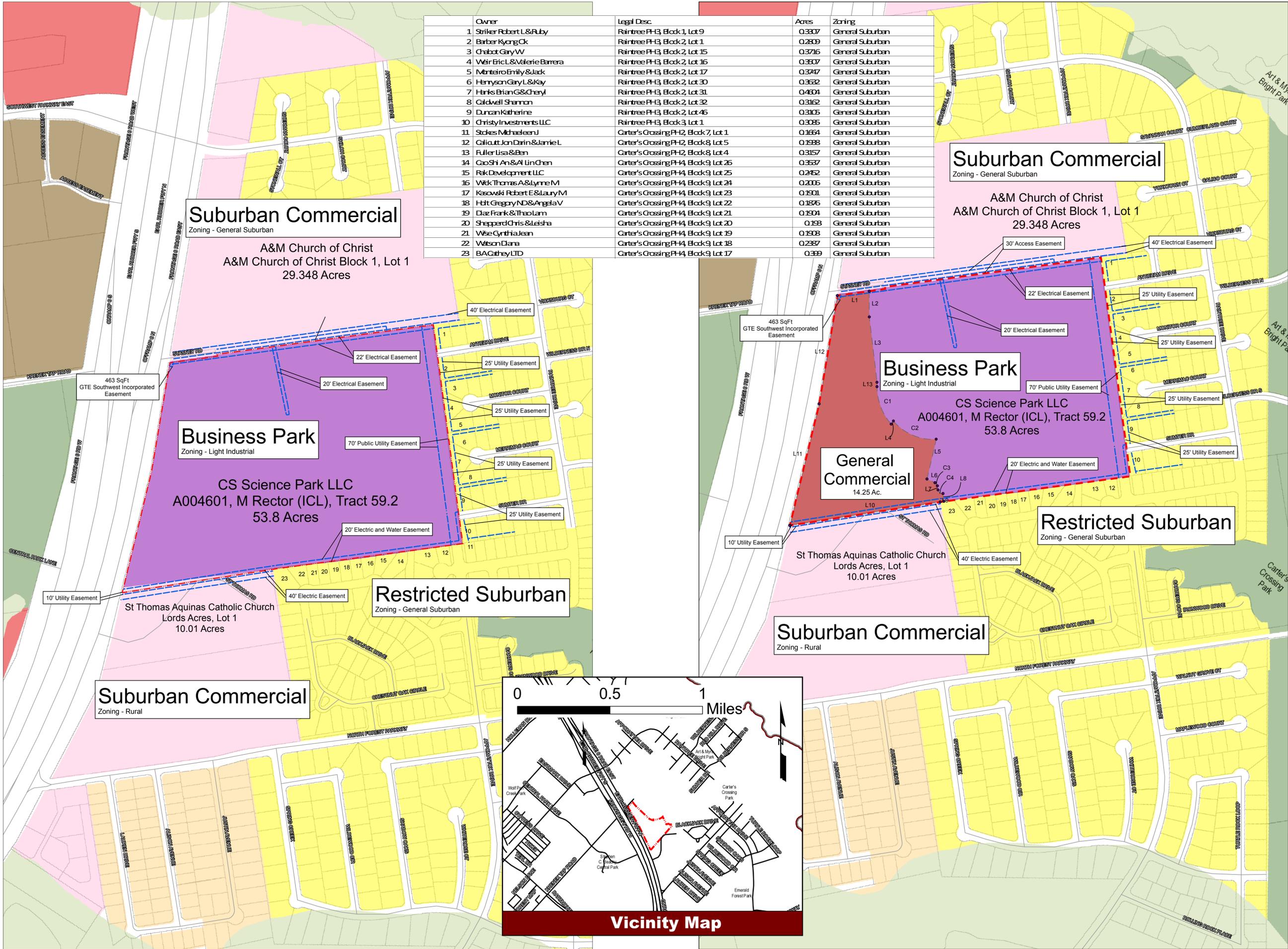
The Comprehensive Plan states that infill development is desirable in appropriate locations and should be sensitive to surrounding neighborhoods. Developing a portion of this large tract of land with General Commercial, furthest away from the surrounding residences while adding to the tax base certainly accomplishes and furthers the goals and objectives of the Comprehensive Plan.

7. What other information are you providing to support the proposed amendment (for example, transportation impact study)?

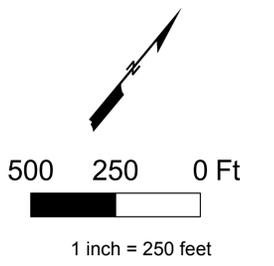
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from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

[Handwritten Signature]
Signature and title

3 Jun 16
Date



Owner	Legal Desc.	Acres	Zoning
1 Striker Robert L.&Ruby	Raintree PH-3, Block 1, Lot 9	0.3307	General Suburban
2 Barber Kyong Ck	Raintree PH-3, Block 2, Lot 1	0.2809	General Suburban
3 Chabot Gary W	Raintree PH-3, Block 2, Lot 15	0.3716	General Suburban
4 Weir Eric L. & Valerie Barrera	Raintree PH-3, Block 2, Lot 16	0.3307	General Suburban
5 Monteiro Emily & Jack	Raintree PH-3, Block 2, Lot 17	0.3747	General Suburban
6 Henryson Gary L. & Kay	Raintree PH-3, Block 2, Lot 30	0.3622	General Suburban
7 Hanks Brian G. & Cheryl	Raintree PH-3, Block 2, Lot 31	0.4004	General Suburban
8 Caldwell Shannon	Raintree PH-3, Block 2, Lot 32	0.3162	General Suburban
9 Duncan Katherine	Raintree PH-3, Block 2, Lot 46	0.3105	General Suburban
10 Christy Investments LLC	Raintree PH-3, Block 3, Lot 1	0.3085	General Suburban
11 Stokes Michael E. J.	Carter's Crossing PH-2, Block 7, Lot 1	0.1664	General Suburban
12 Calicut Jon Darin & Jamie L.	Carter's Crossing PH-2, Block 8, Lot 5	0.1938	General Suburban
13 Fuller Lisa & Ben	Carter's Crossing PH-2, Block 8, Lot 4	0.3157	General Suburban
14 Gao Shi An & Ai Lin Chen	Carter's Crossing PH-4, Block 9, Lot 26	0.3537	General Suburban
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18 Hilt Gregory N. D. & Angela V.	Carter's Crossing PH-4, Block 9, Lot 22	0.1876	General Suburban
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21 Wise Cynthia Jean	Carter's Crossing PH-4, Block 9, Lot 19	0.1903	General Suburban
22 Watson Diana	Carter's Crossing PH-4, Block 9, Lot 18	0.2337	General Suburban
23 BA Gately LTD	Carter's Crossing PH-4, Block 9, Lot 17	0.333	General Suburban



- Easements
- Rezoning Boundary
- Property Boundary

Curve Table					
Curve Number	Length	Radius	Delta	Chord Direction	Chord Length
C1	242.34'	333.41'	41°38'44"	S58°09'17"E	237.04'
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L7	24.63'	S46°01'54"E
L8	46.96'	S44°42'11"E
L9	21.90'	S45°01'11"W
L10	904.95'	S43°51'15"W
L11	739.61'	N23°41'04"W
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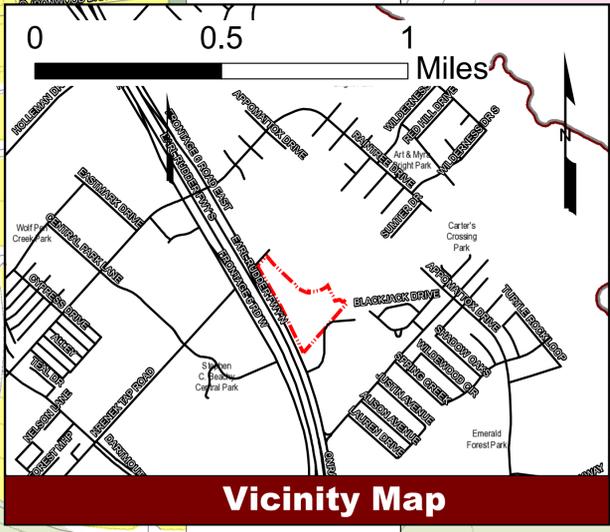


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Comp Plan Amendment Map

Science Park 14.25 Acres



Existing

Proposed



Legislation Details (With Text)

File #: 16-0453 **Version:** 1 **Name:** Science Park Rezoning
Type: Rezoning **Status:** Agenda Ready
File created: 7/19/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 8/4/2016 **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 M-1 Planned Industrial to GC General Commercial for approximately 14.25 acres being situated in the Morgan Rector Survey, Abstract No. 46, College Station, Brazos County, Texas, and being part of the 40.80 acre Tract One described in the deed from College Station Bypass, Ltd., to CS Science Park, LLC, recorded in Volume 8994, Page 2003 of the Official Public Records of Brazos County, Texas, generally located at 2501 Earl Rudder Freeway. Case #REZ2016-000019 (Note: Final action on this item is scheduled for the August 25th City Council meeting - subject to change)

Sponsors: Jennifer Prochazka

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 M-1 Planned Industrial to GC General Commercial for approximately 14.25 acres being situated in the Morgan Rector Survey, Abstract No. 46, College Station, Brazos County, Texas, and being part of the 40.80 acre Tract One described in the deed from College Station Bypass, Ltd., to CS Science Park, LLC, recorded in Volume 8994, Page 2003 of the Official Public Records of Brazos County, Texas, generally located at 2501 Earl Rudder Freeway. Case #REZ2016-000019 (Note: Final action on this item is scheduled for the August 25th City Council meeting - subject to change)



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

REZONING REQUEST
for
2501 Earl Rudder Freeway South
REZ2016-000019

REQUEST: M-1 Planned Industrial to GC General Commercial

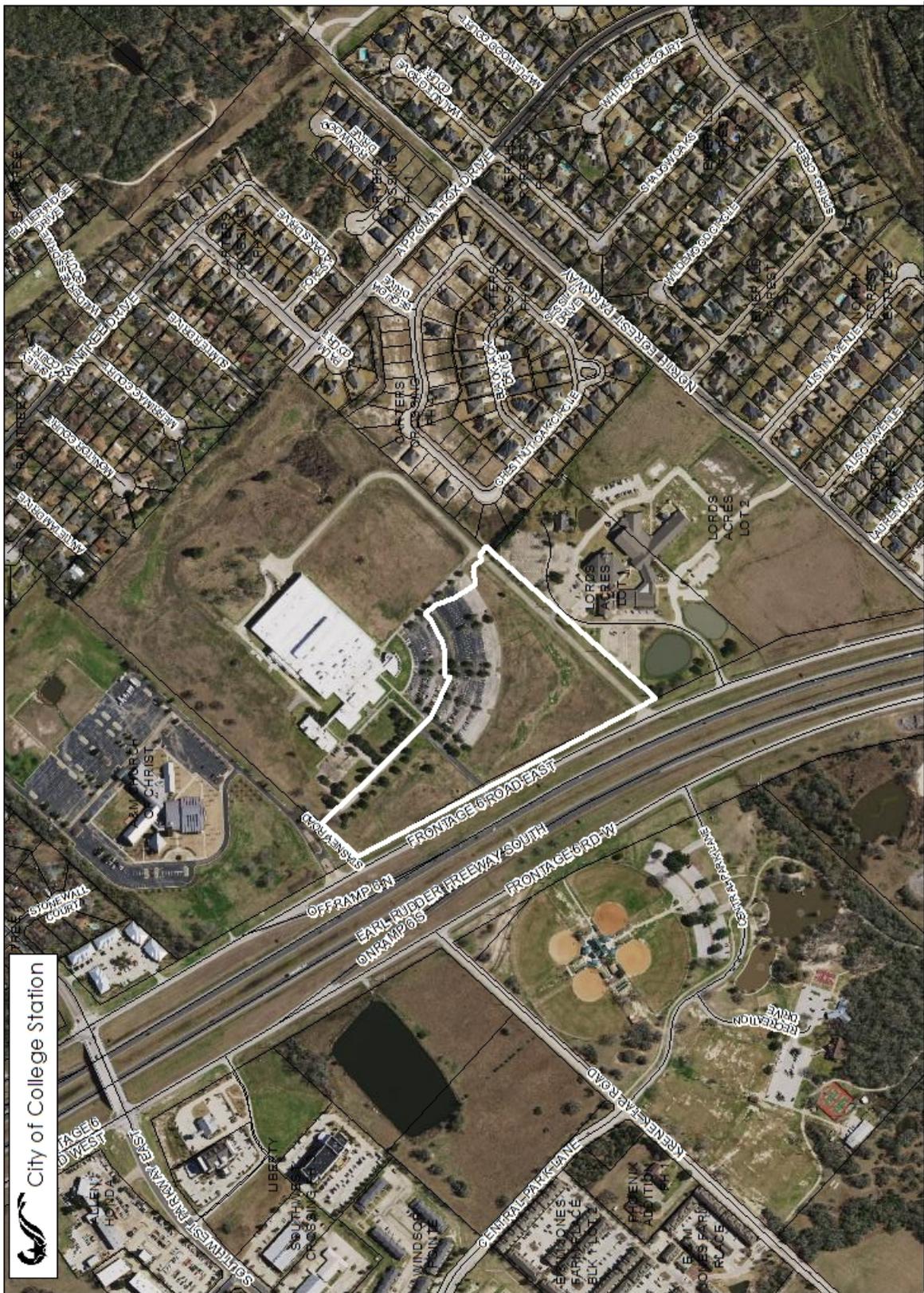
SCALE: 14.25 acres

LOCATION: 2501 Earl Rudder Freeway South, and being more generally located north of North Forest Parkway and south of Raintree Drive on the east side of Earl Rudder Freeway South

APPLICANT: Mitchell & Morgan, LLP

PROJECT MANAGER: Jennifer Prochazka, AICP, Economic Development Manager
jprochazka@cstx.gov

RECOMMENDATION: Staff recommends approval of the rezoning request.



City of College Station

REZONING

Case: REZ2016-000019

SCIENCE PARK



NOTIFICATIONS

Advertised Commission Hearing Date: August 4, 2016
Advertised Council Hearing Date: August 25, 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:

Carter's Crossing HOA

Property owner notices mailed: 7
Contacts in support: None at the time of staff report.
Contacts in opposition: None at the time of staff report.
Inquiry contacts: None at the time of staff report.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Suburban Commercial	GS General Suburban	Place of Worship (A&M Church of Christ)
South	Suburban Commercial	GS General Suburban	Place of Worship (St. Thomas Aquinas)
East	Business Park	M-1 Planned Industrial	Light Industrial/Office (Science Park)
West (Across Earl Rudder Freeway)	Natural Areas-Protected, Urban	GS General Suburban, GC General Commercial, KO Krenek Overlay	Central Park, Vacant

DEVELOPMENT HISTORY

Annexation: The first 500 feet east of the East Bypass (of the larger 53 acre tract) was annexed in 1971. The remainder was annexed in 1977.

Zoning: 1971 - The first 500 feet east of the East Bypass zoned R-1 Single-Family at the time of Annexation.
1977 - The remainder was zoned A-O Agricultural-Open at the time of annexation.
1981 – M-1 Planned Industrial

Final Plat: The property is in the process of preliminary plan and final plat review, but is currently unplatted.

Site development: The larger 53 acre tract is currently developed as The Science Park. The 14.25 acres under question is undeveloped.

PROPOSAL

The applicant has requested a rezoning of 14.25 acres (of a larger 53 acre property) from M-1 Planned Industrial to GC General Commercial to allow for infill commercial development opportunities along the East Bypass. The larger 53 acre property is currently developed as The

Science Park. The subject property has frontage along the east side of Earl Rudder Freeway South and was recently identified by Staff as a prime location for needed general commercial development.

REZONING REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject area is currently designated on the Comprehensive Plan Future Land Use and Character Map as Business Park, with a pending application for amendment to General Commercial.

The proposed General Commercial designation is described in the Comprehensive Plan as areas intended for concentrations of commercial activities that cater to both nearby residents and to the larger community or region. Generally these areas tend to be large in size, located near the intersection of two regionally significant roads, and concentrated in nodes within the community.

The existing Business Park designation is described as being for areas that include office, research, or industrial uses planned and developed as a unified project. Generally, these areas need good access to arterial roadways.

The property is identified on the Comprehensive Plan Concept Map as a part of “Area XII: College Station Science Park District.” The Comprehensive Plan states that this area is intended to be the location of a significant research and development facilities, but that the site includes considerable land area beyond that necessary R&D activities. It states that future planning of this area should continue to accommodate R&D uses, as well as create opportunities for a mix of uses, including residential and commercial in a suburban development pattern.

Additionally, the City adopted the Economic Development Master Plan in 2012, with an over-arching goal of a diversified economy generating quality, stable, full-time jobs; bolstering the sales and property tax base; and contributing to a high quality of life. One of the strategic initiatives for continued economic success is to support retail development by ensuring that there are opportunities to locate and expand businesses that make College Station a regional destination for retail services. The stated Master Plan goal for retail is as follows: “The City of College Station will continue to recognize the significance of retail expenditures to the local economy and will ensure that locations are ready to accommodate the development of such opportunities and that the City remains responsive to an ever-changing market.”

If the Planning & Zoning Commission recommends approval of the Comprehensive Plan Future Land Use and Character Map amendment to General Commercial, the proposed rezoning will be in compliance with the Comprehensive Plan. If the Planning & Zoning Commission recommends denial of the Map amendment, the rezoning will not be in compliance with the Comprehensive Plan.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The properties located immediately to the north and south are zoned GS General Suburban and are developed as places of worship, being A&M Church of Christ and St. Thomas Aquinas, respectively. To the east, approximately 40 acres is zoned M-1 Planned Industrial and is developed as The Science Park, a light industrial development with varying laboratory and distribution activities on-site. To the west is the Earl Rudder Freeway. Proposed

general commercial development is compatible with the existing Places of Worship and industrial development located along the East Bypass.

- 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 larger 53-acre tract is currently developed as The Science Park, a light industrial complex with several industrial / R&D uses and significant undeveloped property surrounding the structure. The property has over 1,300 feet of undeveloped frontage along Earl Rudder Freeway that is suitable for General Commercial uses such as retail and restaurant.
- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property and larger surrounding tract are currently zoned M-1 Planned Industrial. The property is suitable for light industrial development.
- 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 subject property may be marketable with its current zoning of M-1 Planned Industrial, however, the requested rezoning provides an opportunity for regionally significant commercial development along freeway frontage, where general commercial land uses are most appropriate.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water service is available to this property from existing 6-inch and 12-inch waterlines along the southern property lines and interior to the property, respectively. There are also existing 6-inch and 8-inch sewer mains along the eastern property lines that may serve this property. Drainage is mainly to the east within the Carter's 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 property has frontage on Earl Rudder Freeway South, a Freeway/Expressway on the City's Thoroughfare Plan. Access to the site will be from Earl Rudder Freeway South. A rezoning Traffic Impact Analysis was submitted and reviewed. An updated TIA is required with the Site Plan.

STAFF RECOMMENDATION

If the Planning & Zoning Commission recommends approval of the Comprehensive Plan Future Land Use and Character Map amendment to GC General Commercial, the proposed GC General Commercial zoning will be in compliance. If the Planning & Zoning Commission recommends denial of the Comprehensive Plan Future Land Use and Character Map amendment, the proposed zoning will not be in compliance.

Staff recommend approval of the rezoning request to allow for General Commercial infill development opportunities along Earl Rudder Freeway.

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:	
<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 checked="" 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"> 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.
<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 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 _____

NAME OF PROJECT Science Park

ADDRESS 2501 Earl Rudder Freeway

LEGAL DESCRIPTION (Lot, Block, Subdivision) A004601, M Rector (ICL), Tract 59.2, 53.8 acres

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:
On the east side of State Highway 6 between North Forest Parkway and Raintree Drive

TOTAL ACREAGE 14.25 acres

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

Name Mitchell & Morgan, c/o Crissy Hartl E-mail crissy@mitchellandmorgan.com

Street Address 3204 Earl Rudder Freeway S

City College Station State TX Zip Code 77845

Phone Number 979.260.6963 Fax Number 979.260.3564

PROPERTY OWNER'S INFORMATION:

Name CS Science Park LLC c/o John W Clanton E-mail chris.rhodes@oldhamgoodwin.com

Street Address 2501 Earl Rudder Freeway

City College Station State TX Zip Code 77845

Phone Number _____ 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 3/6/2009 and recorded in Volume 8994, Page 203 of the Brazos County Official Records.

Existing Zoning M-1 Light Industrial Proposed Zoning M-1 Lt. Industrial, GC Gen. Commercial

Present Use of Property Research and development

Proposed Use of Property Office and General Commercial

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 is approximately 54 acres, of which less than 15 acres are developed. The front areas of the property closest to State Highway 6 are undeveloped, which offers an opportunity to make the best use of that land along the highway by developing it with general commercial uses.

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.

We have requested an amendment to the Land Use and Character portion of the Comprehensive Plan from Business Park to General Commercial. If the amendment is approved, this request will be in compliance with the Comprehensive Plan.

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

This property is located between two developed and conforming church properties to the north and south. Raintree subdivision is located to the east at the back of the property. The commercial portions of the property will be approximately 1200' away and buffered by large undeveloped portions of the larger tract and the existing R&D building. This zone change will be compatible with the developed uses of the nearby properties.

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

We are requesting that a portion of the property be rezoned from M-1 Light Industrial to GC General Commercial. The Unified Development Ordinance states that the purpose of the General Commercial district is to "provide locations for general commercial purposes, that is, retail sales and service uses that function to serve the entire community and its visitors." Being that this property is located along State Highway 6 and largely buffered from the closest residences, its location is ideal to serve the larger population with commercial activities.

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

Light Industrial uses such as the existing use of the property at this location can be appropriate, but the portions of the property closest to State Highway 6 is most suitable for more intense activities, such as GC General Commercial.

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

The property could be marketable for more light industrial uses, but adding light industrial to the portions of the property in the rezoning request is not the best use of the property at this location. The highest and best use of property at this location, is GC General Commercial.

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

[Empty box for additional reasons to support the zone change.]

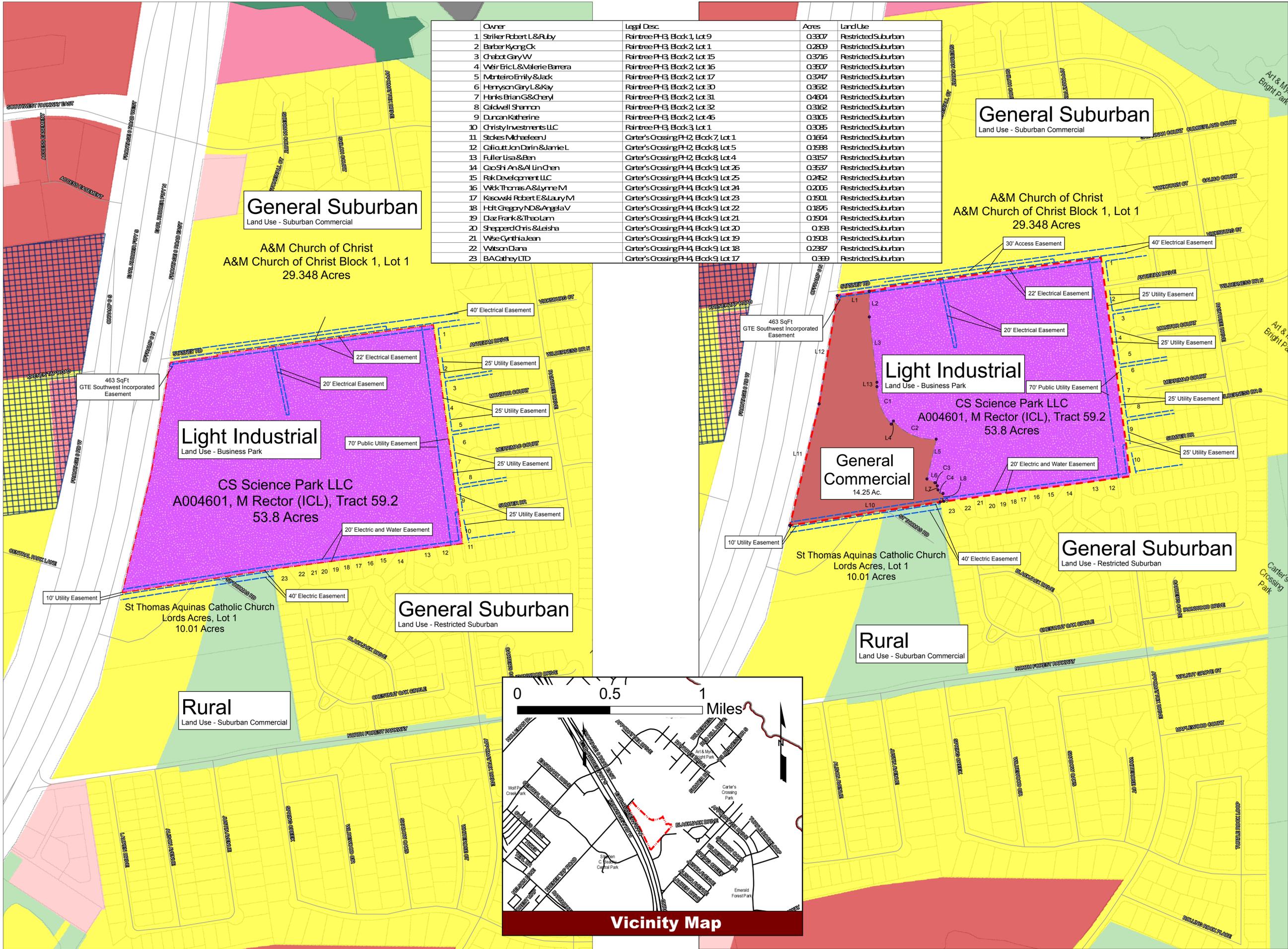
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from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

J.W.C.H., manager

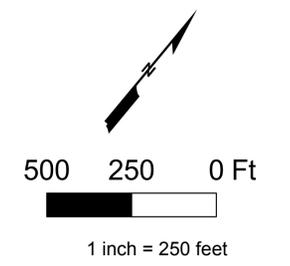
Signature and title

3 Jun 16

Date



Owner	Legal Desc	Acres	Land Use
1 Striker Robert L & Ruby	Raintree PH-3, Block 1, Lot 9	0.3007	Restricted Suburban
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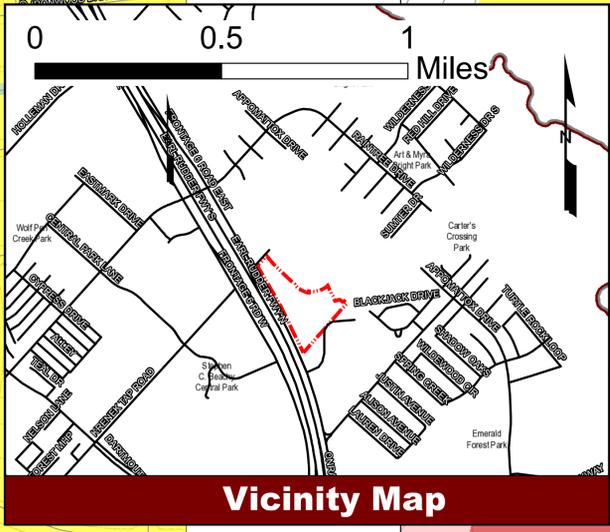
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Rezoning Map

Science Park 14.25 Acres



Existing

Proposed



Legislation Details (With Text)

File #: 16-0465 **Version:** 4 **Name:** Unified Development Ordinance Amendment-Single-Family Height Protection

Type: Unified Development Ordinance **Status:** Agenda Ready

File created: 7/25/2016 **In control:** Planning and Zoning Commission Regular

On agenda: 8/4/2016 **Final action:**

Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance" of the Code of Ordinances of the City of College Station, Texas, Section 12-7.2.H.2, "Single-Family Protection", of the City of College Station Code of Ordinances regarding revisions to exceptions of adjacent development and clarification of applicability. Case #ORDA2016-000008 (Note: Final action on this item is scheduled for the August 11th City Council meeting - subject to change)

Sponsors: Mark Bombek

Indexes:

Code sections:

Attachments: [Memo](#)
[Redline Ordinance](#)

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" of the Code of Ordinances of the City of College Station, Texas, Section 12-7.2.H.2, "Single-Family Protection", of the City of College Station Code of Ordinances regarding revisions to exceptions of adjacent development and clarification of applicability. Case #ORDA2016-000008 (Note: Final action on this item is scheduled for the August 11th City Council meeting - subject to change)



CITY OF COLLEGE STATION

Planning & Development Services

1101 Texas Avenue, PO Box 9960

College Station, Texas 77842

Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Mark Bombek, Senior Planner- Planning and Development Services

DATE: August 4, 2016

SUBJECT: UDO Amendment – Single-Family Height Protection

Item

Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance", Section 12-7.2.H.2, "Single-Family Protection", of the City of College Station Code of Ordinances providing exceptions and clarifying applicability.

Background

This ordinance provides clarification to the applicability of the single-family height protection provision in the Unified Development Ordinance. It provides adjustment to the exceptions to for properties that may be located in one of the City's designated redevelopment areas or if the adjacent single-family use is identified as not conforming to the present zoning of the property.

The proposed amendments are staff-initiated in response to concerns raised from potential development within the City.

Attachments

1. Redlined UDO Section 12-7.2.H.2

Sec. 12-7.2. - General Provisions.

H. Height.

1. Building Height.

Building height refers to the vertical distance measured from the finished grade, or the base flood elevation where applicable, and the following points:

- a. The average height level between the eaves and ridge line of a gable, hip, or gambrel roof; the highest point of a mansard roof; or the highest point of the coping of a flat roof.

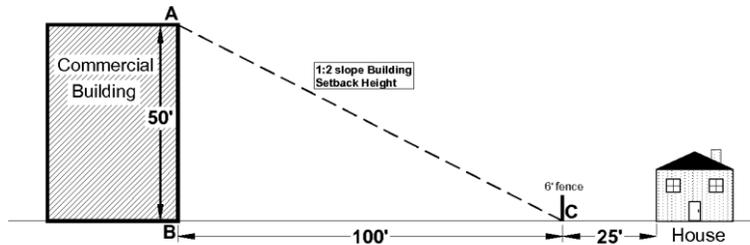
2. Single-Family Protection.

a. Purpose

The purpose of single-family height protection, which generally includes an additional setback from any multi-family or non-residential structure to any adjacent single-family residence, is to provide a visual barrier between different zoning districts and to help mitigate any negative impacts of adjacent land uses on developed or developing properties.

b. Applicability

- 1. No multi-family or non-residential structure shall be located nearer to any property line adjacent to a single-family use or townhouse development than a horizontal distance (B to C) of twice the vertical distance (height, A to B) of the structure as illustrated in the graphic below. Structures developed in MU shall meet this standard at the periphery of the district when adjacent to single-family use or townhome development.



- 2. No additional multi-family or non-residential structures shall penetrate an imaginary line, illustrated by the inclined plane in the graphic above, connecting points A and C.
- 3. Calculation of the height limits shall be to the highest point of the structure. Equipment such as satellite dishes and heating and air conditioning units may be installed on top of buildings provided that they are screened from horizontal view and included in the height limitations.
- 4. Unless otherwise stated in this UDO, the height limitations herein shall not apply to any of the following:
 - a. Properties in NG, RDD, and P-MUD districts,
 - b. Adjacent developed uses that are nonconforming,
 - c. The adjacent developed use is agricultural,
 - d. Redevelopment areas as designated on the Land Use Plan,
 - e. Utility structures such as elevated water storage tanks and electrical transmission lines;

- f. Architectural elements such as flagpoles, belfries, cupolas, spires, domes, monuments, chimneys, bulkheads, elevators, or chimney flues; or any other similar structure extending above the roof of any building where such structure does not occupy more than thirty-three (33) percent of the area of the roof; or
 - g. Residential radio/television receiving antennas.
- 5. In addition to the height limitations recited in this subsection, the following height limitations apply in SC Suburban Commercial zoning:
 - a. No building may exceed two (2) stories;
 - b. Maximum eave height is twenty-four (24) feet;
 - c. Maximum overall height to peak of roof is thirty-five (35) feet;
 - d. Any structure with an eave height over fifteen (15) feet will be constructed to resemble a two-story façade;
 - e. Buildings located closest to single-family land use or zoning and within fifty (50) feet of the property line are limited to one-story in height with an eave maximum of twelve (12) feet;
 - f. An eave maximum of fourteen (14) feet in height is permitted when mechanical equipment is housed within a mezzanine; and
 - g. Section 12-7.2.H.2, Single-family Protection, applies to all two-story structures within fifty (50) feet of single-family property line.



Legislation Details (With Text)

File #: 16-0447 **Version:** 2 **Name:** Traffic Impact Analyses Ordinance Amendment
Type: Ordinance **Status:** Agenda Ready
File created: 7/15/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 8/4/2016 **Final action:**

Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance" of the Code of Ordinances of the City of College Station, Texas, Article 3 "Development Review Procedures", Section 3.4 "Plat Review" and Article 7 "General Development Standards", Section 7.13 Traffic Impact Analyses, regarding changes to requirements for Traffic Impact Analyses. Case #ORDA2016-000007 (Note: Final action on this item is scheduled for the August 11th City Council meeting - subject to change)

Sponsors: Danielle Singh

Indexes:

Code sections:

Attachments: [Planning & Zoning Memo](#)
[Redlined Applicable UDO Sections](#)

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" of the Code of Ordinances of the City of College Station, Texas, Article 3 "Development Review Procedures", Section 3.4 "Plat Review" and Article 7 "General Development Standards", Section 7.13 Traffic Impact Analyses, regarding changes to requirements for Traffic Impact Analyses. Case #ORDA2016-000007 (Note: Final action on this item is scheduled for the August 11th City Council meeting - subject to change)



MEMORANDUM

DATE: August 4, 2016

TO: Members of the Planning & Zoning Commission

FROM: Danielle Singh, P.E., Transportation Planning Coordinator
dsingh@cstx.gov

SUBJECT: UDO Amendment –Traffic Impact Analyses, ORDA2016-000007

Item: Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance" of the Code of Ordinances of the City of College Station, Texas, Article 3 "Development Review Procedures", Section 3.4 "Plat Review" and Article 7 "General Development Standards", Section 7.13 Traffic Impact Analyses, regarding changes to requirements for Traffic Impact Analyses. Case #ORDA2016-000007

Objective: Implementation of the Comprehensive Plan, Chapter 8: Growth Management and Capacity through an ordinance amendment to remove the exemption of single family residential developments from Traffic Impact Analyses requirements.

Recommendations: Staff recommends approval of the amendment.

Background: "Traffic Impact Analyses" is the section of the General Development Standards that requires any development generating 150 or more vehicle trips in any peak hour to provide a Traffic Impact Analysis to determine the impacts to the transportation system and propose mitigation for any facilities falling below an acceptable level of service. The ordinance was originally adopted in 2008. The original ordinance provided exemption from Traffic Impact Analyses for Northgate zoning districts and single family zoning districts. In 2009, the Comprehensive Plan was adopted which called for the requirement for Traffic Impact Analyses to be extended to single family developments. As part of the Five-Year Comprehensive Plan Evaluation & Appraisal Report, the recommendation was made to require Traffic Impact Analyses for single family residential development.

Summary: The proposed amendments would remove the single family residential development exemption from the Traffic Impact Analysis Ordinance and would also include a requirement for a Traffic Impact Analysis to be included with a preliminary plan application where applicable. The current ordinance requires a Traffic Impact Analysis to be submitted with zoning and/or site plan applications. Since site plans are not submitted for single family residential developments, the ordinance

amendment also includes a Traffic Impact Analysis requirement with preliminary plan applications.

Staff has hosted two public meetings in March to discuss proposed changes and solicit public input. Staff received several comments and questions regarding the proposed changes and has presented these comments to the Council Transportation and Mobility Committee for guidance on developing the ordinance amendment.

Attachments:

1. Redlined Applicable UDO Sections

C. Application Requirements.

1. Preapplication Conference.

Prior to the submission of a preliminary plan or a plat application required by this UDO, applicants are encouraged to schedule and attend an optional preapplication conference in accordance with and for the purposes set forth elsewhere in this UDO for preapplication conferences.

2. A complete application for review shall be submitted to the Administrator including payment of a fee as set forth in this UDO. Upon request, all preliminary plans and all plats shall be submitted in an electronic form acceptable to the Administrator and compatible with the City's Geographic Information System (GIS). The signatures of all owners of land within the boundary of the preliminary plan or the plat shall be required on the application. A representative of an owner may sign the application provided a written letter of agency is provided to the City with the application. If the property owner is not an individual but an entity (e.g., business or trust), the application must be accompanied by proof of authority for the individual to sign on behalf of the entity.
3. When required to submit the following, the applications shall comply with and/or show the following information:

a. Preliminary Plans.

When submitting preliminary plans, the following information is required:

- 1) The preliminary plan shall conform to the general requirements of this UDO and minimum standards of design and improvements as set forth in Chapter 12, Article 8 Subdivision Design and Improvements;
- 2) Provide the preliminary plan on sheets twenty-four (24) inches by thirty-six (36) inches to a scale of one hundred (100) feet per inch or larger. Smaller scales may be allowed at the discretion of the Administrator. If more than one (1) sheet, provide an index sheet at a scale of five hundred (500) feet per inch or larger;
- 3) The words "PRELIMINARY PLAN - NOT FOR RECORD" shall appear on the plan in letters one-half (½) inch high;
- 4) The date the preliminary plan was submitted and the dates of any revisions shall legibly appear on the plan;
- 5) The proposed name of the subdivision or development, which shall not have the same spelling as or be pronounced similar to the name of any other subdivision located within the county it is located;
- 6) The name and address of all property owners, developers and subdividers, engineers, and surveyors;
- 7) The legal description by metes and bounds of the subdivision or development which shall close within accepted land survey standards. An accurate location of the subdivision or development shall be provided by reference to an established survey or league corner, City of College Station horizontal control monument, subdivision corner, or other known point. Primary control points or descriptions and ties to such control point, to which, later, all dimensions, angles, bearings, block numbers, and similar data shall be referred. The preliminary plan shall be located with respect to a corner of the survey or tract, or an original corner of the original survey of which it is a part;
- 8) Subdivision boundary lines shall be indicated by heavy lines and the computed acreage of the subdivision or development shown;
- 9) The name of contiguous subdivisions and names of owners of contiguous parcels, and an indication whether or not contiguous properties are platted;

- 10) The following existing features shall be shown:
 - (a) The location, dimension, name and description of all recorded streets, alleys, reservations, easements, or other public or private rights-of-way within the subdivision or development, intersecting or contiguous with its boundaries or forming such boundaries. In the case of pipelines carrying flammable gas or fuel, the approximate location, size of line, design pressure and product transported through the line shall be shown;
 - (b) The location, dimension, description and name of all existing or recorded lots, parks, public areas, permanent structures and other sites within or contiguous with the subdivision or development;
 - (c) The location, dimensions, description, and flow line of existing watercourses and drainage structures within the subdivision, development or contiguous thereto;
 - (d) The location of the one hundred-year floodplain according to the most recent best available data;
- 11) Date of preparation, scale in feet, and north arrow;
- 12) Topographic information, including contours at two-foot intervals, flow line elevation of streams, and wooded areas;
- 13) The location, approximate dimensions, description and name of all proposed streets, alleys, drainage structures, parks, or other public areas, easements, or other rights-of-way, blocks, lots, and other sites within the subdivision or development. Proposed channel cross sections, if any. Existing and/or proposed well site locations;
- 14) A number or letter to identify each lot and each block. Lots and blocks shown on a preliminary plan should be numbered sequentially;
- 15) Location of current City limits line, and current zoning district boundaries;
- 16) Vicinity map which shows general location of subject property to existing streets in College Station and to its City limits. No scale is required but a north arrow is to be included;
- 17) Show number of residential lots and average lot size when applicable;
- 18) Provide a note to identify a Cluster Subdivision when applicable;
- 19) Provide any oversize participation requests that will be sought;
- 20) Provide title report for property that is current within ninety (90) days and includes applicable information such as ownership, liens, encumbrances, etc;
- 21) Written requests for waivers of subdivision standards, if any, shall be submitted in accordance with the applicable Sections of this UDO;
- 22) Eleven-inch by seventeen-inch copies of the preliminary plan (not necessarily to scale) will be requested by the Administrator when the preliminary plan has been reviewed and has the potential to be scheduled for a Planning and Zoning Commission meeting for consideration; and
- 23) Provide a note on the Preliminary Plan to identify the Residential Parking Option chosen from the Single-Family Residential Parking Requirements for Platting when applicable.
- 24) As applicable, applicants shall submit the information, documents, and materials set forth in the Traffic Impact Analyses Section in Chapter 12, Article 7 of This UDO.

Sec. 12-7.13. - Traffic Impact Analyses.

This section establishes requirements and procedures pertaining to traffic impact analyses ("TIAs"). This Article is intended to inform the applicant of the City's expectations to ensure safe and adequate access to development properties; adequate traffic flow on existing and proposed/planned roadways; and sufficient connectivity of the existing and proposed/planned roadway system attributable to their proposal. In addition this Article is intended to expedite the City's review of TIA reports, provide standard criteria for evaluating proposals, and identify some potential mitigation measures.

The TIA is intended to form the basis for design of any proposed access/roadway system to ensure coordination of the proposed land use with the transportation needs resulting there from. The City of College Station and the developer share responsibility to identify and solve transportation issues arising from land development.

College Station requires that TIAs accompany certain zoning applications, certain site plan applications, and certain preliminary plan applications. It is intended that any TIA required for any type of land development proposal will complement the overall goal of ensuring that adequate transportation facilities are in place to serve land uses by the time those uses are occupied and generating traffic. These purposes are further amplified below.

A. Purpose.

1. Zoning TIA.

The goal of a TIA submitted in conjunction with a zoning request is to determine the effect that uses allowed within various proposed zones will have on existing and/or any proposed/planned roadway systems, and to ensure there is a balance between future land uses and future transportation systems. Zoning applications that are required to have a TIA are evaluated using both current and long-term traffic and roadway scenarios.

The TIA will determine whether acceptable levels of service will be maintained for traffic flow within the proposed project and in its study area. Where service levels fall below acceptable standards, mitigation solutions will be analyzed for their effectiveness. A TIA for a zoning request should not recommend mitigation measures that are inconsistent with any traffic or roadway provisions of the Unified Development Ordinance or the City's Comprehensive Plan, including the Thoroughfare Plan. The Planning and Zoning Commission and the City Council shall consider the findings of the TIA in approving or disapproving zoning changes to the extent allowed by law.

2. Preliminary Plan TIA.

The goal of a TIA submitted in conjunction with a preliminary plan is twofold: to assess the adequacy and safety of proposed access to adjacent existing or planned roadways (or designs proposed for such access or roadways); and to determine effects the proposed project may have on current and future land development and roadway systems in its study area. Generally, the TIA uses current and anticipated near-term traffic volumes and roadway configurations for the analysis. The process should ensure that the roadway system is, or will be, adequate to accommodate the proposed use and that safe and adequate access will be provided for travel between the site and the public roadway system.

Where the TIA shows levels of service falling below acceptable minimums on roadway systems in its study area the TIA will recommend appropriate mitigation measures and demonstrate their effectiveness. Example mitigation techniques may include adding/lengthening deceleration/turn lanes, improving driveway access, providing connectivity, and modifying traffic control devices. Combinations of these techniques and other techniques can be considered. A TIA for a preliminary plan should not recommend mitigation measures that are inconsistent with any traffic or roadway provisions of the Unified

Development Ordinance or the City's Comprehensive Plan, including the Thoroughfare Plan. The Planning and Zoning Commission shall consider the findings of the TIA in approving or disapproving preliminary plans to the extent allowed by law.

3. Site Plan TIA.

The goal of a TIA submitted in conjunction with a site plan is twofold: to assess the adequacy and safety of proposed access to adjacent existing or planned roadways (or designs proposed for such access or roadways); and to determine effects the site project may have on current and future land development and roadway systems in its study area. Generally, the TIA uses current and anticipated near-term traffic volumes and roadway configurations for the analysis. The process should ensure that the roadway system is, or will be, adequate to accommodate the proposed use and that safe and adequate access will be provided for travel between the site and the public roadway system.

Where the TIA shows levels of service falling below acceptable minimums on roadway systems in its study area the TIA will recommend appropriate mitigation measures and demonstrate their effectiveness. Example mitigation techniques may include adding/lengthening deceleration/turn lanes, improving driveway access, providing connectivity, and modifying traffic control devices. Combinations of these techniques and other techniques can be considered. A TIA for a site plan should not recommend mitigation measures that are inconsistent with any traffic or roadway provisions of the Unified Development Ordinance or the City's Comprehensive Plan, including the Thoroughfare Plan. The Planning and Zoning Commission shall consider the findings of the TIA in approving or disapproving site plans to the extent allowed by law.

B. Definitions.

1. Trip Generation Rates.

Trip Generation Rates are used to estimate the amount of vehicular traffic generated by proposed rezoning or a proposed site plan. For Zoning and Preliminary Plan TIAs, these rates are shown by zoning district in the table below. Preliminary Plan trip generation rates should be based on the underlying zoning district. Site plan TIAs shall use rates set forth in the latest edition of the Trip Generation Report published by the Institute of Transportation Engineers (ITE), unless said Report does not adequately address the type or intensity of the proposed land use. In this event the applicant or his agent shall submit projected vehicle trips to the Administrator. For land uses adequately represented in said Report, alternate trip generation rates shall not be accepted.

Table 1				
Trip Generation: Residential Land Uses				
Zoning Classification	Maximum Units/Acre	ITE Land Use Code	Trip Rate / Unit	Trip Rate / Acre
R	0.33	210	1.00	0.33
WE	0.5	210	1.00	0.5
E	1	210	1.00	1

WRS	2	210	1.00	2
RS	4	210	1.00	4
GS	8	210	1.00	8
D	12	230	0.52	6.24
T	14	230	0.52	7.28
MF	30	220	0.62	18.6
MU	Determined by Administrator			
MHP	Determined by Administrator			
P-MUD	Determined by Administrator			

Table 2				
Trip Generation: Non-Residential Land Uses				
Zoning Classification	Maximum Units/Acre*	ITE Land Use Code	Trip Rate / KSF	Trip Rate / Acre
O	16,000 sf	710	1.55	25
SC	11,000 sf	820	3.75	40
WC	11,000 sf	820	3.75	40
GC	13,500 sf	820	3.75	50
CI	16,000 sf	710	1.55	25
BP	N/A	130	0.85	8.85
BPI	N/A	770	1.43	19

CU	Determined by Administrator
PDD	Determined by Administrator

* Density maximum calculated based on existing (2007) developments in the City of College Station.

Table 3				
Trip Generation: Retired Land Uses				
Zoning Classification	Maximum Units/Acre*	ITE Land Use Code	Trip Rate / KSF	Trip Rate / Acre
R-4	20.0	220	0.62	12.4
R-6	30.0	220	0.62	18.6
C-3	11,000 sf	820	3.75	40
R&D	N/A	760	N/A	16.8
M-1	N/A	110	N/A	7.5
M-2	N/A	120	N/A	2.2

2. Design Year.

The design year is the point in time upon which assumptions pertaining to land use, population, employment, and transportation facilities are based. All TIAs shall use a design year based on the expected date of project occupancy, and shall include consideration of nearby development that has been approved and will contribute traffic volume to the proposed project's study area.

3. Peak Periods.

Peak periods relate to times of day experiencing the greatest hourly traffic flow rates. Two (2) "peaks" are to be addressed by a TIA: The morning and afternoon peak hours (or projected peak hours) of existing (or planned) roadways serving the proposed land development. Typically roadway peak periods are between 7:00 and 9:00 a.m. and between 4:00 and 6:00 p.m.

4. Base Volumes.

Base volumes shall be based on current traffic counts adjusted to the expected date of project occupancy plus volumes generated by nearby future development (all phases) that

has been approved by the City. When available, base data will be supplied by the City Traffic Engineer. In all cases where traffic counts are needed and are not available, the developer or his agent shall be required to collect such data according to guidelines approved by the Administrator.

5. **Level of Service (LOS).**

Level of Service is a measure of the extent of congestion experienced on roadways. It is measured through analysis of traffic operating conditions on roadway links and at intersections, using techniques presented in the latest edition of the Transportation Research Board's Highway Capacity Manual.

C. **Applicability.**

1. **Zoning TIA.**

Any zoning request, except for certain "redevelopment" areas, which is expected to generate at least one hundred fifty (150) vehicle trips during any peak hour period requires a TIA. Where the Comprehensive Plan designates a property as "Redevelopment" a TIA is required if the zoning request is expected to generate at least one hundred fifty (150) vehicle trips during any peak hour period more than those generated by the currently approved use(s) on the property. A zoning request involving multiple zoning districts is required to have a TIA based on the total traffic generated for all the proposed districts. A TIA may be required for a zoning request that generates less than one hundred fifty (150) trips in the peak hour, where the peaking characteristics could have a detrimental impact on the transportation system as determined by the Administrator.

A TIA shall be required unless the applicant demonstrates to the satisfaction of the Administrator that a TIA is not necessary for the proposed rezoning request. In cases where a TIA is required, the rezoning application will be considered incomplete until the TIA is submitted

2. **Preliminary Plan TIA.**

Any proposed development requiring preliminary plan approval, which is expected to generate at least one hundred fifty (150) trips in any peak hour period requires a TIA. A TIA may be required for preliminary plans that generate less than one hundred fifty (150) trips in any peak hour period where the peaking characteristics could have a detrimental impact on the area's vehicular transportation system as determined by the Administrator.

A TIA shall be required unless the applicant demonstrates to the satisfaction of the Administrator that a TIA is not necessary for the proposed project. In cases where a TIA is required, the preliminary plan application must be accompanied by the TIA

3. **Site Plan TIA.**

Any proposed development requiring site plan approval, excluding developments located in the zoning classifications of NG-1, NG-2, or NG-3, which is expected to generate at least one hundred fifty (150) trips in any peak hour period requires a TIA. A TIA may be required for site plans that generate less than one hundred fifty (150) trips in any peak hour period where the peaking characteristics could have a detrimental impact on the area's vehicular transportation system as determined by the Administrator.

A TIA shall be required unless the applicant demonstrates to the satisfaction of the Administrator that a TIA is not necessary for the proposed site project. In cases where a TIA is required, the site plan application must be accompanied by the TIA.

D. **Methodology.**

1. **Professional Engineer to perform TIA.**

All required TIAs shall be performed by a professional engineer licensed in the State of Texas qualified to perform such analyses. Qualifications may include, but are not limited to, certification as a Professional Traffic Operations Engineer or Professional Transportation Planner by the Institute of Transportation Engineers or certification by the Texas Department of Transportation to conduct traffic engineering studies.

2. **Pre-Submittal Meeting.**

A pre-submission consultation with the Administrator is required at the time of the Pre-Application Conference to discuss whether a TIA is required and, if so, the relevant aspects thereof. The study area will be defined to include nearby land developments (existing or approved), the street network to be examined (the "study network"), and the minimum extent of analysis. In addition, details of the procedures, assumptions, data collection, and analysis methodology(ies) will be determined at this meeting. Traffic from other nearby developments that have been approved but not yet constructed will be accounted for in the TIA as determined by the Administrator. The Administrator may require other specific assumptions such as the percent of trucks to match local conditions. The City may require analyses of peak fifteen (15) minute intervals for certain types of land uses that generate major traffic surges such as, but not limited to, stadiums, movie theaters, arenas, and schools.

3. **Zoning TIA Content.**

a. **Study Area.**

A map(s) will delineate the TIA study area, including land areas to be considered and all existing/planned streets therein, and the "study network" (those streets and intersections requiring specific analyses). The study area shall be determined based on the geographical area most affected by the proposed zoning request as determined by the Administrator after conferring with the applicant's traffic engineer.

b. **Existing Zoning.**

A description by zoning classification of the existing zoning in the area proposed for rezoning.

c. **Proposed Zoning.**

A description of the proposed zoning including land area by zoning classification.

d. **Roadway Network.**

A description of the existing and proposed/planned roadways of all classifications and traffic volumes on the study network within the study area.

e. **Impact Determination.**

An assessment of projected traffic volumes is to be made for all study network roadways, comparing those with allowable volume limits on roadways classed as collector and local, and providing a description of the volume/capacity (V/C) ratio for all roadways in the study network. In addition delay projections for signalized and unsignalized intersections in the study network will be determined. Where V/C ratios and intersection delay are the measures of effectiveness Level of Service D or better must be maintained. The analysis shall contain the following minimum information:

1. **Proposed Trip Generation.**

Show in tabular form trip generation rates (see Table 1, 2, or 3 as applicable) and the total trips generated based on proposed zoning.

2. **Existing Trip Generation.**

Show in tabular form trip generation rates (see Table 1, 2, or 3 as applicable) and the total trips generated based on existing zoning.

3. Net Increased Trip Distribution and Assignment.

Show proposed trip generation minus existing trips and the calculation of new trips generated. The net increase in trips generated by the zoning request is to be added to the base volumes projected by design year. Twenty-four-hour and peak hour volumes must be calculated. Distribution and assignment calculations must be provided.

4. Level of Service Analysis.

Show in tabular form peak hour Level of Service for existing and proposed zoning. Calculations shall include all thoroughfare links and intersections. Calculate level of service and percentage change (when compared to base volumes) for each link and intersection.

5. Neighborhood Traffic Analysis.

If a proposed rezoning is projected to increase the traffic on an existing or proposed/planned minor collector or local residential roadway (street) at least ten (10) percent, a neighborhood traffic analysis shall be performed. This analysis will include an evaluation of existing and projected traffic on the affected roadways. Where the projected traffic exceeds the limits indicated in the BCS Design Guidelines, street network layout must be adjusted to lower this traffic volume.

6. Conclusions.

Summarize points of conflict and congestion, identify all thoroughfare links and intersections not achieving Level of Service D or better, and the percentage change resulting from the proposed zoning change. The results of examining collector and local residential roadways, including the findings of any neighborhood traffic analysis must also be summarized.

f. Mitigation.

A description of the mitigation measures proposed for achieving acceptable service thresholds shall be shown. Analysis of the study network as adjusted by the proposed measures must be documented. Traffic produced by the proposed zoning request plus traffic levels projected by the time of project occupancy should result in Level of Service D or better. Locations not meeting Level of Service D where the proposed zoning contributes five (5) percent or more of the peak hour traffic must be mitigated by the applicant. Acceptable methods of mitigating negative traffic impacts include any one (1), or a combination of, the measures listed below but is not limited to those listed.

- 1) Modifying the zoning request so that resulting traffic volumes yield Level of Service D or better throughout the study network.
- 2) Modify any street network proposed as part of the development project in terms of size, layout, connectivity, intersection layouts, or location of termini with thoroughfares, or any combination of such changes.
- 3) Limit development densities/intensities within one (1) or more zoning classifications or land parcels to result in acceptable traffic volumes.
- 4) Making minor thoroughfare or intersection improvements, such as adding/extending or relocating turn lanes, adding/extending acceleration and/or deceleration lanes, adding non-traversable medians, relocating median openings,

using special directional median openings, or using special features to facilitate safe U-turn maneuvers.

Amendments to the City's Thoroughfare Plan shall not be accepted as a means of mitigating negative impacts, unless the proposed amendment(s) can be shown to enhance capacity and safety and will be constructed as part of the proposed land development project.

g. Planning and Zoning Commission Report.

The Planning and Zoning Commission shall make a report to the City Council on all TIAs it considers in conjunction with requests for rezoning. The Planning and Zoning Commission may make a recommendation for approval, modification, or denial of the zoning case based on other planning factors in addition to its review of the TIA.

Where the identified impacts of the proposed zoning cannot be adequately mitigated, the Planning and Zoning Commission may recommend to the City Council one (1) or more of the following actions:

1. Denial of the zoning case in total or in part.
2. Other action(s) deemed appropriate by a study made, or endorsed by, a qualified traffic engineer to mitigate negative traffic impacts.

4. Preliminary Plan TIA Content.

Submittals of TIAs for preliminary plan projects shall include the following:

a. Study Area.

A map(s) delineating the TIA study area, including land areas to be considered and all existing/planned roadways therein, and the "study network" (those roadways and intersections requiring specific analyses). The study area will be determined by identifying the geographical area most affected by the proposed development as determined by the Administrator after conferring with the applicant. In general the study area will cover all intersections through which at least ten (10) percent of the proposed development's site traffic passes, and shall extend to and include at least the first traffic signal in all directions if within one (1) mile of any portion of the site. Existing roadway and intersection capacities shall be shown.

b. Existing Zoning.

A description of existing zoning in the area included in the preliminary plan.

c. Thoroughfare Network.

A description of existing thoroughfares, signals, signal phasing and traffic volumes within the study area;

d. Proposed Development.

A description of the proposed development including land area (gross and net), square footage, density, dwelling units, etc. Also a description of anticipated roadway conditions expected by the date of completion of the proposed development shall be included.

e. Proposed Roadway Network.

Identification of the proposed roadway network for the preliminary plan. This shall include the location of access points, location and number of lanes of proposed

roadways or public ways, and proposed traffic controls. It must also include any proposed modifications to adjacent roadways.

f. **Impact Determination.**

A determination of the Level of Service for all roadways and intersections in the study area shall be included, as shall an evaluation of pedestrian, bicycle, and motor vehicle safety conditions within the preliminary plan. The analysis shall contain the following minimum information:

1. **Proposed Trip Generation.**

A calculation of the total trip generation by use within the study area assuming full development and occupancy, including both peak hour and twenty-four-hour information show any reductions attributed to passers-by, mixed use, etc. show trip generation by use in tabular form with land use trip generation rates and trips generated.

2. **Trip Distribution and Assignment.**

A calculation of trips generated by the proposed development as added to the base volumes projected for the design year. Peak hour volumes must be calculated. Distribution assumptions (and the bases therefore) and assignment calculations must be provided.

3. **Level of Service Analysis.**

A depiction shown in tabular form, twenty-four-hour and peak hour volume/capacity ratios for links and intersections within the study area. This analysis should be done for the following traffic conditions: existing traffic, existing traffic plus projected traffic.

4. **Neighborhood Traffic Analysis.**

If the TIA calculations show that a proposed preliminary plan increases traffic on a minor collector or local residential roadway (street) by at least ten (10) percent, a neighborhood traffic analysis shall be performed. This analysis will include an evaluation of existing and projected traffic on the affected roadways. Where the projected traffic exceeds the limits indicated in the BCS Design Guidelines mitigation to lower this traffic may be required.

5. **Conclusions.**

A summary of findings must be reported. It must show all adjacent roadways and intersections noting those that fail to provide Level of Service D or better, and the percent increase in total traffic produced by the proposed project. In addition the report must demonstrate that the proposed roadway network will provide safe and adequate access to the development. It also must identify any safety and operational problems (e.g., driveways, sight distances, median openings, and signalization) within the study area.

g. **Mitigation.**

A description of the mitigation measures proposed for meeting acceptable traffic service thresholds shall be shown. Where the development is contributing five (5) percent or more of the traffic at locations failing to meet Level of Service D or better the total trips should be mitigated by the applicant to low enough levels to achieve the required standard (or to pre-development levels, if pre-development level is less than Level of Service D). Acceptable measures for mitigating negative traffic impacts include any one (1), or a combination of, those listed below.

- 1) Modifying the density or intensity of land use, such as a reduction in square footage or the percentage of commercial use to result in traffic levels meeting Level of Service D or better;
- 2) Phasing approval and construction of a project until additional roadway capacity becomes available;
- 3) Modifying the proposed street network in terms of size, layout, connectivity, intersection layouts, or location of termini with thoroughfares or any combination of such changes;
- 4) Making off-site improvements including the construction of additional lanes, increases in storage lane capacities, or modification/installation of signalization, to list some examples.

h. Costs of Mitigation.

Mitigation improvements which are attributable to the proposed development shall be funded at the developer's expense. Any other improvements shown which are consistent with the Thoroughfare Plan may be repaid by the City in accordance with its cost sharing policies.

5. Site Plan TIA Content.

Submittals of TIAs for site plan projects shall include the following:

a. Study Area.

A map(s) delineating the TIA study area, including land areas to be considered and all existing/planned roadways therein, and the "study network" (those roadways and intersections requiring specific analyses). The study area will be determined by identifying the geographical area most affected by the proposed development as determined by the Administrator after conferring with the applicant. In general the study area will cover all intersections through which at least ten (10) percent of the proposed development's site traffic passes, and shall extend to and include at least the first traffic signal in all directions if within one (1) mile of any portion of the site. Existing roadway and intersection capacities shall be shown.

b. Existing Zoning and Development.

A description of existing zoning including land area (gross and net) by zoning classification, square footage, density of hotel rooms, dwelling units, etc. Also, a description of development currently within the proposed site plan, including showing how it will be affected by the new development proposal;

c. Thoroughfare Network.

A description of existing thoroughfares, signals, signal phasing and traffic volumes within the study area;

d. Proposed Development.

A description of the proposed development including land area (gross and net), square footage, density of hotel rooms, dwelling units, etc. Also a description of anticipated roadway conditions expected by the date of occupancy of the proposed development shall be included.

e. Proposed Access.

Identification of the proposed access driveways for the site. This shall include the location and number of lanes, proposed traffic controls, and relationship to on-site

circulation features for each proposed point of access. It must also include any proposed modifications to adjacent roadways. Once the TIA and an access plan has been approved, the final location and design of all access points shall meet or exceed the current access management and roadway design policies of the entity responsible for the condition of that portion of adjacent roadway.

f. **Impact Determination.**

A determination of the Level of Service for all roadways and intersections in the study area shall be included, as shall an evaluation of pedestrian, bicycle, and motor vehicle safety conditions along all the roadway frontage of the site. The analysis shall contain the following minimum information:

1. **Proposed Trip Generation.**

A calculation of the total trip generation by use within the study area assuming full development and occupancy, including both peak hour and twenty-four-hour information show any reductions attributed to passers-by, mixed use, etc. show trip generation by use in tabular form with land use trip generation rates and trips generated.

2. **Trip Distribution and Assignment.**

A calculation of trips generated by the proposed development as added to the base volumes projected for the design year. Peak hour volumes must be calculated. Distribution assumptions (and the bases therefore) and assignment calculations must be provided.

3. **Level of Service Analysis.**

A depiction shown in tabular form, twenty-four-hour and peak hour volume/capacity ratios for links and intersections within the study area. This analysis should be done for the following traffic conditions: existing traffic, existing traffic plus projected traffic. Capacity analyzes must be shown for all points of ingress and egress, median breaks, and turn lanes associated with the proposed site.

4. **Neighborhood Traffic Analysis.**

If the TIA calculations show that a proposed site project increases traffic on a minor collector or local residential roadway (street) by at least ten (10) percent, a neighborhood traffic analysis shall be performed. This analysis will include an evaluation of existing and projected traffic on the affected roadways. Where the projected traffic exceeds the limits indicated in the BCS Design Guidelines mitigation to lower this traffic may be required.

5. **Conclusions.**

A summary of findings must be reported. It must show all adjacent roadways and intersections noting those that fail to provide Level of Service D or better, and the percent increase in total traffic produced by the proposed site project. In addition the report must demonstrate that the proposed access design will provide safe and adequate access to the project site. It also must identify any safety and operational problems (e.g., driveways, sight distances, median openings, and signalization) within the study.

g. **Mitigation.**

A description of the mitigation measures proposed for meeting acceptable traffic service thresholds shall be shown. Where the development is contributing five (5) percent or

more of the traffic at locations failing to meet Level of Service D or better the total trips should be mitigated by the applicant to low enough levels to achieve the required standard (or to pre-development levels, if pre-development level is less than Level of Service D). Acceptable measures for mitigating negative traffic impacts include any one (1), or a combination of, those listed below.

- 1) Modifying the density or intensity of land use, such as a reduction in square footage or the percentage of commercial use to result in traffic levels meeting Level of Service D or better;
- 2) Phasing approval and construction of a project until additional roadway capacity becomes available;
- 3) Improving the access plan by dealing with features such as overall site arrangement, the placement and design features of access points, provision of additional access points to roadways not immediately adjacent to the property, provision of alternate controls, or adjustments in the site circulation system;
- 4) Making off-site improvements including the construction of additional lanes, increases in storage lane capacities, or modification of signalization, to list some examples.

h. Costs of Mitigation.

Mitigation improvements which are attributable to the proposed development shall be funded at the developer's expense. Any other improvements shown which are consistent with the Thoroughfare Plan may be repaid by the City in accordance with its cost sharing policies.

E. Criteria for Approval.

The City shall consider the following standards in determining whether a proposed rezoning or submitted site plan project meets an acceptable Level of Service:

1. Design Requirement.

The proposed rezoning or site plan project is consistent with the City's adopted access management and design requirements and is consistent with the design requirements of the Texas Department of Transportation on roadways maintained by such agency.

2. Level of Service D.

The desirable minimum Level of Service for the City of College Station is a Level of Service D as that term is described in the Transportation Research Board's Highway Capacity Manual.

3. Determination of Adequate Mitigation.

Notwithstanding anything to the contrary herein, the appropriate Administrator and the appropriate reviewing body, where required, shall, based on recommendations by a qualified traffic engineer, determine whether adequate mitigation has occurred to meet an acceptable level of service utilizing the requirements set forth herein.

(Ord. No. [2012-3449](#), Pt. 1(Exh. I), 9-27-2012; Ord. No. [2012-3450](#), Pt. 1(Exh. E), 9-27-2012; Ord. No. [2013-3521](#), Pt. 1(Exh. L), 9-12-2013)