



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

**Planning & Zoning  
Commission**  
**January 19, 2012**  
*City Hall*  
*1101 Texas Avenue,*  
*College Station, Texas*

**Workshop Meeting 6:00 PM**  
**Regular Meeting 7:00 PM**  
*Council Chambers*



# AGENDA

## PLANNING & ZONING COMMISSION

### WORKSHOP MEETING

**JANUARY 19, 2012, AT 6:00 P.M.**

**CITY HALL COUNCIL CHAMBERS**

**1101 TEXAS AVENUE**

**COLLEGE STATION, TEXAS**

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1. Call the meeting to order.
  2. Discussion of consent and regular agenda items.
  3. Presentation, possible action, and discussion regarding the development of and status of items within the draft 2012 P&Z Plan of Work (see attached). **(JS)**
  4. Presentation, possible action, and discussion related to an update on the BioCorridor. **(MH)**
  5. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
    - Monday, January 23, 2012 ~ Lick Creek Greenway Trail Meeting ~ Pebble Creek Elementary School ~ 7:00 p.m.
    - Wednesday, January 25, 2012 ~ Lick Creek Greenway Trail Meeting ~ Creek View Elementary School ~ 7:00 p.m.
    - Thursday, January 26, 2012 ~ Joint Workshop with City Council ~ Council Chambers ~ 3:00 p.m.
    - Monday, January 30, 2012 ~ Southside Neighborhood Plan Meeting ~ Grace Bible Church ~ 6:00 p.m.
    - Tuesday, January 31, 2012 ~ Southside Neighborhood Plan Meeting ~ College Station Conference Center ~ 6:00 p.m.
    - Wednesday, February 1, 2012 ~ Southside Neighborhood Plan Meeting ~ Lincoln Center ~ 6:00 p.m.
    - Thursday, February 2, 2012 ~ P&Z Meeting ~ Council Chambers ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
    - Monday, February 6, 2012 ~ Wellborn District Plan Meeting ~ Wellborn Community Center ~ 6:30 p.m. - 9:00 p.m.
  6. Discussion, review and possible action regarding the following meetings: Design Review Board, Council Transportation Committee, Joint Parks / Planning & Zoning Subcommittee, Neighborhood Plan Stakeholder Resource Team, BioCorridor Committee, Medical Corridor Committee, and Lick Creek Nature Center Task Force.

7. 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.
8. Adjourn.

**Consultation with Attorney {Gov't Code Section 551.071} ; possible action.**

The Planning and Zoning Commission may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this Planning and Zoning Commission meeting, an executive session will be held.

Notice is hereby given that a Workshop Meeting of the College Station Planning & Zoning Commission, College Station, Texas will be held on January 19, 2012 at 6:00 PM at the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this the Day day of January, 2012, at time .

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_  
Sherry Mashburn, City Secretary

By \_\_\_\_\_  
David Neeley, City Manager

I, the undersigned, do hereby certify that the above Notice of the Workshop Meeting of the Planning & Zoning Commission of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, [www.cstx.gov](http://www.cstx.gov). The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on January Day , 2012, at Time and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: \_\_\_\_\_ by \_\_\_\_\_.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2012.

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_

Subscribed and sworn to before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Notary Public- Brazos County, Texas

My commission expires: \_\_\_\_\_

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on [www.cstx.gov](http://www.cstx.gov). Planning and Zoning Commission meetings are broadcast live on Cable Access Channel 19.



**AGENDA**  
**PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**JANUARY 19, 2012, AT 7:00 P.M.**  
**CITY HALL COUNCIL CHAMBERS**  
**1101 TEXAS AVENUE**  
**COLLEGE STATION, TEXAS**

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1. Call meeting to order.
2. **Pledge of Allegiance.**
3. **Hear Citizens.** At this time, the Chairman will open the floor to citizens wishing to address the Commission on planning and zoning 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 3, Consent Agenda, are considered routine by the Planning & Zoning 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 Consideration, discussion, and possible action on Absence Requests from meetings.
    - James Benham ~ January 19, 2012
  - 4.2 Consideration, discussion, and possible action to approve meeting Minutes.
    - January 5, 2012 ~ Workshop
    - January 5, 2012 ~ Regular
  - 4.3 Presentation, possible action, and discussion regarding a Preliminary Plat for Tower Point consisting of 27 lots on 128.17 acres located at 961 William D. Fitch Parkway, generally located at the intersection of State Highway 6 and William D. Fitch Parkway. **Case #11-00500202 (LH)**

- 4.4 Presentation, possible action, and discussion on a Final Plat for North Forest Business Park consisting of 1 lot of 2.532 acres and 2.512 acres of greenway dedication located at 2807 Earl Rudder Freeway S. **Case # 11-00500189 (MTH)**
- 4.5 Presentation, possible action, and discussion on a Preliminary Plat extension for Graham Road Industrial Park consisting of 2 lots on 11.553 acres located at 798 Graham Road, generally located along Graham Road east of Curry Plumbing. **Case #12-00500005 (MR)**

### **Regular Agenda**

5. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.
6. Presentation, possible action, and discussion on a waiver request to Section 8-J Blocks and 12-K "Blocks" of the Subdivision Regulations, and presentation, possible action, and discussion on a Preliminary Plat for Great Oaks Subdivision consisting of 297 lots on 224.5 acres located at 3998 Rock Prairie Road. **Case # 11-00500192 (MTH)**
7. Public hearing, presentation, possible action, and discussion on a Final Plat for Castlegate II Section 200, Block 7, Lots 1R-8R and Block 6, Lot 1R being a replat of Castlegate II Section 200, Block 7, Lot 1 and Common Area 3, consisting of 9 lots on 5.301 acres located at 4300 Hadleigh Lane and 4298 W.S. Phillips Parkway. **Case #11-00500183 (MR)**
8. Public hearing, presentation, possible action, and discussion on a Final Plat of University Oaks Section 2 Block 5, Lots 15R1, 15R2, 16R1, 16R2, 24R1, & 24R2 being a replat of University Oaks Section 2 Block 5, Lots 15, 16, & 24R consisting of 6 duplex residential lots on 0.702 acres located at 725/727, 729/731, & 825/827 Dominik Drive. **Case # 11-00500194 (MTH)**
9. Public hearing, presentation, possible action, and discussion on a Rezoning from A-O Agricultural Open to R-1B Single-Family Residential for 65 acres located at 13500 Rock Prairie Road, generally located west of Lick Creek Park. **Case #11-00500207 (MR)**  
**(Note: Final action on this item is scheduled for the February 9, 2012 City Council Meeting - subject to change)**
10. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
11. Adjourn.

#### **Consultation with Attorney {Gov't Code Section 551.071} ; possible action.**

The Planning and Zoning Commission may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this Planning and Zoning Commission meeting, an executive session will be held.

Notice is hereby given that a Regular Meeting of the College Station Planning & Zoning Commission, College Station, Texas will be held on January 19, 2012 at 7:00 p.m. at the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this the \_\_\_\_\_ day of \_\_\_\_\_ Month, 2012, at \_\_\_\_\_

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_  
Sherry Mashburn, City Secretary

By \_\_\_\_\_  
David Neeley, City Manager

I, the undersigned, do hereby certify that the above Notice of Meeting of the Planning & Zoning Commission of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, [www.cstx.gov](http://www.cstx.gov). The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on January \_\_\_\_, 2012, at \_\_\_\_\_ and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: \_\_\_\_\_ by \_\_\_\_\_.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_

Subscribed and sworn to before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Notary Public- Brazos County, Texas

My commission expires: \_\_\_\_\_

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on [www.cstx.gov](http://www.cstx.gov). Planning and Zoning Commission meetings are broadcast live on Cable Access Channel 19.

# DRAFT 2012 Planning & Zoning Commission Plan of Work

## Comprehensive Plan Implementation

<b>Implementation of Adopted Plans</b>	
<p>Summary:</p> <p>Implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Central College Station Neighborhood Plan, Eastgate Neighborhood Plan, Bicycle, Pedestrian, and Greenways Master Plan, Parks and Recreation Master Plan, Water Master Plan, and Waste Water Master Plan.</p>	<p>Project Dates:</p> <p>11/2/11: Presentation to College Hills Neighborhood Association regarding pursuit of single-family overlay.</p> <p>1/23/12: Lick Creek multi-use path public meeting at Pebble Creek Elementary at 7 PM.</p> <p>1/25/12: Lick Creek multi-use path public meeting at Creek View Elementary at 7 PM.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

<b>Medical District Plan</b>	
<p>Summary:</p> <p>In partnership with the College Station Medical Center and other stakeholders, development of a plan focused on the creation of a healthcare and wellness district centered at the intersection of Rock Prairie Road and State Highway 6.</p>	<p>Project Dates:</p> <p>10/25/11: Consultant presented draft plan at final Medical Corridor Advisory Committee meeting.</p> <p><b>1/12/12: Council update regarding plan.</b></p> <p><b>2/2/12: P&amp;Z Workshop update regarding plan.</b></p>
Staff Assigned: JP	Anticipated Completion: Spring 2012

<b>BioCorridor Plan</b>	
<p>Summary:</p> <p>In collaboration with the City of Bryan and other stakeholders, development of a corridor plan near State Hwy 47 and Raymond Stotzer Pkwy to realize a unique research district where plant, animal, and human health may be studied in one place.</p>	<p>Project Dates:</p> <p>12/6/11: P&amp;Z Biocorridor Subcommittee meeting.</p> <p>12/21/11: Councils adopted Inter-Local Agreement regarding BioCorridor.</p> <p>1/19/12: P&amp;Z Workshop update regarding plan.</p>
Staff Assigned: MH, BC	Anticipated Completion: Spring 2012

<b>Southside Area Neighborhood Plan</b>	
<p>Summary:</p> <p>Development of neighborhood plan for a number of unique neighborhoods including Oakwood, College Park, portions of the Knoll, McCullough Subdivision, Redmond Terrace, and Wolf Pen Village. The plan area is generally bounded by George Bush Drive, Texas Avenue, and Wellborn Road.</p>	<p>Project Dates:</p> <p>12/15/11: Update at P&amp;Z Workshop</p> <p><b>1/17/12: Neighborhood Resource Team meeting.</b></p> <p><b>1/30/12: Area meeting at Grace Bible Church.</b></p> <p><b>1/31/12: Area meeting at CS Conference Center</b></p> <p><b>2/1/12: Area meeting at Lincoln Center.</b></p>
Staff Assigned: JP, LH	Anticipated Completion: Summer 2012

<b>Wellborn District Plan</b>	
<p>Summary:</p> <p>Development of district plan for the recently annexed Wellborn area that contains elements of a rural historic community with a unique character that residents of the area desire to retain.</p>	<p>Project Dates:</p> <p>12/11: Facilitation contract finalized.</p> <p><b>2/6/12: Plan Kick-Off meeting at Wellborn Community Center at 6:30 PM.</b></p>
Staff Assigned: MR, LH	Anticipated Completion: Fall 2012

<b>Economic Development Master Plan</b>	
<p>Summary:</p> <p>Development of a Master Plan to provide consistent direction on how the City will help ensure its economic health for years to come while providing a positive business development environment.</p>	<p>Project Dates:</p> <p>10/10/11: RFQ sent out for consultants.</p> <p>10/24/11: Statement of Qualifications received; currently working on Scope of Work with top candidate.</p> <p>1/5/12: P&amp;Z Workshop update on Master Plan.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: Fall 2012

<b>New Zoning Districts</b>	
<p>Summary:</p> <p>Create and adopt new zoning districts to implement character and land use designations identified in the Comprehensive Plan.</p>	<p>Project Dates:</p> <p><b>1/20/12: P&amp;Z Subcommittee meeting.</b></p> <p><b>2/3/12: P&amp;Z Subcommittee meeting.</b></p> <p><b>2/17/12: P&amp;Z Subcommittee meeting.</b></p>
Staff Assigned: JP	Anticipated Completion:

## Employment Diversification

<b>Diversification of Employment Opportunities</b>	
<p>Summary:</p> <p>Discuss workforce and employment opportunities in the community and strategies to increase their diversity and the City's role in providing a positive business development environment.</p>	<p>Project Dates:</p> <p><b>1/12/12: Strategic Plan policy discussion with Council.</b></p>
Staff Assigned: P&DS Staff	Anticipated Completion:

## Housing

<b>Affordable Housing</b>	
<p>Summary:</p> <p>Discuss how housing affordability is measured and provide information on affordability of homes in the College Station and Bryan housing markets.</p>	<p>Project Dates:</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

<b>Role of Planning and Regulation</b>	
<p>Summary:</p> <p>Discuss role of planning and regulation on housing supply and value.</p>	<p>Project Dates:</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

<b>Impact of Student Housing Market</b>	
<p>Summary:</p> <p>Discuss impact of single-family dwellings used for student rental purposes on the local housing market.</p>	<p>Project Dates:</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

**From:** James Benham <james@jbknowledge.com>  
**To:** Brittany Caldwell <Bcaldwell@cstx.gov>  
**Date:** 1/11/2012 1:25 PM  
**Subject:** Meeting Absence

Brittany,

I'll be out for the meeting next week on Jan 19th and the joint council/P&Z meeting the following week.  
Thanks!

Regards,

James Benham  
President  
JBKnowledge  
(866) 888-8538 x 901  
jbknowledge.com  
james@jbknowledge.com  
SmartBidNet ® - smartbidnet.com  
SmartCompliance - smartcomplianceinc.com

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**Workshop Meeting**  
**January 5, 2012, 6:00 p.m.**  
**City Hall Council Chambers**  
**College Station, Texas**

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**COMMISSIONERS PRESENT:** Chairman Mike Ashfield, Craig Hall, Bo Miles, Jodi Warner, Jim Ross, Jerome Rektorik, and James Benham

**COMMISSIONERS ABSENT:** None

**CITY COUNCIL MEMBERS PRESENT:** None

**CITY STAFF PRESENT:** Bob Cowell, Lance Simms, Alan Gibbs, Jennifer Prochazka, Jason Schubert, Lauren Hovde, Matt Robinson, Joe Guerra, Josh Norton, Mary Ann Powell, Brittany Caldwell, and Carrie McHugh

1. Call the meeting to order.

Chairman Ashfield called the meeting to order at 6:02 p.m.

2. Discussion of consent and regular agenda items

There was general discussion amongst the Commission regarding Regular Agenda Items 7 and 8.

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

- Final Plat ~ Amending Plat ~ Deer Park Subdivision

Staff Planner Hovde reviewed the amending plat that was approved by staff.

4. Presentation, possible action, and discussion regarding the development of and status of items within the draft 2012 P&Z Plan of Work (see attached). **(JS)**

Principal Planner Schubert gave an update regarding the status of the draft 2012 P&Z Plan of Work.

5. Presentation, possible action, and discussion related to an update on the Economic Development Master Plan. **(BC)**

Executive Director Cowell gave an update regarding the Economic Development Master Plan.

There was general discussion amongst the Commission regarding the Master Plan.

6. Presentation, possible action, and discussion regarding an update on the following item:
- A rezoning request for 1.97 acres located at 300 Texas Avenue from C-1, General Commercial to PDD, Planned Development District for a hotel. The Planning & Zoning Commission heard this item on November 17 and voted 6-0 to recommend approval. The City Council heard this item on December 8 and voted 7-0 to approve the rezoning.

There was no discussion.

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

- January 6, 2012 ~ Zoning District Subcommittee Meeting ~ 2<sup>nd</sup> Floor Conference Room ~ 9:00 a.m.
- January 12, 2012 ~ City Council Meeting ~ Council Chambers ~ Workshop 3:00 p.m. and Regular 7:00 p.m.
- January 17, 2012 ~ Southside Neighborhood Plan Neighborhood Resource Team Meeting ~ TBD ~ 6:30 p.m.
- January 19, 2012 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
- January 26, 2012 ~ Joint Workshop with City Council ~ Council Chambers ~ 3:00 p.m.

Chairman Ashfield reviewed the upcoming meeting dates for the Planning & Zoning Commission.

8. Discussion, review and possible action regarding the following meetings: Design Review Board, Council Transportation Committee, Joint Parks / Planning & Zoning Subcommittee, Neighborhood Plan Stakeholder Resource Team, BioCorridor Committee, Medical Corridor Committee, Lick Creek Nature Center Task Force, and Zoning District Subcommittee.

Chairman Ashfield gave an update regarding the BioCorridor.

Principal Planner Prochazka gave an update on the upcoming Southside Neighborhood Plan Meetings.

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

There was no discussion.

10. Adjourn.

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

**Approved:**

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Mike Ashfield, Chairman  
Planning & Zoning Commission

**Attest:**

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Brittany Caldwell, Admin. Support Specialist  
Planning & Development Services

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**Regular Meeting**  
**January 5, 2012, 7:00 p.m.**  
**City Hall Council Chambers**  
**College Station, Texas**

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**COMMISSIONERS PRESENT:** Chairman Mike Ashfield, Craig Hall, Bo Miles, Jodi Warner, Jim Ross, Jerome Rektorik, and James Benham

**COMMISSIONERS ABSENT:** None

**CITY COUNCIL MEMBERS PRESENT:** Julie Schultz

**CITY STAFF PRESENT:** Bob Cowell, Lance Simms, Alan Gibbs, Jason Schubert, Lauren Hovde, Matt Robinson, Joe Guerra, Josh Norton, Mary Ann Powell, Brittany Caldwell, and Carrie McHugh

1. **Call meeting to order**

Chairman Ashfield called the meeting to order at 7:07 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

No one spoke.

4. **Consent Agenda**

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

- Craig Hall ~ December 15, 2011

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

- December 15, 2011 ~ Workshop
- December 15, 2011 ~ Regular

**Commissioner Miles motioned to approve Consent Agenda Items 4.1 and 4.2.**  
**Commissioner Benham seconded the motion, motion passed (7-0).**

## **Regular Agenda**

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

No items were removed from the Consent Agenda.

6. Public hearing, presentation, possible action, and discussion on a Final Plat for Greens Prairie Center Phase 3, Block 3, Lots 1R and 2R, being a replat of Greens Prairie Center Phase 3, Block 3, Lot 1, consisting of two lots on 16.958 acres located at 1590 Arrington Road. **Case #11-00500152 (MR)**

Senior Planner Robinson presented the replat and recommended approval.

Chairman Ashfield opened the public hearing.

No one spoke during the public hearing.

Chairman Ashfield closed the public hearing.

**Commissioner Benham motioned to approve the replat. Commissioner Rektorik seconded the motion, motion passed (7-0).**

7. Public hearing, presentation, possible action, and discussion regarding a rezoning from A-O Agricultural Open to PDD Planned Development District for 2.39 acres located at 12900 Old Wellborn Road, generally located at the intersection with North Graham Road. **Case #11-00500024 (JS) (Note: Final action on this item is scheduled for the January 26, 2012 City Council Meeting - subject to change)**

Principal Planner Schubert presented the rezoning and recommended denial.

There was general discussion amongst the Commission regarding the rezoning.

Mike Gentry, applicant's attorney, reviewed the history of the property and the proposed Planned Development District.

Chuck Moreau, applicant, expressed concern about installing the curb and gutter. He said that it would potentially have to be removed or would be damaged when the parking is reconfigured in Phase Two.

Chairman Ashfield opened the public hearing.

No one spoke during the public hearing.

Chairman Ashfield closed the public hearing.

There was general discussion amongst the Commission and the applicant regarding the meritorious modifications.

Jeremy Peters, Gessner Engineering, stated that creating curb and gutter will cause there to be changes in the drainage, grading, and multiple other pieces. He said that installing curbs and excessive wheel stops will cause the drainage to be rerouted to areas it hasn't been going for the past 20 years. He said that the applicant is actually helping the drainage by removing two culverts.

There was general discussion amongst the Commission regarding the meritorious modifications.

**Commissioner Benham motioned to recommend approval of the rezoning and the meritorious modifications with the following conditions. Phase One should be required to install curb (wheel) stops at the head of each parking spot, plants be planted in planters where each parking island was supposed to be, and the outdoor sales area be limited to approximately 3,000 square feet. Phase Two should be required to screen the entire outdoor sales area except for the north-facing side, have a parking ratio of 1:350, and a limit of approximately 10% site area for the outdoor sales area. Commissioner Miles seconded the motion, motion passed (7-0).**

8. Public hearing, presentation, possible action, and discussion regarding a rezoning from R-3 Townhouse to R-4 Multi-Family Residential for 10.434 acres located at 4050 Holleman Drive South, generally located south of the Las Palomas Subdivision. **Case #11-00500146 (LH) (Note: Final action on this item is scheduled for the January 26, 2012 City Council Meeting - subject to change)**

Staff Planner Hovde presented the rezoning and recommended approval.

There was general discussion amongst the Commission regarding the rezoning.

Greg Jasper, applicant, stated that it was brought to his attention that a density higher than townhomes was needed on this property. He said that this rezoning would allow for an additional 60 units.

Chairman Ashfield opened the public hearing

No one spoke during the public hearing.

Chairman Ashfield closed the public hearing.

There was general discussion amongst the Commission regarding the rezoning.

**Commissioner Ross motioned to recommend approval of the rezoning. Commissioner Warner seconded the motion, motion passed (7-0).**

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

There was no discussion.

10. Adjourn.

The meeting was adjourned at 9:10 p.m.

**Approved:**

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Mike Ashfield, Chairman  
Planning & Zoning Commission

**Attest:**

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Brittany Caldwell, Admin. Support Specialist  
Planning & Development Services



CITY OF COLLEGE STATION

**PRELIMINARY PLAT  
for  
Tower Point  
11-00500202**

**SCALE:** 27 lots on 128.17 acres

**LOCATION:** 961 William D. Fitch Pkwy (northwest corner of SH 40 and SH 6)

**ZONING:** C-1 General Commercial, 26 lots  
A-O Agricultural Open, 1 lot (detention pond)  
OV Corridor Overlay, 23 lots

**APPLICANT:** Chuck Ellison, The Ellison Firm

**PROJECT MANAGER:** Lauren A. Hovde, Staff Planner  
lhovde@cstx.gov

**RECOMMENDATION:** Staff recommends approval of the Preliminary Plat, which is amending the previously approved Preliminary Plat in order to add one additional lot to Phase 12.



DEVELOPMENT REVIEW

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TOWER POINT SUBDIVISION

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Case: 11-202

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PRELIMINARY PLAN

## DEVELOPMENT HISTORY

- Annexation:** 1983 and 1993
- Zoning:** A-O Agricultural Open to C-1 General Commercial (2001);  
R-4 Multi-Family to C-1 General Commercial and A-P Administrative Professional – Decatur Drive Property (2005)  
Corridor Overlay (2006).
- Preliminary Plat:** This property was included in the 1997 Master Plan of the Crowley Tract and first preliminary platted as Tower Point in 2006. The Preliminary Plat was revised in 2008, September 2009, November 2009, and again in 2010. The proposed Preliminary Plat amends Phase 12 to add an additional lot.
- Site development:** To date, lots with a recorded final plat include Phase 1A, Phase 1B, Phase 2, Phase 3, Phase 4, Phase 5, Phase 8A, Phase 11A, and Phase 11B which are not included in the scope of this Preliminary Plat. The remaining land is vacant with an established regional detention pond.

## COMMENTS

- Water:** There are existing 24" waterlines along the SH 6 Frontage Rd. and William D. Fitch Pkwy. There are also 12" waterlines along Arrington Rd. and Decatur Dr. Domestic water service and fire protection are required to be extended to all lots.
- Sewer:** There are existing 12", 15", 21", and 27" sanitary sewer trunk lines through the property. A public sewer main is required to be extended to all lots.
- Streets:** Arrington Road and Decatur Drive have been constructed as two-lane major collectors as a Capital Improvement Project.
- Off-site Easements:** None at this time.
- Drainage:** There is an existing regional detention facility.
- Flood Plain:** FEMA designated floodplain for Spring Creek is located on this property. A LOMR reflecting current floodplain conditions has been prepared and submitted to FEMA for review. Finished Floor elevations have been determined for the lots impacted by the floodplain.
- Greenways:** N/A
- Pedestrian Connectivity:** Developments within Tower Point are required to meet pedestrian connectivity requirement found in Section 7.9 of the Unified Development Ordinance related to building plots over 50,000 square feet.

**Bicycle**

**Connectivity:** A bike lane is provided along Arrington Road.

**Oversize**

**Request:** None requested.

**Impact Fees:** The majority of the property is located in the Spring Creek Sewer Impact Fee Area (97-01). Currently, the Impact Fee for this area is \$98.39 per Living Unit Equivalent. Impact Fees are due at time of Building Permit.

**Multi-Use Path:** A blanket Public Access Easement on the detention pond lot shall be dedicated to the City in preparation for a 30' Public Access Easement that will be determined during the design and construction of a multi-use path as shown on the Bicycle, Pedestrian, and Greenways Master Plan.

**REVIEW CRITERIA**

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:** The proposed preliminary plat is in compliance with the Comprehensive Plan. Variances to block length requirements found in Section 8.2.A.10.b were approved with the September 2009 Preliminary Plat. The approval granted the following:

- State Highway 6 - variance of 200 feet
- State Highway 6 - variance of 550 feet
- William D. Fitch Parkway - variance of 180 feet
- Arrington Road –variance of 120 feet
- Arrington Road –variance of 1494 feet
- Arrington Road –variance of 1378 feet

Additionally, variances to the sidewalk requirements found in Section 8.2.B.13 pertaining to State Highway 6 Frontage Road and William D. Fitch Parkway were approved in September 2009, with the condition that alternate means of pedestrian and bicycle connectivity is provided. This condition will be addressed by requiring each phase of the Tower Point development, regardless of size, to meet requirements found in Section 7.9 relating to pedestrian connectivity in building plots over 50,000 square feet.

Since the proposed changes to the Preliminary Plat do not affect any of the above-referenced variances, each previously approved variance will remain valid and current.

2. **Compliance with Subdivision Regulations:** The Preliminary Plat is in compliance with the Subdivision Regulations.

**STAFF RECOMMENDATION**

Staff recommends approval of the Preliminary Plat.

**SUPPORTING MATERIALS**

1. Application
2. Copy of Preliminary Plat (provided in packet)



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

FOR OFFICE USE ONLY	
CASE NO.:	<u>11-500802</u>
DATE SUBMITTED:	<u>12-19-11</u>
TIME:	<u>9:22</u>
STAFF:	<u>PK</u>

## PRELIMINARY PLAN APPLICATION

<b>MINIMUM SUBMITTAL REQUIREMENTS:</b>
<input checked="" type="checkbox"/> \$932 Preliminary Plan Application Fee. <input type="checkbox"/> \$233 Waiver Request to Subdivision Regulations Fee (if applicable). <input checked="" type="checkbox"/> Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided. <input checked="" type="checkbox"/> Fourteen (14) folded copies of plan. A revised mylar original must be submitted after approval. <input checked="" type="checkbox"/> Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc. <input type="checkbox"/> Impact study (if oversized participation is requested). <input checked="" type="checkbox"/> The attached Preliminary Plan checklist with all items checked off or a brief explanation as to why they are not.

Date of Optional Preapplication Conference \_\_\_\_\_

NAME OF PROJECT Tower Point Subdivision

ADDRESS William D. Fitch Parkway

**SPECIFIED LOCATION OF PROPOSED SUBDIVISION:**

Northwest corner of William D. Fitch Parkway and State Highway No. 6

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

Name Charles A. (Chuck) Ellison E-mail chuck@ellisonlaw.com  
 Street Address 302 Holleman Drive East, Suite 76  
 City College Station State TX Zip Code 77840  
 Phone Number 979-696-9889 Fax Number 979-693-8819

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

Name College Station Marketplace, L.P. E-mail andyweiner@weinerdevelopme  
 Street Address 520 Post Oak Blvd. Suite 880  
 City Houston State TX Zip Code 77027  
 Phone Number 713-623-0188 Fax Number 713-623-0178

**ARCHITECT OR ENGINEER'S INFORMATION:**

Name Kling Engineering & Surveying E-mail stewart@klingeng.com  
 Street Address 4101 S. Texas Ave. Suite A  
 City Bryan State TX Zip Code 77802  
 Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

Total Acreage 128.17 Total No. of Lots 43 R-O-W Acreage none

Number of Lots By Zoning District C1 / 43 / /

Average Acreage Of Each Residential Lot By Zoning District:

n/a / / / /

Floodplain Acreage 6.34 acres

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

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

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

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

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

Yes

No

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

Project Name: Tower Point Subdivision

City Project Number (in known): 09-169

Date / Timeframe when submitted: August 2009 to December, 2011

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

none

Regarding the waiver request, explain how:

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

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.

*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.*

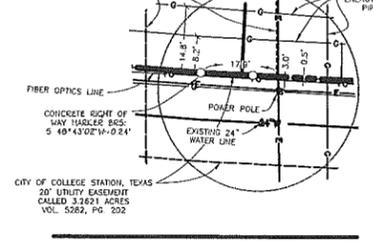
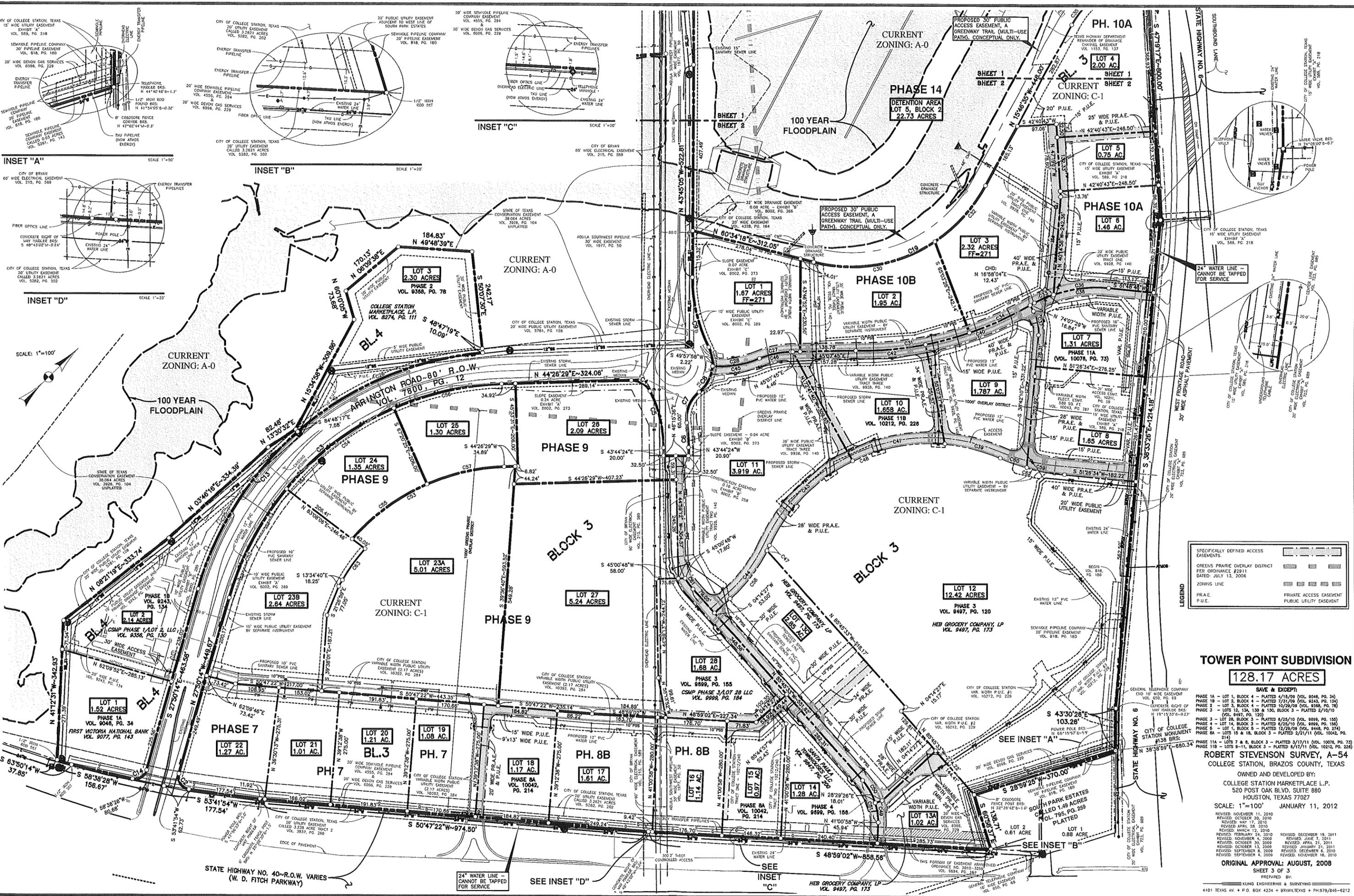
  
Signature and title

12.16.11  
Date





H:\Land Projects R2\04\Stevenson Robert A-54\Market Piece\Plotting Tower Point\Overall Plan\Preliminary Plan.dwg 1/11/2012 11:37:11 AM CST



**LEGEND**

	SPECIFICALLY DEFINED ACCESS EASEMENTS
	GREENS PRAIRIE OVERLAY DISTRICT PER ORDINANCE #2811 DATED: JULY 13, 2006
	ZONING LINE
	P.R.A.E.
	P.U.E.
	PRIVATE ACCESS EASEMENT
	PUBLIC UTILITY EASEMENT

### TOWER POINT SUBDIVISION 128.17 ACRES

**SAVE & EXCEPT:**

PHASE 1A - LOT 1, BLOCK 4 - PLATTED 7/15/09 (VOL. 9244, PG. 34)  
 PHASE 1B - LOT 2, BLOCK 4 - PLATTED 7/31/09 (VOL. 9243, PG. 134)  
 PHASE 2 - LOT 3, BLOCK 4 - PLATTED 10/29/09 (VOL. 9246, PG. 180)  
 PHASE 3 - LOTS 12, 13A, 13B & 13C - BLOCK 3 - PLATTED 2/10/10 (VOL. 9497, PG. 120)  
 PHASE 4 - LOT 24, BLOCK 3 - PLATTED 6/25/10 (VOL. 9889, PG. 153)  
 PHASE 5 - LOT 14, BLOCK 3 - PLATTED 8/25/10 (VOL. 9899, PG. 156)  
 PHASE 6 - LOT 1, BLOCK 5 - PLATTED 12/29/09 (VOL. 9448, PG. 274)  
 PHASE 8A - LOTS 15 & 18, BLOCK 3 - PLATTED 2/17/11 (VOL. 10042, PG. 214)  
 PHASE 11A - LOTS 7 & 8, BLOCK 3 - PLATTED 6/17/11 (VOL. 10078, PG. 228)  
 PHASE 11B - LOTS 9-11, BLOCK 3 - PLATTED 6/17/11 (VOL. 10212, PG. 228)

**ROBERT STEVENSON SURVEY, A-54**  
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:  
 COLLEGE STATION MARKETPLACE L.P.  
 520 POST OAK BLVD. SUITE 880  
 HOUSTON, TEXAS 77027

SCALE: 1"=100'  
 JANUARY 11, 2012

REVISIONS:  
 REVISED NOVEMBER 11, 2010  
 REVISED OCTOBER 20, 2010  
 REVISED MAY 17, 2010  
 REVISED APRIL 21, 2011  
 REVISED MARCH 24, 2010  
 REVISED FEBRUARY 12, 2010  
 REVISED MARCH 24, 2010  
 REVISED NOVEMBER 4, 2009  
 REVISED OCTOBER 30, 2009  
 REVISED OCTOBER 13, 2009  
 REVISED SEPTEMBER 6, 2009  
 REVISED SEPTEMBER 4, 2009

REVISED DECEMBER 19, 2011  
 REVISED JUNE 21, 2011  
 REVISED APRIL 21, 2011  
 REVISED JANUARY 21, 2011  
 REVISED DECEMBER 6, 2010  
 REVISED NOVEMBER 18, 2010

**ORIGINAL APPROVAL: AUGUST, 2008**  
 SHEET 3 OF 3  
 PREPARED BY:  
 KLING ENGINEERING & SURVEYING  
 4101 TEXAS AV. • P.O. BOX 4234 • BRYAN, TEXAS • PH:979/846-6212



CITY OF COLLEGE STATION

**FINAL PLAT  
for  
North Forest Business Park  
11-00500189**

**SCALE:** 1 lot of 2.532 acres; 2.512 acres of greenway dedication

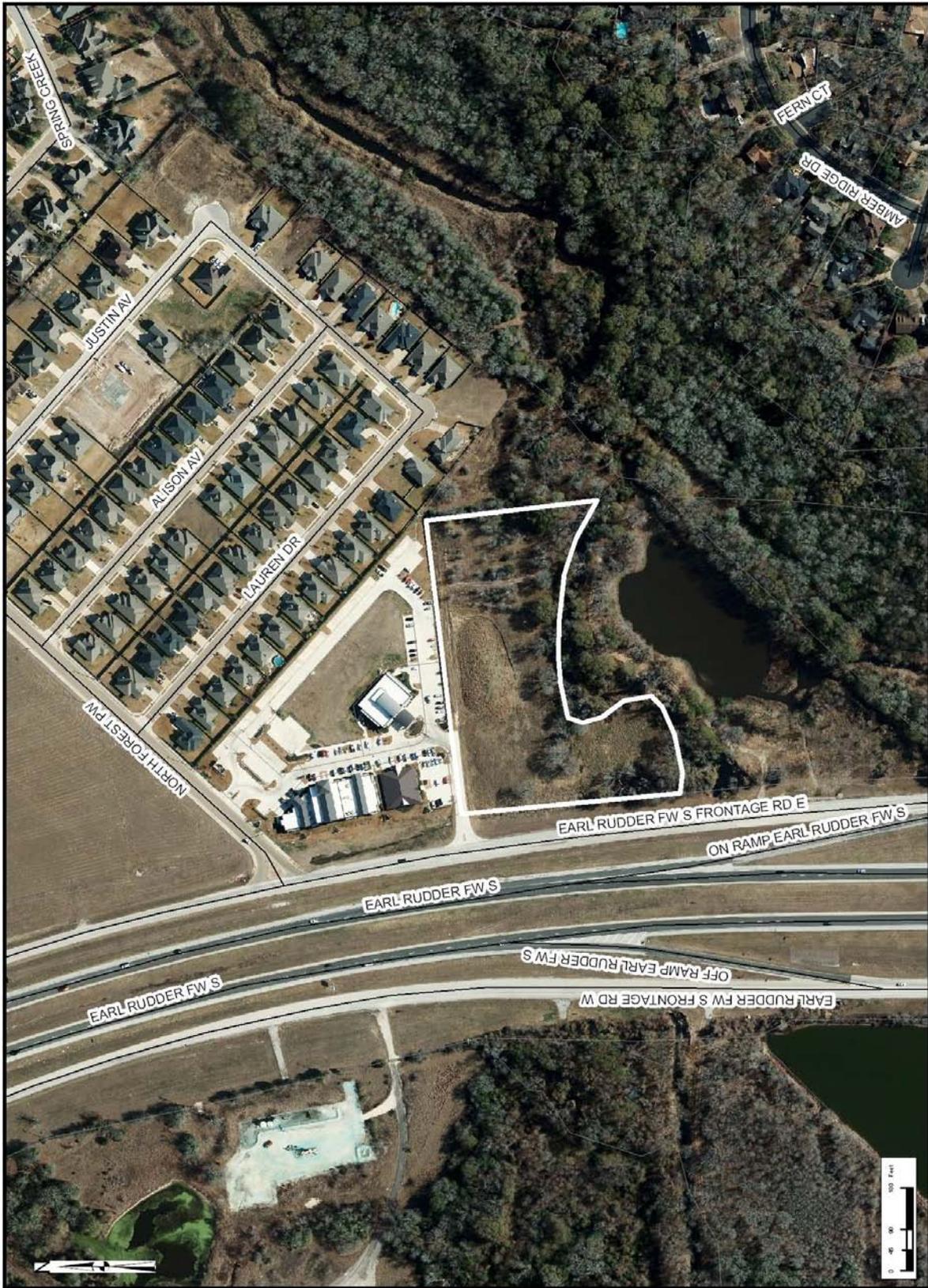
**LOCATION:** 2807 Earl Rudder Freeway South

**ZONING:** A-P Administrative Professional and A-O Agricultural Open

**APPLICANT:** Craig Browne, agent for owner

**PROJECT MANAGER:** Morgan Hester, Staff Planner  
mhester@cstx.gov

**RECOMMENDATION:** Staff recommends approval.



DEVELOPMENT REVIEW

NORTH FOREST BUSINESS PARK

Case: 11-189

FINAL PLAT

## DEVELOPMENT HISTORY

- Annexation:** Front portion in 1971 and rear portion in 1977.
- Zoning:** R-1 Single Family Residential and A-O Agricultural Open to A-P Administrative Professional in 2003 and 2009.
- Preliminary Plan:** Approved by the Planning & Zoning Commission in November 2011.
- Site development:** Vacant

## COMMENTS

- Pedestrian Connectivity:** No sidewalk connectivity is required or proposed based on the Commission's approval of a sidewalk waiver for the Preliminary Plan.
- Bicycle Connectivity:** No bicycle facility is required or proposed.
- Streets:** The property has access from Earl Rudder Freeway.
- Oversize Request:** N/A
- Parkland Dedication:** No parkland dedication is required or proposed.
- Impact Fees:** N/A

## REVIEW CRITERIA

- 1. Compliance with Comprehensive Plan and Unified Development Ordinance:** The Comprehensive Plan designates the area as Natural Areas – Reserved; however, it is currently zoned A-P Administrative Professional and A-O Agricultural Open. The property has access to Earl Rudder Freeway, a freeway on the Thoroughfare Plan, and North Forest Parkway, a Major Collector, via private access easements.
- 2. Compliance with Subdivision Regulations:** The proposed Final Plat is in compliance with the Subdivision Regulations as provided in the Unified Development Ordinance.

## STAFF RECOMMENDATION

Staff recommends approval.

## SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat (provided in packet)



FOR OFFICE USE ONLY	
CASE NO.:	<u>11-500189</u>
DATE SUBMITTED:	<u>12.2.11</u>
TIME:	<u>4:30</u>
STAFF:	<u>RL</u>

## FINAL PLAT APPLICATION

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

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

**MINIMUM SUBMITTAL REQUIREMENTS:**

- \$700-\$932 Final Plat Application Fee (see above).
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Fourteen (14) folded copies of plat. (A signed mylar original must be submitted after approval.)
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- Copy of original deed restrictions/covenants for replats (if applicable).
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

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

Date of Optional Preapplication or Stormwater Management Conference August 24, 2011

NAME OF PROJECT North Forest Business Park

ADDRESS 2807 Earl Rudder Freeway South

SPECIFIED LOCATION OF PROPOSED PLAT:

South of the North Forest Subdivision and the North Forest Professional Park and north of Bee Creek

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

Name Craig Browne      E-mail craig@craigbrowne.com

Street Address 2801 Earl Rudder Freeway South

City College Station      State Texas      Zip Code 77845

Phone Number 979.764.7653      Fax Number 888.422.5726

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

Name Muco Verde, LLC E-mail dclark@centraltexasent.com  
Street Address 2803 Earl Rudder Freeway South  
City College Station State Texas Zip Code 77845  
Phone Number 979.680.8808 Fax Number Cell: 979.244.8080

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering, LLC. E-mail joeschultz84@verizon.net  
Street Address 2730 Longmire Drive, Suite A  
City College Station State Texas Zip Code 77845  
Phone Number 979.764.3900 Fax Number 979.764.3910

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

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

Total Acreage 5.045 Total No. of Lots 1 & Greenway R-O-W Acreage 0

Existing Use Vacant Proposed Use \_\_\_\_\_

Number of Lots By Zoning District 1 / A-P 1 / A-O \_\_\_\_\_ / \_\_\_\_\_

Average Acreage Of Each Residential Lot By Zoning District:

2.5 Ac / A-P 2.5 Ac / A-O \_\_\_\_\_ / \_\_\_\_\_

Floodplain Acreage Lot 1 - 0.425 acres, almost all of the Greenway Dedication area is floodplain.

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: North Forest Business Park - Preliminary Plan

City Project Number (in known): 11-00500157

Date / Timeframe when submitted: October 2011

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

None

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

Approved with Preliminary Plan.

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

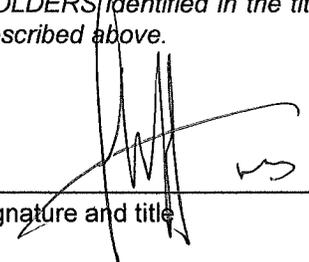
NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation None

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

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

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

\_\_\_\_\_  
 Date 11/29/11

Dale Clark, Agent

## 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)

11/29/11  
\_\_\_\_\_  
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

12-1-11  
\_\_\_\_\_  
Date



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

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**MEMORANDUM**

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DATE: January 6, 2012

TO: Planning and Zoning Commission

FROM: Matt Robinson, AICP, Senior Planner

SUBJECT: **Graham Road Industrial Park (PP) – Extension Request**

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The Preliminary Plat for Graham Road Industrial Park was approved on the Consent Agenda by the Planning and Zoning Commission at the May 6, 2010 meeting. Section 3.3.E.d.3 of the applicable Unified Development Ordinance (UDO) states that "Approval or conditional approval of a Preliminary Plat shall be effective for 24 months from the date of such action." At the Commission's June 17, 2010 meeting, Phase 1 Lot 1, Block 1 of the subdivision received Final Plat approval. There is one additional phase that has not received Final Plat approval and been filed for record and the applicant is requesting an extension to the expiration date of the Preliminary Plat.

The Commission has the authority to grant an extension based on Section 3.3.E.d.3 of the UDO which states that "If a Final Plat is not filed within 24 months of the effective date of approval, the Planning and Zoning Commission, may upon written application of the subdivider, extend the approval for a one-time additional 12-month period." While a Final Plat has been filed for a portion of the subdivision, the next subsection, 5, states that "Each Final Plat of a phase on an approved Preliminary Plat shall extend the expiration date of the Preliminary Plat an additional two years from the date the Final Plat was approved by the City." In this case, a Final Plat was approved after the Preliminary Plat but it did not extend the expiration date of the Preliminary Plat beyond the 24 months already granted through its own approval on May 6, 2010.

**Recommendation:** Staff is recommending approval of the Preliminary Plat Extension as the Final Plat that was approved for one lot in the subdivision did not extend the expiration date of the Preliminary Plat beyond the 24 months already granted.

**Supporting Materials:**

1. Applicant's Extension Request Letter
2. Copy of Preliminary Plat (provided in packet)

cc: Case file #12-00500005



# TEXAS A&M RESEARCH FOUNDATION

*Serving Those Who Provide The Future*

December 19, 2011

Bob Cowell, Director  
Planning & Development Services  
City of College Station  
P. O. Box 9960  
College Station, TX 77842

RE: Preliminary Plat  
City of College Station Project No. 10-00500048  
Project Name: Graham Road Industrial Park

Dear Mr. Cowell:

The Texas A&M Research Foundation requests a 12 month extension of the above referenced Preliminary Plat per Article 3.3.d.3 of the Unified Development Ordinance.

The requested 12 month extension would extend the due date for a Final Plat from June 17, 2012 until June 16, 2013.

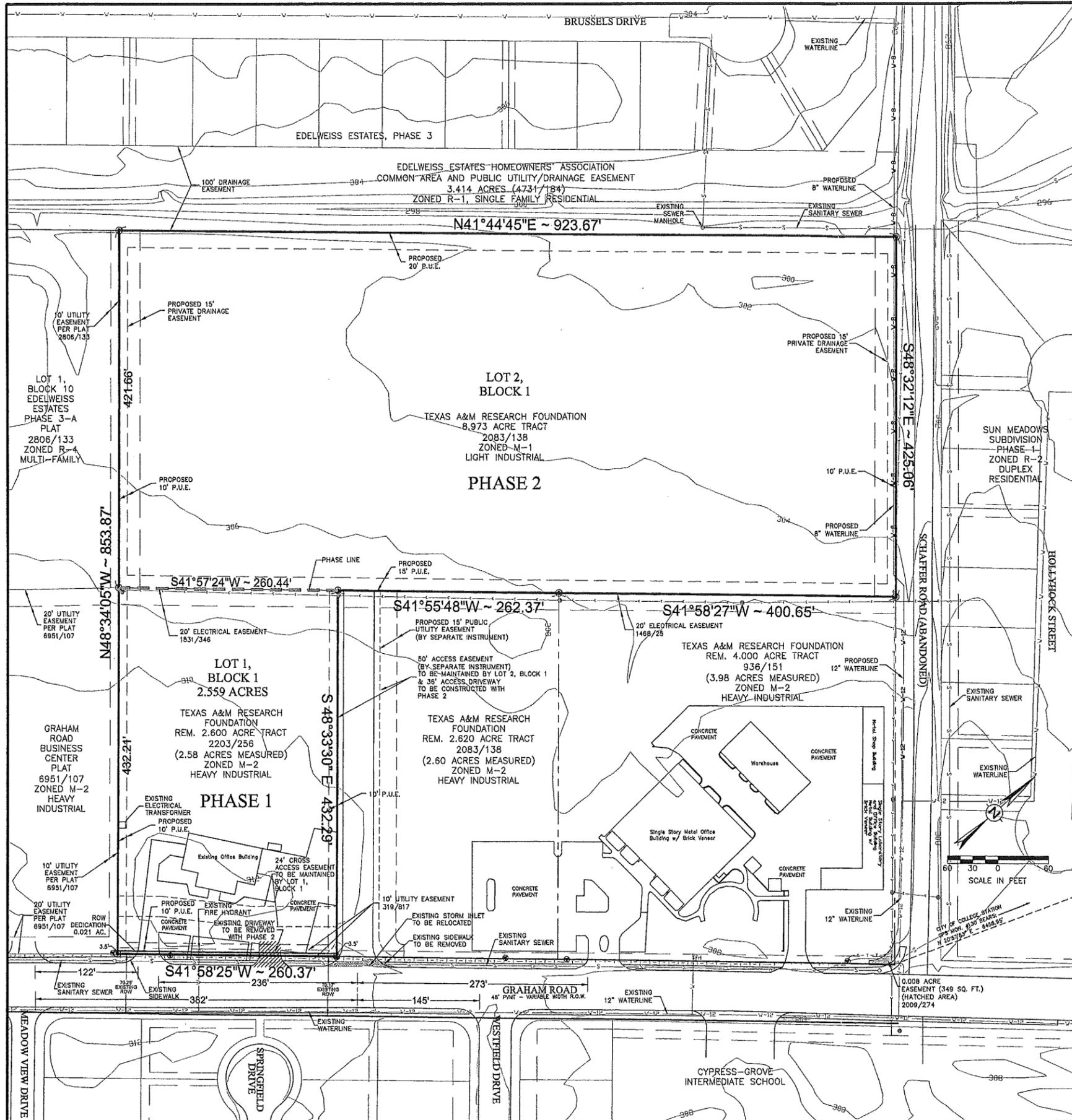
For additional information or questions, please contact:

Diane Hassel  
Director, Business Support Services  
979.845.8609  
dhassel@tamus.edu

Sincerely,

A handwritten signature in black ink, appearing to read 'Leo J. Paterra', is written over a horizontal line.

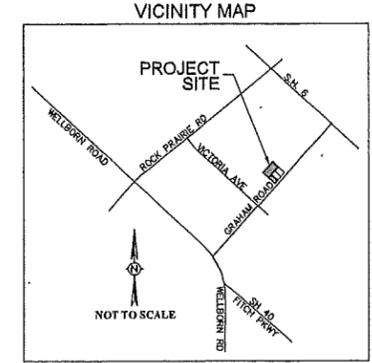
Leo J. Paterra  
President and CEO  
Texas A&M Research Foundation



- NOTES:**
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
  2. THE TOPOGRAPHY SHOWN IS FROM AERIAL MAPPING DEVELOPED IN 2005 FOR THE CITY OF COLLEGE STATION.
  3. NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY PANEL NO. 4804100182 C, EFFECTIVE DATE 07-02-1992.
  4. FOR SIGN PURPOSES, AN OFF-PREMISE SIGN WILL NOT BE ALLOWED. IN ORDER TO UTILIZE A FREE-STANDING SIGN ALONG GRAHAM ROAD, THE REMAINING 2.62 ACRE AND 4.00 ACRES TRACTS WILL NEED TO BE PLATTED AS ALL OF THESE TRACTS TOGETHER ARE CONSIDERED ONE BUILDING PLOT.
  5. THE SUBJECT TRACTS ARE LOCATED WITHIN THE GRAHAM ROAD SEWER IMPACT FEES AREA.
  6. THE PROPERTY OWNERS WILL MAINTAIN THE DRIVEWAYS AND DRAINAGE STRUCTURES WITHIN THE PRIVATE DRAINAGE AND ACCESS EASEMENTS.

**LEGEND**

— 290 —	EXISTING CONTOUR
— — — — —	PLAT BOUNDARY
— — — — —	PROPERTY LINE
— — — — —	EDGE OF PAVEMENT LINE
— — — — —	PHASE LINE
●	PROPERTY CORNER
— — — — —	PUBLIC UTILITY EASEMENT LINE
— — — — —	PUBLIC ACCESS EASEMENT LINE
— — — — —	PRIVATE DRAINAGE EASEMENT LINE
— — — — —	EXISTING EASEMENT LINE
— — — — —	EXISTING SANITARY SEWER LINE
— — — — —	EXISTING WATERLINE
FH 04	EXISTING FIRE HYDRANT
— — — — —	PROPOSED 8" WATERLINE
— — — — —	PROPOSED 12" WATERLINE
○	SANITARY SEWER MANHOLE
○	P.U.E.
— — — — —	EXISTING TELEPHONE PEDESTAL
— — — — —	UNDERGROUND TELEPHONE LINE
— — — — —	OVERHEAD ELECTRICAL LINE
●	POWER POLE



**REVISED PRELIMINARY PLAT**

**GRAHAM ROAD INDUSTRIAL PARK**  
 11.553 ACRES  
 PHASE 1 - 2.58 ACRES  
 LOT 1, BLOCK 1  
 PHASE 2 - 8.973 ACRES  
 LOT 2, BLOCK 1

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

SCALE: 1" = 60'

OWNER/DEVELOPER:  
 TAMU Research Foundation  
 400 Harvey Mitchell Parkway South  
 Suite 100  
 College Station, TX 77845  
 (979) 846-8809

MARCH 2010  
 REV. APRIL 2010

SURVEYOR:  
 Brad Kerr, R.P.L.S. No. 4502  
 CARLOMAGNO Surveying, Inc.  
 605 Church Avenue  
 College Station, TX 77841  
 (979) 288-3195

ENGINEER:  
 SCHULTZ ENGINEERING, LLC  
 2750 Longmire, Suite A  
 College Station, Texas 77845  
 P. O. Box 11995  
 College Station, Texas 77842  
 (979) 704-3900

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**PRELIMINARY PLAT NOT FOR RECORD**



**PRELIMINARY PLAT  
for  
Great Oaks  
11-00500192**

- SCALE:** 297 residential lots on 224.5 acres
- LOCATION:** 3998 Rock Prairie Rd
- ZONING:** A-O Agricultural Open, A-OR Rural Residential Subdivision, R-1B Single-Family Residential
- APPLICANT:** Lieven J, Van Riet, Trustee
- PROJECT MANAGER:** Morgan Hester, Staff Planner  
mhester@cstx.gov
- PROJECT SUMMARY:** The Master Plan for this development was approved by the Commission in January 2007 and the Preliminary Plat was approved in February 2007. Though each of these approvals has expired, the project is still within the original five year period and is entitled to certain protection by the Local Government Code. This application seeks to obtain reapproval of the expired Preliminary Plat and requested waivers. The Commission approved the previous Preliminary Plat and granted the waiver requests with the condition that an Access Way be provided between Winterberry Drive and Arboleda Drive.
- RECOMMENDATION:** As the proposed waivers were previously approved by the Commission, Staff recommends approval of the waivers to Section 8-J Blocks and 12-K Blocks to permit block length to exceed twelve-hundred (1,200) feet along Winterberry Drive and Mulberry Drive and fifteen-hundred (1,500) feet along Arboleda Drive with the previous condition that an Access Way be provided between Winterberry Drive and Arboleda Drive. If the waivers are approved by the Commission, staff recommends approval of the Preliminary Plat. If the waivers are denied, the plat must be denied.



DEVELOPMENT REVIEW

GREAT OAKS

Case: 11-192

PRELIMINARY PLAN



## **DEVELOPMENT HISTORY**

**Annexation:** March 2008

**Zoning:** A-O Agricultural Open (February 2008, upon annexation)  
A-OR Rural Residential Subdivision (May 2008)  
R-1B Single Family Residential (May 2008)

**Plat Activity:** Master Plan approved January 2007 and has expired  
Preliminary Plat approved February 2007 and has expired

**Site development:** Vacant

## **COMMENTS**

**Water:** Water will be provided by Wellborn Water Supply Corporation.

**Sewer:** Sanitary sewer service will be provided by the City of College Station for Phases 2-9.

**Off-site Easements:** None at this time.

**Drainage:** The subject tract is located in the Hopes Creek Drainage Basin. The subject tract is not encroached by a FEMA designated Special Flood Hazard Area. Development of the subject tract will be required to meet the City's storm water design guidelines.

**Flood Plain:** There is no FEMA regulated floodplain located on the property.

**Greenways:** N/A

**Pedestrian Connectivity:** At the time when Great Oaks was Master Planned, the tract was located in the ETJ; therefore, no sidewalks are proposed or required.

**Bicycle Connectivity:** At the time when Great Oaks was Master Planned, the tract was located in the ETJ; therefore, no bicycle facilities are proposed or required.

**Streets:** Access will be provided to the development via Rock Prairie Road W and within through the use of existing roads within Great Oaks Phase 1.

**Oversize Request:** N/A

**Parkland Dedication Fees:** This development was Master Planned in the ETJ prior to parkland dedication requirements and therefore no parkland dedication is required.

**Impact Fees:** N/A

## REVIEW CRITERIA

**Compliance with Comprehensive Plan and Unified Development Ordinance:** The Comprehensive Plan designates this area to be Restricted Suburban. This portion of Rock Prairie Road West is shown as a future 2-lane major collector on the Thoroughfare Plan. Four 2-lane minor collectors are shown on the Thoroughfare Plan that was adopted in 2009. As this project was approved in January 2007, these thoroughfares are not required or provided. This Preliminary Plat is in general compliance with the Future Land Use and Character Restricted Suburban designation in the Comprehensive Plan.

**Compliance with Subdivision Regulations:** The proposed Preliminary Plat was reviewed using the Subdivision Regulations applicable to the project when the master plan was originally approved in January 2007. It is in compliance with all requirements with the exception of the following waiver requests, which were granted with the previous preliminary plat:

- **Subdivision Regulations Section 8-J Blocks** – The applicant is requesting a variance to the twelve-hundred (1,200) feet maximum block length in Section 8-J for Winterberry Drive and Mulberry Drive. The proposed block lengths exceed the maximum by approximately eight-hundred (800) feet and six-hundred (600) feet, respectively.
- **Subdivision Regulations Section 12-K Blocks** – The applicant is requesting a variance to the fifteen hundred (1,500) feet maximum block length for Arboleda Drive. The proposed block length exceeds the maximum by approximately three-hundred (300) feet.

In accordance with the UDO Subdivision Requirements, when considering a waiver, the Planning and Zoning Commission should make the following findings (Staff findings are in italics below):

1. There are special circumstances or conditions affecting the land involved such that strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land;

*The natural features and the aesthetic value of the development would be diminished if the minimum block length compliance was required. Using Winterberry as one of the main means of access through the development lessens the need to cut through the Stormwater Detention Facility.*

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

*A more natural look of the development and an enjoyable environment for users would be accommodated through the waiver request though the waiver request is not necessary for the preserve and enjoyment.*

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

*Block length is intended to allow for vehicular, bicycle, and pedestrian circulation throughout the development and connection to other developments. The extent of the waiver is approximately six-hundred feet on Winterberry Drive, approximately eight-hundred feet on Mulberry Drive, and approximately two-hundred feet on Arboleda Drive which greatly reduces circulation in these areas of the development.*

4. 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.

*Both Arboleda Drive and Mulberry Drive connect to existing streets that will provide connectivity within Great Oaks and to adjacent developments.*

### **STAFF RECOMMENDATION**

As the proposed waivers were previously approved by the Commission, Staff recommends approval of the waiver to Section 8-J Blocks and 12-K Blocks to permit block length to exceed twelve-hundred (1,200) feet along Winterberry Drive and Mulberry Drive and fifteen-hundred (1,500) feet along Arboleda Drive with the previous condition that an Access Way be provided between Winterberry Drive and Arboleda Drive. If the waivers are approved by the Commission, staff recommends approval of the Preliminary Plat. If the waivers are denied, the plat must be denied.

### **SUPPORTING MATERIALS**

1. Application
2. Copy of Preliminary Plat (provided in packet)



FOR OFFICE USE ONLY	
CASE NO.:	<u>11192</u>
DATE SUBMITTED:	<u>12/07/11</u>
TIME:	<u>9:55</u>
STAFF:	<u>gn</u>

### 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.
- Fourteen (14) folded copies of plan. A revised mylar original must be submitted after approval.
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Impact study (if oversized participation is requested).
- The attached Preliminary Plan checklist with all items checked off or a brief explanation as to why they are not.

Date of Optional Preapplication Conference \_\_\_\_\_

NAME OF PROJECT Great Oaks

ADDRESS \_\_\_\_\_

**SPECIFIED LOCATION OF PROPOSED SUBDIVISION:**

West College Station near Great Oaks Phase 1

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

Name Same as owner E-mail \_\_\_\_\_  
Street Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

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

Name Lieven J. Van Riet, Trustee E-mail lvanriet@comcast.net  
Street Address 2121 Kirby Drive  
City Houston State Tx Zip Code 77019  
Phone Number 713-807-7576 Fax Number \_\_\_\_\_

**ARCHITECT OR ENGINEER'S INFORMATION:**

Name McClure & Browne (Jeff Robertson) E-mail jeffr@mcclurebrowne.com  
Street Address 1008 Woodcreek, Ste 103  
City C.S. State Tx Zip Code 77845  
Phone Number 979-693-3838 Fax Number 979-693-2554

Total Acreage 224.534 Total No. of Lots 297 R-O-W Acreage 26.18

Number of Lots By Zoning District 23 / R-1B 274 / A-OR \_\_\_\_\_ / \_\_\_\_\_

Average Acreage Of Each Residential Lot By Zoning District:

0.25 / R-1B 1.13 / A-OR \_\_\_\_\_ / \_\_\_\_\_ \_\_\_\_\_ / \_\_\_\_\_

Floodplain Acreage 0

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

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

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

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

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

Yes

No

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

Project Name: Great Oaks Mater Plan (Jan. 2007)

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

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

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

Block Lengths for Arboleda Drive, Winterberry Drive, and Mulberry Drive.

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.

*See Attached*

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

*See Attached*

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.

*See Attached*

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.

*See Attached*

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;

Total Acreage 3.95 Total No. of Lots 3 R-O-W Acreage 0.25

Number of Lots By Zoning District 3 / A-OR / / /

Average Acreage Of Each Residential Lot By Zoning District:

1.85 / A-OR / / /

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? NA

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: Great Oaks Master Plan (Jan. 2007)

City Project Number (in 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):

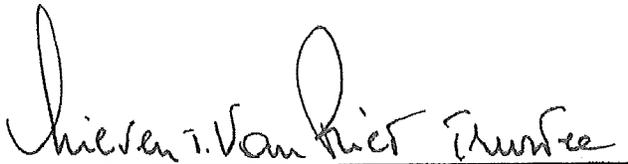
1.  An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
2.  The presence of unique or unusual topographic, vegetative, or other natural conditions exist so that strict adherence to the sidewalk requirements of the UDO is not physically feasible or is 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

12-6-2011

Date



**McCLURE & BROWNE, ENGINEERING/SURVEYING, INC.**

1008 Woodcreek Dr., Suite 103 · College Station, Tx. 77845 · (979) 693-3838  
1314 10th Street, Suite 210 · Huntsville, Tx. 77320 · (936) 294-9749

Engineer Reg. No. F-458  
Survey Reg. No. 101033-00

December 12, 2011

Planning and Zoning Commission  
City of College Station, Tx.  
P.O. Box 9960  
College Station, Tx 77842

Re.: Variance Request for Great Oaks Subdivision  
MBESI No. 10150002

Dear Commissioner:

This letter is intended to request a variance from the UDO for Arboleda Drive, Winterberry Drive, and Mulberry Drive in the Great Oaks Subdivision as shown on the preliminary plat for Phases 2-14. It not possible to meet the requirements of this section due to geographic and existing development conditions. This variance request meets the requirements stated in the UDO as follows:

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.

*Both Arboleda Drive and Winterberry Drive are adjacent to the Quail Run Subdivision, which is an existing large acreage residential development. No roads were extended to Great Oaks during the development of that subdivision. Since there is no indication that this area will re-develop, no street access has been provided to those areas with this preliminary plat. The south side of both Arboleda and Winterberry meet the block length requirements.*

*Mulberry Drive is adjacent to a proposed green area that runs along an existing creek. It is the intention of the developer to maintain the natural aesthetic as much as possible in this area. In order to meet the maximum block length requirement, additional streets would have to be extended into this area which would unnecessarily destroy the natural setting. The current street and lot arrangement allows for better environmental protection.*

That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.

*To deny a developer, who wishes to create a product that provides adequate street, drainage, and utilities in a way slightly different than the standard procedure, the ability to turn their vision into reality is a denial of the developer's "enjoyment of a substantial property right".*

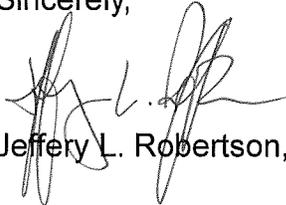
That the granting of the variance will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this chapter.

*The developer intends to provide adequate streets, drainage, and access to emergency vehicles as required by the City of College Station and Brazos County. For this reason the requested variance will not be detrimental to the public health or safety.*

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

*This variance will not have any effect on surrounding un-developed land. Both Arboleda Drive and Mulberry Drive connect to existing streets in order to provide connectivity to surrounding development.*

Sincerely,



Jeffery L. Robertson, P.E.



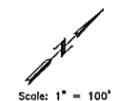
PHASING MAP

SEE SHEET 2

SEE SHEET 4

MATCHLINE

- Legend**
- FM - Proposed Force Main
  - SD - Proposed Storm Drain System
  - SS - Proposed Sewer Line w/ size
  - BW - Proposed Water Line w/ size
  - - Building Setback Line
  - - Phase Line
  - - Property Line
  - - Existing Contour Line
  - - Proposed Sewer Manhole or Junction Box
  - ⊕ - Proposed Fire Hydrant
  - ⊥ - Proposed Storm Drain Inlets
  - ⌊ - Proposed Culvert
- Abbreviations:**
- P.U.E. - Public Utility Easement
  - H.O.A. - Homeowners' Association
  - P.D.E. - Private Drainage Easement
  - B.S.L. - Building Setback Line



NOT FOR RECORD

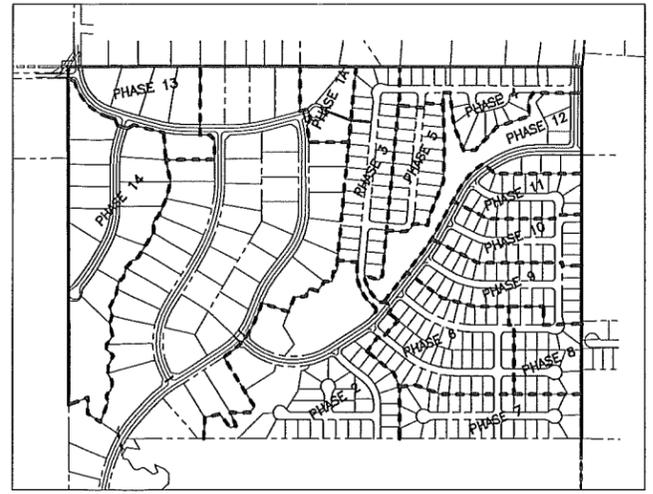
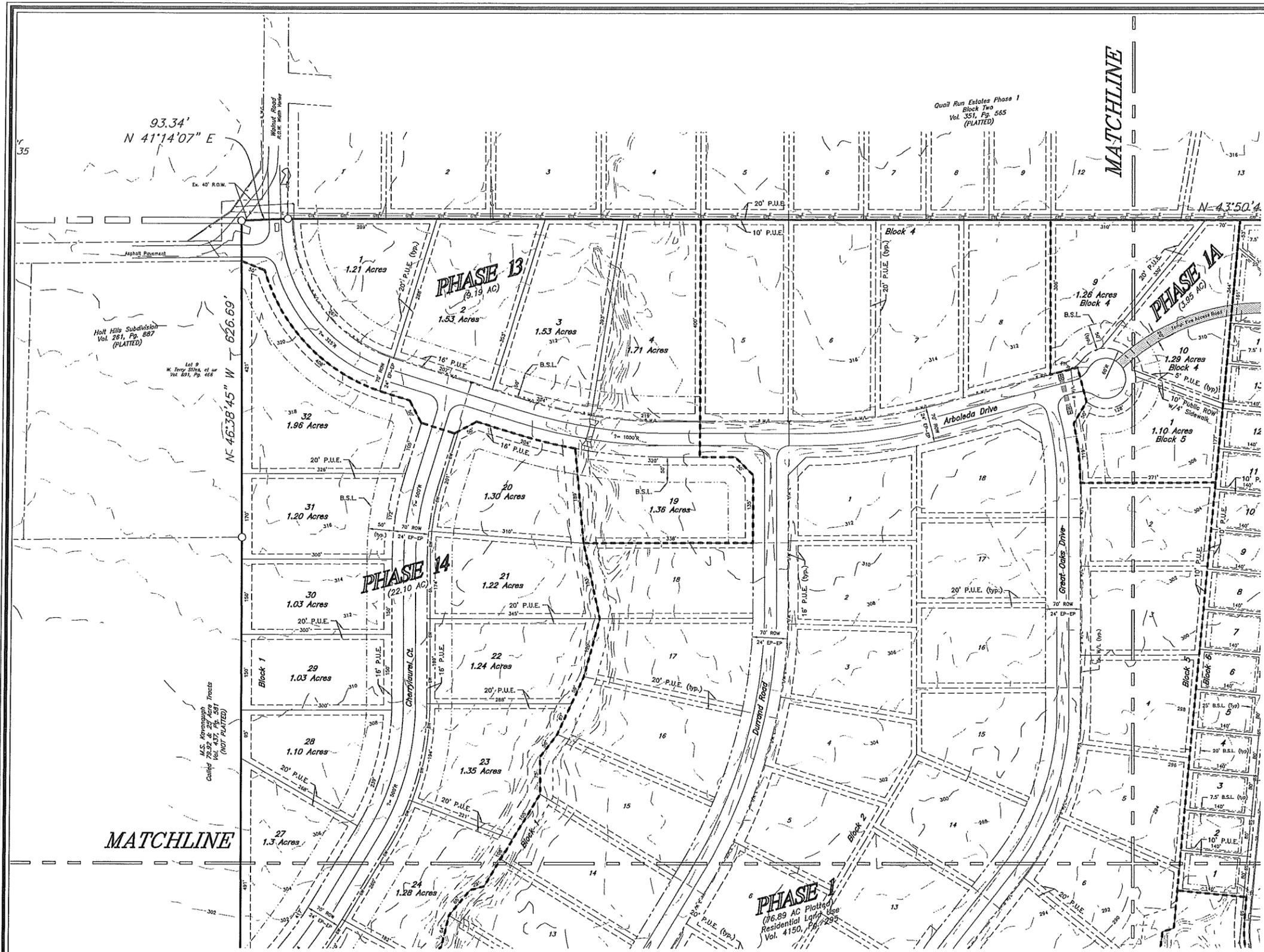
**PRELIMINARY PLAN**  
**GREAT OAKS SUBDIVISION**  
 224.534 ACRES  
 JAMES ERWIN SURVEY, A-119  
 BRAZOS COUNTY, TEXAS  
 Submitted: DECEMBER 7, 2011  
 SCALE: 1" = 100'  
 SHEET 3 of 5

Owner: Deven J. Van Riet, Trustee  
 2121 Kirby, Suite 103  
 Houston, Texas 77019  
 (713) 874-1122

Prepared by: McClure & Brown Engineering/Surveying, Inc.  
 1008 Woodcreek Dr., Suite 103  
 College Station, Texas 77845  
 (979) 693-3838

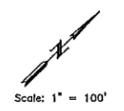
**MB**

11-192  
 1-9-12  
 9:35  
 PK



PHASING MAP

SEE SHEET 3



Scale: 1" = 100'

- Legend**
- FM — Proposed Force Main
  - SS — Proposed Storm Drain System
  - SW — Proposed Sewer Line w/ size
  - — Proposed Water Line w/ size
  - — Building Setback Line
  - — Phase Line
  - — Property Line
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  - Proposed Sewer Manhole or Junction Box
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MATCHLINE

SEE SHEET 5

NOT FOR RECORD

**PRELIMINARY PLAN**

**GREAT OAKS SUBDIVISION**

224.534 ACRES

JAMES ERWIN SURVEY, A-119

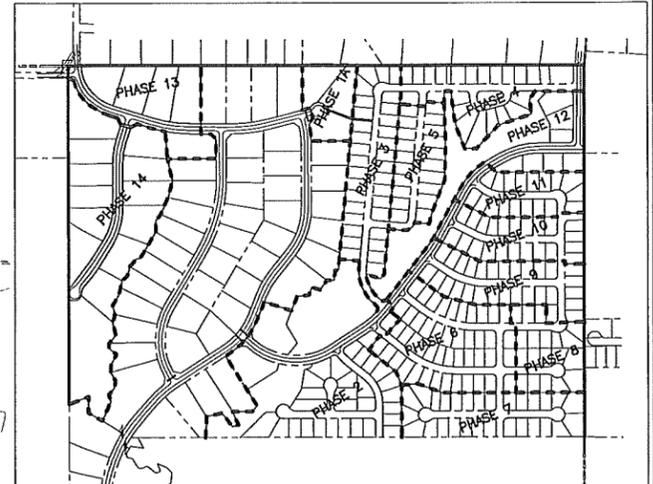
BRAZOS COUNTY, TEXAS

Submitted: DECEMBER 7, 2011

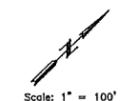
SCALE: 1" = 100'  
SHEET 2 of 5

Owner:  
Lieven J. Van Riet, Trustee  
2121 Kirby, Suite 19 SE  
Houston, Texas 77019  
(713) 874-1122

Prepared by:  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838



PHASING MAP



- Scale: 1" = 100'
- Legend**
- FM - Proposed Force Main
  - SD - Proposed Storm Drain System
  - SS - Proposed Sewer Line w/ size
  - SW - Proposed Water Line w/ size
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  - B.S.L. - Building Setback Line

NOT FOR RECORD

**PRELIMINARY PLAN**  
**GREAT OAKS SUBDIVISION**  
 224.534 ACRES  
 JAMES ERWIN SURVEY, A-119  
 BRAZOS COUNTY, TEXAS  
 Submitted: DECEMBER 7, 2011

SCALE: 1" = 100'  
 SHEET 3 of 5

Owner:  
 Eileen J. Van Riel, Trustee  
 2121 Kirby, Suite 119 SE  
 Houston, Texas 77019  
 (713) 874-1122

Prepared by:  
 McClure & Browne Engineering/Surveying, Inc.  
 1008 Woodcreek Dr., Suite 103  
 College Station, Texas 77845  
 (979) 693-3839

**MB**

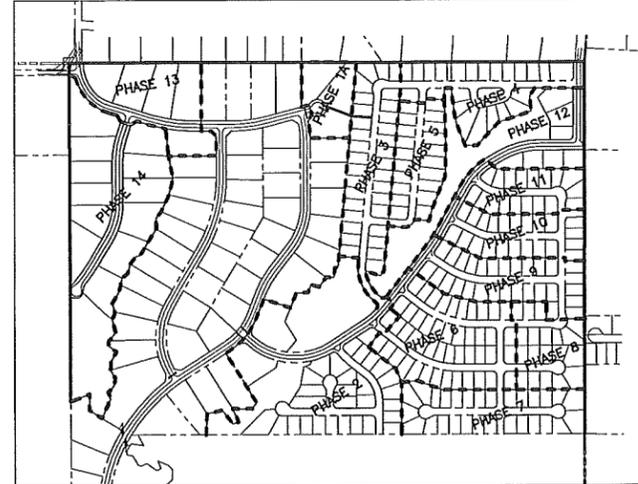
SEE SHEET 2

SEE SHEET 4

MATCHLINE

SEE SHEET 3

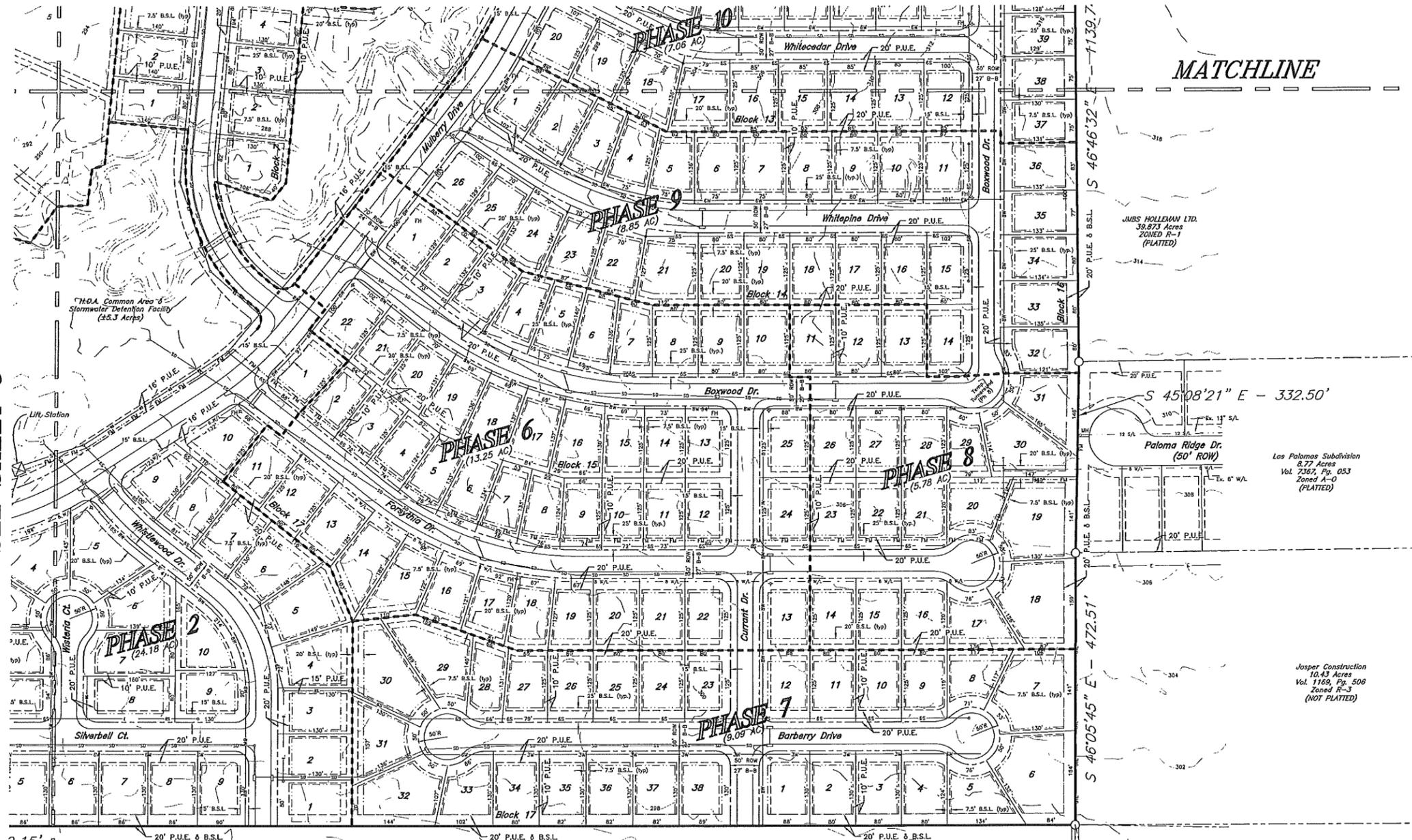
MATCHLINE



PHASING MAP

Scale: 1" = 100'

SEE SHEET 5



MATCHLINE

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  - SD --- SD --- Proposed Storm Drain System
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NOT FOR RECORD

PRELIMINARY PLAN

GREAT OAKS SUBDIVISION

224.534 ACRES

JAMES ERWIN SURVEY, A-119

BRAZOS COUNTY, TEXAS

Submitted: DECEMBER 7, 2011

SCALE: 1" = 100'

SHEET 4 of 5

Owner:  
Eleven J. Von Riel, Trustee  
2121 Kirby, Suite 19 SE  
Houston, Texas 77019  
(713) 874-1122

Prepared by:  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838



Grace Stallone Abbate, Individually,  
and Grace Stallone Abbate and Charles Anthony Abbate  
Co-Trustees of the Jimm Abbate Testamentary Trusts  
Called 208.32 Acres  
Vol. 2310, Pg. 12  
ZONED A-0  
(NOT PLATTED)

Los Palomas Subdivision  
8.77 Acres  
Vol. 7367, Pg. 053  
Zoned A-0  
(PLATTED)

Jasper Construction  
10.43 Acres  
Vol. 1169, Pg. 506  
Zoned R-3  
(NOT PLATTED)

JUBS HOLLEMAN LTD.  
39.873 Acres  
ZONED A-1  
(PLATTED)

Existing Lake

THDA Common Area of  
Stormwater Detention Facility  
(25.3 Acres)

Lift Station

2.15'

S 46°05'45" E - 472.51'

S 46°46'32" E - 1139.7'

S 45°08'21" E - 332.50'

Paloma Ridge Dr.  
(50' ROW)

Barbary Drive

PHASE 7  
(9.09 AC)

PHASE 8  
(5.78 AC)

PHASE 6  
(13.25 AC)

PHASE 9  
(8.85 AC)

PHASE 10  
(7.06 AC)

PHASE 2  
(24.18 AC)





CITY OF COLLEGE STATION

**FINAL PLAT**  
**for**  
**Castlegate II Section 200 Block 7, Lots 1R-8R and Block 6 Lot 1R**  
**Being a Replat of**  
**Castlegate II Section 200 Block 7, Lot 1 and Common Area 3**  
**11-00500183**

**SCALE:** 9 lots on 5.301 acres

**LOCATION:** 4300 Hadleigh Lane and 4928 W.S. Phillips Parkway

**ZONING:** R-1 Single Family Residential  
R-1B Single Family Residential  
A-O Agricultural Open

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

**PROJECT MANAGER:** Matt Robinson, Senior Planner  
mrobinson@cstx.gov

**RECOMMENDATION:** Approval



DEVELOPMENT REVIEW	CASE: 11-183	FINAL PLAT
CASTLEGATE II SEC 200 BLK 7 LOTS 1R-8R & BLK 6 LOTS 1R		

## **DEVELOPMENT HISTORY**

- Annexation:** 1995
- Zoning:** A-O (upon annexation) to A-O and R-1 (2007)
- Preliminary Plat:** Castlegate II Preliminary Plat was approved in January 2011, Final Plat for Phase 200 was approved in April 2011.
- Site Development:** Infrastructure is in place, homes are currently being constructed.

## **COMMENTS**

- Parkland Dedication:** Land dedication of 5.598 acres was provided under the previous Final Plat. This Final Plat proposes additional parkland fees of \$16,168, which are due at time of filing of the Final Plat.
- Greenways:** The stream corridor, Spring Creek Tributary 7.1, begins on the subject tract and is identified in the Bicycle, Pedestrian, and Greenways Master Plan as a greenway. The tributary is protected by A-O zoning and is within a common area, with a portion of the floodplain being included as part of an A-O lot.
- Pedestrian Connectivity:** Sidewalks are required and will be provided on both sides of all thoroughfares and on one side of all local streets. In addition, sidewalks are proposed to be provided in designated common areas throughout the development.
- Bicycle Connectivity:** Bike lanes are required and will be provided along Victoria Avenue, Etonbury Avenue and W.S. Phillips Parkway.
- Impact Fees:** The subject tract is located in the Spring Creek Sanitary Sewer Impact Fee Area and will be assessed \$98.39 per LUE.

## **REVIEW CRITERIA**

**Compliance with Subdivision Regulations:** The proposed Final Plat is a replat of a portion of Castlegate II Section 200, which creates an additional 8 lots. The proposed Final Plat is in compliance with the Subdivision Requirements contained in the Unified Development Ordinance.

## **STAFF RECOMMENDATIONS**

Staff recommends approval of the replat.

## **SUPPORTING MATERIALS**

1. Application
2. Copy of Final Plat (provided in packet)



<b>FOR OFFICE USE ONLY</b>	
CASE NO.:	<u>11-183</u>
DATE SUBMITTED:	<u>11-28-11</u>
TIME:	<u>1:28</u>
STAFF:	<u>[Signature]</u>

## FINAL PLAT APPLICATION

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

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

**MINIMUM SUBMITTAL REQUIREMENTS:**

- \$700-\$932 Final Plat Application Fee (see above).
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Fourteen (14) folded copies of plat. (A signed mylar original must be submitted after approval.)
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- Copy of original deed restrictions/covenants for replats (if applicable).
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

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

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

NAME OF PROJECT   Castlegate II Subdivision, Section 200

ADDRESS \_\_\_\_\_

SPECIFIED LOCATION OF PROPOSED PLAT:

*SE quadrant of the intersection of Victoria Avenue and WS Phillips Parkway*

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

Name   3-D Development, LLC      E-mail   dustyphillips52@yahoo.com

Street Address   4490 Castlegate Drive

City   College Station      State   Texas      Zip Code   77845

Phone Number   979-229-4850      Fax Number   979-690-1041

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

Name (same as applicant) E-mail \_\_\_\_\_  
Street Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

ARCHITECT OR ENGINEER'S INFORMATION:

Name Kent Laza E-mail klaza@phillipsengineeringbcs.com  
Street Address 4490 Castlegate Drive  
City College Station State Texas Zip Code 77845  
Phone Number 979-690-3141 Fax Number 979-690-1041

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 5.3017 acres Total No. of Lots 9 R-O-W Acreage \_\_\_\_\_

Existing Use SF Residential Proposed Use SF Residential

Number of Lots By Zoning District R-1B / 8 R-1 / 1 \_\_\_\_\_ / \_\_\_\_\_

Average Acreage Of Each Residential Lot By Zoning District:

R-1B / 0.236 R-1 / 0.232 \_\_\_\_\_ / \_\_\_\_\_

Floodplain Acreage 6.21 acres

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

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

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

Yes

No

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

Project Name: Castlegate II Subdivision, Section 200

City Project Number (in known): 11-500037

Date / Timeframe when submitted: March, 2011

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

*The replat adds additional lots along Odell Drive that back up to the existing retention/detention pond in an area that was previously zoned as A-O. The zoning boundaries were recently changed to allow for R-1B in this area. No additional infrastructure is proposed.*

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

N/A

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

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

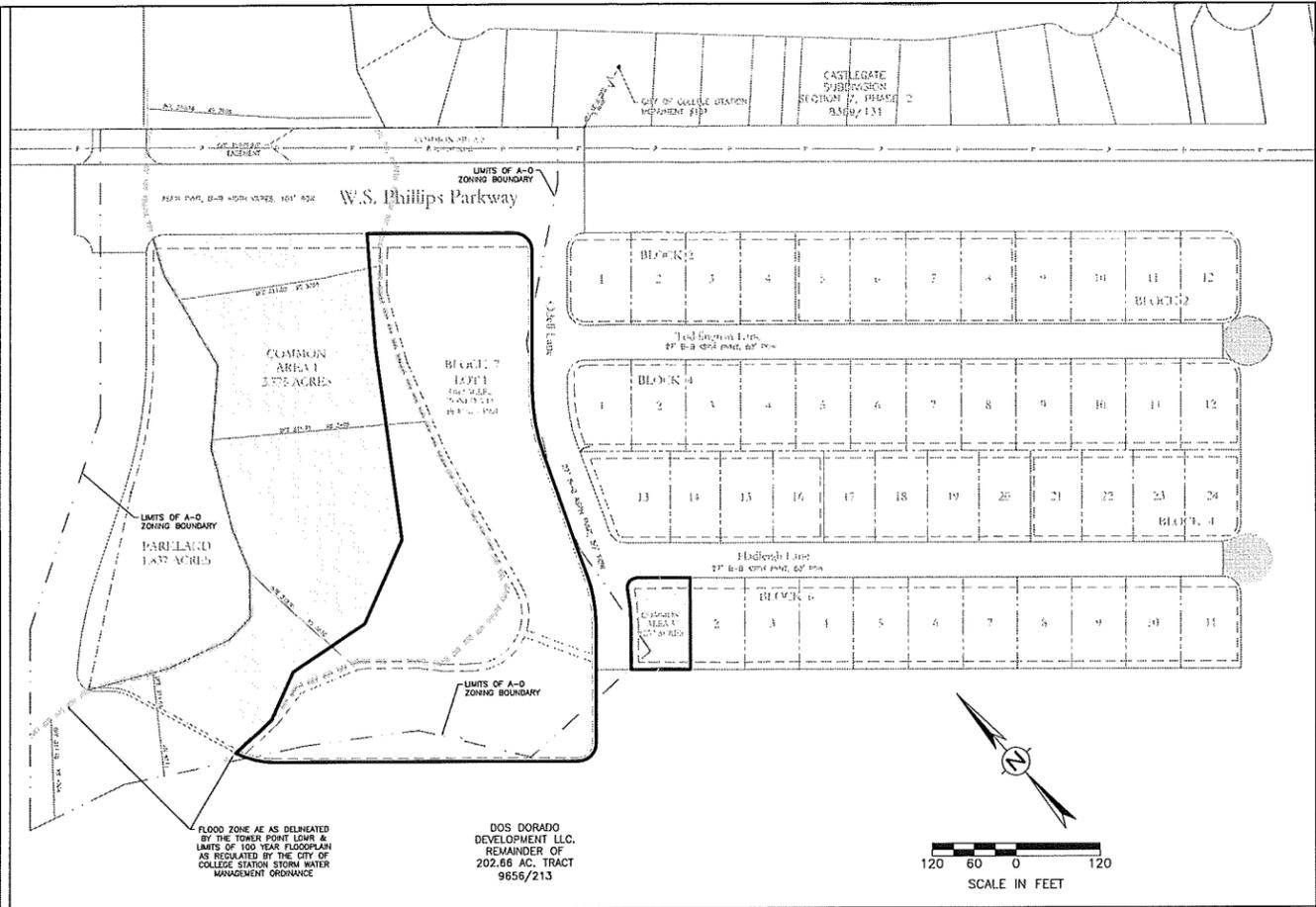
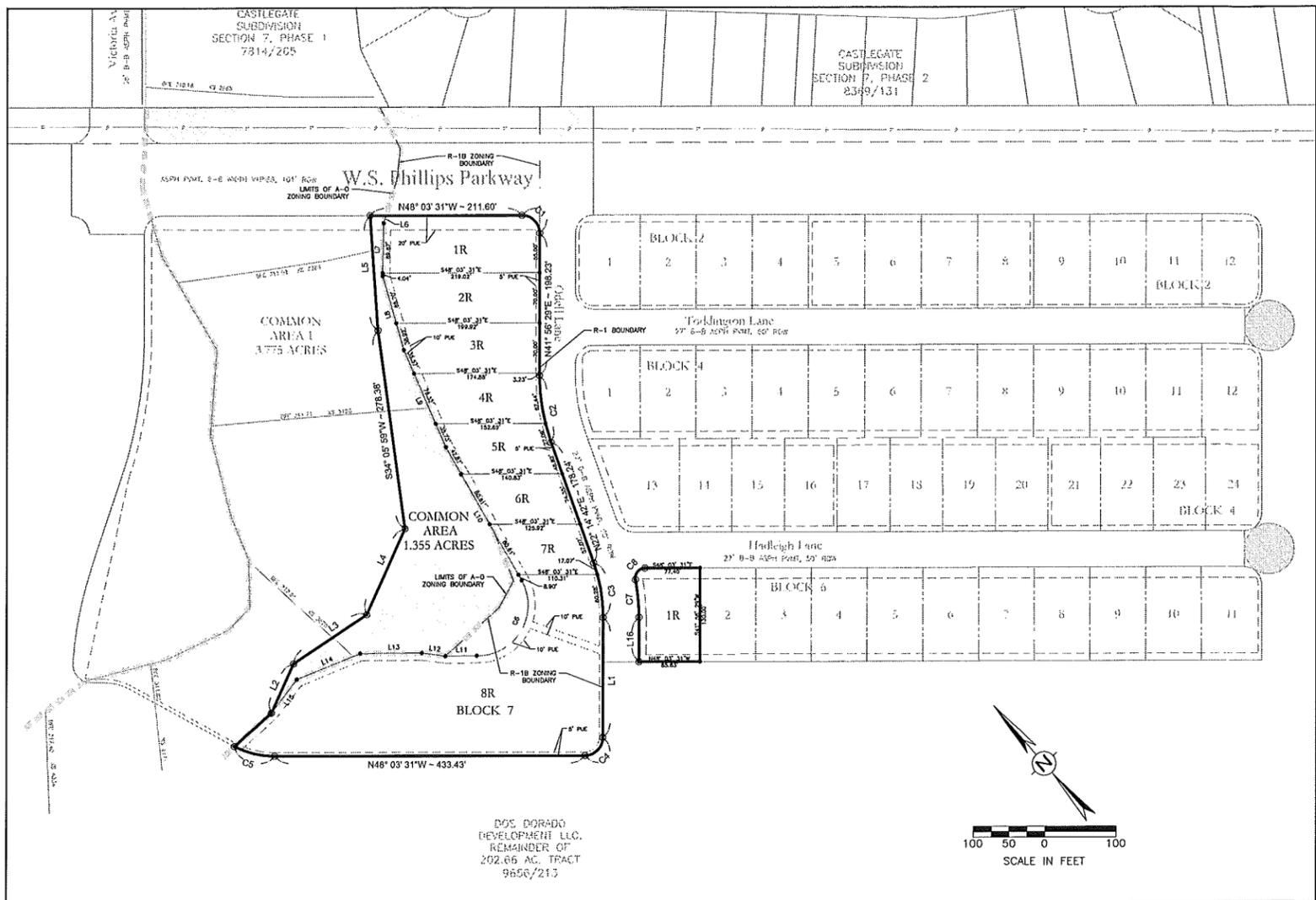
<p style="text-align: center;"><b>Total Linear Footage of Proposed Public:</b></p> <p>_____ Streets</p> <p>_____ Sidewalks</p> <p>_____ Sanitary Sewer Lines</p> <p>_____ Water Lines</p> <p>_____ Channels</p> <p>_____ Storm Sewers</p> <p>_____ Bike Lanes / Paths</p>	<p style="text-align: center;"><b>Parkland Dedication due prior to filing the Final Plat:</b></p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p><b>OR</b></p> <p>FEE IN LIEU OF LAND:</p> <p><u>  8  </u> No. of SF Dwelling Units X \$ <u>  2021  </u> = \$ <u>  16,168  </u></p> <p>_____ (date) Approved by Parks &amp; Recreation Advisory Board</p>
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**NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.**

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

Walla D. McGehee III  
Signature and title

11-28-11  
Date



ORIGINAL PLAT OF  
CASTLEGATE II SUBDIVISION SECTION 200

REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Wallace Phillips IV, Manager of 3-D Development, LLC, owner and developer of the land shown on this plat, and designated herein as Castlegate II Subdivision, Section 200, Block 7 Lots 1R-8R, Block 6, Lot 1R in the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Wallace Phillips IV, Manager

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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

\_\_\_\_\_, 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.

\_\_\_\_\_  
Notary Public, Brazos County, Texas

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

CERTIFICATE OF CITY ENGINEER

STATE OF TEXAS  
COUNTY OF BRAZOS

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

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

\_\_\_\_\_  
Notary Public, Brazos County, Texas

CERTIFICATE OF 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

APPROVAL OF PLANNING AND ZONING COMMISSION

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

\_\_\_\_\_  
Chairman

CURVE TABLE

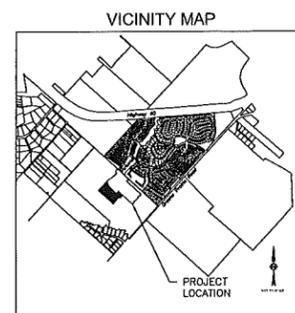
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	30.27'	25.00'	090° 00' 00"	25.00'	35.36'	N03° 03' 31"W
C2	84.54'	275.00'	019° 41' 47"	47.74'	94.07'	S32° 05' 35"W
C3	77.35'	225.00'	019° 41' 47"	39.08'	76.97'	S32° 05' 35"W
C4	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S86° 56' 29"W
C5	62.15'	125.00'	028° 29' 09"	31.73'	61.51'	S33° 48' 57"E
C6	147.77'	70.00'	120° 57' 19"	123.61'	121.82'	N72° 41' 27"E
C7	52.64'	275.00'	010° 58' 06"	28.40'	52.56'	N36° 27' 26"E
C8	23.79'	13.50'	100° 58' 06"	16.37'	20.83'	S81° 27' 25"W

LINE TABLE

LINE #	LENGTH	BEARING
L1	168.01'	S41° 56' 29"W
L2	75.05'	S66° 19' 40"W
L3	122.80'	N81° 45' 39"W
L4	130.54'	S66° 04' 11"W
L5	160.39'	S37° 55' 45"W
L6	10.87'	S59° 03' 47"W
L7	73.71'	S43° 03' 20"W
L8	107.52'	S25° 44' 02"W
L9	147.62'	N16° 27' 12"E
L10	212.94'	N12° 13' 47"E
L11	43.72'	S46° 29' 12"E
L12	33.12'	S40° 37' 53"E
L13	86.52'	S48° 23' 48"E
L14	95.49'	S70° 13' 14"E
L15	68.51'	N79° 23' 29"E
L16	61.61'	N41° 56' 29"E

LEGEND

- PLAT BOUNDARY
- LOT LINE
- - - P.U.E. PUBLIC UTILITY EASEMENT
- - - EASEMENT LINE
- - - ROW LINE
- COMMON AREA



- GENERAL NOTES:
1. THE BEARING SYSTEM SHOWN HEREON BASED ON GRID NORTH.
  2. ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
  3. ALL LOTS IN BLOCK 2, BLOCK 4, AND LOTS 2 THROUGH 11 IN BLOCK 6 ARE ZONED R-1. ALL LOTS IN BLOCK 7 AND LOT 1 IN BLOCK 6 ARE ZONED R1-B.
  4. A PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE PENDING TOWER POINT LETTER OF MAP REVISION, F.E.M.A. CASE NO. 10-08-0857P.
  5. DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
  6. 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
  7. A SECONDARY ACCESS ROADWAY WILL BE PROVIDED FOR EMERGENCY VEHICLES FROM GREENS PRAIRIE ROAD TO EACH SUCCESSIVE PHASE OF THE SUBDIVISION AS THEY ARE DEVELOPED. THIS ACCESS WILL BEGIN WITH THE FIRST PHASE, AND BE EXTENDED TO EACH SUBSEQUENT PHASE UNTIL A PERMANENT ROUTE TO GREENS PRAIRIE ROAD IS CONSTRUCTED. THE ROUTE OF THIS ACCESS ROADWAY CAN BE MOVED AS NEEDED TO ACCOMMODATE FUTURE CONSTRUCTION, BUT IT WILL BE WHOLLY INDEPENDENT AND SEPARATE FROM THE PRIMARY ACCESS TO VICTORIA AVENUE THROUGH EXISTING SECTIONS OF CASTLEGATE SUBDIVISION.
  8. EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2 INCHES IN CALIPER OR ONE 4 INCH CALIPER TREE PER ORDINANCE 3222.
  9. ALL SIDEWALKS LOCATED WITHIN COMMON AREA ARE TO BE OWNED AND MAINTAINED BY THE HOA.
  10. THIS AREA IS IN THE SPRING CREEK SANITATION SEWER IMPACT FEE AREA. IMPACT FEES SHALL BE PAID IN CONJUNCTION WITH THE ISSUANCE OF BUILDING PERMITS.

FINAL PLAT  
OF THE  
CASTLEGATE II SUBDIVISION  
SECTION 200

BLOCK 7, LOTS 1R-8R AND BLOCK 6, LOT 1R  
5.301 ACRES - 9 LOTS

BEING A REPLAT OF THE CASTLEGATE II  
SUBDIVISION SECTION 200  
BLOCK 7, LOT 1 AND BLOCK 6, COMMON AREA 3  
(Vol. 10392, Page 260)

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

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

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

SCALE 1:100  
OR AS NOTED

ORIGINAL PLAT - NOVEMBER 2011  
REPLAT - DECEMBER 2011

ENGINEER:  
**PHILLIPS  
ENGINEERING**  
Kent Laza, P.E.  
4490 Castlegate Drive  
College Station, Texas 77845  
\*\*\*  
(979) 690-3141 Fax: (979) 690-1041  
TBPE Firm #13130



CITY OF COLLEGE STATION

**FINAL PLAT**  
**for**  
**University Oaks Section 2 Block 5 Lots 15R1, 15R2, 16R1, 16R2, 24R1, & 24R2**  
**Being a Replat of**  
**University Oaks Section 2 Block 5 Lots 15, 16, & 24R**  
**11-00500194**

**SCALE:** 6 lots on 0.702 acres

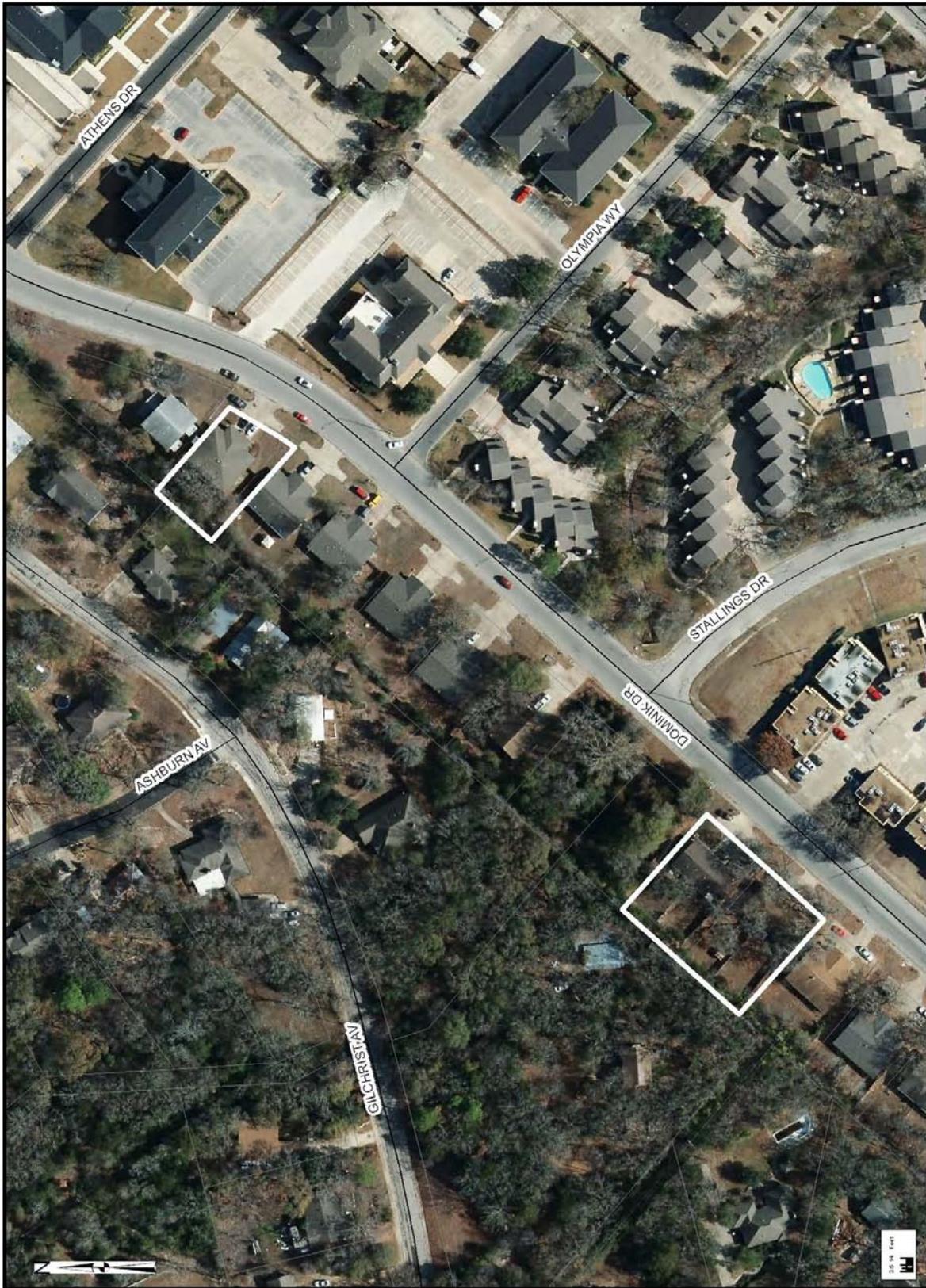
**LOCATION:** 725/727, 729/731, & 825/827 Dominik Dr

**ZONING:** R-2 Duplex Residential

**APPLICANT:** Rabon Metcalf, RME Consulting Engineers

**PROJECT MANAGER:** Morgan Hester, Staff Planner  
mhester@cstx.gov

**RECOMMENDATION:** Staff recommends approval.



FINAL  
PLAT

Case:  
11-194

UNIVERSITY OAKS SEC II BLK 5  
LOT 15, 16 & 24R

DEVELOPMENT REVIEW



## DEVELOPMENT HISTORY

<b>Annexation:</b>	May 1956
<b>Zoning:</b>	R-2 Duplex Residential
<b>Plat Activity:</b>	September 1970 – University Oaks Block 5 Final Plat September 1975 – Lot 24R Replat
<b>Site Development:</b>	Duplexes are currently constructed on all lots. Proposed replat divides existing lots into individual lots so that each unit of a duplex is on its own lot.

## COMMENTS

<b>Parkland Dedication:</b>	This replat is not creating any additional lots, so no parkland dedication is required.
<b>Greenways:</b>	N/A
<b>Pedestrian Connectivity:</b>	The City of College Station anticipates to continue sidewalks along the other side of Dominik Drive in the future. The applicant proposes sidewalks on this side of the street.
<b>Bicycle Connectivity:</b>	Bicycle facilities are not proposed with this replat and are not required.
<b>Impact Fees:</b>	N/A

## REVIEW CRITERIA

**Compliance with Subdivision Regulations:** The proposed Final Plat is a replat of three duplex lots within University Oaks Block 5 and is in compliance with the Unified Development Ordinance.

## STAFF RECOMMENDATIONS

Staff recommends approval.

## SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat (provided in packet)



FOR OFFICE USE ONLY	
CASE NO.:	<u>11-500194</u>
DATE SUBMITTED:	<u>12.14.11</u>
TIME:	<u>8:50</u>
STAFF:	<u>PK</u>

## FINAL PLAT APPLICATION

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

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

**MINIMUM SUBMITTAL REQUIREMENTS:**

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

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

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

NAME OF PROJECT Dominick Drive Replat

ADDRESS 725 & 727 Dominick Drive

SPECIFIED LOCATION OF PROPOSED PLAT:

Same as address.

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

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

Street Address P.O. Box 9253

City College Station      State TX      Zip Code 77842

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

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

Name David & Rosemary Hickman E-mail rkriegel@yahoo.com  
Street Address 8100 Cypresswood Drive, Apt. 518  
City Spring State TX Zip Code 77379  
Phone Number (832) 495-9257 Fax Number \_\_\_\_\_

ARCHITECT OR ENGINEER'S INFORMATION:

Name Same as applicant E-mail \_\_\_\_\_  
Street Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

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

Total Acreage 0.234 Total No. of Lots 2 R-O-W Acreage 0.0  
Existing Use Multi-family Residential Proposed Use Multi-family Residential  
Number of Lots By Zoning District 2 / R-2 \_\_\_\_\_ / \_\_\_\_\_

Average Acreage Of Each Residential Lot By Zoning District:  
0.117 / R-2 \_\_\_\_\_ / \_\_\_\_\_

Floodplain Acreage 0.0

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

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

Is this application a continuation of a project that has received prior City platting approval(s) and you are requesting the application be reviewed under previous ordinance as applicable?  
 Yes  
 No

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

Project Name: \_\_\_\_\_  
City Project Number (in known): \_\_\_\_\_  
Date / Timeframe when submitted: \_\_\_\_\_

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

*Not Applicable*

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

*Not Applicable*

Regarding the waiver request, explain how:

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

*Not Applicable*

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

*Not Applicable*

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

*Not Applicable*

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

*Not Applicable*

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

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

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

Detailed explanation of condition identified above:

Not Applicable

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

Requested Oversize Participation Not Applicable

<p style="text-align: center;"><b>Total Linear Footage of Proposed Public:</b></p> <p>_____ Streets</p> <p><u>80</u> Sidewalks</p> <p>_____ Sanitary Sewer Lines</p> <p>_____ Water Lines</p> <p>_____ Channels</p> <p>_____ Storm Sewers</p> <p>_____ Bike Lanes / Paths</p>	<p style="text-align: center;"><b>Parkland Dedication due prior to filing the Final Plat:</b></p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p style="text-align: center;"><b>OR</b></p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks &amp; Recreation Advisory Board</p>
---	---

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

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

*Rosemary Hickman Paul*  
 Signature and title      *Property Owners*

12-12-11  
 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.

Rosemary Hickman [Signature] 12-12-11  
Property Owner(s) Date

### Engineer Certification:

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

[Signature] 12/14/11  
Engineer Date

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

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

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

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

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

\_\_\_\_\_  
Engineer Date

Initial

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

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

B. I, Not Applicable, certify to the following:

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

\_\_\_\_\_  
Engineer Date

**Additional certification for Floodway Encroachments:**

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

\_\_\_\_\_  
Engineer Date

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

**Residential Structures:**

D. I, *Not Applicable* \_\_\_\_\_, 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, *Not Applicable* \_\_\_\_\_, 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, *Not Applicable* \_\_\_\_\_, 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: \_\_\_\_\_



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

## FINAL PLAT APPLICATION

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

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

**MINIMUM SUBMITTAL REQUIREMENTS:**

- \$700-\$932 Final Plat Application Fee (see above).
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Fourteen (14) folded copies of plat. (A signed mylar original must be submitted after approval.)
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- Copy of original deed restrictions/covenants for replats (if applicable).
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

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

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

NAME OF PROJECT Dominick Drive Replat

ADDRESS 729/731 & 825/827 Dominick Drive

SPECIFIED LOCATION OF PROPOSED PLAT:

Same as address.

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

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

Street Address P.O. Box 9253

City College Station     State TX     Zip Code 77842

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

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

Name Boardwalk at Dominik, LLC (c/o Russell Gray) E-mail \_\_\_\_\_

Street Address PO Box 7015

City Bryan State TX Zip Code 77805

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

ARCHITECT OR ENGINEER'S INFORMATION:

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

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

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

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

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

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

Total Acreage 0.468 Total No. of Lots 4 R-O-W Acreage 0.0

Existing Use Multi-family Residential Proposed Use Multi-family Residential

Number of Lots By Zoning District 4 / R-2 \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Average Acreage Of Each Residential Lot By Zoning District:

.115 / R-2 \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Floodplain Acreage 0.0

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

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

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

Yes

No

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

Project Name: \_\_\_\_\_

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

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

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

*Not Applicable*

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

*Not Applicable*

Regarding the waiver request, explain how:

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

*Not Applicable*

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

*Not Applicable*

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

*Not Applicable*

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

*Not Applicable*

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

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

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

Detailed explanation of condition identified above:

Not Applicable

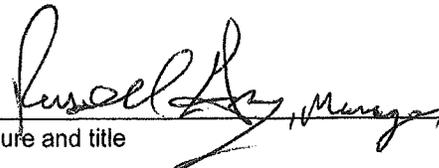
NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation Not Applicable

<p style="text-align: center;"><b>Total Linear Footage of Proposed Public:</b></p> <p>_____ Streets</p> <p><u>236</u> Sidewalks</p> <p>_____ Sanitary Sewer Lines</p> <p>_____ Water Lines</p> <p>_____ Channels</p> <p>_____ Storm Sewers</p> <p>_____ Bike Lanes / Paths</p>	<p style="text-align: center;"><b>Parkland Dedication due prior to filing the Final Plat:</b></p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p><b>OR</b></p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks &amp; Recreation Advisory Board</p>
--	---

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

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

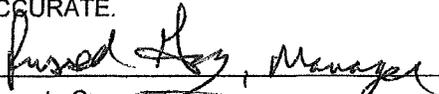
  
 \_\_\_\_\_  
 Signature and title

12/15/11  
 \_\_\_\_\_  
 Date

## CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

### Owner Certification:

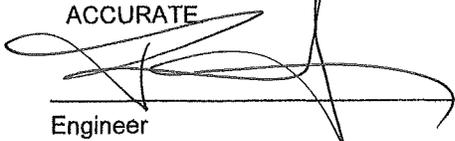
1. No work of any kind may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Occupancy is issued.
5. The permit will expire 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)

12-15-11  
\_\_\_\_\_  
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

12/15/11  
\_\_\_\_\_  
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, Not Applicable certify, as demonstrated in the attached drainage study, that the alterations or development covered by this permit, **shall not:**

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

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

Initial

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

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

B. I, Not Applicable, certify to the following:

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

**Additional certification for Floodway Encroachments:**

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

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

**Residential Structures:**

D. I, Not Applicable, 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, Not Applicable, 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**

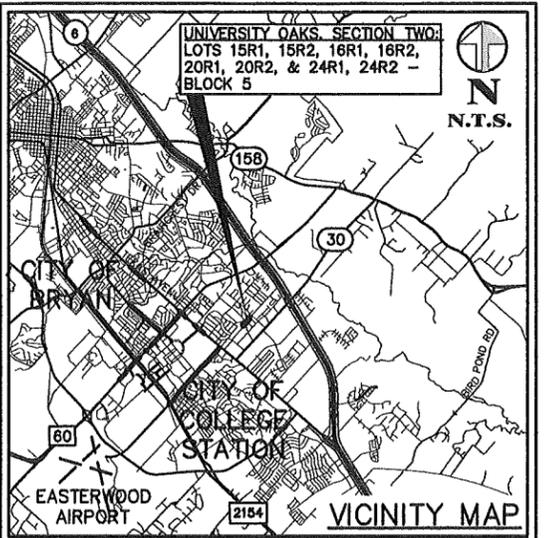
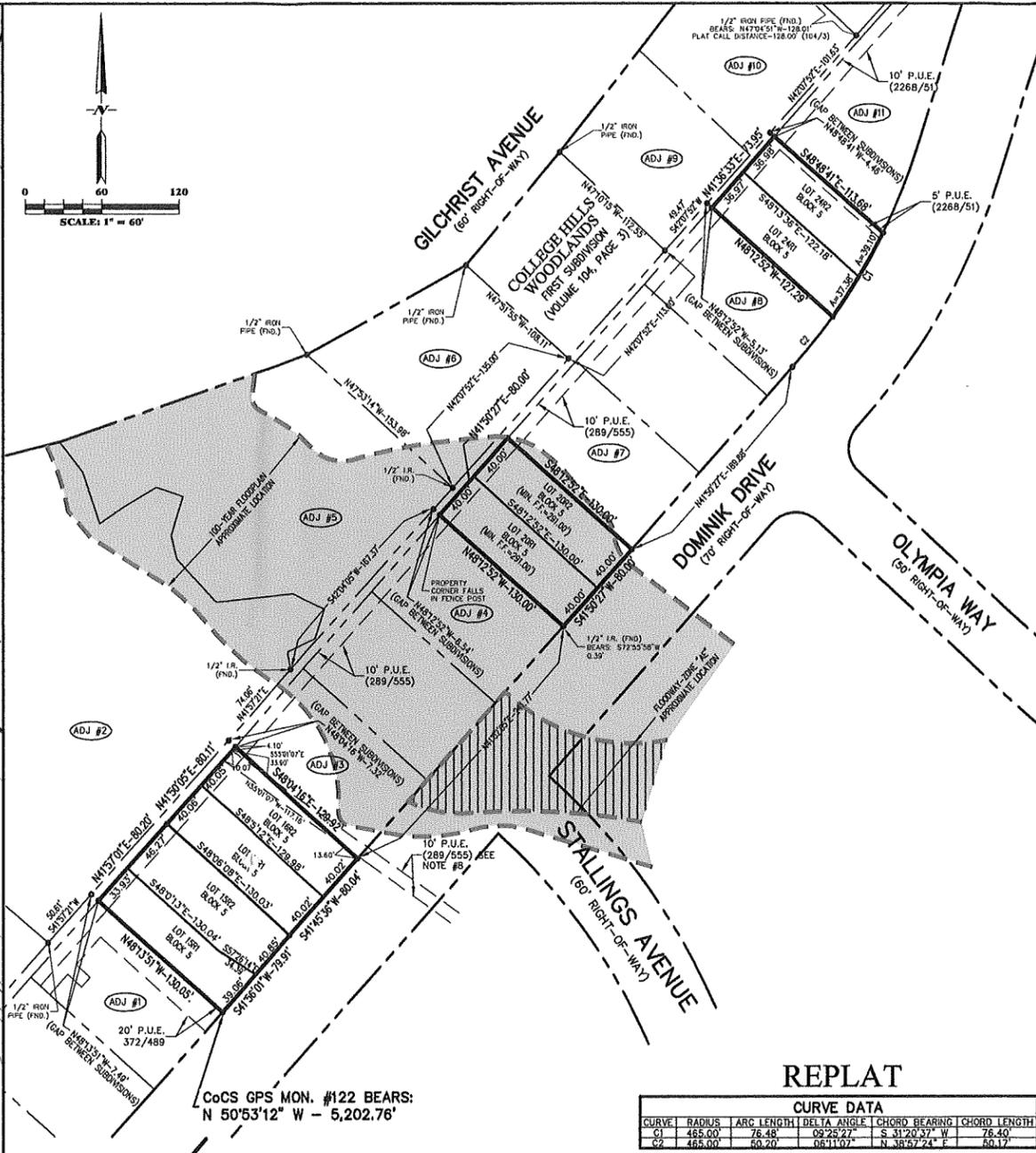
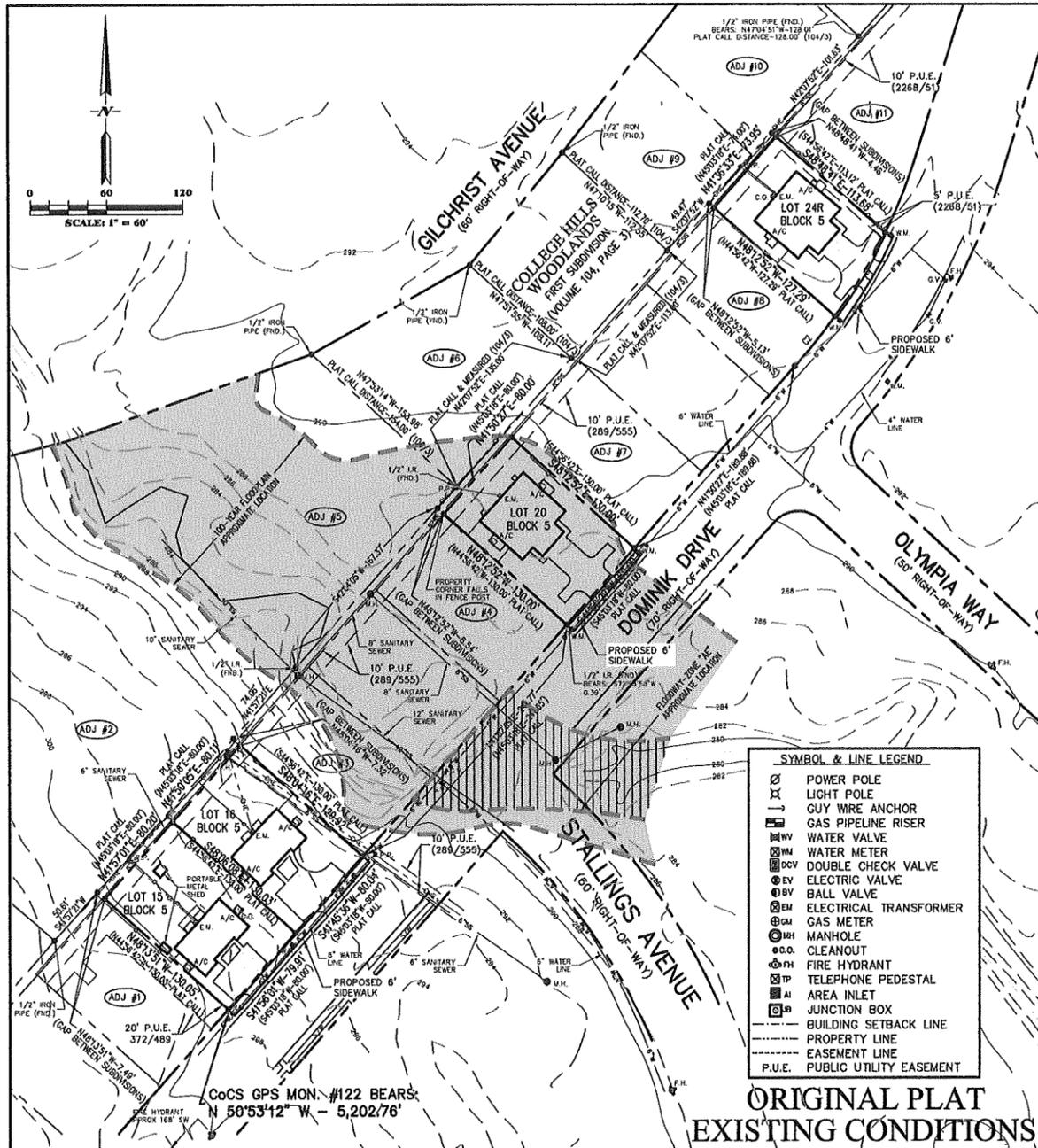
I, Not Applicable, certify that the structure with its attendant utility, ductwork, basement and sanitary facilities is designed to be flood-proofed so that the structure and utilities, ductwork, basement and sanitary facilities are designed to be watertight and impermeable to the intrusion of water 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 NOTES:**
- (O/D.R.B.C.T.) DENOTES OFFICIAL/DEED RECORDS OF BRAZOS COUNTY, TEXAS.
  - APPROXIMATE LOCATION OF THE 100-YEAR FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. - FIRM COMMUNITY PANEL NO. 48041C 0144C, JULY 2, 1992 AND AS REVISED TO REFLECT LOMR 08-06-1882P DATED DECEMBER 12, 2008.
  - BASIS OF BEARING: BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION (NAD 83).
  - ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS UNLESS OTHERWISE NOTED.
  - DIMENSIONS SHOWN INTERIOR TO THE LOT, ALONG CURVES, BEGINNING WITH "A" ARE ARC LENGTHS.
  - EACH LOT WILL BE REQUIRED TO PROVIDE A MINIMUM OF TWO (2) TREES OF AT LEAST TWO INCHES (2") IN CALIPER OR ONE (1) TREE OF FOUR INCH (4") CALIPER PER ORDINANCE NO. 3222.
  - THIS DOCUMENT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY UNIVERSITY TITLE COMPANY, COLLEGE STATION, TX ISSUED #GF00113520 & GF00112849.
  - 10' P.U.E. (289/555) IS CENTERED ON THE EXISTING UTILITY POLES. THE ORIGINAL PLAT ILLUSTRATED THIS EASEMENT BUT NO DIMENSIONS WERE PROVIDED.

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

BRAD KERR, RPLS No. 4502  
 SURVEYED BY: KERR SURVEYING, LLC  
 409 NORTH TEXAS AVENUE  
 BRYAN, TEXAS 77803  
 PHONE (979) 268-3195

**REPLAT**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	465.00	76.48	09°25'27"	S 31°20'37" W	76.40
C2	465.00	60.20	06°11'07"	N 38°57'24" E	60.17

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, \_\_\_\_\_ owner and developer of the land shown on this plat, and designated herein as the LOTS 16R1, 16R2, 20R1, 20R2, 24R1, & 24R2 - BLOCK 5 - UNIVERSITY OAKS, SECTION TWO Subdivision to the City of College Station, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed.

Owner  
 STATE OF TEXAS  
 COUNTY OF \_\_\_\_\_  
 Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

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

Notary Public, \_\_\_\_\_ County, State of Texas

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, \_\_\_\_\_ owner and developer of the land shown on this plat, and designated herein as the LOTS 15R1 & 15R2 - BLOCK 5 - UNIVERSITY OAKS, SECTION TWO Subdivision to the City of College Station, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed.

Owner  
 STATE OF TEXAS  
 COUNTY OF \_\_\_\_\_  
 Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

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

Notary Public, \_\_\_\_\_ County, State of Texas

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

City Engineer  
 City of College Station

**APPROVAL OF PLANNING AND ZONING COMMISSION**  
 I, \_\_\_\_\_ Chairman of the Planning and Zoning Commission of the City of College Station, hereby certify that the attached plat was duly approved by the Commission on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Chairman  
 ATTEST:  
 Secretary

**CERTIFICATE OF THE COUNTY CLERK**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, \_\_\_\_\_ County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_ 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

**ADJOINER INFORMATION**

ADJOINER I.D.	PROPERTY OWNER	ADJOINER I.D.	PROPERTY OWNER
ADJ #1	LOT 14, BLOCK 5 UNIVERSITY OAKS, SECTION TWO VOLUME 289, PAGE 555 NOW OR FORMERLY LEWIS R. & KATHRYN M. BELL VOLUME 2026, PAGE 46	ADJ #7	LOT 21, BLOCK 5 UNIVERSITY OAKS, SECTION TWO VOLUME 289, PAGE 555 NOW OR FORMERLY CLIFTON JOHN & GLORIA JANE JUNEK VOLUME 346, PAGE 50
ADJ #2	LOT B4 COLLEGE HILLS WOODLANDS, 1st SUB. VOLUME 104, PAGE 3 NOW OR FORMERLY META S. BROWN	ADJ #8	LOT 23, BLOCK 5 UNIVERSITY OAKS, SECTION TWO VOLUME 289, PAGE 555 NOW OR FORMERLY EUGENE B. SAVAGE, III VOLUME 5999, PAGE 120
ADJ #3	LOT 17, BLOCK 5 UNIVERSITY OAKS, SECTION TWO VOLUME 289, PAGE 555 NOW OR FORMERLY CITY OF COLLEGE STATION VOLUME 402, PAGE 715	ADJ #9	LOT B8 COLLEGE HILLS WOODLANDS, 1st SUB. VOLUME 104, PAGE 3 NOW OR FORMERLY GEORGE R. FAULKNER VOLUME 9854, PAGE 79
ADJ #4	LOT 19, BLOCK 5 UNIVERSITY OAKS, SECTION TWO VOLUME 289, PAGE 555 NOW OR FORMERLY STEVE E. & KATHY D. DUNCAN VOLUME 5326, PAGE 32	ADJ #10	LOT B9 COLLEGE HILLS WOODLANDS, 1st SUB. VOLUME 104, PAGE 3 NOW OR FORMERLY JACKIE DEE HALL VOLUME 203, PAGE 137
ADJ #5	LOT B5 COLLEGE HILLS WOODLANDS, 1st SUB. VOLUME 104, PAGE 3 NOW OR FORMERLY JACK M. & JANET L. BURCH VOLUME 3623, PAGE 101	ADJ #11	LOT 25R, BLOCK 5 UNIVERSITY OAKS, SECTION TWO VOLUME 226B, PAGE 51 NOW OR FORMERLY M. NURUL & JASANA ISLAM - FARIDI VOLUME 4715, PAGE 52
ADJ #6	LOT B6 COLLEGE HILLS WOODLANDS, 1st SUB. VOLUME 104, PAGE 3 NOW OR FORMERLY MARK & SHELLY McGEE VOLUME 8002, PAGE 136		

**REPLAT**  
 OF  
**UNIVERSITY OAKS SECTION TWO**  
 LOT 15, 16, 20 - BLOCK 5  
 (VOLUME 289, PAGE 555)  
 AND  
 LOT 24R - BLOCK 5  
 (VOLUME 226B, PAGE 51)  
 CREATING  
 LOTS 15R1, 15R2, 16R1, 16R2,  
 20R1, 20R2, 24R1, & 24R2  
 BLOCK 5  
 8 LOTS - TOTAL: 0.925 ACRES  
 COLLEGE STATION, BRAZOS COUNTY, TEXAS  
 SURVEYED: NOVEMBER, 2011

**RME Consulting Engineers**  
 LANDOWNER INFORMATION  
 DAVID WAYNE & ROSEMARY LOUISE HOCHMAN  
 6100 CYPRESSWOOD DRIVE, APT. 322  
 SPRING, TX 77379  
 AND  
 BOARDWALK AT DOMINIK, LLC (c/o RUSSELL GRAY)  
 P.O. BOX 7015  
 BRYAN, TX 77805

FILENAME: 0446R1A | SCALE: 1"=60'  
 SUBMITTED DATE: 12/14/11  
 REVISIONS: 12/30/11  
 DRAWN BY: R.A.M.  
 CHECKED BY: BRAD KERR  
 FIELD BOOK: N/A | PAGES: N/A  
 RME CONSULTING ENGINEERS  
 CLIENT NO. PROJECT NO.  
 220 - 0446

7607 EASTMARK DR., STE. 252 <77840>  
 POST OFFICE BOX 9253  
 COLLEGE STATION, TEXAS 77842  
 EMAIL: civil@mengineer.com  
 OFFICE - (979) 764-0704  
 FAX - (979) 764-0704  
 TEXAS FIRM REGISTRATION No. F-4695

11-194  
 12-30-11  
 2-19  
 PK



**REZONING REQUEST  
FOR  
13500 ROCK PRAIRIE RD  
11-00500207**

**REQUEST:** A-O Agricultural Open to  
R-1B Single Family Residential

**SCALE:** 65 Acres

**LOCATION:** 13500 Rock Prairie Rd

**APPLICANTS:** City of College Station

**PROJECT MANAGER:** Matt Robinson, Senior Planner  
mrobinson@cstx.gov

**RECOMMENDATION:** Approval with condition that a 50-foot conservation easement be provided along the eastern border of the property adjacent to Lick Creek Park and that a minimum lot size for the subdivision be no less than 12,000 square feet.

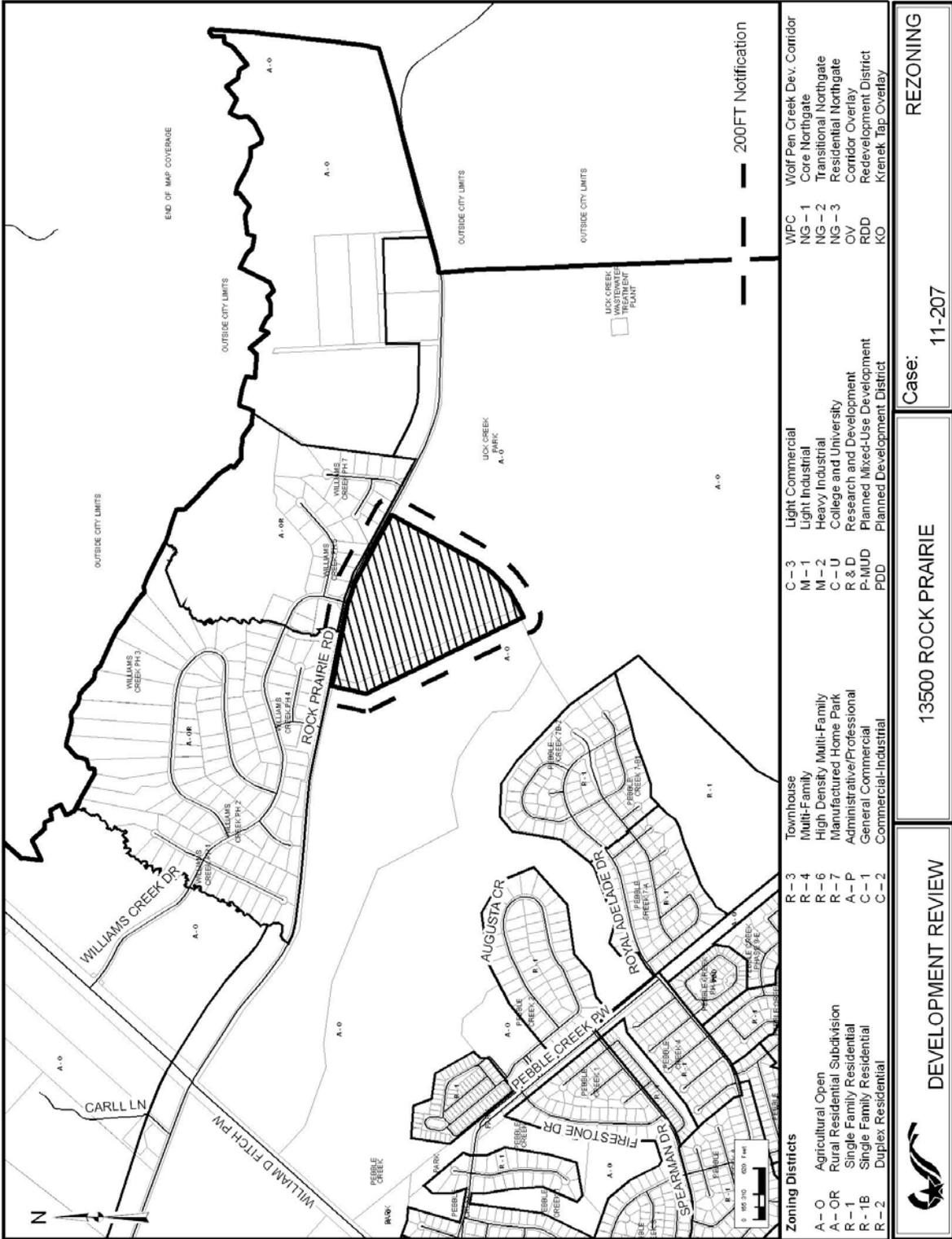


REZONING  
Case: 11-207

13500 ROCK PRAIRIE

DEVELOPMENT REVIEW





**DEVELOPMENT REVIEW**

**13500 ROCK PRAIRIE**

**Case: 11-207**

**REZONING**

## NOTIFICATIONS

Advertised Commission Hearing Date: January 19, 2012

Advertised Council Hearing Dates: February 9, 2012

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:

### Williams Creek HOA

Property owner notices mailed: 9  
Contacts in support: None at time of staff report  
Contacts in opposition: None at time of staff report  
Inquiry contacts: 4

## ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	4-Lane Minor Arterial Estate	A-OR Rural Residential Subdivision	Single Family Residences (Williams Creek Subdivision)
South	Natural Areas-Protected	A-O Agricultural Open	Lick Creek Park
East	Natural Areas-Protected	A-O Agricultural Open	Lick Creek Park
West	Restricted Suburban	A-O Agricultural Open	Vacant

## DEVELOPMENT HISTORY

**Annexation:** 1983 & 1994  
**Zoning:** A-O Agricultural Open upon annexation  
**Final Plat:** Unplatted  
**Site development:** Largely vacant, with an existing oil well near the middle of the tract.

## REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The proposed R-1B Single-Family Residential zoning request is in general compliance with the Future Land Use and Character Map designation of the Comprehensive Plan. The Comprehensive Plan calls for a Restricted Suburban land use, which is generally for areas that should have a moderate level of development activity consisting of medium-density single-family residential lots averaging 8,000 square feet. While, the proposed R-1B zoning designation is consistent with the Comprehensive Plan, staff is recommending a minimum lot size of 12,000 square feet in order to fit in with the general existing character of the area. Lots within the Williams Creek Subdivision to the northeast are all one acre or greater, while lots within the Pebble Creek Subdivision to the southwest average roughly 15,000 square feet.
- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** Properties to the north that are across Rock Prairie Road, are part of the Williams Creek Subdivision and are zoned A-OR Rural Residential Subdivision with all lots being 1-acre or greater.

Property to the west is currently undeveloped and zoned A-O Agricultural Open. However, the Future Land Use and Character Map of the Comprehensive Plan designates a Restricted Suburban land use, which would consist of residential lots of a similar size to the proposed rezoning. Additionally, the Pebble Creek Subdivision, which is located to the southwest, has lots that are comparable to the lot size proposed with the rezoning.

Property to the east is Lick Creek Park, one of only two regional parks within College Station park system. In an effort to limit the impact of homes adjacent to a regional nature park, staff is recommending that a 50-foot conservation easement be placed along the eastern border of the property along the common property line with the park. This easement would prohibit the placement of structures, fences and the disturbance of existing vegetation within 50-feet of Lick Creek Park.

- 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 rezoning includes medium density single-family residential uses, with staff recommending a minimum lot size of 12,000 square feet. Given the existing single family residential development in the area (Williams Creek Subdivision and Pebble Creek Subdivision), and the future land uses designated in the Comprehensive Plan for the immediate vicinity, the proposed rezoning would be suitable based on the current and proposed character of the area.

The subject tract has an existing oil well near the center of the property. Currently, the well is not actively extracting oil. Given the proposed minimum lot size that staff is recommending as a condition, and similar situations existing across the city, staff feels that the property is suitable for residential development. Additionally, at the time of the subdividing of the tract, the layout of the lots and streets can be configured in a manner to limit impact of the oil well.

- 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 tract is currently zoned A-O Agricultural Open. Permitted uses in the A-O zoning district include low density residential, agricultural, or open space uses and are generally compatible with residential development. The uses permitted in the A-O district are generally less intense, generate less traffic, and have lower utility demands than the proposed medium density single-family residential uses.
- 5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The subject tract is currently zoned A-O Agricultural Open, which limits the potential development to agricultural, low-intensity residential, or open space uses. The proposed rezoning request is an effort to increase the marketability and development potential of the property.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** The subject tract is located adjacent to a 4-inch public water main, which runs along Rock Prairie Road. The tract is not currently located adjacent to or served by a public sanitary sewer system. The subject tract is located in the Lick Creek Drainage Basin and is not encroached by a FEMA designated Special Flood Hazard Area. Development of the subject tract would be required to meet the City's Storm Water Design Guidelines. The subject tract is located adjacent to and will take

access from Rock Prairie Road, which is classified as a 4-Lane Minor Arterial on the City's Thoroughfare plan.

### **STAFF RECOMMENDATION**

Staff recommends approval of the rezoning request with the condition that a 50-foot conservation easement be provided along the eastern border of the property adjacent to Lick Creek Park. While the easement would be permitted as part of the lot area, it would prohibit structures and fences from being placed within it, as well as prohibit existing vegetation from being removed from within it. In addition, staff is recommending that a condition be placed on the rezoning that sets the minimum lot size for the subdivision at no less than 12,000 square feet.

### **SUPPORTING MATERIALS**

1. Application