



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, September 1, 2016

5:30 PM

City Hall Council Chambers

1. Call the meeting to order.
2. [16-0487](#) 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

3. Discussion of consent and regular agenda items.
4. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev
5. [16-0529](#) Discussion of Minor and Amending Plats approved by Staff.
*Final Plat ~ Minor Plat ~ Cottages of College Station Phase 3 ~ Case #FP2016-000021 (Bombek)
*Final Plat ~ Minor Plat ~ WC Boyett Estates Partition Block 18 Lot 3R ~ Case #FP2012-500156 (Paz)
6. [16-0541](#) 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](#)

7. [16-0518](#) Presentation, possible action, and discussion regarding a recommendation on the Planning & Zoning Commission's appointments to the BioCorridor Board.
8. [16-0530](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, September 8, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison - Oldham)
*Thursday, September 15, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00
9. [16-0531](#) Presentation, possible action, and discussion regarding an update on the following items:

*A Rezoning for approximately 23 acres located on Horseback Drive from R Rural to RS Restricted Suburban and NAP Natural Areas Preserved. The Planning & Zoning Commission heard this item on August 4, 2016, and voted (5-0) to recommend approval. City Council heard this item on August 25, 2016, and voted (7-0) to approve the request.

*A Comprehensive Plan Amendment for approximately 14.35 acres located at 2501 Earl Rudder Freeway South from Business Park to General Commercial. The Planning & Zoning Commission heard this item on August 4, 2016, and voted (4-0-1) to recommend approval. City Council heard this item on August 25, 2016, and voted (7-0) to approve the request.

*A Rezoning for approximately 14.35 acres located at 2501 Earl Rudder Freeway South from M-1 Light Industrial to M-1 Light Industrial and GC General Commercial. The Planning & Zoning Commission heard this item on August 4, 2016, and voted (4-0-1) to recommend approval. City Council heard this item on August 25, 2016, and voted (7-0) 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 August 26, 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 #: 16-0487 **Version:** 1 **Name:** Maximum Impact Fees Roadways
Type: Impact Fees **Status:** Agenda Ready
File created: 8/5/2016 **In control:** Planning and Zoning Commission Workshop
On agenda: 9/1/2016 **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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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.



Legislation Details (With Text)

File #: 16-0529 Version: 1 Name: Minor / Amending Plats
 Type: Updates Status: Agenda Ready
 File created: 8/22/2016 In control: Planning and Zoning Commission Workshop
 On agenda: 9/1/2016 Final action:
 Title: Discussion of Minor and Amending Plats approved by Staff.
 *Final Plat ~ Minor Plat ~ Cottages of College Station Phase 3 ~ Case #FP2016-000021 (Bombek)
 *Final Plat ~ Minor Plat ~ WC Boyett Estates Partition Block 18 Lot 3R ~ Case #FP2012-500156 (Paz)

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 ~ Cottages of College Station Phase 3 ~ Case #FP2016-000021 (Bombek)
 *Final Plat ~ Minor Plat ~ WC Boyett Estates Partition Block 18 Lot 3R ~ Case #FP2012-500156 (Paz)



Legislation Details (With Text)

File #: 16-0541 Version: 2 Name: 2016 P&Z Plan of Work
Type: Updates Status: Agenda Ready
File created: 8/24/2016 In control: Planning and Zoning Commission Workshop
On agenda: 9/1/2016 Final action:
Title: Presentation, possible action, and discussson 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 discussson 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: on-going
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: Economic Development & Molly Hitchcock	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: Water/Wastewater	Anticipated Completion: Fall 2016

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> 7/21/16: IFAC began to review calculation of maximum impact fees 8/4/16: IFAC to review calculation of maximum impact fees 9/1/16: IFAC to review calculation of maximum impact fees for roadways.</p>
<p>Staff Assigned: Alan Gibbs & Dave Coleman</p>	<p>Anticipated Completion: Fall 2016</p>

*<u>Annexation</u> 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	
<p><i>Summary:</i> Receive information regarding the current traffic calming policy, including updates as recommended by the Council Transportation and Mobility Committee. Additionally receive update on the implementation of the neighborhood parking toolbox created by the Neighborhood Transportation Task Force.</p>	<p><i>Project Dates:</i></p>
<p>Staff Assigned: Danielle Singh & Troy Rother</p>	<p>Anticipated Completion: Spring 2017</p>

Traffic Impact Analysis for Single-Family Development	
<p><i>Summary:</i> Review the Traffic Impact Analysis ordinance and consider a recommendation to require TIAs for Single-Family Residential development.</p>	<p><i>Project Dates:</i> 8/4/16: P&Z recommended approval of Single-Family TIA Ordinance Amendment 8/11/16: City Council approved Single-Family TIA Ordinance Amendment</p>
<p>Staff Assigned: Danielle Singh</p>	<p>Anticipated Completion: August 2016</p>

Student Housing in Established Single-Family Neighborhoods	
<p><i>Summary:</i> Research best practices from other communities regarding the management of student housing in single-family neighborhoods.</p>	<p><i>Project Dates:</i></p>
<p>Staff Assigned: Tiffany Cousins</p>	<p>Anticipated Completion: Winter 2016-2017</p>

Update on Landscaping Requirements for Single-Family Developments	
<p><i>Summary:</i> Provide an update on the City's landscaping requirements for single-family development and recommend adjustments as deemed necessary.</p>	<p><i>Project Dates:</i></p>
<p>Staff Assigned: P&DS</p>	<p>Anticipated Completion: Spring 2017</p>

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> 6/16/16: P&Z recommended approval of UDO amendment for zoning districts 7/28/16: City Council adopted UDO amendment for zoning districts
Staff Assigned: J. Bullock	Completed: July 2016

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: P&DS & Legal	Anticipated Completion: Spring 2017

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: P&DS	Anticipated Completion: Spring 2017

*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: P&DS	Anticipated Completion: Spring 2017

On-Going Items

Pre-Application Conference Overview	
<i>Summary:</i> Provide an update on the Pre-Application Conference process.	<i>Project Dates:</i> 07/07/16 Provide an overview of the PAC Process and provide an update on the PAC survey.
Staff Assigned: Bombek	Completed: 7/7/16

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: Bombek	Anticipated Completion: on-going

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: Economic Development	Anticipated Initiation: June 2016



Legislation Details (With Text)

File #: 16-0518 Version: 1 Name:

Type: Subcommittee Appointments Status: Agenda Ready

File created: 8/19/2016 In control: Planning and Zoning Commission Workshop

On agenda: 9/1/2016 Final action:

Title: Presentation, possible action, and discussion regarding a recommendation on the Planning & Zoning Commission's appointments to the BioCorridor Board.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a recommendation on the Planning & Zoning Commission's appointments to the BioCorridor Board.

Relationship to Strategic Goals: (Select all that apply)

- Good Governance
- Financially Sustainable City
- Core Services and Infrastructure
- Neighborhood Integrity
- Diverse Growing Economy
- Improving Mobility
- Sustainable City

Recommendation(s):

Summary:

Budget & Financial Summary:

Attachments:



Legislation Details (With Text)

File #: 16-0530 Version: 1 Name: Upcoming Meetings
Type: Updates Status: Agenda Ready
File created: 8/22/2016 In control: Planning and Zoning Commission Workshop
On agenda: 9/1/2016 Final action:
Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, September 8, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m.
and Regular 7:00 p.m. (Liaison - Oldham)
*Thursday, September 15, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and
Regular 7:00

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, September 8, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m.
and Regular 7:00 p.m. (Liaison - Oldham)
*Thursday, September 15, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and
Regular 7:00



Legislation Details (With Text)

File #: 16-0531 Version: 1 Name: Update on Items Heard
 Type: Updates Status: Agenda Ready
 File created: 8/22/2016 In control: Planning and Zoning Commission Workshop
 On agenda: Final action:

Title: Presentation, possible action, and discussion regarding an update on the following items:
 *A Rezoning for approximately 23 acres located on Horseback Drive from R Rural to RS Restricted Suburban and NAP Natural Areas Preserved. The Planning & Zoning Commission heard this item on August 4, 2016, and voted (5-0) to recommend approval. City Council heard this item on August 25, 2016, and voted (7-0) to approve the request.
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Sponsors:

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College Station, TX

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Meeting Agenda - Final

Planning and Zoning Commission Regular

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

Thursday, September 1, 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** [16-0520](#) Consideration, possible action, and discussion to approve meeting minutes.

*August 4, 2016 Workshop
*August 4, 2016 Regular
*August 18, 2016 Workshop
*August 18, 2016 Regular

Attachments:

[August 4 2016 Workshop](#)
[August 4 2016 Regular](#)
[August 18 2016 Workshop](#)
[August 18 2016 Regular](#)

- 4.2** [16-0525](#) Presentation, possible action, and discussion regarding a Development Plat for Majestic Oaks Subdivision consisting of one

residential lot on approximately 3.757 acres located at 5701 Straub Road, generally located west of the intersection of Straub Road and Thousand Oaks Road in the College Station Extraterritorial Jurisdiction (ETJ) . Case #DVPL2016-000003

Sponsors: Lazo

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

Regular Agenda

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

6. [16-0521](#) Presentation, possible action, and discussion regarding waiver requests to Unified Development Section 12-8.3.E.6 'Dead-End Streets' and Section 12-8.3.G 'Blocks;' and presentation, possible action, and discussion regarding a Preliminary Plan for The Science Park consisting of 3 lots and 1 common area on approximately 53.8 acres located at 2501 Earl Rudder Freeway South, generally located north of North Forest Parkway and south of Raintree Drive, east of Earl Rudder Freeway South. Case #PP2016-000013

Sponsors: Prochazka

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

7. [16-0522](#) Presentation, possible action, and discussion regarding a Final Plat for The Science Park consisting of 3 lots and 1 common area on approximately 53.8 acres located at 2501 Earl Rudder Freeway South, generally located north of North Forest Parkway and south of Raintree Drive, east of Earl Rudder Freeway South. Case #FPCO2016-000016

Sponsors: Prochazka

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

8. [16-0519](#) Presentation, possible action, and discussion regarding a discretionary item to the Unified Development Ordinance Section 12-8.3.K.5.b 'Fee in Lieu of Construction' and Presentation, possible action, and discussion regarding a Preliminary Plan for

Waterford Heights Subdivision consisting of 4 commercial, 1 rural, 1 common area and 54 single-family lots on approximately 25.47 acres located at 4201 Rock Prairie Road, generally located at the northeast corner of Rock Prairie Road and Bird Pond Road. Case #PP2016-000012

Sponsors:

Paz

Attachments:

[Staff Report](#)

[Application](#)

[Preliminary Plan](#)

9. [16-0532](#)

Presentation, possible action, and discussion regarding a waiver request to Unified Development Section 12-8.3.H.1.g "Lots" and a public hearing, presentation, possible action, and discussion regarding a Final Plat for College Park Subdivision Lot 5R1 & Lot 5R2, Block 21 being a replat of College Park Subdivision Lot 5, Block 21 and .05 acre portion of College Park Subdivision (Vol. 38, Pg. 602) consisting of two lots on approximately one acre located at 301 Dexter Drive, generally located at the southeast corner of Dexter Drive and Newton Road. Case #FPMU2016-000001

Sponsors:

Bullock

Attachments:

[Staff Report](#)

[Application](#)

[Final Plat](#)

10. [16-0466](#)

Public hearing, presentation, possible action, and discussion regarding a Final Plat for Emerald Point Subdivision lots 1-6 being a replat of Agency Records Control, INC. Subdivision Lot 1A consisting of 6 lots on approximately 17.6 acres located at 3001 Earl Rudder Freeway South, College Station, Texas generally located at the intersection of Emerald Parkway and Earl Rudder Freeway South frontage road. Case# FPCO2015-000010

Sponsors:

Bombek

Attachments:

[Staff Report](#)

[Application](#)

[Final Plat](#)

11. [16-0528](#)

Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to SC Suburban Commercial for approximately three acres being situated

in the Andrew McMahon survey, A-167, Brazos county, Texas, being comprised of all of a called 2.00 acre tract, referred to as Tract I, described in a deed dated January 4, 1993, from Darrell L. Ambler to Wellborn Water Supply Corporation, and recorded in Volume 1685, Page 10, all of a called 0.334 acre Tract, referred to as Tract 10, described in a deed executed October 18, 2000, from Wellborn Water Supply Corporation to Wellborn Special Utility District, and recorded in Volume 3991, Page 197, all of a called 0.46 acre tract as described in a deed dated August 18, 2006, from Boyd Mitchael Vincent, Administrator to Wellborn Special Utility District, and recorded in Volume 7536, Page 292, and a 50 foot strip as described in a deed dated august 19, 2015, from Peach Creek Rental, Ltd. to Wellborn Special Utility District, and recorded in volume 12895, page 216, deed records, Brazos County, Texas, to which references are hereby made to for any and all purposes. Said tracts further being a part of the Benjamin Graham Subdivision, of record in Volume 12, Page 394, the referenced 2.00 acre tract being Lot 9A in the Benjamin Graham Subdivision, of record in Volume 1985, Page 195, and the 50 foot strip being a part of Lot 4A in the resubdivision of blocks D & E of the Benjamin Graham Subdivision, of record in Volume 2463, Page 329, deed records, Brazos County, Texas., generally located at 3998 Greens Prairie Road West, more generally located at the northeast intersection of Greens Prairie Road West and Live Oak Street. Case #REZ2016-000024 (Note: Final action on this item is scheduled for the September 22, 2016 City Council meeting - subject to change)

Sponsors: Bullock

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

12. [16-0527](#) Presentation, possible action, and discussion regarding a Comprehensive Plan Reapplication request for Harvey Mitchell Parkway Campus Housing Comprehensive Plan Amendment. Located at 404 Harvey Mitchell Pkwy South, generally located at the corner of Harvey Mitchell Parkway South and Raymond Stotzer Parkway. Case #CPA2016-000001

Sponsors: Thomas

Attachments: [Staff Report](#)
[Comp Plan Reapplication Request](#)

13. 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.

14. 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 August 26, 2016, 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.

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"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 #: 16-0520 Version: 1 Name: Minutes
Type: Minutes Status: Agenda Ready
File created: 8/19/2016 In control: Planning and Zoning Commission Regular
On agenda: 9/1/2016 Final action:
Title: Consideration, possible action, and discussion to approve meeting minutes.
*August 4, 2016 Workshop
*August 4, 2016 Regular
*August 18, 2016 Workshop
*August 18, 2016 Regular

Sponsors:

Indexes:

Code sections:

Attachments: [August 4 2016 Workshop](#)
[August 4 2016 Regular](#)
[August 18 2016 Workshop](#)
[August 18 2016 Regular](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion to approve meeting minutes.
*August 4, 2016 Workshop
*August 4, 2016 Regular
*August 18, 2016 Workshop
*August 18, 2016 Regular

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
August 4, 2016 5:30 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Jane Kee, Jodi Warner, Casey Oldham, Jim Ross and Barry Moore

COMMISSIONERS ABSENT: Jerome Rektorik, Johnny Burns

IFAC MEMBERS PRESENT: Randy French

IFAC MEMBERS ABSENT: Kirk Joseph, Don Hellriegel

CITY COUNCIL MEMBERS PRESENT: Nancy Berry, John Nichols, Steve Aldrich, Blanche Brick

CITY STAFF PRESENT: Kelly Templin, Chuck Gilman, Jeff Kersten, Jeff Capps, Donald Harmon, David Coleman, Lance Simms, Alan Gibbs, Molly Hitchcock, Natalie Ruiz, Jennifer Prochazka, Carol Cotter, Danielle Singh, Kevin Ferrer, Mark Bombek, Jenifer Paz, Rachel Lazo, Carla Robinson, Kirk Price and Kristen Hejny

1. Call the meeting to order.

Chairperson Kee Called the IFAC meeting to order at 5:40 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 his presentation by addressing questions raised by the IFAC at their last meeting. He also stated that the City Council will consider the Water/Wastewater Impact Fees on September 22, 2016, and the Roadway Impact Fees on November 10, 2016.

Chairperson Kee asked how the new list of benchmark cities compared to College Station concerning growth rates and their time of Impact Fee adoption.

City Engineer Gibbs stated that this data was not readily available, but could be presented to the IFAC at a later date.

Commissioner Ross asked if the \$150 million needed for infrastructure is inclusive of Transportation or only Water/Wastewater.

Director of Water Services Coleman responded that this only includes Water/Wastewater over the next ten years.

Commissioner Moore asked how the maximum impact fee was calculated and how Staff's recommendation was concluded.

City Engineer Gibbs stated that state law defines that the maximum be calculated as the Eligible CIP (City Improvement Project) Cost, minus the Rate Credit, divided by projected growth.

Commissioner Warner asked in regards to developable land, how much and/or what will be impacted by the impact fees.

City Engineer Gibbs stated that Water/Wastewater, as proposed, will apply to portions of the Extraterritorial Jurisdiction, and this enforcement will be done in tandem with annexation.

Commissioner Kee asked, if adopted, how often would the impact fees be reviewed, and how would they be changed if needed.

City Engineer Gibbs stated the fees would be reviewed at a minimum of five years, but could be reviewed more often if needed.

Chairperson Kee asked how CIPs affect impact fees if fees are changed. Would reimbursement be granted if recalculated?

City Engineer Gibbs stated that it is not anticipated that there will be a lack of CIP projects or a problem spending the impact fees.

Commissioner Ross asked if the \$3500 Water/Wastewater fee impact recommended by Staff, would apply to every new home, regardless of home size.

City Manager Templin stated that the fee would be based upon the water meter size.

Commissioner Ross asked if existing properties would pay into the impact fee.

City Manager Templin stated that existing properties would not pay into the fee unless the meter size was increased or meters were added.

Commissioner Ross expressed concern that the impact fee would drive up existing home prices.

Commissioner Oldham asked why we haven't been paying for current impact, and asked what other options the City has other than impact fees.

City Manager Templin stated that impact fees are our best options, along with raising utility rates.

Commissioner Oldham asked why the City has chosen to implement the impact fees over other funding options.

Deputy City Manager Gilman stated that the City is trying to redistribute the burden of new growth to those causing the impacts and reduce the amount of rate increases by collecting impact fees up front.

IFAC Member French asked, if the impact fee was not implemented, what the utility rate increase would have to be to fund the needed infrastructure improvements.

Commissioner Ross asked what the tax rate would have to be, in order to fund the improvements, per single-family home.

Assistant City Manager Kersten responded that there would need to be an approximate utility rate increase of 30% or \$150 a year on wastewater, and about 8%-9% or \$90 a year for water on a typical single-family home.

IFAC Member French asked when the execution of impact fees would begin, and when would the new water and wastewater lines be run to developments.

Director of Water Services Coleman stated that the projects would be in line with the Wastewater Master Plan and it has to be in progress with the projects.

Chairperson Kee asked what would happen, if after ten years, there are no more projects to be funded.

Director of Water Services Coleman stated the impact fees would be reviewed at a minimum of every five years, so there should not be a loss of projects.

Commissioner Oldham asked how the CIP projects would be funded by only utilizing 15% of the maximum impact fees.

Assistant City Manager Kersten stated that there would also be an increase in utility rates to help fund the CIP projects.

Commissioner Oldham stated that he did not feel comfortable in deciding an exact fee and would like to see an economic impact analysis.

Chairperson Kee stated that to initiate a fee such as this, we need to look upon what the market can bare so that development will not be hindered. Ms. Kee stated that she hopes that council will look at revenue streams and keep in mind the goals and objectives outlined in the plan, annexation policy's, economic development goals, and affordable housing so that there is not a detriment to growth and development. Ms. Kee also stated that she did not feel as though she has enough information to propose an exact dollar amount for the impact fee.

Commissioner Oldham asked for different mechanisms of funding the growth and development, other than an impact fee. Mr. Oldham also stated that the fee should match the impact.

IFAC Member French asked if the fees could slowly be increased over several years to help minimize the impact on the home builders.

Commissioner Warner stated that she was not comfortable recommending a fee amount.

Director of Water Services Coleman stated that there is an obligatory one-year waiting period before implementation of the fees.

Commissioner Oldham if there was a problem with absorption on the developer's end, how would this affect the City.

Chairperson Kee summarized her comments stating that Water/Wastewater impact fees should be considered and she encouraged the City Council to look at all infrastructure funding options. Ms. Kee also stated she didn't feel qualified to recommend a specific impact fee amount. Ms. Kee also recommended considering impact fees in light of the City's adopted goals, objectives, and vision.

Commissioner Moore stated that he also believed that all funding options should be considered, including impact fees. He also stated that the City should be willing to listen to the private market.

Commissioner Warner stated the City Council should look at all infrastructure funding options. She also stated she didn't feel qualified to recommend a specific impact fee amount. Ms. Warner also favors impact fees in lieu of across-the-board utility rate increases.

IFAC Member French stated that he would be in favor of Water/Wastewater impact fees. He also recommended that the proposed \$3500 impact fee be tiered or cut in half to \$1750, to minimize the impact on development. He would also like to see utility rates increased as well.

Commissioner Ross stated that he would like to leave the overall decisions to the policy makers.

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 a later meeting.

4. Discussion of consent and regular agenda items.

Commissioner Oldham stated that he would be abstaining from voting on Regular Agenda Items #7 & #8.

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 ~ 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)

There was no discussion.

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

There was no discussion.

8. 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 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:

*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.

There was no discussion.

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.

There was no discussion.

12. Adjourn.

The meeting was adjourned at 7:30 p.m.

Approved:

Jane Kee, Chairperson
Planning & Zoning Commission

Attest:

Kristen Hejny, Admin. Support Specialist
Planning & Development Services



MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
August 4, 2016, 7:30 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Jane Kee, Jodi Warner, Casey Oldham, Jim Ross and Barry Moore

COMMISSIONERS ABSENT: Jerome Rektorik, Johnny Burns

CITY COUNCIL MEMBERS PRESENT: John Nichols, Steve Aldrich, Blanche Brick

CITY STAFF PRESENT: Lance Simms, Alan Gibbs, Molly Hitchcock, Carol Cotter, Danielle Singh, Kevin Ferrer, Mark Bombek, Jenifer Paz, Rachel Lazo, Carla Robinson, Kirk Price and Kristen Hejny

1. Call Meeting to Order

Chairperson Kee called the meeting to order at 7:45 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

4. **Consent Agenda**

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

*Barry Moore ~ July 21, 2016

*Jerome Rektorik ~ August 4, 2016

4.2 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

4.3 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 Subdivision. Case #FP2015-000032

4.4 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

4.5 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 near Williams Creek Subdivision. Case #FP2015-000019

Commissioner Moore motioned to approve Consent Agenda Items 4.1-4.5. Commissioner Ross seconded the motion, motion passed (4-0).

Regular Agenda

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

There were no items removed.

6. 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 #REZ2016-000018

Commissioner Oldham returned to the meeting.

Senior Planner Paz presented the Rezoning to the Commission, and recommended approval.

Applicant, Dianna Ordonez, 1701 Langford Street, College Station, was available to answer questions from the Commission.

There was general discussion amongst the Commission.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

Commissioner Moore motioned to recommend approval of the Rezoning. Commissioner Oldham 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 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)

Economic Development Manager Prochazka presented the Comprehensive Plan Amendment to the Commission, and recommended approval.

Chairperson Kee asked for clarification about the Land Use Plan on this property being research and/or commercial uses.

Economic Development Manager Prochazka stated that on the concept map this site was designated for potential future study with potential uses such as residential or commercial on the undeveloped areas.

Chairperson Kee asked for a clarification on why a Comprehensive Plan Amendment is required for this property.

Economic Development Manager Prochazka stated that a zoning request on anything beyond Business Park or Industrial zoning would not be in compliance with the land use portion of the Comprehensive Plan.

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

Chairperson Kee opened the public hearing.

No one spoke

Chairperson Kee closed the public hearing.

Commissioner Ross motioned to recommend approval of the Comprehensive Plan Amendment. Commissioner Moore seconded the motion, motion was approved (4-0-1) with Commissioner Oldham abstaining.

8. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from 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)

Economic Development Manager Prochazka presented the Rezoning to the Commission, and recommended approval.

Chairperson Kee asked when a Traffic Impact Analysis (TIA) would be done on this property.

Economic Development Manager Prochazka stated that a TIA was conducted for the zoning, additional analysis would be performed at Site Plan.

Chairperson Kee opened the public hearing.

No one spoke

Chairperson Kee closed the public hearing.

Commissioner Ross motioned to recommend approval of the Rezoning. Commissioner Moore seconded the motion, motion was approved (4-0-1) with Commissioner Oldham abstaining.

9. 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)

Senior Planner Bombek presented the Ordinance Amendment to the Commission, and recommended approval.

Chairperson Kee asked if use is agricultural and zoned as Single-Family Residential, is the property exempt.

Senior Planner Bombek stated if the property is zoned Single-Family Residential, it still must meet the single-family height protection.

Chairperson Kee opened the public hearing.

No one spoke

Chairperson Kee closed the public hearing.

Commissioner Warner motioned to recommend approval of the Ordinance Amendment. Commissioner Oldham seconded the motion, motion was approved (5-0).

10. 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)

Transportation Planning Coordinator Singh presented the Ordinance Amendment to the Commission, and recommended approval.

Chairperson Kee asked if Staff will be looking for a TIA at Preliminary Plan and Zoning for Single-Family Residential developments.

Transportation Planning Coordinator Singh responded that two TIAs would not be required on the same development unless there was a significant gap in applications.

Chairperson Kee asked at what stage in the Single-Family Development process, would a TIA be required.

Transportation Planning Coordinator Singh responded that application at zoning would be appropriate for Commission and Council approval on land use decisions. Preliminary Plans may require a TIA to be more specific and smaller pieces of a property may be zoned, not triggering the TIA requirement.

There was general discussion amongst the Commission.

Chairperson Kee asked if TIAs are more specifically looking at intersection development rather than roadway capacity.

Transportation Planning Coordinator Singh responded that while the TIA looks at both, most improvements are done at intersections, but zoning is also a timing question.

Commissioner Oldham asked when a TIA would be requested.

Transportation Planning Coordinator Singh responded that a TIA would be required at rezoning, or at Preliminary Plan, if already rezoned.

Chairperson Kee asked if a TIA would be evaluated at the Preliminary Plan stage based upon how the roadways are being proposed.

Transportation Planning Coordinator Singh responded that this is possible, but it is best practice to be more specific with the TIA at the rezoning phase of development.

Commissioner Oldham asked why the study is now being performed.

Transportation Planning Coordinator Singh responded that this was a part of a recommendation with the Comprehensive Plan made by the Council Transportation Mobility Committee and Council.

Chairperson Kee asked what kinds of things would be anticipated on a 150 trip development, to which mitigation would apply.

Transportation Planning Coordinator Singh responded that typically they look at turn lanes or deceleration lanes, additional lanes at intersections or traffic signals.

Director of Planning & Development Services Simms stated that this Ordinance would also apply in the City's Extraterritorial Jurisdiction (ETJ).

Chairperson Kee opened the public hearing.

No one spoke

Chairperson Kee closed the public hearing.

Commissioner Ross motioned to recommend approval of the Ordinance Amendment. Commissioner Warner seconded the motion for discussion.

Commissioner Oldham asked for the average cost of a TIA and its updates.

Transportation Planning Coordinator Singh responded that TIAs are typically around \$18,000 to \$20,000.

Chairperson Kee asked for the prompt that led to the 150 trips per day threshold.

Transportation Planning Coordinator Singh responded that the threshold was decided in 2008 when the ordinance was adopted by Council.

Commissioner Ross asked for a comparison on the threshold for commercial developments.

Transportation Planning Coordinator Singh responded that the threshold is the same for residential and commercial.

There was general discussion amongst the Commission.

Commissioner Oldham asked how the TIA would affect the five (four amended) areas of the Comprehensive Plan recently approved by City Council.

Director of Planning & Development Services Simms stated that some deceleration lanes on Arrington Road would be one possibility.

Transportation Planning Coordinator Singh responded that they would be looking at things to make the development more desirable.

Chairperson Kee asked how a developer would argue against a TIA.

Transportation Planning Coordinator Singh stated that the language doesn't speak to relief on that idea, but we are governed by the local government code so requirements have to be proportional to the development.

Commissioner Oldham asked for clarification on the recent changes to ETJ regulations.

Director of Planning & Development Services Simms stated that the County recently adopted updated subdivision regulations, which added TIA provisions with a 150 trip per day threshold.

Transportation Planning Coordinator Singh stated that any mitigation required by the TIA would not necessarily be in addition to Impact Fees, but can be looked at together, such as a capacity improvement.

The motion on the table was approved (5-0).

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.

Commissioner Moore let Staff know that he will be resigning from the BioCorridor Board.

12. Adjourn

The meeting adjourned at 8:24 p.m.

Approved:

Jane Kee, Chairman
Planning & Zoning Commission

Attest:

Kristen Hejny, Admin Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
August 18, 2016 6:30 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Barry Moore, Jerome Rektorik, Johnny Burns Jodi Warner, Casey Oldham and Jim Ross

COMMISSIONERS ABSENT: Jane Kee

CITY COUNCIL MEMBERS PRESENT: John Nichols

CITY STAFF PRESENT: Lance Simms, Alan Gibbs, Molly Hitchcock, Carol Cotter, Danielle Singh, Kevin Ferrer, Mark Bombek, Jessica Bullock, Rachel Lazo, Madison Thomas, Tiffany Cousins, Mary Ann Powell, Lauren Basey and Kristen Hejny

1. Call the meeting to order.

Acting Chairman Moore Called the meeting to order at 6:30 p.m.

2. Discussion of consent and regular agenda items.

There was general discussion amongst the Commission regarding Regular Agenda items #8 and #9.

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

There was no discussion.

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

Senior Planner Bombek gave a brief presentation on the status of the P&Z Plan of Work.

Commissioner Rektorik asked for an update on the annexation program.

Director Simms stated that the City has been working with a surveyor to establish the common Extraterritorial Jurisdiction boundary.

Acting Chairman Moore asked for an update on the Pre Application Conference Meeting surveys.

Director Simms stated that we have been getting survey feedback from participants.

5. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, August 25, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison – Moore)
*Thursday, September 1, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 5:30 p.m. and Regular 7:30 p.m.

Acting Chairman Moore reviewed upcoming meetings for the Planning & Zoning Commission.

6. Presentation, possible action, and discussion regarding an update on the following items:
*An Ordinance Amendment amending Chapter 12 of the Unified Development Ordinance Traffic Impact Analysis for Single-Family developments. The Planning & Zoning Commission heard this item on August 4, 2016, and voted (5-0) to recommend approval. The City Council heard this item on August 11, 2016, and voted (7-0) to approve the request.
*A Comprehensive Plan Amendment on approximately 16 acres from Estates and Suburban Commercial to Restricted Suburban. The Planning & Zoning Commission heard this item on July 21, 2016, and voted (5-0) to recommend approval. The City Council heard this item on August 11, 2016, and voted (6-0-1) to approve the request.

There was no discussion.

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

There was discussion amongst the Commission to appoint a new P&Z Liaison for the BioCorridor Board.

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

There was no discussion.

9. Adjourn.

The meeting was adjourned at 7:04 p.m.

Approved:

Barry Moore, Acting Chairman
Planning & Zoning Commission

Attest:

Kristen Hejny, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
August 18, 2016, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Barry Moore, Jerome Rektorik, Johnny Burns Jodi Warner, Casey Oldham and Jim Ross

COMMISSIONERS ABSENT: Jane Kee

CITY COUNCIL MEMBERS PRESENT: John Nichols

CITY STAFF PRESENT: Lance Simms, Alan Gibbs, Molly Hitchcock, Carol Cotter, Danielle Singh, Kevin Ferrer, Mark Bombek, Jessica Bullock, Rachel Lazo, Madison Thomas, Tiffany Cousins, Mary Ann Powell, Lauren Basey and Kristen Hejny

1. Call Meeting to Order

Acting Chairman Moore called the meeting to order at 7:09 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

4. **Consent Agenda**

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

*Johnny Burns ~ August 4, 2016

*Jane Kee ~ August 18, 2016

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

*August 4, 2016 Workshop

*August 4, 2016 Regular

Consent Agenda item 4.2 was removed from the Consent Agenda.

Commissioner Warner motioned to approve Consent Agenda Item 4.1. Commissioner Burns seconded the motion, motion passed (6-0).

Regular Agenda

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

Consent Agenda item 4.2 was removed from the Agenda for further discussion.

Commissioner Moore motioned to defer action on the August 4, 2016 meeting minutes to the September 1, 2016 P&Z meeting. Commissioner Burns seconded the motion, motion passed (6-0).

6. Public hearing, presentation, possible action, and discussion regarding a Final Plat for Barron Park Subdivision Lot 3R2R being a replat of Barron Park Subdivision Lot 3R2 consisting of one lot on approximately 12 acres, located at 4185 State Highway 6 South, generally located on the northern boundary of Christ United Methodist Church along the east side of State Highway 6 South. Case #FP2016-000023

Senior Planner Bullock presented the Final Plat to the Commission, stating the approval condition that off-site easements, located on the southern boundary of the property, be dedicated prior to the filing of the plat, and recommended approval.

Acting Chairman Moore opened the public hearing.

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

Acting Chairman Moore closed the public hearing.

Commissioner Rektorik motioned to approve the Final Plat with the condition that off-site easements, located on the southern boundary of the property, be dedicated prior to the filing of the plat. Commissioner Warner seconded the motion, motion passed (6-0).

7. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to SC Suburban Commercial for approximately 1.37 acres being Harvey Hillside Subdivision, Lots 32 & 33, Block 1, generally located at the intersection of Harvey Road and Pamela Lane. Case #REZ2016-000022 (Note: Final action on this item is scheduled for the September 8, 2016 City Council meeting – subject to change)

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

Applicant, Hank McQuaide, 12939 State Highway 30, College Station, was available to answer questions from the Commission.

Commissioner Ross asked for the intended future use of the property in question.

Mr. McQuaide stated that the current interested party is considering using the property for offices.

Acting Chairman Moore opened the public hearing.

Frank Villarreal, 37 Pamela Lane, College Station, cited concerns for flooding and traffic in the area. Mr. Villarreal proposed a traffic signal at the corner of Pamela Lane and Harvey Road.

Acting Chairman Moore closed the public hearing.

Acting Chairman Moore asked for clarification on the detention and storm water mitigation requirements for this area.

City Engineer Gibbs stated that the storm water detention would be reviewed at platting and site plan as the property goes through processing.

Commissioner Rektorik asked for clarification on addressing the flooding issues during site planning, directly concerning whether the issues will be addressed only for this one property or on multiple affected properties.

City Engineer Gibbs stated that these issues will be addressed through detention ponds to keep negative impact from occurring downstream. It is a requirement on the upper region of drainage sheds as new properties develop, to provide detention.

Commissioner Oldham motioned to recommend approval of the Rezoning as requested. Commissioner Burns seconded the motion, motion was approved (6-0).

8. Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan – Future Land Use & Character Map from Estate to Restricted Suburban for approximately 13 acres located at 1404 Bird Pond Road, more generally located near the northeast corner of Rock Prairie Road and Bird Pond Road. Case #CPA2016-000005 (Note: Final action on this item is scheduled for the September 8, 2016 City Council meeting – subject to change.

Senior Planner Bullock presented the Comprehensive Plan Amendment (CPA) to the Commission, and recommended denial due to the prevailing rural character of the area, and service limitations.

Applicant Tony Jones, 6022 Augusta Circle, College Station, stated that the City of College Station has agreed to provide fire flow to the area. Mr. Jones also stated that he is waiting on the Lakeway development to bring sewer to the property. Mr. Jones stated that while the property is not within the 4.5 minutes distance to the nearest fire station, the future road improvements will help lessen the drive time.

Commissioner Oldham asked if this property was originally intended to be a later phase of Bird Pond Estates.

Mr. Jones confirmed that this property was originally intended to be a part of Bird Pond Estates.

Joe Schultz, 3208 Innsbruck Circle, College Station, explained that the Lakeway developer is contractually obligated to build a water line and sewer line within the near future, and this will connect to the property in question.

Commissioner Oldham asked for clarification on the agreement to extend sewer to the property, and why the sewer line has not yet been completed.

Mr. Jones stated that the developer that plans on developing Lakeway, has not begun development, to tie into this property.

Commissioner Oldham asked for a clarification on the density, and the effect on the infrastructure needs.

Mr. Schultz stated there are currently two water lines in the area, one maintained by Wellborn Water and one maintained by the City of College Station that will be turned over to Wellborn Water for maintenance. Mr. Schultz explained that there will only be an increase of 25 lots on the property, and will not hinder the demand of electric or sewer.

Acting Chairman Moore opened the public hearing.

Karen Brown, 5009 Trumpeter Swan Drive, College Station, spoke in opposition of the CPA citing concerns for surrounding property values and the lack of water pressure in the area.

Pete Catalena, 1601 Bird Pond Road, College Station, spoke in favor of the CPA, stating that he does not believe the new development will hinder the existing home property values.

Commissioner Rektorik asked for clarification on the road into the subdivision.

Mr. Catalena stated that there is an entrance leading into a second opening into Bird Pond Estates that travels between the two subdivisions. The residents of Bird Pond Estates have requested that this road not be developed in order to keep only one entrance into Bird Pond Estates.

Commissioner Oldham asked if the request could be approved with the condition that a street connection not be made to Yellow Tanager.

Director Simms stated that as part of the Subdivision Regulations, it is required that the road connect, however, the developer can seek a waiver during platting from the Commission.

Mr. Jones spoke to address the concerns for water pressure in the area, stating that the concerns will be alleviated by the new eight-inch water line.

Tim Owens, 5002 Trumpeter Swan Lane, College Station, spoke in opposition of the CPA, citing concerns for surrounding property values, lot sizes and rural atmosphere. Mr. Owens also stated concerns for having an additional entrance into Bird Pond Estates.

Cody Catalena, 1650 Bird Pond Road, College Station, spoke in favor of the CPA.

Commissioner Ross asked for the original plan for Yellow Tanager Road.

Mr. Catalena stated that the road was originally intended to stub out to Bird Pond Estates.

Sydney Hodges, 5216 Ruddy Duck Drive, College Station, spoke in opposition of the CPA citing concerns for decreasing property values, traffic and roadway concerns.

Karen Brown, 5009 Trumpeter Swan Drive, College Station, readdressed her opposition of the CPA citing concerns for property and resale values.

Acting Chairman Moore closed the public hearing.

Commissioner Oldham referenced the infrastructure, asking for a description of the infrastructure issues with this property.

Senior Planner Bullock stated that at a Comprehensive Plan level, this area is within Growth Area III of the Comprehensive Plan, containing a lack of proposed or possibility to have thoroughfares through the area. Ms. Bullock also stated that the area, as it pertains to the Future Land Use and Character Map, does not propose a sewer master line.

Commissioner Oldham asked for additional clarification on the growth area infrastructure concerns from staff.

Senior Planner Bullock stated that this property is within Growth Area III of the Comprehensive Plan, which states that any area designated as Estate north of Rock Prairie Road, remain rural in character and have an open space component.

Commissioner Burns stated that, if approved, he cannot see a negative impact on the surrounding areas from a comprehensive planning stand point.

Commissioner Ross asked if 3.2 houses per acre is a good estimate of the housing density for Restricted Suburban.

Senior Planner Bullock stated that the Restricted Suburban zoning district can only dictate a maximum of four dwelling units per acre. The development would also be held to average 10,000 square foot lots with a minimum of 6,500 square foot lots. Staff cannot confirm the actual number of lots to be proposed within the new development.

Commissioner Warner motioned to recommend approval of the Comprehensive Plan Amendment. Commissioner Oldham seconded the motion for discussion.

Commissioner Warner stated that from the Land Use standpoint, this appears to make sense as a buffer between the Estate and Restricted Suburban already in place.

Commissioner Ross stated that this area has a demand for homes and because of the topography of the area there will be a limited amount of development and traffic will not be a significant issue.

The motion to recommend approval was approved (6-0).

9. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from E Estate to RS Restricted Suburban for approximately 12 acres being situated in the Thomas Caruthers league, abstract no. 9, College Station, Brazos County, Texas, said tract being the remainder of a called 26.25 acre tract of land as described as tract 2 by a partition deed to John Patton Atkins recorded in volume 394, page 796 of the deed records of Brazos County, Texas, generally located at 1404 Bird Pond Road, more generally located near the northeast corner of Rock Prairie Road and Bird Pond Road. Case #REZ2016-000017 (Note: Final action on this item is scheduled for the September 8, 2016 City Council meeting – subject to change)

Senior Planner Bullock presented the Rezoning to the Commission and recommended denial based on current and planned infrastructure and service limitations.

Commissioner Burns asked if the applicant could come back with a restricted rezoning containing conditions, not as a PDD.

Deputy City Attorney Powell stated that conditions can be placed on zonings that are sensitive to adjacent compatible uses, but at some point with zoning, it becomes a fundamental shift of zone, and a different zoning may be required.

Commissioner Oldham asked for an explanation of the buffering and connection options on a Restricted Suburban zoning.

Senior Planner Bullock stated that the UDO does not require a buffer between residential single-family developments, and setbacks for Restricted Suburban zonings would be 20' for rear and 25' front.

Joe Schultz, 3208 Innsbruck Circle, College Station, explained that given the right-of-way restrictions and the lot size requirements, the proposed development will contain no more than 38 lots.

Commissioner Oldham asked if there are plans to connect to Yellow Tanager Court.

Mr. Schultz, stated that the developer does not plan on requesting any waivers to the subdivision regulations.

Applicant Tony Jones, 6022 Augusta Circle, College Station, presented a proposed subdivision layout to the Commission.

Acting Chairman Moore opened the public hearing.

Cody Catalena, 1650 Bird Pond Road, College Station, spoke in favor of the Rezoning, stating that there is a development agreement with the current property owners stating that the lots be at least one half acre. Mr. Catalena stated that he would like to see a waiver request to the Yellow Tanager Court connection.

Tim Owens, 5002 Trumpeter Swan Lane, College Station, spoke in opposition of the Rezoning, stating that part of the developer's plans showed that he would request the subdivision regulation waiver to the street connection.

Acting Chairman Moore clarified that Mr. Schultz stated that the preliminary plat would be presented with no waivers.

Pete Catalena, 1601 Bird Pond Road, College Station, spoke to the comments stating that there would never be any development on this property, stating that this was not a true statement.

Sydney Hodges, 5216 Ruddy Duck Drive, College Station, spoke in opposition of the Rezoning, citing concerns for changing the integrity of the area with smaller lots.

Acting Chairman Moore closed the public hearing.

Commissioner Warner asked the developer how many lots on the west side of Yellow Tanager Court were sold.

Mr. Pete Catalena stated that all lots have been sold.

Commissioner Warner asked what percentage of lots were sold in Bird Pond Estates.

Mr. Pete Catalena stated that all but two or three lots have been sold.

Acting Chairman Moore stated his concerns for a straight Restricted Suburban rezoning because of the possible negative impact changing the integrity of the area, and the infrastructure issues on the property.

Commissioner Burns stated that the property is self-restricting because of the right-of-way requirements, leading to the lots being smaller in number.

Acting Chairman Moore asked for a clarification of the minimum lot width for this area.

Senior Planner Bullock stated that the minimum lot width is 70' for Restricted Suburban.

Commissioner Oldham stated that his concerns with approving the rezoning as submitted to address the half acre lots and the connection to Yellow Tanager Court. He asked for a compromise for the applicant to resubmit the rezoning.

Mr. Schultz explained that a preliminary plan cannot be presented until a rezoning has been approved.

Commissioner Oldham asked for clarification on not being able to condition the rezoning.

Deputy City Attorney Powell stated that the road cannot be addressed at this point in the process, but concerns about the incompatibility with adjacent uses with a less dense residence, can be conditioned that would be appropriate for the areas to be developed on lots immediately adjacent to a less dense residential development, such as buffering.

Commissioner Burns stated that he does not believe the Commission is comfortable making a recommendation on the rezoning. Mr. Burns stated that the preliminary plan can be closer examined at a later time, with the connection waivers.

Senior Planner Bullock clarified that so long as the plat meets the subdivision regulations, Commission is required to approve the plat, and only if there is a waiver request, the Commission has the ability to deny a waiver request, thereby denying the preliminary plan.

Commissioner Ross motion to recommend approval of the rezoning with the condition that the lots that abut to the Bird Pond Estates be a minimum of one half acre.

Director Simms stated that he does not recommend making such a condition because lot size and density are fundamental to zoning districts, but buffering can be placed as a condition.

The motion died due to the lack of a second.

Commissioner Rektorik clarified that the only conditions available for the Commission to place on the rezoning, are those of the gravity fed sewer system and buffering between developments.

Acting Chairman Moore asked if the only way to alleviate the concerns of the Commission and surrounding property owners would be with a PDD Rezoning.

Director Simms stated that the lot size would be best addressed/conditioned with a PDD Rezoning.

Commissioner Warner stated that with the recommended approval of a straight rezoning of Restricted Suburban, Commission cannot condition the rezoning, nor can they deny a future preliminary plan if it meets UDO regulations.

Mr. Jones asked for clarification on the availability of a PDD Rezoning versus the rezoning presented.

Deputy City Attorney Powell stated that a PDD Rezoning will need to be applied for and presented to the Commission for consideration.

Commissioner Warner suggested tabling the rezoning to meet the time requirements for a new rezoning application.

Mr. Schultz asked if the street connection can be addressed with the PDD.

Both Director Simms and Deputy City Attorney Powell were in agreement that the street connection can be addressed with a PDD application.

This item was withdrawn by the applicant. No action was taken.

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

There was no discussion.

11. Adjourn

The meeting adjourned at 9:53 p.m.

Approved:

Attest:

Barry Moore, Acting Chairman
Planning & Zoning Commission

Kristen Hejny, Admin Support Specialist
Planning & Development Services



Legislation Details (With Text)

File #: 16-0525 Version: 2 Name: Majestic Oaks Subdivision - Development Plat
Type: Final Plat Status: Agenda Ready
File created: 8/19/2016 In control: Planning and Zoning Commission Regular
On agenda: 9/1/2016 Final action:
Title: Presentation, possible action, and discussion regarding a Development Plat for Majestic Oaks Subdivision consisting of one residential lot on approximately 3.757 acres located at 5701 Straub Road, generally located west of the intersection of Straub Road and Thousand Oaks Road in the College Station Extraterritorial Jurisdiction (ETJ) . Case #DVPL2016-000003
Sponsors: Rachel Lazo
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Development Plat](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Development Plat for Majestic Oaks Subdivision consisting of one residential lot on approximately 3.757 acres located at 5701 Straub Road, generally located west of the intersection of Straub Road and Thousand Oaks Road in the College Station Extraterritorial Jurisdiction (ETJ) . Case #DVPL2016-000003



**DEVELOPMENT PLAT
for
Majestic Oaks
DVPL2016-000003**

SCALE: 1 residential lot on 3.757 acres

LOCATION: 5701 Straub Road, generally located west of the intersection of Straub Road and Thousand Oaks Road in the College Station Extraterritorial Jurisdiction (ETJ)

ZONING: N/A (ETJ)

APPLICANT: Adam Wallace

PROJECT MANAGER: Rachel Lazo, Staff Planner
rlazo@cstx.gov

RECOMMENDATION: Staff recommends approval of the Development Plat.



DEVELOPMENT PLAT

Case: DVPL2016-000003

MAJESTIC OAKS

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation: N/A (ETJ)
Zoning: N/A (ETJ)
Preliminary Plat: N/A - Qualifies as a Development Plat
Site Development: Vacant

COMMENTS

Parkland Dedication: Parkland dedication fees in the amount of \$1,261 are required to be paid prior to filing of plat. These fees will be paid into Community Parkland Zone A and Neighborhood Parkland Zone 26.

Greenways: N/A

Pedestrian Connectivity: This site is located in the ETJ. No sidewalks are required.

Bicycle Connectivity: This site is located in the ETJ. No facilities for bicycle connectivity are required.

Impact Fees: N/A

REVIEW CRITERIA

Compliance with Subdivision Regulations: The proposed Development Plat is in compliance with the Subdivision Requirements contained in the Unified Development Ordinance.

STAFF RECOMMENDATIONS

Staff recommends approval of the Development Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Development 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.
- Fourteen (14) folded copies of plat. (A signed mylar original must be submitted after approval.)
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- Copy of original deed restrictions/covenants for replats (if applicable).
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

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

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT 5701 Straub Road

ADDRESS 5701 Straub Road, College Station, TX 77845

SPECIFIED LOCATION OF PROPOSED PLAT:

5701 Straub Road, College Station, TX 77845

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

Name Adam Wallace E-mail adam@aTmSurveying.com

Street Address 1403 Lemon Tree

City College Station State TX Zip Code 77840

Phone Number 979-209-9291 Fax Number _____

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

Name Creative Design & Renovations, LLC. E-mail dennisjuce@gmail.com
Street Address 1603 Park Haven Drive
City Houston State TX Zip Code 77077-4220
Phone Number 713-295-0981 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name _____ 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 3.757 acres Total No. of Lots 1 R-O-W Acreage _____

Existing Use Residential Proposed Use Residential

Number of Lots By Zoning District Rural / 1 _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

Rural / 1 _____ / _____

Floodplain Acreage n/a

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

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

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

Yes

No

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

Project Name: _____

City Project Number (if known): _____

Date / Timeframe when submitted: _____

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

n/a

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

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.

N/A

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

N/A

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.

N/A

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

N/A

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

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

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

Detailed explanation of condition identified above:

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

Requested Oversize Participation n/a

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

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

Dennis J. Luca
Signature and title

12/7/15
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.

Property Owner(s)

Date

Engineer Certification:

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

Engineer

Date

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

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

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

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

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

Engineer

Date

Initial

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

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

B. I, _____, certify to the following:

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

Engineer

Date

Additional certification for Floodway Encroachments:

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

Engineer

Date

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

Residential Structures:

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

Engineer / Surveyor

Date

Commercial Structures:

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

Engineer / Surveyor

Date

OR

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

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

Engineer / Surveyor

Date

Conditions or comments as part of approval: _____

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

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

Existing

Proposed

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

Existing

Proposed

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

- 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).

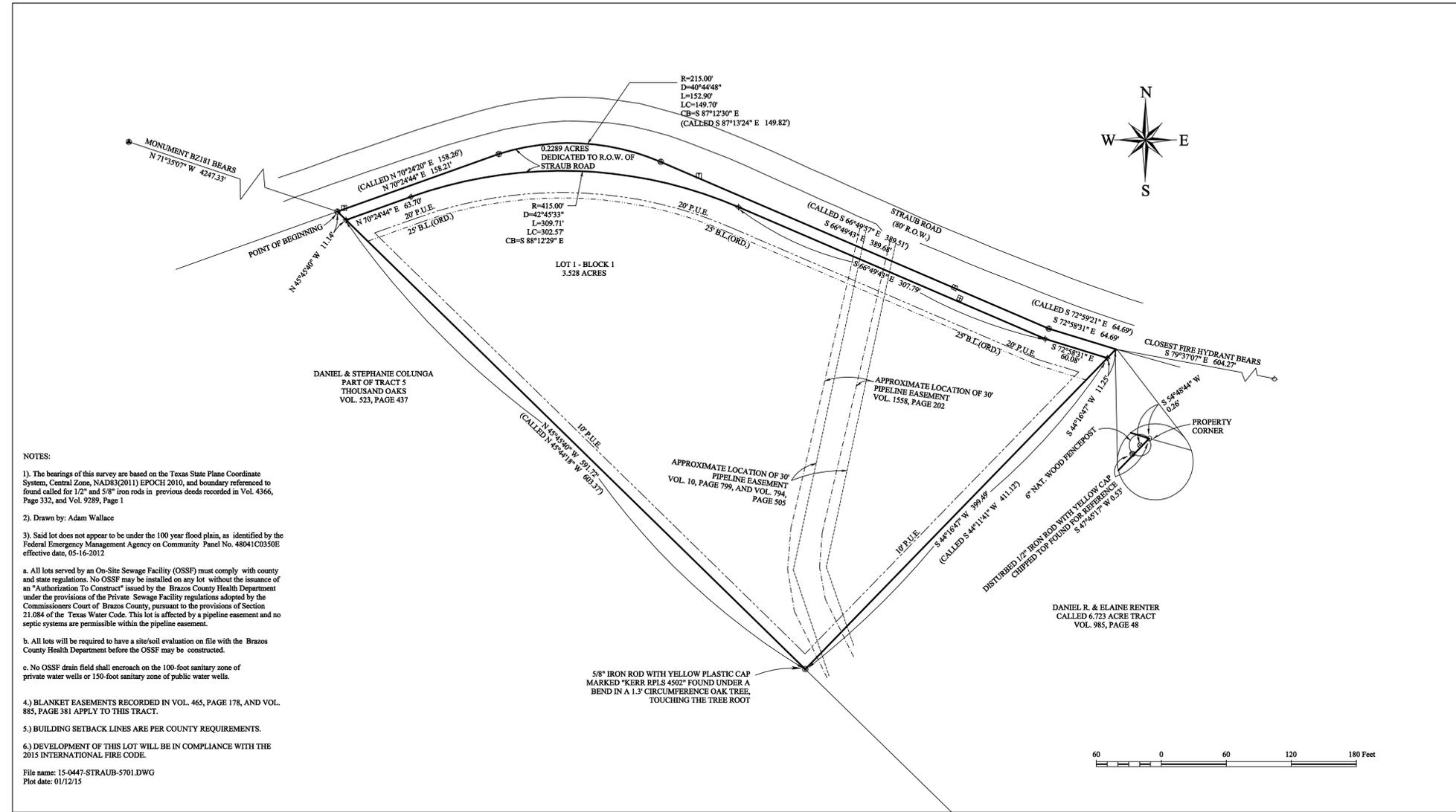
- All off-site easements necessary for infrastructure construction must be shown on the final plat with a volume and page listed to indicate where the separate instrument easements were filed. Separate instrument easements must be provided in recordable form to the City prior to being scheduled for P&Z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

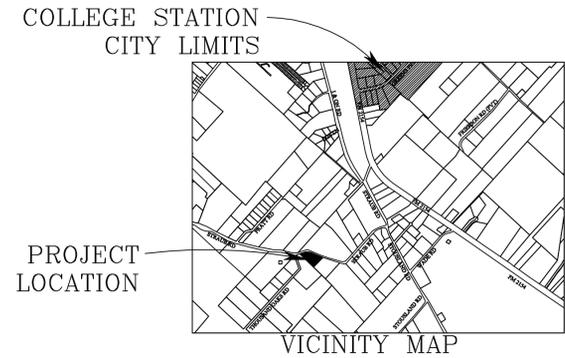
Print Form



NOTES:

- The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to found called for 1/2" and 5/8" iron rods in previous deeds recorded in Vol. 4366, Page 332, and Vol. 9289, Page 1.
- Drawn by: Adam Wallace
- Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0350E effective date, 05-16-2012.
 - All lots served by an On-Site Sewage Facility (OSSF) must comply with county and state regulations. No OSSF may be installed on any lot without the issuance of an "Authorization To Construct" issued by the Brazos County Health Department under the provisions of the Private Sewage Facility regulations adopted by the Commissioners Court of Brazos County, pursuant to the provisions of Section 21.084 of the Texas Water Code. This lot is affected by a pipeline easement and no septic systems are permissible within the pipeline easement.
 - All lots will be required to have a site/soil evaluation on file with the Brazos County Health Department before the OSSF may be constructed.
 - No OSSF drain field shall encroach on the 100-foot sanitary zone of private water wells or 150-foot sanitary zone of public water wells.
- BLANKET EASEMENTS RECORDED IN VOL. 465, PAGE 178, AND VOL. 885, PAGE 381 APPLY TO THIS TRACT.
- BUILDING SETBACK LINES ARE PER COUNTY REQUIREMENTS.
- DEVELOPMENT OF THIS LOT WILL BE IN COMPLIANCE WITH THE 2015 INTERNATIONAL FIRE CODE.

File name: 15-0447-STRaub-5701.DWG
Plot date: 01/12/15



METES AND BOUNDS DESCRIPTION

Being a tract of land containing 3.757 acres, and being in the Samuel Davidson League, A-13, of Brazos County, Texas, Being all of that same called 4.0000 acre tract conveyed to Michelle L. Wilman, as recorded in Vol. 4366, Page 332, of the Brazos County Official Records(B.C.O.R.), save and except that called 0.241 acre portion of the tract dedicated to Brazos County, as recorded in Vol. 9289, Page 1, of the B.C.O.R. to be part of the road right-of-way of Straub Road. All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary based on found 1/2" and 5/8" iron rods called for in said previous deeds, as surveyed on the ground on February 12th of 2014. This description is also referred to the plat prepared by ATM Surveying, Project No. 2015-0447, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found with a cracked yellow plastic cap marked "STRONG RPLS 4961" for the west corner of this tract, also being the west corner of said 4.0000 acre tract, also being the west corner of said 0.241 acre tract, also being the north corner of the Daniel & Stephanie Colunga, called part of Tract 5, Thousand Oaks, as recorded in Vol. 523, Page 437, of the Brazos County Deed Records, also being a point on the southeast right-of-way line of Straub Road(80' R.O.W.);

THENCE along the common line between this tract and said Straub Road for the following call:

North 70°24'44" East, a distance of 158.21 feet to a 1/2" iron rod found with a yellow plastic cap marked "STRONG RPLS 4961" for a point of curvature;

THENCE around a curve to the right having a delta angle of 40°44'48", an arc distance of 152.90 feet, a radius of 215.00 feet, and a chord of South 87°12'30" East, a distance of 149.70 feet to a 1/2" iron rod found with a yellow plastic cap marked "STRONG RPLS 4961" for a point of tangency;

THENCE South 66°49'43" East, a distance of 389.68 feet to a 1/2" iron rod found with a yellow plastic cap marked "STRONG RPLS 4961" for corner;

THENCE South 72°58'31" East, a distance of 64.69 feet to a point for the east corner of this tract, on the northeast side of a 6" natural fence post which the center of bears S 5448'44" W, a distance of 0.26 feet, and from which a disturbed 1/2" iron rod with a yellow plastic cap was chipped marked "STRONG RPLS 4961" for reference bears S 47°45'17" W, a distance of 0.53 feet. Said corner is also the north corner of the Daniel R. & Elaine Renter called 6.723 acre tract, as recorded in Vol. 985, Page 48, of the B.C.O.R.;

THENCE South 44°16'47" West, a distance of 410.74 feet along the common line between this tract and said Renter tract to a 5/8" iron rod with yellow plastic cap marked "KERR RPLS 4502" found under a bend in a 1.3' circumference oak tree, touching the tree root for the south corner of this tract, also being the west corner of said Renter tract, also being a point on the northeast line of said Colunga tract;

THENCE North 45°45'40" West, a distance of 602.87 feet along the common line between this tract and said Colunga tract to the PLACE OF BEGINNING containing 3.757 acres.

DEVELOPMENT PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ owner and developer of the land shown on this deed, and designated herein as Lot 1, Block 1, Majestic Oaks and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Owner _____

CERTIFICATE OF THE BRAZOS COUNTY COMMISSIONERS COURT

CERTIFICATE OF APPROVAL

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas as the Final Plat of such subdivision on the _____ day of _____, 20____.

Signed this the _____ day of _____, 20____.

County Judge,
Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the people whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

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

City Engineer _____

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ County Clerk of Brazos County, Texas, do hereby certify that this plat, with its certificates of authentication was filed for record on the _____ day of _____, 2016 and duly recorded in Volume _____ Page _____ Official Records of Brazos County, Texas.

County Clerk
Brazos County, Texas

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

Chairman

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground on January 7th, 2016.

Adam Wallace
Texas Registered Professional
Land Surveyor, Number 6132

SURVEY LEGEND

- SUBJECT PROPERTY LINES
- ADJOINING PROPERTY LINES
- UTILITY EASEMENTS
- ORDINANCE BUILDING LINES
- SEWER MAIN/PILE
- WATER METER
- WATER VALVE
- TELEPHONE BOX
- SEWER CLEANOUT

© 1/2" IRON ROD W/ YELLOW PLASTIC CAP MARKED "RPLS 4961 - STRONG FOUND"
© 5/8" IRON ROD W/ YELLOW PLASTIC CAP MARKED "KERR RPLS 4502" FOUND
© 1/2" IRON ROD W/ MARBON PLASTIC CAP MARKED "RPLS 4112 - ATM SURV-567"

NOTES:

ADDITIONAL ADDRESSES FOR THIS PROPERTY ARE LISTED AS 5700, 5705, 5707, 5709, 5711, 5715, 5717, 5719, AND 5721 STRAUB ROAD.

ATM Surveying
P.O. Box 10313, College Station, TX 77840
PHONE: (979) 209-9291 email: Adam@ATMSurveying.com
www.ATMSurveying.com - FIRM #101784-00

**FINAL PLAT
MAJESTIC OAKS
LOT 1 - BLOCK 1
BEING A DEVELOPMENT
PLAT OF
3.528 ACRES in the
SAMUEL DAVIDSON
LEAGUE, A-13
VOL. 13024, PAGE 287**

BRAZOS COUNTY, TEXAS

STREET ADDRESS: 5701 STRAUB ROAD December, 2015

SCALE: 1" = 60'

OWNER/DEVELOPER:
CREATIVE DESIGN & RENOVATIONS, LLC
1603 Park Haven Dr.
Houston, TX 77077-4220

SURVEYOR:
Adam Wallace, RPLS 6132
ATM Surveying
1403 Lemon Tree
College Station TX 77840
(979) 209-9291



Legislation Details (With Text)

File #: 16-0521 Version: 1 Name: Science Park Preliminary Plan
 Type: Preliminary Plan Status: Agenda Ready
 File created: 8/19/2016 In control: Planning and Zoning Commission Regular
 On agenda: 9/1/2016 Final action:

Title: Presentation, possible action, and discussion regarding waiver requests to Unified Development Section 12-8.3.E.6 'Dead-End Streets' and Section 12-8.3.G 'Blocks;' and presentation, possible action, and discussion regarding a Preliminary Plan for The Science Park consisting of 3 lots and 1 common area on approximately 53.8 acres located at 2501 Earl Rudder Freeway South, generally located north of North Forest Parkway and south of Raintree Drive, east of Earl Rudder Freeway South. Case #PP2016-000013

Sponsors: Jennifer Prochazka

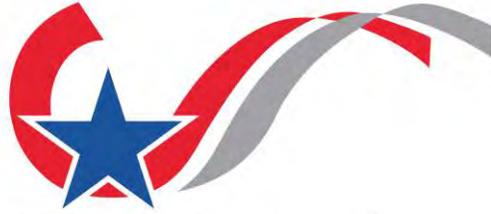
Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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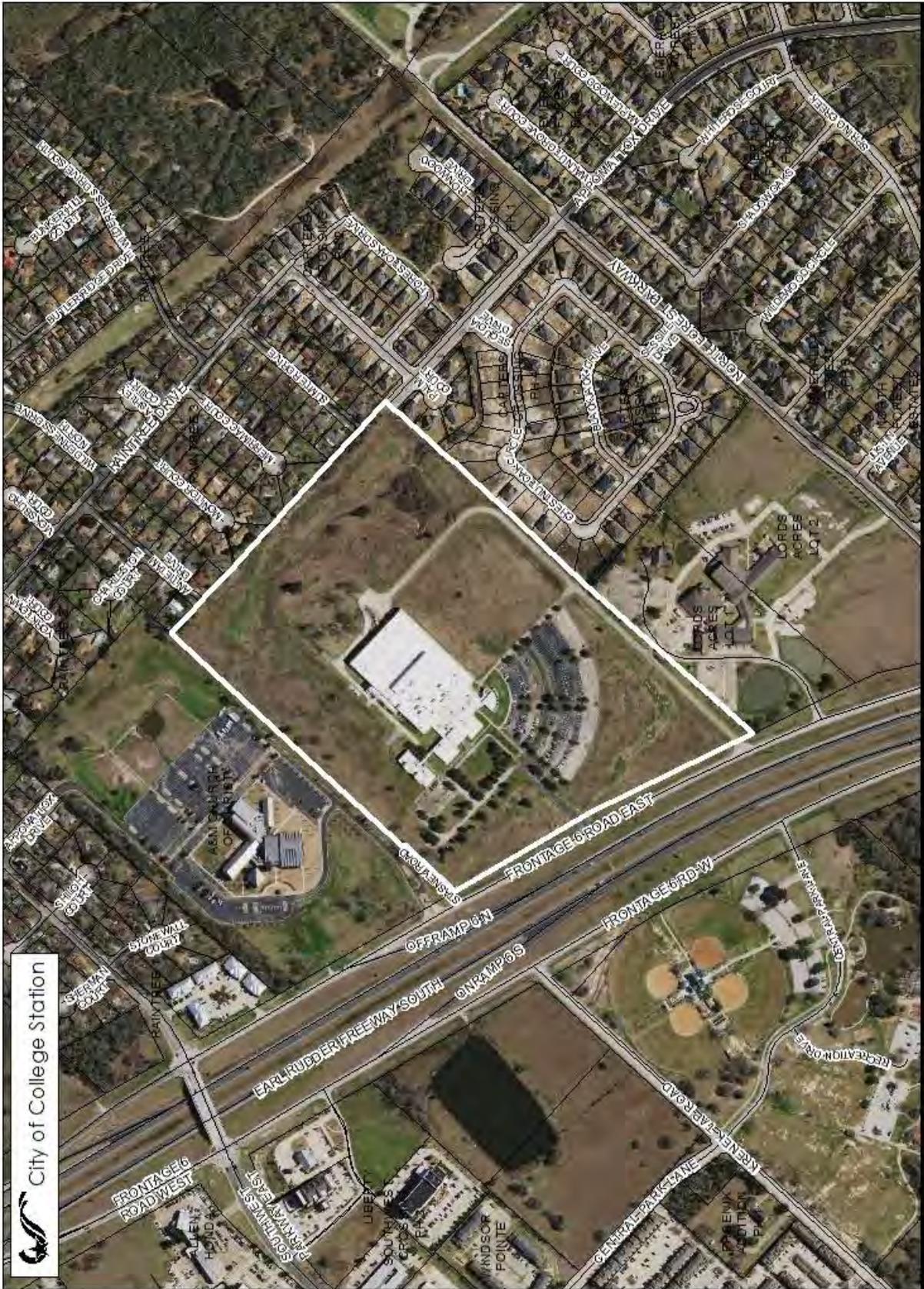
Presentation, possible action, and discussion regarding waiver requests to Unified Development Section 12-8.3.E.6 'Dead-End Streets' and Section 12-8.3.G 'Blocks;' and presentation, possible action, and discussion regarding a Preliminary Plan for The Science Park consisting of 3 lots and 1 common area on approximately 53.8 acres located at 2501 Earl Rudder Freeway South, generally located north of North Forest Parkway and south of Raintree Drive, east of Earl Rudder Freeway South. Case #PP2016-000013



CITY OF COLLEGE STATION

PRELIMINARY PLAN
for
The Science Park Subdivision
Lots 1, 2 & 3, Block 1
PP2016-000013

- SCALE:** 3 lots and 1 common area on 53.8 acres
- LOCATION:** 2501 Earl Rudder Freeway South
- ZONING:** M-1 Light Industrial & GC General Commercial
- APPLICANT:** Crissy Hartl, Mitchell & Morgan
- PROJECT MANAGER:** Jennifer Prochazka, AICP, Economic Development Manager
jprochazka@cstx.gov
- RECOMMENDATION:** Staff recommends approval of the waiver requests to Unified Development Ordinance (UDO) Section 12-8.4.E.6 'Dead-End Streets' and UDO Section 12-8.4.G 'Blocks.' If the waivers are approved by the Commission, the Preliminary Plan is in compliance with the Ordinance and should be approved. If the waivers are denied, the Preliminary Plan should also be denied.



City of College Station

PRELIMINARY PLAN

Case: PP2016-000013

SCIENCE PARK



DEVELOPMENT HISTORY

Annexation:	The first 500 feet east of the East Bypass 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 2016 – 14.25 acres along Earl Rudder Freeway South was zoned GC General Commercial
Site development:	The property is currently developed as The Science Park, and industrial and Research and Development complex.

COMMENTS

Water:	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. Further development of the property will require compliance with the City's fire flow requirements and B/CS Design Guidelines.
Sewer:	There are existing 6-inch and 8-inch sewer mains along the eastern property lines that may serve this property. Further development of the property will require compliance with the B/CS Design Guidelines
Off-Site Easements:	None required at this time.
Drainage:	Drainage is mainly to the east within the Carter's Creek Drainage Basin. Further development of the property will require compliance with the B/CS Design Guidelines.
Flood Plain:	The subject property is not located within a FEMA regulated Special Flood Hazard Area according to Firm Panel 48041C0310F, effective date April 2, 2014.
Greenways:	None are provided or required.
Pedestrian Connectivity:	Sidewalks are not required along roadways classified as a Freeway/Expressway.
Bicycle Connectivity:	Bicycle facilities are not required along roadways classified as a Freeway/Expressway.
Streets:	If the requested waivers are granted, no public streets are required with the subdivision of the property.
Oversize Request:	N/A
Parkland Dedication Fees:	N/A
Impact Fees:	N/A

REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:** The proposed Preliminary Plan is in compliance with the General Commercial and BP Business Park Future Land Use Designations and the GC General Commercial and M-1 Light Industrial zoning districts in place at this time.
2. **Compliance with the Subdivision Regulations:** The proposed Preliminary Plan is in compliance with the Subdivision Regulations contained in the UDO with the exception of the following waiver requests:
 - **UDO Section 12-8.3.E.6 ‘Dead-End Streets’** –This Section prohibits dead-end streets. Three single-family residential streets, Appomattox Drive, Sumter Drive, and Antietam Drive, currently dead-end into the subject tract, requiring extension by either a continuous street or a cul-de-sac. Staff recommends approval of the waiver request as not to encourage commercial/industrial traffic or parking in the existing single-family areas.
 - **UDO Section 12-8.3.G ‘Blocks’** – This Section requires that block lengths in General Commercial and Business Park areas not exceed 900 feet and 1,200 feet, respectively. The block along Earl Rudder Freeway South extends from North Forest Parkway to Raintree Drive, approximately 3,800 feet, with four separately owned and developed properties fronting along this length. The stated purpose of the Ordinance requirement is to ensure uniform access and circulation to areas intended for similar land use contexts. The surrounding properties are platted and developed for single-family residential subdivisions and as Places of Worship. Because the surrounding properties are platted, a new street breaking the block along Earl Rudder Freeway South would need to adjoin to one of the existing dead-end streets in the neighboring single-family developments. Staff recommends approval of the waiver request as not to encourage commercial/industrial traffic or parking in the existing single-family areas.

In accordance with the Subdivision Regulations, when considering a waiver the Planning and Zoning Commission should make the following findings to approve the waiver:

- 1) **That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this chapter will deprive the applicant of the reasonable use of his land;**
 The applicant states that although the property is unplatted, it was developed in the early 1980s as a research and development building. At the time of development, a use was permitted that was not intended to continue the residential pattern of development, including street networks. The waivers are necessary to rectify a non-conforming situation that was created at the time of development.
- 2) **That the waivers are necessary for the preservation and enjoyment of a substantial property right of the applicant.**
 The applicant states that in order to make any improvements to the property or buildings, a plat must be filed. The waivers are necessary to rectify a non-conforming situation that was created at the time of development.
- 3) **The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this chapter; and**

The applicant states that the surrounding properties have alternative points of access and can continue to function as they have been since the property was developed. The surrounding properties are all platted and developed.

4) That the granting of the waivers will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

The applicant states that all other properties surrounding this lot have been previously platted and developed.

STAFF RECOMMENDATIONS

Staff recommends approval of the waiver requests to Unified Development Ordinance (UDO) Section 12-8.4.E.6 'Dead-End Streets' and UDO Section 12-8.4.G 'Blocks.' If the waivers are approved by the Commission, the Preliminary Plan is in compliance with the Ordinance and should be approved. If the waivers are denied, the Preliminary Plan should also be denied.

SUPPORTING MATERIALS

1. Application
2. Copy of the Preliminary Plan



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

PRELIMINARY PLAN APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

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

Date of Optional Preapplication Conference _____

NAME OF PROJECT Science Park

ADDRESS 2501 Earl Rudder Freeway, College Station, TX 77845

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

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

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 (ALL owners must be identified. Please attach an additional sheet for multiple owners):

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 _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name _____ E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

Total Acreage 53.80 acres Total No. of Lots 3 R-O-W Acreage 0 acres

Number of Lots By Zoning District 2 / GC 1 / M-1 1 /

Average Acreage Of Each Residential Lot By Zoning District:

GC / 4.52 M-1 / 44.75 / /

Floodplain Acreage 0

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

Are you proposing to dedicate park land by acreage or fee in lieu of land? N/A

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

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

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

Yes

No

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

Project Name: _____

City Project Number (if known): _____

Date / Timeframe when submitted: _____

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

We are requesting a waiver to the following sections of the Subdivision Regulations:

- 1. Section 12-8.3.E.6 Dead-End Streets, and*
- 2. Section 12-8.3.G Blocks*

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.

Although the property is unplatted, it was developed in 1982 as a research building. At the time of development, a use was permitted that was not intended to continue the residential pattern of development, including street networks. The waivers are necessary to rectify a non-conforming situation that was created at the time of development.

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

In order to make any improvements to the property or buildings, a plat must be filed. The waivers are necessary to rectify a non-conforming situation that was created at the time of development.

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

The surrounding properties have alternate points of access and can continue to function as they have been since the property was developed.

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.

All other properties surrounding this lot have been previously platted and developed.

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

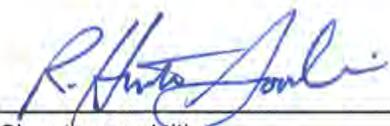
1. An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
2. The presence of unique or unusual topographic, vegetative, or other natural conditions exist so that strict adherence to the sidewalk requirements of the UDO is not physically feasible or is not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

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

Detailed explanation of condition identified above:

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

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



Signature and title

*Authorized signer per
Power of Attorney ("POA")*

7-1-16

Date

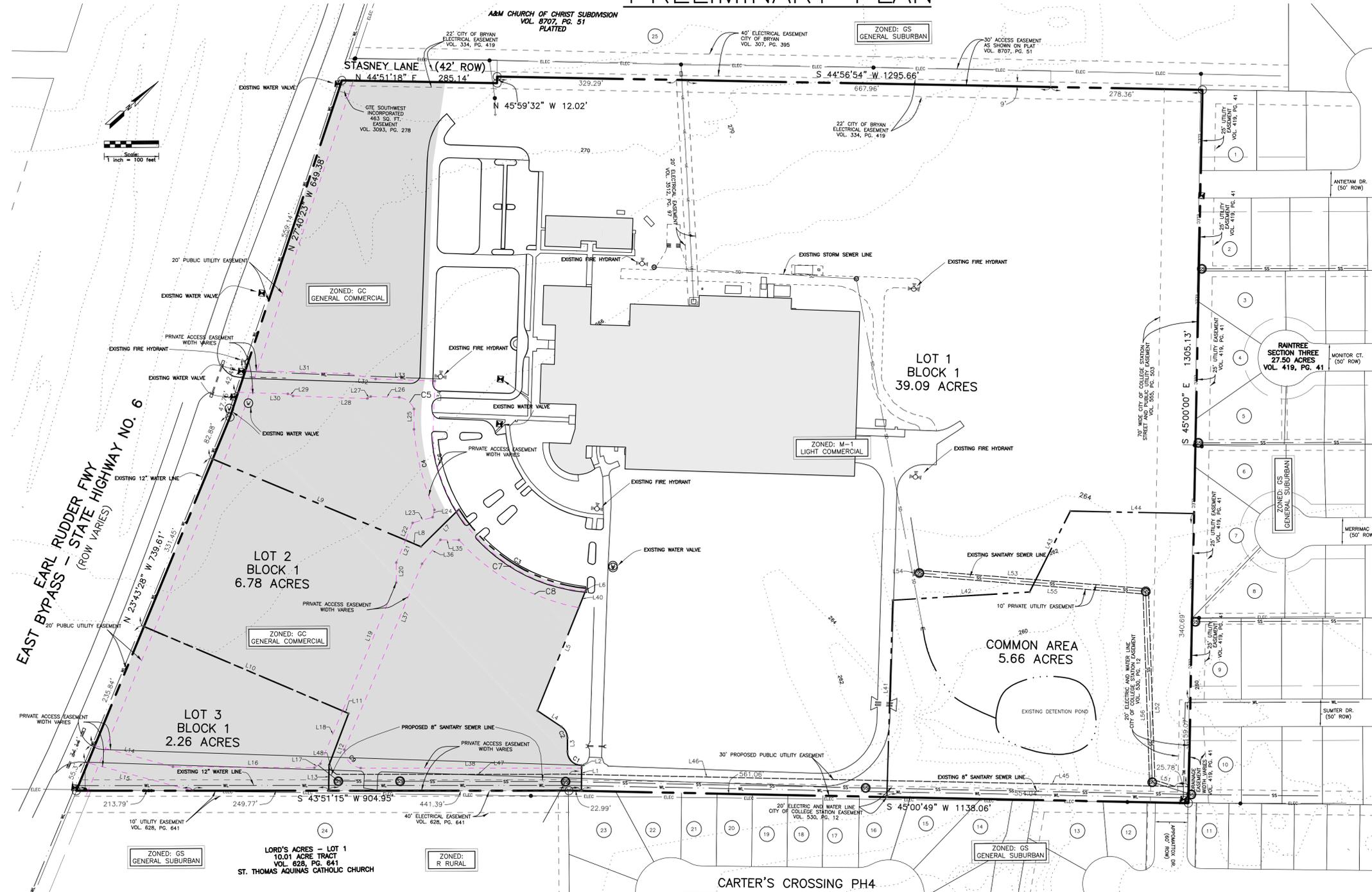
PRELIMINARY PLAN MINIMUM REQUIREMENTS
(ALL CITY ORDINANCES MUST BE MET)
INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

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

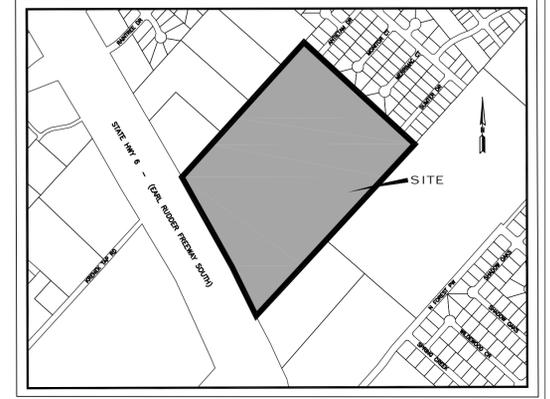
Existing Proposed

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

PRELIMINARY PLAN



Line #	Length	Direction
L1	41.72	S45° 46' 30.82"E
L2	5.28	N48° 02' 53.28"W
L3	24.67	S46° 01' 53.81"E
L4	52.70	N77° 22' 24.07"E
L5	235.48	S24° 10' 56.58"E
L6	5.94	S24° 10' 56.58"E
L7	97.95	S0° 38' 25.96"E
L8	30.85	S66° 46' 39.81"W
L9	383.87	N66° 38' 24.05"E
L10	396.25	N66° 49' 13.67"E
L11	12.12	S66° 49' 13.67"W
L12	101.00	S25° 16' 34.32"E
L13	46.90	S45° 14' 13.97"E
L14	148.45	N58° 58' 39.06"E
L15	199.33	S58° 42' 35.03"W
L16	259.91	N44° 15' 50.57"E
L17	13.29	S10° 25' 22.05"W
L18	104.81	S23° 19' 39.21"E
L19	254.67	N23° 19' 39.21"W
L20	36.72	S45° 59' 42.66"E
L21	44.20	S23° 42' 18.03"E
L22	34.18	N23° 39' 06.09"W
L23	38.36	S28° 05' 53.38"W
L24	13.81	S32° 33' 34.71"E
L25	37.32	N46° 08' 08.09"W
L26	52.57	S45° 27' 09.84"W
L27	7.03	N12° 52' 46.98"E
L28	136.79	S45° 49' 28.34"W
L29	10.12	S66° 24' 39.81"W
L30	91.20	S45° 33' 24.98"W
L31	189.94	N45° 44' 46.45"E
L32	50.03	S54° 56' 45.77"W
L33	108.87	N45° 44' 46.45"E
L34	113.70	S44° 17' 13.58"E
L35	34.00	N44° 22' 17.44"E
L36	55.27	N8° 34' 48.63"W
L37	368.80	S23° 21' 31.01"E
L38	405.83	N43° 52' 44.91"E
L40	235.48	S24° 10' 56.58"E
L41	360.20	N44° 24' 52.21"W
L42	252.05	N40° 27' 11.36"E
L43	165.70	N19° 22' 39.16"W
L44	227.44	N45° 00' 00.00"E
L45	433.98	S45° 01' 10.91"W
L46	704.41	S45° 01' 10.91"W
L47	427.25	S43° 51' 14.85"W
L48	17.45	S81° 33' 04.16"W
L51	38.15	S61° 14' 15.86"W
L52	350.15	N48° 05' 03.64"W
L53	431.56	S48° 29' 43.07"W
L54	10.00	S41° 30' 16.93"E
L55	422.65	N48° 29' 43.07"E
L56	351.37	S48° 05' 03.64"E



VICINITY MAP
N.T.S.

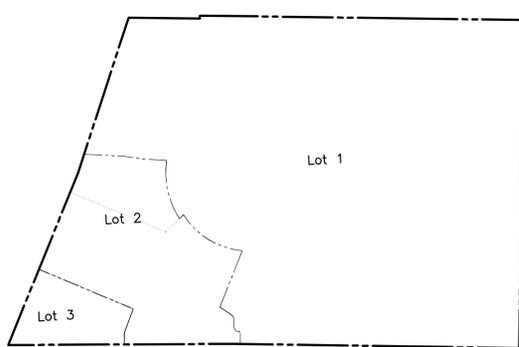
Curve #	Length	Radius	Delta	Chord	Direction	Chord Length
C1	40.17	24.93	N87° 53' 54"E			35.96
C2	24.65	25.00	N74° 22' 48"W			23.66
C3	285.32	311.41	N75° 35' 35"E			275.45
C4	152.84	447.93	S60° 26' 16"E			152.10
C5	35.98	34.58	S81° 56' 51"W			34.38
C6	133.51	307.69	S65° 29' 18"E			132.46
C7	288.09	309.54	N75° 39' 53"E			277.80
C8	257.18	395.37	N73° 14' 15"E			252.67
C9	48.95	35.19	S87° 50' 22"E			45.10

- NOTES:
- BASIS OF BEARINGS IS THE RECONSTRUCTED NORTHEAST LINE OF THE CALLED 53.883 ACRE TRACT DESCRIBED IN VOL. 2549, PG. 23, WITH A RECORD BEARING OF S 45°00'00"E.
 - TITLE APPEARS TO BE VESTED IN GS SCIENCE PARK, LLC BY VIRTUE OF INSTRUMENT RECORDED IN VOL. 8994, PG. 203, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
 - THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480083, PANEL NO. 0310F, MAP NO. 48041C0310F, EFFECTIVE DATE: APRIL 2, 2014.
 - 20' WIDE ELECTRICAL EASEMENT - COLLEGE STATION - VOL. 530, PG. 6, HAVING NO DEFINED LOCATION (BLANKET). THIS EASEMENT IS NOT SHOWN HEREON.
 - LOTS 1, 2, AND 3 (AS SEEN IN SIGNAGE MAP) WILL BE CONSIDERED SEPARATE BUILDING PLOTS FOR SIGNAGE PURPOSES.
 - AREAS LABELED AS "PRIVATE ACCESS EASEMENT" ARE NOT DEDICATED TO THE PUBLIC, ARE INTENDED FOR THE PRIVATE USE AND BENEFIT OF THE ADJOINING LANDOWNERS, AND WILL BE GOVERNED BY THE TERMS OF AGREEMENT BETWEEN THE LANDOWNERS.
 - THE COMMON AREA SHOWN WILL ULTIMATELY BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION AND USED FOR DRAINAGE PURPOSES, UNTIL SUCH TIME AS THE PROPERTY OWNERS ASSOCIATION IS ESTABLISHED IT WILL BE OWNED AND MAINTAINED BY LOT 1 BLOCK 1.

**NOTE: L39, L49, L50 ARE NOT USED ON THIS PLAN.

NOT FOR RECORD

SIGNAGE MAP



# Key	Owner	Legal Description	Area (Ac)
①	Striker Roberly L & Ruby	Raintree PH 3, Block 1, Lot 9	0.3307
②	Barber Kyong Ok	Raintree PH 3, Block 2, Lot 1	0.2809
③	Chabot Gary W	Raintree PH 3, Block 2, Lot 15	0.3716
④	Weir Eric L & Valeria Barera	Raintree PH 3, Block 2, Lot 16	0.3507
⑤	Monteiro Emily & Jack	Raintree PH 3, Block 2, Lot 17	0.3747
⑥	Hennysen Gary L & Kay	Raintree PH 3, Block 2, Lot 30	0.3632
⑦	Hanks Brian G & Cheryl	Raintree PH 3, Block 2, Lot 31	0.4604
⑧	Caldwell Shannon	Raintree PH 3, Block 2, Lot 32	0.3162
⑨	Duncan Katherine	Raintree PH 3, Block 2, Lot 46	0.3105
⑩	Christy Investments LLC	Raintree PH 3, Block 3, Lot 1	0.3085
⑪	Stokes Michaelleen J	Carter's Crossing PH 2, Block 7, Lot 1	0.1664
⑫	Calcutt Jon Darin & Jamie L	Carter's Crossing PH 2, Block 8, Lot 5	0.1938
⑬	Fuller Lisa & Ben	Carter's Crossing PH 2, Block 8, Lot 4	0.3157
⑭	Cao Shi An & Ai Lin Chen	Carter's Crossing PH 4, Block 9, Lot 26	0.3537
⑮	Rak Development LLC	Carter's Crossing PH 4, Block 9, Lot 25	0.2452
⑯	Wick Thomas A & Lynn M	Carter's Crossing PH 4, Block 9, Lot 24	0.2006
⑰	Kasowski Robert E & Laury M	Carter's Crossing PH 4, Block 9, Lot 23	0.1901
⑱	Holt Gregory ND & Angela V	Carter's Crossing PH 4, Block 9, Lot 22	0.1876
⑲	Diaz Frank & Thao Lam	Carter's Crossing PH 4, Block 9, Lot 21	0.1904
⑳	Shepperd Chris & Leisha	Carter's Crossing PH 4, Block 9, Lot 20	0.1930
㉑	Wise Cynthia Jean	Carter's Crossing PH 4, Block 9, Lot 19	0.1908
㉒	Watson Diana	Carter's Crossing PH 4, Block 9, Lot 18	0.2387
㉓	B A Cathey LTD	Carter's Crossing PH 4, Block 9, Lot 17	0.3990
㉔	St Thomas Aquinas Catholic Church	Lords Acres, Lot 1	10.010
㉕	A&M Church of Christ	A&M Church of Christ Block 1, Lot 1	29.348

PRELIMINARY PLAN

OF
**LOTS 1, 2, AND 3, BLOCK 1
OF THE SCIENCE PARK SUBDIVISION
A004601, M RECTOR (ICL), TRACT 59.2
(53.80 ACRES)**

FINAL PLAT
PREPARED AND
SUBMITTED
JULY 2016

SCALE 1"=100'

**COLLEGE STATION
Brazos County, Texas**

OWNER:
CS SCIENCE PARK LLC
C/O JOHN W. CLANTON
2501 EARL RUDDER FWY S
COLLEGE STATION, TX
77845-6023

ENGINEER:
MITCHELL & MORGAN, L.L.P.
3204 EARL RUDDER FWY, SOUTH
COLLEGE STATION, TX 77845
PHONE (979) 260-6963

SURVEYOR:
S.M. KLING, RPLS
CIVIL ENGINEERING
CONSULTANTS
4101 S. TEXAS AVE.
SUITE A
BRYAN, TX 77802
(979) 846-6212



Legislation Details (With Text)

File #: 16-0522 Version: 2 Name: Science Park Final Plat
Type: Final Plat Status: Agenda Ready
File created: 8/19/2016 In control: Planning and Zoning Commission Regular
On agenda: 9/1/2016 Final action:
Title: Presentation, possible action, and discussion regarding a Final Plat for The Science Park consisting of 3 lots and 1 common area on approximately 53.8 acres located at 2501 Earl Rudder Freeway South, generally located north of North Forest Parkway and south of Raintree Drive, east of Earl Rudder Freeway South. Case #FPCO2016-000016
Sponsors: Jennifer Prochazka
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 Science Park consisting of 3 lots and 1 common area on approximately 53.8 acres located at 2501 Earl Rudder Freeway South, generally located north of North Forest Parkway and south of Raintree Drive, east of Earl Rudder Freeway South. Case #FPCO2016-000016



FINAL PLAT
for
The Science Park Subdivision
Lots 1, 2 & 3, Block 1
FPCO2016-00016

SCALE: 3 lots and 1 common area on 53.8 acres

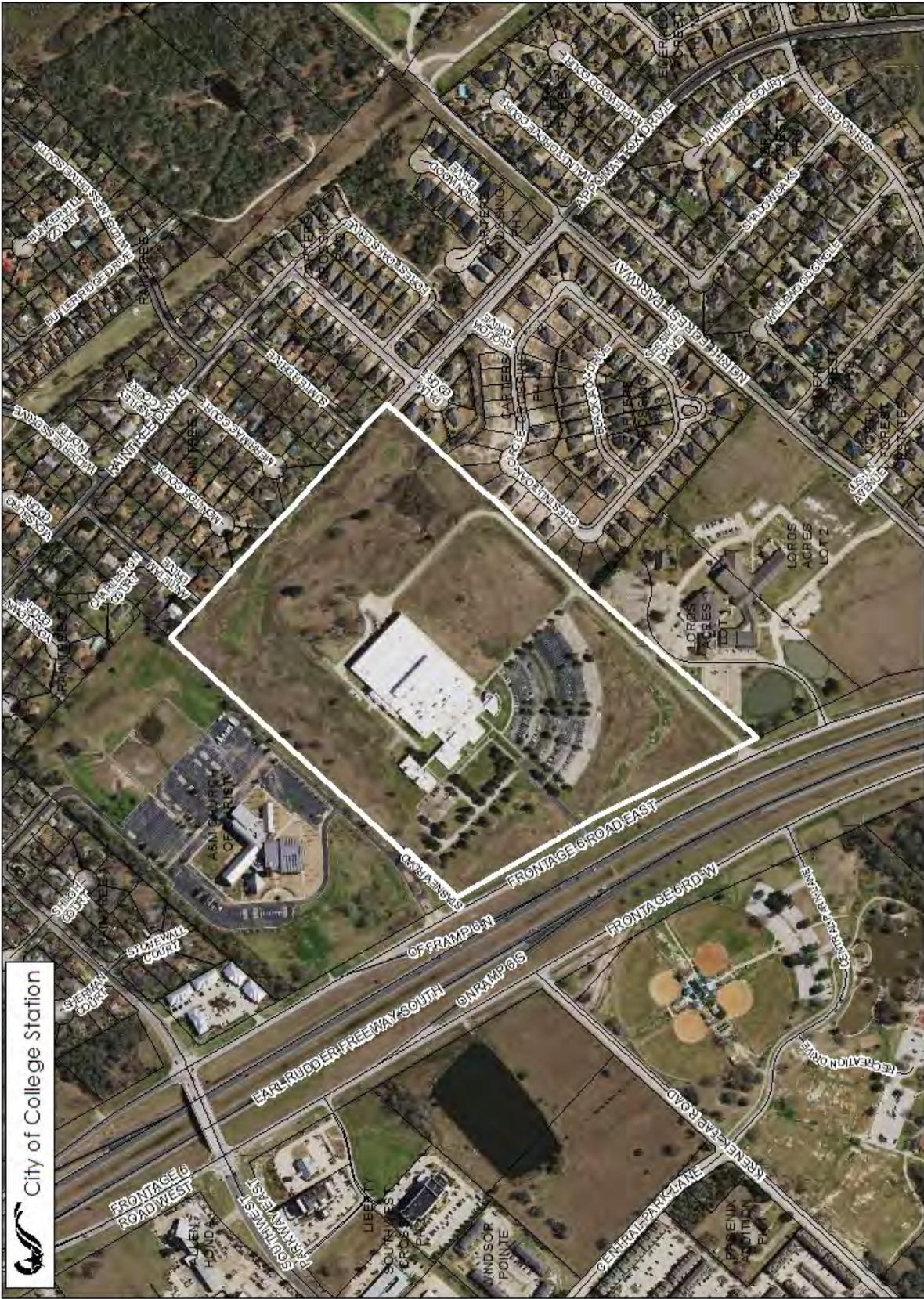
LOCATION: 2501 Earl Rudder Freeway South

ZONING: M-1 Light Industrial & GC General Commercial

APPLICANT: Crissy Hartl, Mitchell & Morgan

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

RECOMMENDATION: If the Preliminary Plan is approved, Staff recommends approval of the Final Plat.



City of College Station

FINAL PLAT

Case: FPCO2016-000016

SCIENCE PARK



DEVELOPMENT HISTORY

- Annexation:** The first 500 feet east of the East Bypass 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
2016 – 14.25 acres along Earl Rudder Freeway South was zoned GC General Commercial
- Preliminary Plan:** 2016, with waivers granted to UDO Section 12-8.3.E.6 ‘Dead-End Streets’ and UDO Section 12-8.3.G ‘Blocks’
- Site development:** The property is currently developed as The Science Park, and industrial and Research and Development complex.

COMMENTS

- Parkland Dedication:** N/A
- Greenways:** N/A
- Pedestrian Connectivity:** N/A
- Bicycle Connectivity:** N/A
- Impact Fees:** N/A

REVIEW CRITERIA

Compliance with Subdivision Regulations: Waivers to the Unified Development Ordinance (UDO) Section 12-8.3.E.6 ‘Dead-End Streets’ and Section 12-8.3.G ‘Blocks’ were granted with the approval of the Preliminary Plan. The proposed Final Plat is in compliance with the Preliminary Plan and the remaining Subdivision Regulations.

STAFF RECOMMENDATIONS

If the Preliminary Plan is approved, 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.
- Copy of plat. (A signed mylar original must be submitted after approval.)
- Grading, drainage, and erosion control plan with supporting drainage report.
- Public infrastructure plan 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.
- 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 _____

NAME OF PROJECT Science Park

ADDRESS 2501 Earl Rudder Freeway, College Station, TX 77845

SPECIFIED LOCATION OF PROPOSED PLAT:

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

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 South
 City College Station State TX Zip Code 77845
 Phone Number 979.260.6963 Fax Number 979.260.3564

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

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 _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name _____ 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 53.80 acres Total No. of Lots 3 R-O-W Acreage 0 acres

Existing Use Undeveloped Proposed Use Commercial retail and restaurants

Number of Lots By Zoning District 2 / GC 1 / M-1 _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

4.52 / GC 44.75 / M-1 _____ / _____

Floodplain Acreage 0 acres

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

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

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

- Yes
- No

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

Project Name: _____

City Project Number (if known): _____

Date / Timeframe when submitted: _____

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

N/A

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

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.

N/A

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

N/A

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.

N/A

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

N/A

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

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

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

Detailed explanation of condition identified above:

N/A

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

Requested Oversize Participation _____

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p>_____ Streets</p> <p>_____ Sidewalks</p> <p><u>468'</u> 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>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>
---	---

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

7-1-2016

 Date

Authorized signer per Power of Attorney ("POA")

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

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



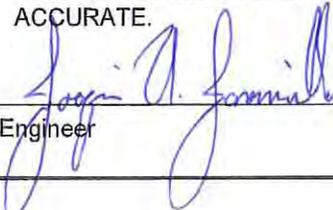
Property Owner(s)

7-1-2016

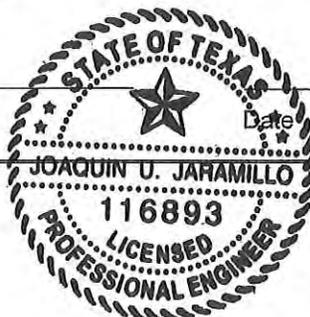
Date

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. *- THERE ARE NO DETENTION PONDS IN THIS PROJECT*
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. *- SANITARY SEWER PLANS ARE BEING SEALED BY ANOTHER ENGINEER*
4. I, THE ENGINEER, AGREE TO AND CERTIFY THAT ALL STATEMENTS HEREIN, AND IN ATTACHMENTS FOR THE DEVELOPMENT PERMIT APPLICATION, ARE, TO THE BEST OF MY KNOWLEDGE, TRUE, AND ACCURATE.



Engineer



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, NOT APPLICABLE 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, NOT APPLICABLE, 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, NOT APPLICABLE, 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:

NOT APPLICABLE

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

Engineer / Surveyor

Date

OR

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

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

Engineer / Surveyor

Date

Conditions or comments as part of approval: _____

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

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

Existing

Proposed

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

Existing

Proposed

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

- 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



Legislation Details (With Text)

File #: 16-0519 Version: 4 Name: Waterford Heights PP
Type: Preliminary Plan Status: Agenda Ready
File created: 8/19/2016 In control: Planning and Zoning Commission Regular
On agenda: 9/1/2016 Final action:
Title: Presentation, possible action, and discussion regarding a discretionary item to the Unified Development Ordinance Section 12-8.3.K.5.b 'Fee in Lieu of Construction' and Presentation, possible action, and discussion regarding a Preliminary Plan for Waterford Heights Subdivision consisting of 4 commercial, 1 rural, 1 common area and 54 single-family lots on approximately 25.47 acres located at 4201 Rock Prairie Road, generally located at the northeast corner of Rock Prairie Road and Bird Pond Road. Case #PP2016-000012
Sponsors: Jenifer Paz
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Preliminary Plan](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a discretionary item to the Unified Development Ordinance Section 12-8.3.K.5.b 'Fee in Lieu of Construction' and Presentation, possible action, and discussion regarding a Preliminary Plan for Waterford Heights Subdivision consisting of 4 commercial, 1 rural, 1 common area and 54 single-family lots on approximately 25.47 acres located at 4201 Rock Prairie Road, generally located at the northeast corner of Rock Prairie Road and Bird Pond Road. Case #PP2016-000012



PRELIMINARY PLAN
for
Waterford Heights Subdivision
PP2016-000012

SCALE: 59 lots and 1 common areas on approximately 25.47 acres

LOCATION: 4201 Rock Prairie Road, more generally located at the northeast corner of Bird Pond Road and Rock Prairie Road.

ZONING: RS Restricted Suburban - 17.14 acres
SC Suburban Commercial - 3.732 acres
R Rural - 4.6 acres

APPLICANT: JP&M Investment LP

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

RECOMMENDATION: Staff recommends approval of the discretionary item of a fee in lieu of construction for the sidewalks along Rock Prairie Road, given that it is an existing street constructed to rural section and is not identified on the Thoroughfare Plan with an Estate/Rural context. If the Commission grants the discretionary item, Staff also recommends approval of the Preliminary Plan.

DEVELOPMENT HISTORY

- Annexation:** 1983 and 2002
- Zoning:** A-O Agricultural Open upon annexation; A-O Agricultural Open renamed to R Rural (2014); R Rural to RS Restricted Suburban and SC Suburban Commercial (2015)
- Site development:** The subject property is currently undeveloped.

COMMENTS

- Water:** Water service will be provided by College Station Utilities for Lots 1-4, Block 1. Wellborn Special Utility District will serve the remainder of the development. There is an existing 8-inch water main along the western property line available to serve the properties. Extension of future public waterlines to provide domestic and fire flow to all lots will be required to comply with the B/CS Unified Design Guidelines with Final Plat.
- Sewer:** The zoning ordinance (Ordinance No. 2015-3671) for this property was conditioned on the development of property being served by gravity sewer to a public sewer main. The design and construction of the public sewer main is not completed. Sewer lines will have to be extended to all subdivided lots prior to filing of a Final Plat. The sewer line shall be designed and constructed in accordance with the BCS Unified Design Guidelines.
- Off-site Easements:** Not required.
- Drainage:** Drainage of the property is divided between Foxfire Creek and Lick Creek Drainage Basin. Drainage shall be designed and constructed in accordance with the BCS Unified Design Guidelines.
- Flood Plain:** There is no FEMA designated floodplain within this area.
- Greenways:** None proposed or required for this development.
- Pedestrian Connectivity:** Sidewalks are proposed on both sides of all public streets internal to the subdivision. A sidewalk is required along Rock Prairie Road. The applicant is requesting to pay into the sidewalk fund in lieu of constructing the sidewalk.
- Bicycle Connectivity:** Bike lanes and routes are not proposed nor required within the development. Bike lanes are proposed along Rock Prairie Road and future Bird Pond Road. The nearest bike lane is located on Medical Avenue, located approximately half a mile from the property.
- Streets:** Access to the development will be available via the proposed Waterford Heights Parkway and Waterford Grace Drive, local streets, to Rock Prairie Road and Bird Pond Road.

Oversize Request: None requested at this time.

Parkland Dedication Fees: Fees in lieu of parkland dedication will be required for 54 single-family lots. \$1,261 per dwelling unit will be required prior to filing of a final plat.

Impact Fees: None required.

REVIEW CRITERIA

- 1. Compliance with Comprehensive Plan and Unified Development Ordinance:** The Comprehensive Plan designates the area as Suburban Commercial along Rock Prairie and Bird Pond Road and Restricted Suburban for the remainder of the property on the Future Land Use & Character Map. Suburban Commercial is generally for concentrations of commercial activities that cater primarily to nearby residents. Restricted Suburban is for areas of medium-density single-family residential lots. Presently approximately 4.6 acres at the corner of Rock Prairie Road and Bird Pond Estate is zoned Rural; 3.4 acres along Rock Prairie Road is zoned Suburban Commercial and the remainder to the north is zoned Restricted Suburban.
- 2. Compliance with Subdivision Regulations:** The proposed Preliminary Plan is in compliance with the Subdivision Regulations of the Unified Development Ordinance (UDO) with the exception of the following discretionary request:

The applicant is requesting to pay into the sidewalk fund in lieu of construction for sidewalk required along Rock Prairie Road. The Planning and Zoning Commission may authorize a fee in lieu of sidewalk construction when it determines that one of the following conditions exists:

- a) An alternative pedestrian way or multi-use path has been or will be provided;
- b) The presence of unique or unusual topographic, vegetative, or other natural conditions exist so that strict adherence to the sidewalk requirements contained herein is not physically feasible or is not in keeping with the purposes and goals of this UDO or the City's Comprehensive Plan;
- c) 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;
- d) Existing streets constructed to rural section that are not identified on the Thoroughfare Plan with an Estate/Rural context;
- e) When a sidewalk is required along a street where a multi-use path is shown on the Bicycle, Pedestrian, Greenways Master Plan;
- f) The proposed development is within an older residential subdivision meeting the criteria in Section 12-8.3.H.2 Platting and Replatting within Older Residential Subdivisions of this UDO; or
- g) 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.

Rock Prairie Road is currently a 2-lane rural section road with open ditch on both sides. It is designated on the Thoroughfare Plan a 4-lane Major Arterial with a General Urban

context. The Subdivision Regulation require a sidewalk 6-foot in width along the entire frontage of Rock Prairie Road.

The request to pay into the sidewalk fund in lieu of construction for the sidewalk meets condition 'd) existing street constructed to rural section that are not identified on the Thoroughfare Plan with an Estate/Rural context.' If approved the applicant will be required to pay \$35,190 for 1,173 linear feet of sidewalk required for this development into sidewalk zone 6.

STAFF RECOMMENDATION

Staff recommends approval of the discretionary item of a fee in lieu of construction for the sidewalks along Rock Prairie Road, given that it is an existing street constructed to rural section and is not identified on the Thoroughfare Plan with an Estate/Rural context. If the Commission grants the discretionary item, Staff also recommends approval of the Preliminary Plan.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan



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

PRELIMINARY PLAN APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:	
<input checked="" type="checkbox"/>	\$932 Preliminary Plan Application Fee.
<input checked="" type="checkbox"/>	\$233 Waiver Request to Subdivision Regulations Fee (if applicable).
<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 plan. A revised mylar original must be submitted after approval.
<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 type="checkbox"/>	<i>N/A</i> Impact study (if oversized participation is requested).
<input checked="" type="checkbox"/>	The attached Preliminary Plan checklist with all items checked off or a brief explanation as to why they are not.

Date of Optional Preapplication Conference N/A

NAME OF PROJECT Waterford Heights Subdivision

ADDRESS 4201 Rock Prairie Road

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

Northeast corner of the intersection of Rock Prairie Road and Bird Pond Road

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

Name Tony Jones E-mail tonyjones@aggieland.co
 Street Address 1401 Sebesta Road
 City College Station State TX Zip Code 77845
 Phone Number Work: 979-693-6699 Cell: 979-219-8669 Fax Number 979-695-2941

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

Name J P & M Investments, LP E-mail tonyjones@aggieland.co
 Street Address 1401 Sebesta Road
 City College Station State TX Zip Code 77845
 Phone Number Work: 979-693-6699 Cell: 979-219-8669 Fax Number 979-695-2941

ARCHITECT OR ENGINEER'S INFORMATION:

Name Joe Schultz, P.E. E-mail joe@schultzeng.com
 Street Address 911 Southwest Parkway East
 City College Station State TX Zip Code 77840
 Phone Number 979-764-3900 Fax Number 979-764-3910

Total Acreage 25.48 Total No. of Lots 59 R-O-W Acreage 4.01

Number of Lots By Zoning District 4 / SC 54 / RS 1 / R

Average Acreage Of Each Residential Lot By Zoning District:

0.51 / SC 0.34 / RS 3.42 / R _____

Floodplain Acreage N/A

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

Are you proposing to dedicate park land by acreage or fee in lieu of land? No

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

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

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

Yes

No

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

Project Name: _____

City Project Number (if known): _____

Date / Timeframe when submitted: _____

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

Regarding the waiver request, explain how:

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

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

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

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

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

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

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:

The developer is requesting to pay into the sidewalk fund for the 6' sidewalk along Rock Prairie Road. There are no existing sidewalks near this development and construction of a sidewalk in this location would provide little benefit to anyone and may likely be removed when Rock Prairie Road is widened in the future.

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

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

Signature and title



Date

6/29/2016

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

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

Existing Proposed

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



Legislation Details (With Text)

File #: 16-0532 Version: 3 Name: College Park Subdivision Lot 5R1 & Lot 5R2, Block 21 College Park Subdivision Lot 5R1 & Lot 5R2, Block 21 Replat

Type: Final Plat Status: Agenda Ready

File created: 8/22/2016 In control: Planning and Zoning Commission Regular

On agenda: 9/1/2016 Final action:

Title: Presentation, possible action, and discussion regarding a waiver request to Unified Development Section 12-8.3.H.1.g "Lots" and a public hearing, presentation, possible action, and discussion regarding a Final Plat for College Park Subdivision Lot 5R1 & Lot 5R2, Block 21 being a replat of College Park Subdivision Lot 5, Block 21 and .05 acre portion of College Park Subdivision (Vol. 38, Pg. 602) consisting of two lots on approximately one acre located at 301 Dexter Drive, generally located at the southeast corner of Dexter Drive and Newton Road. Case #FPMU2016-000001

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 waiver request to Unified Development Section 12-8.3.H.1.g "Lots" and a public hearing, presentation, possible action, and discussion regarding a Final Plat for College Park Subdivision Lot 5R1 & Lot 5R2, Block 21 being a replat of College Park Subdivision Lot 5, Block 21 and .05 acre portion of College Park Subdivision (Vol. 38, Pg. 602) consisting of two lots on approximately one acre located at 301 Dexter Drive, generally located at the southeast corner of Dexter Drive and Newton Road. Case #FPMU2016-000001



CITY OF COLLEGE STATION

**Final Plat
for
College Park Subdivision Lot 5R1 & 5R2, Block 21
Being a Replat of
College Park Subdivision Lot 5, Block 21 and .05 acre portion of
College Park Subdivision (Vol. 38, Pg. 602)
FPMU2016-000001**

SCALE: Two lots on approximately 1 acre

LOCATION: 301 Dexter Drive, generally located at the southeast corner of Dexter Drive and Newton Road.

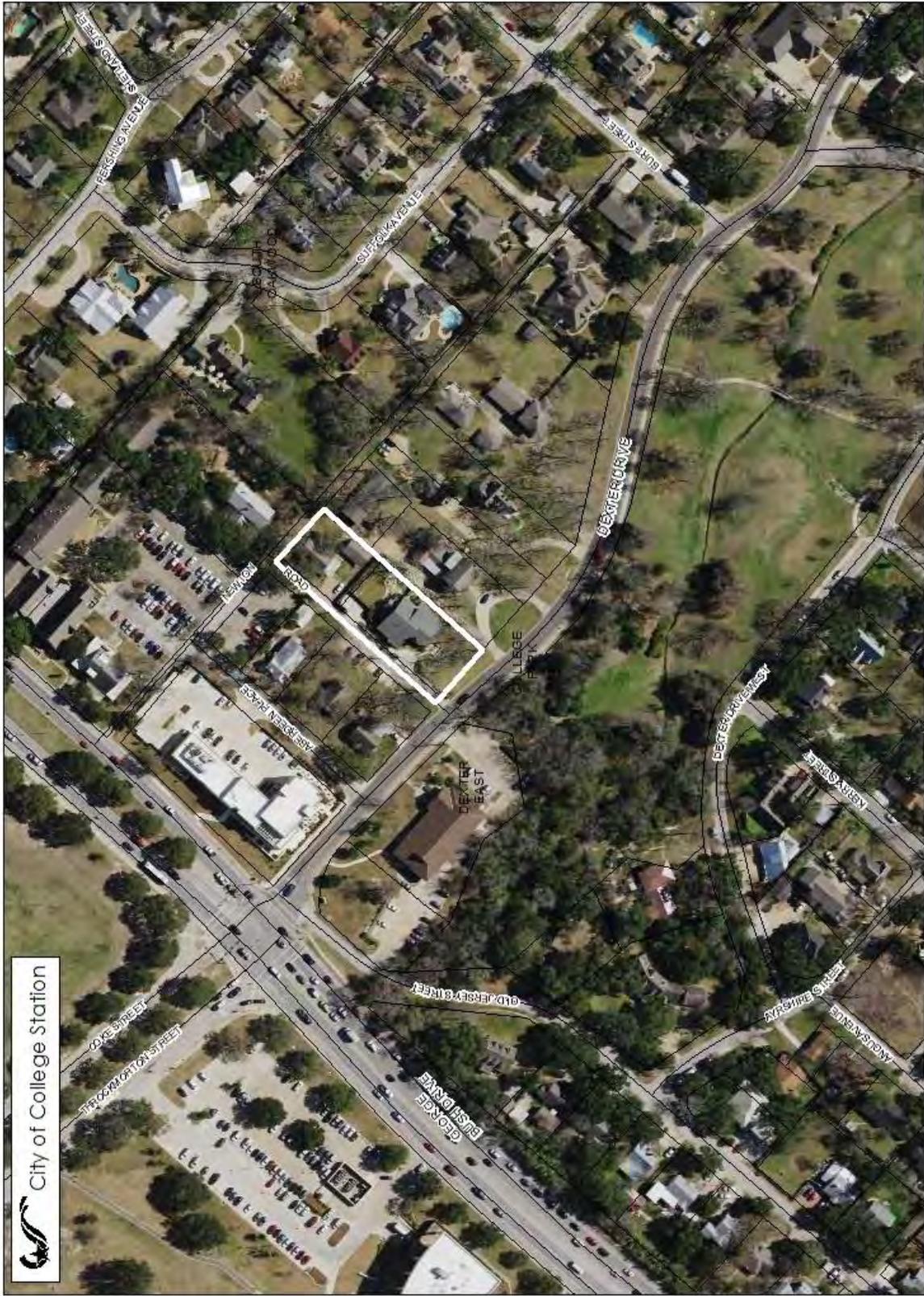
ZONING: GS General Suburban

APPLICANT: Veronica Morgan, Mitchell & Morgan, LLP

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

RECOMMENDATION: Staff recommends approval of the waiver request to the Unified Development Ordinance Section 12-8.3.H.1.g "Lots" to allow a subdivision that causes existing structure to encroach into the proposed rear lot line.

If the waiver request is approved by the Commission, staff recommends approval of the Final Plat. If the waiver request is denied, the Final Plat should also be denied. The Commission can also choose to approve the Final Plat with the condition that the accessory structure be demolished prior to the filing of the plat.




 City of College Station

COLLEGE PARK LOT 5R1 & 5R2

Case: FPMU2016-000001

FINAL PLAT



NORTH

0 175 350



Feet

DEVELOPMENT HISTORY

Annexation: October 1938
Zoning: Single Family Residential since annexation
Renamed GS General Suburban (2013)
Site development: St. Thomas Early Learning Center

COMMENTS

Parkland Dedication Fees: N/A

Greenways: N/A

Pedestrian Connectivity: A 5-foot sidewalk exists the west side of Dexter Drive.

Bicycle Connectivity: N/A

Impact Fees: N/A

REVIEW CRITERIA

Compliance with Subdivision Regulations: The proposed Final Plat is in compliance with approved Subdivision Regulations contained in the Unified Development Ordinance with one exception. The applicant requests a waiver to the Unified Development Ordinance Section 12-8.3.H.1.g "Lots", which states "a subdivision shall not cause an existing structure to encroach into the setback of a proposed lot line".

In accordance with the Subdivision Regulations, when considering a waiver the Planning and Zoning Commission should make the following findings to approve the waiver:

- 1) That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this chapter will deprive the applicant of the reasonable use of his land;**

An aerial snapshot in the 1940s shows that the original Lot 5, Block 21, of the College Park Subdivision was used as two building plots. The property was never legally platted in this configuration so this replat aims to create two lots using language from ownership deeds.

In its current lot configuration, an accessory structure is near the side lot line which would require a 7.5-foot setback. With the replat, the front setback for lot 5R1 is now taken off Newton causing an existing accessory structure to encroach into the 20-foot rear setback. A plat cannot be filed that causes existing structures to encroach into a required setback.

While the denial of waiver will not deprive the applicant of reasonable use of the land, the replat is needed in order to legally subdivide the land based on its use over the past few decades. Without the waiver, the structure encroaching into the rear setback will need to receive a variance prior to the approval of the plat, or be demolished prior to the filing of the plat.

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

If the waiver is not granted, the property will still be able to develop according to the zoning district. In order to plat the property without the waiver, the structure encroaching into the rear setback will need to receive a variance prior to the approval of the plat, or be demolished prior to the filing of the plat.

3) The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this chapter; and

Granting the requested waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this chapter. The property has been used as two building plots as early as the 1940s.

4) That the granting of the waivers will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

Granting the requested waiver does not prevent the orderly subdivision of land.

STAFF RECOMMENDATION

Staff recommends approval of the waiver request to the Unified Development Ordinance Section 12-8.3.H.1.g "Lots" to allow a subdivision that causes existing structure to encroach into the proposed rear lot line.

If the waiver request is approved by the Commission, staff recommends approval of the Final Plat. If the waiver request is denied, the Final Plat should also be denied. The Commission can also choose to approve the Final Plat with the condition that the accessory structure be demolished prior to the filing of the 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).
- ~~N/A~~ \$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.
- Copy of plat. (A signed mylar original must be submitted after approval.)
- ~~N/A~~ Grading, drainage, and erosion control plan with supporting drainage report.
- ~~N/A~~ Public infrastructure plan and supporting documents (if applicable).
- ~~N/A~~ 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.
- 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 _____

NAME OF PROJECT St. Thomas Early Learning Center Final Plat

ADDRESS 806 Newton Road and 301 Dexter Drive

SPECIFIED LOCATION OF PROPOSED PLAT:

The northeast corner of the Dexter Drive and Newton Road Intersection

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

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

Street Address 3204 Earl Rudder Freeway South

City College Station State Texas Zip Code 77845

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

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

Name Protestant Episcopal Church E-mail _____
Street Address 1225 Texas ST
City Houston State Texas Zip Code 77002
Phone Number _____ Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Theodore and Nancy Smith E-mail _____
Street Address 1401 Tanglewood Drive
City Wichita Falls State Texas Zip Code 76309
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 N/A and Page No. N/A

Total Acreage 0.690 acres Total No. of Lots 2 R-O-W Acreage 0 Acres

Existing Use Residential / School Proposed Use Residential / School

Number of Lots By Zoning District 2 / GS _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:
.345 / GS _____ / _____

Floodplain Acreage None.

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

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

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

Yes
 No

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

Project Name: Not Applicable.

City Project Number (if known): Not Applicable.

Date / Timeframe when submitted: Not Applicable.

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

None.

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

We are requesting waivers to the following regulations:
12-8.3.H.1.g "A subdivision shall not cause an existing structure to encroach into the setback of a proposed lot line"

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.

Although the property is developed, it is also unplatted. A filed plat must be on record in order for building permits to be issued that would allow improvements to be made to the buildings. The waiver is necessary to rectify a non-conforming situation that was created over the past several decades.

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

In order to make necessary improvements to the structures for use of the church, the property must be platted. As is, a plat can not be approved due to the long-existing location of the buildings and lot lines created over the years.

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

The buildings and property lines have been in existence for at 60+ years, as well as the buildings and lots that surround it. The plat will not alter the existing conditions of the property in the area.

- 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.

All properties surrounding the subject lot are platted and developed.

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. ~~N/A~~ 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. ~~N/A~~ The proposed development contains frontage on a Freeway / Expressway as designated by Map 6.6, Thoroughfare Plan - Functional Classification, in the City's Comprehensive Plan.

Detailed explanation of condition identified above:

None.

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

Requested Oversize Participation N/A

<p>Total Linear Footage of Proposed Public:</p> <p><u>0</u> Streets</p> <p><u>0</u> Sidewalks</p> <p><u>0</u> Sanitary Sewer Lines</p> <p><u>0</u> Water Lines</p> <p><u>0</u> Channels</p> <p><u>0</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><u>N/A</u> No. of acres to be dedicated + \$ <u>N/A</u> development fee</p> <p><u>N/A</u> No. of acres in floodplain</p> <p><u>N/A</u> No. of acres in detention</p> <p><u>N/A</u> No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p><u>N/A</u> No. of SF Dwelling Units X \$ <u>N/A</u> = \$ <u>N/A</u></p> <p><u>N/A</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.

Paul Woodard, senior warden
Signature and title

5/25/16
Date

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

Detailed explanation of condition identified above:

None.

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

Requested Overize Participation N/A

<p>Total Linear Footage of Proposed Public:</p> <p><u>0</u> Streets</p> <p><u>0</u> Sidewalks</p> <p><u>0</u> Sanitary Sewer Lines</p> <p><u>0</u> Water Lines</p> <p><u>0</u> Channels</p> <p><u>0</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><u>N/A</u> No. of acres to be dedicated + \$ <u>N/A</u> development fee</p> <p><u>N/A</u> No. of acres in floodplain</p> <p><u>N/A</u> No. of acres in detention</p> <p><u>N/A</u> No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p><u>N/A</u> No. of SF Dwelling Units X \$ <u>N/A</u> = \$ <u>N/A</u></p> <p><u>N/A</u> (date) Approved by Parks & Recreation Advisory Board</p>
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Jed H Smith, Jr. (owner)
Signature and title

Nancy C. Smith
(owner)

7/7/16
Date

7/7/16



VICINITY MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, owner and developer of the land shown on this plat, and designated herein as Lot 5R1 Block 21, of College Park Subdivision in the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. . All such dedications shall be in fee simple unless expressly provided otherwise

Protestant Episcopal Church Council of the Diocese of Tex

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, owner and developer of the land shown on this plat, and designated herein as Lot 5R2 Block 21, of College Park Subdivision in the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. . All such dedications shall be in fee simple unless expressly provided otherwise

Theodore Hoffman Jr. Smith & Nancy Carol

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

Notary Public, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, 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 on the _____ day of _____, 2015, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____

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

County Clerk
Brazos County, Texas

FINAL PLAT of

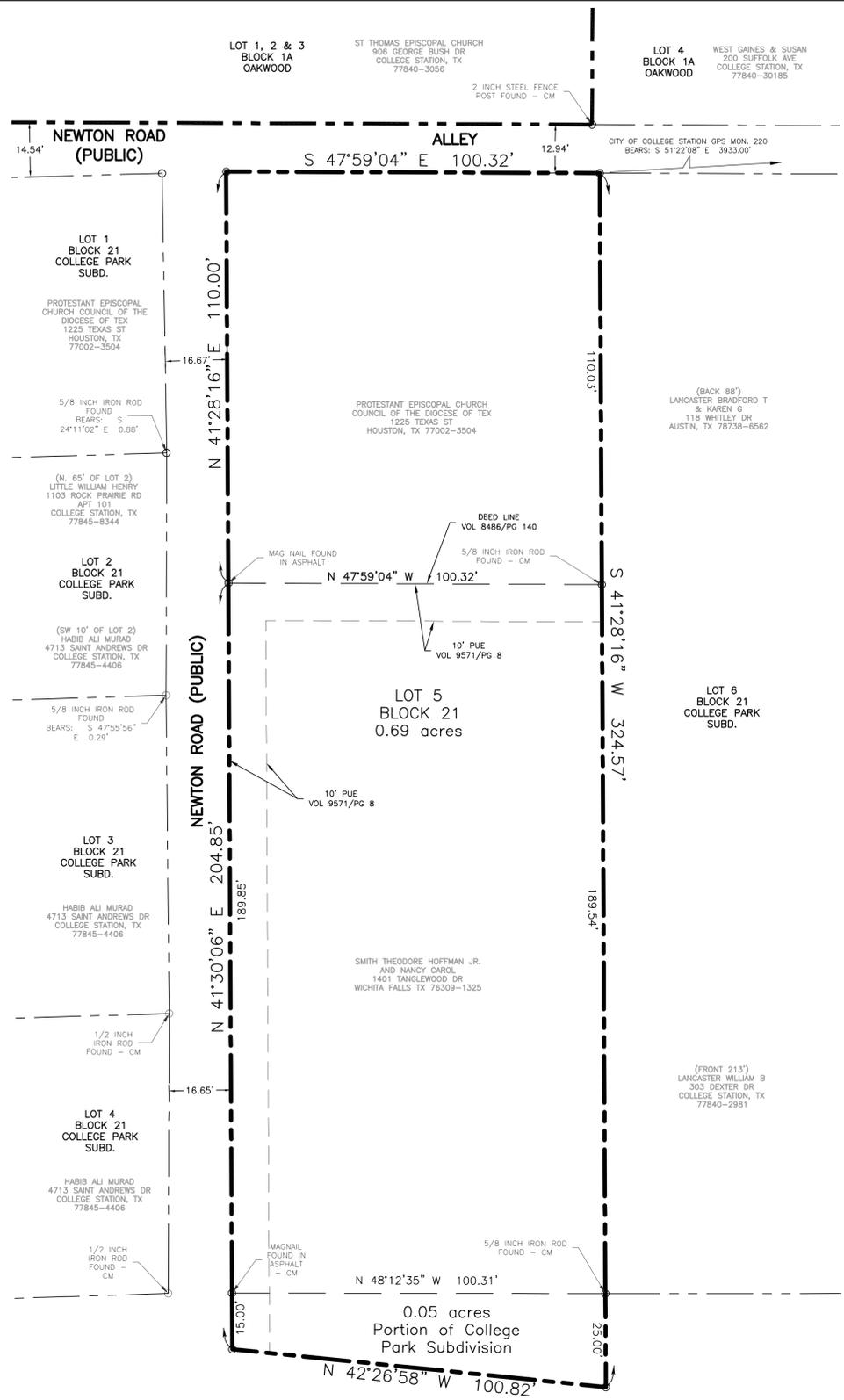
LOT 5R1 & LOT 5R2, BLOCK 21

COLLEGE PARK SUBDIVISION

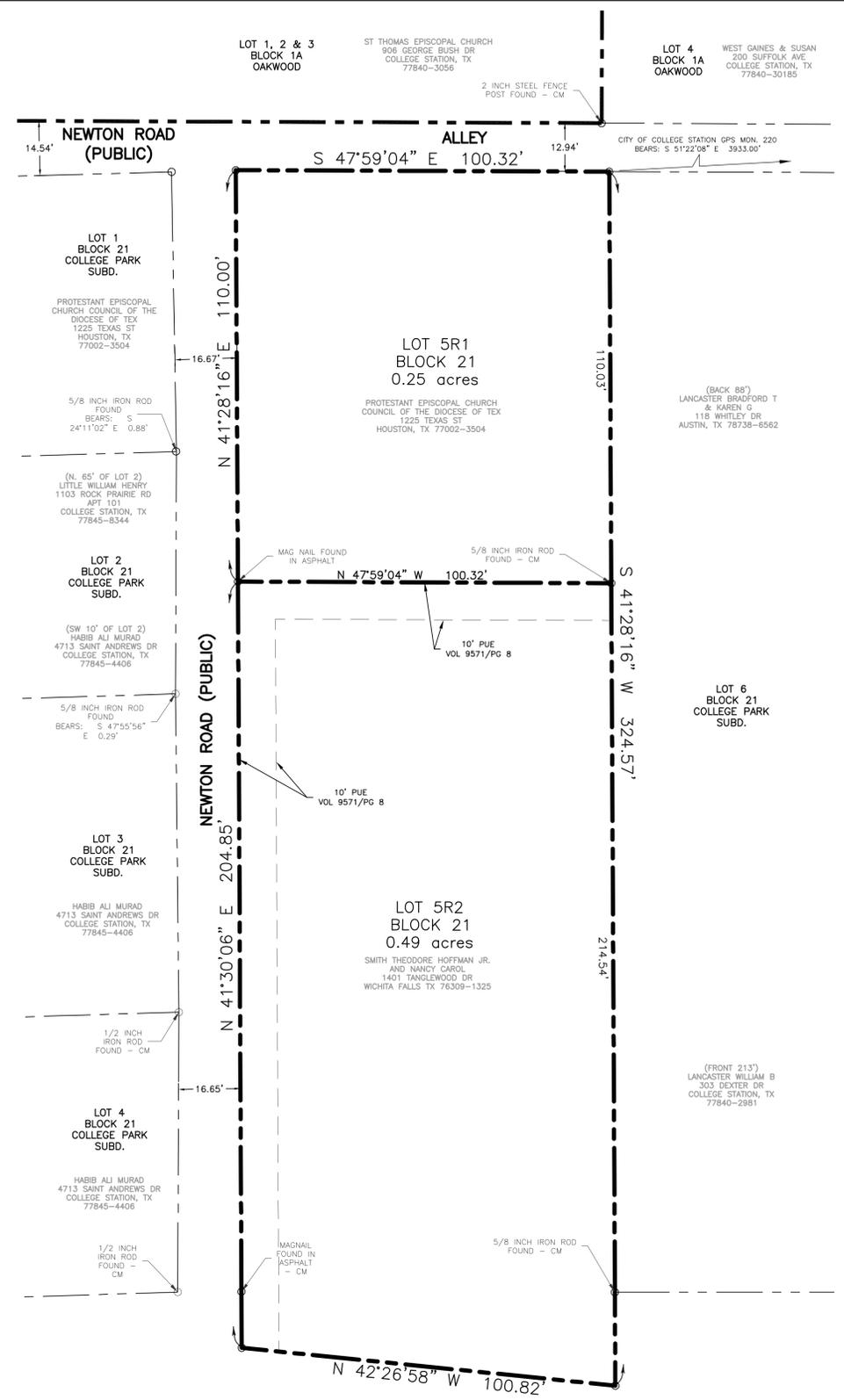
BEING A REPLAT OF LOT 5, BLOCK 21 &
A 0.05 ACRE PORTION of the
COLLEGE PARK SUBDIVISION (VOL. 38, PAG. 602)

OWNERS:	0.74 Acres COLLEGE STATION	FINAL PLAT PREPARED AND SUBMITTED AUGUST 2016
PROTESTANT EPISCOPAL CHURCH COUNCIL OF THE DIOCESE OF TEX. 1225 TEXAS ST. HOUSTON, TX 77002-3504	Brazos County, Texas	
	SCALE 1"=20'	
	ENGINEER:	
THEODORE HOFFMAN JR. SMITH AND NANCY CAROL 1401 TANGLEWOOD DR WICHITA FALLS TX 76309-1325	MITCHELL & MORGAN, L.L.P. 3204 EARL RUDDER FWY, SOUTH COLLEGE STATION, TX 77845 PHONE (979) 260-6963	SURVEYOR: BRAD KERR, RPLS KERR SURVEYING, LLC 409 N. TEXAS AVENUE BRYAN, TX 77803 (979) 268-3195

- GENERAL NOTES**
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 - SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041CD305F, EFFECTIVE DATE APRIL 2, 2014.
 - CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.
 - BLANKET EASEMENT TO COMMUNITY NATURAL GAS COMPANY, 71/497, APPLIES TO BLOCK 21.



ORIGINAL PLAT



REPLAT

CERTIFICATE OF CITY ENGINEER

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

City Engineer
City of College Station

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of College Station, Texas, hereby certify that the attached plat was duly approved by the Commission on the _____ day of _____, 2015.

Chairman

CERTIFICATE OF SURVEYOR

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 property markers and monuments were placed under my supervision on the ground.

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



Legislation Details (With Text)

File #: 16-0466 Version: 6 Name: Emerald Point Subdivision- Final Plat Replat
 Type: Replat Status: Agenda Ready
 File created: 7/25/2016 In control: Planning and Zoning Commission Regular
 On agenda: 9/1/2016 Final action:

Title: Public hearing, presentation, possible action, and discussion regarding a Final Plat for Emerald Point Subdivision lots 1-6 being a replat of Agency Records Control, INC. Subdivision Lot 1A consisting of 6 lots on approximately 17.6 acres located at 3001 Earl Rudder Freeway South, College Station, Texas generally located at the intersection of Emerald Parkway and Earl Rudder Freeway South frontage road. Case# FPCO2015-000010

Sponsors: Mark Bombek

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding a Final Plat for Emerald Point Subdivision lots 1-6 being a replat of Agency Records Control, INC. Subdivision Lot 1A consisting of 6 lots on approximately 17.6 acres located at 3001 Earl Rudder Freeway South, College Station, Texas generally located at the intersection of Emerald Parkway and Earl Rudder Freeway South frontage road. Case# FPCO2015-000010



CITY OF COLLEGE STATION

**FINAL PLAT
for
Emerald Point Subdivision Lots 1-6
Including a Replat of
Agency Records Control INC. Subdivision Lot 1A
FPCO2015-000010**

SCALE: 6 Lots on 17.6 acres including former right-of-way from Emerald Parkway that was abandoned in 2012.

LOCATION: 3001, 3007, and 3011 Earl Rudder Freeway

ZONING: M-1 Light Manufacturing

APPLICANT: Kirk Raymond

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

RECOMMENDATION: Staff recommends approval of the Final Plat

DEVELOPMENT HISTORY

Annexation:	Part in 1971, Part in 1977
Zoning:	R-1 Single-Family Residential District (upon annexation) M-1 Light Industrial (portion in 1973, remainder in 1979)
Final Plat:	Approved in 1983, Re-platted in 2002
Site Development:	Office Campus

COMMENTS

Parkland Dedication:	N/A
Greenways:	N/A
Pedestrian Connectivity:	A 6-foot sidewalk is proposed along both sides of the Corsair Drive.
Bicycle Connectivity:	There is an existing bike lane along Emerald Parkway.
Impact Fees:	N/A

REVIEW CRITERIA

Compliance with Subdivision Regulations: The proposed Final Plat is in compliance with 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) 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.
- Copy of plat. (A signed mylar original must be submitted after approval.)
- Grading, drainage, and erosion control plan with supporting drainage report.
- Public infrastructure plan 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.
- 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 _____

NAME OF PROJECT Emerald Point

ADDRESS 3001, 3007 & 3011 Earl Rudder Freeway, College Station Texas

SPECIFIED LOCATION OF PROPOSED PLAT:

Morgan Rector League, A-46; Southeast Intersection of Emerald Parkway and SH 6

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

Name Kirk Raymond E-mail kraymond@glstexas.com

Street Address 4077 Cross Park Drive

City Bryan State Texas Zip Code 77802

Phone Number 979-776-9700 Fax Number 979-776-3838

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

Name Paesuerta, LP E-mail Scotteidson@outlook.com
Street Address 2429 Earl Rudder Freeway
City College Station State Texas Zip Code 77845
Phone Number 979-693-8925 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Robert Woods E-mail rwoods@glstexas.com
Street Address 4077 Cross Park Drive Suite 100
City Bryan State Texas Zip Code 77802
Phone Number 979-776-9700 Fax Number 979-776-3838

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 17.63 Total No. of Lots 6 R-O-W Acreage 0.869

Existing Use Commercial Proposed Use Commercial

Number of Lots By Zoning District _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

_____ / _____ / _____ / _____

Floodplain Acreage N/A

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

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

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

Yes
 No

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

Project Name: _____

City Project Number (if known): _____

Date / Timeframe when submitted: _____

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

N/A

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

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.

N/A

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

N/A

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.

N/A

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

N/A

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

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

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

Detailed explanation of condition identified above:

Sidewalk is being shown on plans.

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

Requested Oversize Participation N/A

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>805'</u> Streets</p> <p><u>1610'</u> Sidewalks</p> <p><u>0</u> Sanitary Sewer Lines</p> <p><u>0</u> Water Lines</p> <p><u>0</u> Channels</p> <p><u>0</u> Storm Sewers</p> <p><u>0</u> 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>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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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

Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

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

Property Owner(s)

Date

Engineer Certification:

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



Engineer



Date

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

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

A. I, Robert Woods, P.E. 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.

Robert M. Woods
Engineer

8/13/2015
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, Robert M. Woods, P.E., 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.

Robert M. Woods
Engineer

8/13/2015
Date

Additional certification for Floodway Encroachments:

C. I, Robert M. Woods, P.E., 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.

Robert M. Woods
Engineer

8/13/2015
Date

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

Residential Structures:

D. I, N/A, 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.

N/A

Engineer / Surveyor

Date

Commercial Structures:

E. I, N/A, 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

N/A

Engineer / Surveyor

Date

OR

I, N/A, 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.

N/A

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 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"/> | <input checked="" type="checkbox"/> | Street offsets and/or intersection angles meet ordinance. |

Existing

Proposed

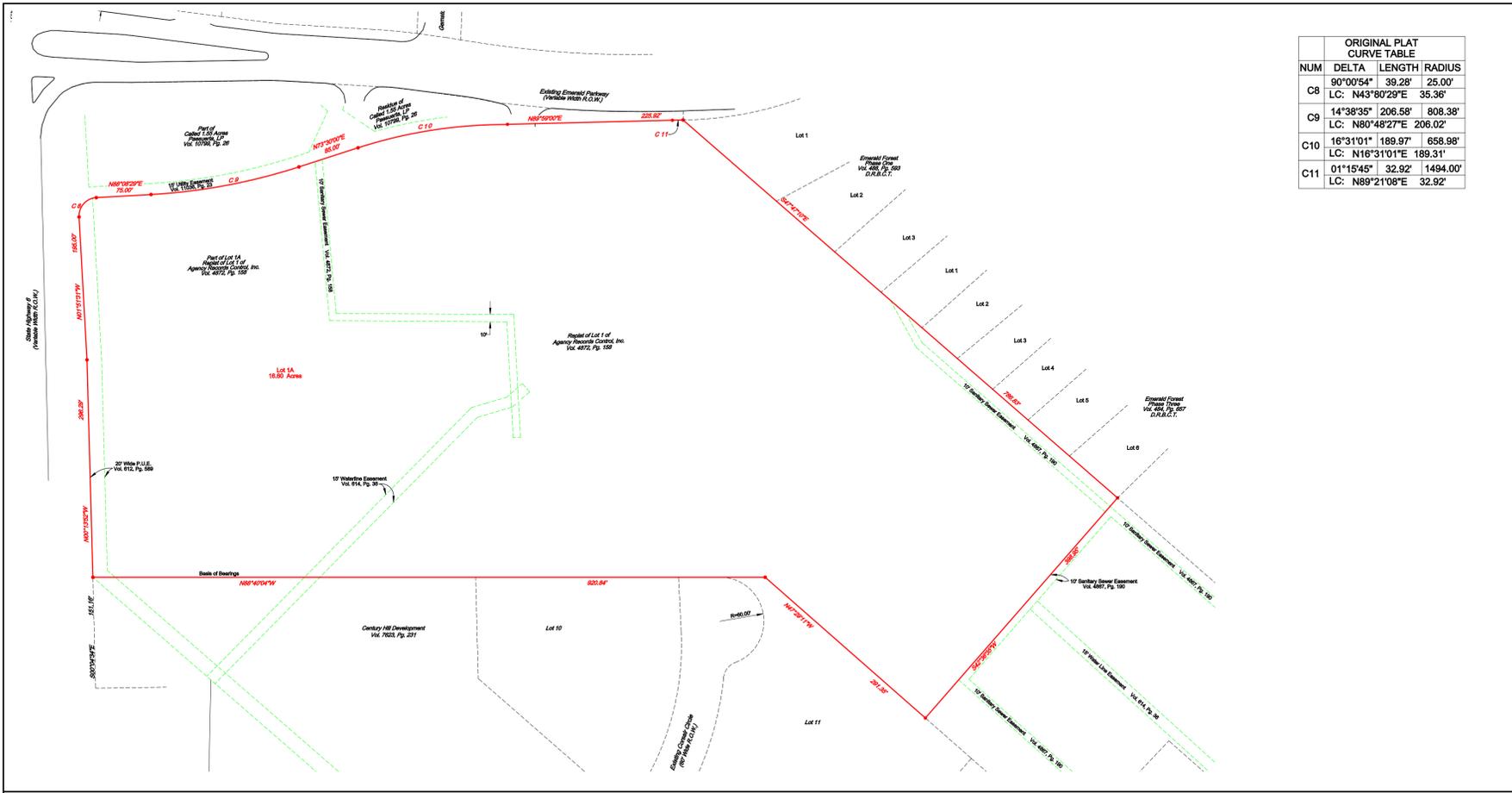
- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Alleys. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Easements. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/>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

- Construction documents for all public infrastructure drawn on 24" x 36" sheets and properly sealed by a Licensed Texas Professional Engineer that include the following:
 - Street, alley and sidewalk plans, profiles and sections. One sheet must show the overall street, alley and/or sidewalk layout of the subdivision. (may be combined with other utilities).
 - Sewer Design Report.
 - Sanitary sewer plan and profile showing depth and grades. One sheet must show the overall sewer layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)
 - Water Design Report and/or Fire Flow Report.
 - Water line plan showing fire hydrants, valves, etc. with plan and profile lines showing depth and grades. One sheet must show the overall water layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)
 - Storm drainage system plan with contours, street profile, inlets, storm sewer and drainage channels, with profiles and sections. Drainage and runoff areas, and runoff based on 5, 10, 25, 50 and 100 year rain intensity. Detailed drainage structure design, channel lining design & detention if used. One sheet must show the overall drainage layout of the subdivision.
 - Detailed cost estimates for all public infrastructure listed above sealed by Texas P.E.
 - Letter of completion for public infrastructure or guarantee / surety in accordance with UDO Section 8.6.
 - Drainage Report with a Technical Design Summary.
 - Erosion Control Plan (must be included in construction plans).
- All off-site easements necessary for infrastructure construction must be shown on the final plat with a volume and page listed to indicate where the separate instrument easements were filed. Separate instrument easements must be provided in recordable form to the City prior to being scheduled for P&Z Commission consideration.
- Are there impact fees associated with this development? Yes No
Impact fees must be paid prior to building permit.
- Will any construction occur in TxDOT rights-of-way? Yes No
If yes, TxDOT permit must be submitted along with the construction documents.

NOTE:

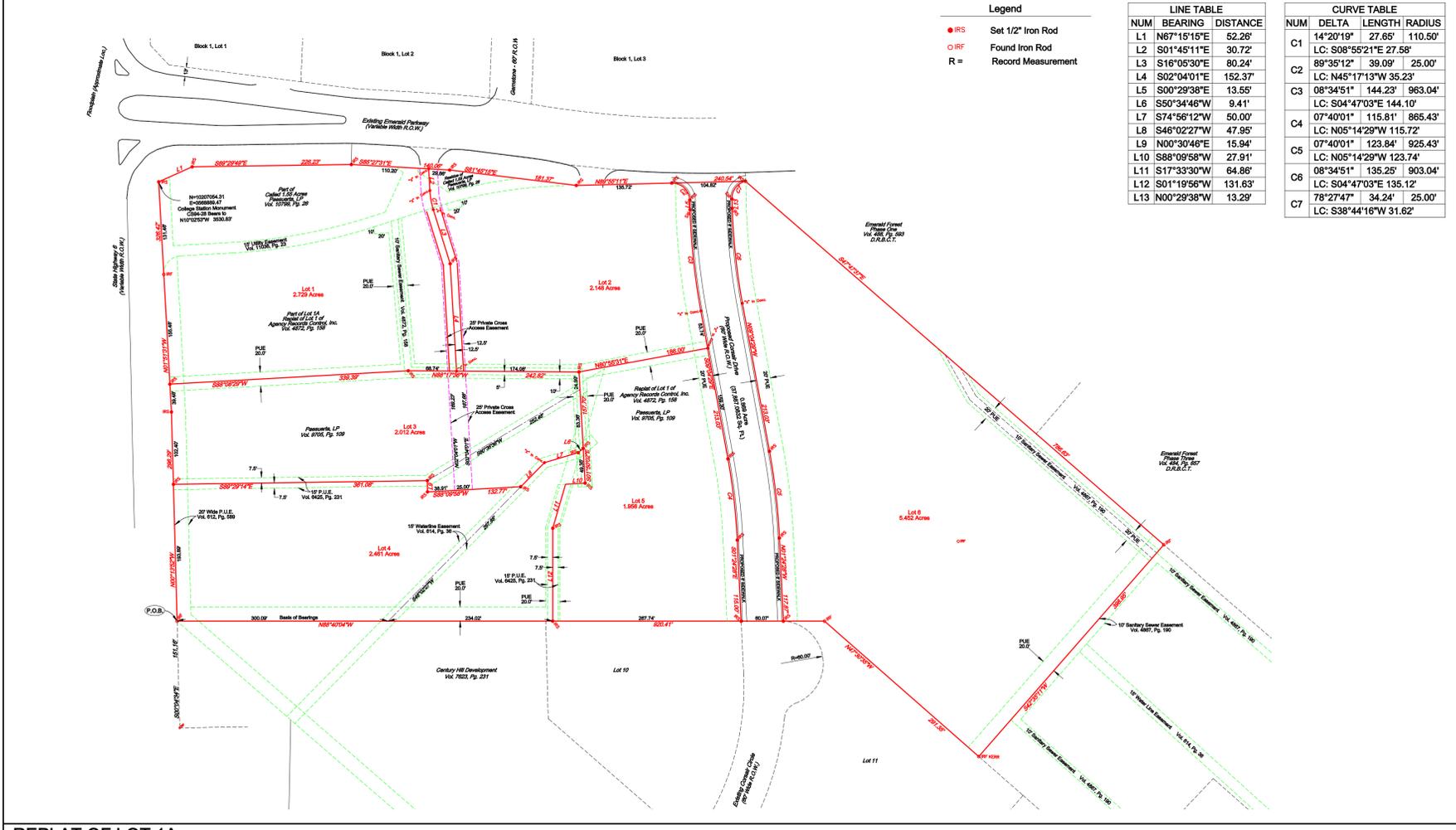
1. We will be requesting the corrected Final Plat to be submitted in digital form if available prior to filing the plat at the Courthouse.
2. If the construction area is greater than 5 acres, EPA Notice of Intent (NOI) must be submitted prior to issuance of a development permit.

Print Form



ORIGINAL PLAT CURVE TABLE			
NUM	DELTA	LENGTH	RADIUS
C8	90°00'54"	39.28'	25.00'
	LC: N43°80'29"E	35.36'	
C9	14°38'35"	206.58'	808.38'
	LC: N80°48'27"E	206.02'	
C10	16°31'01"	189.97'	658.98'
	LC: N16°31'01"E	189.31'	
C11	01°15'45"	32.92'	1494.00'
	LC: N89°21'08"E	32.92'	

ORIGINAL PLAT OF LOT 1A

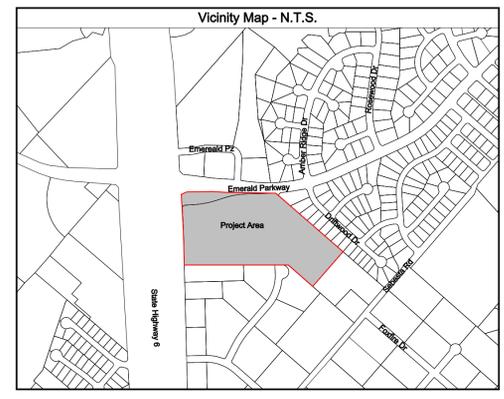


Legend		
●	Set 1/2" Iron Rod	
○	Found Iron Rod	
R =	Record Measurement	

LINE TABLE		
NUM	BEARING	DISTANCE
L1	N67°15'15"E	52.28'
L2	S01°45'11"W	30.72'
L3	S16°05'30"E	80.24'
L4	S02°04'01"E	152.37'
L5	S00°29'38"E	13.55'
L6	S50°34'46"W	9.41'
L7	S74°56'12"W	50.00'
L8	S46°02'27"W	47.95'
L9	N00°30'46"E	15.94'
L10	S88°09'58"W	27.91'
L11	S17°33'30"W	64.88'
L12	S01°19'56"W	131.63'
L13	N00°29'38"W	13.29'

CURVE TABLE			
NUM	DELTA	LENGTH	RADIUS
C1	14°20'19"	27.65'	110.50'
	LC: S08°55'21"E	27.58'	
C2	89°35'12"	39.09'	25.00'
	LC: N45°17'13"W	35.23'	
C3	08°34'51"	144.23'	963.04'
	LC: S04°47'03"E	144.10'	
C4	07°40'01"	115.81'	865.43'
	LC: N05°14'29"W	115.72'	
C5	07°40'01"	123.84'	925.43'
	LC: N05°14'29"W	123.74'	
C6	08°34'51"	135.25'	903.04'
	LC: S04°47'03"E	135.12'	
C7	78°27'47"	34.24'	25.00'
	LC: S38°44'16"W	31.62'	

REPLAT OF LOT 1A



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Scott Eidson, President of Tipfor, LLC, the general partner of Paesuerta, LP, owner and developer of the 17.63 acre tract shown on this plat, and designated as Emerald Point a Replat of Lot 1A of the Replat of Lot 1 of Agency Records Control, Inc. Subdivision, in the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Scott Eidson, President of Tipfor, LLC, the general partner of Paesuerta, LP

STATE OF TEXAS
 COUNTY OF BRAZOS

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

Given under my hand and seal on this ___ day of ___, 2015.

Notary Public, Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

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

City Engineer

APPROVAL 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 ___, 2015.

Chairman

ATTEST:

City Secretary

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ___ day of ___, 2015, in the Deed Records of Brazos County, Texas, in Volume ___ Page ___.

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

County Clerk
 Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Jack Edwin Meaut, Registered Professional Land Surveyor No. 5800, 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Jack Edwin Meaut, R.P.L.S. No. 5800

OWNER/DEVELOPER:
 Paesuerta, LP
 2429 Earl Rudder Freeway
 College Station, TX 77845
 (879) 639-8829

SURVEYOR:
 Jack Edwin Meaut, Inc.
 4077 Cross Park Drive, #100
 Bryan, TX 77802
 (879) 776-9700

ENGINEER:
 Goodwin Lasiter, Inc.
 4077 Cross Park Drive, #100
 Bryan, TX 77802
 (879) 776-9700

Property Description
 17.63 Acres
 Morgan Rector League, Abstract No. 46
 City of College Station, Brazos County, Texas

Field notes for that certain Lot, Tract, or Parcel of Land situated in the City of College Station, being part of the Morgan Rector League, Abstract No. 46, Brazos County, Texas, being 17.63 acres, more or less, and being part of that called 16.6000 acre tract described as Tract 1A of the Replat of Lot 1 of Agency Records Control, Inc. and being part of a called 1.55 acre tract conveyed in a deed dated July 20, 2012 from Patsy Gayle Swoboda to Paesuerta, LP and recorded in Volume 10799, Page 26 of the Deed Records of Brazos County, Texas, and to which reference is hereby made to for any and all purposes. Said tract described as follows, to wit:

Beginning at a 5/8 inch iron rod found for corner in the east right-of-way line of State Highway 6 (variable width right-of-way) and marking the southwest corner of Century Hill Development Subdivision, an addition to the City of College Station, Brazos County, Texas, according to the plat thereof recorded in Volume 7623, Page 231 of the Deed Records of Brazos County, Texas and the southwest corner of said Lot 1A. From which a 1/2 inch iron rod capped "Kerr" found for reference in the west line of said Century Hill Development Subdivision bears SOUTH 00°04'34" EAST, 151.16 feet;

Thence with said east right-of-way line and the west line of said Lot 1A, NORTH 00°13'52" WEST, 296.29 feet to a 1/2 inch iron rod capped "Goodwin Lasiter" set for an angle corner;

Thence with said east right-of-way line, the west line of said Lot 1A, NORTH 01°51'31" WEST, passing a 1/2 inch iron rod found for reference marking the southwest corner of said 1.55 acre tract and the Northwest corner of said Lot 1A at 195.06 feet and continuing for a total distance of 326.42 feet to a 1/2 inch iron rod capped "Goodwin Lasiter" set for corner marking the intersection of said east right-of-way line and the existing south right-of-way line of Emerald Parkway (variable width right-of-way) and the Northwest corner of said 1.55 acre tract;

Thence with said South right-of-way line and the North line of said 1.55 acre tract, the North line of said Lot 1A and the herein described tract as follows:

NORTH 67°15'15" EAST, 52.26 feet to a 1/2 inch iron rod capped "Goodwin Lasiter" set for an angle corner;

SOUTH 89°29'49" EAST, 226.23 feet to a 1/2 inch iron rod capped "Goodwin Lasiter" set for an angle corner;

SOUTH 85°27'31" EAST, 140.06 feet to a 1/2 inch iron rod capped "Goodwin Lasiter" set for an angle corner;

SOUTH 81°45'15" EAST, 181.37 feet to a 1/2 inch iron rod capped "Goodwin Lasiter" set for an angle corner;

NORTH 89°55'11" EAST, 240.54 feet to a 1/2 inch iron rod capped "Goodwin Lasiter" set for the Northeast corner of said Lot 1A and the herein described tract, being the Northwest corner of Lot 1, Block 4 of the Emerald Forest Subdivision Phase One, as recorded in Volume 488, Page 593 of the Deed Records of Brazos County, Texas;

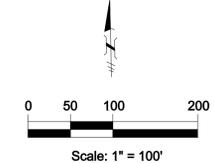
Thence SOUTH 47°47'37" EAST, 786.63 feet, along and with the East line of said Lot 1A and the West line of said Emerald Forest Subdivision to a 1/2 inch iron rod capped "Goodwin Lasiter" set for the East corner of said Lot 1A and the herein described tract, being the North corner of Lot 1B of said Replat of Lot 1 of Agency Records Control, Inc., being in the West line of said Emerald Forest Subdivision Phase Three as recorded in Volume 484, Page 657 of the Deed Records of Brazos County, Texas;

Thence SOUTH 42°35'11" WEST, 398.95 feet to a 1/2 inch iron rod capped "Goodwin Lasiter" set for the South corner of said Lot 1A and the herein described tract, being the West corner of said Lot 1B and being in the Northeast line of Lot 2 of Agency Records Control, Inc. as recorded in Volume 612, Page 589 of the Deed Records of Brazos County, Texas, being also the Northeast line of Century Hill Development Subdivision as recorded in Volume 7623, Page 231 of said Deed Records of Brazos County, Texas;

Thence NORTH 47°30'35" WEST, 291.35 feet along and with said Lot 1A and the herein described tract, said Lot 2, and the Northeast line of said Century Hill Development Subdivision to a 1/2 inch iron rod found for an interior angle corner of said Lot 1A and the herein described tract, said Lot 2, and the Northeast corner of said Century Hill Development Subdivision;

Thence along and with said Lot 1A, the herein described tract, said Lot 2 and the North line of said Century Hill Development Subdivision, NORTH 88°40'04" WEST (BEARING BASIS), 920.41 feet to the Point of Beginning and containing 17.63 acres of land, more or less.

- GENERAL NOTES:
- THE BEARING SYSTEM SHOWN HEREON IS BASED ON THE SOUTH LINE OF LOT 1A OF THE REPLAT OF LOT 1 OF AGENCY RECORDS CONTROL, INC., AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4872, PAGE 158 OF THE DEED RECORDED OF BRAZOS COUNTY, TEXAS, WITH A RECORD BEARING OF NORTH 88°40'04" WEST.
 - ZONING (M-1 LIGHT INDUSTRIAL) AND BUILDING SETBACKS PER CITY CODE SHALL BE AS FOLLOWS:
 - FRONT SETBACK DISTANCE - 25 FEET;
 - REAR SETBACK DISTANCE - 15 FEET;
 - STREET SIDE SETBACK DISTANCE - 15 FEET;
 - SIDE SETBACK DISTANCE - 7.5 FEET;
 - 1/2" IRON RODS CAPPED "GOODWIN LASITER" WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - NO PORTION OF THE REPLAT OF LOT 1A OF THE REPLAT OF LOT 1 OF AGENCY RECORDS CONTROL, INC. SUBDIVISION LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FIRM PANEL NO. 48041C0310E, DATED MAY 16, 2012.
 - MAINTENANCE OF THE PRIVATE CROSS EASEMENTS SHOWN HEREON ARE THE RESPONSIBILITY OF THE AFFECTED OWNER



FINAL PLAT
 Of The
Emerald Point Subdivision
 Lots 1-6
 Including a Replat of
Agency Records Control, INC. Subdivision
 Lot 1A

MORGAN RECTOR SURVEY, A-46
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE 1:100
 JANUARY 06, 2015

OWNER/DEVELOPER:
 Paesuerta, LP
 2429 Earl Rudder Freeway
 College Station, TX 77845
 (879) 639-8829

SURVEYOR:
 Jack Edwin Meaut, Inc.
 4077 Cross Park Drive, #100
 Bryan, TX 77802
 (879) 776-9700

ENGINEER:
 Goodwin Lasiter, Inc.
 4077 Cross Park Drive, #100
 Bryan, TX 77802
 (879) 776-9700

Job No. 643098 SHEET 1 OF 1



Legislation Details (With Text)

File #: 16-0528 Version: 3 Name: Wellborn SUD Rezoning

Type: Rezoning Status: Agenda Ready

File created: 8/22/2016 In control: Planning and Zoning Commission Regular

On agenda: 9/1/2016 Final action:

Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to SC Suburban Commercial for approximately three acres being situated in the Andrew McMahon survey, A-167, Brazos county, Texas, being comprised of all of a called 2.00 acre tract, referred to as Tract I, described in a deed dated January 4, 1993, from Darrell L. Ambler to Wellborn Water Supply Corporation, and recorded in Volume 1685, Page 10, all of a called 0.334 acre Tract, referred to as Tract 10, described in a deed executed October 18, 2000, from Wellborn Water Supply Corporation to Wellborn Special Utility District, and recorded in Volume 3991, Page 197, all of a called 0.46 acre tract as described in a deed dated August 18, 2006, from Boyd Mitchael Vincent, Administrator to Wellborn Special Utility District, and recorded in Volume 7536, Page 292, and a 50 foot strip as described in a deed dated august 19, 2015, from Peach Creek Rental, Ltd. to Wellborn Special Utility District, and recorded in volume 12895, page 216, deed records, Brazos County, Texas, to which references are hereby made to for any and all purposes. Said tracts further being a part of the Benjamin Graham Subdivision, of record in Volume 12, Page 394, the referenced 2.00 acre tract being Lot 9A in the Benjamin Graham Subdivision, of record in Volume 1985, Page 195, and the 50 foot strip being a part of Lot 4A in the resubdivision of blocks D & E of the Benjamin Graham Subdivision, of record in Volume 2463, Page 329, deed records, Brazos County, Texas., generally located at 3998 Greens Prairie Road West, more generally located at the northeast intersection of Greens Prairie Road West and Live Oak Street. Case #REZ2016-000024 (Note: Final action on this item is scheduled for the September 22, 2016 City Council meeting - subject to change)

Sponsors: Jessica Bullock

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to SC Suburban Commercial for approximately three acres being situated in the Andrew McMahon survey, A-167, Brazos county, Texas, being comprised of all of a called 2.00 acre tract, referred to as Tract I, described in a deed dated January 4, 1993, from Darrell L. Ambler to Wellborn Water Supply Corporation, and recorded in Volume 1685, Page 10, all of a called 0.334 acre Tract, referred to as Tract 10, described in a deed executed October 18, 2000, from Wellborn Water Supply Corporation to Wellborn Special Utility District, and recorded in Volume 3991, Page 197, all of a called 0.46 acre tract as described in a deed dated August 18, 2006, from Boyd Mitchael Vincent, Administrator to Wellborn Special Utility District, and recorded in Volume 7536, Page 292, and a 50

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

**REZONING REQUEST
FOR
3998 Greens Prairie Road West
REZ2016-000024**

REQUEST: R Rural to WC Wellborn Commercial

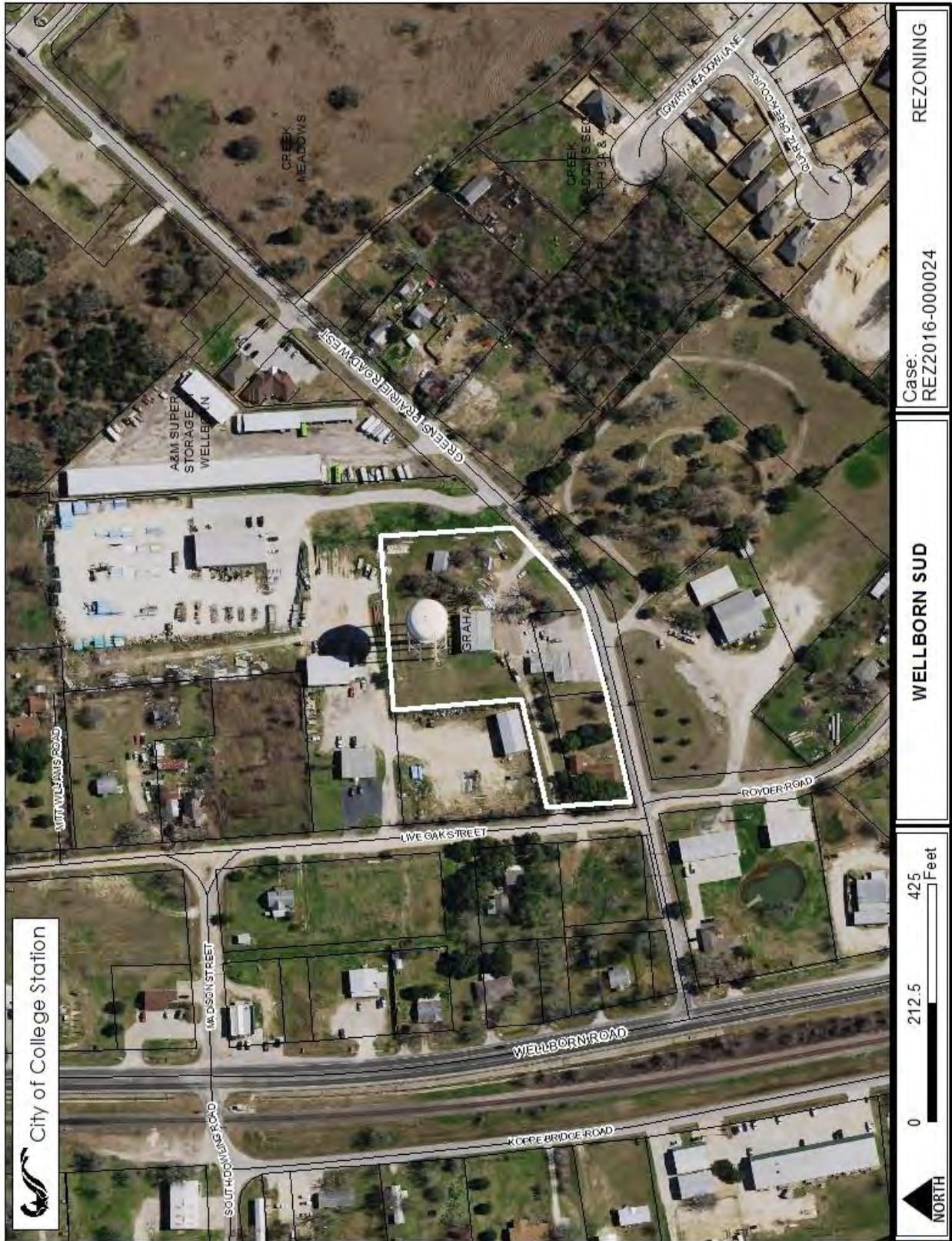
SCALE: Approximately three acres

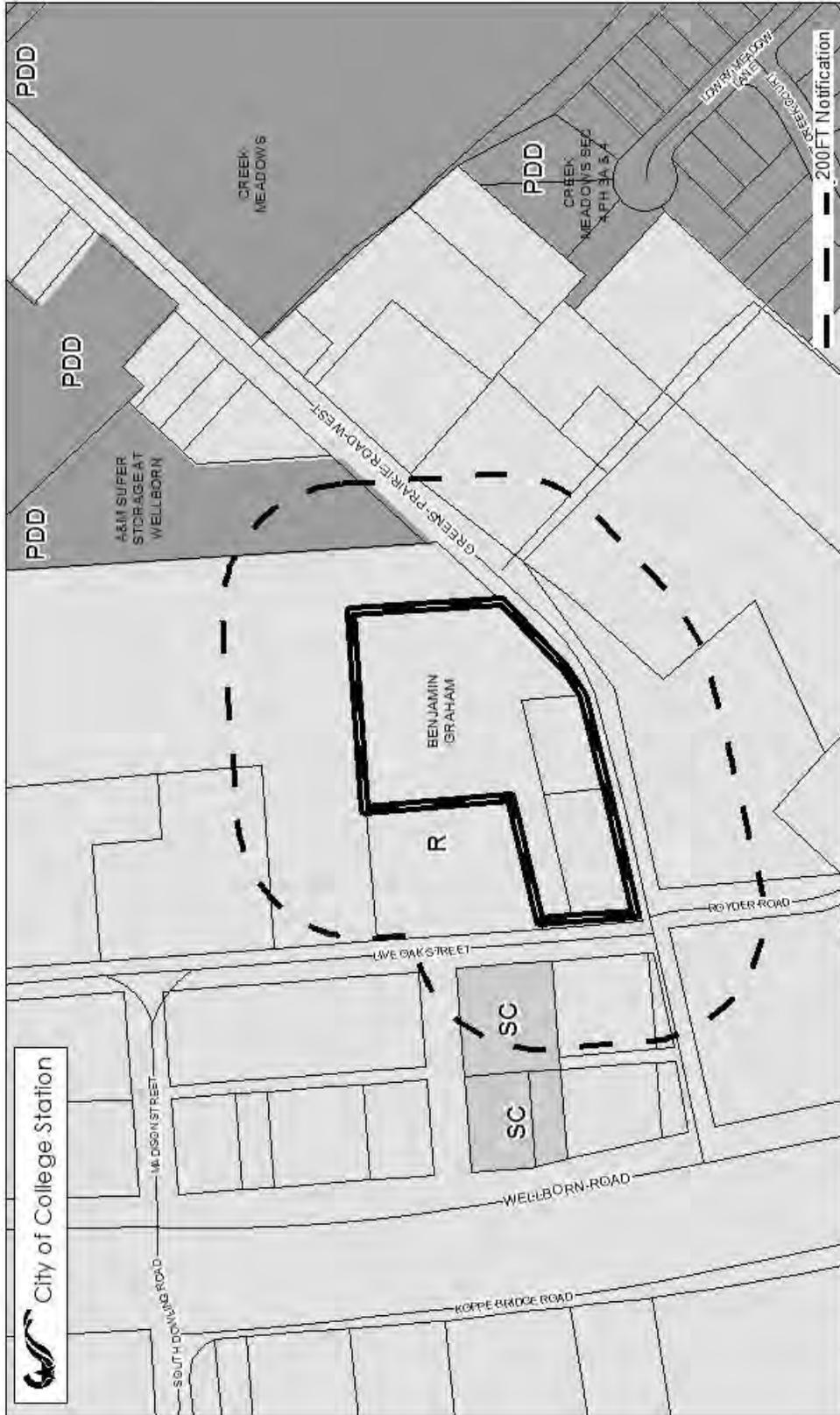
LOCATION: 3998 Greens Prairie Road West, generally located at the northeast intersection of Greens Prairie Road West and Live Oak Street. Being specifically: Andrew McMahon Survey, A-167, Brazos County, Texas, being comprised of all of a called 2.00 acre tract, referred to as Tract I, described in a deed dated January 4, 1993, from Darrell L. Ambler to Wellborn Water Supply Corporation, and recorded in Volume 1685, Page 10, all of a called 0.334 acre tract, referred to as Tract 10, described in a deed executed October 18, 2000, from Wellborn Water Supply Corporation to Wellborn Special Utility District, and recorded in Volume 3991, Page 197, all of a called 0.46 acre tract as described in a deed dated August 18, 2006, from Boyd Mitchael Vincent, Administrator to Wellborn Special Utility District, and recorded in Volume 7536, Page 292, and a 50 foot Strip as described in a deed dated August 19, 2015, from Peach Creek Rental, Ltd. to Wellborn Special Utility District, and recorded in Volume 12895, Page 216, Deed Records, Brazos County, Texas, to which references are hereby made to for any and all purposes. Said tracts further being a part of the Benjamin Graham Subdivision, of record in Volume 12, Page 394, the referenced 2.00 acre tract being Lot 9A in the Benjamin Graham Subdivision, of record in Volume 1985, Page 195, and the 50 foot strip being a part of Lot 4A in the Resubdivision of Blocks D & E of the Benjamin Graham Subdivision, of record in Volume 2463, Page 329, Deed Records, Brazos County, Texas.

APPLICANT: Kirk Raymond, Goodwin-Lasiter-Strong

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

RECOMMENDATION: Staff recommends approval of the rezoning request.





ZONING DISTRICTS (in Greyscale)

Residential	Mixed-Use	Planned Districts	Commercial Industrial	Design Districts	Overlay Districts	Retired Districts
R Rural	MU	BP Business Park	Business Park Industrial	WPC Wolf Pen Creek Dev. Cor.	OV Corridor Ovr.	R-1B Single Family Residential
E Estate	MHP Manufactured Home Pk.	BPI Business Park Industrial	College and University	W-1 Core Northgate	RDD Redevelopment District	R-4 Multi-Family
RS Restricted Suburban	Non-R Residential	C-U College and University	Transitional Northgate	NG-1 Core Northgate	KO Krenk Tap Ovr.	R-6 High Density Multi-Family
GS General Suburban	NAP Natural Area Protected	C-U College and University	Residential Northgate	NG-2 Transitional Northgate	NPO Nbrhd. Prevailing Ovr.	RD Research and Dev.
D Duplex	O Office	Planned Districts	Planned Mixed-Use Dist.	NG-3 Residential Northgate	NCO Nbrhd. Conservation Ovr.	M-1 Light Industrial
T Townhome	SC Suburban Commercial	F-MIUD Planned Mixed-Use Dist.	Planned Develop. Dist.	HP Historic Preservation Ovr.	M-2 Heavy Industrial	
MF Multi-Family	GC General Commercial	PDD Planned Develop. Dist.				

WELLBORN SUD

Case: REZ2016-000024

REZONING

NOTIFICATIONS

Advertised Commission Hearing Date: September 1, 2016
Advertised Council Hearing Date: September 22, 2016

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

Property owner notices mailed: Eight
Contacts in support: None as of the date of the Staff Report
Contacts in opposition: None as of the date of the Staff Report
Inquiry contacts: None as of the date of the Staff Report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Wellborn Business Park	R Rural	Peach Creek Rental
South (Across Greens Prairie Rd W)	Institutional/Public	R Rural	Wellborn Community Center and Cemetary
East	Wellborn Business Park	R Rural	Peach Creek Rental
West	Institutional/Public	R Rural	Peach Creek Rental

DEVELOPMENT HISTORY

Annexation: April 2011
Zoning: A-O Agricultural Open upon annexation (2011)
Renamed R Rural (2013)
Final Plat: Approximately 2 acres – Benjamin Graham Subdivision Lot 9A and 4A
Approximately 1 acre - Unplatted
Site development: Wellborn Special Utility District

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject property is shown as Institutional/Public which is generally for areas that are, and are likely to remain, in some form of institutional or public activity. Many areas in the Wellborn Community Plan, were designated Institutional/Public, to reflect existing or planned uses such as the Wellborn Community Center and a future school site. The subject property is currently developed as the Wellborn Special Utility District office site. This rezoning request for a utility use is consistent with this designation.
- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The surrounding area is currently zoned R Rural, SC Suburban Commercial, and PDD Planned Development District. When this area

was annexed in 2011, it received the A-O zoning designation which was later renamed to R Rural. This designation made existing commercial uses non-conforming. These uses were built prior to annexation and are able to continue in their current capacity. Uses in the area include commercial, office, public facilities, and single-family.

The proposed rezoning is compatible with other uses and character of the neighborhood.

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 applicant is looking to expand the existing Wellborn Special Utility District site which is permitted in all zoning districts subject to additional site requirements. The applicant proposes a rezoning to WC Wellborn Commercial to have reduced setbacks that will allow additions on to existing structures and other site development. Bordered by two thoroughfares, developed as a utility site, and surrounded by a rental company, the subject property is suitable for WC Wellborn Commercial.

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: When property in the Wellborn Community was annexed in 2011, the area received the A-O zoning designation which allows for single-family residential development and agricultural activities. This zoning district is standard for all annexation that occurs in College Station and was not specifically intended to accommodate for the existing land uses within the Wellborn Community.

The site is currently developed as the Wellborn Special Utility District office which is also permitted in the renamed R Rural zoning district subject to additional site design standards. R Rural has a front and rear setback of 50 feet. Due to the required front and rear setbacks in the R Rural designation, it is difficult to expand development on the site. Bordered by two thoroughfares, developed as a utility site, and surrounded by a rental company, the subject property is not suitable for R Rural.

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 is currently zoned R Rural and is developed as the Wellborn Special Utility District office site. The property is has limited marketability for expansion under the current zoning district due to setbacks in R Rural.

6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use: Water service will be provided by Wellborn SUD. There is an existing 12-inch sanitary sewer main along Live Oak Street. The subject property is located in the Peach Creek Drainage Basin. Detention will be required with site development. Access will be via Live Oak Street, an existing 2 lane Minor Collector, and Greens Prairie Road West, an existing 2 lane Major Collector. Drainage and other public infrastructure required with the site shall be designed and constructed in accordance with the B/CS Unified Design Guidelines. Existing infrastructure currently has capacity to adequately serve the proposed use.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request.

SUPPORTING MATERIALS

1. Application
2. Rezoning map



FOR OFFICE USE ONLY	
CASE NO.:	RE22016-00024
DATE SUBMITTED:	07/12/16
TIME:	3:50
STAFF:	AJ

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 May 23, 2016

NAME OF PROJECT Wellborn SUD Building Improvements

ADDRESS 4118 Greens Prairie Road West - College Station, Texas 77845

LEGAL DESCRIPTION (Lot, Block, Subdivision) Part of Block E, Benjamin Graham Subdivison & A. McMahon, A-167

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:
at the intersection of Greens Prairie Road with Live Oak Street

TOTAL ACREAGE 3.01 acres, more or less

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

Name Kirk Raymond E-mail kraymond@glstexas.com

Street Address 4077 Cross Park Drive, Suite 100

City Bryan State Texas Zip Code 77802

Phone Number 979-776-9700 Fax Number 979-776-3838

PROPERTY OWNER'S INFORMATION:

Name Wellborn SUD E-mail wsud.sc@verizon.net

Street Address 4118 Greens Prairie Road West

City College Station State Texas Zip Code 77845

Phone Number 979-690-9799 Fax Number 979-690-1260

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

Name Stephen Cast E-mail wsud.sc@verizon.net
Street Address 4118 Greens Prairie Road West
City College Station State Texas Zip Code 77845
Phone Number 979-690-9799 Fax Number 979-690-1260

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

Existing Zoning Rural Proposed Zoning WC Wellborn Commercial

Present Use of Property Water Distribution Office

Proposed Use of Property Water Distribution Office

REZONING SUPPORTING INFORMATION

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

The existing site is being updated to provide for new structures. The current zoning and right of way dedication create encumbrances on existing and proposed buildings. With the current zoning setbacks, most of the property is taken up by setbacks and does not allow enough area for the office buildings.

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

The Wellborn Commercial Zoning is in accordance with the 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 zone change will not affect the current use of the subject property or the adjoining property. The zone change request is to allow infrastructure improvements to be completed and not become encroaching.

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

The property is currently used as Wellborn SUD office and headquarters. The adjoining property appears to be used as the yard of a utility contractor.

The zone change will not change the current use of the property.

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

The subject property is not currently platted in it's entirety. The current zoning setbacks and request for right of way dedication along Greens Prairie Road create encroachments of existing and proposed improvements.

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

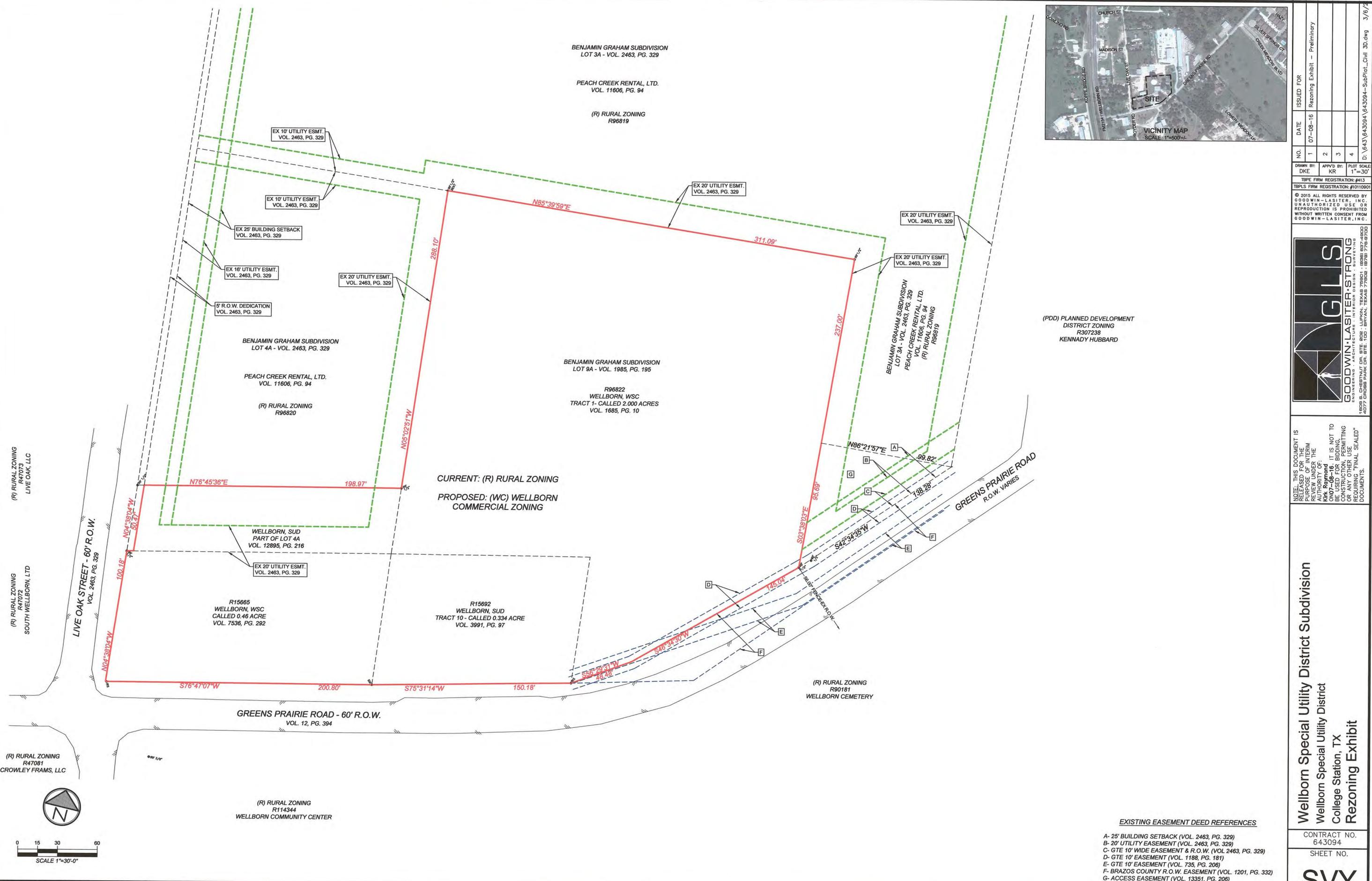
The setbacks and right of way dedication requirement render/limit the current and potential development of this property.

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

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

W. R. P. L. S. - Agent
Signature and title

7-7-16
Date



NO.	DATE	ISSUED FOR
1	07-08-16	Rezoning Exhibit - Preliminary
2		
3		
4		

DRAWN BY: DKE
 APPOYD BY: KR
 PLT SCALE: 1"=30'
 TBPE FIRM REGISTRATION: #413
 TBPLS FIRM REGISTRATION: #1010801

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 ENGINEERING, ARCHITECTURE, INTERIOR DESIGN, SURVEYING
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 4077 CROSS PARK DR. STE. 100 • BRYAN, TEXAS 77802 • (817) 776-9700

NOTE: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF: 4407-08-16. IT IS NOT TO BE USED FOR BIDDING, CONSTRUCTION, PERMITTING OR OTHER USE WITHOUT THE FINAL SEALED DOCUMENTS.

Wellborn Special Utility District Subdivision
 Wellborn Special Utility District
 College Station, TX
 Rezoning Exhibit

CONTRACT NO. 643094
 SHEET NO. 1



Legislation Details (With Text)

File #: 16-0527 Version: 6 Name: Harvey Mitchell Pkwy Comp. Plan Reapplication Request

Type: Presentation Status: Agenda Ready

File created: 8/22/2016 In control: Planning and Zoning Commission Regular

On agenda: 9/1/2016 Final action:

Title: Presentation, possible action, and discussion regarding a Comprehensive Plan Reapplication request for Harvey Mitchell Parkway Campus Housing Comprehensive Plan Amendment. Located at 404 Harvey Mitchell Pkwy South, generally located at the corner of Harvey Mitchell Parkway South and Raymond Stotzer Parkway. Case #CPA2016-000001

Sponsors: Madison Thomas

Indexes:

Code sections:

Attachments: [Staff Report](#)
[Comp Plan Reapplication Request](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Comprehensive Plan Reapplication request for Harvey Mitchell Parkway Campus Housing Comprehensive Plan Amendment. Located at 404 Harvey Mitchell Pkwy South, generally located at the corner of Harvey Mitchell Parkway South and Raymond Stotzer Parkway. Case #CPA2016-000001



CITY OF COLLEGE STATION

**REQUEST FOR REAPPLICATION
FOR
404 Harvey Mitchell Pkwy S**

REQUEST: The applicant is requesting to reapply for the Comprehensive Plan Amendment for the Harvey Mitchell Parkway Campus Housing project. This project was previously heard by the Planning and Zoning Commission on May 19th, where the Commission recommend approval of the item 6-0. The item was heard at the July 14th City Council meeting, where a motion to approve the request failed 3-4. The Unified Development Ordinance Section 12-3.22.E does not allow a reapplication within 180 days unless the Planning and Zoning Commission finds that one of the four factors apply:

1. There is a substantial change in circumstances relevant to the issues and/or facts considered during review of the application that might reasonably affect the decision-making body's application of the relevant review standards to the development proposed in the application; or
2. New or additional information is available that was not available at the time of the review that might reasonably affect the decision-making body's application of the relevant review standards to the development proposed; or
3. A new application is proposed to be submitted that is materially different from the prior application (e.g., proposes new uses or a substantial decrease in proposed densities or intensities); or
4. The final decision on the application was based on a material mistake of fact.

SCALE: Approximately 4.74 acres

LOCATION: 404 Harvey Mitchell Parkway South, generally located at the corner of Harvey Mitchell Parkway South and Raymond Stotzer Parkway

APPLICANT: Timothy S. Baumann

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

ATTACHMENT: Letter requesting reapplication



Case: COMP PLAN AMENDMENT
CPA2016-000001

HARVEY MITCHELL PARKWAY
CAMPUS HOUSING

DEVELOPMENT REVIEW





SAVANNAH

DESIGN | BUILD | DEVELOP

August 19, 2016

Ms. Madison Meier
Director of Business Development & Transitions
PO Box 9960
College Station, Texas 77842

Re: Reapplication of a Comprehensive Plan Amendment for 404 Harvey Mitchell Parkway

Dear Ms. Meir,

We respectfully request approval for the reapplication of our Comprehensive Plan Amendment Application that was denied by City Council on Thursday, July 16, 2016.

We ask the Planning & Zoning Commission to consider a reapplication exception pursuant to Sec. 12-3.22.E.4. – Comprehensive Plan Amendment, which states that the final decision on the application was based on a material mistake of fact.

After the hearing was closed, a certain City Council member spoke at length in opposition to our proposed amendment allowing us no opportunity for a rebuttal. We feel that his narrative contained several material mistake of fact, including, but not limited to:

1. Stating that the line of site from the Field of Honor to the Stadium would be restricted by the proposed development when in fact it would not be.
2. Stating that ingress and egress would not be suitable for the proposed development without any basis in fact, i.e. no reference to, or knowledge of, a traffic and pedestrian study.
3. Stating that the area of the proposed development would not be suitable for students without any basis in fact, i.e., TXDOT is constructing a new intersection exchange, including hike and bike trails, connecting the campus areas east of FM 2818 and west of FM 2818 to accommodate residents including students; the hike and bike trails are also connecting to the subject property.
4. Stating he did not want a 4-story building as proposed on this property; however, current zoning allows the same.

Thank you in advance for your consideration of this matter. We look forward to a favorable response.

Very Truly Yours,

Timothy S. Bauman, CPA, RECS

SAVANNAHDEVELOPERS.COM

16360 Addlson Rd. Addlson, Texas 75001 | O: (972) 248-2147 F: (214) 276-1499