



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

**Planning & Zoning  
Commission**  
**February 2, 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**  
**FEBRUARY 2, 2012, AT 6:00 PM**  
**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 status of items within the 2012 P&Z Plan of Work (see attached). **(JS)**
4. Presentation, possible action, and discussion regarding the Impact Fee Semi-Annual Report on Impact Fees 92-01, 97-01, 97-02B, 99-01, and 03-02. **(CC)**
5. Presentation, possible action, and discussion related to an update on the Medical District Plan. **(BC)**
6. Presentation, possible action, and discussion regarding an update on the following item:
  - A rezoning for 17.07 acres from R-1 (Single-Family Residential) to PDD (Planned Development District) located at 1401 Arnold Road, generally located west of the College Station Medical Center. The Planning & Zoning Commission heard this item on December 15 and voted 5-0 to recommend approval with a condition. The City Council heard this item on January 12 and voted 7-0 to approve the rezoning as recommend by the Commission.
7. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
  - Monday, February 6, 2012 ~ Wellborn District Plan Meeting ~ Wellborn Community Center ~ 6:30 p.m. - 9:00 p.m.
  - Thursday, February 9, 2012 ~ City Council Meeting ~ Council Chambers ~ Workshop 3:00 p.m. and Regular 7:00 p.m.
  - Monday, February 13, 2012 ~ Southside Neighborhood Plan Meeting ~ TBD ~ 6:30 p.m.
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, and Lick Creek Nature Center Task Force.

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

**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 February 2, 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 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**  
**FEBRUARY 2, 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 ~ February 16, 2012
  - 4.2 Consideration, discussion, and possible action to approve meeting Minutes.
    - January 19, 2012 ~ Workshop
    - January 19, 2012 ~ Regular
  - 4.3 Presentation, possible action, and discussion regarding a Final Plat for Tower Point Subdivision Phase 10A including three commercial lots on 4.21 acres located at 4410, 4420, and 4430 State Highway 6 South, generally located at the intersection on William D. Fitch Parkway and State Highway 6 South. **Case #11-00500182 (LH)**

- 4.4 Presentation, possible action, and discussion regarding a Final Plat for Tower Point Subdivision Phase 12 including four commercial lots on 5.44 acres located at 4330 State Highway 6 South, generally located at the intersection on William D. Fitch Parkway and State Highway 6 South. **Case #11-00500184 (LH)**

**Regular Agenda**

5. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.
6. Public hearing, presentation, possible action, and discussion on a Final Plat of University Oaks Section 2 Block 5 Lots 20R1 and 20R2 being a replat of University Oaks Section 2 Block 5 Lot 20 consisting of one duplex residential lot on 0.239 acres located at 809 & 811 Dominik Drive. **Case # 12-00500007 (MTH)**
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.
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**Notice is hereby given that a Regular Meeting of the College Station Planning & Zoning Commission, College Station, Texas will be held on February 2, 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 January, 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.**

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

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_

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## 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>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> <p>2/20/12: Neighborhood meeting for</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>1/12/12: Council update regarding plan.</p> <p>2/2/12: P&amp;Z Workshop update regarding plan.</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>1/17/12: Neighborhood Resource Team meeting.</p> <p>1/30/12: Area meeting at Grace Bible Church.</p> <p>1/31/12: Area meeting at CS Conference Center</p> <p>2/1/12: Area meeting at Lincoln Center.</p> <p><b>3/20/12: Neighborhood Resource Team meeting.</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>2/6/12: Plan Kick-Off meeting at Wellborn Community Center at 6:30 PM.</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>2/3/12: P&amp;Z Subcommittee meeting.</p> <p>2/17/12: P&amp;Z Subcommittee meeting.</p> <p><b>3/2/12: 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>1/12/12: Strategic Plan policy discussion with Council.</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:



CITY OF COLLEGE STATION

1101 Texas Avenue South, P.O. Box 9960  
College Station, Texas 77842  
Phone 979.764.3570 / Fax 979.764.3496

**MEMORANDUM**

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**DATE:** February 2, 2012  
**TO:** Planning and Zoning Commission  
**FROM:** Carol Cotter, P.E., Sr. Asst. City Engineer  
**SUBJECT:** Semi-Annual Report – Impact Fees 92-01, 97-01, 97-02B, 99-01, 03-02

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Local Government Code requires semi-annual reporting in order to monitor the progress of impact fees and to determine when an update to the fee study is necessary. An update was recommended and approved previously, and is currently under way. There have been no major changes over the last reporting period. Staff recommends that the Advisory Committee forward this report to City Council for their status update.

The City of College Station Ordinance Chapter 15, Impact Fees, designates the Planning and Zoning Commission as the Advisory Committee for review, advisement, and monitoring of proposed and existing impact fees. More specifically, the Advisory Committee is established to:

1. Advise and assist the City in adopting Land Use assumptions.
2. Review the Capital Improvements Plan and file written comments.
3. Monitor and evaluate implementation of the Capital Improvements Plan.
4. File semi-annual reports with respect to the progress of the Capital Improvements Plan.
5. Advise the City Council of the need to update or revise the Land Use Assumptions, Capital Improvements Plan, and Impact Fees.

Currently the City of College Station has five impact fees in existence of which all associated construction is complete. All five of the impact fees underwent a 5-Year Update in either 2008 or 2009 (as noted below) in accordance with State Law. The following is a current status report for each of the five impact fees. (To facilitate review data changes from previous 6 months are presented in bold font.):

92-01 Sanitary Sewer ( Graham Road ) ( 508 ac. ) \$316.07/LUE

This fee was initially implemented in 1992 at \$152.18 /LUE and was revised in 1996 to \$289.77/LUE after approval of updated Land use Assumptions and Capital Improvements Plan (CIP), revised again to the \$232.04/LUE in 2000 and to the current amount in April 2008. The CIP consists of three phases originally estimated at \$543,000 which have all been completed at a combined cost of \$473,518.72. Fees collected over the last 6 months are \$0.00 for total amount of \$323,502.20 (per Account #250-0000-287.51-13). The remaining amount eligible for collection is about \$18,211. The total amount to be recovered through impact fees is anticipated at 72% of original construction cost.

97-01 Sanitary Sewer ( Spring Creek – Pebble Hills) ( 2,000 ac.) \$98.39/LUE

This fee was implemented in December 1997 at \$349.55/LUE and was revised to the current amount in April 2008. The CIP consists of Phase I (east of Hwy 6 ) and Phase II (west of Hwy 6 ). Phase I estimated to cost \$1,000,000 was completed in 1999 at a cost of \$631,214.59. Phase II was estimated to cost \$1,350,000 and was completed at a cost of \$813,752.00. The total actual cost was \$1,444,966.59. Fees collected over the last 6 months are **\$4,771.93** for total amount of **\$564,309.86** (per Acct #251-0000-287.51-13). The remaining amount eligible for collection is about **\$199,797**. The total amount to be recovered through impact fees is anticipated at 52% of original construction cost.

97-02B Sanitary Sewer ( Alum Creek – Nantucket) ( 608 ac. ) \$59.42/LUE

This fee was implemented in December 1997 at \$243.38/LUE and was revised to the current amount in April 2008. The CIP consisted of running a 15-inch sanitary sewer line from the south end of the College Station Business Park westerly along Alum Creek to the east ROW of Highway 6. The project was estimated to cost \$390,000 and was completed in 1999 at a cost of \$214,270.87. Fees collected over the last 6 months are **\$362.22** for total amount of **\$21,771.55** (per Acct #252-0000-287.51-13). The remaining amount eligible for collection is about **\$182,017**. The total amount to be recovered through impact fees is anticipated at 95% of original construction cost.

99-01 Water ( Harley )( 158 ac. ) \$769.91/LUE

This fee was implemented in April 1999 at \$550.00/LUE and was revised to the current amount in April 2008. The CIP consists of running an 18-inch water line south along the east ROW of Highway 6 approximately 4800 feet. The line was estimated to cost \$312,000 (the impact fee is based on an 8-inch line at \$165,000). A 2400-foot section of the 18-inch line was constructed in 1999 from the south end at a total cost of \$342,977.73. Fees collected over the last 6 months are **\$56,973.34** for total amount of **\$64,740.88** (per Acct #240-0000-287.51-13). The remaining amount eligible for collection is about **\$246,372**. The total amount to be recovered through impact fees is anticipated at 91% of original construction cost.

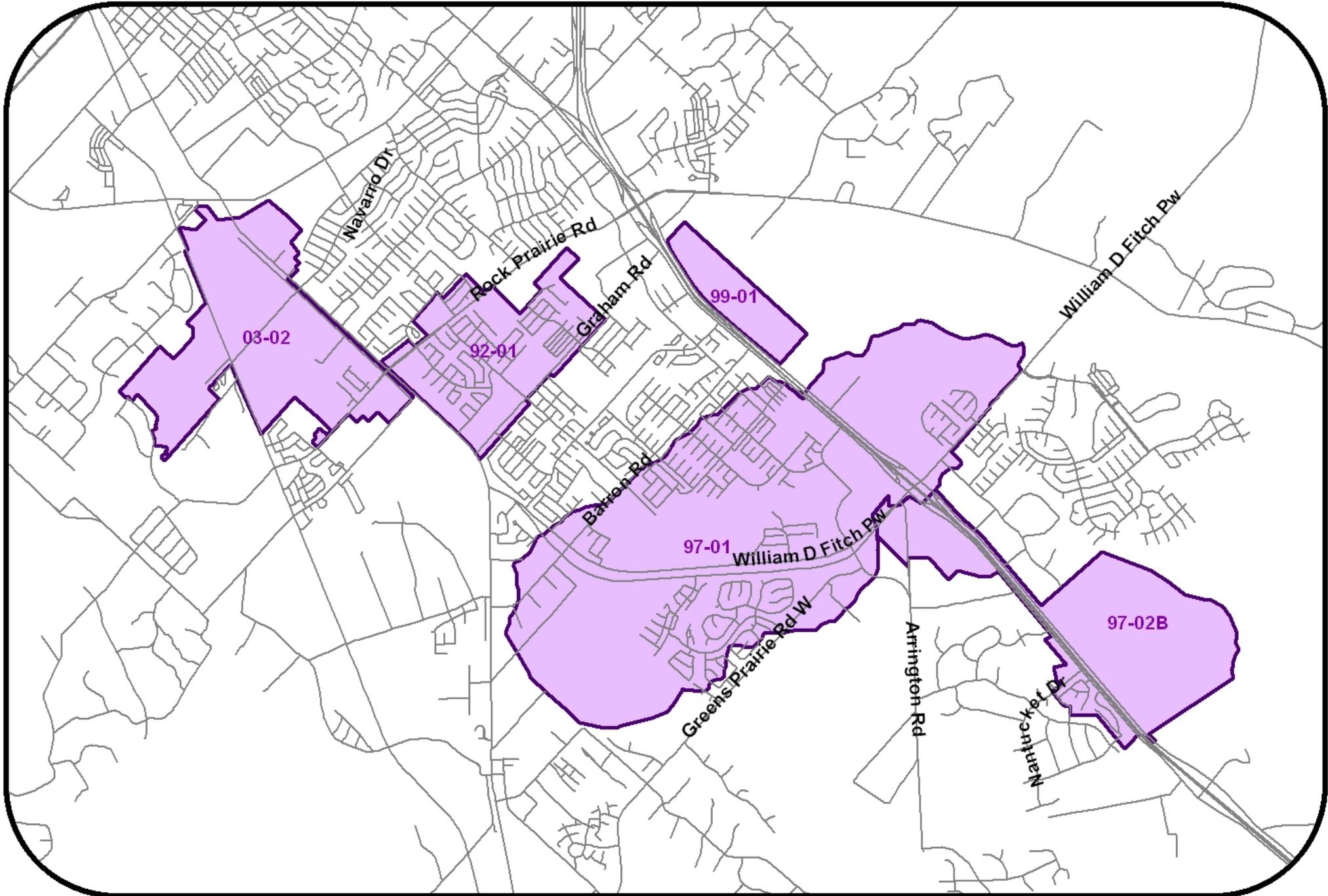
03-02 Sanitary Sewer ( Steeplechase ) ( 715 ac. ) \$357.74/LUE

This fee was initially implemented in June 2003 at \$300.00/LUE and was revised to the current amount in May 2009. This CIP was constructed in two phases of sanitary sewer line construction in compliance with the proposed construction in the original report establishing the fee. Phase one crossed Wellborn Road and terminated at Old Wellborn Road consisting of 2,347 linear feet of 18-inch sewer line with a construction cost of \$296,642. Phase two was completed in 2006 and continued the line along Old Wellborn Road and terminated across Rock Prairie Road West. Phase two consisted of 6,281 linear feet of 12-inch line and 2,062 linear feet of 18-inch line for a construction cost of \$529,088 and a land cost of \$87,133. The design cost for the combined phases was \$148,023. The total actual cost was \$1,091,886 which was less than the original report estimated at \$1,596,137. Fees collected over the last 6 months are **\$11,032.20** for total amount of **\$51,067.10** (per Acct #253-0000-287.51-13). The remaining amount eligible for collection is about **\$745,524**. The total amount to be recovered through impact fees is anticipated at 72% of original construction cost.

**A previous report showed changes in the projected densities in several of the Impact Fee areas related to the Land Uses adopted with the Comprehensive Land Use Plan in 2009. As presented in the Table below, the densities expected are significantly different in several of the Impact Fee Areas. An update to incorporate these changes had been in progress but needed to consider the Water and Wastewater Master Plans that were under development, as well as, a City Wide Impact Fee Study that was underway. With the completion of both projects, the update can now proceed.**

Impact Fee Area	Effective Buildout LUE	Current Impact Fee Rate	Anticipated Buildout LUEs	LUE Adjustment	Total Fees Collected	Remaining Capital Investment to Recoup
92-01 Graham	1,551	\$ 316.07	<b>1,775</b>	<b>+ 224</b>	<b>\$323,502</b>	<b>\$ 18,000</b>
97-01 Spring Creek	4,425	\$ 98.39	<b>8,384</b>	<b>+ 3,959</b>	<b>\$564,310</b>	<b>\$200,000</b>
97-02B Alum	3,232	\$ 59.42	<b>2,139</b>	<b>- 1,093</b>	<b>\$21,772</b>	<b>\$182,000</b>
99-01 Harley	450	\$ 769.91	<b>440</b>	<b>- 10</b>	<b>\$64,741</b>	<b>\$246,000</b>
03-02 Steeplechase	2,838	\$ 357.74	<b>7,816</b>	<b>+ 4,987</b>	<b>\$51,067</b>	<b>\$746,000</b>
				<b>Total</b>	<b>\$1,025,392</b>	<b>\$1,392,000</b>

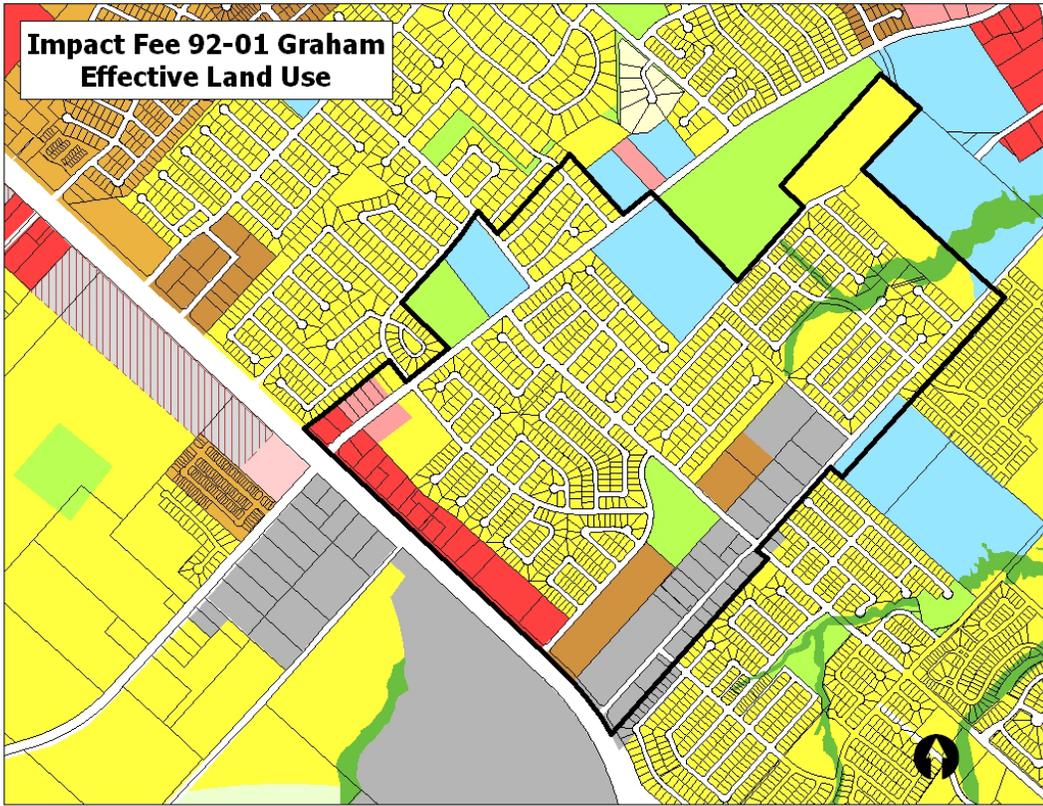
Attachments:    Impact Fee Service Areas Map  
                           Land Use at Adoption Map per Impact Fee Area  
                           Current Land Use Map per Impact Fee Area



1 inch equals 4,000 feet

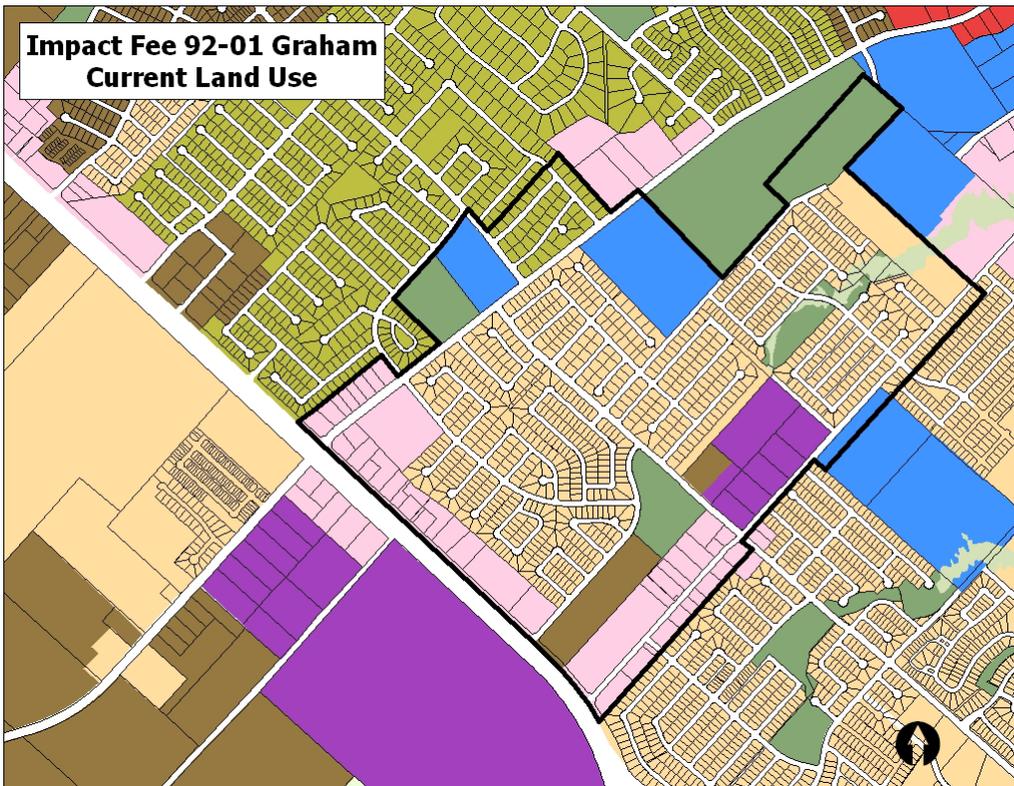


Impact Fee Areas - December 2011



#### Legend

- Civic
- Floodplain and Streams
- Industrial R and D
- Institutional
- Office
- Park
- Planned Development
- Redevelopment
- Residential Attached
- Retail Neighborhood
- Retail Regional
- Rural
- S.F. Residential High Density
- S.F. Residential Low Density
- S.F. Residential Medium Density
- Texas A & M University
- Transitional

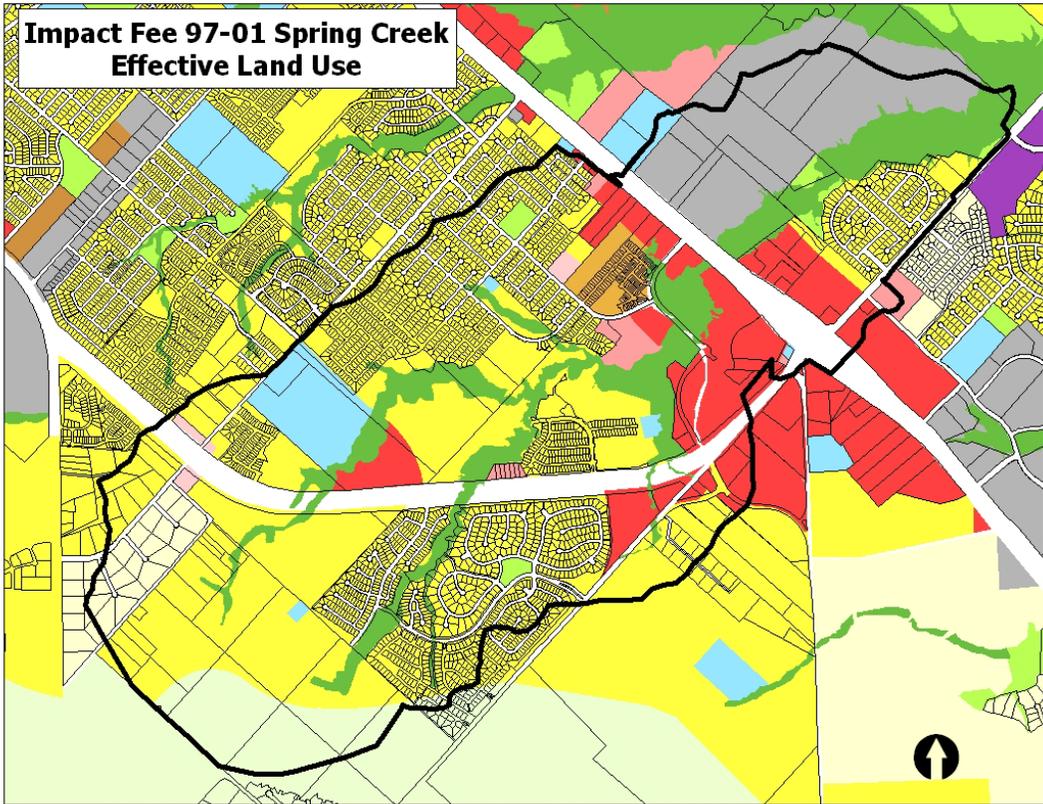


#### Legend

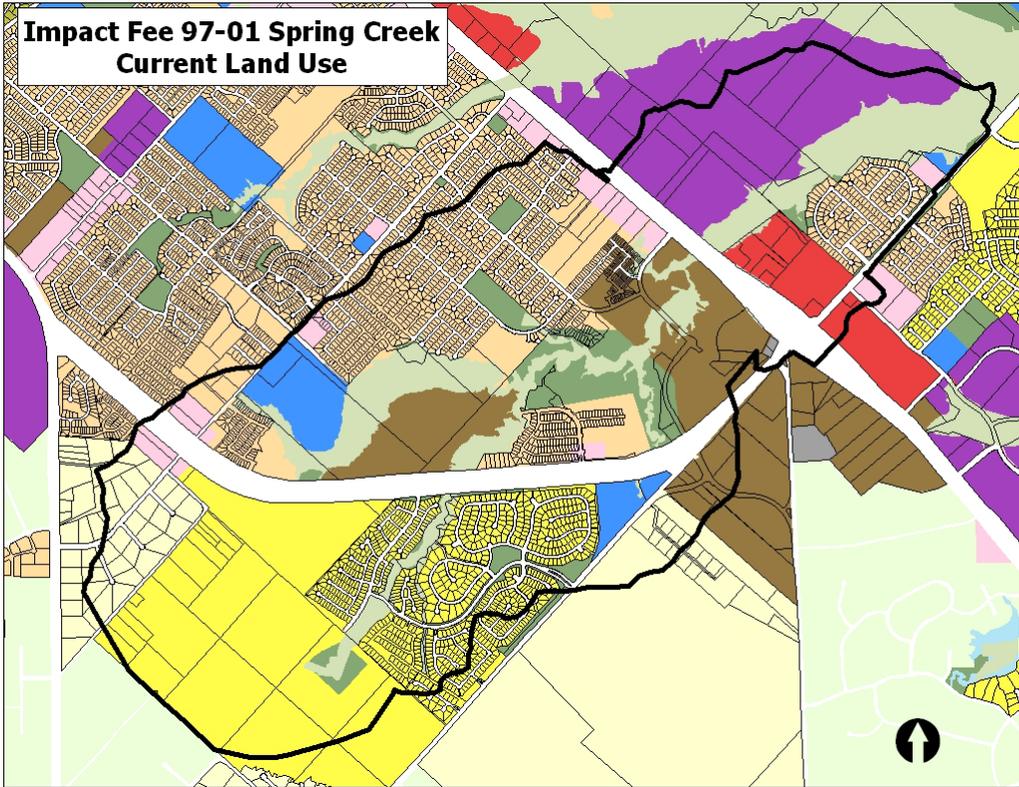
##### Land Use Plan

##### FLU-2

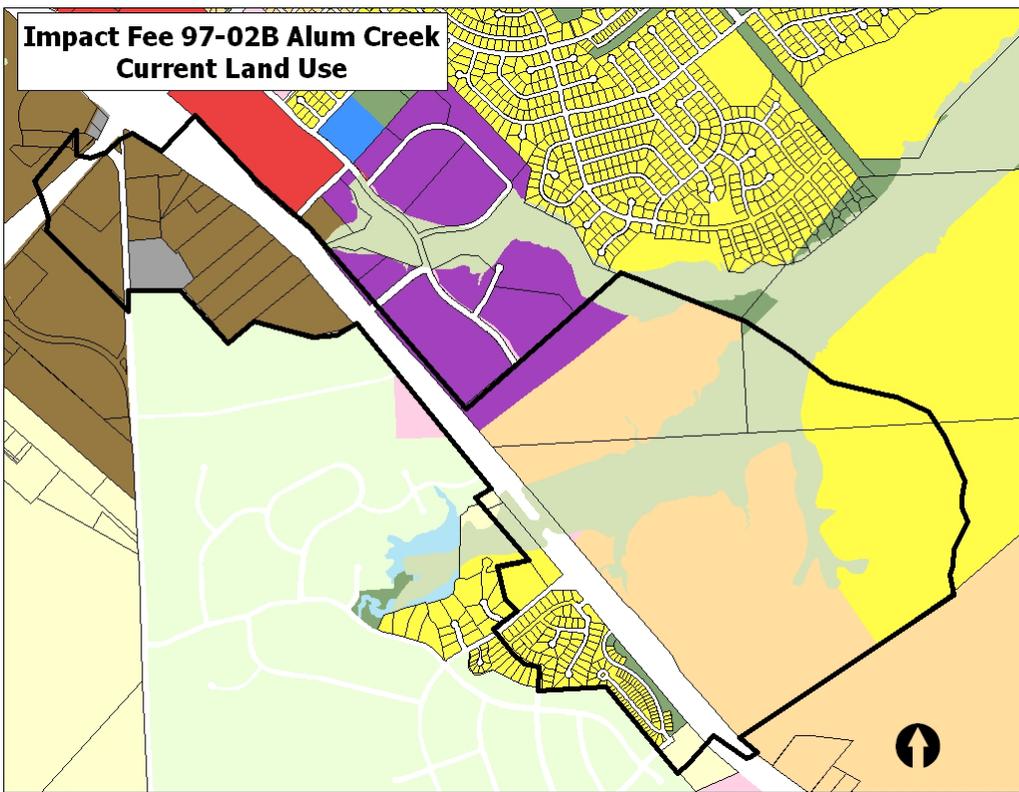
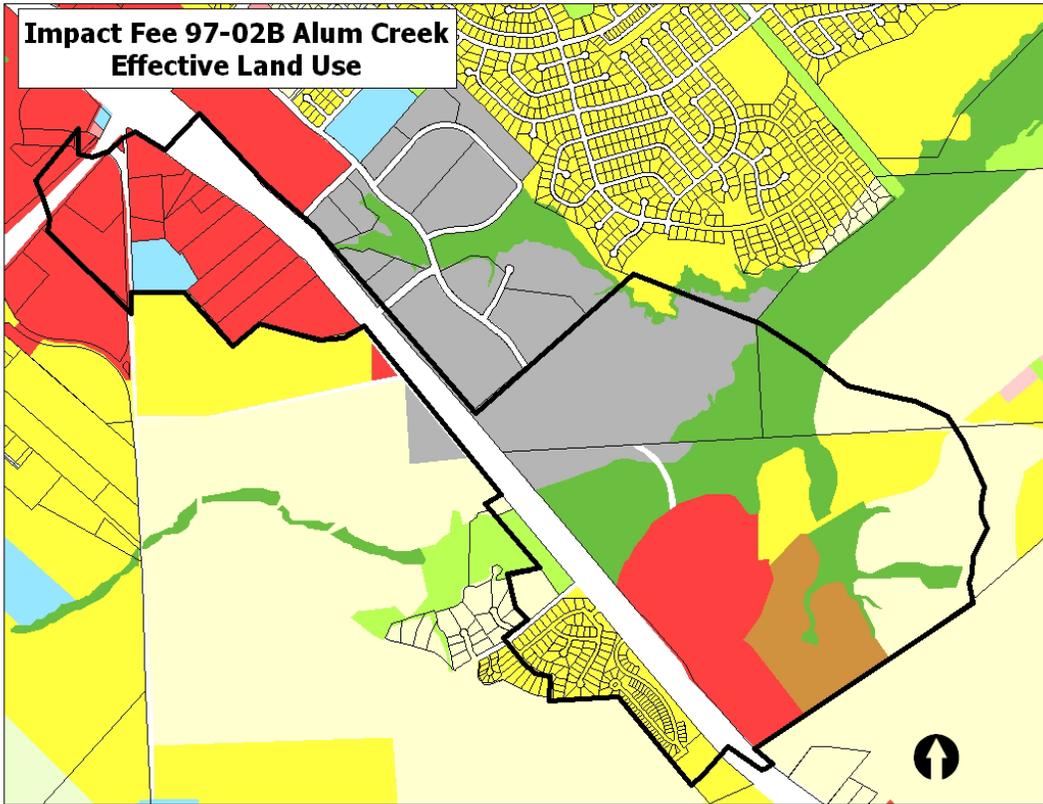
- 111 - Neighborhood Conservation
- 910 - 100 - Rural
- 130 - Estate
- 109 - Restricted Suburban
- 110 - General Suburban
- 120 - 250 - Urban
- 275 - Urban Mixed Use
- 210 - General Commercial
- 200 - Suburban Commercial
- 310 - Business Park
- 410 - Institutional/Public
- 450 - Texas A&M University
- 710 - 720 - Natural Areas - Protected
- 800 - Natural Areas - Reserved
- 850 - Utilities
- 456 - Redevelopment Areas
- 999 - Water

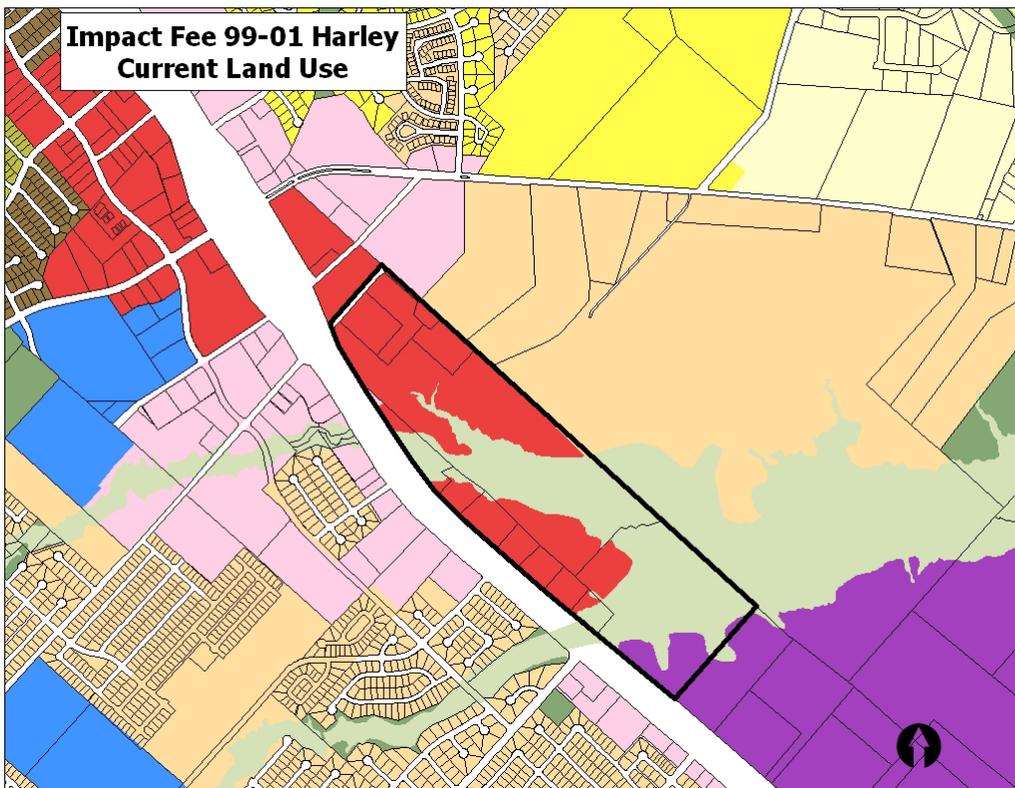
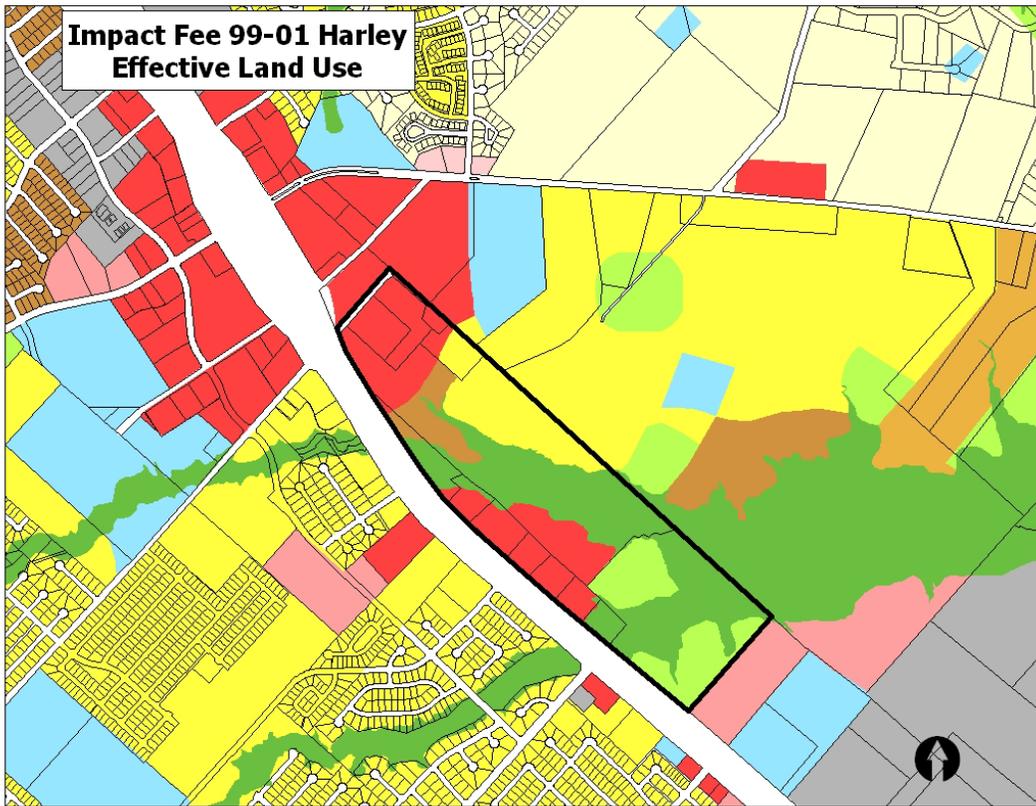


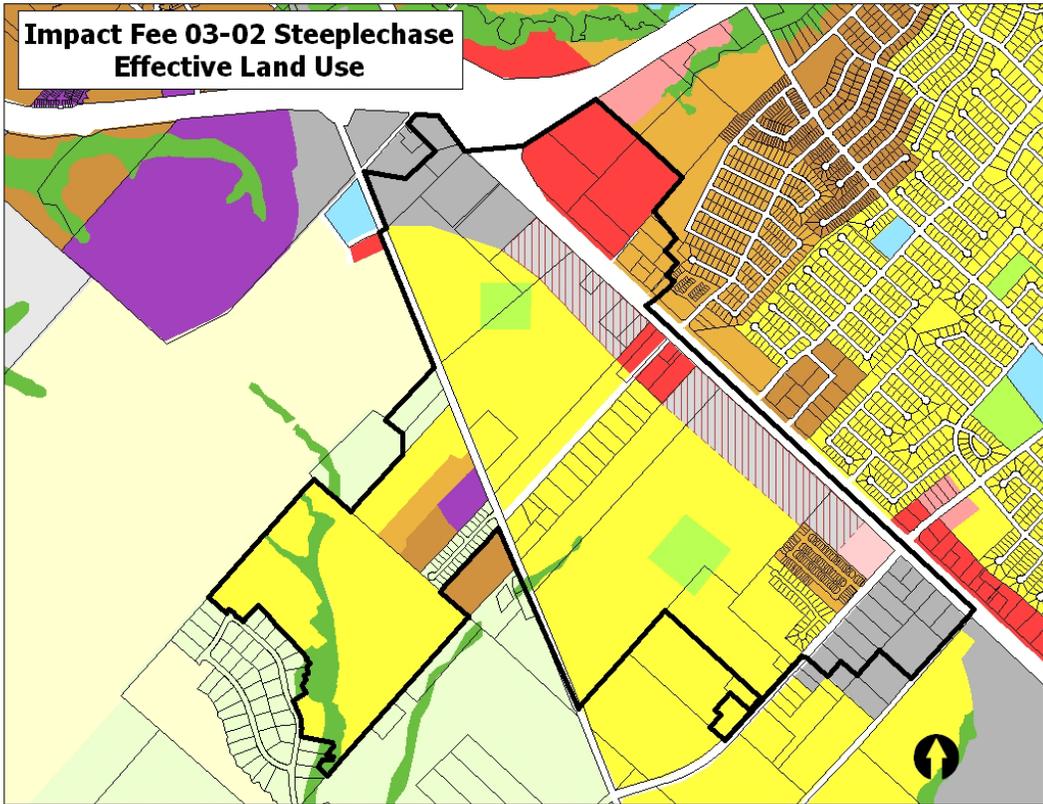
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  - Transitional



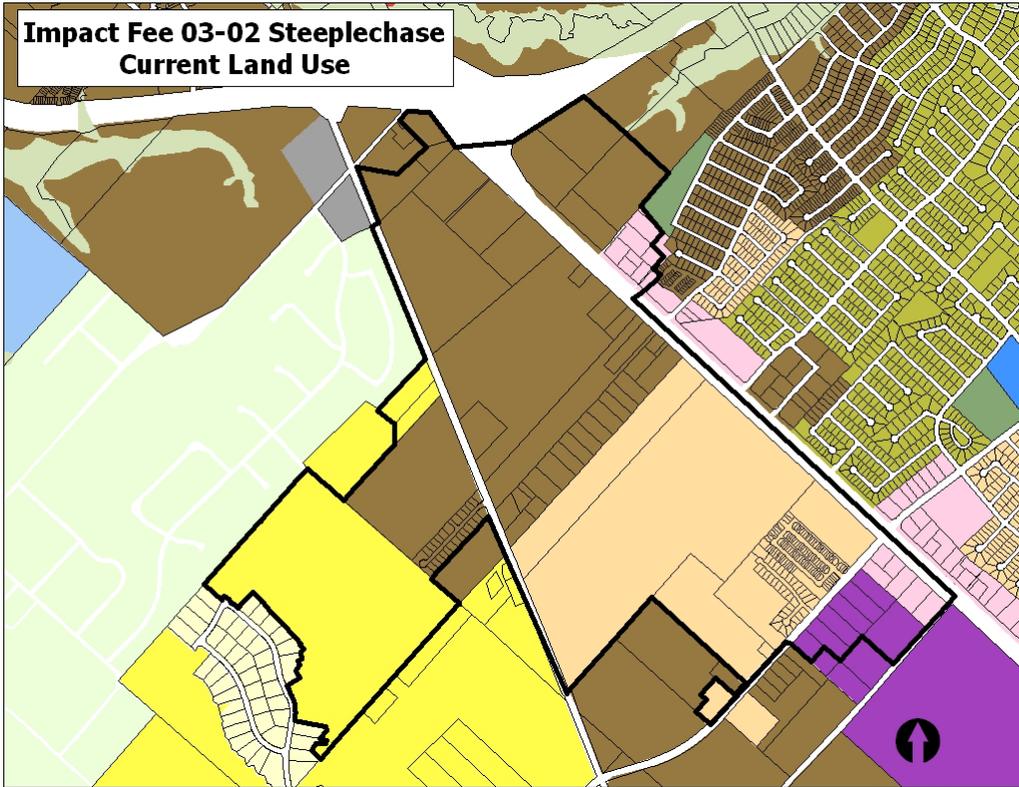
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- ##### FLU-2
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  - 450 - Texas A&M University
  - 710 - 720 - Natural Areas - Protected
  - 800 - Natural Areas - Reserved
  - 850 - Utilities
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  - 999 - Water







- #### Legend
- Civic
  - Floodplain and Streams
  - Industrial R and D
  - Institutional
  - Office
  - Park
  - Planned Development
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  - Residential Attached
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  - Retail Regional
  - Rural
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  - S.F. Residential Low Density
  - S.F. Residential Medium Density
  - Texas A & M University
  - Transitional



- #### Legend
- ##### Land Use Plan
- ##### FLU-2
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  - 210 - General Commercial
  - 200 - Suburban Commercial
  - 310 - Business Park
  - 410 - Institutional/Public
  - 450 - Texas A&M University
  - 710 - 720 - Natural Areas - Protected
  - 800 - Natural Areas - Reserved
  - 850 - Utilities
  - 456 - Redevelopment Areas
  - 999 - Water

**Effective Land Use**

Density LUE/Acre	Legend
	 Civic
1.00	 Floodplain and Streams
1.62 (1.87)	 Industrial R and D
2.10 (2.33)	 Institutional
2.87 (3.01)	 Office
1.00	 Park
	 Planned Development
	 Redevelopment
13.6	 Residential Attached
3.77 (4.55)	 Retail Neighborhood
4.07 (5.55)	 Retail Regional
0.00	 Rural
13.00	 S.F. Residential High Density
0.4	 S.F. Residential Low Density
4.5	 S.F. Residential Medium Density
	 Texas A & M Univeristy
0.00	 Transitional

**Current Land Use**

Density LUE/Acre	Legend Land Use Plan FLU-2
0.00	 111 - Neighborhood Conservation
1.00	 910 - 100 - Rural
0.20	 130 - Estate
6.59	 109 - Restricted Suburban
4.19 (8.0)	 110 - General Suburban
4.52 (20)	 120 - 250 - Urban
	 275 - Urban Mixed Use
4.07 (5.5)	 210 - General Commercial
3.77 (4.55)	 200 - Suburban Commercial
1.62 (2.0)	 310 - Business Park
2.00	 410 - Institutional/Public
	 450 - Texas A&M University
0.00	 710 - 720 - Natural Areas - Protected
0.20	 800 - Natural Areas - Reserved
	 850 - Utilities
	 456 - Redevelopment Areas
	 999 - Water

\*(#) indicates LUE for Water Impact Fee Area and only applies to the 99-01 Harley Impact Fee Area.

**From:** James Benham <james@jbknowledge.com>  
**To:** Brittany Caldwell <Bcaldwell@cstx.gov>  
**CC:** Jennifer Prochazka <JProchazka@cstx.gov>  
**Date:** 1/22/2012 8:10 PM  
**Subject:** Feb 16th & 17th

Brittany,

I will be out of town February 16th and 17th for work and will miss the P&Z meeting on Feb 16th and the subcommittee meeting on the 17th for non-res zoning standards. Thank you.

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 19, 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, and Jerome Rektorik,

**COMMISSIONERS ABSENT:** James Benham

**CITY COUNCIL MEMBERS PRESENT:** None

**CITY STAFF PRESENT:** Bob Cowell, Lance Simms, Alan Gibbs, Molly Hitchcock, Jennifer Prochazka, Jason Schubert, Matt Robinson, Morgan Hester, Teresa Rogers, Joe Guerra, Josh Norton, Adam Falco, 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 Consent Agenda Items 4.3 and 4.5 and Regular Agenda Items 6 and 9.

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)**

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

4. Presentation, possible action, and discussion related to an update on the BioCorridor. **(MH)**

Assistant Director Hitchcock gave an update on the BioCorridor.

There was general discussion amongst the Commission regarding the update.

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.

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

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.

There was no discussion.

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.

There was no discussion.

8. Adjourn.

The meeting was adjourned at 6:59 p.m.

**Approved:**

\_\_\_\_\_  
 Mike Ashfield, Chairman  
 Planning & Zoning Commission

**Attest:**

\_\_\_\_\_  
 Brittany Caldwell, Admin. Support Specialist  
 Planning & Development Services

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**Regular Meeting**  
**January 19, 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, and Jerome Rektorik

**COMMISSIONERS ABSENT:** James Benham

**CITY COUNCIL MEMBERS PRESENT:** Julie Schultz

**CITY STAFF PRESENT:** Bob Cowell, Lance Simms, Alan Gibbs, Molly Hitchcock, Jason Schubert, Matt Robinson, Morgan Hester, Teresa Rogers, Joe Guerra, Josh Norton, Adam Falco, Brittany Caldwell, and Carrie McHugh

1. **Call meeting to order**

Chairman Ashfield called the meeting to order at 7:01 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.

- 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)**

Chairman Ashfield requested a change to Consent Agenda Item 4.2, January 5, 2012 Regular Meeting minutes, Item 7. He asked that the comments that he made before the motion be added to the minutes.

**Commissioner Ross motioned to approve Consent Agenda Items 4.1 – 4.5 with the condition that the modification be made to the January 5, 2012 Regular Meeting minutes that Chairman Ashfield requested. Commissioner Rektorik seconded the motion, motion passed (6-0).**

### **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. 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)**

Staff Planner Hester presented the Preliminary Plat and recommended approval.

Steve Arden, owner's representative, stated that the waiver requests are due to the topography and the adjacent previously-platted lots.

**Commissioner Miles motioned to approve the requested waivers. Commissioner Hall seconded the motion, motion passed (5-1). Chairman Ashfield was in opposition.**

**Commissioner Miles motioned to approve the Preliminary Plat. Commissioner Hall seconded the motion, motion passed (6-0).**

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)**

Senior Planner Robinson presented the replat and recommended approval.

Kent Laza, engineer, stated that the reason for requesting the replat now is due to the property previously not being zoned correctly.

Chairman Ashfield opened the public hearing.

No one spoke during the public hearing.

Chairman Ashfield closed the public hearing.

**Commissioner Ashfield motioned to approve the replat. Commissioner Miles seconded the motion, motion passed (6-0).**

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)**

Staff Planner Hester presented the replat and recommended approval.

There was general discussion amongst the Commission regarding the replat.

Rabon Metcalf, engineer, stated that the bank was the reason for the replat request.

Chairman Ashfield opened the public hearing.

No one spoke during the public hearing.

Chairman Ashfield closed the public hearing.

**Commissioner Rektorik motioned to approve the replat. Commissioner Warner seconded the motion, motion passed (6-0).**

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)**

Senior Planner Robinson presented the rezoning and recommended approval with the 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.

There was general discussion amongst the Commission regarding the oil well pad site that is on the property.

Chairman Ashfield opened the public hearing.

Robert Hutchison, 4740 Johnson Creek Loop, College Station, Texas; John and Kathy Koza, 4817 Williams Creek, College Station, Texas; Wayne Lutz, 4903 Williams Ridge, College Station, Texas; Benjamin Wall, 4908 Williams Ridge, College Station, Texas. The residents spoke in opposition and suggested acquiring the land for additional park area or leaving it as natural area.

Chairman Ashfield closed the public hearing.

Commissioner Miles suggested putting a 100-foot conservation easement along the side of the property that backs up to Rock Prairie Road.

Transportation Planning Coordinator Guerra stated that the Thoroughfare Plan has this area of Rock Prairie Road designated as a four-lane minor arterial, which requires a 115-foot right-of-way width. He said that it is currently built as a two-lane rural collector and would require a minimum dedication of 7.5 feet on each side.

Chairman Ashfield reopened the public hearing to get the residents opinion on putting a 100-foot conservation easement along Rock Prairie Road.

Robert Hutchison and Kathy Koza stated that they would rather the land be acquired as additional park or zoned A-OR, but the 100-foot conservation easement would be a second alternative.

Chairman Ashfield closed the public hearing.

There was general discussion amongst the Commission and Staff regarding the rezoning.

**Commissioner Miles motioned to recommend approval of the rezoning with the condition that a 50-foot conservation easement be provided along the eastern border of the property adjacent to Lick Creek Park, provide a 100-foot conservation easement along the north side along Rock Prairie Road, provide a 100-foot radius conservation easement around the oil well site with the condition that if the oil well site is abandoned by the Railroad Commission the conservation easement could be abandoned and restored, remove the telecommunications tower from the list of uses, and the minimum lot size be 15,000 square feet. Commissioner Warner seconded the motion, motion passed (5-1). Commissioner Hall was in opposition.**

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

There was no discussion.

11. Adjourn.

The meeting was adjourned at 8:45 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

**FINAL PLAT  
for  
Tower Point Ph 10A  
11-00500182**

**SCALE:** Three lots on 4.21 acres

**LOCATION:** 4410, 4420, and 4430 State Highway 6 South, generally located at the intersection of State Highway 6 and William D. Fitch Parkway

**ZONING:** C-1 General Commercial and OV Overlay District

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

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

**RECOMMENDATION:** Approval.



DEVELOPMENT REVIEW

TOWER POINT PH 10A

Case: 11-182

FINAL PLAT



## DEVELOPMENT HISTORY

<b>Annexation:</b>	October 1983
<b>Zoning:</b>	A-O Agricultural-Open to C-1 General Commercial (2001), OV Corridor Overlay (2006)
<b>Preliminary Plat:</b>	The subject property is part of the Crowley Tract Master Plan originally approved in 1997 and has had subsequent revisions. A Preliminary Plat for the Tower Point Subdivision portion was originally approved in 2006 and was revised in 2008, 2009, 2010, and 2012.
<b>Site Development:</b>	Vacant.

## COMMENTS

### Parkland

**Dedication:** Dedication is not required for this commercial development.

**Greenways:** N/A

### Pedestrian

**Connectivity:** As a condition of a sidewalk variance, developments within Tower Point are required to meet pedestrian connectivity requirements 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.

**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.

## REVIEW CRITERIA

**Compliance with Subdivision Regulations:** The Final Plat conforms to Phase 10A of the revised Preliminary Plat, and is in compliance with the Unified Development Ordinance.

## STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

## SUPPORTING MATERIALS

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



FOR OFFICE USE ONLY	
CASE NO.:	<u>11-182</u>
DATE SUBMITTED:	<u>11-23-11</u>
TIME:	<u>9:50</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 Tower Point Phase 10A, Lots 4, 5 & 6, Block 3

ADDRESS Highway No. 6

SPECIFIED LOCATION OF PROPOSED PLAT:

Lies on the west side of State Highway No. 6, 1800' north of State Highway No. 40.

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@weinerdevelopment.com  
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 979-846-6212 Fax Number 979-846-8252

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

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

Total Acreage 4.21 Total No. of Lots 3 R-O-W Acreage none

Existing Use vacant Proposed Use \_\_\_\_\_

Number of Lots By Zoning District 3 / C-1 \_\_\_\_\_ / \_\_\_\_\_

Average Acreage Of Each Residential Lot By Zoning District:

n/a / \_\_\_\_\_ \_\_\_\_\_ / \_\_\_\_\_ \_\_\_\_\_ / \_\_\_\_\_

Floodplain Acreage none

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

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

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

Yes

No

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

Project Name: Tower Point Subdivision

City Project Number (in known): 09-169

Date / Timeframe when submitted: August 2009 to April 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):

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:

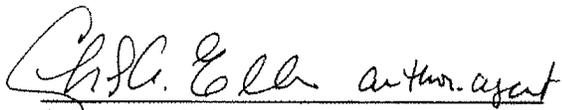
NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

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><b>ACREAGE:</b></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><b>FEE IN LIEU OF LAND:</b></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

11.22.11  
 Date

Tower Point Subdivision - Phase 10A  
4.21 Acres  
Roberts Stevenson Survey, A-54  
College Station, Brazos County, Texas

Field notes of a 4.21 acre tract or parcel of land, lying and being situated in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, and being part of the 89.42 acre - Tract One, described in the deed from Timothy J. Crowley to College Station Market Place, L.P., recorded in Volume 8274, Page 111, of the Official Records of Brazos County, Texas, and said 4.21 acre tract being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found in a triangular shaped traffic island at the north corner of Lot 7, Block 3 - 1.31 acres, Tower Point Subdivision, Phase 11A, according to the plat recorded in Volume 10076, Page 73, of the Official Records of Brazos County, Texas, said 1/2" iron rod also lying in the southwest right-of-way line of State Highway No. 6;

THENCE along the northwest line of the beforementioned Lot 7, Block 3, as follows:

S 51° 48' 46" W for a distance of 113.17 feet to an "X" found in concrete at the beginning of a curve, concave to the southeast, having a radius of 326.00 feet,

Southwesterly along said curve, for an arc distance of 140.44 feet to an "X" found in concrete at the end of this curve, the chord bears S 39° 28' 16" W - 139.36 feet;

THENCE N 40° 14' 58" W for a distance of 242.36 feet to 1/2" iron rod set;

THENCE N 47° 19' 17" W for a distance of 178.60 feet to a 1/2" iron rod set;

THENCE S 42° 40' 43" W for a distance of 97.06 feet to a 1/2" iron rod set in the east line of a proposed detention area;

THENCE along the east line of a proposed detention area, as follows:

N 15° 46' 35" W for a distance of 282.87 feet to a 1/2" iron rod set at the beginning of a curve, concave to the east, having a radius of 200.00 feet,

Northerly along said curve, for an arc distance of 204.05 feet to a 1/2" iron rod set at the end of this curve, the chord bears N 13° 27' 04" E - 195.31 feet,

N 42° 40' 43" E for a distance of 12.13 feet to a 1/2" iron rod set in the southwest line of a 15 foot wide City of College Station Public Utility Easement, Exhibit A, as described in Volume 589, Page 218 of the Deed Records of Brazos County, Texas;

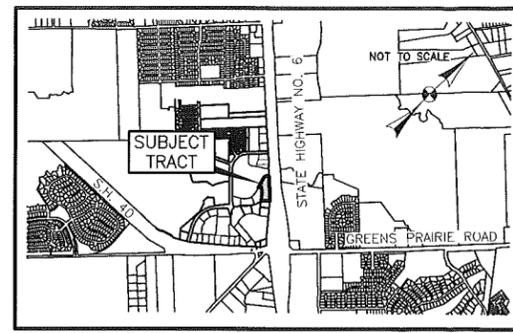
S 47° 19' 17" E along the beforementioned 15 foot wide City of College Station Public Utility Easement for a distance of 32.42 feet to a 1/2" iron rod set;

N 42° 40' 43" E for a distance of 15.00 feet to a 1/2" iron rod set in the southwest right-of-way line of the beforementioned State Highway No. 6;

THENCE along the southwest right-of-way line of the beforementioned State Highway No. 6, as follows:

S 47° 19' 17" E for a distance of 555.20 feet to a 1/2" iron rod found,

S 38° 33' 26" E for a distance of 180.21 feet to the PLACE OF BEGINNING, containing 4.21 Acres of land, more or less.



**PHASE 10A PERIMETER CURVE TABLE:**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	140.44'	326.00'	24°41'00"	S 39°28'16"W-139.36'
C2	204.05'	200.00'	58°27'18"	N 13°27'04"E-195.31'

**20' & 25' WIDE PRIVATE ACCESS EASEMENT & PUBLIC UTILITY EASEMENTS:**

LINE	BEARING	DISTANCE
L1	S51°48'46"W	113.04'
L2	N40°14'58"W	188.62'
L3	N47°19'17"W	134.83'
L4	N42°40'43"E	213.50'
L5	N47°19'17"W	25.00'
L6	S42°40'43"W	213.50'
L7	N47°19'17"W	20.00'
L8	S42°40'43"W	20.00'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C3	93.93'	346.00'	15°33'15"	S 44°02'09"W-93.64'
C4	36.13'	20.00'	103°29'31"	S 88°00'16"W-31.41'

**15' WIDE PUBLIC UTILITY EASEMENT:**

LINE	BEARING	DISTANCE
L9	S51°48'46"W	113.04'
L10	N40°14'58"W	189.55'
L11	N47°19'17"W	135.76'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C5	98.00'	361.00'	15°33'15"	S 44°02'09"W-97.70'
C6	9.03'	5.00'	103°29'31"	S 88°00'16"W-7.85'

- NOTES:**
- BASIS OF BEARINGS IS THE MONUMENTED NORTH LINE OF LOT 12, BLOCK 3, ACCORDING TO THE PLAT OF TOWER POINT SUBDIVISION, PHASE 3 RECORDED IN VOL. 9497, PG. 120. RECORD BEARING: N 51°26'34"E.
  - CURRENT TITLE APPEARS TO BE VESTED IN COLLEGE STATION MARKETPLACE, L.P. BY VIRTUE OF DEED RECORDED IN VOL. 8274, PG. 111 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
  - THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 4800B3, PANEL NO'S. 0201D & 0205D, MAP NO'S. 48041C0201D & 48041C205D AS REVISED PER LMR CASE NO. 10-06-0657P. EFFECTIVE DATE: SEPTEMBER 15, 2011.
  - 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
  - THIS PROPERTY IS WITHIN THE SANITARY SEWER IMPACT FEE AREA 97-01 (SPRING CREEK).
  - THESE LOTS ARE SUBJECT TO RECIPROCAL ACCESS CREATED BY A DECLARATION OF EASEMENTS RECORDED IN VOL. 9392, PG. 76 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
  - LOTS 4, 5 & 6, BLOCK 3 ARE PART OF BUILDING PLOT c.) AS SHOWN ON THE PRELIMINARY PLAT OF TOWER POINT SUBDIVISION, BUILDING PLOT c.) IS AS FOLLOWS:
    - THE BUILDING PLOT IS FOR THE PURPOSES OF SIGNAGE, LANDSCAPING, AND NON-RESIDENTIAL ARCHITECTURAL STANDARDS AS APPLICABLE TO BUILDING PLOTS BETWEEN 50,000 AND 100,000 SQUARE FEET.
  - CURRENT ZONING: C-1 (COMMERCIAL) & OVERLAY DISTRICT ORDINANCE NO. 2911 (JULY 13, 2006)
  - VARIABLE WIDTH PUBLIC UTILITY EASEMENT VOL. 9928, PG. 140
  - THE PURPOSE OF THE NOTCH LOCATED AT THE NORTH CORNER OF LOT 4 IS TO ENSURE THAT NO PORTION OF LOT 4 WILL BE LOCATED IN THE FLOODPLAIN. THE LOT LINE WAS CREATED TO BE A MINIMUM OF 10' FROM THE FLOODPLAIN.

**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 \_\_\_\_\_, 2011, in the Official Records of Brazos County, Texas, in Volume \_\_\_\_\_ Page \_\_\_\_\_

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

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

**CERTIFICATE OF CITY ENGINEER**

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

\_\_\_\_\_  
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 \_\_\_\_\_, 2011.

\_\_\_\_\_  
Chairman

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

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



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

We, College Station Marketplace L.P., a Texas Limited Partnership, owners and developers of the land shown on this plat, and designated herein as Lots 4, 5 & 6, Block 3, Phase 10A, Tower Point Subdivision to the City of College Station, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

COLLEGE STATION MARKETPLACE, L.P.,  
a Texas limited partnership

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

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

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

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

THE STATE OF TEXAS &  
COUNTY OF BRAZOS &

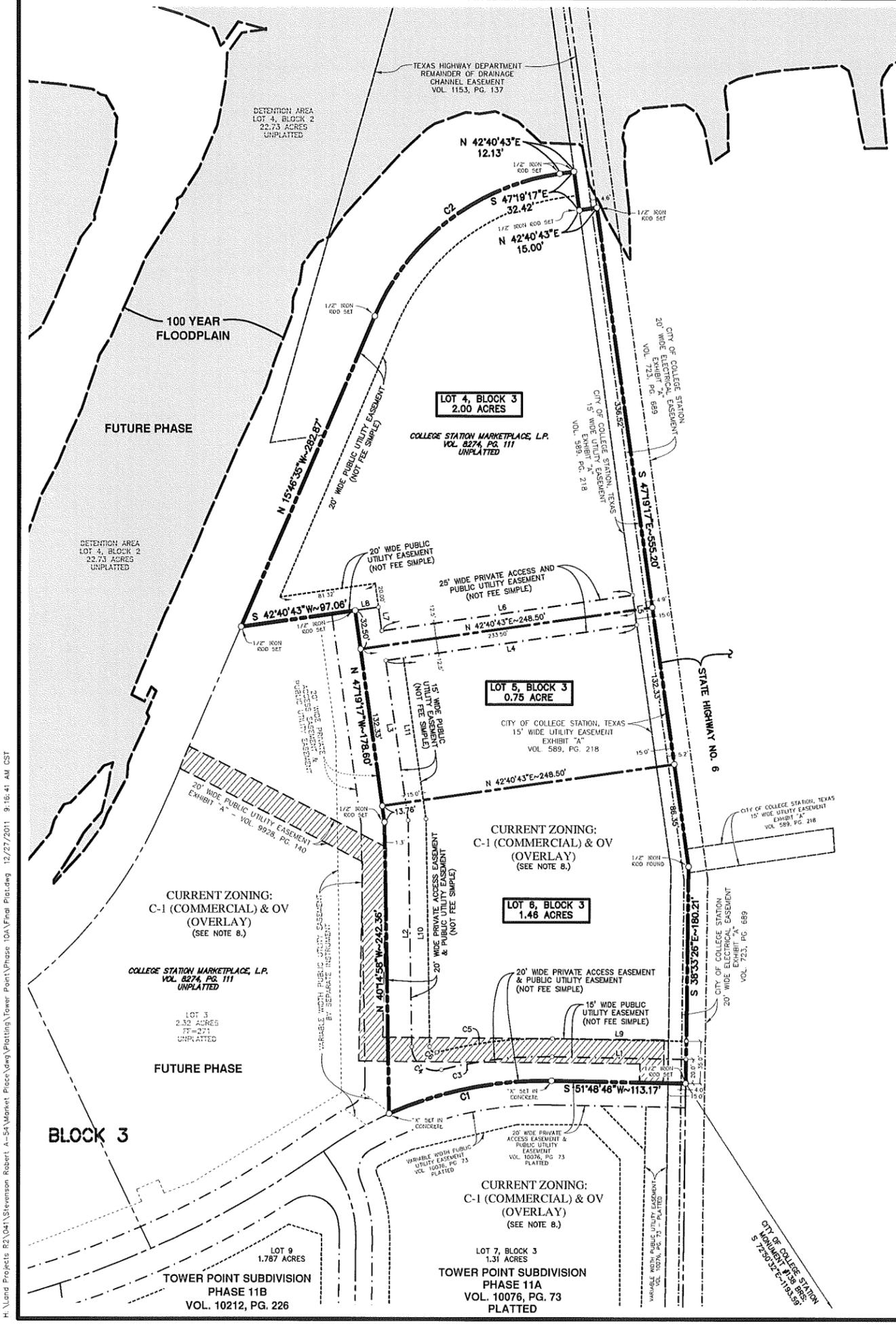
This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2011, by Charles A. Ellison, Authorized Agent for College Station Marketplace GP, LLC, a Texas limited liability company, a General Partner of College Station Marketplace, L.P., a Texas limited partnership, on behalf of said partnership.

\_\_\_\_\_  
Notary Public in and for State of Texas

THE STATE OF TEXAS &  
COUNTY OF BRAZOS &

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2011, by Charles A. Ellison, Authorized Agent for Crowley Development Corporation, a Texas corporation, a General Partner of College Station Marketplace, L.P., a Texas limited partnership, on behalf of said partnership.

\_\_\_\_\_  
Notary Public in and for State of Texas



H:\Land Projects\R2\041\Stevenson Robert A-54\Workset\Plotting\Tower Point\Phase 10A\Final\Plotting\Tower Point\Phase 10A\Final.dwg 12/27/2011 9:16:41 AM CST

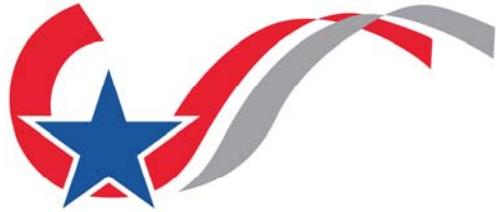
**FINAL PLAT**  
OF  
**TOWER POINT SUBDIVISION**  
**PHASE 10A**  
**LOTS 4, 5 & 6, BLOCK 3**  
**4.21 ACRES**

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

OWNED AND DEVELOPED BY:  
COLLEGE STATION MARKETPLACE, L.P.  
520 POST OAK BLVD., SUITE 300  
HOUSTON, TEXAS 77027

SCALE: 1"=50' DECEMBER, 2011

PREPARED BY:  
KLING ENGINEERING & SURVEYING  
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH 979/756-6202



CITY OF COLLEGE STATION

**FINAL PLAT**  
**for**  
**Tower Point Ph 12**  
**11-00500184**

**SCALE:** Four lots on 5.44 acres

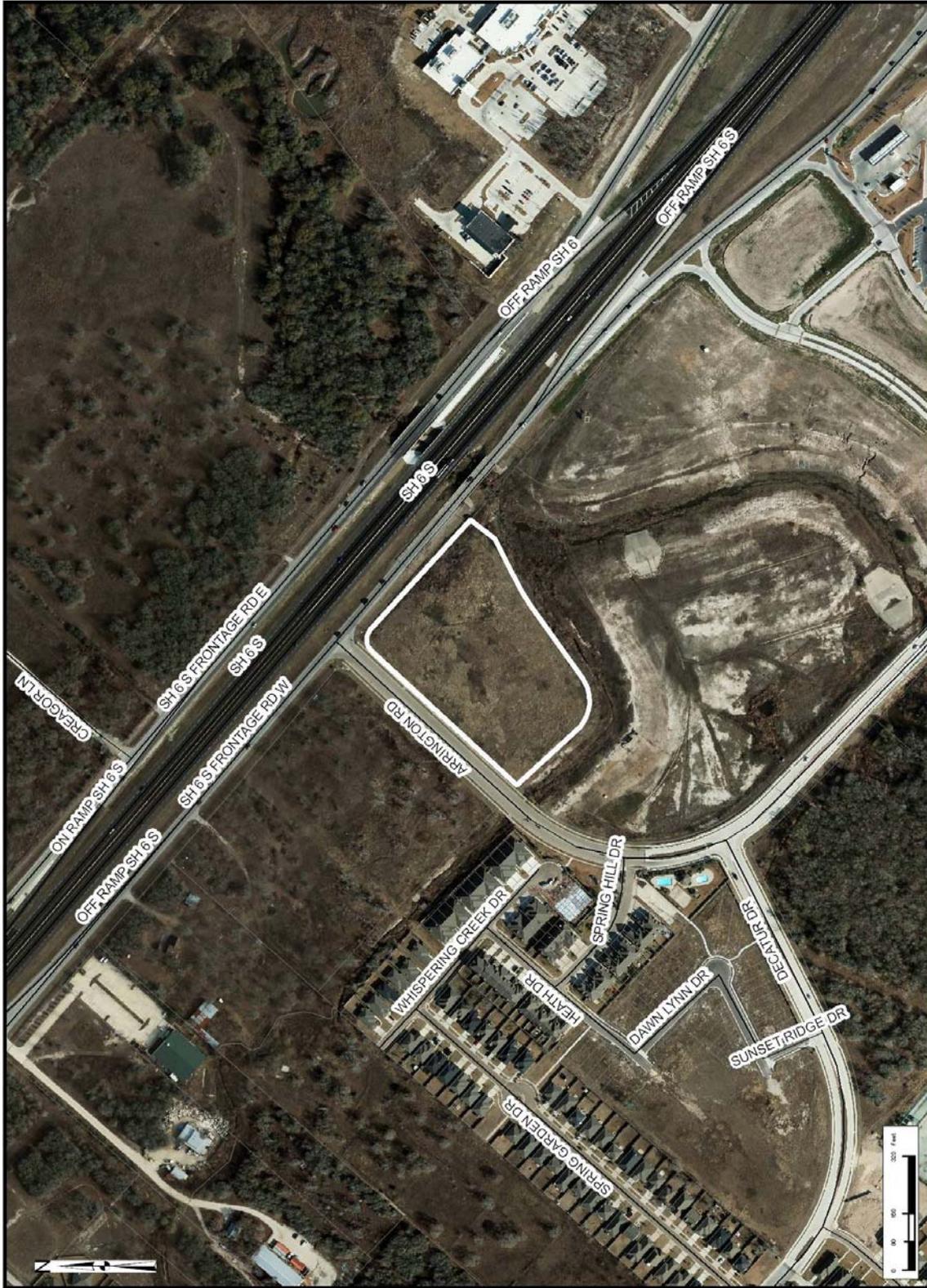
**LOCATION:** 4330 State Highway 6 South, generally located at the intersection of State Highway 6 and William D. Fitch Parkway

**ZONING:** C-1 General Commercial and OV Overlay District

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

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

**RECOMMENDATION:** Approval with a condition.



FINAL  
PLAT

Case: 11-184

TOWER POINT PH 12

DEVELOPMENT REVIEW



## DEVELOPMENT HISTORY

<b>Annexation:</b>	October 1983
<b>Zoning:</b>	A-O Agricultural-Open to C-1 General Commercial (2001), OV Corridor Overlay (2006)
<b>Preliminary Plat:</b>	The subject property is part of the Crowley Tract Master Plan originally approved in 1997 and has had subsequent revisions. A Preliminary Plat for the Tower Point Subdivision portion was originally approved in 2006 and was revised in 2008, 2009, 2010, and 2012.
<b>Site Development:</b>	Vacant.

## COMMENTS

### Parkland

**Dedication:** Dedication is not required for this commercial development.

**Greenways:** N/A

### Pedestrian

**Connectivity:** As a condition of a sidewalk variance, developments within Tower Point are required to meet pedestrian connectivity requirements 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.

**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.

## REVIEW CRITERIA

**Compliance with Subdivision Regulations:** The Final Plat conforms to Phase 12 of the revised Preliminary Plat, and is in compliance with the Unified Development Ordinance.

## STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat with the condition that a note is added to the plat document stating, "Traffic mitigation features shall be constructed at a time specified by the approved Tower Point TIA and supplementary documents".

## SUPPORTING MATERIALS

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



FOR OFFICE USE ONLY	
CASE NO.:	<u>11184</u>
DATE SUBMITTED:	<u>11.28.11</u>
TIME:	<u>3:47</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 Tower Point Phase 12, Lots 1-4, Block 2

ADDRESS Highway No. 6

SPECIFIED LOCATION OF PROPOSED PLAT:

South corner of the intersection of Arrington Road 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@weinerdevelopment.com  
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 979-846-6212 Fax Number 979-846-8252

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

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

Total Acreage 5.44 Total No. of Lots 4 R-O-W Acreage none

Existing Use vacant Proposed Use commercial

Number of Lots By Zoning District 4 / C-140V / \_\_\_\_\_ / \_\_\_\_\_

Average Acreage Of Each Residential Lot By Zoning District:

n/a / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Floodplain Acreage none

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

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

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

Yes

No

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

Project Name: Tower Point Subdivision

City Project Number (in known): 09-169

Date / Timeframe when submitted: August 2009 to April 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):

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:

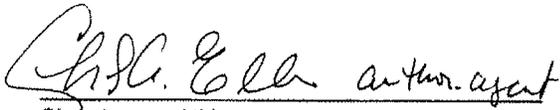
NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

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

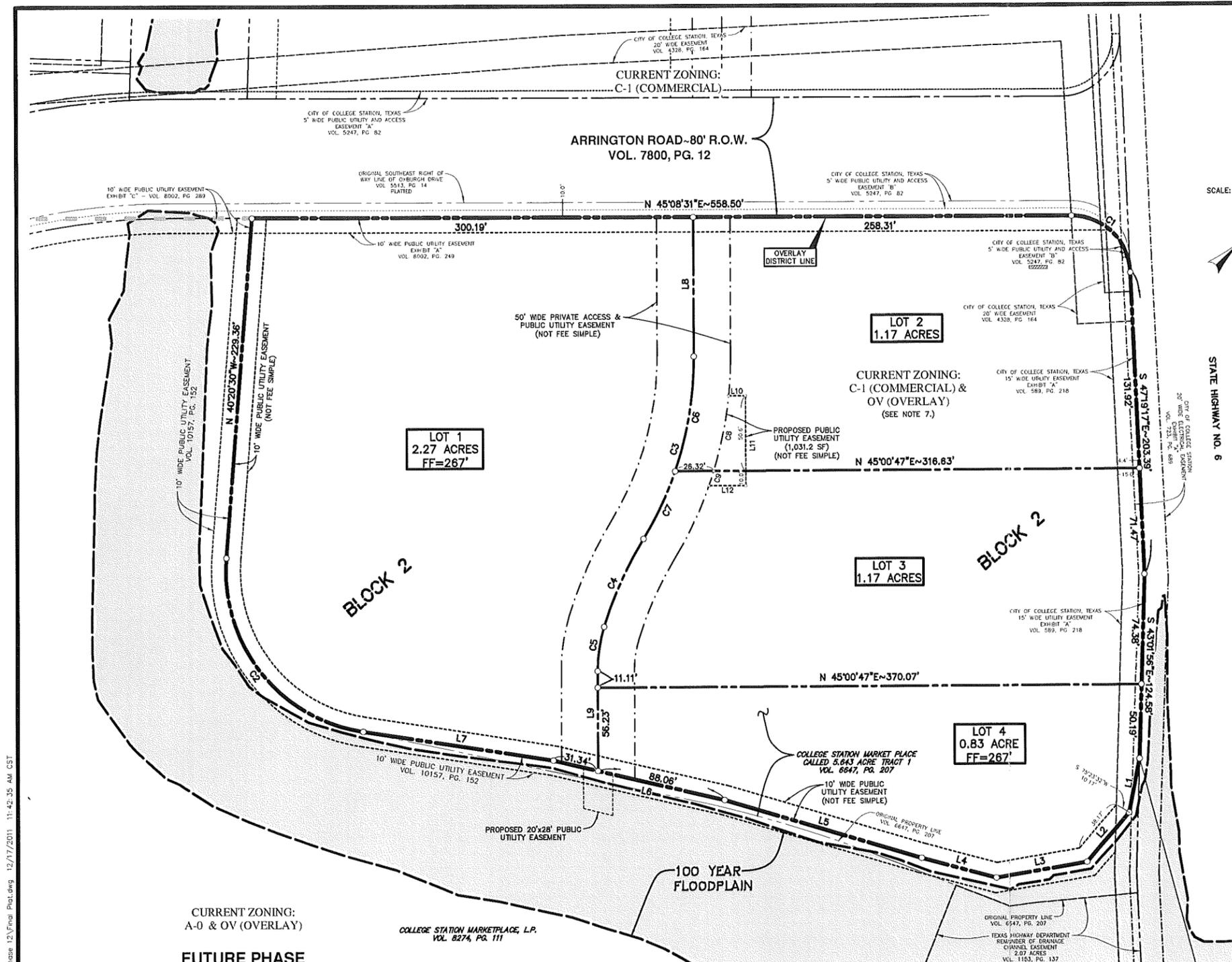
<p style="text-align: center;"><b>Total Linear Footage of Proposed Public:</b></p> <p>_____ Streets</p> <p>_____ Sidewalks</p> <p>_____ Sanitary Sewer Lines</p> <p>_____ Water Lines</p> <p>_____ Channels</p> <p>_____ Storm Sewers</p> <p>_____ Bike Lanes / Paths</p>	<p style="text-align: center;"><b>Parkland Dedication due prior to filing the Final Plat:</b></p> <p><b>ACREAGE:</b></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><b>FEE IN LIEU OF LAND:</b></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

11.22.11  
 \_\_\_\_\_  
 Date



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

We, College Station Marketplace L.P., a Texas Limited Partnership, owners and developers of the land shown on this plat, and designated herein as Lots 1-4, Block 2, Phase 12, Tower Point Subdivision to the City of College Station, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

COLLEGE STATION MARKETPLACE, L.P.,  
a Texas limited partnership

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

By: Charles A. Ellison,  
Authorized Agent

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

By: Charles A. Ellison,  
Authorized Agent

THE STATE OF TEXAS §  
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2011, by Charles A. Ellison, Authorized Agent for College Station Marketplace GP, LLC, a Texas limited liability company, a General Partner of College Station Marketplace, L.P., a Texas limited partnership, on behalf of said partnership.

Notary Public in and for State of Texas

THE STATE OF TEXAS §  
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2011, by Charles A. Ellison, Authorized Agent for Crowley Development Corporation, a Texas corporation, a General Partner of College Station Marketplace, L.P., a Texas limited partnership, on behalf of said partnership.

Notary Public in and for State of Texas

**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 \_\_\_\_\_, 2011.

ATTEST: \_\_\_\_\_  
Chairman

Secretary

**CERTIFICATE OF CITY ENGINEER**

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

City Engineer  
City of College Station

**CERTIFICATE OF 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 on the \_\_\_\_ day of \_\_\_\_\_, 2011, in the Official Records of Brazos County, Texas, in Volume \_\_\_\_\_ Page \_\_\_\_\_.

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

County Clerk, Brazos County, Texas

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

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

S. M. Kling, R.P.L.S. No. 2003

Tower Point Subdivision  
Lots 1 - 4, Block 2, Phase 12  
5.44 Acres  
Robert Stevenson Survey, A-54  
College Station, Brazos County, Texas

Field notes of a 5.44 acre tract or parcel of land, lying and being situated in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, and being part of the 5.643 acre - Tract 1, described in the deed from Spring Creek CS Development, Ltd., to College Station Market Place, L.P., according to the deed recorded in Volume 6647, Page 207, of the Official Records of Brazos County, Texas, and said 5.44 acre tract being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found marking the intersection of the southwest line of the aforementioned 5.643 acre tract with the southeast right-of-way line of Arrington Road - 80' wide right-of-way, according to the plat recorded in Volume 7800, Page 12, of the Official Records of Brazos County, Texas, the west corner of the said 5.643 acre tract bears N 40° 20' 30" W - 10.00 feet;

THENCE N 45° 08' 31" E along the southeast right-of-way line of the aforementioned Arrington Road - 80' wide right-of-way, for a distance of 558.50 feet to a 1/2" iron rod found marking the transition curve from Arrington Road to State Highway No. 6, said curve being concave to the south, having a radius of 40.00 feet;

THENCE Easterly along the aforementioned transition curve, for an arc length of 61.11 feet to a 1/2" iron rod found marking the end of this transition curve, in the southwest right-of-way line of State Highway No. 6, the chord bears N 88° 54' 37" E - 55.34 feet;

THENCE along the southwest right-of-way line of State Highway No. 6, as follows:

S 47° 19' 17" E for a distance of 203.39 feet to a 1/2" iron rod found,  
S 43° 01' 56" E for a distance of 124.58 feet to a 1/2" iron rod set;

THENCE S 33° 37' 50" E for a distance of 37.05 feet to a 1/2" iron rod set;

THENCE S 04° 05' 52" E for a distance of 43.63 feet to a 1/2" iron rod set;

THENCE S 35° 35' 30" W for a distance of 62.95 feet to a 1/2" iron rod set;

THENCE S 60° 13' 43" W for a distance of 52.08 feet to a 1/2" iron rod set;

THENCE S 61° 30' 38" W for a distance of 140.18 feet to a 1/2" iron rod set;

THENCE S 58° 11' 30" W for a distance of 119.40 feet to a 1/2" iron rod set;

THENCE S 53° 49' 45" W for a distance of 130.87 feet to a 1/2" iron rod set at the beginning of a curve, concave to the north, having a radius of 110.00 feet;

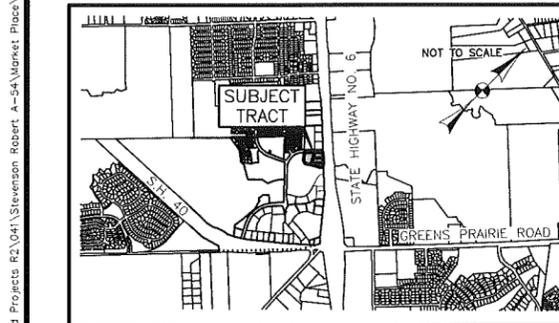
THENCE Westerly along said curve, for an arc length of 164.78 feet to a 1/2" iron rod found marking the original end of the curve for the aforementioned 5.643 acre tract, the chord bears N 83° 15' 23" W - 149.80 feet;

THENCE N 40° 20' 30" W along the southwest line of the aforementioned 5.643 acre tract, for a distance of 229.36 feet to the **PLACE OF BEGINNING**, containing 5.44 acres of land, more or less.

H:\Land Projects\2011\041\Stevenson Robert A-54\Market Place\GIS\Platting\Tower Point\Phase 12\Final Plat.dwg 12/17/2011 11:42:35 AM CST

**CURRENT ZONING:**  
A-0 & OV (OVERLAY)

**FUTURE PHASE**  
RETENTION AREA  
LOT 5, BLOCK 2  
22.73 ACRES  
UNPLATTED



- NOTES:**
- BASIS OF BEARINGS IS THE MONUMENTED SOUTHEAST RIGHT OF WAY LINE OF ARRINGTON ROAD (80' R.O.W.) ACCORDING TO THE RIGHT OF WAY DEDICATION PLAT OF ARRINGTON ROAD AND 80' WIDE DECATUR DRIVE RECORDED IN VOL. 7800, PG. 12, RECORD BEARING: S 45°08'31"W.
  - CURRENT TITLE APPEARS TO BE VESTED IN COLLEGE STATION MARKET PLACE BY VIRTUE OF DEED RECORDED IN VOL. 6647, PG. 207 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
  - THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480083, PANEL NO'S 0201D & 0205D, MAP NO'S 48041C0201D & 48041C0205D AS REVISED PER LOMR CASE NO. 10-06-0657P EFFECTIVE DATE: SEPTEMBER 15, 2011
  - 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED
  - THIS PROPERTY IS WITHIN THE SANITARY SEWER IMPACT FEE AREA 97-01 (SPRING CREEK).
  - LOTS 1-4, BLOCK 2 ARE PART OF BUILDING PLOT b.) AS SHOWN ON THE PRELIMINARY PLAT OF TOWER POINT SUBDIVISION; BUILDING PLOT b.) IS AS FOLLOWS:  
b.) BLOCK 2  
THE BUILDING PLOT IS FOR THE PURPOSES OF SIGNAGE, LANDSCAPING, AND NON-RESIDENTIAL ARCHITECTURAL STANDARDS AS APPLICABLE TO BUILDING PLOTS UNDER 20,000 SQUARE FEET.
  - CURRENT ZONING: C-1 (COMMERCIAL) & OVERLAY DISTRICT ORDINANCE NO. 2911 (JULY 13, 2006).
  - THESE LOTS ARE SUBJECT TO A VARIABLE WIDTH EASEMENT DRIVE GOVERNED BY THE DECLARATION OF EASEMENT, COVENANT, CONDITIONS AND RESTRICTIONS RECORDED IN VOL. 9530, PG. 98 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. HOWEVER, ON THIS PLAT THE ACCESS EASEMENT FROM ARRINGTON ROAD HAS BEEN PROVIDED.

**CURVE TABLE:**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	61.11'	40.00'	87°32'12"	N 88°54'37"E-55.34'
C2	164.78'	110.00'	85°49'45"	N 83°15'23"W-149.80'
C3	129.21'	235.00'	31°30'12"	S 29°14'07"E-127.59'
C4	65.20'	265.00'	14°05'48"	S 20°31'55"E-65.04'
C5	30.38'	100.00'	17°24'24"	S 36°17'01"E-30.26'
C6	78.74'	235.00'	19°11'53"	N 35°23'16"W-78.37'
C7	50.47'	235.00'	12°18'19"	N 19°38'10"W-50.37'
C8	51.72'	260.00'	11°23'52"	N 33°23'43"W-51.64'
C9	10.54'	260.00'	2°19'24"	N 26°32'06"W-10.54'

**OUTER BOUNDARY METES:**

LINE	BEARING	DISTANCE
L1	S33°37'50"E	37.05'
L2	S04°05'52"E	43.63'
L3	S35°35'30"W	62.95'
L4	S60°13'43"W	52.08'
L5	S61°30'38"W	140.18'
L6	S58°11'30"W	119.40'
L7	S53°49'45"W	130.87'

**40' WIDE PRIVATE ACCESS & PUBLIC UTILITY EASEMENT**

LINE	BEARING	DISTANCE
LB	S44°59'13"E	93.49'
C3		
C4		
C5		
L9	S44°59'13"E	67.34'

**PROPOSED PUBLIC UTILITY EASEMENT (1,031.2 SF)**

LINE	BEARING	DISTANCE
C8		
L10	N45°00'47"E	11.44'
L11	S44°59'13"E	60.58'
L12	S45°00'47"W	25.15'



**FINAL PLAT**  
OF  
**TOWER POINT SUBDIVISION**  
PHASE 12  
LOTS 1-4, BLOCK 2  
**5.44 ACRES**  
ROBERT STEVENSON SURVEY, A-54  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:  
COLLEGE STATION MARKETPLACE L.P.  
520 POST OAK BLVD. SUITE 850  
HOUSTON, TEXAS 77027

SCALE: 1"=40' DECEMBER, 2011

PREPARED BY:  
KLING ENGINEERING & SURVEYING

4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH. 979/846-6212

11-184  
12-14-11  
9-22  
RK



CITY OF COLLEGE STATION

**FINAL PLAT**  
**for**  
**University Oaks Section 2 Block 5 Lot 20R1, & 20R2**  
**Being a Replat of**  
**University Oaks Section 2 Block 5 Lot 20**  
**12-00500007**

**SCALE:** 2 lots on 0.23 acres

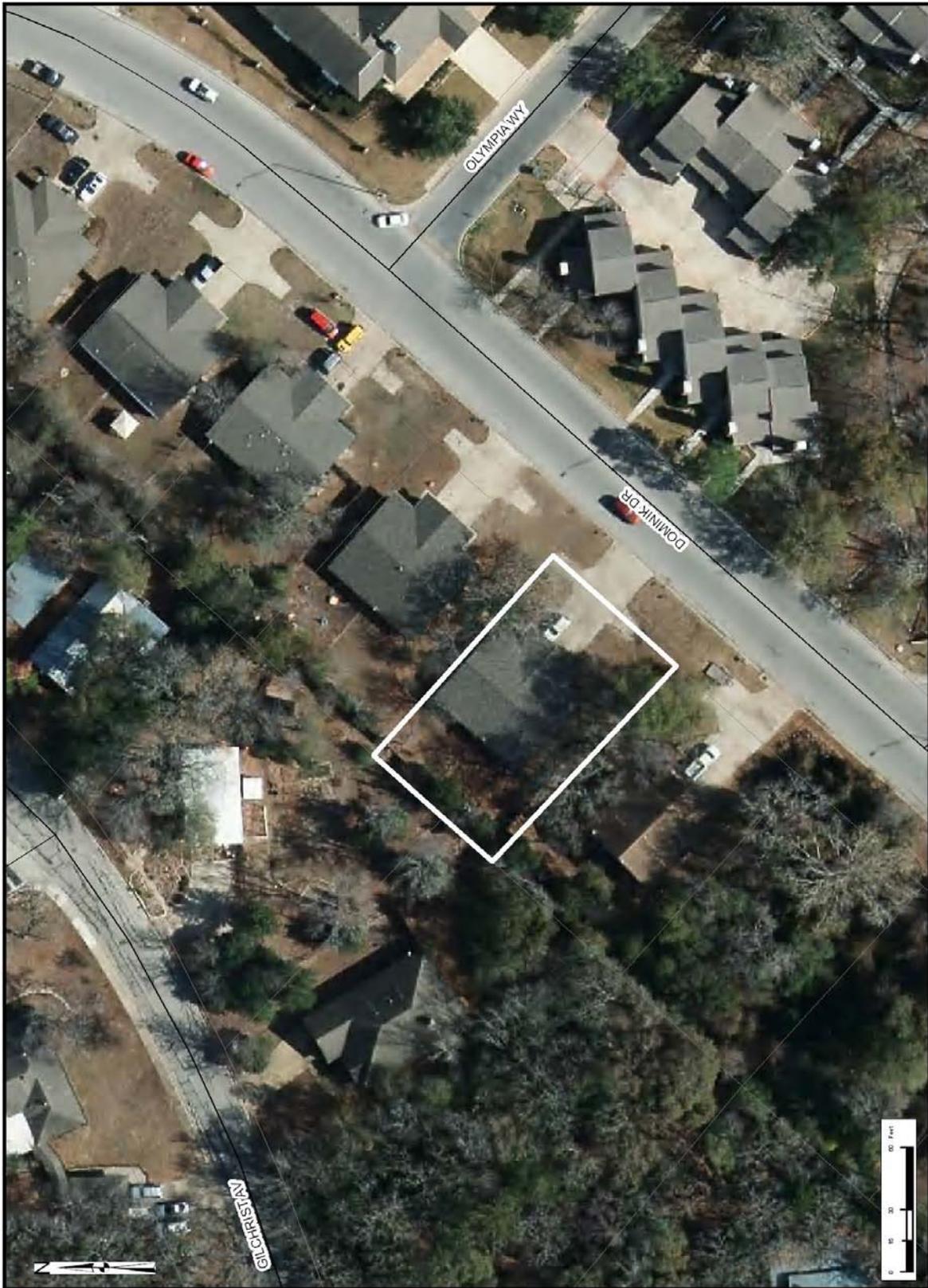
**LOCATION:** 809 & 811 Dominik Dr

**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: 12-007

UNIVERSITY OAKS SEC II BLK 5 LOT 20

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
<b>Site Development:</b>	A duplex is currently constructed on the lot. The proposed replat divides the existing lot into individual lots so that each unit of a duplex would be on its own lot.

## COMMENTS

<b>Parkland Dedication:</b>	This replat is not creating additional duplex units, so no parkland dedication is required.
<b>Greenways:</b>	N/A
<b>Pedestrian Connectivity:</b>	The City of College Station anticipates continuing 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 one duplex lot within University Oaks Block 5 and is in compliance with the Subdivision Regulations contained in 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>B.S</u>
DATE SUBMITTED:	<u>1.9.12</u>
TIME:	<u>9:40</u>
STAFF:	<u>RK</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 Dominick Drive Replat

ADDRESS 809/811 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 0.23 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:

.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;
- 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

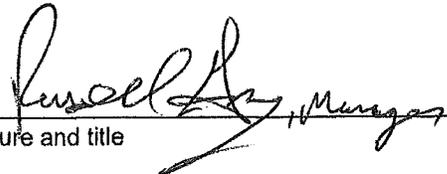
NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation Not Applicable

<p><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><b>Parkland Dedication due prior to filing the Final Plat:</b></p> <p><b>ACREAGE:</b></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><b>FEE IN LIEU OF LAND:</b></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:

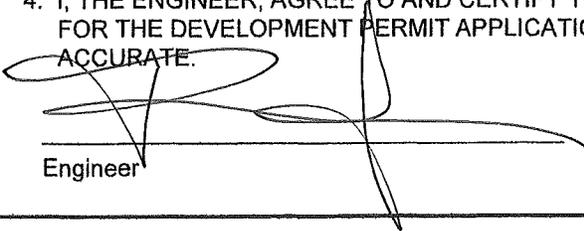
1. No work of any kind may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Occupancy is issued.
5. The permit will expire 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, Rabon A. Metcalf, P.E. certify, as demonstrated in the attached drainage study, that the alterations or development covered by this permit, **shall not:**

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

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

12/15/11

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**

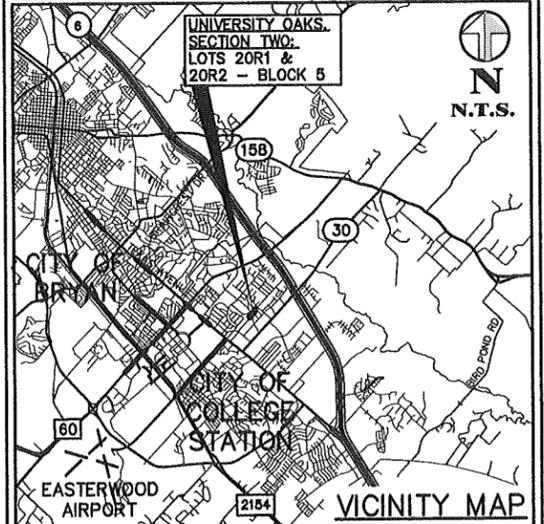
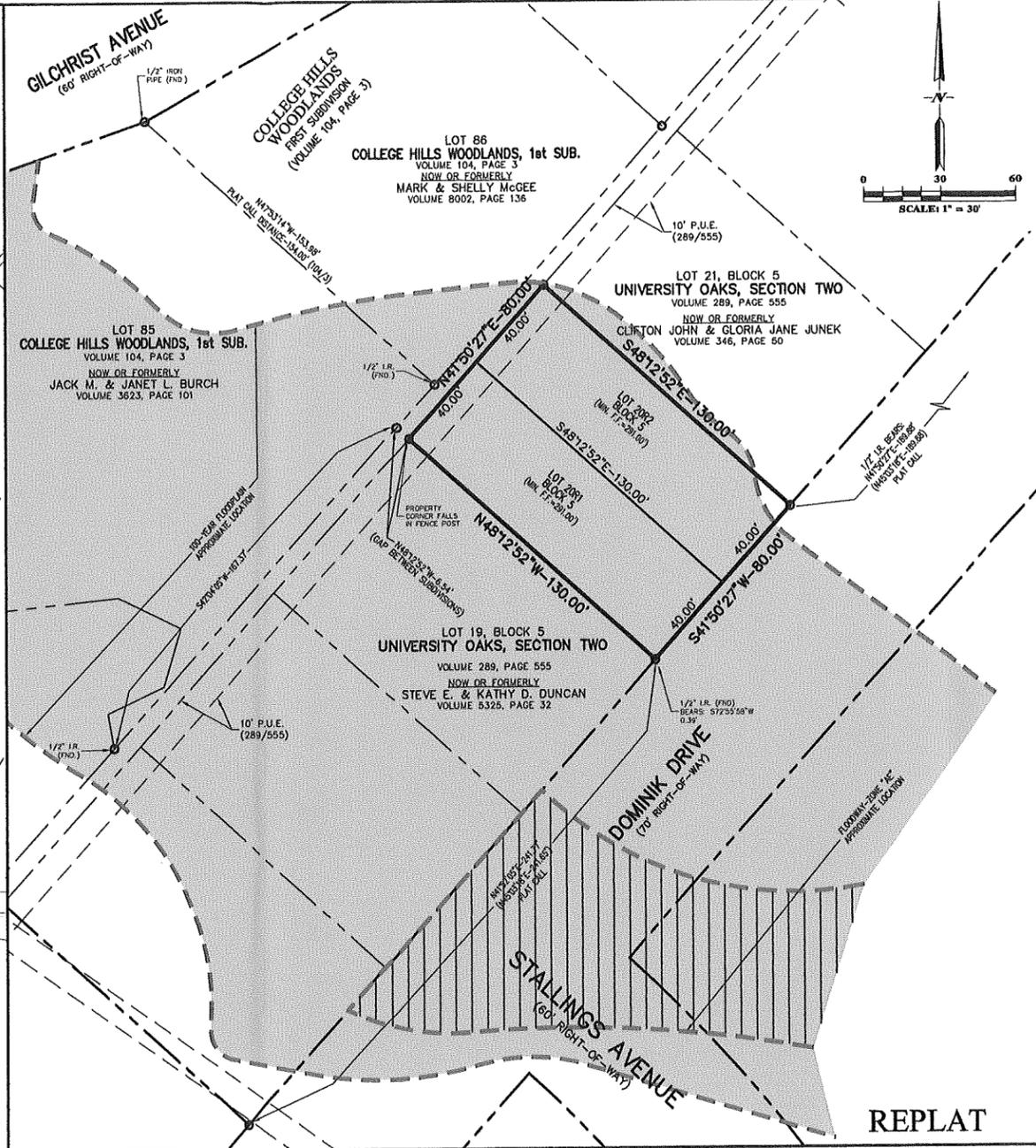
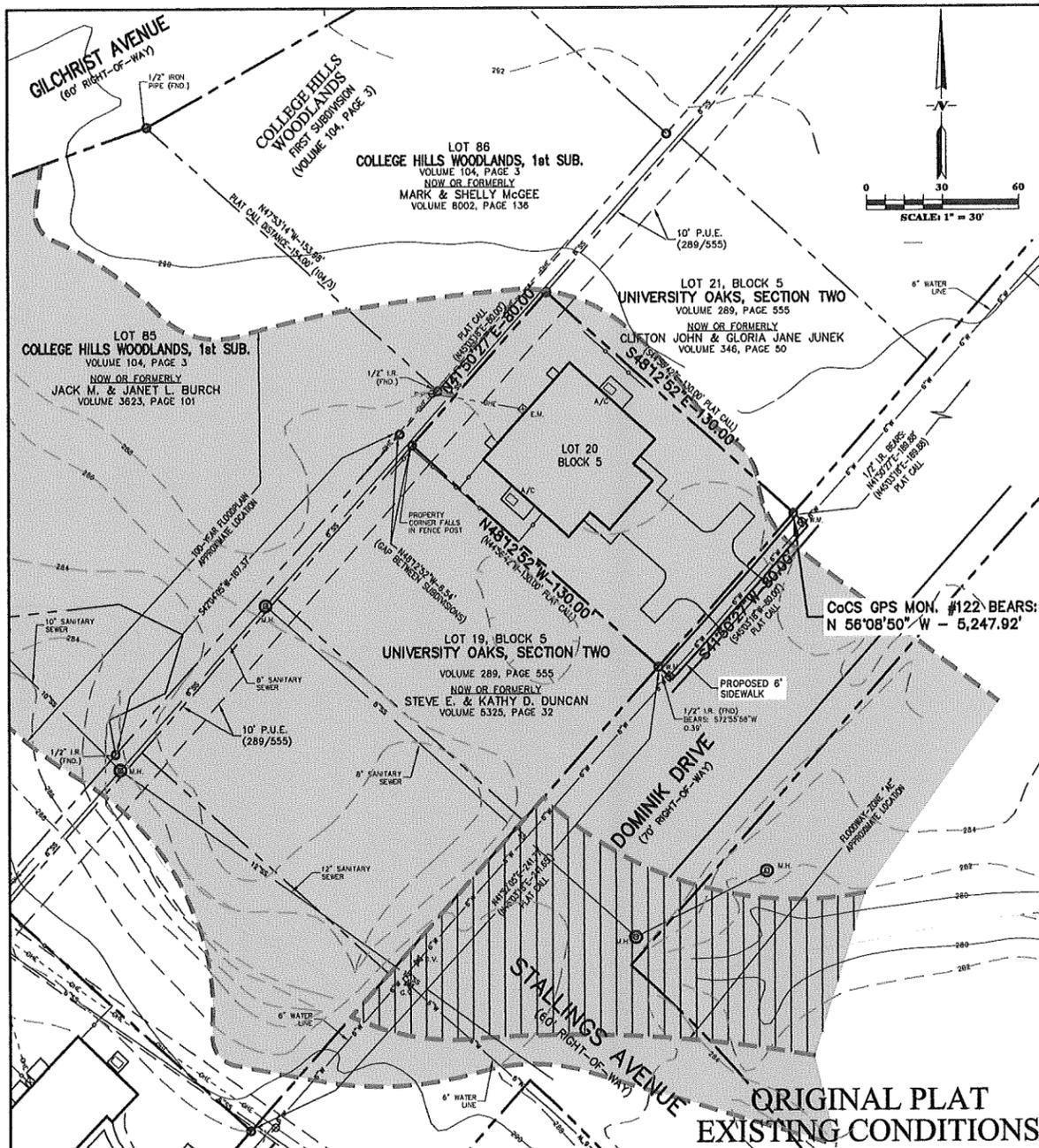
I, Not Applicable, certify that the structure with its attendant utility, ductwork, basement and sanitary facilities is designed to be flood-proofed so that the structure and utilities, ductwork, basement and sanitary facilities are designed to be watertight and impermeable to the intrusion of water 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 PLAN 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.
  - 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 GF#00113520 & GF#00112949.

**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

**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 20R1 & 20R2 - 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/she/they executed the same for the purpose and consideration therein stated.  
 Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

**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

**SYMBOL & LINE LEGEND**

	POWER POLE
	LIGHT POLE
	GUY WIRE ANCHOR
	GAS PIPELINE RISER
	WATER VALVE
	WATER METER
	DOUBLE CHECK VALVE
	ELECTRIC VALVE
	BALL VALVE
	ELECTRICAL TRANSFORMER
	GAS METER
	MANHOLE
	CLEANOUT
	FIRE HYDRANT
	TELEPHONE PEDESTAL
	AREA INLET
	JUNCTION BOX
	BUILDING SETBACK LINE
	PROPERTY LINE
	EASEMENT LINE
	PUBLIC UTILITY EASEMENT

**REPLAT**  
 OF  
**UNIVERSITY OAKS**  
 SECTION TWO  
 LOT 20 - BLOCK 5  
 (VOLUME 289, PAGE 555)  
 CREATING  
 LOTS 20R1 & 20R2  
 BLOCK 5  
 2 LOTS - TOTAL: 0.239 ACRES  
 COLLEGE STATION, BRAZOS COUNTY, TEXAS  
 SURVEYED: NOVEMBER, 2011

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

**LANDOWNER INFORMATION**  
 BOARDWALK AT DOMINIK, LLC  
 c/o RUSSELL GRAY  
 P.O. BOX 7015  
 BRYAN, TX 77805

FILENAME: 0446RP1A | SCALE: 1"=80'  
 SUBMITTED DATE: 12/14/11  
 REVISIONS: 12/30/11, 1/9/12  
 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

12.5  
1.9.12  
9:40  
PK