



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

Planning and Zoning Commission Regular

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

Thursday, January 5, 2017

7:00 PM

City Hall Council Chambers

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

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

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

4. Consent Agenda

- 4.1** [16-0830](#) Consideration, possible action, and discussion on Absence Requests from meetings:
*Jim Ross ~ January 5, 2017

Attachments: [Jim Ross](#)

- 4.2** [16-0809](#) Consideration, possible action, and discussion to approve meeting minutes.
*December 15, 2016 ~ Workshop
*December 15, 2016 ~ Regular

Attachments: [December 15 2016 Workshop](#)
[December 15 2016 Regular](#)

Regular Agenda

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

6. [16-0829](#) Presentation, possible action, and discussion regarding waiver requests to Unified Development Ordinance Section 12-8.3.E.3 'Street Projections', Section 12-8.3.G 'Blocks' regarding block lengths & block perimeter, Section 12-8.3.J 'Access Ways', and Section 12-8.3.W 'Single-Family Residential Parking Requirements for Platting', and presentation, possible action, and discussion regarding a Preliminary Plan for Southern Pointe, a master planned community on approximately 553 acres, located at 17529 SH-6 S., generally located north of Peach Creek Cut-Off Road and west of Pipeline Road, more generally known as Texas World Speedway. Case #PP2016-000014

Sponsors:

Paz

Attachments:

[Southern Pointe PP Final](#)

[Application](#)

[Preliminary Plan](#)

[Utility and Phasing Exhibit](#)

[Exhibit for Waiver Requests](#)

7. [16-0815](#) Public hearing, presentation, possible action, and discussion regarding a Final Plat for Caprock Crossing Lot 1A-R3, 7R, 8R, 9R and 10R, Block 3 being a replat of Caprock Crossing Lots 1A-R2, Block 3, consisting of 5 commercial lots on approximately 11.94 acres generally located southwest of William D. Fitch Parkway and State Highway 6 South. Case #FPCO2016-000024

Sponsors:

Paz

Attachments:

[Staff Report](#)

[Application](#)

[Replat](#)

8. [16-0263](#) 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 PDD Planned Development, GS General Suburban, M-2 Heavy Industrial, and R-4 Multi-Family to PDD Planned Development District for approximately 39 acres being situated in the CRAWFORD BURNETT LEAGUE, Abstract No. 7, Brazos County, Texas, and being out of the following described tracts: 1) Being all of Lot 1A, Block 1 of The Retreat At College Station Subdivision and being

36.829 acres as described in Plat of record in Volume 12860, Page 99; and, 2) Being a Called 1.693 and a Called 1.69 acre tract as described in deed from County of Brazos to BCS JONES BUTLER 37.26, L.P. of record in Volume 12798, Page 169, all being Official Records of Brazos County, Texas, generally located at 2045 Jones Butler Road, more generally located at the northeast intersection of Jones Butler Road and Harvey Mitchell Parkway (FM 2818). Case #REZ2016-000011 (Note: Final action on this item is scheduled for the January 26, 2017 City Council meeting - subject to change)

Sponsors:

Bullock

Attachments:

[Staff Report](#)

[Application](#)

[Rezoning Map](#)

[Concept Plan](#)

9. [16-0819](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from "Urban Mixed-Use" to "Urban" for approximately six acres being situated in the Pooh's Park Subdivision, Block 1, Lots 6-14 recorded in Volume 314, Page 618 of the deed records of Brazos County, Texas, located at 204, 206, 208, 210, 212, 214, 216, 218, and 220 Holleman Drive East, more generally southwest of the intersection of Holleman Drive East and Lassie Lane. Case #CPA2016-000017 (Note: Final action on this item is scheduled for the January 12, 2017 City Council meeting - subject to change)

Sponsors:

Prochazka

Attachments:

[Staff Report](#)

10. [16-0820](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from GC General Commercial to PDD Planned Development District for multi-family housing on approximately 6 acres being situated in the Pooh's Park Subdivision, Block 1, Lots 6-14 recorded in Volume 314, Page 618 of the deed records of Brazos County, Texas, located at 204, 206, 208, 210, 212, 214, 216, 218, and 220 Holleman Drive East, more generally located southwest of the intersection of Holleman Drive East and Lassie Lane. Case #REZ2016-000037 (Note: Final action on this item is scheduled for the January 12, 2017 City Council meeting - subject to change)

Sponsors: Prochazka

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

11. [16-0814](#) Public hearing, presentation, possible action, and discussion regarding an amendment to Section 12-7.12, Outdoor Storage and Display, of the Unified Development Ordinance addressing the duration of tent sales. Case #ORDA2016-000012 (Note: Final action on this item is scheduled for the January 26, 2017 City Council meeting - subject to change)

Sponsors: Simms

Attachments: [Memo](#)

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

13. Adjourn

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

APPROVED

City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on December 30, 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 #: 16-0830 **Version:** 1 **Name:** Absence Request
Type: Absence Request **Status:** Agenda Ready
File created: 12/29/2016 **In control:** Planning and Zoning Commission Regular
On agenda: 1/5/2017 **Final action:**
Title: Consideration, possible action, and discussion on Absence Requests from meetings:
*Jim Ross ~ January 5, 2017

Sponsors:

Indexes:

Code sections:

Attachments: [Jim Ross](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion on Absence Requests from meetings:
*Jim Ross ~ January 5, 2017



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Jim Ross

Request Submitted on December 30, 2016

I will not be in attendance at the meeting on January 5, 2017
for the reason specified: (Date)

Will be unavailable for the meeting due to conflict.

Signature Jim Ross



Legislation Details (With Text)

File #: 16-0809 Version: 1 Name: Minutes
Type: Minutes Status: Agenda Ready
File created: 12/19/2016 In control: Planning and Zoning Commission Regular
On agenda: 1/5/2017 Final action:
Title: Consideration, possible action, and discussion to approve meeting minutes.
*December 15, 2016 ~ Workshop
*December 15, 2016 ~ Regular

Sponsors:

Indexes:

Code sections:

Attachments: [December 15 2016 Workshop](#)
[December 15 2016 Regular](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion to approve meeting minutes.
*December 15, 2016 ~ Workshop
*December 15, 2016 ~ Regular

**MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
December 15, 2016 6:30 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas**

COMMISSIONERS PRESENT: Jane Kee, Jodi Warner, Jim Ross, Johnny Burns, Elianor Vessali and Bill Mather

COMMISSIONERS ABSENT: Casey Oldham

CITY STAFF PRESENT: Lance Simms, Alan Gibbs, Carol Cotter, Justin Golbabai, Mark Bombek, Jessica Bullock, Tiffany Cousins, Jenifer Paz, Madison Thomas, Timothy Horn, Anthony Armstrong, Jason Schubert, Carla Robinson, Kirk Price and Kristen Hejny

1. Call the meeting to order.

Chairperson Kee Called the meeting to order at 6:32 p.m.

2. Discussion of consent and regular agenda items.

There was general discussion on Regular Agenda Item #7.

3. Discussion of new development applications submitted to the City.

New Development Link: www.cstx.gov/newdev

There was general discussion.

4. Presentation, possible action, and discussion regarding the consideration of the 2016 P&Z Plan of work.

Senior Planner Bombek presented this item to the Commission.

Commissioner Burns arrived to the meeting at 6:34 p.m.

5. Discussion of Minor and Amending Plats approved by Staff.

*Final Plat ~ Minor Replat ~ The Glade Phase 1, Block 2, Lots 4R & 5R ~ Case #FP2016-000040 (Paz)

*Final Plat ~ Minor Replat ~ Caprock Crossing Block 2, Lots 4A-R & Common Area 1A-R ~ Case #FPCO2016-000022 (Bullock)

There was general discussion.

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

*Thursday, January 5, 2017 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

*Thursday, January 12, 2017 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (Liaison – Ross)

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

7. Presentation, possible action, and discussion regarding an update on the following items:
 - *A Comprehensive Plan Amendment for approximately 18 acres located at 1370 Sebesta Road from Suburban Commercial to General Commercial. The Planning & Zoning Commission heard this item on November 17, 2016, and voted (5-0) to recommend approval. The City Council heard this item on December 8, 2016, and voted (5-2) to approve the request.
 - *A Rezoning for approximately 18 acres located at 1370 Sebesta Road from GS General Suburban, R Rural and R&D Research & Development to GC General Commercial. The Planning & Zoning Commission heard this item on November 17, 2016, and voted (5-2) to recommend approval. The City Council heard this item on December 8, 2016 and voted (5-2) to approve the request.
 - *A Comprehensive Plan Amendment for approximately two acres located on Corsair Circle from Suburban Commercial to General Commercial. The Planning & Zoning Commission heard this item on December 1, 2016, and voted (3-1) to recommend approval. The City Council heard this item on December 8, 2016, and voted (4-3) to approve the request.
 - *A Rezoning for approximately two acres located on Corsair Circle from M1 Light Industrial to GC General Commercial. The Planning & Zoning Commission heard this item on December 1, 2016, and voted (3-2) to recommend approval. The City Council heard this item on December 8, 2016, and voted (4-3) to approve the request.
 - *An Ordinance Amendment amending Chapter 12 of the “Unified Development Ordinance”, regarding fees. The Planning & Zoning Commission heard this item on December 1, 2016 and voted (4-0) to recommend approval. The City Council heard this item on December 8, 2016, and voted (7-0) to approve the request.

There was general discussion.

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

There was general discussion.

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

There were no items.

10. Adjourn.

The meeting was adjourned at 6:56 p.m.

Approved:

Jane Kee, Chairman
Planning & Zoning Commission

Attest:

Kristen Hejny, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
December 15, 2016, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Jane Kee, Jodi Warner, Jim Ross, Johnny Burns, Elianor Vessali and Bill Mather

COMMISSIONERS ABSENT: Casey Oldham

CITY STAFF PRESENT: Lance Simms, Alan Gibbs, Carol Cotter, Justin Golbabai, Tiffany Cousins, Jenifer Paz, Madison Thomas, Timothy Horn, Anthony Armstrong, Jason Schubert, Carla Robinson, Kirk Price and Kristen Hejny

1. Call Meeting to Order

Chairperson Kee called the meeting to order at 7:02 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

4. **Consent Agenda**

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

*Casey Oldham ~ December 15, 2016

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

*December 1, 2016 Workshop

*December 1, 2016 Regular

- 4.3 Presentation, possible action, and discussion regarding a Preliminary Plan for Horse Haven Phase 6 consisting of 30 single-family lots on approximately 23.1 acres located at 2744 Horseback Court, generally located to the east of Horse Haven Phase 5. Case #PP2016-000019

Commissioner Ross motioned to approve Consent Agenda Items 4.1-4.3. Commissioner Warner 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.

No items were removed.

6. Presentation, possible action, and discussion regarding a discretionary item to request payment into the sidewalk fund, and public hearing, presentation, possible action and discussion regarding a Development Plat for Cityview Southwest, being a part of the R. Stevenson Survey, Tract 22.1 and 22.11 of approximately 7.9 acres located at 2970 Barron Road, generally located west of the intersection of Barron Road and William D. Fitch Parkway. Case #DVPL2016-000001

Staff Planner Thomas presented the discretionary item and Development Plat to the Commission and recommended approval of both.

Chairperson Kee opened the Public Hearing.

No one spoke.

Chairperson Kee closed the Public Hearing.

Commissioner Warner motioned to approve the discretionary item, citing imminent capital improvement criteria, and the Development Plat. Commissioner Mather seconded the motion, motion passed (6-0).

7. Public hearing, presentation, possible action, and discussion regarding a discretionary item to request payment into the sidewalk fund, and public hearing, presentation, possible action, and discussion regarding a Final Plat for Sweetwater Forest Phase 1 Lot 14-R being a replat of Sweetwater Forest Phase 1 Lots 14 and 15 consisting of one residential lot on approximately 2.8 acres located at 4412 Regal Oaks Drive. Case #FP2016-000037

Staff Planner Cousins presented the discretionary item and Final Plat to the Commission and recommended approval of both.

There was general discussion.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

Commissioner Warner motioned to approve the discretionary item, citing criteria that Greens Prairie is to construct a rural section, not identified on the Thoroughfare Plan with an Estate/Rural context, and the Final Plat. Commissioner Burns seconded the motion, motion passed (6-0).

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

Commissioner Ross asked for an update on non-residential tiers for the Roadway Maintenance Fee.

9. Adjourn

The meeting adjourned at 7:14 p.m.

Approved:

Jane Kee, Chairman
Planning & Zoning Commission

Attest:

Kristen Hejny, Admin Support Specialist
Planning & Development Services



Legislation Details (With Text)

File #: 16-0829 Version: 1 Name: Southern Pointe
Type: Preliminary Plan Status: Agenda Ready
File created: 12/29/2016 In control: Planning and Zoning Commission Regular
On agenda: 1/5/2017 Final action:
Title: Presentation, possible action, and discussion regarding waiver requests to Unified Development Ordinance Section 12-8.3.E.3 'Street Projections', Section 12-8.3.G 'Blocks' regarding block lengths & block perimeter, Section 12-8.3.J 'Access Ways', and Section 12-8.3.W 'Single-Family Residential Parking Requirements for Platting', and presentation, possible action, and discussion regarding a Preliminary Plan for Southern Pointe, a master planned community on approximately 553 acres, located at 17529 SH-6 S., generally located north of Peach Creek Cut-Off Road and west of Pipeline Road, more generally known as Texas World Speedway. Case #PP2016-000014
Sponsors: Jenifer Paz
Indexes:
Code sections:
Attachments: [Southern Pointe PP Final Application](#)
[Preliminary Plan](#)
[Utility and Phasing Exhibit](#)
[Exhibit for Waiver Requests](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding waiver requests to Unified Development Ordinance Section 12-8.3.E.3 'Street Projections', Section 12-8.3.G 'Blocks' regarding block lengths & block perimeter, Section 12-8.3.J 'Access Ways', and Section 12-8.3.W 'Single-Family Residential Parking Requirements for Platting', and presentation, possible action, and discussion regarding a Preliminary Plan for Southern Pointe, a master planned community on approximately 553 acres, located at 17529 SH-6 S., generally located north of Peach Creek Cut-Off Road and west of Pipeline Road, more generally known as Texas World Speedway. Case #PP2016-000014



CITY OF COLLEGE STATION

**PRELIMINARY PLAN
for
Southern Pointe Subdivision
PP2016-000014**

SCALE: 1,994 single-family lots, two commercial lots, one urban lot, a school and fire station site and parkland on approximately 552.905 acres

LOCATION: 17529 SH-6 S, generally located north Peach Creek Cut-Off Road and west of Pipeline Road in the City's Extra-Territorial Jurisdiction (ETJ), more generally known as Texas World Speedway.

ZONING: N/A

APPLICANT: Jones & Carter

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

PROJECT OVERVIEW: This is for the redevelopment of the Texas World Speedway property, the first Municipal Utility District in Brazos County, for a master planned community.

RECOMMENDATION: Staff recommends denial of the waivers numbered 3; 4-6; 8; 11-12; 15; 18; 20; and 23 but recommends approval to waivers numbered 1-2; 7-10; 13-14; 16-17; 19; and 21-22. If all waivers are approved, the plan must be approved. If any waiver is denied, the plan must be denied as it would not be in compliance with the Subdivision Regulation of the UDO.

DEVELOPMENT HISTORY

Municipal Utility District: A Municipal Utility District (MUD) is a political subdivision of the State of Texas authorized by the Texas Commission on Environmental Quality (TCEQ) to provide water, sewer, drainage and other services within the MUD boundaries. On March 27, 2014 City Council created, by Resolution No. 3-27-14-01, Brazos County MUD No. 1 in the City's ETJ.

The MUD will develop, operate, maintain, and issue bonds for financing the construction of needed infrastructure (water, sewer, drainage, streets, etc.) for the district and levy and assess a tax on property within the proposed district to pay operational and maintenance expenses associated with such infrastructure.

On March 12, 2015, the City Council approved a development agreement with the MUD that extends the City's planning authority over the District's property. This is important given the District is located entirely within the City's ETJ. The development agreement addresses land use, density, compliance with construction codes, and development standards comparable to development within the City.

On May 16, 2016, the City Council approved a utility agreement with the MUD that addresses the provision of City water and sewer service to the MUD. The MUD will be responsible for all design and construction costs for all off-site and on-site water and wastewater infrastructure associated with the development. The City is responsible for providing the required water and wastewater capacity to serve development within the MUD. The strategic partnership agreement was also adopted at this time, which outlines the terms and conditions for the future annexation of the MUD into the City limits.

Annexation: The property is located within the City's ETJ, abutting the southeastern City limit boundary. The MUD's strategic partnership agreement outlines the terms and conditions for future annexation of the District. Annexation conditions include that 90% of the infrastructure that serves the development must be constructed and that the developer has been reimbursed by the District. Additionally, in the event that property within the General Commercial land use is developed in the District, the City is permitted to annex for limited purposes. This will allow the City to impose a sales and use tax, similar to within the City.

Zoning: There is no zoning in the ETJ. As part of the development agreement, the District is subject to proposed land uses outlined and shown in the general plan. The District's general plan may be amended with approval of City Council or minor modifications may be made with review and approval of the City Manager.

Site development: The subject property is currently developed as Texas World Speedway.

COMMENTS

Water:

The subject development will be served by College Station Utilities. There is an existing 8-inch water main at the northwest corner of the property along the State Highway 6 S frontage road, which will provide water service to the site with the initial phases. Additionally, there are 12-inch and 18-inch water mains along Pebble Creek Parkway and Lakeway Drive, respectively, which are available to serve this development. The current water report recommendation is for 16-inch and 12-inch mains to be extended from these remote locations prior to Phase 3 and Phase 8, respectively. Offsite easements will need to be secured for additional water main extensions necessary for future phases of Southern Pointe. Public waterlines shall be designed and constructed in accordance with the B/CS Unified Design Guidelines

Sewer:

The subject development will be served by College Station Utilities. The Utility Agreement designates the Municipal Utility District as part of the Lick Creek Wastewater Treatment Plant service area. An 18-inch sanitary sewer line is proposed to be extended from the treatment plant to serve the development with the initial phase. The current Utility Agreement reserves capacity in this sanitary sewer line for the District. Additionally, two lift stations are proposed to support development along the south and southwest portions of the property. Public sanitary sewer shall be designed and constructed in accordance with the B/CS Unified Design Guidelines.

Off-site Easements:

Additional public utility easements will need to be secured by the developer through adjacent private property for the extension of water and sanitary sewer to serve the District. On November 10, 2016 by Resolution No. 11-10-16-04, City Council approved the dedication of a 20-foot temporary construction corridor and 30-foot public utility corridor through Lick Creek Park in order to extend a sanitary sewer line from the Lick Creek Treatment Plant to serve the development.

Drainage:

The subject property's drainage is divided between the Peach Creek, Alum Creek, and Navasota River Drainage Basins. Significant site grading is proposed with redevelopment, but detention will be required to limit runoff to pre-development rates. Currently, eight detention ponds and storm sewer infrastructure are proposed to be constructed in phases. Public storm sewer shall be designed and constructed in accordance with the B/CS Unified Design Guidelines.

Flood Plain:

There is no FEMA designated floodplain within this area. There is a portion of Alum Creek Tributary along the northwestern boundary and Peach Creek South Tributary along the southeastern boundary.

Greenways: None proposed or required for this development.

Pedestrian Connectivity: All streets will provide 6-foot sidewalks on both sides of the street. Additionally, the applicant has proposed a trail system along the perimeter of the development, within proposed park property. Access ways will be provided from residential areas throughout the development to connect to the proposed trail system.

Bicycle Connectivity: With the construction of thoroughfares, bike lanes will be provided along Southern Pointe Parkway and Mather Parkway. The proposed bike lanes will connect to the proposed multi-use path to the northwest as shown on the Bicycle, Pedestrian Greenway Master Plan.

Streets: Access to the development will be available from the State Highway 6 S frontage road and Peach Creek Cut-Off Road. The first phase of the development will be the construction of Southern Pointe Parkway, a minor arterial, and Mather Parkway, a major collector, which will provide access to internal local streets. Per the Interlocal Agreement (ILA), between Brazos County and the MUD, the responsible for the maintenance of all roads will be of the developer and/or District.

Oversize Request: N/A

Parkland Dedication: At the November 8, 2016 Parks & Recreation Advisory Board meeting, the Board recommended approval for the dedication of 31.98 acres of neighborhood parkland and 18.62 acres of community park land. This parkland will be deeded to the City at the time of annexation. Additionally, the Board has approved the use of park development fees to be used for development of trails throughout the subdivision and the development of parkland that is proposed to be dedicated. The Planning & Zoning Commission will make the final decision on the dedication of the parkland.

Impact Fees: Per the MUD's Utility Agreement, in lieu of impact fees the City will require a 50% surcharge on the water and wastewater rate for each customer in the district.

REVIEW CRITERIA

- 1. Compliance with Comprehensive Plan and Unified Development Ordinance:** The Comprehensive Plan designates the subject area as General Suburban on the Future Land Use & Character Map and is located in the Speedway District (Area XI). General Suburban is for areas that should have an intense level of high-density single-family residential lots. The Speedway District is intended to be annexed in the future. The focus of this district plan should be to protect and promote transitioning the speedway into a master-planned General Suburban area that could involve a mix of uses including, but not limited to, general commercial, office uses, business park or single-family residential.

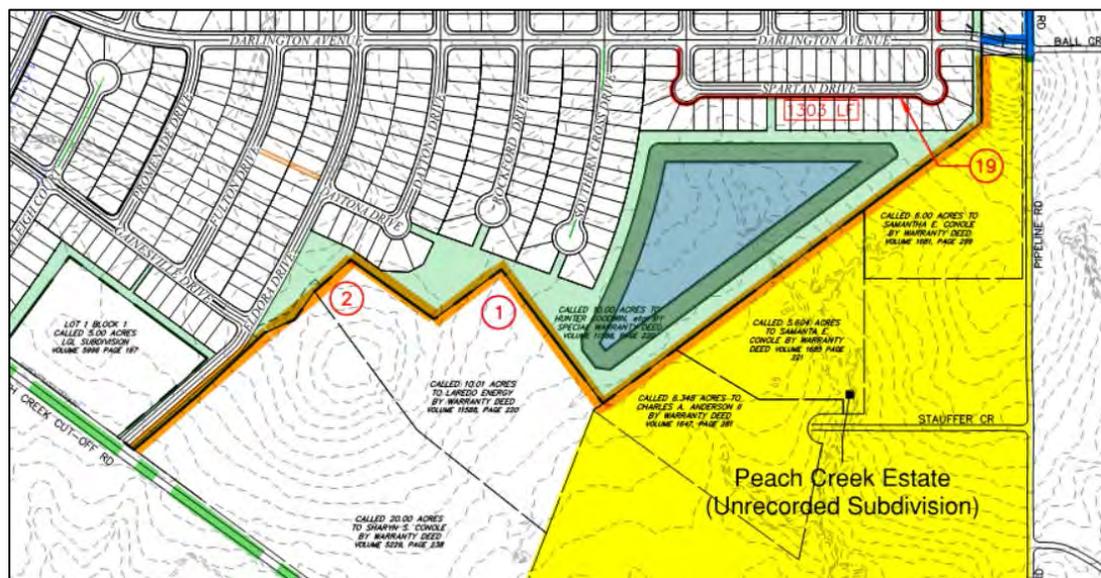
Presently the property is in the ETJ, expected to be annexed into the City limits in the future. The land uses proposed in the Development Agreement are consistent with the goals and intention of the Comprehensive Plan and the designations of this area. The plan proposed is consistent with the Unified Development Ordinance, with the exceptions noted below in the discussion of Subdivision Regulations.

- 2. Compliance with Subdivision Regulations:** In order to develop a more suburban land use pattern, the developer has elected to comply with the Unified Development Ordinance (UDO) Subdivision Regulations that apply within City limits. The proposed Preliminary Plan complies with these regulations with the exception of the following waiver requests:
 - **Section 8.3.E.3.a Street Projections** – This section requires that a street be projected to adjoining areas that are not platted.
 1. Two (2) street projections are required along the southeastern boundary, between proposed Eldora Drive to the southeast corner of the development.
 2. Street connection or street frontage is required to be provided to Laredo Energy tract, a land locked tract.
 3. A street projection is required along the eastern boundary, between proposed Southern Pointe Parkway to the northeast corner of the development.
 4. A street projection is required along the northern boundary, from the northeast corner of the development to proposed Mather Parkway.
 5. A street projection is required along the northern boundary, from proposed Mather Parkway to the northwest corner of the development.
 - **Section 8.3.G.2.a Block (Block Length)** – This section requires that block length be a maximum of 660 feet in Urban designations.
 6. Block length along State Highway 6 s Frontage Road, from Southern Pointe Parkway north towards the City limit boundary, is 2,409.
 - **Section 8.3.G.2.b Block (Block Length)** – This section requires that block length be a maximum of 900 feet in General Commercial designations.
 7. Block length along State Highway 6 S. Frontage Road, from Southern Pointe Parkway to existing Peach Creek Cut-Off, is 2,168 feet.
 8. Block length along State Highway 6 S. Frontage Road, from Southern Pointe Parkway north towards the City limit boundary, is 2,409 feet.
 9. Block length on north side of Southern Pointe Parkway, from State Highway 6 S frontage road to Darlington Avenue, is 1,144 feet.
 10. Block length on the south side of Southern Pointe Parkway, from State Highway 6 S frontage road to Darlington Avenue, is 1,102 feet.
 - **Section 8.3.G.2.c Block (Block Length)** – This section requires that block length be a maximum of 1,200 feet in General Suburban designations.
 11. Baldwyn Drive - Block length is 1,570 feet.
 12. Gunn Ridge Drive (Roxie Lane to end of cul-de-sac) –Block length is 1,909 feet.

13. Gunn Ridge Drive (from Crosby Drive to Rockford Drive) – Block length is 1,328 feet.
 14. Eldora Drive – Block length is 1,902 feet.
 15. Chatoma Drive (from Darlington Drive to end of cul-de-sac) – Block length is 1,488 feet.
 16. Chatoma Drive (from Darlington Drive to Crosby Drive) – Block length is 1,332 feet.
 17. Darlington Avenue – Block length is 2,356 feet.
 18. Kinney Loop – Block length is 1,388 feet.
 19. Spartan Drive – Block length is 1,303 feet.
- **Section 8.3.G.4.b Block (Block Perimeter)** – This section requires that block perimeter not exceed a maximum of 2,000 feet in Urban designations.
 20. The block perimeter for the Urban designated tract is approximately 11,200 feet. There are no qualifying breaks in the block perimeter provided.
 - **Section 8.3.J.2 Access Ways** – This section requires an access way on blocks that exceed 900 feet.
 21. Access way is required on Block 13, Phase 2 (between Petal Lane and Shubata Drive). The block length is 998 feet.
 22. Access way is required on Block 12, Phase 2 (between Shubata Drive and Camden Lane). The block length is 915 feet.
 - **Section 8.3.W. Single-Family Residential Parking Requirements for Platting** – This section requires that new single-family subdivisions provide a residential parking option.
 23. All single-family developments are required to utilize and incorporate a Residential Parking Option. No Residential Parking Options are proposed.

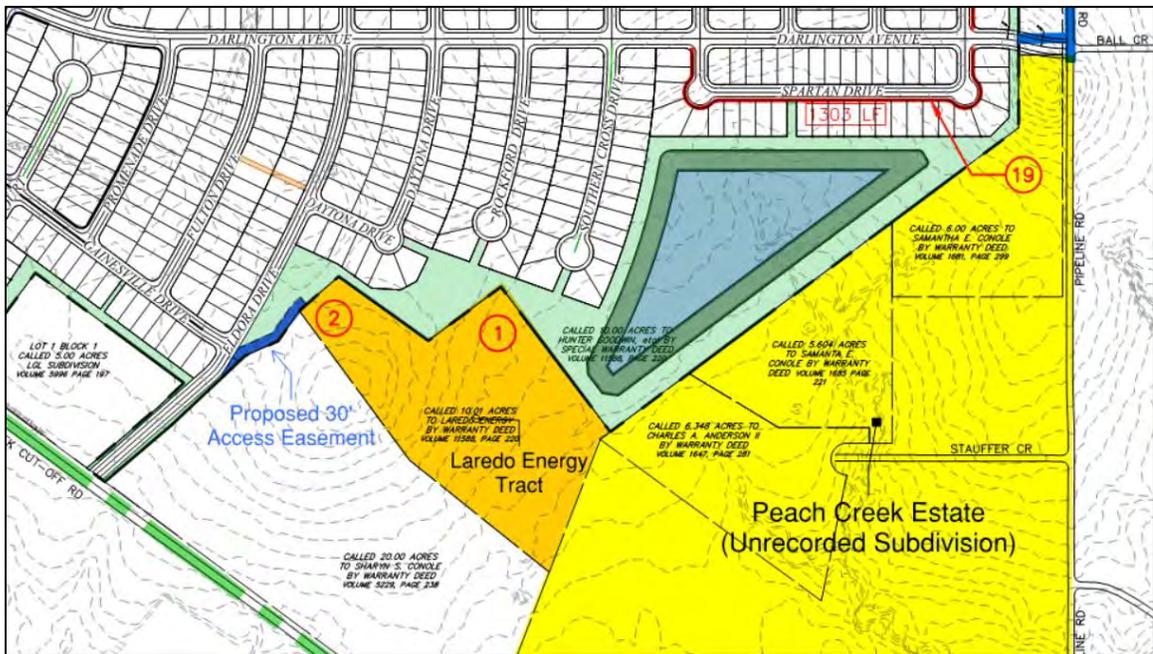
In accordance with the UDO Subdivision Requirements, when considering a waiver, the Planning and Zoning Commission should make the following findings to approve the waiver (Staff findings are in italics). Each waiver request is addressed individually in the order listed above:

Waiver 1: Section 8.3.E.3.a Street Projections - Two (2) street projections along the southeastern boundary, between proposed Eldora Drive to the southeast corner of the development. Staff supports this waiver request.



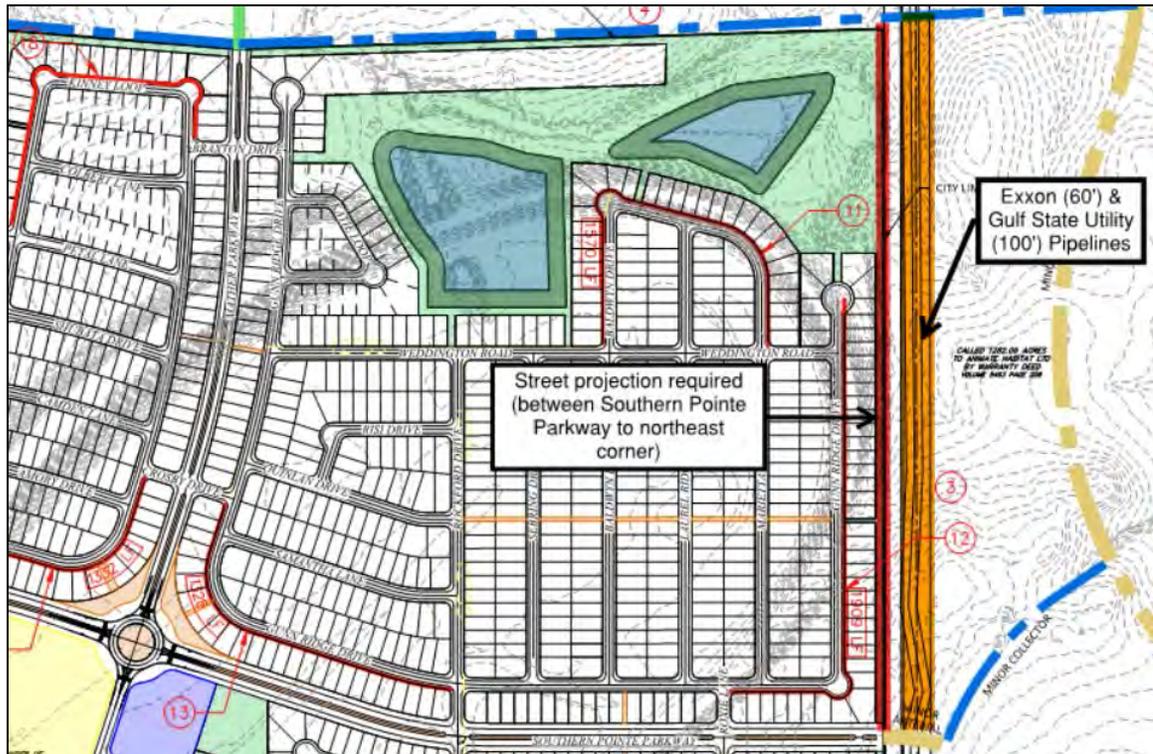
- That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this chapter will deprive the applicant of the reasonable use of his land:
The properties to the southeast of the development are primarily a part an unrecorded subdivision (Peach Creek Estates) consisting of large single-family lots. The unplatted residential lots, directly adjacent to the development, are vacant and take access from Stauffer Circle and Pipeline Road. Application of this provision would require street projections that may not be extended in the future given the existing condition.
- That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant;
The properties to the southeast are generally established residential estate lots that have direct access to Stauffer Circle, Pipeline Road and Peach Creek Cut-Off Road. The properties would likely continue in the existing configuration and street projections would remain un-extended.
- That the granting of the waivers will not be detrimental to the public health, safety, or welfare, or injurious to the other property in the area, or to the City in administering this chapter; and
A waiver to street projections to the southeast properties will not be detrimental, given that the developed properties have access to public streets. Additionally, the tracts are likely to remain in their existing configuration particularly because they are developed for single-family residential use.
- That 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 this chapter.
Granting of the waiver to street projections to the southeast properties will not prevent the orderly subdivision of other land in the area. The properties are developed as single-family estate lots that have access to public streets. Further subdivision of the properties would require any new lots to have access to a public street that would likely be from existing streets

Waiver 2: Section 8.3.E.3.a Street Projections – Street connection or street frontage to Laredo Energy tract. Staff supports this waiver request.



- 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 Laredo Energy tract is an industrial site used to store and distribute oil that currently does not have direct access to a public street. Currently, the site has a prescriptive access easement through the Texas World Speedway property to Peach Creek Cut-Off Road. Without a street projection or frontage to a public street, the property will continue to be landlocked. An access easement is proposed from future Eldora Drive to Peach Creek Cut-Off Road.
- That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant;
A waiver to street projection to the Laredo Energy tract is necessary to eliminate a projection that would not be extended given that the site is used for the storage and distribution of oil. Although the site will not have direct frontage or access to a public street, an access easement is proposed from Eldora Drive.
- That the granting of the waivers will not be detrimental to the public health, safety, or welfare, or injurious to the other property in the area, or to the City in administering this chapter; and
Granting of the waiver to street projection to the Laredo Energy tract will not be detrimental given that an access easement is proposed, which will allow access to Eldora Drive. Additionally, granting this waiver will not affect other property in the area since they have frontage to other public streets.
- That 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 this chapter.
Orderly subdivision of other property will not be effected if a waiver to street projection for the Laredo Energy tract is granted since the other properties have access to public streets. Additionally, the use of the property would likely remain and not be incorporated with the adjacent residential properties. Further subdivision of the property would require any created lot to have access or frontage to a public street.

Waiver 3: Section 8.3.E.3.a Street Projections – Street projection along the eastern boundary, between Southern Pointe Parkway to the northeast corner of the development. Staff recommends denial of this waiver request.



- 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:

Along the eastern boundary, between Southern Pointe Parkway to the northeast corner, is Animate Habitat property that is within the City limits. This property is designated in the Comprehensive Plan as Restricted Suburban (single-family residential). A street projection to this property will allow for connectivity between subdivisions and allow traffic to be distributed in multiple directions. A 60-foot Exxon pipeline easement and 100-foot Gulf State Utilities easement both exist along the boundary. Street crossings along this easement were accomplished in other locations where the same easements exist.
- That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant;

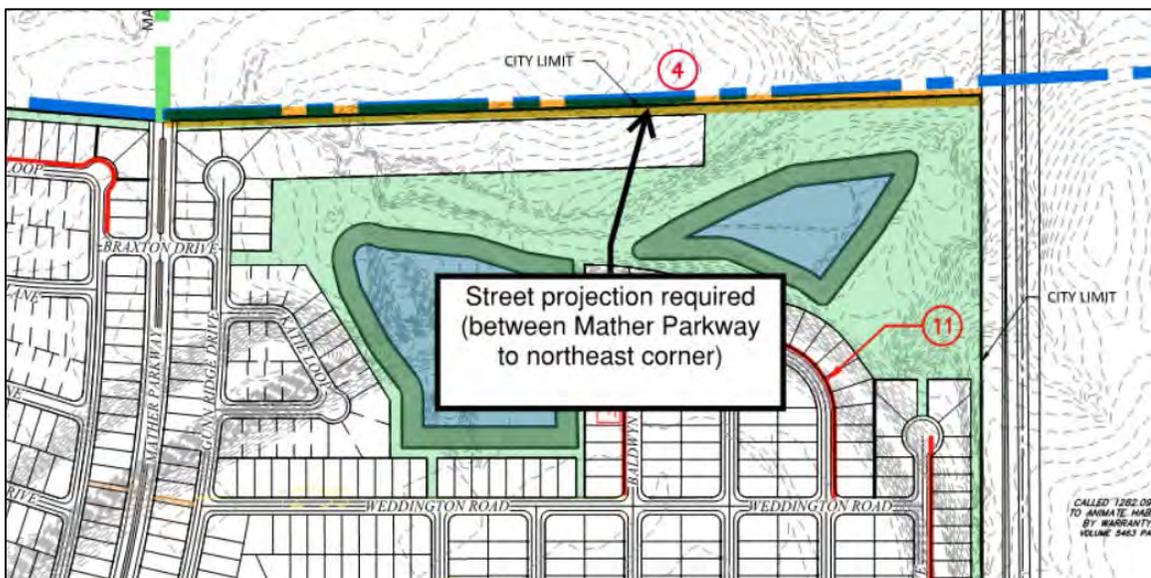
A street projection east to the Animate Habitat tract would allow connectivity to future development and to the proposed thoroughfares. This street projection waiver is not necessary for the preservation and enjoyment of the property. Providing the street projection will allow for traffic to be distributed at another location within the development.
- That the granting of the waivers will not be detrimental to the public health, safety, or welfare, or injurious to the other property in the area, or to the City in administering this chapter; and

Granting this waiver would be detrimental to the subject tract and adjacent property as it would limit the connectivity and ability to disperse traffic in a reasonable manner. A street projection to the west will allow traffic to connect to future thoroughfares and will allow traffic from Southern Pointe this point of access. Additionally, this projection would provide a street network with the

adjacent property, designated in the Comprehensive Plan for medium density single-family development that ensures access and circulation to areas with similar land use context.

- That 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 this chapter. *Granting of the street projection to the east will not prevent the orderly subdivision of other land but it will limit connectivity and access to and from the subject property. The purpose of the street projection is to provide the connectivity that reduces traffic issues as properties develop and connect to thoroughfares. As proposed, the only projection to the east, near this area, is Southern Pointe Parkway. This could lead to a decline in the thoroughfare's level of service.*

Waiver 4: Section 8.3.E.3.a Street Projections – Street projection along the northern boundary, from the northeast corner of the development to proposed Mather Parkway. Staff recommends denial of this waiver request.

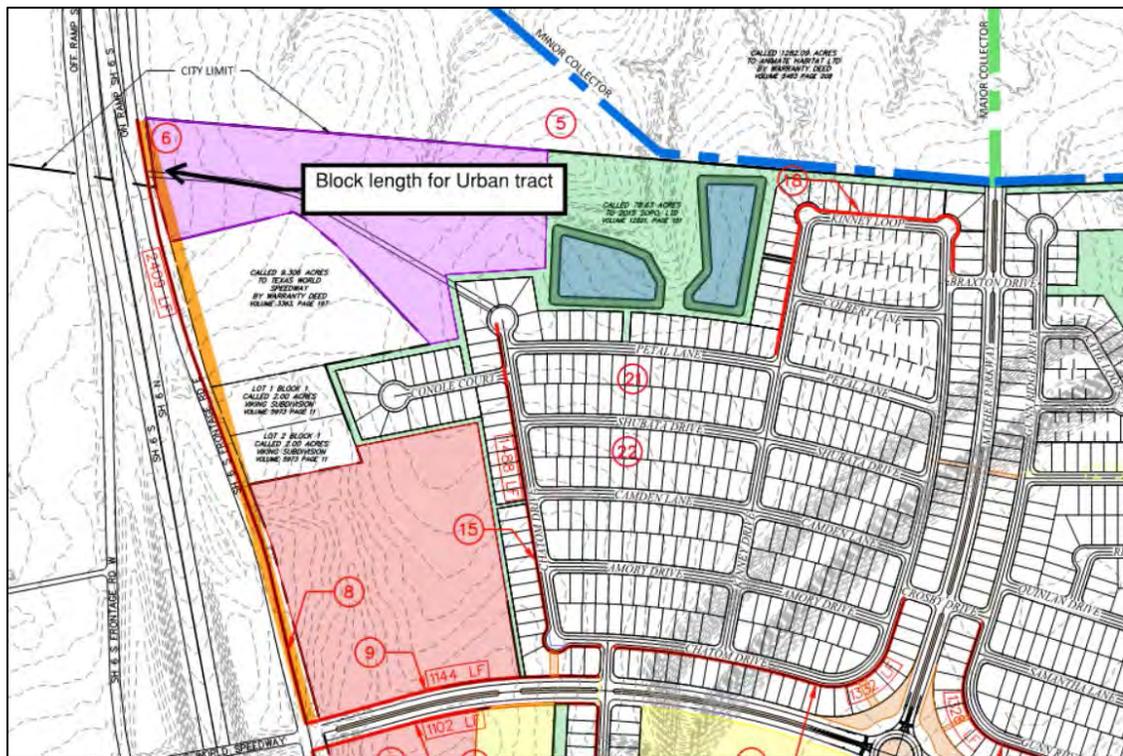


- That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this chapter will deprive the applicant of the reasonable use of his land:
Along the northern boundary, abutting the City limit is Animate Habitat property. This property is designated in the Comprehensive Plan as Restricted Suburban, medium density single-family residential. A street projection to this property will allow for connectivity between similar land uses and allow traffic to distribute in multiple directions.
- That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant;
Granting the waiver for to street projection north, to the Animate Habitat tract, would reduce connectivity to future single-family development and to proposed thoroughfares. A street projection waiver is not necessary for the preservation and enjoyment of the property. It will serve to distribute traffic to and from the development at another point of access.
- That the granting of the waivers will not be detrimental to the public health, safety, or welfare, or injurious to the other property in the area, or to the City in administering this chapter; and

projection waiver is not necessary for the preservation and enjoyment of the property. It will serve to distribute traffic to and from the development as another point of access.

- That the granting of the waivers will not be detrimental to the public health, safety, or welfare, or injurious to the other property in the area, or to the City in administering this chapter; and
Granting this waiver may be detrimental to the public and other property as the subdivision is developed. A street projection to the north will allow connectivity to future thoroughfares and allow traffic to and from Southern Pointe another point of access. The adjacent property is designated in the Comprehensive Plan as Restricted Suburban. The required street projection allow connectivity between the developments of similar land uses. Additionally, the street projection could serve as secondary fire access required for the single-family development of this size and for the lot designated as Urban along State Highway 6 S frontage road.
- That 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 this chapter.
Granting of the street projection to the north will not prevent the orderly subdivision of other land but it will limit connectivity and access to and from the subject property. The purpose of the street projection is to provide the connectivity that reduces traffic issues as properties develop and connect to thoroughfares. As proposed, the only projection to the north Mather Parkway, and its level of service will be affected by the connectivity of the area's street system.

Waiver 6: Section 8.3.G.2.a Block (Block Length) – A public street is required to break the block along State Highway 6 S. Frontage Road for the Urban tract. Staff recommends denial of this waiver request.



- 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 Urban land use is located along State Highway 6 S frontage road. Due to the land uses allowed in Urban (primarily high-density multi-family), additional public access and connectivity is necessary because of the potential traffic generation and need for fire protection.
- That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant;
Granting the waiver is not necessary for the preservation and enjoyment of a substantial property right. The property is developable for Urban land uses with increased connectivity, and additional connectivity will allow the Urban tract to provide the necessary fire access for the density allowed for the land use.
- That the granting of the waivers will not be detrimental to the public health, safety, or welfare, or injurious to the other property in the area, or to the City in administering this chapter; and
Granting the waiver to block length for the 16.57-acre Urban lot can be detrimental to public safety and to the future development of the site. The tract's only public street frontage is along State Highway 6 frontage road. A 30-foot fire access easement is proposed through the Urban lot from Chatom Drive that is necessary for fire protection to serve the entire subdivision. By providing a break in the block, it may be possible to provide the secondary fire access necessary to serve the development via a public street or public way. Additionally, per the Utility Agreement, the applicant has indicated 240 units (approximately 15 units per acre). This type of density will also require additional fire access that can be gained by a break in the block. Due to the density proposed from the General Suburban and Urban land use, connectivity between these land uses and to other major thoroughfares is necessary to provide residents additional points of access to and from the development.
- That 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 this chapter.
Granting the waiver will not prevent the orderly subdivision of other land but it will affect the development of the subject property. By providing the break along State Highway 6 S frontage road, fire access would be possible for the density allowed under the land use and necessary for the entire development. Additionally, residents of the subdivision would have another point of access to the frontage road and improve the level of service for Mather and Southern Pointe Parkway.

Waiver 7: Section 8.3.G.2.b Block (Block Length) – A public street is required to break block length along State Highway 6 S. Frontage Road, between Southern Pointe Parkway to existing Peach Creek Cut-Off Road. Staff supports this waiver request.



- 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 TxDOT right-of-way along State Highway 6 S frontage Road, south of Southern Pointe Parkway, is encumbered by a natural habitat preserve area. The preserve is owned by TxDOT and located between the subject property and State Highway 6 South frontage Road. Due to the preservation area, it does not allow for additional access between Southern Pointe Parkway and Peach Creek Cut-Off Road.
- That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant;

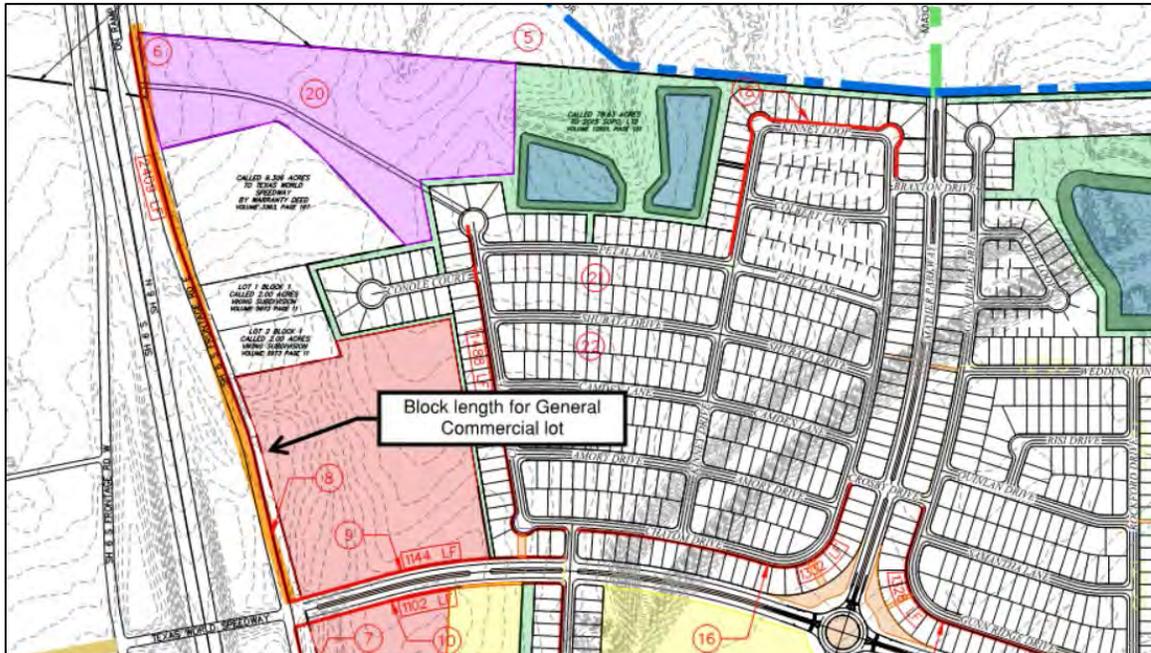
The waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant in order to allow for the development of the property. Due to the TxDOT-owned natural habitat preserve along the block, a break in the blockface is not possible.
- That the granting of the waivers will not be detrimental to the public health, safety, or welfare, or injurious to the other property in the area, or to the City in administering this chapter; and

Granting of the waiver will not be detrimental to the public, other property in the area or the City since the waiver will only affect the subject property. Additionally, granting of the waiver will allow for the development of the property while preserving natural habitat.
- That 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 this chapter.

A waiver to block length along State Highway 6 South frontage road will not have the effect of preventing the orderly subdivision of other land in the area. The

waiver is needed to allow for the development of the subject property given the natural habitat preserve area.

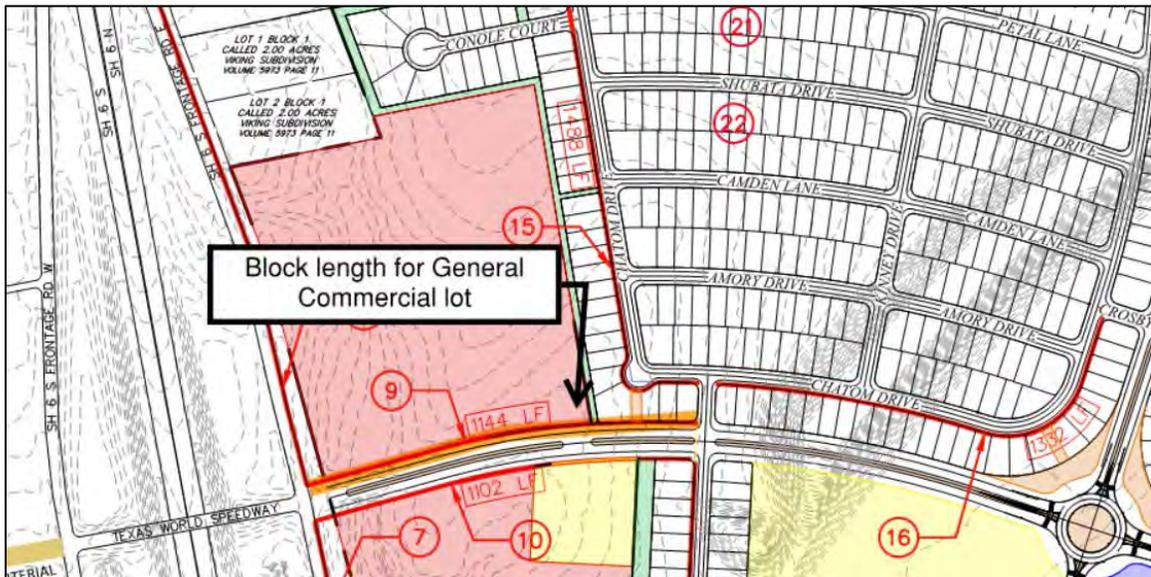
Waiver 8: Section 8.3.G.2.b Block (Block Length) – A public street is required to break block length along State Highway 6 S. Frontage Road, from Southern Pointe Parkway north towards the City limit boundary. Staff recommends denial of this waiver request.



- 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 General Commercial land use located along State Highway 6 S frontage road allows for high traffic generating uses. Additional public access and connectivity is necessary due to the nature of the land use and to provide adequate fire protection for the development.
- That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant;
Granting the waiver is not necessary for the preservation and enjoyment of a substantial property right, given that additional connectivity will allow the General Commercial lot to provide the necessary access for the allowed land use.
- That the granting of the waivers will not be detrimental to the public health, safety, or welfare, or injurious to the other property in the area, or to the City in administering this chapter; and
By granting the waiver to block length for the General Commercial lot, it can be detrimental to public safety and to the future development of the site. The only public street frontage for this tract is along State Highway 6 frontage road. By providing a break in the block, it may be possible to provide the secondary fire access necessary to serve the development and additional access for residents within the subdivision. Additional connectivity through this section could improve Southern Pointe Parkway's future level of service.
- That 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 this chapter.

Granting the waiver will not prevent the orderly subdivision of other land but it will affect the development of the subject property. By providing the break along State Highway 6 S frontage road, additional access would be achieved for the entire development.

Waiver 9: Section 8.3.G.2.b Block (Block Length) – A public street is required to break block length on the north side of Southern Pointe Parkway, between State Highway 6 S frontage road to Darlington Avenue. Staff supports this waiver request.



- 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:

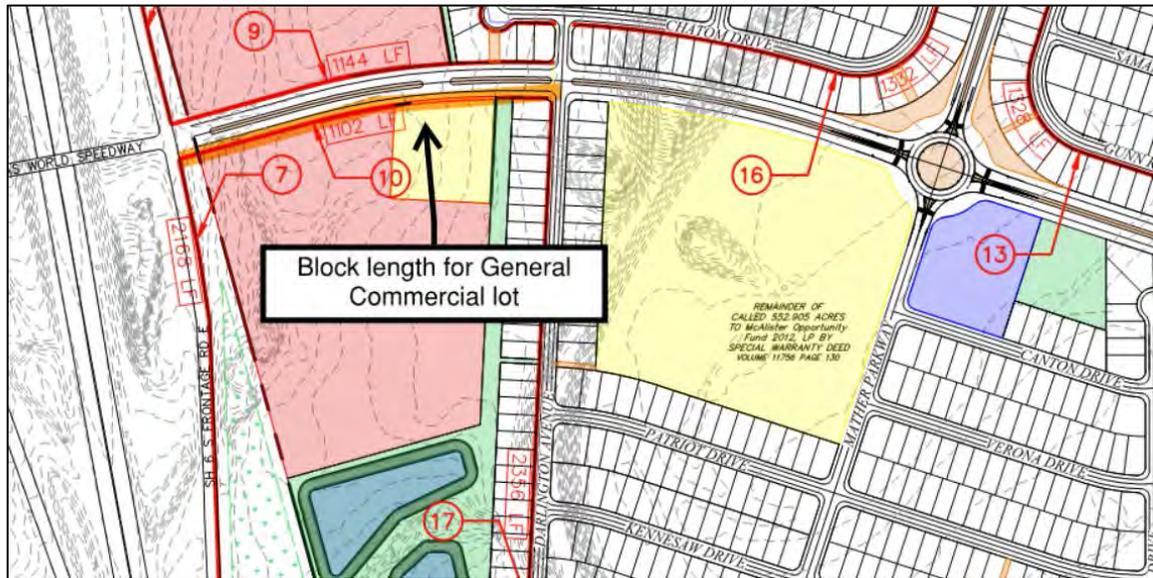
The block length on the north side of Southern Pointe Parkway, from State Highway 6 S frontage road to Darlington Avenue, is 1,144 linear feet. This portion of the block has both General Commercial and General Suburban land uses, so the strict application of the provision would deprive the applicant of reasonable use of the land. Additionally, the block along State Highway 6 S frontage road also requires a break. By requiring both breaks in the blockface, the usability of the General Commercial property would have an impact.
- That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant;

This waiver is necessary given that this section of the block has multiple land uses and the application of this section will limit the commercial land use frontage on Southern Pointe Parkway. By requiring a break on the subject blockface and the frontage road, the nature of the General Commercial land use could significantly change.
- That the granting of the waivers will not be detrimental to the public health, safety, or welfare, or injurious to the other property in the area, or to the City in administering this chapter; and

The granting of the block length waiver will not be detrimental to the public, other property in the area, or the City. The waiver will allow for the multiple land uses to develop cohesively along the same block.
- That 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 this chapter.

Granting the waiver to block length will not prevent the orderly subdivision of other land given that there are multiple land uses within this block that are proposed to be developed cohesively.

Waiver 10: Section 8.3.G.2.b Block (Block Length) – A public street is required to break block length on the south side of Southern Pointe Parkway, between State Highway 6 S frontage road to Darlington Avenue. Staff supports this waiver request.



- 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:

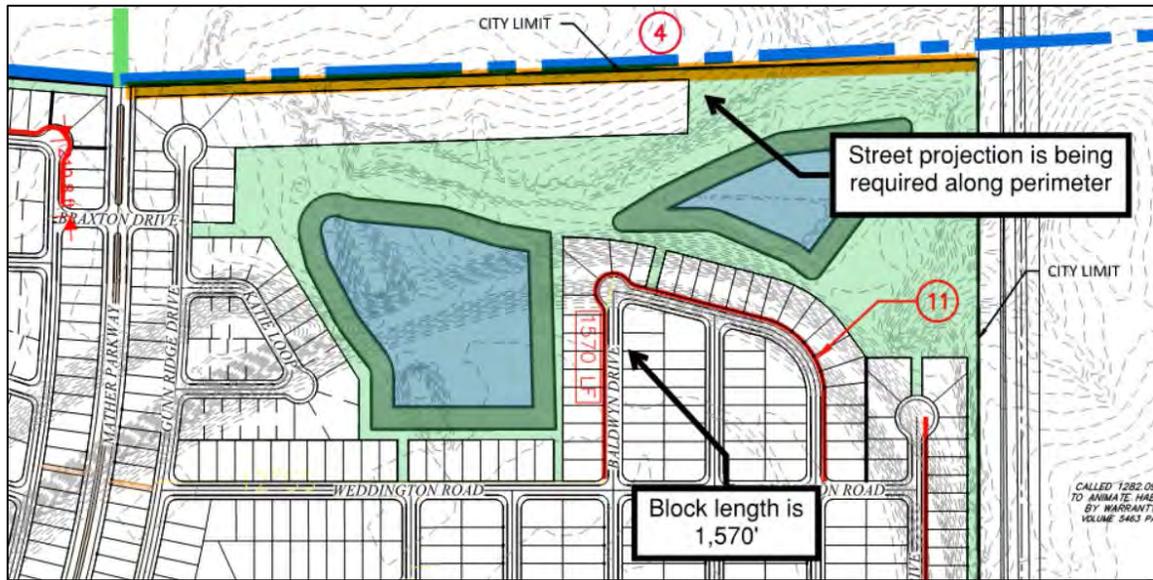
The block length from State Highway 6 S frontage road to Darlington Avenue is 1,102 linear feet. This portion of the block has General Commercial and General Suburban land uses, so the strict application of the provision would deprive the applicant of reasonable use of the land. The block along State Highway 6 S frontage road also requires a break. By requiring both breaks in the blockface, the usability of the General Commercial property would have an impact.
- That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant;

This waiver is necessary given that this section of the block has multiple land uses and the application of this section will limit the commercial land use frontage on Southern Pointe Parkway. By requiring a break on the subject blockface and the frontage road, the nature of the General Commercial land use could significantly change.
- That the granting of the waivers will not be detrimental to the public health, safety, or welfare, or injurious to the other property in the area, or to the City in administering this chapter; and

The granting of the block length waiver will not be detrimental to the public, other property in the area, or the City. The waiver will allow for the multiple land uses to develop cohesively along the same block.
- That 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 this chapter.

Granting the waiver to block length will not prevent the orderly subdivision of other land given that there are multiple land uses within this block that are proposed to be developed cohesively.

Waiver 11: Section 8.3.G.2.c Block (Block Length) – A public street is required to break block length on Baldwyn Drive. Staff recommends denial of the waiver request.



- 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:

Along the northern boundary, abutting the City limits is Animate Habitat property that is within the City limits. This property is designated in the Comprehensive Plan as Restricted Suburban, single-family residential. A break in the block along Baldwyn Drive would eliminate the need for 'Waiver 4- street projection to the north' and will allow for connectivity between subdivisions and traffic to be distributed in multiple directions.
- That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant;

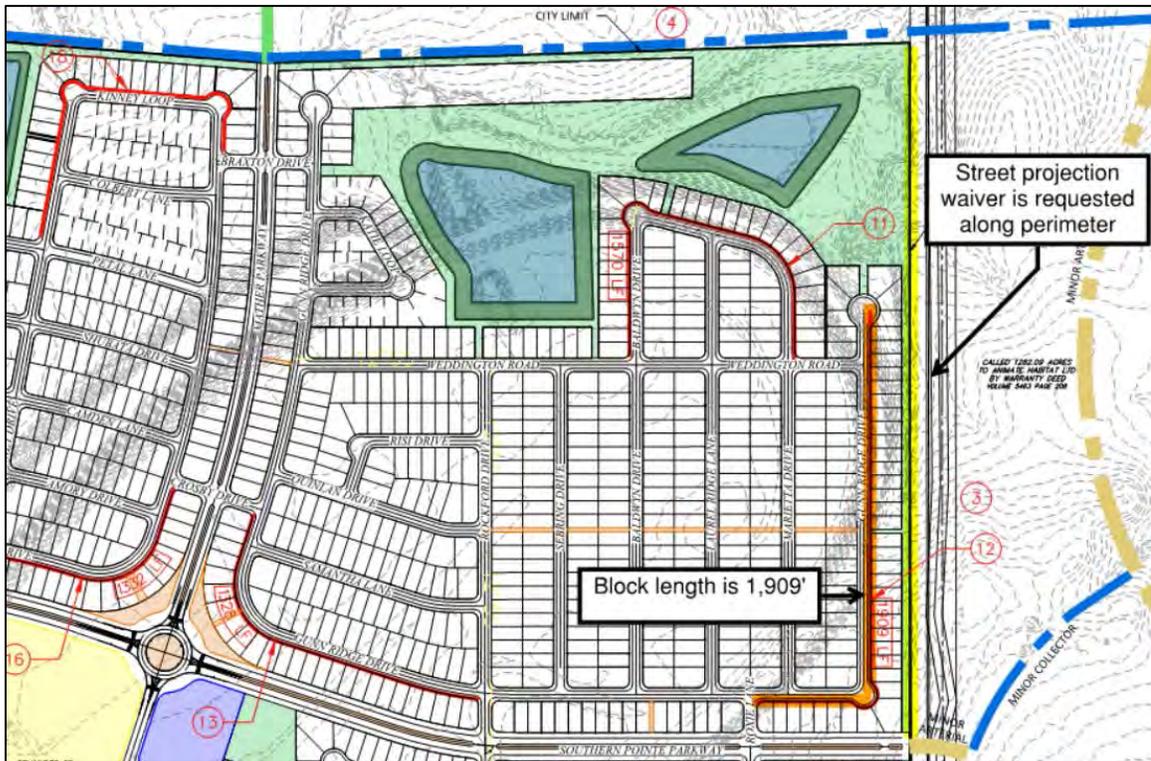
Granting a waiver to block length would also eliminate a street projection north to the Animate Habitat tract. By having a break in the block, connectivity to future development and to the proposed thoroughfares is possible. A block length waiver is not necessary for the preservation and enjoyment of the property. If a break is provided, traffic from the development can be distributed at another location within the development.
- That the granting of the waivers will not be detrimental to the public health, safety, or welfare, or injurious to the other property in the area, or to the City in administering this chapter; and

Granting this waiver may be detrimental as the subdivision is developed. A break in the blockface could provide a street extension to the north and allow traffic to connect to future thoroughfares. As currently proposed, the only street access is Mather Parkway. By providing the break in the block, connectivity between the similar land uses would be improved.
- That 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 this chapter.

Granting the waiver to block length will not prevent the orderly subdivision of other land but it will limit connectivity to the subject property. The purpose of this provision is to provide this connectivity to reduce traffic issues as properties develop and connect to thoroughfares. As each phase of the subject

development is built, traffic generation on Mather and Southern Pointe Parkway will increase, potentially reducing the level of service to these thoroughfares.

Waiver 12: Section 8.3.G.2.c Block (Block Length) – A public street is required to break block length along Gunn Ridge Drive (Roxie Lane to end of cul-de-sac). Staff recommends denial of this waiver request.



- 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:
To the east of this block is Animate Habitat property that is within the City limits. The property is designated in the Comprehensive Plan as Restricted Suburban, single-family residential. A break in the block will allow for connectivity between subdivisions and allow for traffic to be distributed in multiple directions. Additionally, by providing a break in the block, 'Waiver 3 – Street Projection to the west' would be satisfied.
- That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant;
Granting a waiver to block length will eliminate connectivity to future development to the east and to proposed thoroughfares. This break in block is not necessary for the preservation and enjoyment of the property. It will allow for traffic from the development to be dispersed at another location within the development.
- That the granting of the waivers will not be detrimental to the public health, safety, or welfare, or injurious to the other property in the area, or to the City in administering this chapter; and
Granting this waiver may be detrimental as the subdivision is developed. A break in the block will allow for a street projection to the west for traffic to connect to future thoroughfares and allow traffic from the northeast quadrant of Southern Pointe this point of access. The required break in block would allow a street to be

extended into the adjacent property, allowing for connectivity between the developments.

- That 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 this chapter. *Granting the waiver will not prevent the orderly subdivision of other land but it will limit connectivity to the subject property. The purpose of the maximum block length is to provide connectivity and reduce traffic issues as properties develop and connect to thoroughfares.*

Waiver 13: Section 8.3.G.2.c Block (Block Length) – A public street is required to break block length along Gunn Ridge Drive (from Crosby Drive to Rockford Drive). Staff supports this waiver request.



- 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 block is within 128 feet (10.6 %) of the required 1,200-foot block length, so the strict application of this section could deprive the applicant of reasonable use of the land. Additionally, due to the intersection of the Southern Pointe Parkway and Mather Parkway, reducing the spacing from Rockford Drive to Crosby Drive will create a transportation conflict along the proposed thoroughfares.
- That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant;
The waiver is necessary so conflicts at intersections are not created. Given the classification of Mather Parkway, major collector, and Southern Pointe Parkway, major arterial, the length of the block is necessary.
- That the granting of the waivers will not be detrimental to the public health, safety, or welfare, or injurious to the other property in the area, or to the City in administering this chapter; and
The waiver to the 1,200-foot block length will not be detrimental to the public or other property. The waiver is necessary to avoid conflicts along the proposed thoroughfares and the intersection of Rockford and Crosby Drive.
- That 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 this chapter.

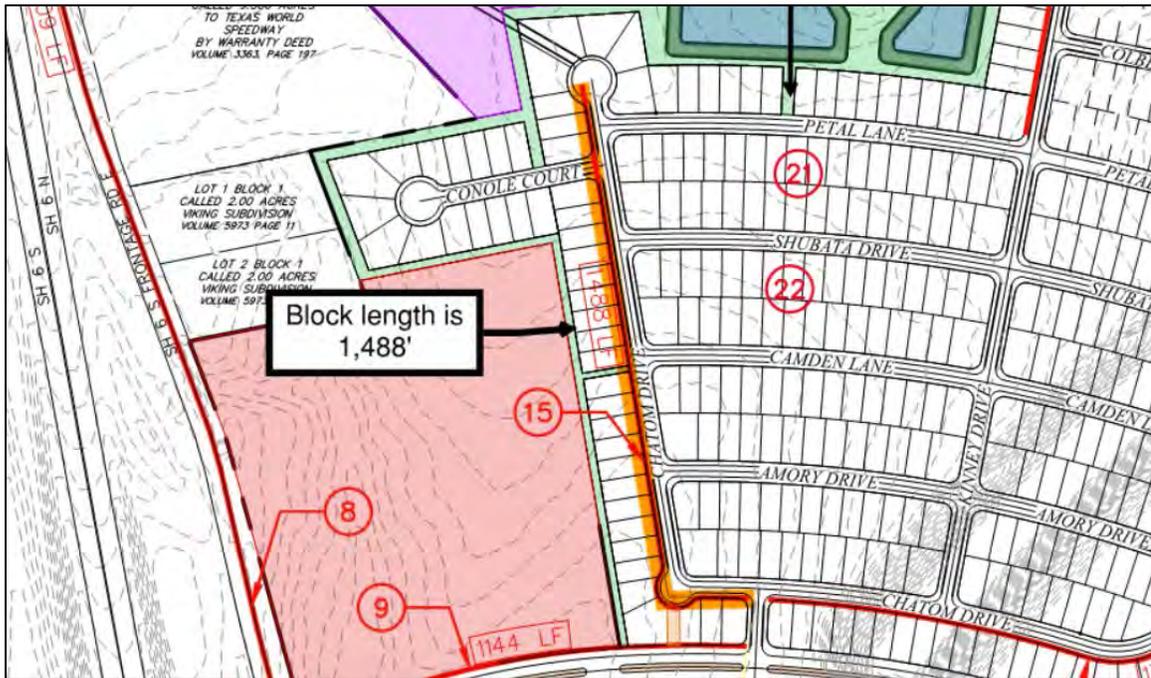
The granting of the waiver will not prevent the orderly subdivision of the other land. The additional 128 feet for the block allows spacing to be maintained along the thoroughfares.

Waiver 14: Section 8.3.G.2.c Block (Block Length) – A public street is required to break block length along Eldora Drive. Staff supports this waiver request.



- 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:
To the west, between existing Pipeline Road and the subject property, is a 2.92-acre tract that is approximately 137 feet in depth. The application of this provision would require the 2.92-acre tract to complete the street connection to Pipeline Road. The adjacent property is likely not to develop due to the developability of the property.
- That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant;
The waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant. A break in the blockface should not be provided due to the limitations of the adjacent property.
- That the granting of the waivers will not be detrimental to the public health, safety, or welfare, or injurious to the other property in the area, or to the City in administering this chapter; and
Granting this waiver will not be detrimental since there will be access to Pipeline Road when Darlington Avenue, a minor collector, is extended. Requiring the application of this provision will likely create a dead end street that will not accomplish the intention and goal of the provision.
- That 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 this chapter.
By granting this waiver, it will not prevent the orderly subdivision of other land in the area. The adjacent property has access to Pipeline Road.

Waiver 15: Section 8.3.G.2.c Block (Block Length) – A public street is required to break block length along Chatoma Drive (from Darlington Drive to end of cul-de-sac). Staff recommends denial of the waiver request.



- 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 subject General Suburban block abuts the General Commercial property, along State Highway 6 S frontage road, which also requires a break in the block length. An additional point of access to the development from State Highway 6 S is necessary due to the density of the development and the need for adequate fire protection for the development. The only point of access, to this region of the development, is Southern Pointe Parkway. As each phase of the subdivision is completed, connectivity to other streets will be critical and necessary to maintain a high level of service on thoroughfares.
- That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant;

Granting the waiver is not necessary for the preservation and enjoyment of a substantial property right, given that additional access will improve the public street network that is complimentary to the thoroughfares within the subdivision and are necessary due to the density of the development.
- That the granting of the waivers will not be detrimental to the public health, safety, or welfare, or injurious to the other property in the area, or to the City in administering this chapter; and

Granting the waiver to block length can be detrimental to public safety and to the future development of the site. The only point of access is within the subdivision from Mather or Southern Pointe Parkway, which will only be the access for other public streets in the development. By providing a break in the block, it would improve the street network and possibly provide the secondary fire access needed due to the density of the subdivision. Additional connectivity through this section could improve Southern Pointe Parkway's future level of service and eliminate a need for waiver 8 – waiver to General Commercial block length.

- That 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 this chapter.
Granting the waiver will not prevent the orderly subdivision of other land but it will affect the development of the subject property. By providing the break along State Highway 6 S frontage road, additional connectivity is possible for the dense development.

Waiver 16: Section 8.3.G.2.c Block (Block Length) – A public street is required to break block length along Chatoma Drive (from Darlington Drive to Crosby Drive). Staff supports this waiver request.



- 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 block is within 132 feet (11%) of the required 1,200-foot block length, so the strict application of this section would deprive the applicant of reasonable use of the land. Additionally, due to the intersection of the Southern Pointe Parkway and Mather Parkway, reducing the spacing from Darlington Avenue to Crosby Drive will create a transportation conflict along the proposed thoroughfares.
- That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant;
The waiver is necessary so conflicts at intersections are not created. Given the classification of Mather Parkway, major collector, and Southern Pointe Parkway, major arterial, the length of the block is necessary.
- That the granting of the waivers will not be detrimental to the public health, safety, or welfare, or injurious to the other property in the area, or to the City in administering this chapter; and
The waiver to the 1,200-foot block length will not be detrimental to the public or other property. The waiver is necessary to avoid conflicts along the proposed thoroughfares and the intersection of Rockford and Crosby Drive.
- That 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 this chapter.

The granting of the waiver will not prevent the orderly subdivision of the other land. The additional 132 feet for the block allows spacing to be maintained along the thoroughfares.

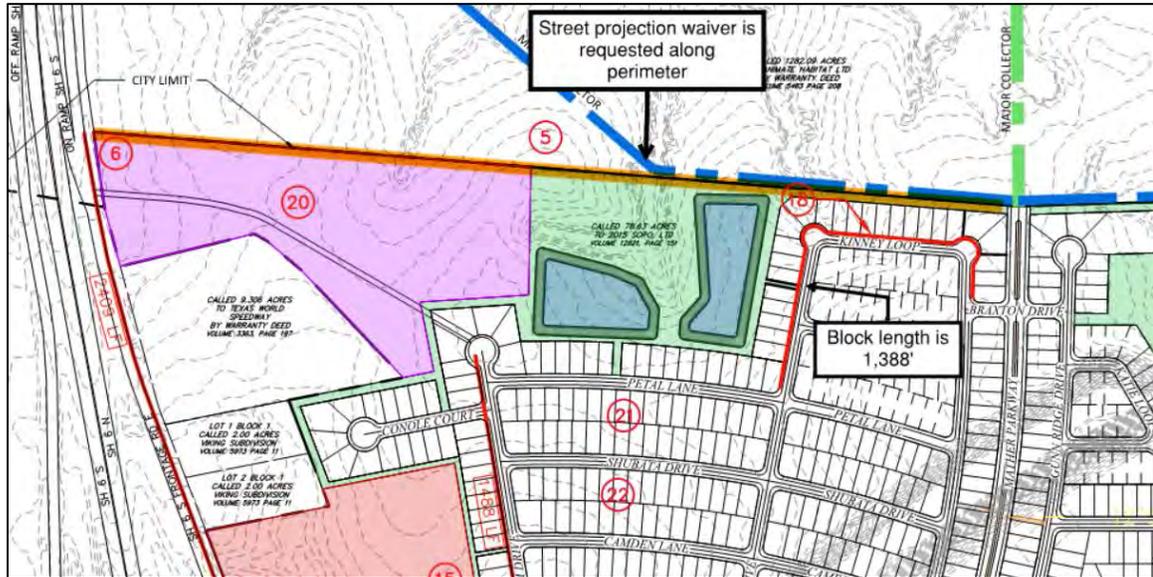
Waiver 17: Section 8.3.G.2.c Block (Block Length) – A public street is required to break block length along Darlington Avenue. Staff supports this waiver request.



- 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:
Due to the natural habitat preserve area along the State Highway 6 S frontage road, additional access between Southern Pointe Parkway and Peach Creek Cut-Off Road is not possible. A break along Darlington Avenue would deprive the applicant reasonable use of the land since the natural habitat preserve will not allow connection, which is what the section intends.
- That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant;
The waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant in order to allow for the development of the property. TxDOT owns a natural habitat preserve area along the block where a break in the blockface is required.
- That the granting of the waivers will not be detrimental to the public health, safety, or welfare, or injurious to the other property in the area, or to the City in administering this chapter; and
Granting of the waiver will not be detrimental to the public, other property in the area, or the City since the waiver will only affect the subject property. Additionally, granting of the waiver will allow for the development of the property and continued preservation of habitat.
- That 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 this chapter.

A waiver to block length along Darlington Avenue will not prevent the orderly subdivision of other land in the area. The waiver is needed to allow for the development of the subject property given the natural habitat preserve area.

Waiver 18: Section 8.3.G.2.c Block (Block Length) – A public street is required to break block length along Kinney Loop. Staff recommends denial of the waiver request.



- 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:
 - Along the northern boundary, abutting the City limits is Animate Habitat property that is within the City limits. This property is designated in the Comprehensive Plan as Restricted Suburban, single-family residential. Providing a break in the block along Kinney Loop would eliminate the need for 'Waiver 5- street projection to the north' and allow for connectivity between subdivisions and traffic to be distributed in multiple directions.*
- That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant;
 - Granting a waiver to block length would also eliminate a street projection north to the Animate Habitat tract. By having break in the block, a street would be extended to provide connectivity to future development and to the proposed thoroughfares. This block length waiver is not necessary for the preservation and enjoyment of the property. If provided, traffic from the development could be distributed at another location within the development.*
- That the granting of the waivers will not be detrimental to the public health, safety, or welfare, or injurious to the other property in the area, or to the City in administering this chapter; and
 - Granting this waiver may be detrimental as the subdivision is developed. A break in the blockface could provide a street extension to the north and allow traffic to connect to future thoroughfares. The adjacent property's future land use is Restricted Suburban. By providing the break in the block, connectivity between the developments can be achieved.*
- That 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 this chapter.

Granting the waiver to block length will not prevent the orderly subdivision of other land but it will limit connectivity to the subject property. The purpose of this provision is to provide connectivity to reduce traffic issues as properties develop and connect to thoroughfares.

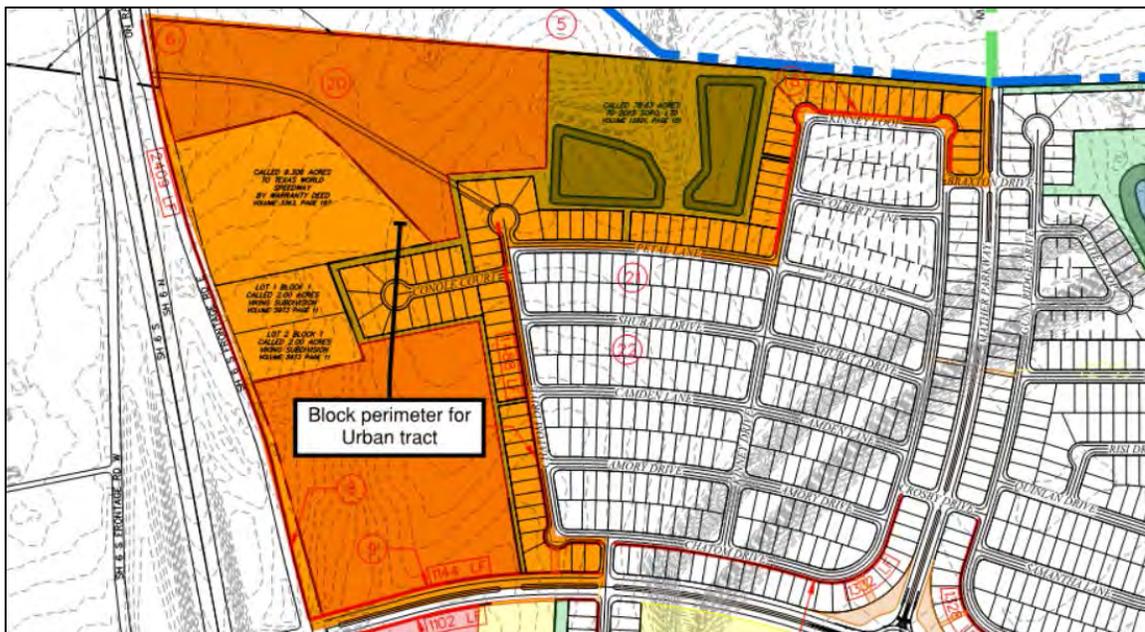
Waiver 19: Section 8.3.G.2.c Block (Block Length) – A public street is required to break block length along Spartan Drive. Staff supports this waiver request.



- 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 properties to the southeast of the development are primarily part an unrecorded subdivision, Peach Creek Estates, large single-family estate lots. The residential lots directly adjacent to the development are vacant and take access from Stauffer Circle and Pipeline Road. Application of this provision could require a street that may not be extended in the future.
- That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant;
The properties to the southeast are generally established residential lots that have direct access to Stauffer Circle, Pipeline Road and Peach Creek Cut-Off Road. The properties would likely continue in the existing configuration and a break in the block would remain un-extended.
- That the granting of the waivers will not be detrimental to the public health, safety, or welfare, or injurious to the other property in the area, or to the City in administering this chapter; and
A waiver to block length will not be detrimental, given that the developed properties to the southeast are generally established estate lots that have access to public streets. Additionally, the sites are likely to remain in their existing configuration as they are developed for single-family residential.
- That 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 this chapter.

Granting of the waiver to block length will not prevent the orderly subdivision of other property. Adjacent properties are developed as single-family estate lots that have access to public streets. Further subdivision of the properties would require any new lots to have access to a public street.

Waiver 20: Section 8.3.G.4.b Block (Block Perimeter) –Block perimeter for the Urban tract is approximately 11,200 feet. Staff recommends denial of the waiver request.



- 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 Urban land use is located along State Highway 6 S frontage road. Due to the land uses allowed in Urban (primarily high-density multi-family), additional public access and connectivity is necessary for the potential traffic generation and to provide adequate fire protection.
- That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant;

Granting the waiver is not necessary for the preservation and enjoyment of a substantial property right, given that additional connectivity will allow the Urban tract to provide the necessary fire access for the density allowed for the land use.
- That the granting of the waivers will not be detrimental to the public health, safety, or welfare, or injurious to the other property in the area, or to the City in administering this chapter; and

Granting the waiver to block perimeter length, for the 16.57-acre Urban lot, can be detrimental to public safety and to the future development of the site. The only public street frontage is along State Highway 6 frontage road. A 30-foot fire access easement is proposed through the Urban lot from Chatom Drive that is necessary for fire protection to serve the entire subdivision. The applicant is also requesting a waiver to block length along the frontage road, which block length ties to the calculation of block perimeter. If the block length along the frontage road were the minimum required, a block perimeter to the Urban would be feasible. Additionally, per the Utility Agreement, the applicant has indicated 240 units (approximately 15 units per acre). This type of density will also require

additional fire access, which could be achieved by providing the break in the block. By providing a break in the block, it may be possible to provide the secondary fire access necessary to serve the development and connectivity between the land uses or to thoroughfares

- That 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 this chapter. *Granting the waiver will not prevent the orderly subdivision of other land but it will affect the development of the subject property. By providing the break along State Highway 6 S frontage road, connectivity to other thoroughfares and to adjacent land uses would improve and the waiver to block perimeter may not be necessary.*

Waiver 21: Section 8.3.J.2 Access Ways - An access way is required between Petal Lane and Shubata Drive. Staff supports the waiver request.



- 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:

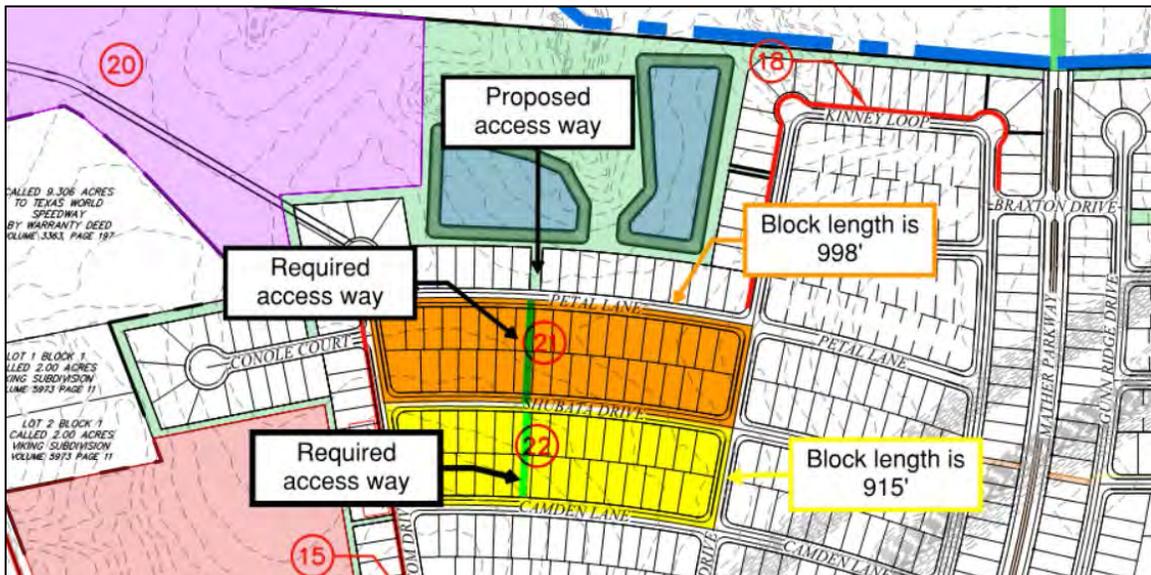
Access ways provides additional pedestrian and bicycle circulation within a subdivision, and in particular, to connect planned facilities in the vicinity, such as the multi-use path proposed on the perimeter of the subdivision. The strict application of the provisions would not achieve the goals and purpose of the access way due to the access way not being required through all block, from Petal Lane to Chatom Drive. The applicant has indicated that the design and curvature of this block would create an offset to the access way provided across Petal Lane, which connects to a proposed trail system.
- That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant;

The applicant has indicated that the waiver to an access way between Petal Lane and Shubata Drive is necessary to allow proper use and development of the property. The location of the access way is not possible at the center of the block, without compromising the developability of the adjacent single-family lots. Lots within the block could be reduced to allow the access way to align. By providing the access way only through this block would not achieve the connectivity intended by the provision. Additional access ways would be needed

through the two blocks to the south. This would connect all blocks to the multi-use path along the perimeter.

- That the granting of the waivers will not be detrimental to the public health, safety, or welfare, or injurious to the other property in the area, or to the City in administering this chapter; and
The applicant has indicated that granting the waiver will not be detrimental to the public or other property since the access way will not align to the access way across Petal Lane and an access way will be provided to the trail system on the north side of Petal Lane that will connect to sidewalks along the streets. Although connectivity to the trail is necessary, only residents within this block could take advantage of the access way.
- That 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 this chapter.
The granting of this waiver will not prevent the orderly subdivision of other land. This waiver will only be granted for this block.

Waiver 22: Section 8.3.J.2 Access Ways – An access way is required between Shubata Drive and Camden Lane. Staff supports the waiver request.



- 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:
Access ways provides additional pedestrian and bicycle circulation within a subdivision, and in particular, to connect planned facilities in the vicinity, such as the multi-use path proposed on the perimeter of the subdivision. The strict application of the provisions would not achieve the goals and purpose of the access way due to the access way not being required through all block, from Petal Lane to Chatom Drive. The applicant has indicated that the design and curvature of this block would create an offset to the access way provided on Petal Lane, which connects to a proposed trail system. Additionally, if 'waiver 21' is approved an access way to this block would not connect to another block.
- That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant;

The applicant has indicated that the waiver to an access way between Shubata Drive and Camden Lane is necessary to allow proper use and development of the property. The location of the access way is not possible at the center of the block, without compromising the developability of the adjacent single-family lots. Lots within the block could be reduced to allow the access way to align. By providing the access way only through this block would not achieve the connectivity intended by the provision. Additional access ways would be needed through the two blocks to the south. This would connect all blocks to the multi-use path along the perimeter.

- That the granting of the waivers will not be detrimental to the public health, safety, or welfare, or injurious to the other property in the area, or to the City in administering this chapter; and
The applicant has indicated that granting the waiver will not be detrimental to the public or other property since the access way will not align to the access way required across Shubata Lane. Although connectivity to the trail is necessary, only residents within this block could take advantage of the access way and would not connect to the adjacent block if 'waiver 21' is approved.
- That 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 this chapter.
The granting of this waiver will not prevent the orderly subdivision of other land. This waiver will only be granted for this block.

Waiver 23: Section 8.3.W. Single-Family Residential Parking Requirements for Platting. Staff recommends denial of this waiver request.

- 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 property is located within the City's Extraterritorial Jurisdiction (ETJ) but is required to meet all subdivision regulations within City limits. The Single-Family Residential Parking Requirements for Platting were created to alleviate neighborhood parking issues common in single-family neighborhoods, and to maintain certainty of access for emergency vehicles. Although the development is not within the City limits, the density, lot dimensions and other characteristics are those of subdivisions within the City that are required to meet this provision.
- That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant;
This requirement is intended to address parking problems that traditionally arise in single-family neighborhoods. By granting this waiver, long-term parking and safety issues are more likely to occur within the subdivision. The requirement provides various options without compromising the applicant's use of the property.
- That the granting of the waivers will not be detrimental to the public health, safety, or welfare, or injurious to the other property in the area, or to the City in administering this chapter; and
Single-family residential parking requirements for platting were designed to aid in reducing neighborhood parking problems and maintain certainty for access for emergency vehicles. Granting the waiver would not allow for this to occur and would be detrimental to the public health, safety and welfare. Lots within the subdivision are generally 50 feet wide and a minimum 100 feet in depth. A residential driveway may be 25 feet in width, or half of the minimum lot width. Given these dimensions, on-street parking will be limited.

- That 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 this chapter.
All single-family subdivisions, within the City limits, are required to meet this provision of the Subdivision Regulations. Granting the waiver for Southern Pointe will not prevent orderly subdivision of other land in the area, but may create parking issues and challenges on adjacent developments, depending on the parking option that is chosen by adjacent single-family subdivisions.

STAFF RECOMMENDATION

Staff recommends denial of waivers numbered 3; 4-6; 8; 11-12; 15; 18; 20; and 23 but recommends approval to waivers numbered 1-2; 7-10; 13-14; 16-17; 19; and 21-22. If all waivers are approved, the plan must be approved. If any waiver is denied, the plan must be denied as it would not be in compliance with the Subdivision Regulation of the UDO.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan
3. Utility and Phasing Exhibit
4. Exhibit for Waiver Requests



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 June 17, 2016

NAME OF PROJECT Southern Pointe

ADDRESS 1777 Hwy 6 South, College Station, TX 77845

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

552 acres, located on east side of SH 6, north of Peach Creek Cut-Off Road.

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

Name Derek Walton (Jones|Carter) E-mail dwalton@jonescarter.com

Street Address 150 Venture Drive, Suite 100

City College Station State TX Zip Code 77485

Phone Number 979-731-8000 Fax Number 979-846-2893

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

Name William Mather E-mail bill@gridre.com

Street Address P.O. Box 11962

City College Station State TX Zip Code 77842

Phone Number 713-705-4525 Fax Number 866-660-2621

ARCHITECT OR ENGINEER'S INFORMATION:

Name same as applicant info above E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____



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.
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<input type="checkbox"/>	Impact study (if oversized participation is requested).
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Name Derek Walton E-mail dwalton@jonescarter.com

Street Address 150 Venture Drive, Suite 100

City College Station State TX Zip Code 77845

Phone Number 979-731-8000 Fax Number 979-846-2893

PROPERTY OWNER'S INFORMATION (ALL owners must be identified. Please attach an additional sheet for multiple owners): McAlister Opportunity Fund 2012, LP (100% Owner)

Name W. Paul Connor, Manager E-mail paul@mcalisterinv.com

Street Address 2211 Norfolk Street, Suite 803

City Houston State TX Zip Code 77098

Phone Number 713-535-2250 Fax Number 713-535-2251

ARCHITECT OR ENGINEER'S INFORMATION:

Name Same as Applicant info E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

Total Acreage 552.905 Total No. of Lots 2030 R-O-W Acreage 25.5

Number of Lots By Zoning District 2033 / GS _____ / _____ _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

0.13 / GS _____ / _____ _____ / _____ _____ / _____

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? Acreage

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):

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

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

7-1-16

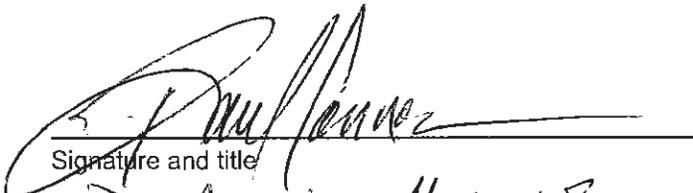
Date

- 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:

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

*PAUL CONNOR as Manager of
MCFROIZER, LLC as General Partner of
McAlister Opportunity Fund 2012 LP*

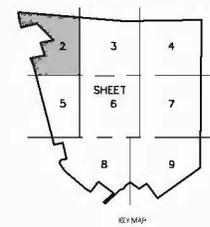
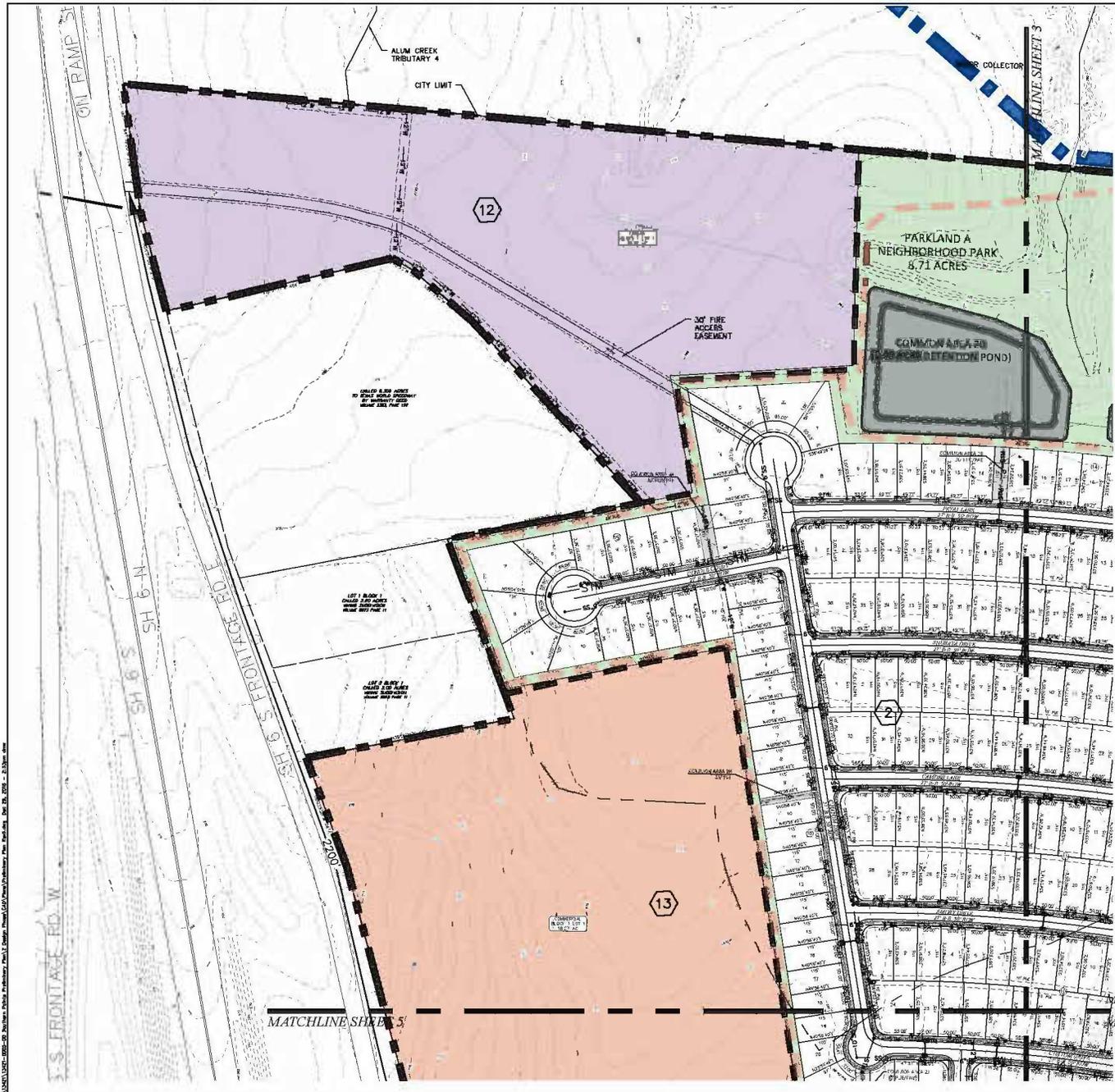
June 30, 2016
Date

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

- 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



- SYMBOL & LINE LEGEND**
- 1" SANITARY SEWER
 - 8" SANITARY SEWER
 - 12" SANITARY SEWER
 - 18" SANITARY SEWER
 - 0" WATERLINE
 - 8" WATERLINE
 - 12" WATERLINE
 - SEWER STOP
 - PIPING VALVE
 - PERMITS
 - PHASE LINE
 - BOUNDARY LINE
 - SHEET MATCHLINE
 - CENTERLINE OF ROAD
 - CONTOUR LINES
 - 975' CONTOUR ELEVATION
 - BLIND
 - 4' BLDG
 - BLDG
 - PROPERTY OF BOUNDARY
 - NET
 - PROPOSED FUTURE SYSTEM

1	12/24/2012	ALREADY SUBMITTED FROM MUD
4	12/27/2012	REQUESTED COMMENTS FROM COCONTO COUNTY
3	12/28/2012	REQUESTED COMMENTS FROM COCONTO COUNTY
2	12/28/2012	REQUESTED COMMENTS FROM COCONTO COUNTY
1	07/28/2012	COMPLETION REVIEW OF RESUBMITTAL
0	07/28/2012	ORIGINAL SUBMITTAL
NO	DATE	SUBMITTAL

**PRELIMINARY
PLAN
NOT FOR RECORD
OF
SOUTHERN
POINTE**

o.b.o
BRAZOS COUNTY MUD NO.1
552.905 ACRES
BRAZOS COUNTY, TEXAS

DEVELOPER:
GRID RACEPLEX HOLDINGS, LTD.
P.O. BOX 11962
COLLEGE STATION, TEXAS 77842

PROPERTY OWNERS:
MCALISTER OPPORTUNITY FUND 2012, L.P.
2213 NORFOLK STREET, SUITE 803
HOUSTON, TEXAS 77098

2015 SODP, LTD. HUNTER GOODWIN ET AL.
P.O. BOX 11962 1013 KENILWICK
COLLEGE STATION, COLLEGE STATION,
TEXAS 77842 TEXAS 77842

SHEET 2 OF 10



1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD OR TO THE CENTERLINE OF THE PROPERTY LINE, UNLESS OTHERWISE NOTED.

PROPOSED COMMON AREA TABLE

PROPOSED COMMON AREA TABLE

COMMON AREA LABEL	TOTAL AREA (AC.)	PROPOSED PARK FACILITY TYPE	PROPOSED AREA USE
2A	0.06	HCA Common Area	Landscaping / Pedestrian Access Way
2B	0.06	HCA Common Area	Landscaping / Pedestrian Access Way
2C	0.04	HCA Common Area	Landscaping / Pedestrian Access Way
2D	2.49	HCA Common Area	Detention Pond
2E	2.65	HCA Common Area	Detention Pond
2F	2.57	HCA Common Area	Detention Pond
2G	2.50	HCA Common Area	Detention Pond
2H	0.04	HCA Common Area	Landscaping / Pedestrian Access Way
2I			Label not used.
2J	0.08	HCA Common Area	Landscaping / Pedestrian Access Way
3A	0.04	HCA Common Area	Landscaping / Pedestrian Access Way
3B	0.50	HCA Common Area	Landscaping / Pedestrian Access Way
4A	0.08	HCA Common Area	Landscaping / Pedestrian Access Way
4B	0.08	HCA Common Area	Landscaping / Pedestrian Access Way
4C	0.08	HCA Common Area	Landscaping / Pedestrian Access Way
4D	0.08	HCA Common Area	Landscaping / Pedestrian Access Way
4E	0.08	HCA Common Area	Landscaping / Pedestrian Access Way
4F	0.08	HCA Common Area	Landscaping / Pedestrian Access Way
4G	4.32	HCA Common Area	Detention Pond
4H	0.04	HCA Common Area	Landscaping / Pedestrian Access Way
5A	0.04	HCA Common Area	Landscaping / Pedestrian Access Way
5B	0.04	HCA Common Area	Landscaping / Pedestrian Access Way
6A	0.08	HCA Common Area	Landscaping / Pedestrian Access Way
6B	0.04	HCA Common Area	Landscaping / Pedestrian Access Way
6C	0.08	HCA Common Area	Landscaping / Pedestrian Access Way
7A	0.08	HCA Common Area	Landscaping / Pedestrian Access Way
7B	0.08	HCA Common Area	Landscaping / Pedestrian Access Way
7C	5.32	HCA Common Area	Detention Pond
8A	0.04	HCA Common Area	Landscaping / Pedestrian Access Way
8B	0.50	HCA Common Area	Landscaping / Pedestrian Access Way
8C	0.08	HCA Common Area	Landscaping / Pedestrian Access Way
8D	8.32	HCA Common Area	Detention Pond
8E	0.11	HCA Common Area	Landscaping / Pedestrian Access Way
8F	0.08	HCA Common Area	Landscaping / Pedestrian Access Way
9A	0.08	HCA Common Area	Landscaping / Pedestrian Access Way
9B	0.08	HCA Common Area	Landscaping / Pedestrian Access Way
9C	0.08	HCA Common Area	Landscaping / Pedestrian Access Way
9D	0.06	HCA Common Area	Landscaping / Pedestrian Access Way
9E	8.70	HCA Common Area	Detention Pond
11A	0.08	HCA Common Area	Landscaping / Pedestrian Access Way
TOTAL	40.45		

PROPOSED PARKLAND AREA TABLE

PROPOSED PARKLAND AREA TABLE

AREA LABEL	PARKLAND CONTRIBUTION (AC.)	PROPOSED PARK FACILITY TYPE	PROPOSED AREA USE
PARKLAND A	8.71	Neighborhood	Walking/Biking Trails interconnected within subdivision, Natural Area with Trees, Gate Green Space
PARKLAND B	18.62	Community	Walking/Biking Trails interconnected within subdivision, Natural Area with Trees, Gate Green Space
PARKLAND C	1.07	Neighborhood	Walking/Biking Trails interconnected within subdivision
PARKLAND D	8.58	Neighborhood	Walking/Biking Trails interconnected within subdivision, Natural Area with Trees, Gate Green Space
PARKLAND E	1.65	Neighborhood	Walking/Biking Trails interconnected within subdivision
PARKLAND F	10.56	Neighborhood	Walking/Biking Trails interconnected within subdivision, Natural Area with Trees, Gate Green Space
PARKLAND J	1.41	Neighborhood	Playground, Trails, Natural Area
TOTAL	50.60		

NO.	DATE	REVISION
4	12-29-2018	ADDED COMMENTS FROM CODES
3	12-20-2018	ADDED COMMENTS FROM COCKRETT COUNTY
2	12-12-2018	ADDED COMMON AREA TABLE SUBMITTAL 3I
1	07-18-2018	COMPLETENESS REVIEW SUBMITTAL
0	07-02-2017	ORIGINAL SUBMITTAL

**PRELIMINARY
PLAN
NOT FOR RECORD
OF
SOUTHERN
POINTE**

o.b.o
BRAZOS COUNTY MUD NO.1
552.905 ACRES
BRAZOS COUNTY, TEXAS

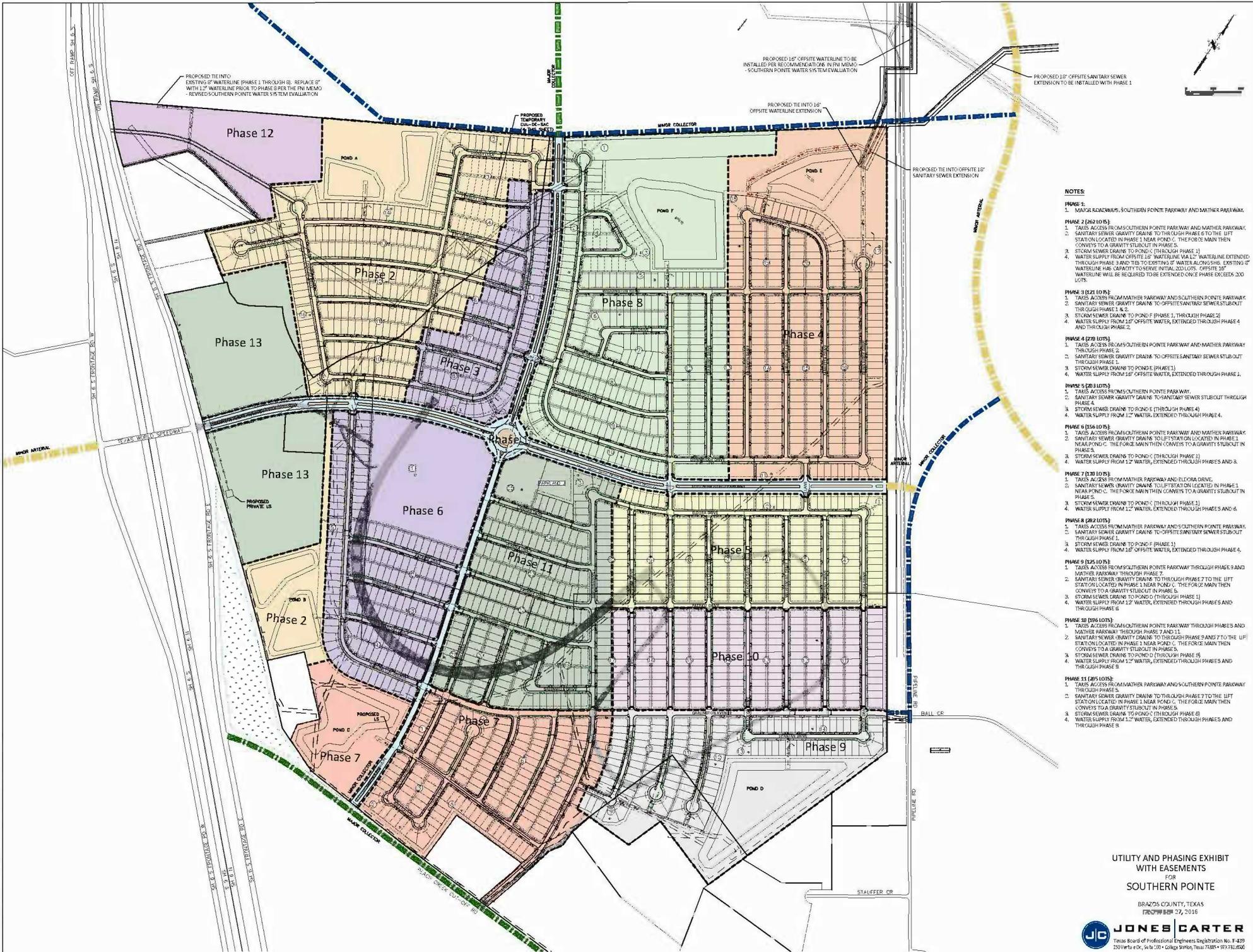
DEVELOPER:
GRID RACEPLEX HOLDINGS, LTD.
P.O. BOX 11962
COLLEGE STATION, TEXAS 77842

PROPERTY OWNERS:
McAUSTER OPPORTUNITY FUND 2012, L.P.
2211 MORFOLK STREET, SUITE 803
HOUSTON, TEXAS 77098
2015 SOPO, LTD. HUNTER GOODWIN ETAL.
P.O. BOX 11962 1011 LYCELUM CT.
COLLEGE STATION, TEXAS 77842 COLLEGE STATION, TEXAS 77840

SHEET 10 OF 10



L:\2018\18060-08_Brazos_Points_Preliminary_Plan.dwg - Project: Brazos County MUD No. 1 Southern Pointe - 12/29/2018 - 2:08pm - am



- NOTES**
- PHASE 1 (2478 LOTS)**
1. TAKES ACCESS FROM SOUTHERN POINT PARKWAY AND MATHER PARKWAY.
 2. SANITARY SEWER GRAVITY DRAINS TO THROUGH PHASE 2 TO THE LIFT STATION LOCATED IN PHASE 1 NEAR POND C. THE FORCE MAIN THEN CONVEYS TO A GRAVITY STUBOUT IN PHASE 5.
 3. STORM SEWER DRAINS TO POND C THROUGH PHASE 1.
 4. WATER SUPPLY FROM 16" OFF-SITE WATERLINE EXTENDED THROUGH PHASE 1 AND TIED TO EXISTING 16" WATERLINE. EXISTING 16" WATERLINE HAS CAPACITY TO SERVE INITIAL 200 LOTS. OFF-SITE 16" WATERLINE WILL BE REQUIRED TO BE EXTENDED ONCE PHASE EXCEEDS 200 LOTS.
- PHASE 2 (2410 LOTS)**
1. TAKES ACCESS FROM SOUTHERN POINT PARKWAY AND MATHER PARKWAY.
 2. SANITARY SEWER GRAVITY DRAINS TO OFF-SITE SANITARY SEWER STUBOUT THROUGH PHASE 1 & 2.
 3. STORM SEWER DRAINS TO POND F THROUGH PHASE 2.
 4. WATER SUPPLY FROM 16" OFF-SITE WATER, EXTENDED THROUGH PHASE 4 AND THROUGH PHASE 2.
- PHASE 3 (2410 LOTS)**
1. TAKES ACCESS FROM SOUTHERN POINT PARKWAY AND MATHER PARKWAY.
 2. SANITARY SEWER GRAVITY DRAINS TO SANITARY SEWER STUBOUT THROUGH PHASE 4.
 3. STORM SEWER DRAINS TO POND E THROUGH PHASE 4.
 4. WATER SUPPLY FROM 16" OFF-SITE WATER, EXTENDED THROUGH PHASE 4.
- PHASE 4 (270 LOTS)**
1. TAKES ACCESS FROM SOUTHERN POINT PARKWAY AND MATHER PARKWAY THROUGH PHASE 2.
 2. SANITARY SEWER GRAVITY DRAINS TO OFF-SITE SANITARY SEWER STUBOUT THROUGH PHASE 1.
 3. STORM SEWER DRAINS TO POND E THROUGH PHASE 1.
 4. WATER SUPPLY FROM 16" OFF-SITE WATER, EXTENDED THROUGH PHASE 1.
- PHASE 5 (2410 LOTS)**
1. TAKES ACCESS FROM SOUTHERN POINT PARKWAY.
 2. SANITARY SEWER GRAVITY DRAINS TO SANITARY SEWER STUBOUT THROUGH PHASE 4.
 3. STORM SEWER DRAINS TO POND E THROUGH PHASE 4.
 4. WATER SUPPLY FROM 12" WATER, EXTENDED THROUGH PHASE 4.
- PHASE 6 (156-10 LOTS)**
1. TAKES ACCESS FROM SOUTHERN POINT PARKWAY AND MATHER PARKWAY.
 2. SANITARY SEWER GRAVITY DRAINS TO LIFT STATION LOCATED IN PHASE 1 NEAR POND C. THE FORCE MAIN THEN CONVEYS TO A GRAVITY STUBOUT IN PHASE 5.
 3. STORM SEWER DRAINS TO POND C THROUGH PHASE 1.
 4. WATER SUPPLY FROM 12" WATER, EXTENDED THROUGH PHASE 5 AND 6.
- PHASE 7 (230-10 LOTS)**
1. TAKES ACCESS FROM MATHER PARKWAY AND BELLORA DRIVE.
 2. SANITARY SEWER GRAVITY DRAINS TO LIFT STATION LOCATED IN PHASE 1 NEAR POND C. THE FORCE MAIN THEN CONVEYS TO A GRAVITY STUBOUT IN PHASE 5.
 3. STORM SEWER DRAINS TO POND C THROUGH PHASE 1.
 4. WATER SUPPLY FROM 12" WATER, EXTENDED THROUGH PHASE 5 AND 6.
- PHASE 8 (242-10 LOTS)**
1. TAKES ACCESS FROM MATHER PARKWAY AND SOUTHERN POINT PARKWAY.
 2. SANITARY SEWER GRAVITY DRAINS TO OFF-SITE SANITARY SEWER STUBOUT THROUGH PHASE 1.
 3. STORM SEWER DRAINS TO POND F THROUGH PHASE 1.
 4. WATER SUPPLY FROM 16" OFF-SITE WATER, EXTENDED THROUGH PHASE 4.
- PHASE 9 (245-10 LOTS)**
1. TAKES ACCESS FROM SOUTHERN POINT PARKWAY THROUGH PHASE 9 AND MATHER PARKWAY THROUGH PHASE 7.
 2. SANITARY SEWER GRAVITY DRAINS TO THROUGH PHASE 2 TO THE LIFT STATION LOCATED IN PHASE 1 NEAR POND C. THE FORCE MAIN THEN CONVEYS TO A GRAVITY STUBOUT IN PHASE 5.
 3. STORM SEWER DRAINS TO POND C THROUGH PHASE 1.
 4. WATER SUPPLY FROM 12" WATER, EXTENDED THROUGH PHASE 5 AND THROUGH PHASE 9.
- PHASE 10 (246-10 LOTS)**
1. TAKES ACCESS FROM SOUTHERN POINT PARKWAY THROUGH PHASE 5 AND MATHER PARKWAY THROUGH PHASE 11.
 2. SANITARY SEWER GRAVITY DRAINS TO THROUGH PHASE 2 TO THE LIFT STATION LOCATED IN PHASE 1 NEAR POND C. THE FORCE MAIN THEN CONVEYS TO A GRAVITY STUBOUT IN PHASE 5.
 3. STORM SEWER DRAINS TO POND C THROUGH PHASE 1.
 4. WATER SUPPLY FROM 12" WATER, EXTENDED THROUGH PHASE 5 AND THROUGH PHASE 9.
- PHASE 11 (245-10 LOTS)**
1. TAKES ACCESS FROM MATHER PARKWAY AND SOUTHERN POINT PARKWAY THROUGH PHASE 5.
 2. SANITARY SEWER GRAVITY DRAINS TO THROUGH PHASE 2 TO THE LIFT STATION LOCATED IN PHASE 1 NEAR POND C. THE FORCE MAIN THEN CONVEYS TO A GRAVITY STUBOUT IN PHASE 5.
 3. STORM SEWER DRAINS TO POND C THROUGH PHASE 1.
 4. WATER SUPPLY FROM 12" WATER, EXTENDED THROUGH PHASE 5 AND THROUGH PHASE 9.

UTILITY AND PHASING EXHIBIT
WITH EASEMENTS
FOR
SOUTHERN POINTE
BRAZOS COUNTY, TEXAS
FEBRUARY 27, 2016



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Legislation Details (With Text)

File #: 16-0815 Version: 2 Name: Caprock Crossing L1A-R3, 7R-10R
Type: Replat Status: Agenda Ready
File created: 12/20/2016 In control: Planning and Zoning Commission Regular
On agenda: 1/5/2017 Final action:
Title: Public hearing, presentation, possible action, and discussion regarding a Final Plat for Caprock Crossing Lot 1A-R3, 7R, 8R, 9R and 10R, Block 3 being a replat of Caprock Crossing Lots 1A-R2, Block 3, consisting of 5 commercial lots on approximately 11.94 acres generally located southwest of William D. Fitch Parkway and State Highway 6 South. Case #FPCO2016-000024
Sponsors: Jenifer Paz
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Replat](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding a Final Plat for Caprock Crossing Lot 1A-R3, 7R, 8R, 9R and 10R, Block 3 being a replat of Caprock Crossing Lots 1A-R2, Block 3, consisting of 5 commercial lots on approximately 11.94 acres generally located southwest of William D. Fitch Parkway and State Highway 6 South. Case #FPCO2016-000024



CITY OF COLLEGE STATION

FINAL PLAT
of Caprock Crossing Lot 1A-R3, 7R, 8R, 9R and 10R, Block 3
being a Replat of
Caprock Crossing Lot 1A-R2, Block 3
FPCO2016-000024

SCALE: 5 lots on approximately 11.94 acres

LOCATION: 910 William D. Fitch Parkway

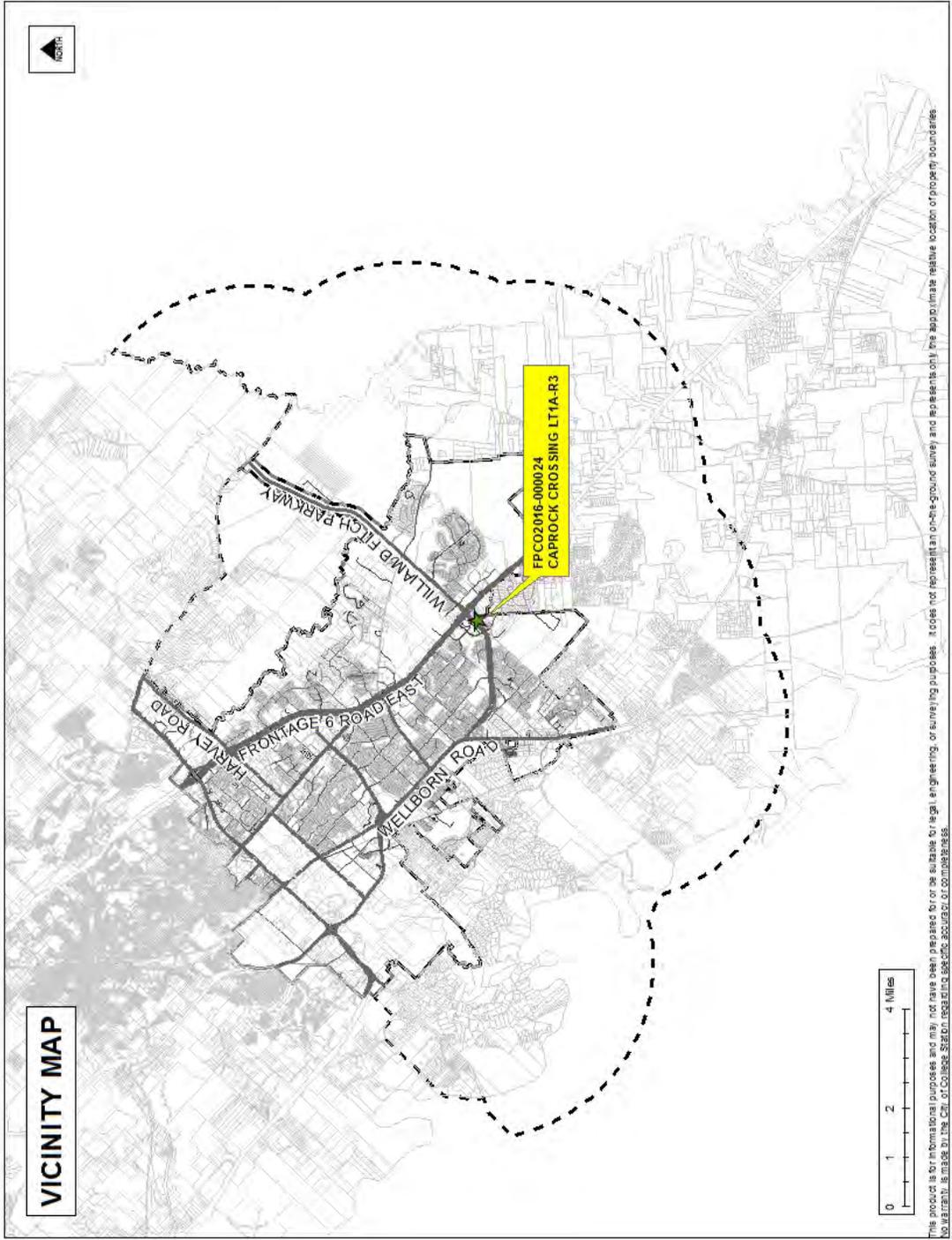
ZONING: GC General Commercial
OV Corridor Overlay

APPLICANT: Jesse Durden

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

PROJECT OVERVIEW: Replat will allow for the subdivision of Lot 1A-R2, Block 3 into five (5) commercial lots.

RECOMMENDATION: Staff recommends approval of the final plat.



DEVELOPMENT HISTORY

Annexation:	1983 and 2002
Zoning:	1983 (after annexation): A-O Agricultural Open 2002 (after annexation): A-O Agricultural Open 2006: A-O Agricultural Open to C-1 General Commercial 2006: OV Corridor Overlay 2014: C-1 General Commercial renamed to GC General Commercial
Preliminary Plan:	Approved in 2012, amendments in 2013 and 2016.
Site Development:	The subject properties are currently undeveloped.

COMMENTS

Parkland Dedication: None required for non-residential development.

Greenways: None proposed or required for this development.

Pedestrian Connectivity: Public ways are proposed and existing throughout the development and will include 5-foot sidewalks along both sides. Along the south side of Greens Prairie Road West there is an existing 6-foot sidewalk. A sidewalk on the north side will be required with the development of each lot.

Bicycle Connectivity: Bike lanes and routes are not proposed nor required within the plat. Bike lanes currently exist along Arrington Road, south of Greens Prairie Center Phase 2A.

REVIEW CRITERIA

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

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



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 Caprock Crossing Lot 1A-R3

ADDRESS 910 William D. Fitch Parkway

SPECIFIED LOCATION OF PROPOSED PLAT:

Caprock Crossing Lot 1A-R2, Block 3

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

Name Jesse Durden- Caprock Texas E-mail jesse.durden@caprocktx.com

Street Address P.O. Box 54

City Wellborn State TX Zip Code 77881

Phone Number 979.492.0425 Fax Number _____

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

Name Brazos Texas Land Development E-mail jesse.durden@caprocktx.com

Street Address P.O. Box 2864

City Bryan State TX Zip Code 77805

Phone Number 979.492.0425 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering, LLC- Deven Doyen P.E. E-mail eng@schultzeng.com

Street Address 911 Southwest Pkwy E.

City College Station State TX Zip Code 77840

Phone Number 979.764.3900 Fax Number 979.764.3910

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

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

Total Acreage 11.94 Total No. of Lots 5 R-O-W Acreage N/A

Existing Use Vacant Proposed Use Commercial

Number of Lots By Zoning District 5 / GC _____ / _____ / _____

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: Caprock Crossing Preliminary Plan

City Project Number (if known): PP2016-000009

Date / Timeframe when submitted: June 2016

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 N/A

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>N/A</u> Streets</p> <p><u>N/A</u> Sidewalks</p> <p><u>N/A</u> Sanitary Sewer Lines</p> <p><u>N/A</u> Water Lines</p> <p><u>N/A</u> Channels</p> <p><u>N/A</u> Storm Sewers</p> <p><u>N/A</u> Bike Lanes / Paths</p>	<p style="text-align: center;">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.

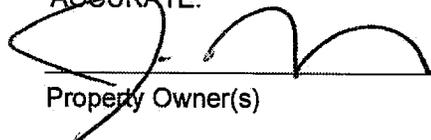
 DEV. MGR.
Signature and title

10/20/16
Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

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



Property Owner(s)

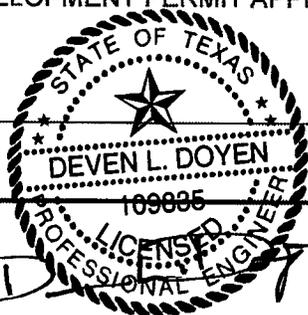
10/20/16

Date

Engineer Certification:

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

Engineer



10/31/16

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 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.

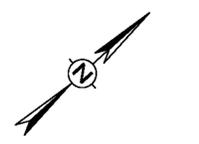
- Are there impact fees associated with this development? Yes No
Impact fees must be paid prior to building permit.

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

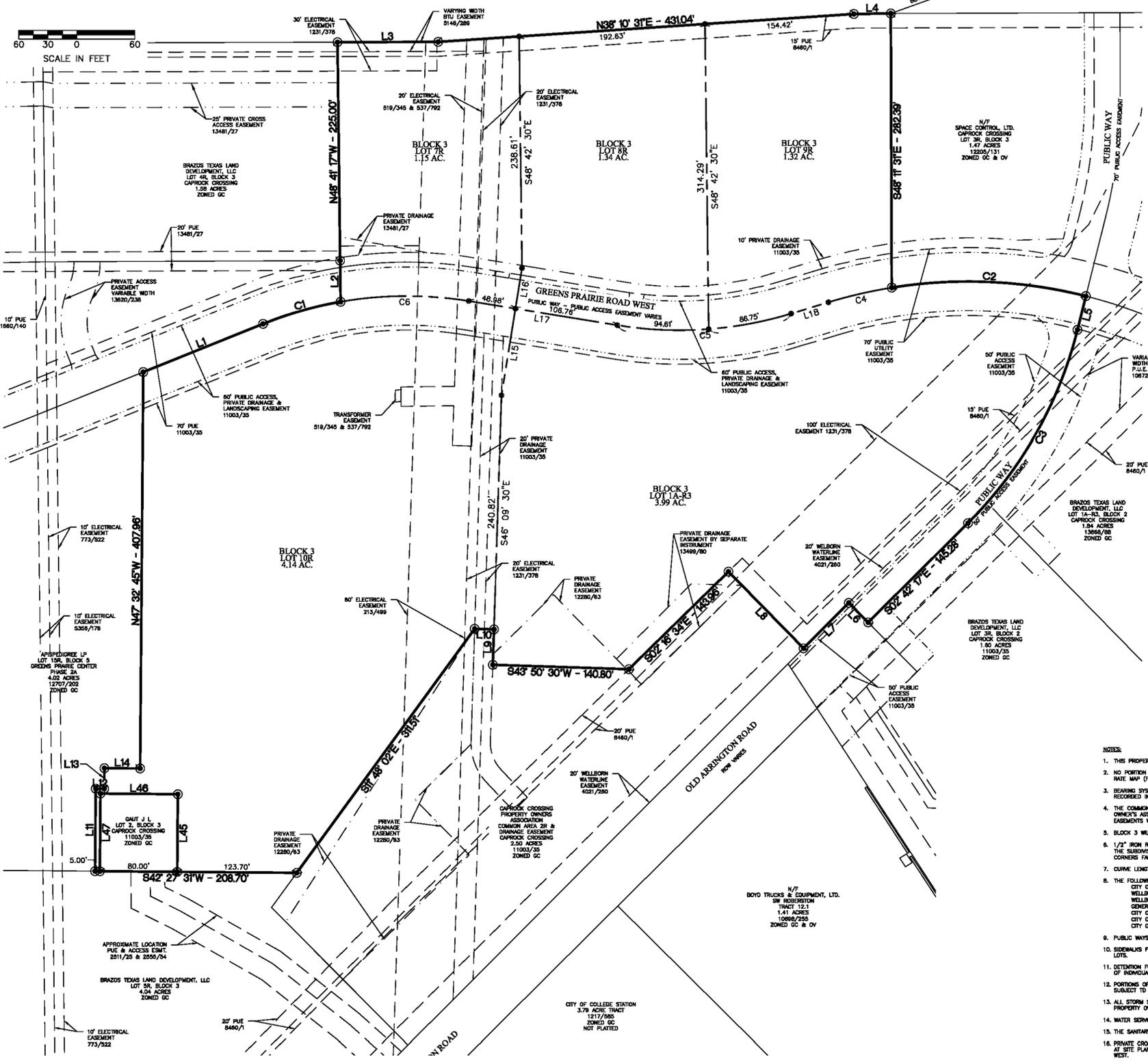
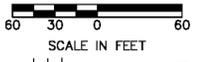
NOTE:

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



WILLIAM D. FITCH PKWY



WILLI

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Salim M. Ismail, individually and as President of Salim Ismail, LLC, the General Partner of Brazos Texas Land Development, LLC, owner and developer of the land shown on this plat, and designated herein as the Caprock Crossing Lots 1A-R2, 5R, 6R, Common Area 2R, Block 3 and Greens Prairie Center Phase 2A Lot 1R-2 and Common Area 5, to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Salim M. Ismail, Individually and President
Salim Ismail, LLC the General Partner of
Brazos Texas Land Development, LLC

STATE OF TEXAS
COUNTY OF BRAZOS

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

Given under my hand and seal on this ___ day of _____, 20__

Notary Public, Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

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

City Engineer

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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

R.P.L.S. No. 4502

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ___ day of _____, 20__ in the Deed Records of Brazos County, Texas, in Volume ___ Page ___

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

County Clerk
Brazos County, Texas

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__

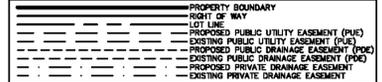
Chairman

NOTES:

- 1. THIS PROPERTY IS CURRENTLY ZONED GC & OV. ALL LOTS ARE PROPOSED TO BE COMMERCIAL USES.
2. NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 48041G003E EFFECTIVE DATE MAY 16, 2012.
3. BEARING SYSTEM SHOWN HEREON IS HONORING THE PLAT CALLED BEARINGS AS SHOWN ON THE PLAT RECORDED IN VOL. 11743, PG. 35 AND AS MONUMENTED ON THE GROUND.
4. THE COMMON AREAS, PUBLIC WAYS AND PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE PRIVATE CROSS ACCESS EASEMENTS WILL BE BY EACH LOT OWNER OR THE PROPERTY OWNER'S ASSOCIATION.
5. BLOCK 3 WILL BE CONSIDERED 2 BUILDING PLOTS SEPARATED BY THE PUBLIC WAY.
6. 1/2" IRON RODS AT ALL EXTERIOR AND INTERIOR PROPERTY CORNERS AND ANGLE POINTS, AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF COLLEGE STATION. AN "X" IN CONCRETE FOR ALL PROPERTY CORNERS FALLING WITHIN DRIVES AND PARKING AREAS.
7. CURVE LENGTHS SHOWN ARE CHORD LENGTHS.
8. THE FOLLOWING BLANKET EASEMENTS DO APPLY TO THIS PROPERTY SHOWN HEREON:
CITY OF BRYAN 141/461
WELLSBORO WATER SUPPLY CORPORATION 273/408
WELLSBORO WATER SUPPLY CORP. 663/118
GENERAL TELEPHONE CO. OF THE SOUTHWEST 555/347
CITY OF BRYAN 144/43
CITY OF BRYAN 515/753
CITY OF BRYAN 213/508
9. PUBLIC WAYS WILL BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF UNDEVELOPED TRACTS.
10. SIDEWALKS FOR THE OVERALL DEVELOPMENT WILL BE CONSTRUCTED WITH THE DEVELOPMENT OF INDIVIDUAL LOTS.
11. DETENTION FOR THE OVERALL DEVELOPMENT WILL BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF INDIVIDUAL LOTS.
12. PORTIONS OF CAPROCK CROSSING DEVELOPMENT ARE WITHIN THE GREENS PRAIRIE OVERLAY DISTRICT AND ARE SUBJECT TO THE OVERLAY DISTRICT REQUIREMENTS.
13. ALL STORM SEWER ON SITE WILL BE PRIVATE AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER OR PROPERTY OWNER'S ASSOCIATION.
14. WATER SERVICE WILL BE BY COLLEGE STATION UTILITIES.
15. THE SANITARY SEWER PROVIDED IS THE CITY OF COLLEGE STATION FOR THIS DEVELOPMENT.
16. PRIVATE CROSS AND SHARED ACCESS EASEMENTS WILL BE REQUIRED FOR BLOCK 3, LOTS 4R, 7R, 8R, AND 9R AT SITE PLANNING. THE SHARED ACCESS LOCATIONS WILL LIMIT PROPOSED DRIVeways ON GREENS PRAIRIE ROAD WEST.

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Lists lines L1 through L47 with their respective bearings and distances.

LEGEND



Curve Table with columns: CURVE #, LENGTH, RADIUS, DELTA, TANGENT, CHORD, CHORD DIRECTION. Lists curves C1 through C8 with their respective data.

REPLAT

FINAL PLAT OF CAPROCK CROSSING LOTS 1A-R3, 7R, 8R, 9R & 10R, BLOCK 3 A TOTAL OF 11.94 ACRES BEING A REPLAT CAPROCK CROSSING LOTS 1A-R2, BLOCK 3

AUGUSTUS BABILLE SURVEY, A-75 AND S.W. ROBERSTON LEAGUE, A-202 COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:

Brazos Texas Land Development, LLC. P.O. Box 2864 Bryan, TX 77805

DECEMBER 2016

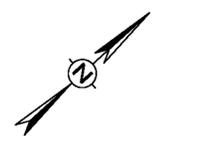
SURVEYOR:

Brad Kerr, R.P.L.S. No. 4502 Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 (979) 268-3195

ENGINEER:

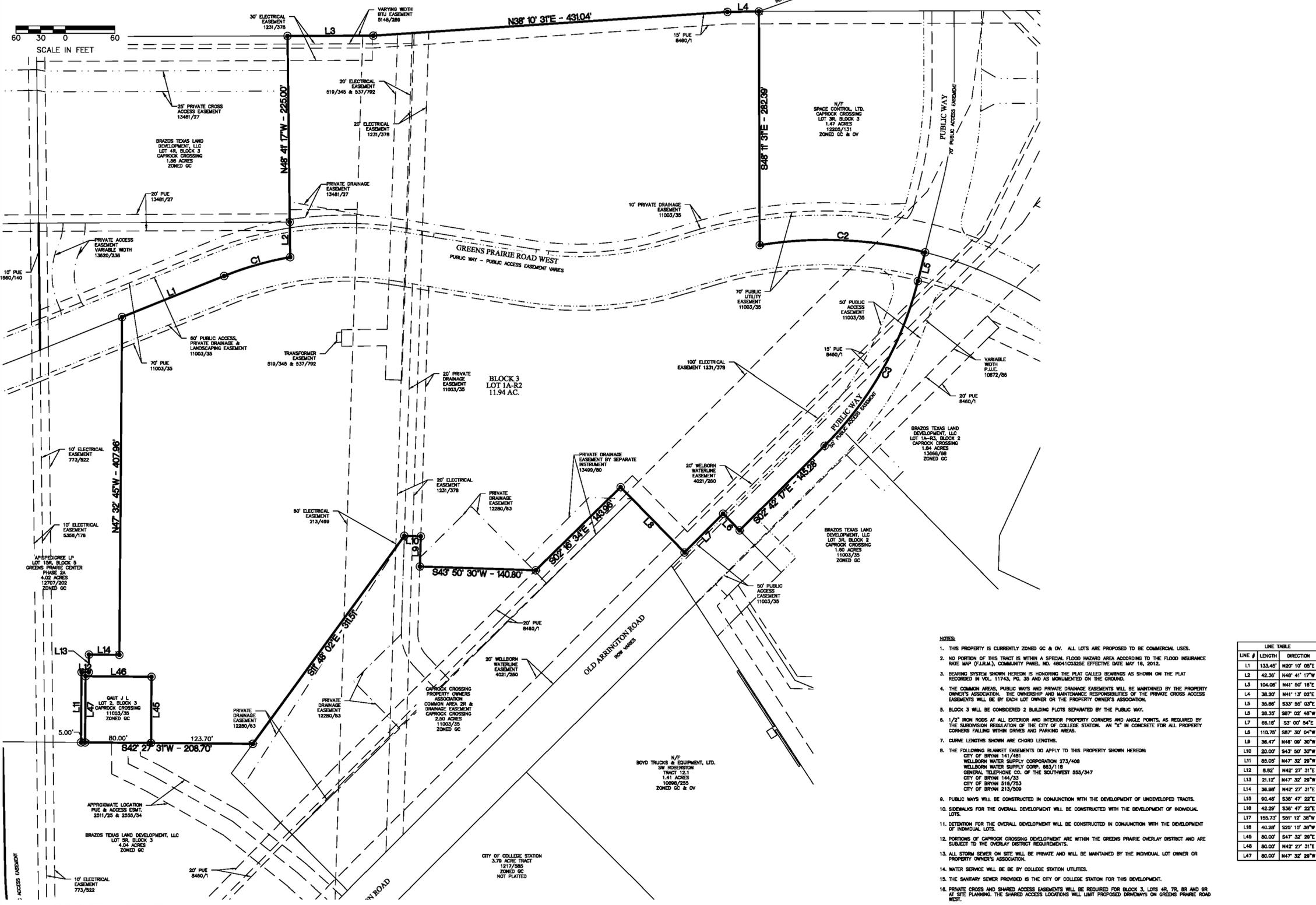
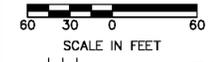


TBPE NO. 12327 911 SOUTHWEST PKWY E. College Station, Texas 77804 (979) 764-3900



WILLIAM D. FITCH PKWY

WILLIAM D. FITCH PKWY
ROW VARIES



- NOTES:**
1. THIS PROPERTY IS CURRENTLY ZONED GC & OV. ALL LOTS ARE PROPOSED TO BE COMMERCIAL USES.
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LINE #	LENGTH	DIRECTION
L1	133.45'	N20° 10' 00"E
L2	42.36'	N48° 41' 17"W
L3	104.08'	N41° 50' 18"E
L4	38.20'	N41° 13' 02"E
L5	30.86'	S33° 50' 03"E
L6	28.35'	S87° 02' 48"W
L7	66.19'	S3° 00' 54"E
L8	110.75'	S87° 30' 04"W
L9	36.47'	N48° 09' 30"W
L10	20.00'	S43° 50' 30"W
L11	65.05'	N47° 32' 29"W
L12	8.82'	N42° 27' 31"E
L13	21.12'	N47° 32' 29"W
L14	36.98'	N42° 27' 31"E
L15	80.46'	S38° 47' 22"E
L16	42.28'	S38° 47' 22"E
L17	155.73'	S91° 12' 38"W
L18	40.28'	S25° 10' 38"W
L45	80.00'	S47° 32' 29"E
L46	80.00'	N42° 27' 31"E
L47	80.00'	N47° 32' 29"W

ORIGINAL PLAT
CAPROCK CROSSING
VOL. 13733, PG. 45

LEGEND

---	PROPERTY BOUNDARY
---	RIGHT OF WAY
---	LOT LINE
---	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
---	EXISTING PUBLIC UTILITY EASEMENT (PUE)
---	PROPOSED PRIVATE DRAINAGE EASEMENT (PDE)
---	EXISTING PRIVATE DRAINAGE EASEMENT (PDE)
---	PROPOSED PRIVATE DRAINAGE EASEMENT
---	EXISTING PRIVATE DRAINAGE EASEMENT

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	83.81'	400.00'	011°58'38"	41.88'	83.48'	N26°09'22"E
C2	202.41'	900.00'	023°11'42"	102.81'	201.04'	N44°29'08"E
C3	231.22'	425.00'	031°12'46"	118.71'	238.87'	S18°18'40"E
C4	87.28'	500.00'	007°42'37"	33.68'	87.27'	S29°01'39"W
C5	181.75'	400.00'	026°02'00"	92.47'	180.19'	S38°11'38"W
C8	153.09'	404.63'	018°50'47"	87.15'	132.50'	S41°40'40"W

FINAL PLAT

OF
CAPROCK CROSSING
LOTS 1A-R3, 7R, 8R, 9R & 10R, BLOCK 3
A TOTAL OF 11.94 ACRES
BEING A
REPLAT
CAPROCK CROSSING
LOTS 1A-R2, BLOCK 3

AUGUSTUS BABILLE SURVEY, A-75 AND S.W. ROBERSTON LEAGUE, A-202
COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER: Brazos Texas Land Development, LLC.
P.O. Box 2864
Bryan, TX 77805

DECEMBER 2016
SURVEYOR: Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3155

ENGINEER: SCHULTZ
TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900



Legislation Details (With Text)

File #: 16-0263 Version: 3 Name: The Retreat at College Station Rezoning

Type: Rezoning Status: Agenda Ready

File created: 4/26/2016 In control: Planning and Zoning Commission Regular

On agenda: 1/5/2017 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 PDD Planned Development, GS General Suburban, M-2 Heavy Industrial, and R-4 Multi-Family to PDD Planned Development District for approximately 39 acres being situated in the CRAWFORD BURNETT LEAGUE, Abstract No. 7, Brazos County, Texas, and being out of the following described tracts: 1) Being all of Lot 1A, Block 1 of The Retreat At College Station Subdivision and being 36.829 acres as described in Plat of record in Volume 12860, Page 99; and, 2) Being a Called 1.693 and a Called 1.69 acre tract as described in deed from County of Brazos to BCS JONES BUTLER 37.26, L.P. of record in Volume 12798, Page 169, all being Official Records of Brazos County, Texas, generally located at 2045 Jones Butler Road, more generally located at the northeast intersection of Jones Butler Road and Harvey Mitchell Parkway (FM 2818). Case #REZ2016-000011 (Note: Final action on this item is scheduled for the January 26, 2017 City Council meeting - subject to change)

Sponsors: Jessica Bullock

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from PDD Planned Development, GS General Suburban, M-2 Heavy Industrial, and R-4 Multi-Family to PDD Planned Development District for approximately 39 acres being situated in the CRAWFORD BURNETT LEAGUE, Abstract No. 7, Brazos County, Texas, and being out of the following described tracts: 1) Being all of Lot 1A, Block 1 of The Retreat At College Station Subdivision and being 36.829 acres as described in Plat of record in Volume 12860, Page 99; and, 2) Being a Called 1.693 and a Called 1.69 acre tract as described in deed from County of Brazos to BCS JONES BUTLER 37.26, L.P. of record in Volume 12798, Page 169, all being Official Records of Brazos County, Texas, generally located at 2045 Jones Butler Road, more generally located at the northeast intersection of Jones Butler Road and Harvey Mitchell Parkway (FM 2818). Case #REZ2016-000011 (Note: Final action on this item is scheduled for the January 26, 2017 City Council meeting - subject to change)



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

**REZONING REQUEST
FOR
The Retreat at College Station
REZ2016-000011**

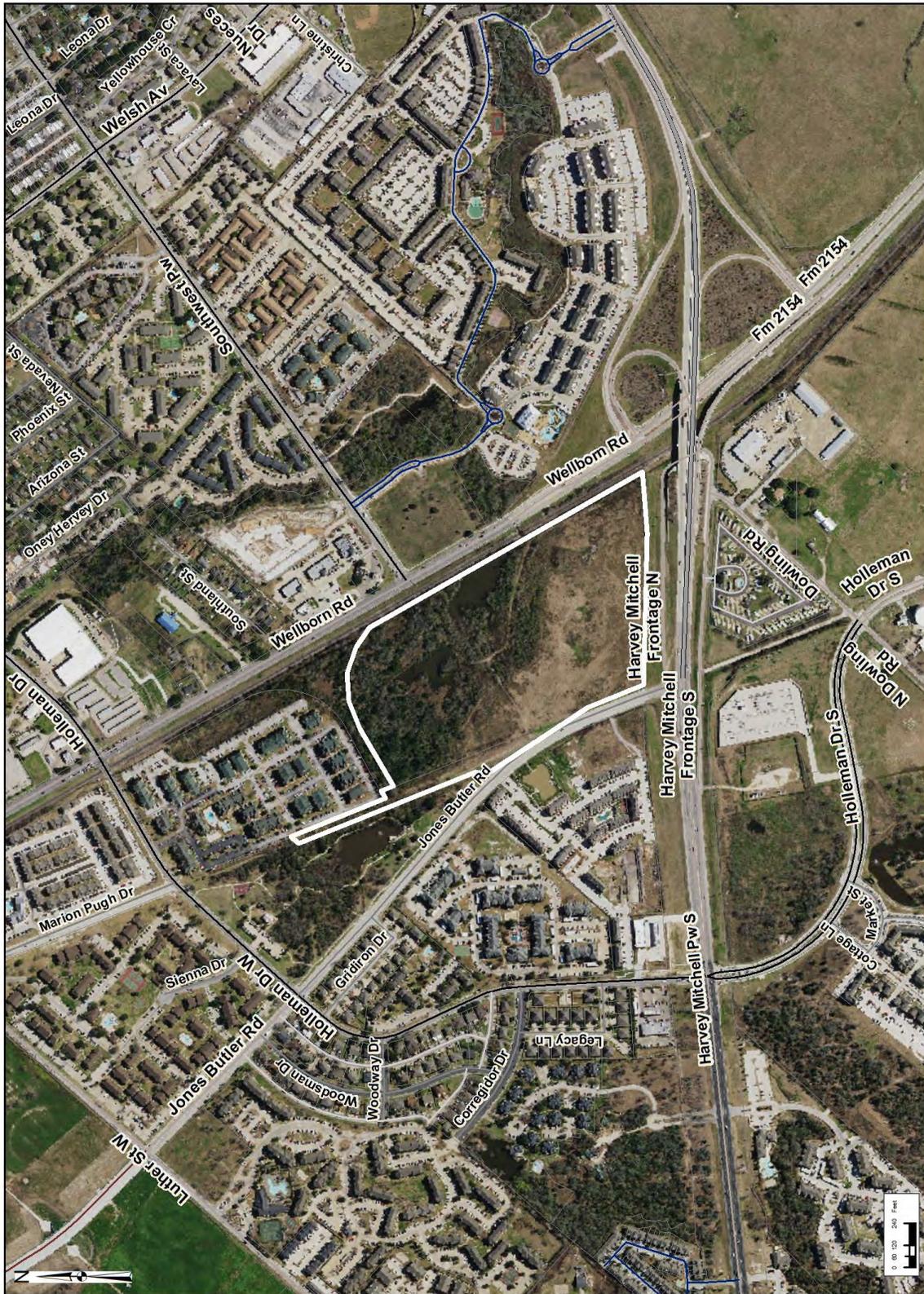
- REQUEST:** PDD Planned Development District, GS General Suburban, M-2 Heavy Industrial, and R-4 Multi-Family to PDD Planned Development District for multi-family residential
- SCALE:** Approximately 39 acres
- LOCATION:** 2045 Jones Butler Road, and more generally located between Wellborn Road and Jones-Butler Road, north of Harvey Mitchell Parkway, being 39.413 acres, situated in the CRAWFORD BURNETT LEAGUE, Abstract No. 7, Brazos County, Texas, and being out of the following described tracts: 1) Being all of Lot 1A, Block 1 of The Retreat At College Station Subdivision and being 36.829 acres as described in Plat of record in Volume 12860, Page 99; and, 2) Being a Called 1.693 and a Called 1.69 acre tract as described in deed from County of Brazos to BCS JONES BUTLER 37.26, L.P. of record in Volume 12798, Page 169, all being Official Records of Brazos County, Texas
- APPLICANT:** Veronica Morgan, P.E., Mitchell & Morgan, LLP
- PROJECT MANAGER:** Jessica Bullock, Senior Planner
jbullock@cstx.gov
- PROJECT OVERVIEW:** The purpose of this request is to include approximately three acres of newly acquired land into the existing PDD for The Retreat at College Station. **There are no proposed changes to the meritorious modifications or concept plan for the original PDD approved in December 2014.**
- The Bicycle, Pedestrian, and Greenways Master Plan shows a multi-use path on the newly acquired property. The Bicycle, Pedestrian, and Greenways Advisory Board heard this item at their meeting on May 2, 2016. At the time staff recommended approval of the rezoning with the condition that a 20-foot public access

easement for the path be dedicated prior to the issuance of any Certificates of Occupancy. The Board recommended approval 6-1.

Since May, the applicant has dedicated the easement for the multi-use path, construction of The Retreat at College Station has completed, and all Certificates of Occupancy have been issued.

RECOMMENDATION:

Staff recommends approval of the rezoning request.



Case: REZ2016-000011

REZONING

THE RETREAT

DEVELOPMENT REVIEW

NOTIFICATIONS

Advertised Commission Hearing Date: January 5, 2017
 Advertised Council Hearing Date: January 26, 2017

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

N/A

Property owner notices mailed: 7
 Contacts in support: None as of date of Staff Report
 Contacts in opposition: None as of date of Staff Report
 Inquiry contacts: None as of date of Staff Report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Urban	R-4 Multi-Family	Apartment Complex
South (across Harvey Mitchell Parkway)	Urban	GS General Suburban and M-2 Heavy Industrial	RV Park and Industrial Sales
East (across Wellborn Road)	General Commercial, Urban and Natural Areas Reserved	PDD Planned Development District	Vacant and Apartment Complex
West	Urban, Natural Areas Reserved, and Natural Areas Protected	GS General Suburban and R-4 Multi-Family	Crompton Park and Apartment Complex

DEVELOPMENT HISTORY

Annexation: A small portion at the northern end of the properties was annexed in 1958 and the remainder was annexed in 1969.

Zoning: *Approximately 3 acres* - GS General Suburban and M-2 Heavy Industrial (dates unknown)
 R-4 Multi-Family (1982)
Approximately 36 acres - PDD Planned Development District (2014)

Final Plat: *Approximately 3 acres* - unplatted
Approximately 36 acres – Final Plat, July 2015
 Amending Plat – August 2015

Site development: *Approximately 3 acres* - undeveloped
Approximately 36 acres - Construction completed for The Retreat at College Station

REVIEW CRITERIA

1. Consistency with the Comprehensive Plan: The subject properties are designated as Urban, Natural Areas Protected, and Natural Areas Reserved on the Comprehensive Plan Future Land Use and Character Map.

The Urban designation is described as a very intense level of development activities, consisting of townhomes, duplexes and high-density apartments.

Natural Areas Protected is described as being for areas permanently protected from development. Such areas are preserved for their natural function or for parks, recreation or greenways opportunities. These include areas such as regulatory floodway, publicly owned open space, conservation easements, and public parks.

Natural Areas Reserved is described as being for areas that represent a constraint to development and that should be preserved for their natural function or open space qualities. These areas include floodplains and riparian buffers, as well as recreation facilities.

The proposed zoning adds approximately three acres into the existing PDD, which includes multi-family housing and generally preserves flood-prone areas. The Bicycle, Pedestrian, and Greenways Master Plan shows a multi-use path on the approximate three acre newly acquired property. The path is depicted on the concept plan and a 20-foot wide public access easement has been dedicated to allow for future construction. The request is in compliance with the City's Future Land Use & Character Map as well as the Bicycle, Pedestrian, and Greenways Master Plan.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** A rezoning request for approximately 36 acres for The Retreat at College Station was originally approved in December 2014. This request adds approximately 3 acres of land that is currently zoned GS General Suburban, M-2 Heavy Industrial, and R-4 Multi-Family to the original request with no changes to the previously approved meritorious modifications or concept plan. The surrounding area is primarily developed as multi-family housing and John Crompton Park. This rezoning request is compatible with the present zoning and conforming uses of nearby property and with the 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 proposed PDD zoning permits multi-family housing, as anticipated by the City's Comprehensive Plan Future Land Use and Character Map. The subject properties are surrounded by multi-family development and are in close proximity to Texas A&M University. Approximately 10 acres are depicted on the Concept Plan as "flood prone" and are largely to remain undeveloped. Approximately two acres along the fringes of the "flood-prone" area were reclaimed for development.
- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The subject area is currently zoned M-2 Heavy Industrial, GS General Suburban, R-4 Multi-Family, and PDD Planned Development District. Properties located to the west of the railroad track in this area have been zoned and /or developed for industrial uses since the 1950s. Because of its proximity to and growth of Texas A&M University, the area has become desirable for multi-family student housing. Development since the 1950s, including the surrounding multi-family development and City Park, make this property undesirable for heavy industrial development. Single-family is also not a desirable development type in this area, surrounded by existing multi-family housing, a railroad, and major roadways.

- 5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The applicant indicates that the property is not marketable for heavy industrial uses nor single-family uses. The uses surrounding this subject area are primarily multi-family student housing.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** There are existing 8- and 18-inch waterlines along Jones-Butler Road and crossing the property which are available to serve the tract. There are also 16- and 18-inch sanitary sewer lines bisecting the property. There is currently capacity in the existing sanitary sewer system to support the development. Detention is required in this area, where stormwater from the site generally discharges to the east within the Bee Creek Drainage Basin. With site development, further drainage analysis identified the limits of the 100-year floodplain and the impacts of reclaiming portions of the “flood prone” areas. Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines.

A Traffic Impact Analysis was performed for the development. In order to mitigate the traffic impacts of the development, Holleman Drive West at Jones-Butler Road needed to be widened and restriped to provide left turn lanes on the westbound and eastbound approaches. The City has turned that intersection to a four-way stop. The applicant is also proposing to limit the number of bedrooms in the development to 850 in order to avoid additional impacts to the surrounding roadways. The site has been developed with a total of 796 bedrooms.

REVIEW OF CONCEPT PLAN

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

1. The proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area;
2. The proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan, and any subsequently adopted Plans, and will be consistent with the intent and purpose of this Section;
3. The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development;
4. Every dwelling unit need not front on a public street but shall have access to a public street directly or via a court, walkway, public area, or area owned by a homeowners association;
5. The development includes provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities;
6. The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity; and

7. The development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

SUMMARY OF EXISTING PDD AND CONCEPT PLAN

The existing PDD Planned Development District zoning uses a base zoning district of R-4 Multi-family. Approximately eight acres of the development is intended to remain as natural open space, both as a site amenity and for the natural conveyance of flood water (ie: flood prone areas). The development is intended to provide student housing in close proximity to the Texas A&M University campus. The PDD includes a variety of unit types and bedroom counts.

No changes are proposed to the meritorious modifications previously approved, but need to be approved again with this rezoning. All other standards of the R-4 district would be met with development.

Density: The maximum density on the property is 6 dwelling units/acre. The maximum density on the developable area (outside of floodprone areas) is 7 dwelling units/acre. Based on the Traffic Impact Analysis, the project is proposed to be capped at 850 bedrooms.

Range of future building heights: units will have a maximum building height of 45 feet and the clubhouse will be a maximum of 55 feet.

Drainage: The drainage from the project will enter the two existing ponds on the property and be detained before leaving the property boundary. Modifications to the ponds are proposed to allow them to act as detention. The applicant is requesting to reclaim a portion of the “flood prone” area. This portion of the property shown as “flood prone” is located in a Zone X area on the FEMA FIRM map panel 48041C0305F.

Meritorious Modifications

The following modifications were previously approved for the PDD and are again proposed through this rezoning request:

Block Length: The applicant requests a block length waiver for the property. The subdivision regulations require that blocks be no longer than 660 feet in areas designated as Urban on the City’s Future Land Use and Character Map. Based on this standard, a street or public way would be required along Harvey Mitchell Parkway and Jones-Butler Road. The applicant indicates that a significant amount of the property is “flood-prone” and the remainder of the area is already built out so that a street to break block length would only serve to connect Harvey Mitchell Parkway and Jones-Butler Road through this multi-family development.

Block Perimeter: The applicant requests a block perimeter waiver for the property. The Unified Development Ordinance allows for a maximum 2,000 foot block perimeter in Urban areas. The Block Perimeter is the outside edge of a block, being the total of the blockfaces for each block. The subject property is the last to develop in the area where the block pattern is established. The property is bound by railroad right-of-way, Jones-Butler Road and is divided by a significant “flood-prone” area.

Unit Types: The applicant requests to utilize single detached units, duplex units, and multi-family structures together on a single multi-family tract. R-4 Multi-Family does not permit single-unit structures and duplexes to be built as a part of a multi-family complex. The proposed MF Multi-family zoning district does permit these unit types as a part of a multi-family development, however this district is not yet available.

More than Four Unrelated: In addition, the proposal includes a variety of bedroom counts within its units, ranging from two to six bedrooms, with an average of 4.25 bedrooms per dwelling unit. The number of bedrooms in each unit is not regulated by the Unified Development Ordinance, however it may have an effect on the number of unrelated residents that reside together in the units. The applicant states that units with increased bedroom counts allow for a more affordable product for students and is a new trend in multi-family housing in many college towns. The applicant believes that the increased bed count (and ultimately persons per unit) is appropriate based on the property's close proximity to Texas A&M University. The Comprehensive Plan seeks to locate multi-family student housing in Urban areas close to campus.

The applicant requests that up to six unrelated individuals be permitted to reside within a unit in this development as it is not in close proximity to single-family residential property. The applicant has stated that each room will be provided with a bathroom facility and that the shared facilities for the (up to) six unrelated individuals would include living areas and kitchen facilities. The proposal includes an average of 4.25 bedrooms per unit with a maximum bedroom count on the property of 850.

There are several standards in the Unified Development Ordinance that are determined based on dwelling unit counts instead of bedroom counts.

- **Sanitation** (number of required dumpsters)– the applicant is providing compactors onsite alleviating the need for dumpsters based on a per unit count.
- **Traffic** – the applicant has modified the traffic impact analysis based on bedrooms.
- **Parkland Dedication** – the applicant has proposed to pay additional parkland dedication fees based on the increased beds per dwelling unit. Since the standard zoning and parkland dedication would allow up to four unrelated individuals per unit and the proposed PDD would permit an average of 4.25 beds per unit, the applicant has proposed to pay a prorated parkland fee based on the additional 0.25 persons per dwelling unit proposed with the zoning.

Building Separation: The applicant requests a minimum 10-foot building separation between structures. The Unified Development Ordinance requires a minimum of 15 feet. The applicant has stated that the reduced separation will allow for flexibility to create shared green spaces within the development.

Community Benefits and Additional Enhancements

The applicant offers the following as community benefits and/or project enhancements: the proposal is an innovative design concept that does not “fit” into an existing zoning district. Students are showing that they desire living in a more diverse built environment. In addition, increased bedrooms per unit can provide more affordable student housing. The proposed development will have a mix of unit types, styles and sizes with centralized green spaces including the large green spaces shown as “flood prone” on the Concept Plan. The proposal also includes a bus shelter on Jones-Butler Road.

STAFF RECOMMENDATION

The Bicycle, Pedestrian, Greenways Advisory Board heard this item at their meeting on May 2, 2016 and recommended approval 6-1. Staff also recommends approval of the rezoning request.

SUPPORTING MATERIALS

1. Application
2. Rezoning Map
3. Concept Plan



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

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

ZONING MAP AMENDMENT (REZONING) APPLICATION PLANNED DISTRICTS

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

- \$315 - 1,165 Rezoning Application Fee.
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
- One (1) copy of a fully dimensioned Rezoning Map on 24"x36" paper showing:
 - a. Land affected;
 - b. Legal description of area of proposed change;
 - c. Present zoning;
 - d. Zoning classification of all abutting land; and
 - e. All public and private rights-of-way and easements bounding and intersecting subject land.
- Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
- A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to PDSDigitalSubmittal@cstx.gov).
- Six (6) copies of the Concept Plan on 24"x36" paper in accordance with Section 3.4.D of the UDO.
- One (1) copy of the Concept Plan on 8.5"x11" paper in accordance with Section 3.4.D of the UDO.
- The attached Concept Plan checklist with all items checked off or a brief explanation as to why they are not checked off.

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

Date of Optional Preapplication Conference _____

NAME OF PROJECT The Retreat at College Station

ADDRESS 2045 Jones Butler Road

LEGAL DESCRIPTION (Lot, Block, Subdivision) Lot 1A, Block 1, The Retreat at College Station

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

Located at the northwest corner of the intersection of Wellborn Road (FM2154) and Harvey Mitchell Parkway South (FM2818).

TOTAL ACREAGE 39.413 acres

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:

Name Retreat at College Station, LLC C/O Jason Doornbos E-mail jdoornbos@landmark-propertie
Street Address 455 Epps Bridge Parkway, Suite 201
City Athens State Georgia Zip Code 30606
Phone Number 706-543-1910 Fax Number 706-543-1909

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

Name Williams & Associates C/O Jim McElroy E-mail jmcElroy@gaplanning.com
Street Address 2470 Daniells Bridge Road, Suite 161
City Athens State Georgia Zip Code 30606
Phone Number 706-310-0400 Fax Number 706-310-0411

This property was conveyed to owner by deed dated 8/5/2015 and recorded in Volume 12873, Page 232 of the Brazos County Official Records.

Existing Zoning PDD, GS, M-2 and R-4 Proposed Zoning PDD (W/ R-4 basis & Controlled density)

Present Use of Property Vacant - Multi-Family

Proposed Use of Property Multi- Family

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

Multi-Family

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

If P-MUD:

Approximate percentage of residential land uses: N/A

Approximate percentage of non-residential land uses: N/A

REZONING SUPPORTING INFORMATION

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

The property is currently zoned Planned Development District (PDD), General Suburban (GS), Heavy Industrial (M-2) and R-4 Multi-Family (R-4). This rezoning is to incorporate former right-of-way property acquired from Brazos County. The right-of-way is currently zoned GS, M-2 and R-4, most of which are no longer compatible with the developments that have been constructed around the subject property.

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 land use plan currently shows this property designated as U - Urban. This zoning change request is in accordance with the Comprehensive Plan.

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

The property is currently zoned Planned Development District (PDD), General Suburban (GS) Heavy Industrial (M-2) and R-4 Multi-Family (R-4). This rezoning is to incorporate former right-of-way property acquired from Brazos County with the existing PDD on the larger property. The right-of-way is currently zoned GS, M-2, and R-4, most of which are no longer compatible with the developments that have been constructed around the subject property.

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

The U- Urban category shown on the Land Use Plan is meant to accommodate multi-family housing, especially in a fashion that is more dense than GS - General Suburban would allow. The property and its proximity to TAMU and the surrounding street infrastructure is ideal for a multi-family project.

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

This rezoning is to incorporate former right-of-way property acquired from Brazos County. The right-of-way is currently zoned GS, M-2 and R-4, most of which are no longer compatible with the developments that have been or are being constructed around it. The bulk of the property is under construction as a multi-family student housing development and the former Brazos County right-of-way is not developable on its own. Therefore it is no longer suitable for uses permitted by the current zoning districts of GS, M-2 and R-4. The U - Urban category shown on the Land Use Plan is the most appropriate land use for this property.

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

The property is not marketable for heavy industrial uses nor the single family (GS) general suburban uses. The bulk of the property is under construction as a multi-family student housing development and the former Brazos County right-of-way is not developable on its own. Therefore it is no longer marketable for uses permitted by the current zoning districts of GS, M-2 and R-4.

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

It is in compliance with the Land Use Plan and promotes higher density student population in proximity to the Texas A&M University.

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

The purpose of the development is to provide student housing close to the Texas A&M University Campus.

CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

The units will have a maximum building height of 45 feet, while the maximum height of the clubhouse is 55 feet.

2. Provide a general statement regarding the proposed drainage.

The drainage from the project will enter the two existing ponds on the property and be detained before leaving the property boundary. We will be making modifications to the ponds to allow them to act as detention. We will also be asking to reclaim a portion of the "flood prone" area. This property that we are designating as "flood prone" is located in a Zone X area on the FEMA FIRM map panel 48041C0305F.

3. List the general bulk or dimensional variations sought.

*1. The project will contain one, two, three, four, five and six bedroom units onsite and the units will be rented by the bedroom.
2. We would also ask to be allowed to construct the buildings with a 10 foot separation between each building.
3. Allow for block length variances along Wellborn Road, FM2818 and Jones-Butler Road.
4. Allow for single detached units and duplexes to be constructed within the PDD (R-4 based) category.*

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

The project is retaining the existing ponds and significant natural vegetation in the floodplain area to provide an amenity to the project.

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

The project is retaining the majority of the floodplain and the two existing ponds on the property. This along with the fact that we are creating student housing in an area surrounded by student housing and planned for student housing makes it ideal.

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

The Comprehensive Plan has a stated goal that student housing is desired close to campus to alleviate problems with student traffic on thoroughfares further away from campus.

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

The Concept Plan is for a multi-family development similar in nature to the three developments which surround this property.

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

All dwelling units will have access to an internal parking lot with drive aisles. These parking lots will then take access to the public street system. One driveway will be taken from FM2818 and a second driveway onto Jones-Butler Road.

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

The project will include public utilities and will contribute to the parks system by contributing, per City ordinance (fees/land) to parkland for this park zone.

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

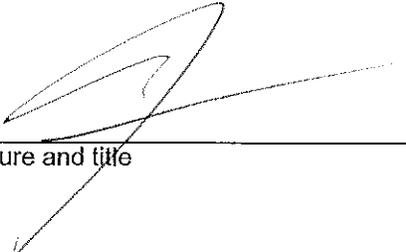
The concept plan provides for student housing similar to other developments in the area. This use and density of development can be handled by the current Thoroughfare system and utilities in the area. The project will comply with all safety and welfare ordinances of the City.

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

A traffic impact analysis has been performed for this project and it illustrates that the site traffic can be adequately and safely handled on Jones-Butler and the surrounding street systems. As part of the PDD Zone, we are requesting to limit density to 450 units on the property. This will minimize the traffic impacts from the development. Jones Butler has bike lanes and sidewalks to help with bike and pedestrian traffic to the University.

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

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

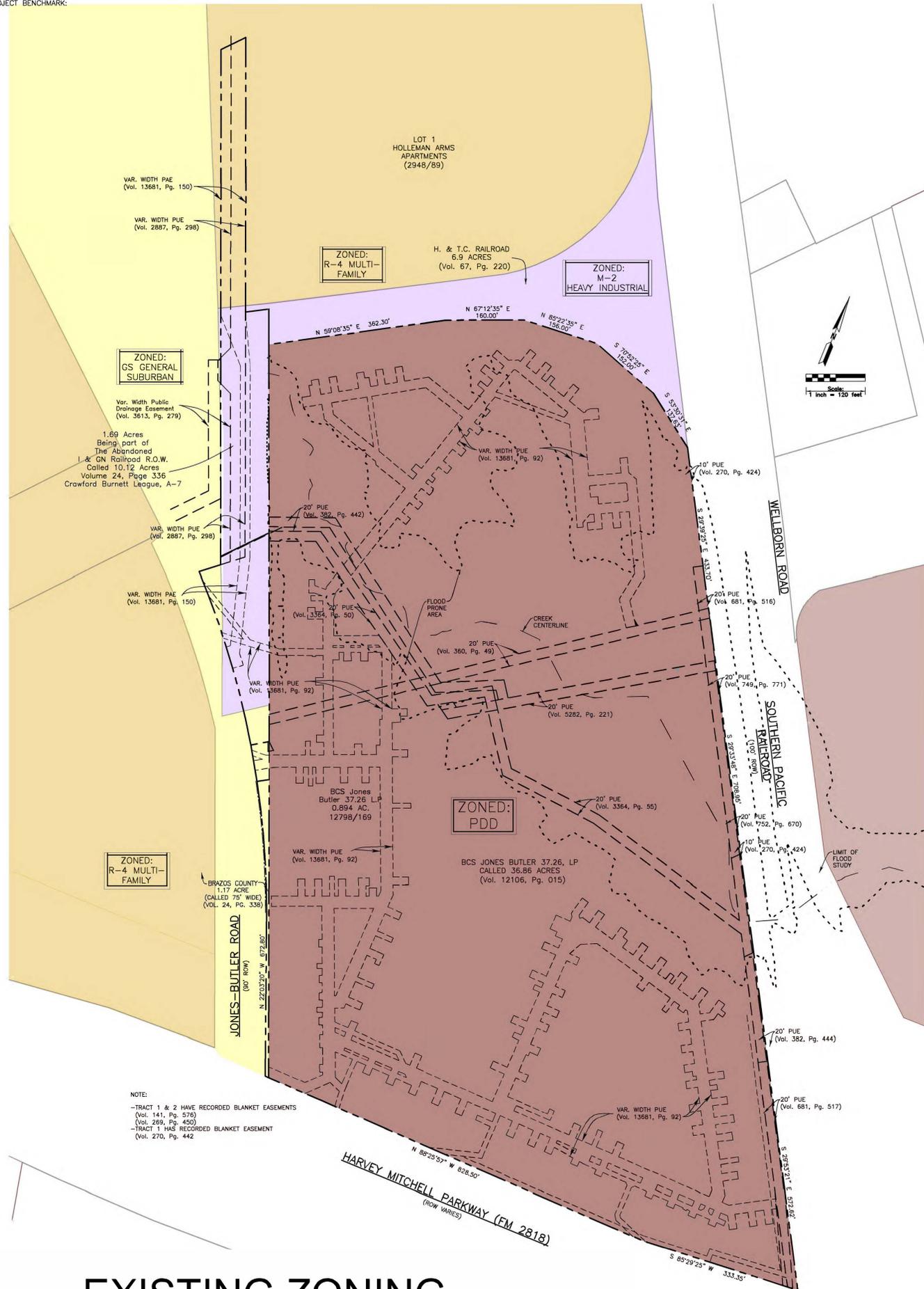


Signature and title

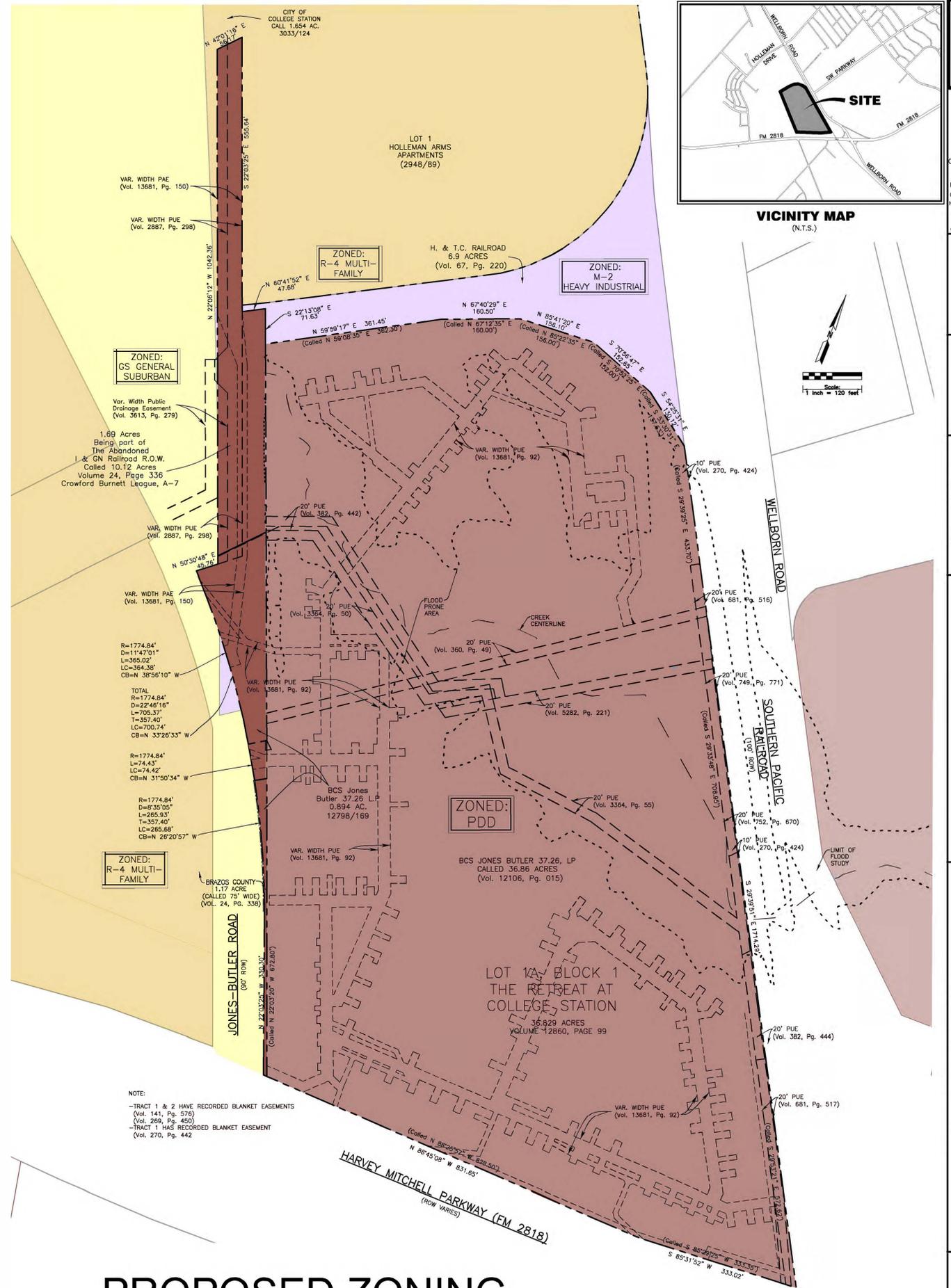
Date

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

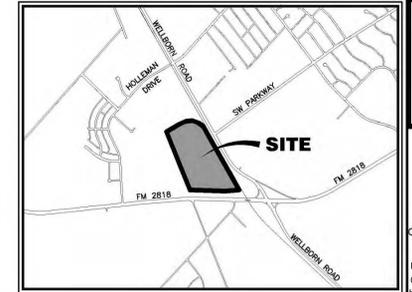
- A key map (not necessarily to scale).
- Title block to include:
 - Name, address, location, and legal description.
 - Name, address, and telephone number of applicant
 - Name, address, and telephone number of developer/owner (if differs from applicant)
 - Name, address, and telephone number of architect/engineer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



EXISTING ZONING



PROPOSED ZONING



VICINITY MAP
(N.T.S.)



T. 979.260.6963
F. 979.260.3564

TX. FIRM # F-1443

3204 Earl Rudder Fwy S
COLLEGE STATION, TX 77845

PLAN & DESIGN SPECIALISTS IN
CIVIL ENGINEERING • HYDRAULICS
HYDROLOGY • UTILITIES • STREETS
SITE PLANS • SUBDIVISIONS

www.mitchellandmorgan.com

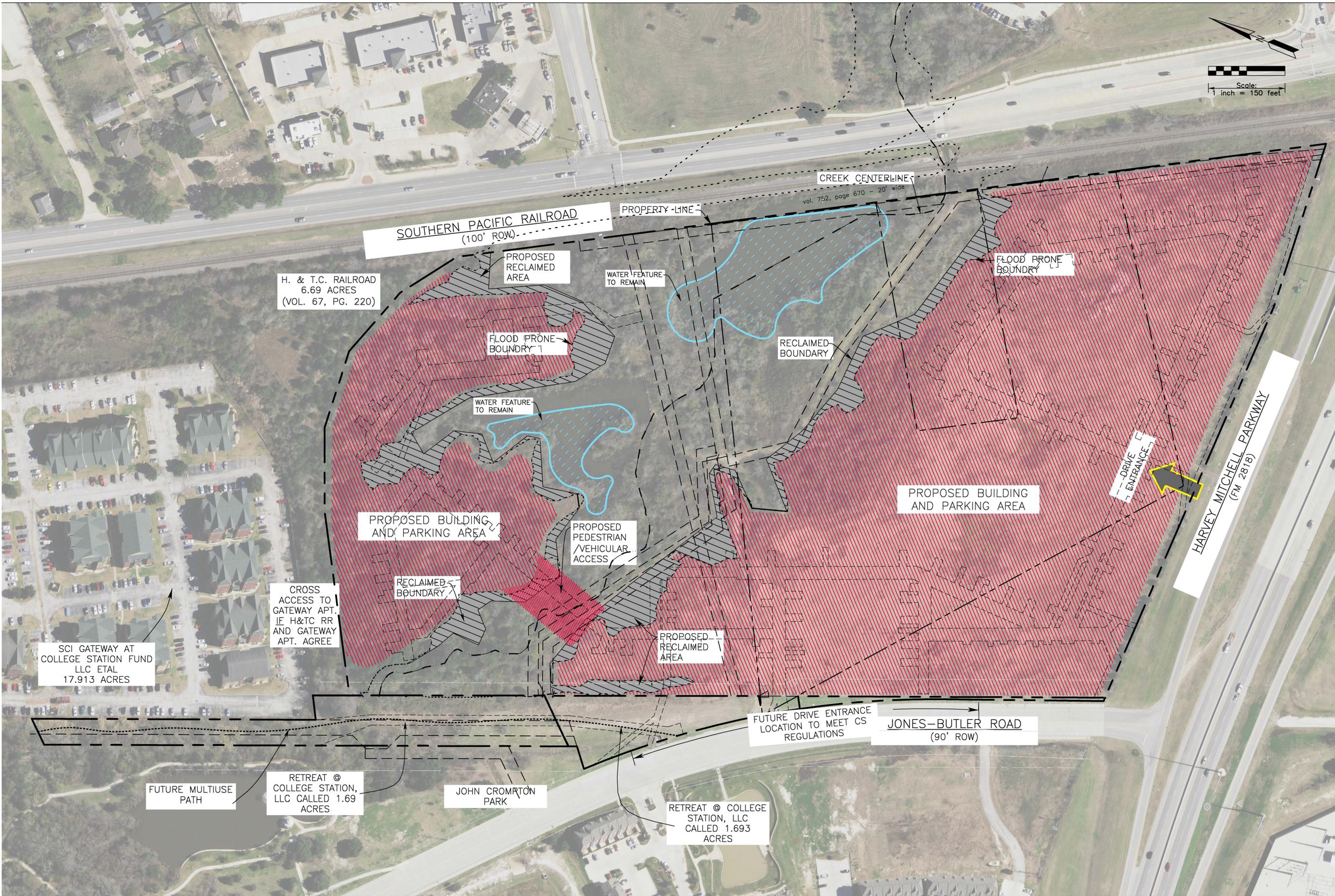
For Bidding Purposes Only.
These documents are not
intended for construction
or permit purposes.
Prepared by:
Victoria S. Morgan
No. 17689

Feb. 2016
Designed by: VJBM
Drawn by: KB
Checked by: VJBM, JM

Prepared For:
Retreat at College Station,
455 Eppa Bridge Parkway,
Suite 201
Amen, Georgia 30606

Revisions

Re-Zoning Map
39.413 Acre Tract of Land
College Station, Texas



T.979.260.6963
F.979.260.3564

TX. FIRM # F-1443

3204 Earl Rudder Fwy S
COLLEGE STATION, TX 77845

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SITE PLANS • SUBDIVISIONS

www.mitchellandmorgan.com

For Bidding Purposes Only.
These drawings are not
intended for construction
or permit purposes.
Prepared by:
Veronica S. Morgan
No. 17489

Feb. 2016
Designed by: VJBM
Drawn by: KB
Checked by: VJBM, JM

Prepared For:
Retreat at College Station,
LLC (O/S) on Property,
455 Epps Bridge Parkway,
Suite 201
Athens, Georgia 30606

Revisions

CONCEPT PLAN
39.413 Acre Tract of Land
College Station, Texas



Legislation Details (With Text)

File #: 16-0819 Version: 2 Name: Holleman CPA
Type: Comprehensive Plan Status: Agenda Ready
File created: 12/21/2016 In control: Planning and Zoning Commission Regular
On agenda: 1/5/2017 Final action:
Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from "Urban Mixed-Use" to "Urban" for approximately six acres being situated in the Pooh's Park Subdivision, Block 1, Lots 6-14 recorded in Volume 314, Page 618 of the deed records of Brazos County, Texas, located at 204, 206, 208, 210, 212, 214, 216, 218, and 220 Holleman Drive East, more generally southwest of the intersection of Holleman Drive East and Lassie Lane. Case #CPA2016-000017 (Note: Final action on this item is scheduled for the January 12, 2017 City Council meeting - subject to change)
Sponsors: Jennifer Prochazka
Indexes:
Code sections:
Attachments: [Staff Report](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from "Urban Mixed-Use" to "Urban" for approximately six acres being situated in the Pooh's Park Subdivision, Block 1, Lots 6-14 recorded in Volume 314, Page 618 of the deed records of Brazos County, Texas, located at 204, 206, 208, 210, 212, 214, 216, 218, and 220 Holleman Drive East, more generally southwest of the intersection of Holleman Drive East and Lassie Lane. Case #CPA2016-000017 (Note: Final action on this item is scheduled for the January 12, 2017 City Council meeting - subject to change)



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

COMPREHENSIVE PLAN AMENDMENT
for
Pooh's Park Subdivision Block 1, Lots 6-14
CPA2016-000017

REQUEST: Urban Mixed-Use to Urban

SCALE: Approximately 6 acres

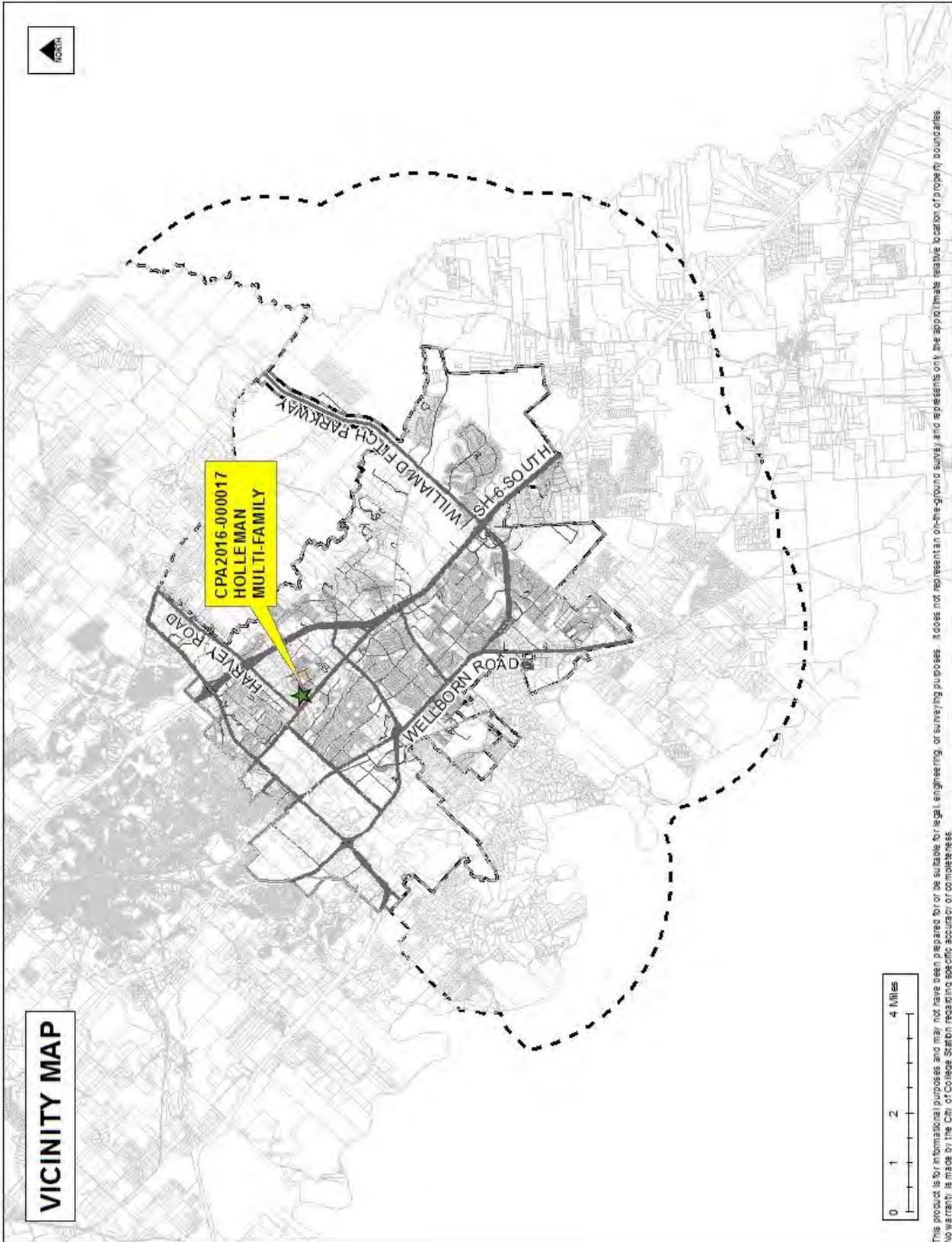
LOCATION: 204, 206, 208, 210, 212, 214, 216, 218, and 220 Holleman Drive East, more generally located southwest of the intersection of Holleman Drive East and Lassie Lane

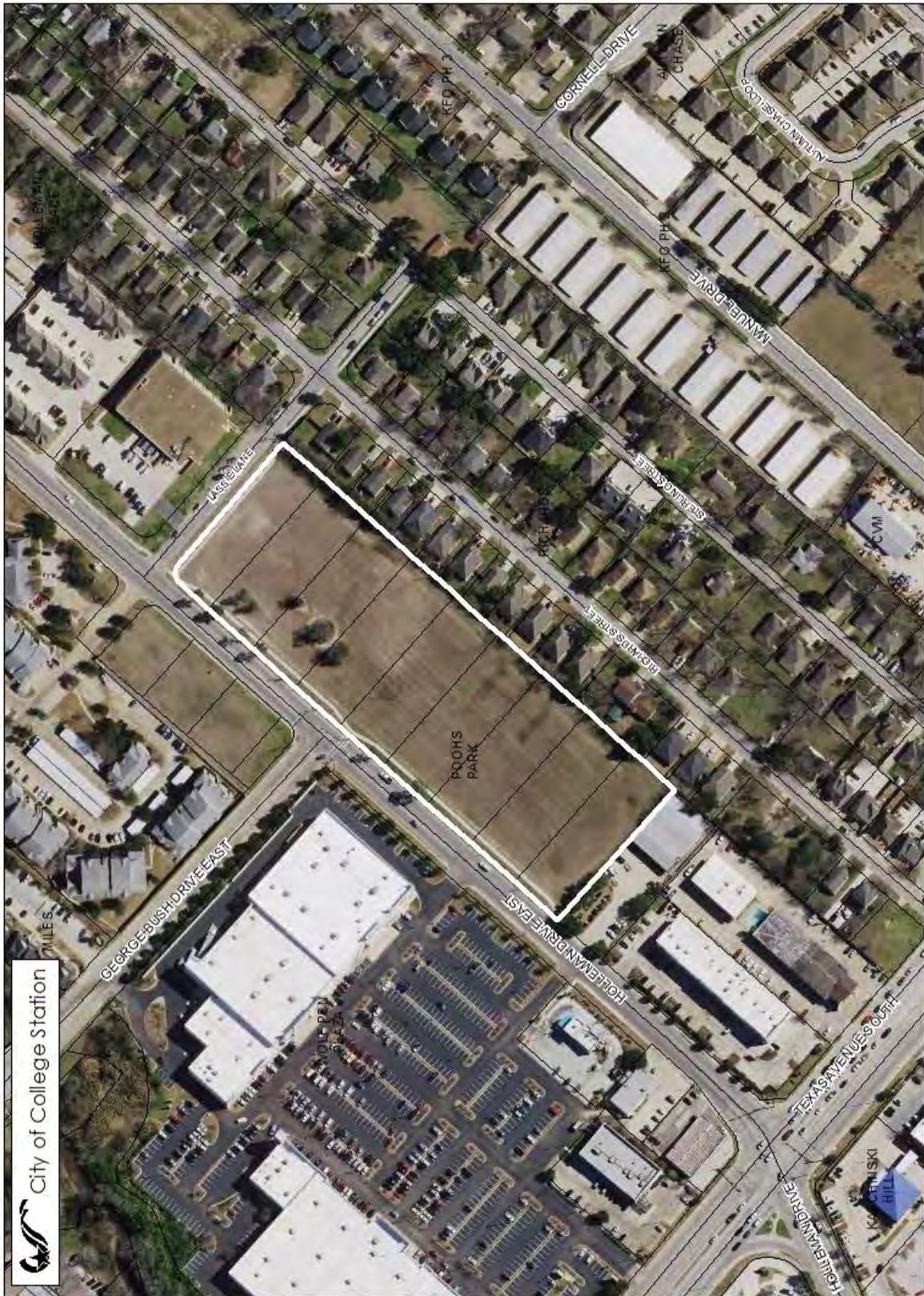
APPLICANT: City Initiated

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

PROJECT OVERVIEW: The proposed Comprehensive Plan Future Land Use and Character Map amendment is to allow for a rezoning request for multi-family housing.

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





City of College Station

Case: COMP PLAN AMENDMENT
CPA2016-000017

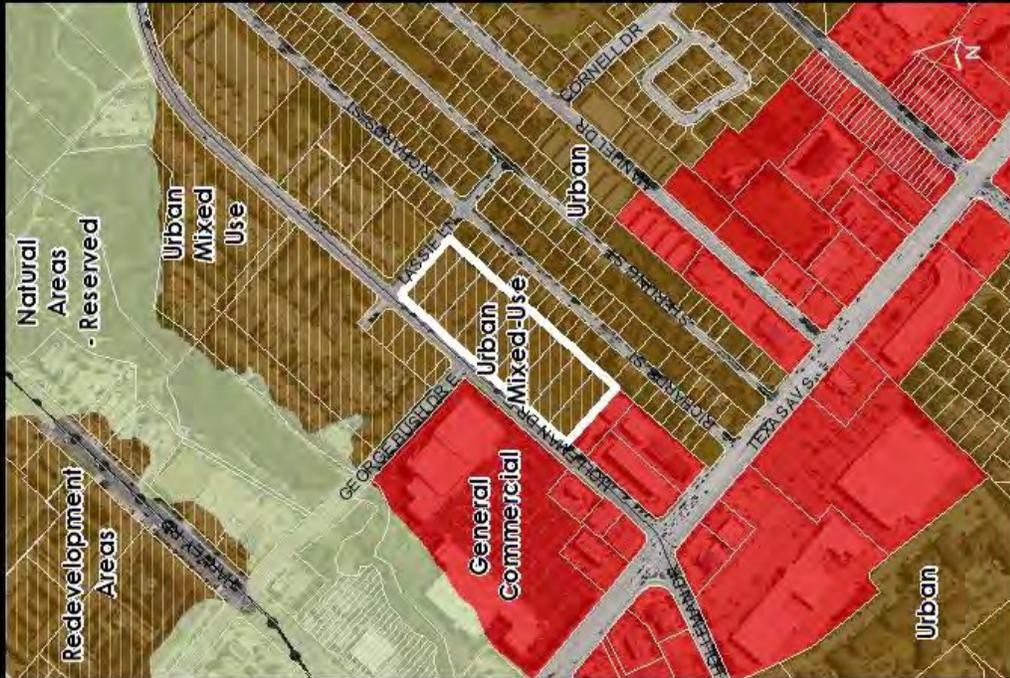
POOHS PARK



PROPOSED
Future Land Use



EXISTING
Future Land Use



NOTIFICATIONS

Advertised Commission Hearing Date: January 5, 2017
Advertised Council Hearing Date: January 12, 2017

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

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Urban Mixed Use and General Commercial	PDD Planned Development District and GC General Commercial	Retail Shopping Center and Multi-Family Complex
South	Urban	GS General Suburban	Single-Family Residential
East	Urban and Urban Mixed Use	GC General Commercial and PDD Planned Development District	Office and Multi-Family Complex
West	General Commercial	GC General Commercial	Retail Sales

DEVELOPMENT HISTORY

Annexation: 1967
Zoning: 1984 – R-1 Single-Family Residential to C-1 General Commercial
2013 – C-1 General Commercial renamed GC General Commercial
Final Plat: 1973 - Pooh’s Park
Site development: Vacant

PROPOSAL

The proposed Comprehensive Plan Land Use & Character Map amendment from Urban Mixed Use to Urban is to allow for multi-family infill development in close proximity to Texas A&M University. The subject property has approximately 860 feet of frontage along Holleman drive East and approximately 300 feet of frontage along Lassie Lane.

REVIEW CRITERIA

- 1. Changed or changing conditions in the subject area or the City:** The City of College Station’s Comprehensive Plan was adopted in 2009. This site was designated as Urban Mixed Use on the Future Land Use and Character Map at that time along with the surrounding area. In 2011, the City amended the larger area to the south from Urban Mixed Use to Urban.

2. **Scope of the request:** The proposal is to amend approximately 6 acres from Urban Mixed-Use to Urban to accommodate multi-family infill development in close proximity to Texas A&M University.
3. **Availability of adequate information:** The Urban designation allows for future development of multi-family infill development in close proximity to Texas A&M University. The subject property has approximately 860 feet of frontage along Holleman drive East and approximately 300 feet of frontage along Lassie Lane.
4. **Consistency with the goals and strategies set forth in the Plan:** The proposal is consistent with the goals and strategies of the Comprehensive Plan. The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment.

The Comprehensive Plan states that infill development is desirable in appropriate locations and should be sensitive to surrounding neighborhoods. The subject property is located in close proximity to Texas A&M University and nearby to other multi-family developments. Properties to the south are currently developed as single-family uses, but are also designated on the Comprehensive Plan for future high-density Urban uses.

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

The current Urban Mixed Use is described as a designation for "areas that should have the most intense development activities. These areas will tend to consist exclusively of residential, commercial, and office uses in vertical mixed-use structures."

The proposed Urban designation is described in the Comprehensive Plan as described as "a very intense level of development activities...tend to consist of townhomes, duplexes, and high-density apartments."

The request allows for multi-family development without a requirement of it being within a mixed-use structure.

6. **Compatibility with the surrounding area:** Properties located to the east and west of the subject property are zoned GC General Commercial and are developed as office and retail uses. Properties to the south are zoned GS General Suburban and developed as single-family structures. Multi-family uses can be compatible with both commercial and single-family uses if properly designed. The proposed Concept Plan includes canopy trees to screen site lighting at the rear of the property and a buffer wall. The adjacent single-family structures are also slated for future Urban development.
7. **Impacts on infrastructure including water, wastewater, drainage, and the transportation network:** There is an existing 12" water line and 6" wastewater line available to serve the property. Based upon the estimated wastewater demands, offsite downstream improvements to the wastewater system will be necessary. The

Thoroughfare Plan identifies Holleman Drive East as an existing 2-lane Major Collector and Lassie Lane to the north as a future 2-lane Major Collector. The developments proposed driveway access at the intersection of George Bush Drive and Holleman Drive East will require signal improvements at the intersection. Based on the ITE Trip Generation Manual and the anticipated number of apartment units, the number of generated trips during the peak hour does not require a Traffic Impact Analysis at this time. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines.

8. **Impact on the City's ability to provide, fund, and maintain services:** City Services are not anticipated to be negatively impacted by the change in land use.
9. **Impact on environmentally sensitive and natural areas:** This area is not recognized as environmentally sensitive.
10. **Contribution to the overall direction and character of the community as captured in the Plan's vision and goals:** The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment. The proposed amendment from Urban Mixed Use to Urban on approximately 6 acres does not limit the general goals of the Comprehensive Plan. The amendment proposes uses consistent with anticipated growth in this area.

STAFF RECOMMENDATION

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



Legislation Details (With Text)

File #: 16-0820 Version: 2 Name: Holleman Rezoning
 Type: Rezoning Status: Agenda Ready
 File created: 12/21/2016 In control: Planning and Zoning Commission Regular
 On agenda: 1/5/2017 Final action:

Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from GC General Commercial to PDD Planned Development District for multi-family housing on approximately 6 acres being situated in the Pooh's Park Subdivision, Block 1, Lots 6-14 recorded in Volume 314, Page 618 of the deed records of Brazos County, Texas, located at 204, 206, 208, 210, 212, 214, 216, 218, and 220 Holleman Drive East, more generally located southwest of the intersection of Holleman Drive East and Lassie Lane. Case #REZ2016-000037 (Note: Final action on this item is scheduled for the January 12, 2017 City Council meeting - subject to change)

Sponsors: Jennifer Prochazka

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from GC General Commercial to PDD Planned Development District for multi-family housing on approximately 6 acres being situated in the Pooh's Park Subdivision, Block 1, Lots 6-14 recorded in Volume 314, Page 618 of the deed records of Brazos County, Texas, located at 204, 206, 208, 210, 212, 214, 216, 218, and 220 Holleman Drive East, more generally located southwest of the intersection of Holleman Drive East and Lassie Lane. Case #REZ2016-000037 (Note: Final action on this item is scheduled for the January 12, 2017 City Council meeting - subject to change)



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

REZONING REQUEST
for
Pooh's Park Subdivision Block 1, Lots 6-14
REZ2016-000037

REQUEST: GC General Commercial to PDD Planned Development District for Multi-family housing

SCALE: Approximately 6 acres

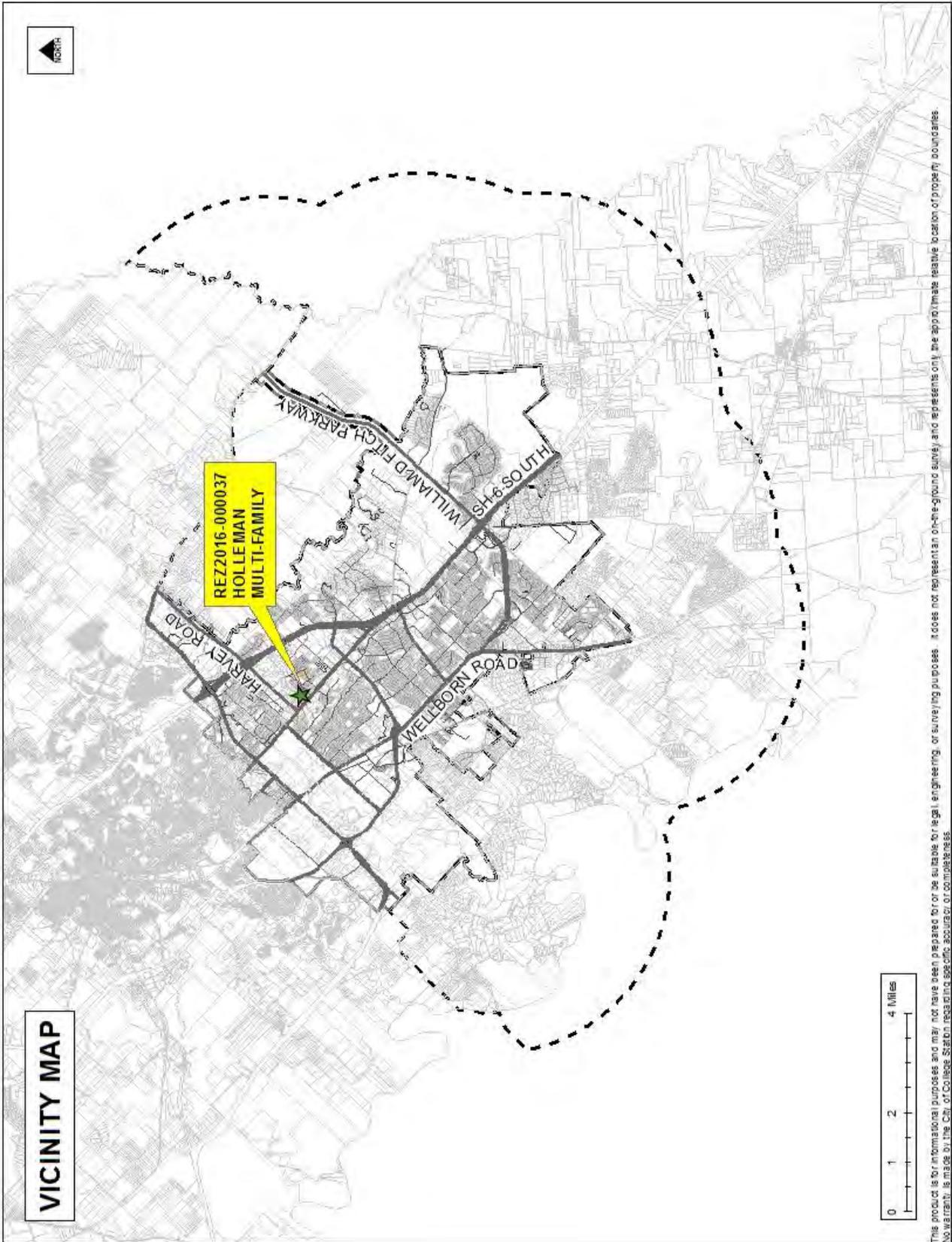
LOCATION: 204, 206, 208, 210, 212, 214, 216, 218, and 220 Holleman Drive East, more generally located southwest of the intersection of Holleman Drive East and Lassie Lane

APPLICANT: Johnson & Pace

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

PROJECT OVERVIEW: The requested rezoning will allow for infill development of multi-family housing in close proximity to Texas A&M University.

RECOMMENDATION: Staff recommends approval of the rezoning request.





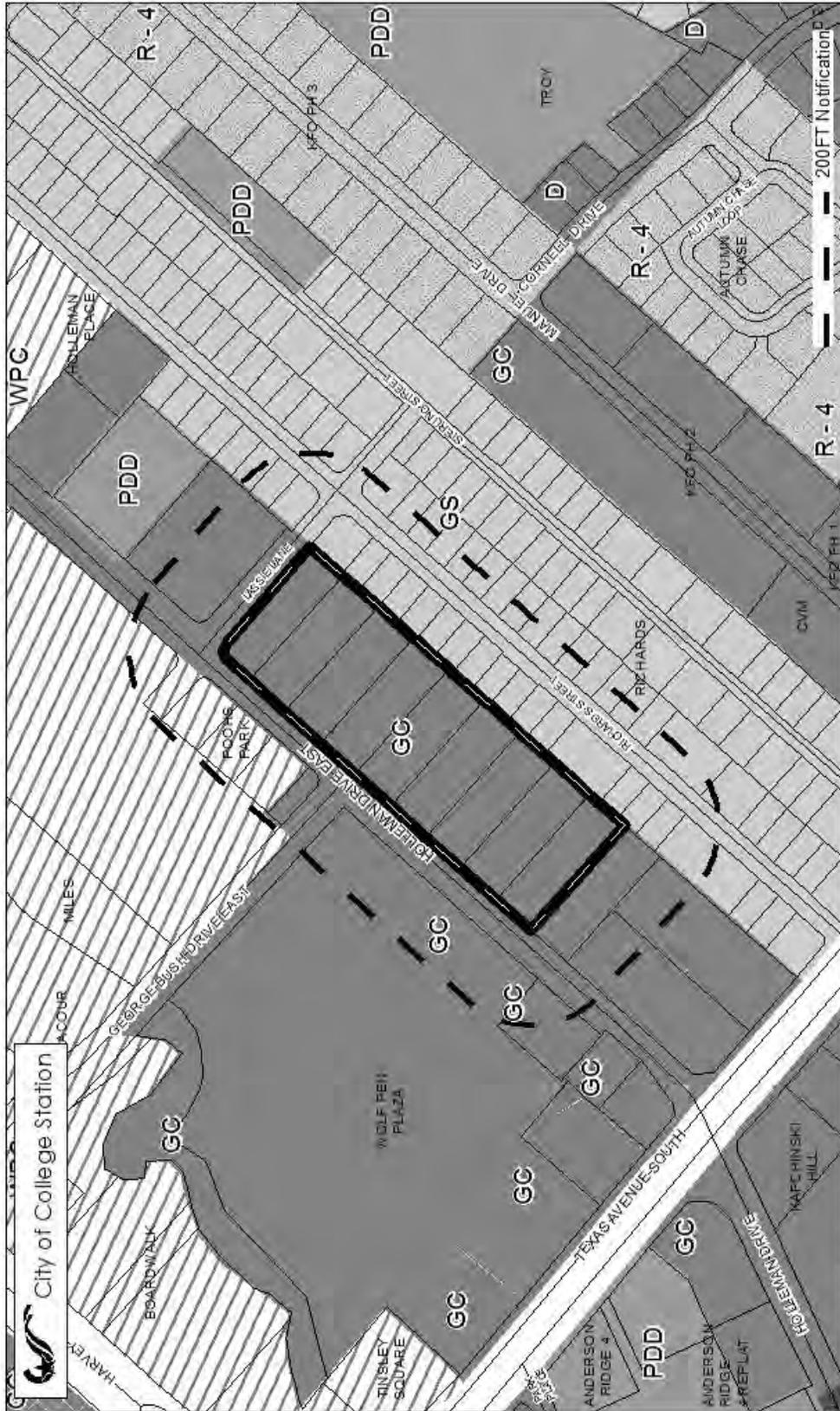
POOHS PARK
BLOCK 1 LOTS 6 - 14

Case: REZ2016-000037
REZONING

NORTH

0 290 580

Feet



ZONING DISTRICTS (In Greyscale)

Residential	MU	Mixed-Use	CI	Commercial Industrial	Design Districts	Overlay Districts	Retired Districts
R	Rural	MHP	BP	Business Park	WPC	OV	R-1B
E	Estate	Manufactured Home Pk.	BPI	Business Park Industrial	NG-1	Corridor Ovr.	Single Family Residential
RS	Restricted Suburban	Non-Residential	C-U	College and University	NG-2	RDD	Multi-Family
GS	General Suburban	Natural Area Protected			NG-3	KO	High Density Multi-Family
D	Duplex	O				NFO	Research and Dev.
T	Townhome	Office				NCO	Light Industrial
MF	Multi-Family	Suburban Commercial	Planned Districts	Planned Mixed-Use Dist.		HP	Heavy Industrial
		General Commercial	P-MUD	Planned Develop. Dist.			
			PDD				

POOHS PARK BLOCK 1 LOTS 6 - 14

Case: REZ2016-000037

REZONING

NOTIFICATIONS

Advertised Commission Hearing Date: January 5, 2017
Advertised Council Hearing Date: January 12, 2017

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

N/A

Property owner notices mailed: 33
Contacts in support: One at the time of staff report.
Contacts in opposition: None at the time of staff report.
Inquiry contacts: None at the time of staff report.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Urban Mixed Use and General Commercial	PDD Planned Development District and GC General Commercial	Retail Shopping Center and Multi-Family Complex
South	Urban	GS General Suburban	Single-Family Residential
East	Urban and Urban Mixed Use	GC General Commercial and PDD Planned Development District	Office and Multi-Family Complex
West	General Commercial	GC General Commercial	Retail Sales

DEVELOPMENT HISTORY

Annexation: 1967
Zoning: 1984 – R-1 Single-Family Residential to C-1 General Commercial
2013 – C-1 General Commercial renamed GC General Commercial
Final Plat: 1973 - Pooh’s Park
Site development: Vacant

PROPOSAL

The applicant has requested a rezoning of approximately 6 acres to PDD Planned Development District for multi-family housing. The property has approximately 860 feet of frontage on Holleman Drive East and approximately 300 feet of frontage on Lassie Lane.

REZONING REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The Comprehensive Plan Future Land Use and Character Map designates the subject property as Urban Mixed Use with an amendment to Urban pending.

Urban Mixed Use is described as a designation for “areas that should have the most intense development activities. These areas will tend to consist exclusively of residential, commercial, and office uses in vertical mixed-use structures.”

Urban is described as “a very intense level of development activities...tend to consist of townhomes, duplexes, and high-density apartments.” The proposed development includes high-density multi-family structures with minimum setbacks from the street. If the Future Land Use and Character amendment is approved, then the request is in compliance with the Comprehensive Plan.

The property is in the area of both Planning District VI – “Wolf Pen Creek District” and Growth Area VII on the Comprehensive Plan Concept Map. The Wolf Pen Creek District supports redevelopment and infill development in a more urban character, consistent with the requested rezoning. Growth Area VII is described as having opportunities for infill and redevelopment. The Comprehensive Plan states that this area should be used for intense land uses, including high-density apartments.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** Properties located to the east and west of the subject property are zoned GC General Commercial and are developed as office and retail uses. Properties to the south are zoned GS General Suburban and developed as single-family structures. Multi-family uses can be compatible with both commercial and single-family uses if properly designed. The proposed Concept Plan includes canopy trees to screen site lighting at the rear of the property and a buffer wall. The adjacent single-family structures are slated for future Urban development.
- 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 proposed PDD zoning proposes only multi-family residential use, although the underlying zoning district of MF Multi-Family would allow some limited non-residential uses. The property has over 860 feet of undeveloped frontage along Holleman Drive East, a 2-Lane Major Collector, and is suitable for multi-family development.
- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property is currently zoned GC General Commercial. The property is suitable for general commercial use.
- 5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The subject property may be marketable with its current zoning of GC General Commercial, however, the property has been zoned for general commercial uses for thirty years without development. The property lies on a secondary street with limited traffic and visibility for commercial development. The City purchased the property in 2009 to develop a CDBG eligible mixed-use project to address affordable housing and economic development by creating affordable live-work options. The property is currently under contract to be sold for private development. The requested rezoning provides an opportunity for multi-family development on the property.

- 6. Availability of water, wastewater, Stormwater, and transportation facilities generally suitable and adequate for the proposed use:** There is an existing 12" water line and 6" wastewater line available to serve the property. Based upon the estimated wastewater demands, offsite downstream improvements to the wastewater system will be necessary. The Thoroughfare Plan identifies Holleman Drive East as an existing 2-lane Major Collector and Lassie Lane to the north as a future 2-lane Major Collector. The development's proposed driveway access at the intersection of George Bush Drive and Holleman Drive East will require signal improvements at the intersection. Based on the ITE Trip Generation Manual and the anticipated number of apartment units, the number of generated trips during the peak hour does not require a Traffic Impact Analysis (TIA) at this time. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines.

REVIEW OF CONCEPT PLAN

The proposed PDD zoning includes a base zoning district of MF Multi-Family with modifications. While multi-family residential is the only proposed use, the MF district allows non-residential uses up to a maximum of 50 percent of the total floor area if incorporated into the residential structure, providing future development options. Seven multi-family structures are proposed to be located on the property with surface parking shown in the center of the development. The structures are proposed to have minimal setbacks through modifications sought as a part of the PDD request. The applicant has requested that the single-family protection standard related to height not apply and has proposed a maximum of 4-story buildings on site. The development includes underground detention.

At the time of site plan, the project will need to meet all applicable requirements of the Unified Development Ordinance. The applicant is requesting several meritorious modifications, listed below, with the community benefits and/or innovative design concepts stated as the following: infill multi-family housing in close proximity to Texas A&M University, an entrance with decorative pavement, and additional landscaping in the form of larger caliper trees (than required) being installed at development. The requested modifications are as follows:

- **Section 12-7.3 Off-Street Parking Standards:**
The applicant is requesting a parking requirement of one parking space per bedroom plus twelve additional guest parking spaces. The UDO requires a varying number of parking spaces per bedroom depending on the number of bedrooms per unit. No guest parking is required by the UDO.
- **Section 12-5.2 Residential Dimensional Standards:**
The UDO requires a 20-foot front setback for MF development. The applicant is requesting that no front setback apply. The applicant has also requested a reduced rear setback from 20 feet to 15 feet.
- **Section 12-7.2.H.3.b Low-Density Residential Protection:**
The UDO requires multi-family structures to be setback at a ratio of two horizontal feet from adjacent single-family property lines for every one foot of vertical height of the multi-family structure. Because the adjacent single-family area is designated as future urban land use by the Comprehensive Plan, the applicant is asking that the height limitation not apply. The Concept Plan includes structures at a maximum of four stories.

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

- 1. The proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area:** The applicant has proposed a multi-family development. As designated on the Comprehensive Plan, the subject property and the entire surrounding area has a future land use designation of Urban Mixed Use and Urban. An Urban environment allows for residents to live in close proximity to shopping, restaurants, and employment, potentially reducing traffic congestion on nearby streets and encouraging a more walkable environment.
- 2. The proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan, and any subsequently adopted Plans, and will be consistent with the intent and purpose of this Section:** The proposed Concept Plan is in general conformity with the policies, goals and objectives of the Comprehensive Plan. The Future Land Use and Character Map calls for Urban Mixed Use and Urban in the general area, which is proposed on the Concept Plan.
- 3. The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development:** The proposed development includes multiple story multi-family structures. Properties to the east and west are currently developed as office and retail uses and are generally compatible with the proposed development. Properties to the south are currently zoned GS General Suburban and developed as single-family uses and are designated on the Comprehensive Plan for future high-density Urban uses.
- 4. Every dwelling unit need not front on a public street but shall have access to a public street directly or via a court, walkway, public area, or area owned by a homeowners association:** All dwelling units will have access to a public street via a common parking area and shared driveway to Holleman Drive East at a traffic signal.
- 5. The development includes provision of adequate public improvements, including, but not limited to parks, schools, and other public facilities:** No additional public improvements are required or proposed.
- 6. The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity:** The surrounding area is also designated for future high-density Urban development. The proposed development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity.
- 7. The development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area:** Sidewalks exist along Holleman Drive East and Lassie Lane. An Urban environment potentially allows for residents to shop, dine, and work near where they live, reducing traffic congestion on nearby streets and encouraging a more walkable environment.

STAFF RECOMMENDATION

Staff recommend approval of the Planned Development District rezoning request to allow for multi-family infill development.

SUPPORTING MATERIALS

1. Application
2. Rezoning Map
3. Concept Plan



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

ZONING MAP AMENDMENT (REZONING) APPLICATION PLANNED DISTRICTS

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication Conference _____

NAME OF PROJECT Holleman Multifamily 6

ADDRESS 204, 206, 208, 210, 212, 214, 216, 218, 220 HOLLEMAN DRIVE EAST

LEGAL DESCRIPTION (Lot, Block, Subdivision) Pooh's Park, Block 1, Lots 6-14

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

TOTAL ACREAGE 6.16

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

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

PROPERTY OWNER'S INFORMATION:

Name City of College Station E-mail _____
Street Address 1101 Texas Avenue
City College Station State TX Zip Code 77842
Phone Number 979-764-3570 Fax Number _____

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

Name Scott Ball E-mail _____
Street Address 4711 Johnson Creek Loop
City College Station State TX Zip Code 77845
Phone Number _____ Fax Number _____

This property was conveyed to owner by deed dated 10/29/2009 and recorded in Volume 9368, Page 120 of the Brazos County Official Records.

Existing Zoning General Commercial Proposed Zoning PDD

Present Use of Property Vacant (Urban Mixed Use per Comprehensive Plan)

Proposed Use of Property Multi-family

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

Multi-family

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

If P-MUD:

Approximate percentage of residential land uses: _____

Approximate percentage of non-residential land uses: _____

REZONING SUPPORTING INFORMATION

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

Historically, commercial property is not sustainable when there is limiting passing traffic, frontage on a Collector Street, and limited visibility from an arterial street which all apply to this property.

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

Changing the zoning of this property PDD, to be used for multi-family housing, is in accordance with the Comprehensive Plan and the Urban Mixed Use designation.

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

This zoning change to PDD (for multi-family) will be compatible with nearby properties, as they are also residential neighborhoods. The nearby neighborhoods are single family residential subdivisions with many of the homes being rented from the owners.

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

The property is suitable for a PDD with a Multifamily use due to the close proximity and convenience to the University, and nearby retail shopping and parks. Furthermore, the property is adjacent to an existing residential subdivision.

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

This property is not suitable for commercial development due to the lack of visibility from an Arterial Street and the lack of frontage to an Arterial Street. Commercial development at this location would be difficult to sustain.

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

Since the property lacks visibility and frontage to an arterial street, it can not attract passing traffic. Furthermore it is not large enough and lacks depth to construct a development that will generate it's own traffic and daily trips.

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

We are requesting almost the same PDD zoning as the building at 300 Holleman, which is 400 feet to the north on Holleman Drive.

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

The purpose and intent of the zoning is to consolidate and redevelop properties for a multi-family residential use with surface parking.

CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

The height will be in accordance with the Easterwood Airport Master Plan. The buildings will be 2 to 3 stories in height. With a maximum of four (4) stories (SP) 12-1-16

2. Provide a general statement regarding the proposed drainage.

Underground detention will be provided for this development and the NAI requirements will be fully met.

3. List the general bulk or dimensional variations sought.

The proposed PDD zoning will be generally MF Zoning with almost the same variations as site at 300 Holleman drive:

The PDD variations from MF Zoning include:

- 1 parking space per bedroom*
- 0' front setback*
- 15' rear setback*

- No height restrictions to the buildings - maximum building height of four (4) stories (SP) 12-1-16

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

- The entrance to the development will include decorative pavement.*
- Additional landscaping in the form of larger caliper trees installed.*
- Improvements to Traffic Signal at the intersection of Holleman and project entrance.*

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

This site will be sustainable due to the close proximity to Texas A&M, Wolf Pen Creek and retail on Texas Avenue, and will be in harmony with the surrounding area due to the similarities with nearby multifamily uses. Furthermore, creating a residential environment near retail shops with sidewalk connectivity will promote pedestrian access.

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

Creating a residential environment near retail shops and public parks with sidewalk connectivity will promote pedestrian transportation and will continue the Urban environment provided by the developments near Wolf Pen Creek.

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

Nearby developments within 400' of this project share the same multifamily use and urban environment. This project will not adversely affect the surrounding development since we are utilizing the existing controlled intersection for access.

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

The dwelling units will not be individually owned and will therefore not need individual frontage to a public street. Each dwelling unit will be able to access Holleman Drive through a private driveway and parking lot.

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

This project will provide the appropriate parkland dedication to satisfy Section 12-8.8, and will provide improve the traffic signal at the intersection of Holleman and the entrance of the development.

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

This project will satisfy all necessary ordinances and will be designed by a licensed civil engineer bound by a code of ethics to protect the public health, safety, and welfare.

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

The project will take access to Holleman at the existing controlled intersection of Holleman Drive and George Bush East. Furthermore, developing a multifamily project in close proximity to retail, and public parks will promote pedestrian transportation.

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

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


Signature and title

Nov. 11, 2016
Date



Legislation Details (With Text)

File #: 16-0814 Version: 1 Name: UDO Amendment - Tent Sales
Type: Unified Development Ordinance Status: Agenda Ready
File created: 12/20/2016 In control: Planning and Zoning Commission Regular
On agenda: 1/5/2017 Final action:
Title: Public hearing, presentation, possible action, and discussion regarding an amendment to Section 12-7.12, Outdoor Storage and Display, of the Unified Development Ordinance addressing the duration of tent sales. Case #ORDA2016-000012 (Note: Final action on this item is scheduled for the January 26, 2017 City Council meeting - subject to change)
Sponsors: Lance Simms
Indexes:
Code sections:
Attachments: [Memo](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an amendment to Section 12-7.12, Outdoor Storage and Display, of the Unified Development Ordinance addressing the duration of tent sales. Case #ORDA2016-000012 (Note: Final action on this item is scheduled for the January 26, 2017 City Council meeting - subject to change)



CITY OF COLLEGE STATION

Planning & Development Services

1101 Texas Avenue, PO Box 9960

College Station, Texas 77842

Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lance Simms, Director of Planning & Development Services

DATE: 5 January 2017

SUBJECT: UDO Section 12-7.12, Outdoor Storage and Display

Item

Public hearing, presentation, possible action, and discussion regarding an amendment to Section 12-7.12, Outdoor Storage and Display, of the Unified Development Ordinance.

Background

At a recent workshop meeting, the City Council directed Staff to expand the number of days allowed for Itinerant Vendor permits and tent sales to 36 days per year. Section 12-7.12 of the Unified Development Ordinance (UDO) currently limits tent sales to two weeks per calendar year, therefore, this amendment expands the number of days from 14 per year to 36 per year.

Since this is an amendment to the UDO, a public hearing is required.

Attachment

1. Red-Lined Version

Sec. 12-7.12. Outdoor Storage and Display.

A. General.

Outdoor storage and display is allowed in nonresidential districts in accordance with this Section. Any merchandise, material, or equipment situated outdoors and visible from the public right-of-way or adjacent properties shall be subject to the requirements of this Section. No outdoor storage or display shall be allowed to occur in required parking areas. For the purpose of this Section, outdoor storage, display, and sales shall be broken down into four (4) types, as follows.

B. Categories of Outdoor Storage and Display.

1. Outdoor Display.

Outdoor display is display of items actively for sale or rent. Outdoor display shall be allowed adjacent to a principle building wall and extending to a distance no greater than five (5) feet from the wall. In lieu of this requirement, a business may obtain site plan approval for outdoor display areas adjacent to the principal building's public entry façade. Such areas shall not exceed ten (10) percent of the total gross floor area of the principal structure or two thousand five hundred (2,500) square feet, whichever is less. Such storage shall not be permitted to block windows, entrances, or exits, and shall not restrict pedestrian or vehicular circulation, access, or parking.

2. Permanent Outdoor Sales Areas.

Merchandise may be stored or displayed on site for sale to customers. Permanent outdoor sales areas shall be enclosed by a minimum six-foot screen or wall. Such areas shall not exceed two thousand five hundred (2,500) square feet or ten (10) percent of the total site area, whichever is less. Permanent outdoor sales areas must comply with district setback requirements. Such areas may not interfere with parking or parking lot requirements. Permanent areas open to the public for the display and/or sale of merchandise shall be shown on a site plan and will be included in parking requirement calculations.

3. Temporary Outdoor Sales and Storage.

Temporary Outdoor Sales Areas, including sales tents, may be displayed for ~~up to 36 days a two-week period~~ in a calendar year. Such areas shall be clearly defined and shall not interfere with parking lot requirements. Christmas trees may be displayed for sale from November 15 to December 31.

4. General Outdoor Storage.

Outdoor storage consists of all remaining forms of outdoor storage not classified above. Outdoor storage visible to the public right-of-way or adjacent properties is allowed so long as it is completely screened from view outside the site by a solid wall or fence at least six (6) feet in height. Except for developments in the M-2 district, outdoor storage shall not exceed the height of required screening. Outdoor storage shall not be allowed within a required front setback.

C. Exceptions.

1. Vehicles for sale as part of a properly permitted vehicle sales use (including boats and manufactured housing) shall not be considered merchandise, material, or equipment subject to the restrictions of this Section. Such vehicles shall be located and displayed on a paved area that meets parking lot pavement standards and shall be screened under the same requirements for a parking lot.
2. Waste generated on-site and deposited in ordinary refuse containers shall not be considered outdoor display or storage.

D. Location of Outdoor Storage and Display.

Unless specifically authorized elsewhere in the City's Code of Ordinances, all outdoor storage, display, and sales shall be located outside the public right-of-way and must adhere to the required district setbacks.