



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

**Planning & Zoning
Commission**
May 17, 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
MAY 17, 2012, AT 6:00 PM
CITY HALL COUNCIL CHAMBERS
1101 TEXAS AVENUE
COLLEGE STATION, TEXAS

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 an update on the Southside Area Plan. **(JP)**
5. Presentation, possible action, and discussion regarding block length and connectivity. **(BC)**
6. Presentation, possible action, and discussion regarding an update on the following items:
 - A rezoning from PDD Planned Development District to PDD Planned Development District on 3.19 acres located at 2849 Barron Road, generally located at the corner of Barron Road and SH 40, adjacent to the Sonoma Subdivision. The Planning & Zoning Commission heard this item on April 5th and voted 4-3 to waive the requirement for the applicant to construct a multi-use path, but required the dedication of a Public Access Easement for the future construction of the path. The Commission also voted 7-0 to recommend approval of the rezoning. The City Council heard this item on April 26th and voted 5-1 to approve the rezoning with the requirement that the multi-use path be constructed by the developer.
 - A rezoning from R-6 High-Density Multi-Family Residential to PDD Planned Development District for property located at 1024 and 1026 Foster Avenue, generally located at the intersection of Foster Avenue and Francis Drive. The Planning & Zoning Commission heard this item on April 5th and voted 7-0 to recommend approval of the rezoning. The City Council heard this item on April 26th and voted 7-0 to approve the rezoning.
 - A rezoning from A-O Agricultural-Open to R-4 Multi-Family Residential for 5.379 acres within University Heights Subdivision at 3182 Holleman Drive South, generally located north of Las Palomas Subdivision. The Planning & Zoning Commission heard

this item on April 5th and voted 7-0 to recommend approval of the rezoning. The City Council heard this item on April 26th and voted 6-0 to approve the rezoning.

- A rezoning from PDD Planned Development District to PDD Planned Development District to add an additional use, for 108.88 acres located at 3100 Haupt Road, generally located between Old Wellborn Road and Holleman Drive South, north of the Buena Vida Subdivision. The Planning & Zoning Commission heard this item on April 5th and voted 7-0 to recommend approval of the rezoning with the condition that the wake board facilities be limited to two-tower systems. The City Council heard this item on April 26th and voted 7-0 to approve the rezoning as recommended by the Commission.
 - An ordinance amendment to Chapter 12 of the Code of Ordinances "Unified Development Ordinance" Section 5.6.B "Northgate Districts" related to outdoor storage and display standards. The Planning & Zoning Commission heard this item on April 19th and voted 7-0 to recommend approval of the amendment. The City Council heard this item on April 26th and voted 7-0 to approve the amendment.
7. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
 - Tuesday, June 5, 2012 ~ Joint P&Z Meeting with City of Bryan ~ City of Bryan ~ 11:30 a.m. to 1:00 p.m.
 - Thursday, June 7, 2012 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
 - Thursday, June 14, 2012 ~ City Council Meeting ~ Council Chambers ~ Workshop 3:00 p.m. and Regular 7:00 p.m.
 8. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, Neighborhood Plan Stakeholder Resource Team, BioCorridor Committee, Lick Creek Nature Center Task Force, Zoning District Subcommittee, Joint Task Force on Neighborhood Parking Issues, and Wellborn District Plan Resource Team.
 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 May, 17, 2012 at 6:00 PM at the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this the Day day of May, 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. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on Month May, 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. Planning and Zoning Commission meetings are broadcast live on Cable Access Channel 19.



AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING
MAY 17, 2012, AT 7:00 P.M.
CITY HALL COUNCIL CHAMBERS
1101 TEXAS AVENUE
COLLEGE STATION, TEXAS

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 4, 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.
 - Jim Ross ~ May 3, 2012
 - 4.2 Consideration, discussion, and possible action to approve meeting Minutes.
 - May 3, 2012 ~ Workshop
 - May 3, 2012 ~ Regular
 - 4.3 Presentation, possible action, and discussion on a Preliminary Plat for The Cottages of College Station Subdivision, consisting of ten lots on approximately 136 acres, located at 1430 Harvey Mitchell Parkway South. **Case #11-00500208 (JS)**

- 4.4 Presentation, possible action, and discussion on a Final Plat for The Cottages of College Station Subdivision Phase 1A, consisting of one lot on 1.762 acres, located at 2400 Market Street. **Case #11-00500209 (JS)**
- 4.5 Presentation, possible action, and discussion on a Preliminary Plat for Villages of Indian Lakes Subdivision Phase 13 consisting of 9 lots on 30.33 acres generally located off of Anasazi Bluff Dr in the College Station Extraterritorial Jurisdiction (ETJ). **Case #12-00500086 (MTH)**
- 4.6 Presentation, possible action, and discussion on a Final Plat for Villages of Indian Lakes Subdivision Phase 13 consisting of 9 lots on 30.33 acres generally located off of Anasazi Bluff Dr in the College Station Extraterritorial Jurisdiction (ETJ). **Case #12-00500062 (MTH)**

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 for Lots 1, 2, and 3 of Southwood Holdings being a Replat of Lot 'A-1', Southwood Holdings consisting of 3 lots on 2.763 acres located at 1103 Rock Prairie Road. **Case #11-00500167 (MTH)**
7. Presentation, possible action, and discussion regarding a waiver request to Section 8.2.H.2. of the Unified Development Ordinance "Platting and Replatting within Older Residential Subdivisions", and public hearing, presentation, possible action, and discussion on a Final Plat for College Hills Estates, First Installment, Lot 10R & 11R, Block 4 being a replat of College Hills Estates, First Installment, Lots 10 & 11, Block 4 consisting of two R-1 Single-Family Residential lots on 0.48 acres located at 1010 Milner. **Case #12-00500072 (MTH)**
8. Public hearing, presentation, possible action, and discussion regarding a zoning request from A-0 Agricultural-Open and A-P Administrative Professional to C-1 General Commercial for a 0.85 acre tract located at 111 North Dowling Road, near the intersection of Harvey Mitchell Parkway South and Wellborn Road. **Case # 12-00500074 (LH) (Note: Final action on this item is scheduled for the June 14, 2012 City Council Meeting - subject to change)**
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 Regular Meeting of the College Station Planning & Zoning Commission, College Station, Texas will be held on May 17, 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 May, 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. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on May __, 2012, at _____ and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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

Dated this ____ day of _____, 2012.

CITY OF COLLEGE STATION, TEXAS

By _____

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

Notary Public- Brazos County, Texas

My commission expires: _____

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

2012 Planning & Zoning Commission Plan of Work

Comprehensive Plan Implementation

Implementation of Adopted Plans	
<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 & 1/25/12: Lick Creek multi-use path public meetings.</p> <p>3/5/12: College Hills Neighborhood Association meeting to discuss single-family overlay.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

Medical District Plan	
<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&Z Workshop update regarding plan.</p>
Staff Assigned: JP	Anticipated Completion: Summer 2012

BioCorridor Plan	
<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>12/21/11: Councils adopted Inter-Local Agreement regarding BioCorridor.</p> <p>2/3/12: P&Z BioCorridor Subcommittee meeting.</p> <p>3/2/12: P&Z BioCorridor Subcommittee meeting.</p> <p>5/15/12: P&Z BioCorridor Subcommittee meeting.</p>
Staff Assigned: MH, BC	Anticipated Completion: Summer 2012

Southside Area Neighborhood Plan	
<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>3/20/12: Neighborhood Resource Team meeting.</p> <p>4/11/12: Lincoln Area Association meeting.</p> <p>4/16/12: Neighborhood Resource Team meeting.</p> <p>5/1/12: Special meeting about Area 5 at City Hall.</p> <p>5/14/12: Neighborhood Resource Team meeting.</p> <p>5/17/12: Plan update at P&Z Workshop.</p>
Staff Assigned: JP, LH	Anticipated Completion: Summer 2012

Wellborn District Plan	
<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>4/10/12: Issues & Opportunities meeting at Wellborn Community Center</p> <p>4/24/12: Wellborn Resource Team meeting at Wellborn Community Center at 630pm.</p>
Staff Assigned: MR, LH	Anticipated Completion: Fall 2012

Economic Development Master Plan	
<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>10/24/11: Statement of Qualifications received; currently working on Scope of Work with top candidate.</p> <p>2/23/12: Council approved consultant contract.</p> <p>3/22/12: Project Kick-off meeting with consultant.</p> <p>4/10/12: Staff meeting with consultant.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: Fall 2012

New Zoning Districts	
<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>4/5/12: P&Z Subcommittee meeting.</p> <p>5/9/12: Public meeting at 6 PM at City Hall to introduce draft non-residential district concepts.</p>
Staff Assigned: JP	Anticipated Completion:

Neighborhood Parking	
<p>Summary:</p> <p>Analyze neighborhood parking issues by engaging stakeholders, form Joint Task with Council and recommendations that seek solutions.</p>	<p>Project Dates:</p> <p>2/16/12: P&Z appoints Joint Task Force members.</p> <p>3/21/12: Initial Joint Task Force meeting.</p> <p>4/25/12: Joint Task Force Meeting at 5 PM.</p> <p>5/30/12: Joint Task Force Meeting at 5 PM.</p>
Staff Assigned: BC, TR	Anticipated Completion:

Employment Diversification

Diversification of Employment Opportunities	
<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

Affordable Housing	
Summary: Discuss how housing affordability is measured and provide information on affordability of homes in the College Station and Bryan housing markets.	Project Dates: 3/1/12: Discussion at P&Z Workshop, led by Community Development Division.
Staff Assigned: P&DS Staff	Anticipated Completion:

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

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



CITY OF COLLEGE STATION
Planning & Development Services

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

MEMORANDUM

May 17, 2012

TO: Members of the Planning and Zoning Commission

FROM: Jason Schubert, AICP, Principal Planner

SUBJECT: Block Length and Connectivity

In response to the Commission's request, an item regarding block length and connectivity has been scheduled for discussion. As background, the City Council adopted substantial revisions to the Subdivision Regulations contained in the Unified Development Ordinance (UDO) in January 2011. The Commission recommended approval of the revisions after two public hearings in December 2010. These actions came after years of effort that involved numerous stakeholder meetings and discussions with the Commission. The revisions helped modernize the subdivision regulations to standards that are contemporary to the current City and legal environment and necessary to help implement the Comprehensive Plan that was adopted in May 2009.

Staff held four workshop discussions with the Commission between July and November 2009 regarding block length and connectivity-related items in which various alternatives were scrutinized and the proposed language and concepts were presented. The applicable Sections of the UDO regarding block length and connectivity have been attached for your review and preparation for the discussion.

Attachment:

UDO Section 8.2.G Blocks, Section 8.2.E. Streets, Section 8.2.J Access Ways, Section 11.2 Definitions (applicable)

Article 8 Subdivision Design and Improvements

8.2.G. Blocks.

1. Blocks for single-family, duplex, and townhouse lots shall be platted to provide two (2) tiers of lots with a utility easement or alley between them. A single tier of lots may be used if the lots back up to a thoroughfare, railroad, or floodplain.
2. In order to provide a public street network that is complimentary to the Thoroughfare Plan and that ensures uniform access and circulation to areas intended for similar land use contexts, block length shall not exceed the following dimensions based on the land use designation on the Future Land Use and Character Map in the adopted Comprehensive Plan in which the block is located:
 - a. Six hundred sixty (660) feet in Urban and Urban Mixed Use designations;
 - b. Nine hundred (900) feet in General Suburban, Suburban Commercial, and General Commercial designations;
 - c. One thousand two hundred (1,200) feet in Restricted Suburban and Business Park designations; and
 - d. One thousand five hundred (1,500) feet in Estate and Rural designations.
3. If a plat is not bounded by a public through street or other qualifying break to block length then the block length measurement shall continue to extend each way beyond the plat along the public through street until the nearest intersecting through street or qualifying break to the block is reached.
4. Block perimeter shall not exceed the following dimensions based on the land use designation provided in the adopted Comprehensive Plan:
 - a. One thousand six hundred (1,600) feet in Urban Mixed Use designations; and
 - b. Two thousand (2,000) feet in Urban designations.
5. In lieu of a public street, non-residential and multi-family developments may opt to construct a Public Way to satisfy block length and block perimeter requirements when the Public Way connects two (2) public streets. The plat shall dedicate a public access easement that covers the entire width of the private drive and sidewalks for the Public Way. The private drive and sidewalks may be constructed with the development of the property. A Public Way shall not substitute for a thoroughfare identified on the City's Thoroughfare Plan.
6. Block length or block perimeter shall not require a new street, Public Way, or Access Way to enter the face of a block when the surrounding area of the block is subdivided so that a through movement is not possible or a new block cannot be created.

8.2.E. Streets.

1. Streets on the Thoroughfare Plan.

Where a subdivision encompasses or is adjacent to a thoroughfare, as shown on the Thoroughfare Plan of the City, the thoroughfare shall be constructed and included in the

subdivision plat to maintain continuity in the approximate location as shown, and of the type indicated.

2. Relation to Adjoining Street System.

- a. Where there is an existing street adjacent to or through the area to be subdivided, the necessary street intersections to the existing street shall be constructed.
- b. Existing and planned streets and Public Ways in adjacent or adjoining areas shall be continued in alignment therewith.
- c. When land is subdivided into larger parcels rather than ordinary building lots, such parcels shall be arranged so as to allow for the opening of future streets and logical further subdivisions.

3. Street Projections.

- a. Where adjoining areas are not platted, the subdivision shall provide street projections to such areas by projecting a public street:
 - 1) In each cardinal direction around the proposed subdivision;
 - 2) At intervals no fewer than the maximum block length along the perimeter boundary of the subdivision; and
 - 3) To provide street connection or street frontage to land locked tracts that do not otherwise have frontage to a public street.
- b. In lieu of a public street, a Public Way may satisfy a required street projection when the Public Way is projected to future non-residential or multi-family development and can be continued through that development to a public street.

4. Adequate Street Access.

- a. One (1) external street connection is required for a street serving as roadway access for thirty (30) or fewer lots.
- b. When there are more than thirty (30) lots to be served by external street connections, a minimum of two (2) street connections to external paved public streets shall be required. The Commission may allow a Remote Emergency Access where development phasing or constraints of the land prevent the provision of a second street connection. Notwithstanding the foregoing, two (2) street connections to external paved public streets shall be required when one hundred (100) or more lots are served.
- c. Three (3) street connections to external paved public streets may be required by the Commission when two hundred (200) or more lots are served.
- d. Where more than one (1) external street connection is required, at least one (1) external street connection shall not be located over a potential hazard such as a high-pressure gas line or a creek where the one hundred-year floodplain overtops the street, regardless of its classification.

5. Intersections.

In addition to the B/CS Unified Design Guidelines, proposed street and alley intersections shall meet the minimum spacing and requirements of the Access Management and Circulation section in Article 7 General Development Standards of this UDO.

6. Dead-End Streets.

Dead-end streets shall be prohibited except short stubs to permit future extension. Temporary turnarounds shall be required for stubs in length of more than one-hundred (100) feet or the depth of one (1) lot, whichever is less.

7. Culs-de-Sac.

- a. The maximum length of a cul-de-sac is based on the land use designation on the Future Land Use and Character Map in the adopted Comprehensive Plan in which the cul-de-sac is located. The length of a cul-de-sac is measured along the centerline of the cul-de-sac street from the center of the bulb to the edge of the nearest intersecting through street right-of-way. Culs-de-sac shall not exceed the following lengths:
 - 1) Four hundred fifty (450) feet in General Suburban, Suburban Commercial, and General Commercial designations;
 - 2) Six hundred (600) feet in Restricted Suburban and Business Park designations; and
 - 3) Seven hundred fifty (750) feet in Estate and Rural designations.
- b. Culs-de-sac are not permitted in the Urban and Urban Mixed Use designations unless the proposed subdivision is surrounded by platted property and where a through street is not possible.
- c. Regardless of length, culs-de-sac shall have no more than thirty (30) lots.

8. Geometric Standards, Street Design Criteria.

- a. Streets and alleys shall be designed and constructed in accordance with the B/CS Unified Design Guidelines.
- b. Rural Residential subdivision streets may be constructed to either rural street standards or urban curb and gutter standards except that thoroughfares that continue beyond the boundary of a Rural Residential subdivision to an urban one shall be constructed to urban curb and gutter standards.

9. Existing Substandard Street Right-of Way.

- a. Whenever an existing right-of-way is within or adjacent to a proposed subdivision and such right-of-way width is substandard, the additional width for the street shall be dedicated. For development occurring on only one (1) side of such a roadway, the amount dedicated shall generally equal one-half ($\frac{1}{2}$) of the deficiency in width based on the classification and type of street, as measured from the existing centerline of the right-of-way. If the parcel(s) on the opposite side of the right-of-way previously dedicated a portion, the proposed plat shall dedicate the remaining width. If the opposite side of the right-of-way has a permanent constraint such as a railroad right-of-way or conservation easement, the full width of the deficiency may be required.
- b. The Administrator may reduce, increase, or eliminate the amount of right-of-way dedication based on design considerations, existing land uses, existing development on adjacent properties, and dimensions of the proposed subdivision or plat.
- c. Notwithstanding the foregoing, additional right-of-way dedication is not required for Amending Plats.

10. Street Names and Addresses.

- a. Proposed streets that are extensions of existing streets shall bear the name of the existing street, unless otherwise recommended by the Administrator.
- b. New streets shall be named to prevent conflict or confusion with identical or similar names in the City, Brazos County 911 district, or the City's Extraterritorial Jurisdiction (ETJ).
- c. Streets shall not be named after any living person.
- d. A proposed street name may be disapproved if it too closely approximates phonetically the name of an existing street, is too difficult to pronounce, or carries undesirable meanings or connotations.
- e. Street addresses shall be assigned by the Administrator.

Section 8.2.J Access Ways.

1. Existing and planned Access Ways in adjacent or adjoining areas shall be continued in alignment therewith.
2. In Blockfaces over nine hundred (900) feet in length, an Access Way shall extend across the width of the block near the center of the block.
3. To provide additional pedestrian and bicycle circulation, an Access Way shall be required on a cul-de-sac street to connect to existing or planned facilities in the vicinity such as schools, parks, transit stops, and multi-use paths.
4. An Access Way may be required to provide additional pedestrian and bicycle circulation within a subdivision, between subdivisions, between culs-de-sac, or to provide access to schools, parks, shopping centers, multi-use paths, transportation, and other community facilities in the vicinity.
5. If an Access Way is greater than three hundred (300) feet in length then an additional access point to the Access Way shall be provided.

Section 11.2 Definitions

Access Way: An Access Way consists of a minimum fifteen-foot wide public access easement or public right-of-way. A minimum five-foot sidewalk shall be constructed in the center of the Access Way, except where the Access Way provides connection to a multi-use path, a minimum eight-foot sidewalk shall be provided.

Block: A tract or parcel of designated as such on a duly recorded plat. Blocks are surrounded by streets or a combination of streets and other physical obstructions such as a railroad or 100-year floodplain.

Block Length: A measurement of the linear distance of land along a Blockface that is bounded on both ends by public through streets or by a combination of a public through street, Public Way, railroad, or one hundred-year floodplain. As such, gated streets, private streets, culs-de-sac, alleys, private driveways, or Access Ways do not divide land into separate Blockfaces.

Block Perimeter: A measurement of the linear distance of land around the outside edge of a block, which is a total of the Blockfaces for each block. For measurement, the point of origin and end point are the same location.

Public Way: A Public Way provides circulation and through movement similar to a public street but is a privately maintained drive, constructed to certain street standards, and granted unrestricted access via a public access easement. The drive shall be designed to the geometric design, construction standards, and driveway spacing of a Commercial Street according to the Bryan/College Station Unified Design Guidelines with the following modifications. A Public Way shall have a minimum pavement structure constructed to City's fire lane standards, a minimum drive width of twenty-four (24) feet back-to-back when no parking is provided, and a minimum horizontal curve radius of two hundred (200) feet. No head-in parking is permitted but parallel parking is allowed if the drive is widened an additional ten (10) feet for each row of parallel parking provided. Parking on the drive may count toward the minimum off-street parking requirements of this UDO. Five-foot sidewalks shall be provided on each side of the drive and placed a minimum three (3) feet from the back of curb. The public access easement shall be a minimum of forty (40) feet in width or wider to incorporate the entire width of the pavement section and sidewalks on each side.

Brittany Caldwell

From: Jim Ross [jim.ross.qyep@statefarm.com]
Sent: Wednesday, May 09, 2012 9:39 AM
To: Brittany Caldwell
Subject: Absence

Brittany,

I am unable to attend the May 3rd P & Z meeting due to it being my son's birthday.

Thanks

Jim Ross

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
May 3, 2012, 6:00 p.m.
City Hall Council Chambers
College Station, Texas

COMMISSIONERS PRESENT: Mike Ashfield, Craig Hall, Bo Miles, Jodi Warner, and Jerome Rektorik

COMMISSIONERS ABSENT: James Benham and Jim Ross

CITY COUNCIL MEMBERS PRESENT: Blanche Brick

CITY STAFF PRESENT: Bob Cowell, Lance Simms, Molly Hitchcock, Alan Gibbs, Carol Cotter, Jason Schubert, Lauren Hovde, Teresa Rogers, Erika Bridges, Joe Guerra, Adam Falco, Brittany Caldwell, and Carrie McHugh

1. Call the meeting to order.

Chairman Ashfield called the meeting to order at 6:00 p.m.

2. Discussion of consent and regular agenda items.

There was general discussion amongst the Commission regarding Regular Agenda Item 6.

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

Principal Planner Schubert gave an update on the status of items within the 2012 P&Z Plan of Work.

4. Presentation, possible action, and discussion regarding current development activities in the Northgate area. **(BC)**

Executive Director Cowell gave a presentation regarding the current development activities in the Northgate area.

Commissioner Rektorik arrived at 6:45 p.m.

There was general discussion amongst the Commission regarding the developments.

5. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
 - Wednesday, May 9, 2012 ~ Non-Residential Zoning District Public Meeting ~ Council Chambers ~ 6:00 p.m.

- Monday, May 14, 2012 ~ City Council Meeting ~ Council Chambers ~ Workshop 3:00 p.m. and Regular 7:00 p.m.
- Thursday, May 17, 2012 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 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, Joint Parks / Planning & Zoning Subcommittee, Neighborhood Plan Stakeholder Resource Team, BioCorridor Committee, Lick Creek Nature Center Task Force, Zoning District Subcommittee, Joint Task Force on Neighborhood Parking Issues, and Wellborn District Plan Resource Team.

Commissioner Warner gave an update on the Joint Task Force on Neighborhood Parking Issues and the Southside Neighborhood Plan.

Commissioner Miles gave an update on the BioCorridor Committee.

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 7:00 p.m.

Approved:

 Mike Ashfield, Chairman
 Planning & Zoning Commission

Attest:

 Brittany Caldwell, Admin. Support Specialist
 Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
May 3, 2012, 7:00 p.m.
City Hall Council Chambers
College Station, Texas

COMMISSIONERS PRESENT: Mike Ashfield, Craig Hall, Bo Miles, Jodi Warner, and Jerome Rektorik

COMMISSIONERS ABSENT: James Benham and Jim Ross

CITY COUNCIL MEMBERS PRESENT: Blanche Brick

CITY STAFF PRESENT: Bob Cowell, Lance Simms, Molly Hitchcock, Alan Gibbs, Carol Cotter, Jason Schubert, Lauren Hovde, Teresa Rogers, Erika Bridges, Joe Guerra, Adam Falco, Brittany Caldwell, and Carrie McHugh

1. **Call meeting to order**

Chairman Ashfield called the meeting to order at 7:04 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 ~ May 3, 2012

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

- April 5, 2012 ~ Workshop
- April 5, 2012 ~ Regular

4.3 Presentation, possible action, and discussion on a Final Plat for 717 Subdivision consisting of one lot on approximately one acre located at 717 University Drive, generally located at the intersection of Church Avenue and University Drive.
Case # 12-00500064 (LH)

Commissioner Miles motioned to approve Consent Agenda Items 4.1 – 4.3. Commissioner Rektorik seconded the motion, motion passed (5-0).

Regular Agenda

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

No items were removed from the Consent Agenda.

- 6. Public hearing, presentation, possible action, and discussion regarding a rezoning from C-1 General Commercial to PDD Planned Development District for approximately 0.2 acres located at 1405 University Drive, generally located at the northwest corner of the intersection with the former Meadowland Street. **Case #12-00500063 (JS) (Note: Final action on this item is scheduled for the May 24, 2012 City Council Meeting - subject to change)**

Principal Planner Schubert presented the rezoning and recommended approval.

Veronica Morgan, applicant, stated that she was available for questions.

Chairman Ashfield opened the public hearing.

No one spoke during the public hearing.

Chairman Ashfield closed the public hearing.

Commissioner Rektorik motioned to recommend approval of the rezoning. Commissioner Warner seconded the motion, motion passed (5-0).

- 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 7:10 p.m.

Approved:

Mike Ashfield, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



CITY OF COLLEGE STATION

**PRELIMINARY PLAT
for
COTTAGES OF COLLEGE STATION
11-00500208**

SCALE: 10 lots on 135.887 acres

LOCATION: 1430 Harvey Mitchell Parkway

ZONING: PDD Planned Development District

APPLICANT: Veronica Morgan, Mitchell & Morgan, LLP

PROJECT MANAGER: Jason Schubert, AICP, Principal Planner
jschubert@cstx.gov

PROJECT OVERVIEW: Two different Preliminary Plats for this development were approved by the Commission in 2009. Phase 1 (as shaded on the plat) was filed for record at the Courthouse in April 2011. This Preliminary Plat creates Phase 1A out of Phase 3 so that a common area lot can be platted for an irrigation pond. In addition, the alignment of Market Street has been realigned at its intersection with Harvey Mitchell Parkway due to the overpass and ramp improvements.

RECOMMENDATION: Staff recommends approval of the revised Preliminary Plat.



PRELIMINARY
PLAN
Case: 11-208

COTTAGES OF COLLEGE STATION

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation: 1970 and 2002

Zoning: PDD (2008), A-O Agricultural Open and R-1 Single-Family Residential on City property (as zoned upon annexation)

Site development: Mostly vacant with an on-site oil well. The Cottages of College Station multi-family project is developing in the already platted Phase 1 area.

COMMENTS

Water: The subject tract is located adjacent to a 30-inch and 36-inch transmission line and an 18-inch main, which run along Harvey Mitchell Parkway and a 10-inch water main which located adjacent to the western property line. A series of proposed water main extensions will be provided to serve the various proposed lots.

Sewer: The subject tract is located adjacent to 6-inch sanitary sewer main located along the eastern property line, and an 18-inch waste water main located near the southwest property corner. An extension of this waste water system across the subject property is illustrated on the City's Master Utility Plan. A series of proposed waste water main extensions will be provided to serve the various proposed lots.

Off-site Easements: None known at this time.

Drainage: The subject property is located in the Whites Creek Drainage Basin. Development of the subject property will be required to meet the minimum standards of the City's Storm Water Design Guidelines.

Flood Plain: The subject property is encroached by a Special Flood Hazard Area - Zone A, in which no base flood elevations have been determined, per FEMA FIRM Panel 182C.

Greenways: No greenway dedication is required or proposed.

Pedestrian Connectivity: Sidewalks will be constructed on both sides of all new public streets.

Bicycle Connectivity: A multi-use path exists along the north side of Holleman Drive South. Bike lanes are planned for Dowling Road when it is realigned with Phase 4 of the development.

Streets: The subject tract is located adjacent to Harvey Mitchell Parkway (Freeway), Holleman Drive South (4-lane Major Collector), and Dowling Road (2-lane Major Collector). Other collector roadways are illustrated on the Preliminary Plat to provide additional access and circulation as illustrated on the PDD Concept Plan approved

in November 2008 and as revised administratively in November 2010.

Oversize Request: None known at this time.

Parkland Dedication Fees: Fees in lieu of dedication was recommended by the Parks & Recreation Advisory Board at their meeting on February 13, 2008. Fee in lieu totals \$731 per multi-family unit (land fee: \$198 per multi-family unit, development fee: \$533 per multi-family unit) and is due at the time of building permit.

Impact Fees: No utility impact fees currently exist in this area. The tract is subject to the Holleman Drive roadway assessment as approved by Ordinance 2010-3235. The assessment fees are due with final plats that have additional frontage to Holleman Drive with payment prior to final plats being scheduled for Commission consideration.

REVIEW CRITERIA

- 1. Compliance with Comprehensive Plan and Unified Development Ordinance:** The proposed Preliminary Plat in compliance with the Comprehensive Plan, Unified Development Ordinance, and PDD Planning Development District and associated Concept Plan.
- 2. Compliance with Subdivision Regulations:** The proposed Preliminary Plat is in compliance with the Subdivision Regulations as contained in the Unified Development Ordinance as approved through the PDD and associated Concept Plan.

STAFF RECOMMENDATION

Staff recommends approval of the revised Preliminary Plat.

SUPPORTING MATERIALS

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



FOR OFFICE USE ONLY	
CASE NO.:	<u>11-500708</u>
DATE SUBMITTED:	<u>12.22.11</u>
TIME:	<u>10:38</u>
STAFF:	<u>PK</u>

PRELIMINARY PLAN APPLICATION

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

Date of Optional Preapplication Conference DECEMBER 12, 2007

NAME OF PROJECT THE COTTAGES OF COLLEGE STATION

ADDRESS N/A

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

LOT 1, BLOCK 5, THE COTTAGES OF COLLEGE STATION

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):
 Name MITCHELL & MORGAN, LLP C/O VERONICA MORGAN, PE E-mail v@mitchellandmorgan.com
 Street Address 511 UNIVERSITY DRIVE EAST, SUITE 204
 City COLLEGE STATION State TEXAS Zip Code 77840
 Phone Number (979) 260-6963 Fax Number (979) 260-3564

PROPERTY OWNER'S INFORMATION (ALL owners must be identified. Please attach an additional sheet for multiple owners):
 Name CAPSTONE - CS, LLC C/O ROB HOWLAND, C.O.O. E-mail rhowland@capstoneemail.com
 Street Address 431 OFFICE PARK DRIVE
 City BIRMINGHAM State ALABAMA Zip Code 35223
 Phone Number (205) 414-6416 Fax Number (205) 414-6455

ARCHITECT OR ENGINEER'S INFORMATION:
 Name MITCHELL & MORGAN, LLP C/O VERONICA MORGAN, PE E-mail v@mitchellandmorgan.com
 Street Address 511 UNIVERSITY DRIVE EAST, SUITE 204
 City COLLEGE STATION State TEXAS Zip Code 77840
 Phone Number (979) 260-6963 Fax Number (979) 260-3564

Total Acreage 135.89 Total No. of Lots 10 R-O-W Acreage 9.42

Number of Lots By Zoning District 10 / PDD / / /

Average Acreage Of Each Residential Lot By Zoning District:

N/A / / / /

Floodplain Acreage 3.49

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

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

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

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

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

Yes
 No

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

Project Name: COTTAGES OF COLLEGE STATION

City Project Number (in known): 08-00500007

Date / Timeframe when submitted: SUBMITTED JANUARY 14, 2008

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

N/A

Regarding the waiver request, explain how:

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

N/A

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

N/A

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

N/A

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

N/A

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

1. ~~N/A~~ An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
2. ~~N/A~~ 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. ~~N/A~~ 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. ~~N/A~~ Existing streets constructed to rural section that are not identified on the Thoroughfare Plan with an estate / rural context;
5. ~~N/A~~ When a sidewalk is required along a street where a multi-use path is shown on the Bicycle, Pedestrian, and Greenways Master Plan;

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

Detailed explanation of condition identified above:

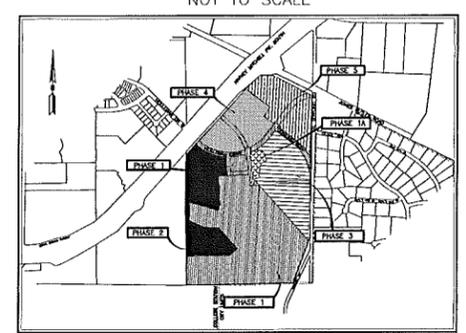
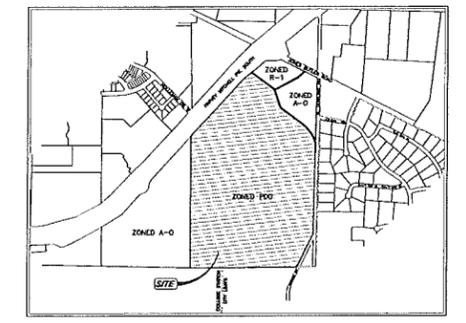
N/A

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

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

Bob Howland, C.O.O.
Signature and title

12/20/11
Date



- NOTES:**
- Bearing System shown herein is based on Grid North as established from GPS Observation.
 - All existing easements shown are based upon title report information and buried utilities are based upon evidence of above ground information located in the field.
 - Easement Notations: Except as shown herein, the following easements are addressed as follows:
 - Blanket easement to Wellborn Water Supply Corporation, V. 303, Pg. 354, does apply to all land shown on this preliminary plat.
 - Easement to the City of Bryan, V. 193, Pg. 23 does not cross this tract.
 - Blanket easement to Sinclair Refining Company, V. 132, Pg. 127 does apply to all land shown on this preliminary plat.
 - Easement to the City of Bryan V. 709, Pg. 509, may or may not apply to this tract, no description attached to the document.
 - Blanket easement to Ferguson-Burton Gas Gathering System, V. 2788, Pg. 175, does apply to oil land shown on this preliminary plat.
 - A portion of this tract does lie within a designated 100-year floodplain according to the F.I.R.M. Maps, Community Panel No. 48041C0182 C, effective date: 07-02-1992.
 - All proposed utilities shall be contained in public utility easements.
 - All but Phase 5 is a Planned Development District (PDD) adopted with ordinance # 3137, or as amended.
 - Phase 5 is independent of this phase order of the plat and can be developed at any time.
 - Lot 1 Block 5 shall be designated as "Common Area" and shall be owned and maintained by Capstone-CS, LLC, or future owners of Lot 2, Block 3.
 - The alignment of Brownstone Drive is conceptual and can be altered given it meets the B/C/S Unified Design Guidelines. There is a sight distance triangle on the property that will be restricted per AASHTO guidelines given the current alignment and an assumed speed limit of 45 mph on Dowling Road. This sight distance triangle may be reduced if an alternate alignment is chosen that changes the location of the intersection of Dowling Road and Brownstone Drive.
 - Final Plats with frontage on Holleman Drive South will require the payment of a roadway assessment in accordance with Ordinance 2010-3225. All applicable assessments shall be paid to the City before the Final Plat will be scheduled for consideration by the Planning & Zoning Commission.
 - A Traffic Impact Analysis (TIA) performed by HDR Engineering, Inc. dated 12-12-11, as amended, identifies mitigation, including a dual left turn lane from northbound Holleman Drive South to Harvey Mitchell Parkway, may be necessary to accommodate the full build-out of this development. The improvements associated with this mitigation may require additional right-of-way along Holleman Drive South to accommodate the additional turn lane.

NOT FOR RECORD

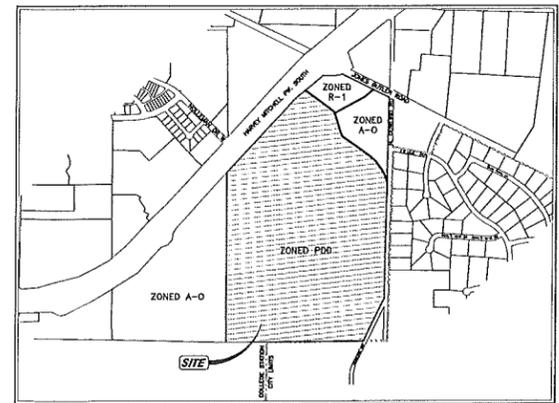
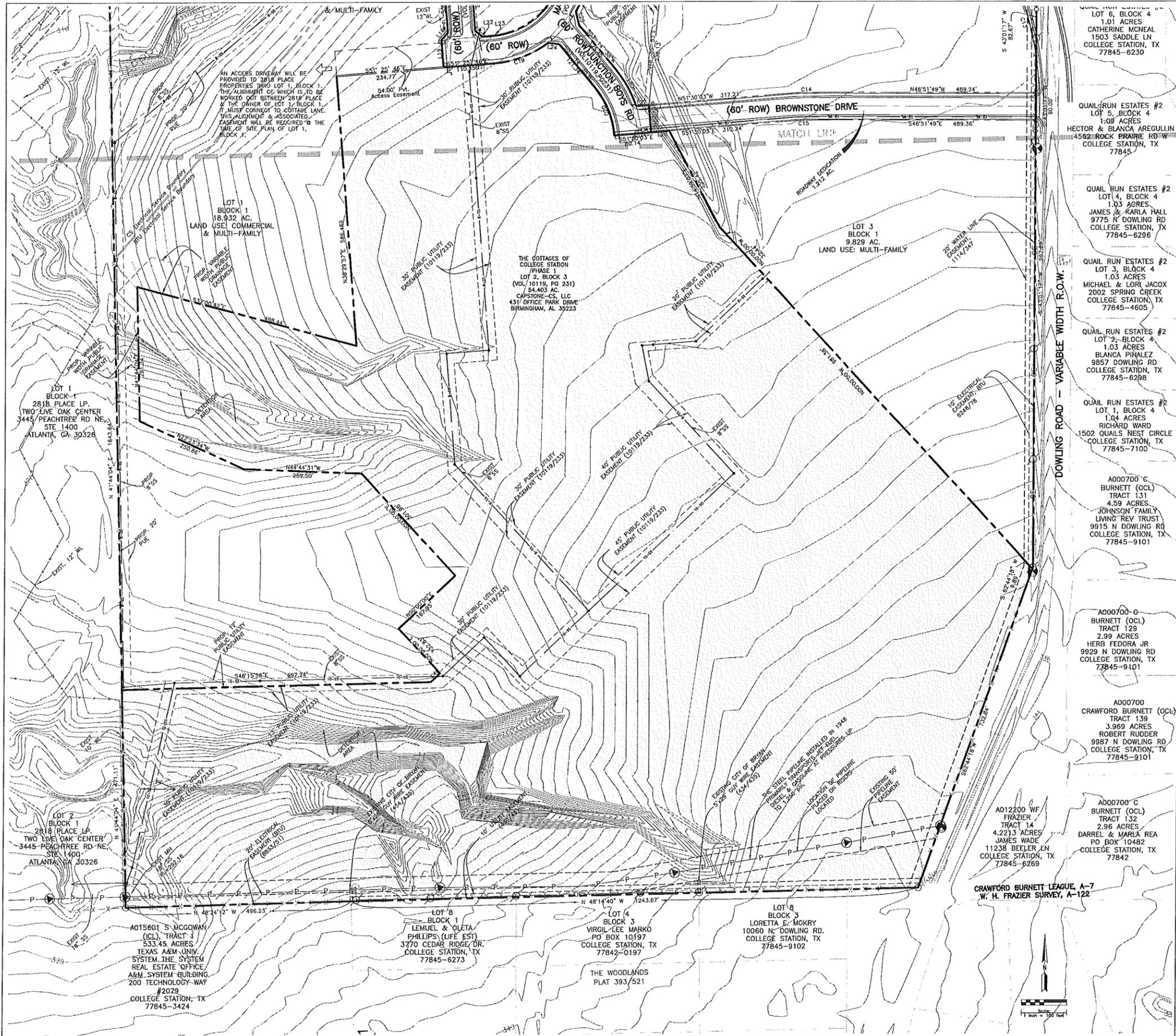
PRELIMINARY PLAT
of
THE COTTAGES OF COLLEGE STATION
CONSISTING OF 10 LOTS ON
135.887 Acres
SCALE: 1:100

OWNER: ROB HOWLAND, C.O.O. CAPSTONE - CS, LLC 431 OFFICE PARK DRIVE BIRMINGHAM, AL 35223	OWNER: CITY OF COLLEGE STATION PUBLIC UTILITIES P.O. BOX 9960 COLLEGE STATION, TX 77842 (979) 764-3660	ENGINEER: Mitchell & Morgan, L.L.P. 511 University Dr. E, Ste. 204 College Station, TX 77840 Phone (979) 260-6963 Fax (979) 260-3564	SURVEYOR: BRAD KERR KERR SURVEYING 409 N. TX AVENUE BRYAN, TX 77803 (979) 268-3195
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COLLEGE STATION
Brazos County, Texas

PRELIMINARY PLAT
PREPARED AND SUBMITTED
MARCH 2009
Sheet 1 of 2
REVISED APRIL 2012

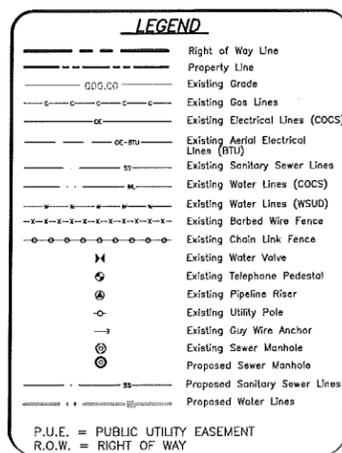
11.2008 9:26
5.7.12 96



VICINITY MAP
NOT TO SCALE

LINE TABLE

LINE	LENGTH	BEARING
L1	1.86	N02°13'02"W
L2	24.81	S37°45'14"E
L3	70.97	N87°49'00"E
L4	14.02	N04°44'00"E
L5	21.80	N07°25'11"E
L6	NOT USED	NOT USED
L7	NOT USED	NOT USED
L8	NOT USED	NOT USED
L9	NOT USED	NOT USED
L10	NOT USED	NOT USED
L11	NOT USED	NOT USED
L12	33.44	N00°51'08"W
L13	25.77	S83°39'50"W
L14	20.30	S82°11'54"W
L15	63.84	S29°41'32"E
L16	21.21	S83°34'14"W
L17	63.37	N22°41'32"E
L18	20.43	N22°10'58"W
L19	65.09	S38°34'14"W
L20	28.48	N71°08'58"E
L21	33.72	N27°44'31"W
L22	18.49	S06°31'48"E
L23	21.75	S38°35'37"E
L24	24.81	S51°30'33"E
L25	31.20	S32°25'58"W
L26	45.90	S32°52'35"E
L27	28.13	N51°30'53"W
L28	48.01	S51°30'37"E
L29	25.49	S22°41'32"E
L30	60.01	N37°09'53"W
L31	28.60	N22°41'32"E
L32	60.16	S44°24'58"E
L33	14.23	S85°29'58"W
L34	80.00	N27°38'42"E
L35	NOT USED	NOT USED
L36	NOT USED	NOT USED
L37	NOT USED	NOT USED
L38	NOT USED	NOT USED
L39	NOT USED	NOT USED
L40	NOT USED	NOT USED
L41	94.53	N29°03'42"E
L42	35.36	S55°58'18"E
L43	107.37	S21°32'52"W
L44	NOT USED	NOT USED
L45	NOT USED	NOT USED
L46	39.35	N07°00'00"E



CURVE TABLE

CURVE	LENGTH	Radius	Chord	Chord Direction
C1	534.83	440.00	614.11	N42°23'00"W
C2	773.23	780.00	624.43	N27°54'14"E
C3	318.89	440.00	218.30	N27°23'11"E
C4	196.99	480.00	180.24	N20°05'24"E
C5	187.13	420.00	168.23	N37°52'38"E
C6	49.44	840.00	64.44	N14°19'27"E
C7	349.09	840.00	349.56	S89°01'58"E
C8	252.83	780.00	244.18	S68°39'24"E
C9	35.21	25.00	35.35	N40°42'42"E
C10	417.34	810.00	406.21	N32°27'22"E
C11	218.35	495.00	212.24	N00°17'29"W
C12	319.24	574.89	312.45	N00°17'29"W
C13	178.30	660.00	178.10	S08°30'32"W
C14	42.89	530.00	42.84	S87°30'38"E
C15	38.04	410.00	38.03	S47°10'56"E
C16	124.41	230.00	124.41	S87°30'38"E
C17	283.93	170.00	283.02	N04°43'24"E
C18	33.19	255.00	33.17	N08°25'24"E
C19	118.16	230.00	118.16	N24°30'30"E
C20	115.14	192.00	114.42	N07°20'26"E
C21	81.38	234.00	80.91	N11°17'49"E
C22	466.32	420.00	358.78	N13°52'38"E
C23	183.23	440.00	183.16	N09°30'38"E

NOT FOR RECORD

PRELIMINARY PLAT
of
THE COTTAGES OF COLLEGE STATION
CONSISTING OF 10 LOTS ON
135.887 Acres

OWNER:
ROB HOWLAND, C.O.O.
CAPSTONE - CS, LLC
431 OFFICE PARK DRIVE
BIRMINGHAM, AL 35223

OWNER:
CITY OF COLLEGE STATION
PUBLIC UTILITIES
P.O. BOX 9960
COLLEGE STATION, TX 77842
(979) 764-3660

ENGINEER:
Mitchell & Morgan, L.L.P.
511 University Dr. E, Ste. 204
College Station, TX 77840
Phone (979) 260-6963
Fax (979) 260-3564

SURVEYOR:
BRAD KERR
KERR SURVEYING
409 N. TX AVENUE
BRYAN, TX 77803
(979) 268-3195

PRELIMINARY PLAT
PREPARED AND SUBMITTED
MARCH 2009
Sheet 2 of 2
REVISED APRIL 2012

SCALE: 1:100
COLLEGE STATION
Brazos County, Texas



CITY OF COLLEGE STATION

**FINAL PLAT
for
COTTAGES OF COLLEGE STATION PH 1A
11-00500209**

SCALE: 1 common area lot on 1.726 acres

LOCATION: 2400 Market St

ZONING: PDD Planned Development District

APPLICANT: Veronica Morgan, Mitchell & Morgan, LLP

PROJECT MANAGER: Jason Schubert, AICP, Principal Planner
jschubert@cstx.gov

RECOMMENDATION: If the associated Preliminary Plat is approved, staff recommends approval of the Final Plat.



Case: 11-209
FINAL PLAT

COTTAGES OF COLLEGE STATION

DEVELOPMENT REVIEW

DEVELOPMENT HISTORY

- Annexation:** 2002
- Zoning:** PDD Planned Development District (2008); A-O Agricultural Open (as zoned upon annexation)
- Preliminary Plat:** A Preliminary Plat was originally approved at the February 5, 2009 Commission meeting with a revised Preliminary Plat approved at the April 2, 2009 meeting that aligned Market Street between Phase 1 and Phase 3. Another revised Preliminary Plat is proposed in connection with the creation of Phase 1A for this lot and the realignment of Market Street to Harvey Mitchell Parkway in Phase 4.
- Site Development:** This lot is being developed as an irrigation pond.

COMMENTS

- Parkland Dedication:** No parkland dedication applies to this common area lot.
- Greenways:** No greenway dedication is required or proposed.
- Pedestrian Connectivity:** A sidewalk exists along Holleman Drive South.
- Bicycle Connectivity:** A multi-use path exists along the opposite side of Holleman Drive South.
- Impact Fees:** This property is subject to the Holleman Drive roadway assessment as required by Ordinance 2010-3235 and \$11,331,01 has been collected for the proposed lot's frontage to this street.

REVIEW CRITERIA

Compliance with Subdivision Regulations: The property was zoned PDD Planned Development District in 2008. The Final Plat is in compliance with proposed Preliminary Plat and the Subdivision Regulations contained in the Unified Development Ordinance as applicable through the PDD and associated Concept Plan.

STAFF RECOMMENDATIONS

If the associated Preliminary Plat is approved, staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

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



REVISED

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

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication or Stormwater Management Conference DECEMBER 12, 2007

NAME OF PROJECT THE COTTAGES OF COLLEGE STATION

ADDRESS N/A

SPECIFIED LOCATION OF PROPOSED PLAT:

LOT 1, BLOCK 5, (Common Area) THE COTTAGES OF COLLEGE STATION SUBDIVISION PHASE 1A

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

Name MITCHELL & MORGAN, LLP C/O VERONICA MORGAN, PE E-mail v@mitchellandmorgan.com

Street Address 511 UNIVERSITY DRIVE EAST, SUITE 204

City COLLEGE STATION State TEXAS Zip Code 77840

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

11-209 4-13-12 MA

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

Name CAPSTONE - CS, LLC C/O ROB HOWLAND, C.O.O. E-mail rhowland@capstoneemail.com
Street Address 431 OFFICE PARK DRIVE
City BIRMINGHAM State ALABAMA Zip Code 35223
Phone Number (205) 414-6416 Fax Number (205) 414-6455

ARCHITECT OR ENGINEER'S INFORMATION:

Name MITCHELL & MORGAN, LLP C/O VERONICA MORGAN, PE E-mail v@mitchellandmorgan.com
Street Address 511 UNIVERSITY DRIVE EAST, SUITE 204
City COLLEGE STATION State TEXAS Zip Code 77840
Phone Number (979) 260-6963 Fax Number (979) 260-3564

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

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

Total Acreage 3.504 1.726 Total No. of Lots 1 R-O-W Acreage 0

Existing Use VACANT Proposed Use IRRIGATION PON

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

Average Acreage Of Each Residential Lot By Zoning District:

1.726 3.504 / PDD _____ / _____ / _____

Floodplain Acreage 0

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

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

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

Yes

No

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

Project Name: COTTAGES OF COLLEGE STATION

City Project Number (in known): 08-00500007

Date / Timeframe when submitted: SUBMITTED JANUARY 14, 2008

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):

NONE

Regarding the waiver request, explain how:

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

N/A

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

N/A

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

N/A

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

N/A

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

- 1. ~~N/A~~ An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
- 2. ~~N/A~~ 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. ~~N/A~~ 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. ~~N/A~~ Existing streets constructed to rural section that are not identified on the Thoroughfare Plan with an estate / rural context;
- 5. ~~N/A~~ When a sidewalk is required along a street where a multi-use path is shown on the Bicycle, Pedestrian, and Greenways Master Plan;

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

Detailed explanation of condition identified above:

N/A

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

Requested Oversize Participation N/A

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

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.

Bob Howland C.O.O.
Signature and title

12/20/11
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.

Rob Howland C.O.O.
Property Owner(s)

12/20/2011
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.

Veronica Morgan
Engineer



12/20/2011
FIRM # F-1443

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, N/A certify, as demonstrated in the attached drainage study, that the alterations or development covered by this permit, shall not:

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

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

Engineer Date

Initial

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

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

B. I, N/A, 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.

-no structures are proposed-

Engineer Date

Additional certification for Floodway Encroachments:

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

Engineer / Surveyor

Date

Commercial Structures:

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

Engineer / Surveyor

Date

OR

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

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

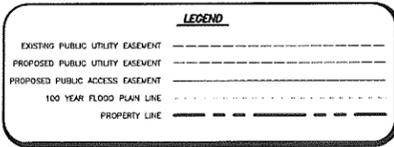
Engineer / Surveyor

Date

Conditions or comments as part of approval: _____

GENERAL NOTES:

1. BASIS OF BEARINGS ARE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. THE FLOODPLAIN SHOWN ON THESE LOTS BASED UPON FEMA LOVR # 07-06-1353P FOR PLACE PROPERTIES DATED May 22, 2008. PANEL #48041C0182.
3. 1/2" IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE STATED.
4. BUILDING SETBACKS LINES TO BE IN ACCORDANCE WITH COLLEGE STATION U.D.O.
5. PUE - PUBLIC UTILITY EASEMENT
6. PAE - PUBLIC ACCESS EASEMENT
7. PDD ZONING HAS BEEN GRANTED BY ZONING ORDINANCE #3137.
8. LOT 1, BLOCK 5 SHALL BE DESIGNATED AS "COMMON AREA" TO BE OWNED AND MAINTAINED BY CAPSTONE - CS, LLC OR FUTURE OWNERS OF LOT 2, BLOCK 3.
9. SUBJECT TRACT IS NOT LOCATED WITHIN A SEWER OR WATER IMPACT FEE AREA.



APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of College Station, Texas, hereby certify that the attached plat was duly approved by the Commission on the _____ day of _____, 2012.

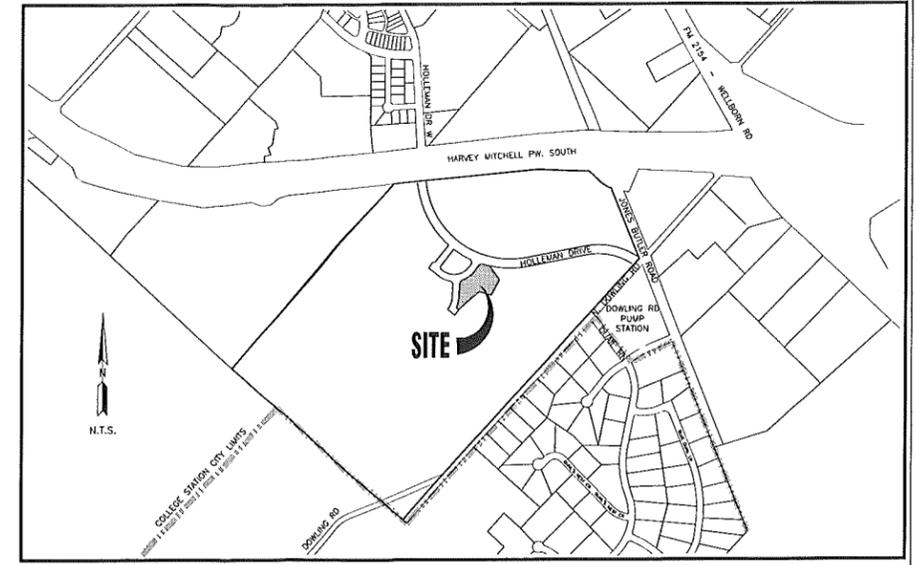
Chairman

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS
I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the _____ day of _____, 2012, in the Official Public Records of Brazos County, Texas, in Volume _____ Page _____.

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

County Clerk
Brazos County, Texas



CERTIFICATE OF SURVEYOR

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

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF ALABAMA
COUNTY OF _____
I, _____, owner and developer of the land shown on this plat, and designated herein as Lot 1, Block 5 of Phase 1A - The Cottages of College Station Subdivision in the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Capstone - CS, LLC
Rob Howland, C.O.O. (Owner)

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

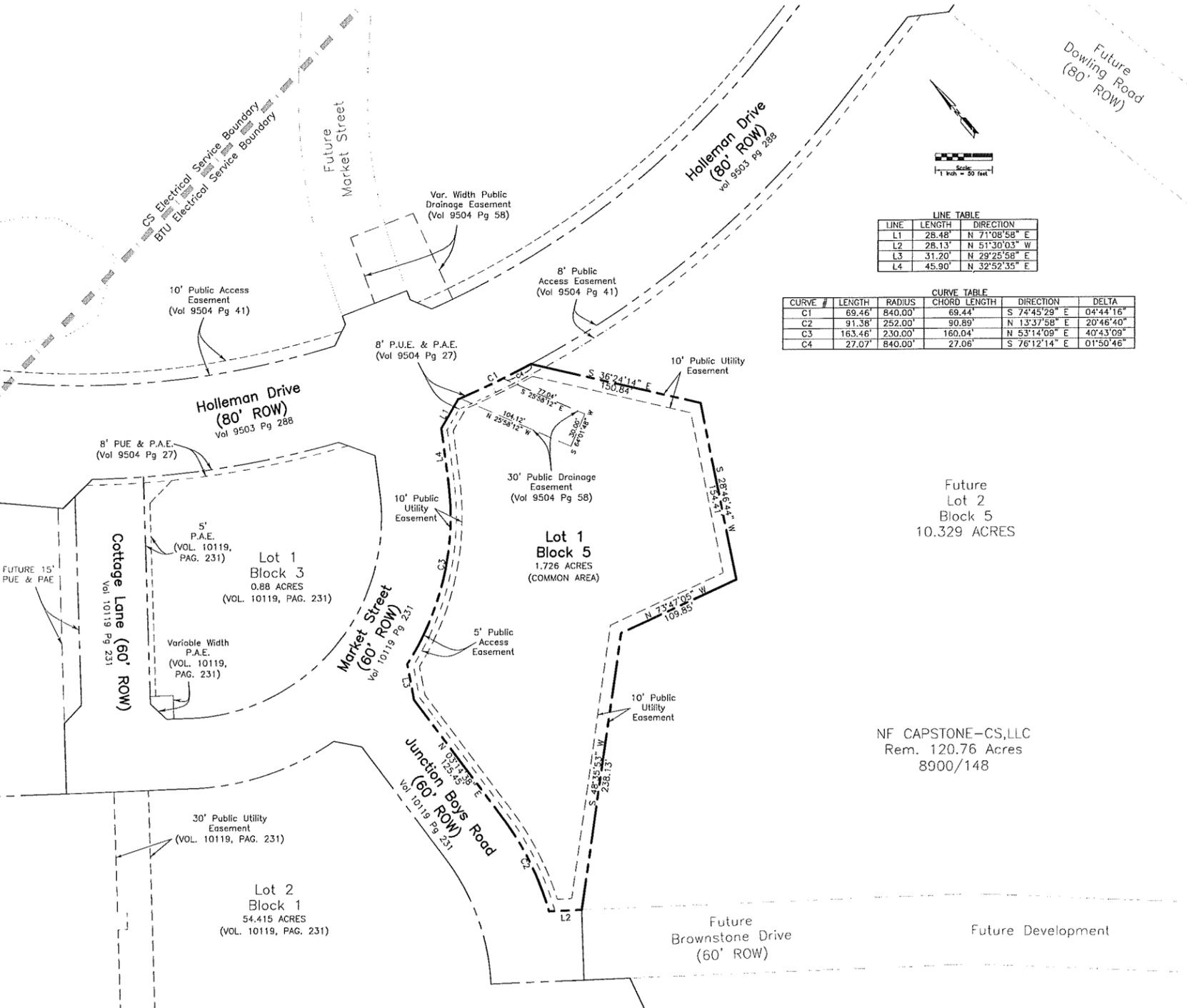
Given under my hand and seal on this _____ day of _____, 2012.

Notary Public, Jefferson County, Alabama

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



NF CAPSTONE-CS, LLC
Rem. 120.76 Acres
8900/148

LINE TABLE

LINE	LENGTH	DIRECTION
L1	28.48'	N 71°08'58" E
L2	28.13'	N 51°30'03" W
L3	31.20'	N 29°25'58" E
L4	45.90'	N 32°52'35" E

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD LENGTH	DIRECTION	DELTA
C1	69.46'	840.00'	68.44'	S 74°43'29" E	04°44'16"
C2	91.38'	252.00'	90.89'	N 13°37'58" E	20°46'40"
C3	163.46'	230.00'	160.04'	N 53°14'09" E	40°43'09"
C4	27.07'	840.00'	27.06'	S 76°12'14" E	01°50'46"

FINAL PLAT

LOT 1, BLOCK 5 (COMMON AREA)
THE COTTAGES OF COLLEGE STATION SUBDIVISION
PHASE 1A

SCALE: 1" = 50'

1.726 Acres
COLLEGE STATION
Brazos County, Texas

OWNERS:
ROB HOWLAND, C.O.O.
CAPSTONE - CS, LLC
431 OFFICE PARK DR.
BIRMINGHAM, ALABAMA 35223

ENGINEER:
MITCHELL & MORGAN, L.L.P.
511 UNIVERSITY DR. E, STE. 204
COLLEGE STATION, TX 77840
PHONE (979) 260-6963

SURVEYOR:
BRAD KERR, RPLS
KERR SURVEYING
409 N. TEXAS AVE.
BRYAN, TX 77803
(979) 268-3195

FINAL PLAT PREPARED AND SUBMITTED APRIL 2012

11-2014-13-12 4:30



PRELIMINARY PLAT
for
Villages of Indian Lakes Ph 13
12-00500086

SCALE: Nine lots on 30.33 acres

LOCATION: Generally located off of Anasazi Bluff Dr in the College Station Extraterritorial Jurisdiction (ETJ).

ZONING: N/A (ETJ)

APPLICANT: Travis Martinek, Smiling Mallard Development, Ltd.

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

PROJECT OVERVIEW: A Preliminary Plat was approved for this phase at the December 1, 2011 Commission meeting. The proposed Preliminary Plat adds a lot and approximately five additional acres.

RECOMMENDATION: Staff recommends approval.



PRELIMINARY
PLAN

Case: 12-086

THE VILLAGES OF INIDAN LAKES P13

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	N/A (ETJ)
Zoning:	N/A (ETJ)
Master Planned:	Master Plan approved in 2002. Subsequent preliminary plats and final plats have been approved every year since 2004. A Preliminary Plat was approved for this phase at the December 1, 2011 Commission meeting. The proposed Preliminary Plat adds a lot and approximately five additional acres.
Site development:	Vacant. Nine residential lots are proposed, ranging from 1.34 acres to 2.5 acres.

COMMENTS

Water:	Provided by Wellborn Special Utility District.
Sewer:	Sanitary sewer service will be provided by private on-site sewer treatment systems on each lot. These facilities will be permitted by the Brazos County Health Department.
Off-site Easements:	None at this time.
Drainage:	Drainage is generally to the north within the Peach Creek Drainage Basin.
Flood Plain:	There is no FEMA regulated floodplain located on the property.
Greenways:	N/A
Pedestrian Connectivity:	This site is located in the ETJ and streets are rural in context, therefore, no sidewalks are required.
Bicycle Connectivity:	This site is located in the ETJ and no specific facilities for bicycle connectivity are required.
Streets:	Access will be provided from Indian Lakes Phase 11 via Anasazi Bluff Drive.
Oversize Request:	N/A
Parkland Dedication Fees:	This development was approved as a Master Plan in the ETJ prior to parkland dedication requirements being applicable in the ETJ. Therefore, no parkland dedication is required.
Impact Fees:	N/A

REVIEW CRITERIA

- 1. Compliance with Comprehensive Plan and Unified Development Ordinance:** The Comprehensive Plan designates this area as Rural. The City, however, does not control land uses in the ETJ. The proposed lots will have access through rural residential streets

that connect to Anasazi Bluff Drive and Indian Lakes Drive, a Major Collector on the Thoroughfare Plan.

2. **Compliance with Subdivision Regulations:** The Preliminary Plat complies with the Subdivision Regulations applicable to the development.

STAFF RECOMMENDATION

Staff recommends approval.

SUPPORTING MATERIALS

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



FOR OFFICE USE ONLY	
CASE NO.:	<u>12-86</u>
DATE SUBMITTED:	<u>4-16-12</u>
TIME:	<u>9:30</u>
STAFF:	<u>PK</u>

PRELIMINARY PLAN APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

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

Date of Optional Preapplication Conference Unknown

NAME OF PROJECT The Villages of Indian Lakes - Phase 13

ADDRESS Not Available

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:
End of Anasazi Bluff Drive

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

Name Travis Martinek E-mail travis@clarkewyndham.com

Street Address 3608 East 29th Street, Suite 100

City Bryan State Texas Zip Code 77802

Phone Number (979) 846-4384 Fax Number (979) 846-1461

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

Name Smiling Mallard Development, Ltd. E-mail travis@clarkewyndham.com

Street Address 3608 East 29th Street, Suite 100

City Bryan State Texas Zip Code 77802

Phone Number (979) 846-4384 Fax Number (979) 846-1461

ARCHITECT OR ENGINEER'S INFORMATION:

Name McClure & Browne Engineering E-mail jeffr@mcclurebrowne.com

Street Address 1008 Woodcreek Drive, Suite 103

City College Station State Texas Zip Code 77845

Phone Number (979) 693-3838 Fax Number (979) 693-2554

Total Acreage 30.33 Total No. of Lots 9 R-O-W Acreage 2.66

Number of Lots By Zoning District N/A / N/A N/A / N/A N/A / N/A

Average Acreage Of Each Residential Lot By Zoning District:

N/A / N/A N/A / N/A N/A / N/A N/A / N/A

Floodplain Acreage 0.00

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

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

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

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

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

Yes

No

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

Project Name: The Villages of Indian Lakes - Phases 1-11

City Project Number (in known): _____

Date / Timeframe when submitted: 2000 - Current

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

N/A

Regarding the waiver request, explain how:

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

N/A

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

N/A

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

N/A

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

N/A

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

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

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

Detailed explanation of condition identified above:

N/A

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

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

4/12/12

Date

PRELIMINARY PLAT NOT FOR RECORD

OF
VILLAGES OF INDIAN LAKES
PHASE XIII

30.33 ACRE TRACT - 9 LOTS

J. M. BARRERA SURVEY, A-69

BRAZOS COUNTY, TEXAS

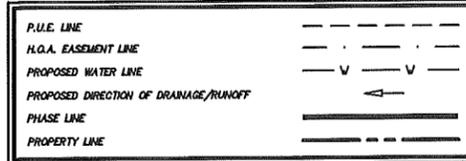
SCALE: 1" = 225' MARCH 14, 2012

SHEET 1 OF 1

OWNED AND DEVELOPED BY:
SMILING MALLARD DEVELOPMENT, L.T.D.
3608 EAST 29TH STREET, SUITE 100
BRYAN, TEXAS 77802
(979) 846-4384

PREPARED BY:
SMILING MALLARD DEVELOPMENT, L.T.D.
3608 EAST 29TH STREET, SUITE 100
BRYAN, TEXAS 77802
(979) 846-4384

ENGINEER/SURVEYOR:
MCCLURE & BROWNE ENGINEERING
1008 WOODCREEK DRIVE, SUITE 103
COLLEGE STATION, TEXAS 77845
(979) 693-3638



LEGEND

TOTAL LOT COUNT:	9 LOTS
TOTAL LOT ACREAGE:	14.58 AC
TOTAL H.O.A. COMMON AREA ACREAGE:	13.09 AC
TOTAL RIGHT-OF-WAY ACREAGE:	2.68 AC
TOTAL ACREAGE OF PHASE XIII:	30.33 AC

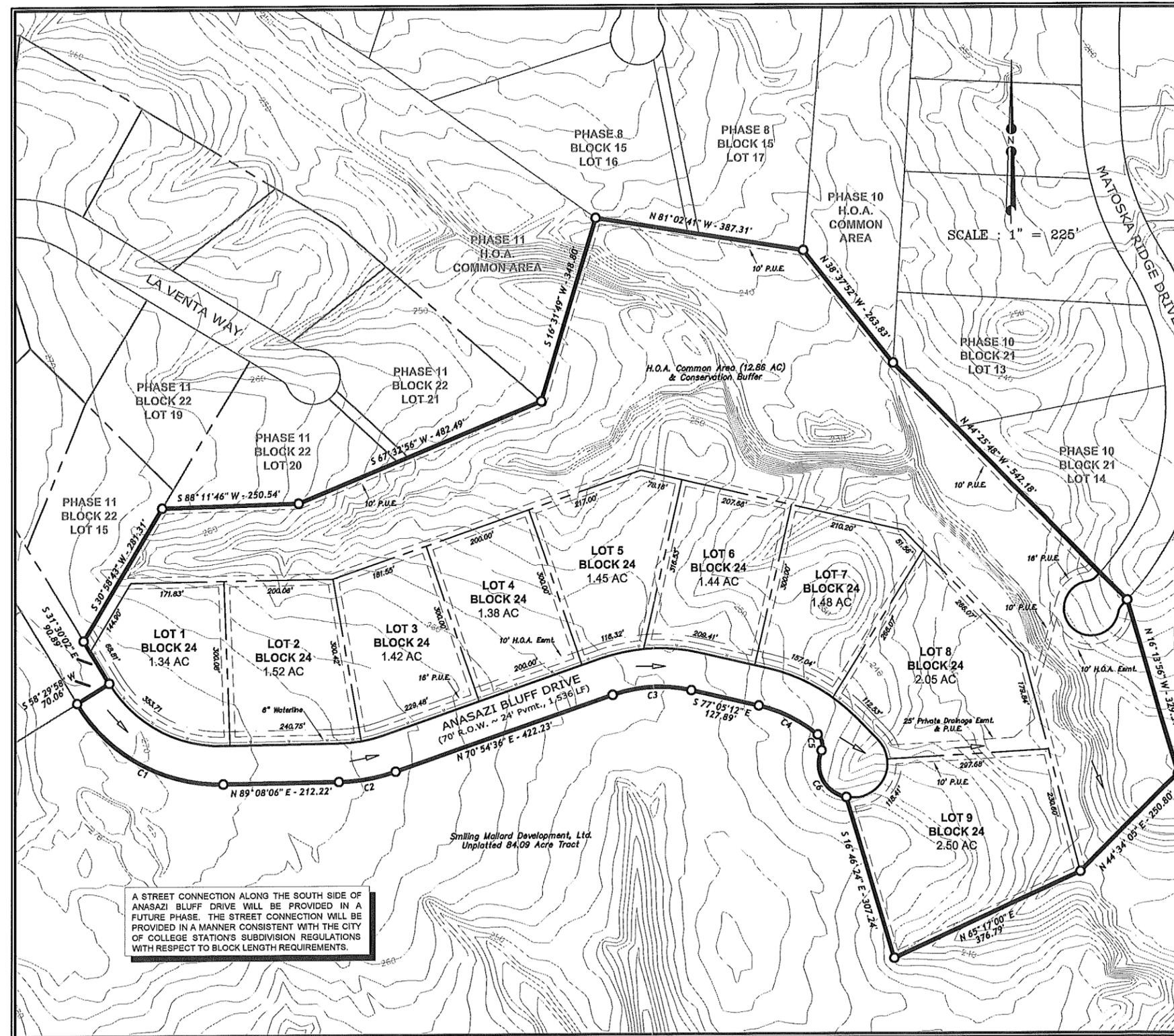
ACREAGE CALCULATIONS

P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
H.O.A.	HOME OWNERS' ASSOCIATION
ESMT.	EASEMENT
CMP.	CORRUGATED METAL PIPE
R.O.W.	RIGHT-OF-WAY
P.M.T.	PAVEMENT

ABBREVIATIONS

NOTES:

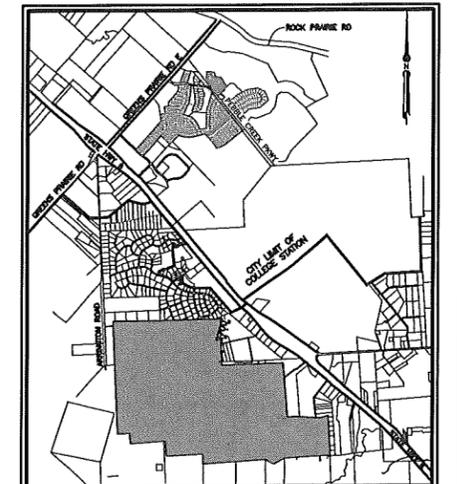
- BASIS OF BEARINGS IS TRUE NORTH OBTAINED BY SOLAR OBSERVATION.
- NO LOT LIES WITHIN THE ZONE "A" SPECIAL FLOOD HAZARD AREA INDICATED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480083, PANEL NO. 0215C, MAP NO. 48041C0251C. EFFECTIVE DATE: JULY 2, 1992. BASE FLOOD ELEVATIONS ARE NOT DETERMINED FOR ZONE "A".
- THERE IS A 18' PUBLIC UTILITY EASEMENT AND A 10' HOMEOWNER'S ASSOCIATION EASEMENT ALONG THE RIGHT OF WAY FRONTAGE OF ALL LOTS.
- THERE IS A 20' PUBLIC UTILITY EASEMENT CENTERED ON ALL SIDE AND REAR LOT LINES.
- BUILDING LINE SETBACKS ARE AS FOLLOWS:
FRONT SETBACK: 50'
SIDE SETBACK: 15'
REAR SETBACK: 25'
- FRONT, REAR, AND SIDE SETBACKS SHALL CONFORM TO THE SPECIFICATIONS OF SUBDIVISION PLATS AS ESTABLISHED BY THE COMMISSIONERS COURT, BRAZOS COUNTY, TEXAS, FOR SUBDIVISIONS SITUATED OUTSIDE THE BOUNDARIES OF ANY INCORPORATED TOWN OR CITY IN BRAZOS COUNTY, TEXAS.
- CONTOURS BASED ON DATA PROVIDED BY THE CITY OF COLLEGE STATION.
- ALL LOTS IN PHASE 13 ARE TO HAVE INDIVIDUAL ON SITE SEWAGE FACILITIES.
- ALL COMMON AREAS ARE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- ALL LOTS ARE SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS DELINEATED IN THE COVENANTS, CONDITIONS, RESERVATIONS, AND RESTRICTIONS OF THE SUBDIVISION.
- THERE IS A MINIMUM 50' WIDE DRAINAGE BUFFER (25' ON EACH SIDE OF THE CENTERLINE OF ALL DRAINAGEWAYS). SEE THE DEED RESTRICTIONS OF THE SUBDIVISION FOR ADDITIONAL INFORMATION.
- H.O.A. EASEMENTS ALONG ALL STREETS RUN PARALLEL TO AND ADJACENT TO THE PUBLIC UTILITY EASEMENTS SHOWN HEREON. H.O.A. EASEMENT ACTIVITIES AND/OR INFRASTRUCTURE WILL BE REFERENCED IN THE DEED RESTRICTIONS OF THE SUBDIVISION.
- NOTES FROM THE BRAZOS COUNTY HEALTH DEPARTMENT:
a.) ALL LOTS SERVED BY AN OSSF MUST COMPLY WITH COUNTY AND STATE REGULATIONS. NO OSSF MAY BE INSTALLED ON ANY LOT WITHOUT THE ISSUANCE OF AN "AUTHORIZATION TO CONSTRUCT" ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT UNDER THE PROVISIONS OF THE PRIVATE SEWAGE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. NO OSSF DRAIN FIELD IS TO ENCRUCH ON THE 100-FOOT SANITARY ZONE OF PRIVATE WATER WELLS OR 150 FEET OF PUBLIC WATER WELLS. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING PUBLIC OR PRIVATE WELLS ON THE SUBDIVISION PLAT OR WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY.
b.) ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITY MAY BE CONSTRUCTED.
c.) ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCRUCH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING WELLS ON THE PLAT.
- WELLBORN SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION. BRYAN TEXAS UTILITIES WILL PROVIDE ELECTRIC SERVICE FOR THE SUBDIVISION.
- 1/2" IRON RODS SHALL BE SET AT ALL CORNERS UNLESS OTHERWISE INDICATED.
- EXISTING LAND USE: VACANT/AGRICULTURAL
PROPOSED LAND USE: SINGLE FAMILY RURAL RESIDENTIAL
- ALL LOTS WITHIN PHASE 13 ARE DENSELY VEGETATED WITH ONLY LIMITED OPEN AREAS.
- ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE CURRENT BRAZOS COUNTY SUBDIVISION REGULATIONS.



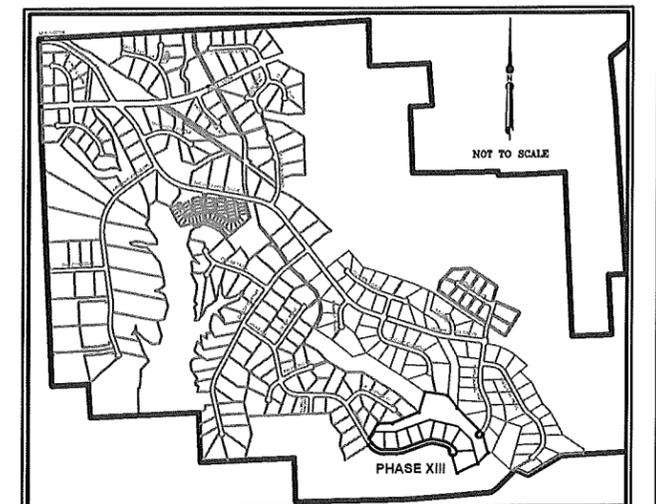
PRELIMINARY PLAT

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	59° 17' 30"	310.80'	321.62'	176.89'	S 61° 08' 56" E	307.46'
C2	18° 13' 30"	335.00'	106.56'	53.73'	N 80° 01' 21" E	106.11'
C3	32° 00' 13"	265.00'	148.02'	76.00'	N 86° 54' 42" E	146.10'
C4	26° 23' 30"	265.00'	122.06'	62.13'	S 63° 53' 27" E	120.99'
C5	73° 26' 48"	25.00'	32.05'	18.65'	S 13° 58' 18" E	29.90'
C6	101° 23' 31"	62.50'	110.60'	76.35'	S 26° 56' 39" E	96.72'



VICINITY MAP



LOCATION WITHIN INDIAN LAKES

12-80
2-11-12
8-15-PRK



CITY OF COLLEGE STATION

FINAL PLAT
for
Villages of Indian Lakes Ph 13
12-00500062

SCALE: Nine lots on 30.33 acres

LOCATION: Generally located off of Anasazi Bluff Dr in the College Station Extraterritorial Jurisdiction (ETJ).

ZONING: N/A (ETJ)

APPLICANT: Travis Martinek, Smiling Mallard Development, Ltd.

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

RECOMMENDATION: If the associated Preliminary Plat is approved, staff recommends approval.



FINAL
PLAT

Case: 12-062

THE VILLAGE OF INDIAN LAKES PH 13

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

- Annexation:** N/A (ETJ)
- Zoning:** N/A (ETJ)
- Preliminary Plat:** A Preliminary Plat was approved for this phase at the December 1, 2011 Commission meeting. The proposed Preliminary Plat adds a lot and approximately five additional acres.
- Site development:** Vacant. Nine residential lots are proposed, ranging from 1.34 acres to 2.5 acres.

COMMENTS

Parkland Dedication Fees: This development was approved as a Master Plan in the ETJ prior to parkland dedication requirements being applicable in the ETJ. Therefore, no parkland dedication is required.

Greenways: N/A

Pedestrian Connectivity: This site is located in the ETJ and streets are rural in context, therefore, no sidewalks are required.

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

Impact Fees: N/A

REVIEW CRITERIA

Compliance with Subdivision Regulations: The Final Plat complies with the Subdivision Regulations applicable to the development.

STAFF RECOMMENDATION

If the associated Preliminary Plat is approved, staff recommends approval.

SUPPORTING MATERIALS

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



FOR OFFICE USE ONLY	
CASE NO.:	<u>12-62</u>
DATE SUBMITTED:	<u>3.21.12</u>
TIME:	<u>10.00</u>
STAFF:	<u>PK</u>

FINAL PLAT APPLICATION

(Check one)	<input type="checkbox"/> Minor (\$700)	<input type="checkbox"/> Amending (\$700)	<input checked="" type="checkbox"/> Final (\$932)	<input type="checkbox"/> Vacating (\$932)	<input type="checkbox"/> Replat (\$932)
Is this plat in the ETJ?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Is this plat Commercial	<input type="checkbox"/> or Residential	<input checked="" type="checkbox"/>
MINIMUM SUBMITTAL REQUIREMENTS:					
<input checked="" type="checkbox"/>	\$700-\$932 Final Plat Application Fee (see above).				
<input type="checkbox"/>	\$233 Waiver Request to Subdivision Regulations Fee (if applicable).				
<input type="checkbox"/>	\$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).				
<input checked="" type="checkbox"/>	Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.				
<input checked="" type="checkbox"/>	Fourteen (14) folded copies of plat. (A signed mylar original must be submitted after approval.)				
<input checked="" type="checkbox"/>	Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.				
<input checked="" type="checkbox"/>	Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).				
<input checked="" type="checkbox"/>	Copy of original deed restrictions/covenants for replats (if applicable).				
<input checked="" type="checkbox"/>	Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.				
<input checked="" type="checkbox"/>	Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.				
<input checked="" type="checkbox"/>	The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.				
NOTE: A 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 Not Applicable

NAME OF PROJECT The Villages of Indian Lakes - Phase 13

ADDRESS End of Anasazi Bluff Drive

SPECIFIED LOCATION OF PROPOSED PLAT:

End of Anasazi Bluff Drive

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

Name Travis Martinek E-mail travis@clarkewyndham.com

Street Address 3608 East 29th Street, Suite 100

City Bryan State Texas Zip Code 77802

Phone Number (979) 846-4384 Fax Number (979) 846-1461

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

Name Smiling Mallard Development, Ltd. E-mail travis@clarkewyndham.com
Street Address 3608 East 29th Street, Suite 100
City Bryan State Texas Zip Code 77802
Phone Number (979) 846-4384 Fax Number (979) 846-1461

ARCHITECT OR ENGINEER'S INFORMATION:

Name McClure & Browne, Inc. E-mail jeffr@mcclurebrowne.com
Street Address 1008 Woodcreek Drive, Suite 103
City College Station State Texas Zip Code 77845
Phone Number (979) 693-3838 Fax Number (979) 693-2554

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 30.30 AC Total No. of Lots 9 R-O-W Acreage 2.66 AC

Existing Use Vacant Proposed Use Single-Family Residential

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

Average Acreage Of Each Residential Lot By Zoning District:

_____ / _____ _____ / _____ _____ / _____ _____ / _____

Floodplain Acreage 0.00 AC

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

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

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

Yes

No

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

Project Name: The Villages of Indian Lakes

City Project Number (if known): Unknown

Date / Timeframe when submitted: 2000

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

Added Lot 9, altered configuration of Lot 8 to better accommodate positioning of Lot 9, reduced size of Lot 1 to accommodate a common area trail access. No changes were made to the right-of-way.

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:

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

Requested Oversize Participation _____

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

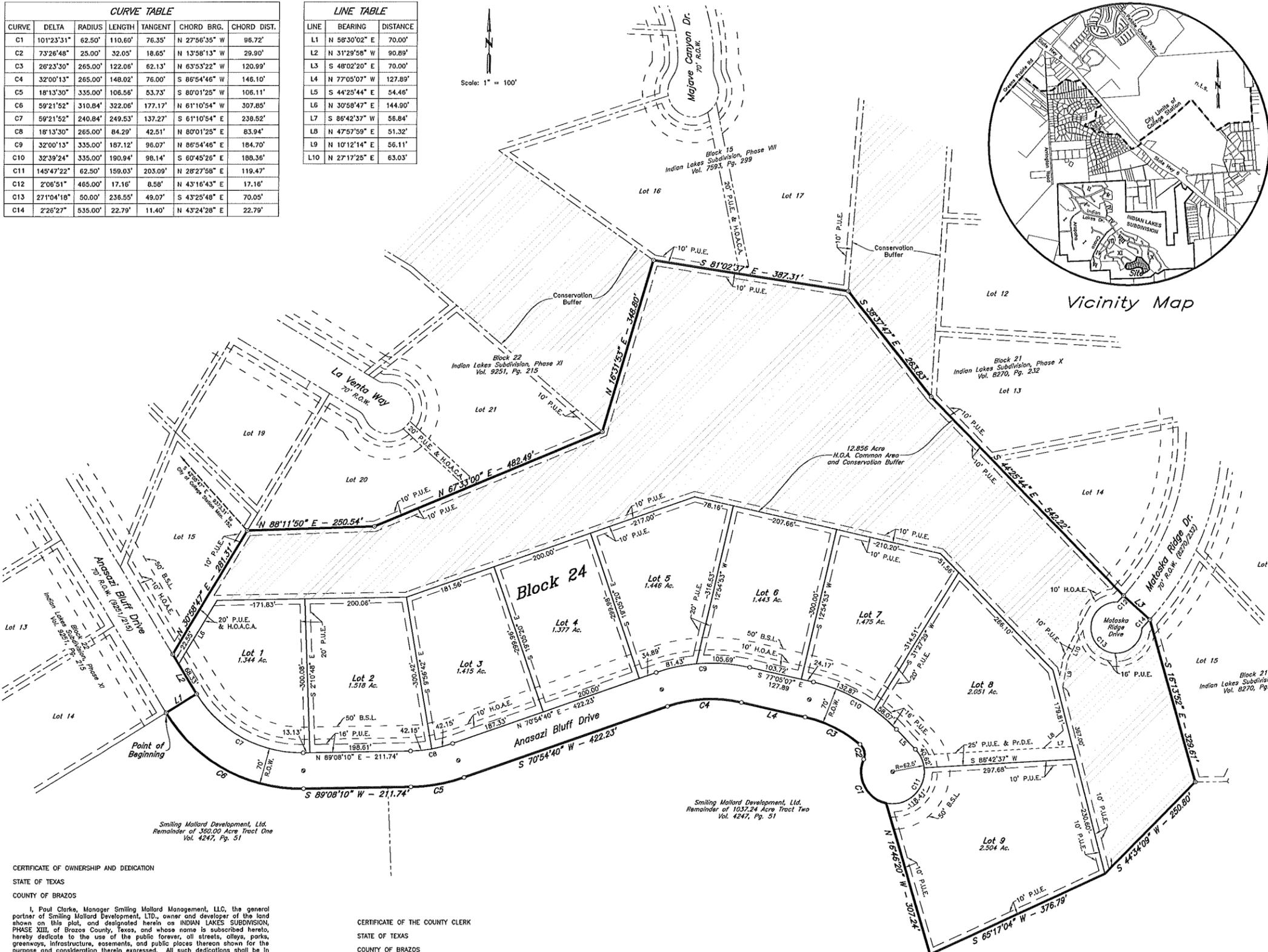
Signature and title

3/2/12

Date

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	101°23'31"	62.50'	110.60'	76.35'	N 27°56'35" W	96.72'
C2	73°26'48"	25.00'	32.05'	18.65'	N 13°58'13" W	29.90'
C3	26°23'30"	265.00'	122.06'	62.13'	N 63°53'22" W	120.99'
C4	32°00'13"	265.00'	148.02'	76.00'	S 86°54'46" W	146.10'
C5	18°13'30"	335.00'	106.56'	53.73'	S 80°01'25" W	106.11'
C6	59°21'52"	310.84'	322.06'	177.17'	N 61°10'54" W	307.85'
C7	59°21'52"	240.84'	249.53'	137.27'	S 61°10'54" E	238.52'
C8	18°13'30"	265.00'	84.29'	42.51'	N 80°01'25" E	83.94'
C9	32°00'13"	335.00'	167.12'	96.07'	N 86°54'46" E	184.70'
C10	32°39'24"	335.00'	190.94'	98.14'	S 60°45'26" E	188.36'
C11	145°47'22"	62.50'	159.03'	203.09'	N 28°27'58" E	119.47'
C12	2°06'51"	465.00'	17.16'	8.58'	N 43°16'43" E	17.16'
C13	27°10'41"18"	50.00'	236.55'	49.07'	S 43°24'48" E	70.05'
C14	2°26'27"	535.00'	22.70'	11.40'	N 43°24'28" E	22.79'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 58°30'02" E	70.00'
L2	N 31°29'58" W	90.89'
L3	S 48°02'20" E	70.00'
L4	N 77°05'07" W	127.89'
L5	S 44°25'44" E	54.46'
L6	N 30°58'47" E	144.90'
L7	S 86°42'37" W	56.84'
L8	N 47°57'59" E	51.32'
L9	N 10°12'14" E	56.11'
L10	N 27°17'25" E	63.03'



FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the J. M. BARRERA SURVEY, Abstract No. 69, Brazos County, Texas and being part of the 360.00 acre Tract One and part of the 1037.24 acre Tract Two described in the deed from Thousand Oaks Development Company Joint Venture to Smiling Mallard Development, L.L.C. recorded in Volume 4247, Page 51, of the Official Records of Brazos County, Texas (O.R.B.C.), and being more particularly described as follows:

BEGINNING: at a found 1/2-inch iron rod marking the east corner of Lot 14, Block 22 INDIAN LAKES SUBDIVISION, PHASE XI as recorded in Volume 9251, Page 215 (O.R.B.C.) and the south corner of Anasazi Bluff Drive (based on a 70' width as dedicated on said PHASE XI plot);

THENCE: along the southeast line of said INDIAN LAKES SUBDIVISION, PHASE XI for the following six (6) calls:

- 1) N 88° 30' 02" E for a distance of 70.00 feet to a found 1/2-inch iron rod for corner,
- 2) N 31° 29' 58" W for a distance of 90.89 feet to a found 1/2-inch iron rod for corner,
- 3) N 30° 58' 47" E for a distance of 281.31 feet to a found 1/2-inch iron rod for corner,
- 4) N 88° 11' 50" E for a distance of 250.54 feet to a found 1/2-inch iron rod for corner,
- 5) N 67° 33' 00" E for a distance of 482.49 feet to a found 1/2-inch iron rod for corner and
- 6) N 18° 13' 30" E for a distance of 348.60 feet to a found 1/2-inch iron rod marking the east corner of said PHASE XI and on an angle point in the south line of Lot 16, Block 15 INDIAN LAKES SUBDIVISION, PHASE VIII as recorded in Volume 7593, Page 299 (O.R.B.C.);

THENCE: S 81° 02' 37" E for the south line of said INDIAN LAKES SUBDIVISION, PHASE VIII for a distance of 387.31 feet to a found 1/2-inch iron rod marking the southeast corner of Lot 17, Block 15 of said PHASE VIII and being in the west line of said INDIAN LAKES SUBDIVISION, PHASE X as recorded in Volume 8270, Page 232 (O.R.B.C.);

THENCE: along the westerly line of said INDIAN LAKES SUBDIVISION, PHASE X for the following four (4) calls:

- 1) S 38° 37' 47" E for a distance of 263.83 feet to a found 1/2-inch iron rod for corner,
- 2) S 44° 25' 44" E for a distance of 542.22 feet to a found 1/2-inch iron rod for corner,
- 3) S 48° 02' 20" E for a distance of 70.00 feet to a found 1/2-inch iron rod for corner and
- 4) S 18° 13' 30" E for a distance of 329.61 feet to a found 1/2-inch iron rod marking the southwest corner of Lot 15, Block 21 of said PHASE X;

THENCE: S 44° 34' 09" W for a distance of 250.80 feet to a 1/2-inch iron rod set for corner;

THENCE: S 65° 17' 04" W for a distance of 376.79 feet to a 1/2-inch iron rod set for corner;

THENCE: N 16° 46' 20" W for a distance of 307.24 feet to a 1/2-inch iron rod set for corner;

THENCE: 110.60 feet in a clockwise direction along the arc of curve having a central angle of 101° 23' 31", a radius of 62.50 feet, a tangent of 76.35 feet and a long chord bearing N 27° 56' 35" W at a distance of 96.72 feet to a 3/4-inch iron pipe set for a Point of Tangency;

THENCE: 122.06 feet along the arc of said compound curve having a central angle of 26° 23' 30", a radius of 265.00 feet, a tangent of 62.13 feet and a long chord bearing N 63° 53' 22" W at a distance of 120.99 feet to a 3/4-inch iron pipe set for the Point of Tangency;

THENCE: N 77° 05' 07" W for a distance of 127.89 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;

THENCE: 148.02 feet along the arc of said curve having a central angle of 32° 00' 13", a radius of 265.00 feet, a tangent of 76.00 feet and a long chord bearing S 86° 54' 46" W at a distance of 146.10 feet to a 3/4-inch iron pipe set for the Point of Tangency;

THENCE: S 70° 54' 40" W for a distance of 422.23 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right;

THENCE: 106.56 feet along the arc of said curve having a central angle of 18° 13' 30", a radius of 335.00 feet, a tangent of 53.73 feet and a long chord bearing S 80° 01' 25" W at a distance of 106.11 feet to a 3/4-inch iron pipe set for the Point of Tangency;

THENCE: S 69° 08' 10" W for a distance of 211.74 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right;

THENCE: 322.06 feet along the arc of said curve having a central angle of 35° 21' 52", a radius of 310.84 feet, a tangent of 177.17 feet and a long chord bearing N 61° 10' 54" W at a distance of 307.85 feet to the POINT OF BEGINNING and containing 30.297 acres of land, more or less.

GENERAL NOTES:

1. The record bearings and actual measured distances to the found 1/2-inch iron rods along the adjoining phases of Indian Lakes Subdivision were used as the basis of the bearing system shown on this final plat.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0215 C, effective July 2, 1992, this property is not located in a 100-year flood hazard area.
3. Except as shown the front, side, and rear setbacks are established by the covenants, conditions, and restrictions of the subdivision and are equal to or in excess of the minimum County and city requirements for single family rural lots.
4. All Common Areas and Conservation Buffers are owned and maintained by the Homeowners' Association. See the covenants, conditions, and restrictions for additional information.
5. Unless otherwise indicated, all distances shown along curves are arc distances.
6. Notes from the Brazos County Health Department:
 - a.) All lots served by an OSSF must comply with county and state regulations. No OSSF may be installed on any lot without the issuance of an "authorization to construct" issued by the Brazos County Health Department under the provisions of the Private Sewage Facility Regulations adopted by the Commissioners Court of Brazos County, pursuant to the provisions of section 21.084 of the Texas Water Code. No OSSF drain field is to encroach on the 100-foot sanitary zone of private water wells or 150 feet of public water wells.
 - b.) All lots will be required to have a site/soil evaluation on file with the Brazos County Health Department before on-site sewage facility may be constructed.
 - c.) On-site sewage facility disposal areas shall not encroach the 100 foot or the 150 foot sanitary zone of a private or public well, respectively.
7. Wellborn Special Utility District will provide water service for the subdivision.
8. There is a minimum 50' wide Drainage Buffer (25' on each side of the centerline of all drainage ways). See the covenants, conditions, and restrictions for additional information.
9. H.O.A. Easements along all streets run parallel to and adjacent to the public utility easements shown hereon. H.O.A. Easement activities and/or infrastructure is referenced in the covenants, conditions, and restrictions of the subdivision.
10. A street connection along the south side of Anasazi Bluff Drive will be provided in a future phase. The street connection will be provided in a manner consistent with the city of College Station's Subdivision Regulations with respect to block length requirements.
11. Abbreviations:
 - B.S.L. - Building Setback Line
 - H.O.A.C.A. - Homeowners Association Common Area
 - H.O.A.E. - Homeowners Association Easement
 - P.U.E. - Public Utility Easement
 - Pr.D.E. - Private Drainage Easement

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

I, Paul Clarke, Manager Smiling Mallard Management, L.L.C., the general partner of Smiling Mallard Development, L.L.C., owner and developer of the land shown on this plat, and designated herein as INDIAN LAKES SUBDIVISION, PHASE XIII, of Brazos County, Texas, and whose name is subscribed hereto, hereby dedicates 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.

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS

COUNTY OF BRAZOS

I, Karen McDunnen, 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 Official Records of Brazos County, Texas in Volume ___, Page ___.

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

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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___.

CERTIFICATE OF SURVEYOR AND/OR ENGINEER

STATE OF TEXAS

COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, 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.

Kevin R. McClure, R.P.L.S. No. 5650

Smiling Mallard Development, L.L.C.
By: Smiling Mallard Development Management, L.L.C.
Its: General Partner
By: Paul Clarke
Its: Manager

STATE OF TEXAS

COUNTY OF BRAZOS

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

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

Notary Public, Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

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

City Engineer
City of College Station

A CERTIFICATE OF APPROVAL

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

Signed this the ___ day of ___, 20___.

County Judge
Brazos County, Texas

FINAL PLAT

INDIAN LAKES SUBDIVISION, PHASE XIII

LOTS 1-9, BLOCK 24
30.297 ACRES

J.M. BARRERA SURVEY, A-69
BRAZOS COUNTY, TEXAS

MARCH, 2012
SCALE: 1" = 100'

DRAFTER: Smiling Mallard Development, L.L.C.
3608 East 29th Street
Bryan, Texas 77802
(979) 646-4304

SURVEYOR: McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3636

MB

12.62
5-11-12
8-15
PK



CITY OF COLLEGE STATION

**FINAL PLAT
for
Rock Prairie Professional Office Complex
11-00500167**

SCALE: 3 lots on 2.763 acres

LOCATION: 1103 Rock Prairie Road

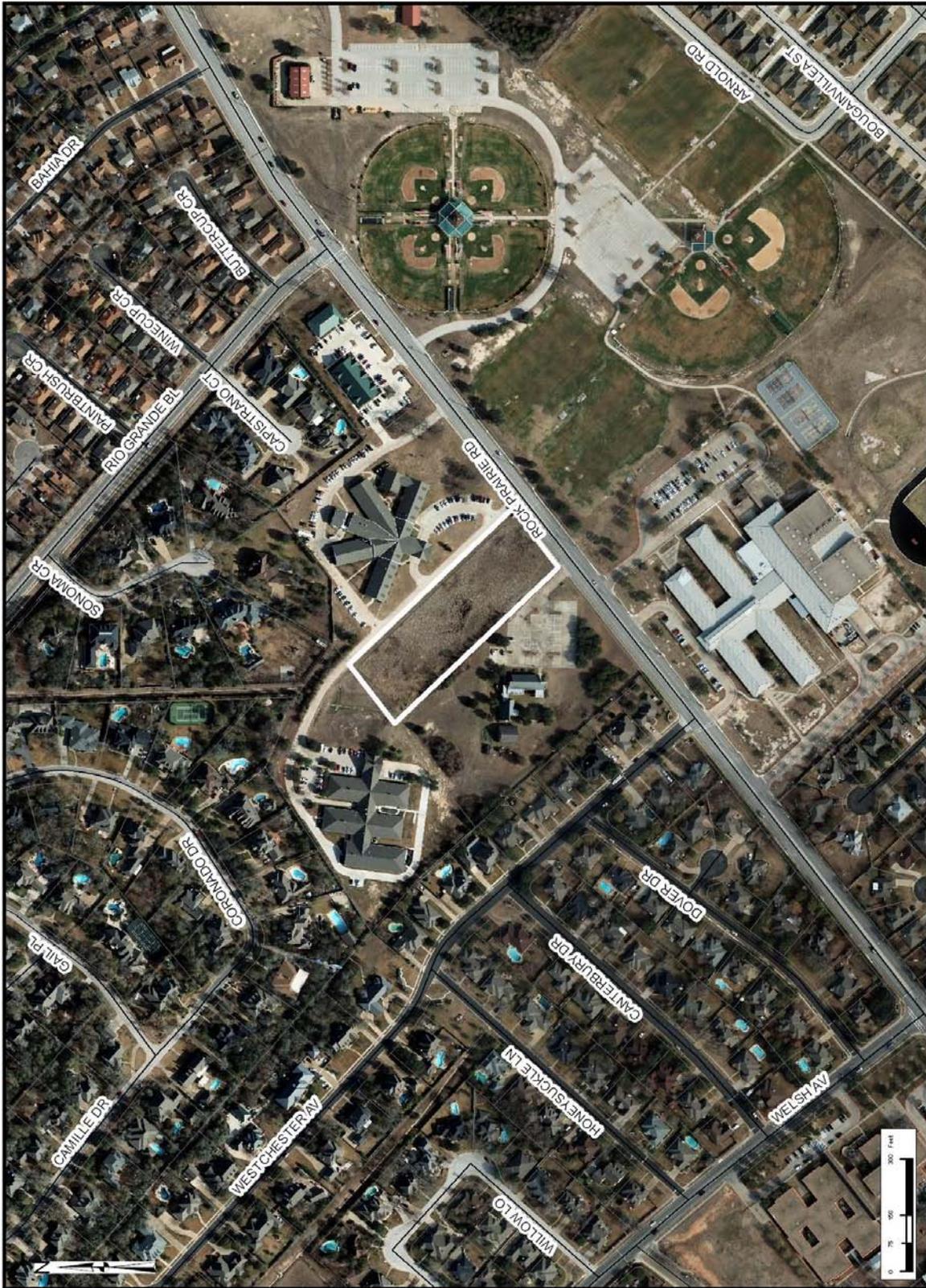
ZONING: A-P Administrative-Professional

APPLICANT: Joe Gattis, PE; Gattis Engineering, LLC

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

PROJECT OVERVIEW: The proposed Final Plat re-plats one lot into three lots.

RECOMMENDATION: Staff recommends approval.



	DEVELOPMENT REVIEW	ROCK PRAIRIE PROFESSIONAL OFFICE COMPLEX	Case: 11-167	FINAL PLAT
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DEVELOPMENT HISTORY

Annexation:	August 1986
Zoning:	A-P Administrative Professional (2007)
Plat Activity:	Final Plat – Southwood Holdings (1993) Replat of Southwood Holdings (2007)
Site Development:	Vacant

COMMENTS

Pedestrian Connectivity:	Sidewalks exist along Rock Prairie Road.
Bicycle Connectivity:	Bike lanes are not planned or required for this portion of Rock Prairie Road.
Streets:	The Final Plat dedicates an additional eleven (11) feet of Rock Prairie Road, a minor arterial on the Thoroughfare Plan. Proposed lots have access from Rock Prairie Road through the use of a private access easement running along the eastern property line.
Parkland Dedication Fees:	The property does not contain residential uses; therefore, no parkland dedication is required or proposed.
Impact Fees:	N/A

REVIEW CRITERIA

Compliance with Subdivision Regulations: The proposed Final Plat is a Replat of Southwood Holdings Tract A-1 into three lots 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.: 11-167
DATE SUBMITTED: 11.1.11
TIME: 4:10
STAFF: RK

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. *(EXISTING REPEAT)*
- 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 *March 2011*

NAME OF PROJECT *ROCK PRAIRIE PROFESSIONAL OFFICE COMPLEX*

ADDRESS *1103 Rock Prairie Road*

SPECIFIED LOCATION OF PROPOSED PLAT:

Tract 'A-1', Southwood Holdings; 2.763 acres, Vol. 7953 / Pg. 025

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

Name *Joe Gattis PE; GATTIS ENGINEERING, LLC* E-mail *joe@gattisengineering.com*

Street Address *2010 Moses Creek Ct.*

City *College Station* State *Texas* Zip Code *77845*

Phone Number *979-575-5022* Fax Number *979-690-6888*

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

Name *Nivas Holdings, L.P.* E-mail *sukkawala@gmail.com*
Street Address *17290 Eagle Pass Dr.*
City *College Station* State *Texas* Zip Code *77845*
Phone Number *979-450-1116* Fax Number *none*

ARCHITECT OR ENGINEER'S INFORMATION:

Name *Bill Scarmardo; WCS Architects* E-mail *bill@scarmardo.com*
Street Address *3200 Crane Avenue*
City *Bryan* State *Texas* Zip Code *77801*
Phone Number *979-779-3336* Fax Number *979-779-3424*

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 *2477* and Page No. *089*

Total Acreage *2.763 ac* Total No. of Lots *3* R-O-W Acreage *0*

Existing Use *Vacant Tract* Proposed Use *Professional Building*

Number of Lots By Zoning District *3 / A/P / /*

Average Acreage Of Each Residential Lot By Zoning District:

0.92 / A/P / /

Floodplain Acreage *0.0 ac*

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: *N/A*

City Project Number (in known):

Date / Timeframe when submitted:

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

N/A

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

N/A

Regarding the waiver request, explain how:

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

N/A

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

N/A

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

N/A

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

N/A

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

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

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

Detailed explanation of condition identified above:

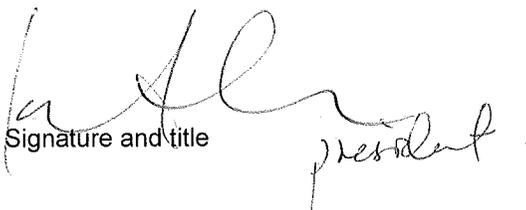
NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation

<p>Total Linear Footage of Proposed Public:</p> <p>0 Streets</p> <p>6 Sidewalks</p> <p>338 Sanitary Sewer Lines</p> <p>0 Water Lines</p> <p>0 Channels</p> <p>0 Storm Sewers</p> <p>0 Bike Lanes / Paths</p>	<p>Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p>0 No. of acres to be dedicated + \$ development fee</p> <p>0 No. of acres in floodplain</p> <p>0 No. of acres in detention</p> <p>0 No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p>No. of SF Dwelling Units X \$ = \$</p> <p>(date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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

Signature and title  president

Date 10/18/11

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

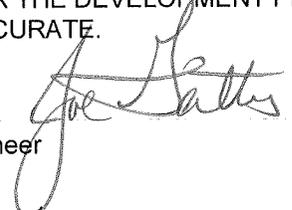
1. No work of any kind may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Occupancy is issued.
5. The permit will expire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


Property Owner(s)

10-18-11
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

ENGINEER

10-24-2011
Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, KETAN SUKAWALA, MANAGING PARTNER OF NIWAS HOLDINGS, LP, OWNER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO NIWAS HOLDINGS, LP, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY RECORDS, VOLUME 10130, PAGE 124, HEREBY DECLARE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

KETAN SUKAWALA, MANAGING PARTNER, NIWAS HOLDINGS, LP
 BY: NIWAS MANAGEMENT COMPANY, LLC, AS GENERAL PARTNER

STATE OF TEXAS
 COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KETAN SUKAWALA, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) WERE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/HY/ THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC, STATE OF TEXAS

APPROVAL OF PLANNING AND ZONING COMMISSION

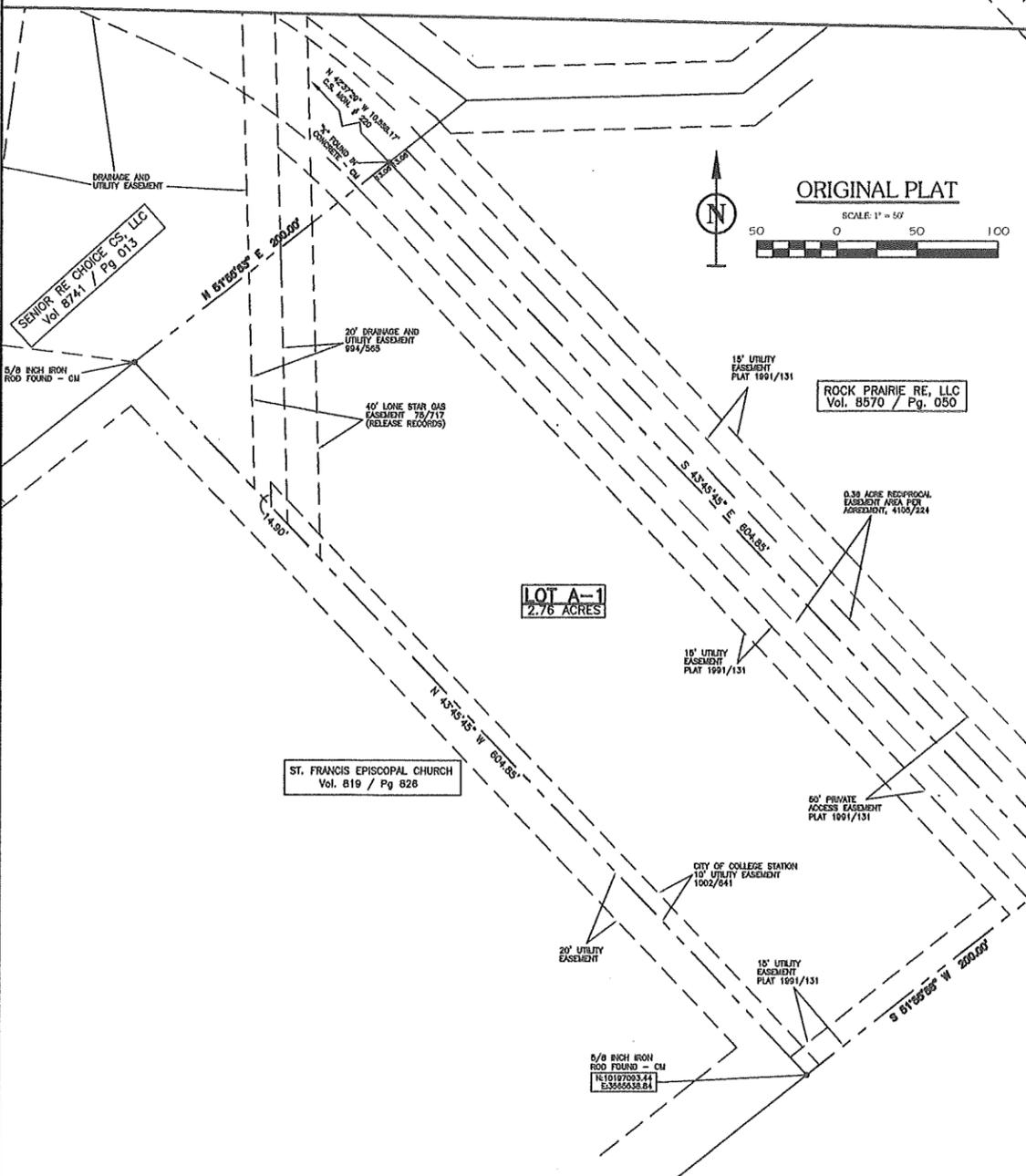
I, _____, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF COLLEGE STATION, TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS ONLY APPROVED BY THE COMMISSION ON THE ____ DAY OF _____, 20__.

 CHAIRMAN OF THE PLANNING AND ZONING COMMISSION

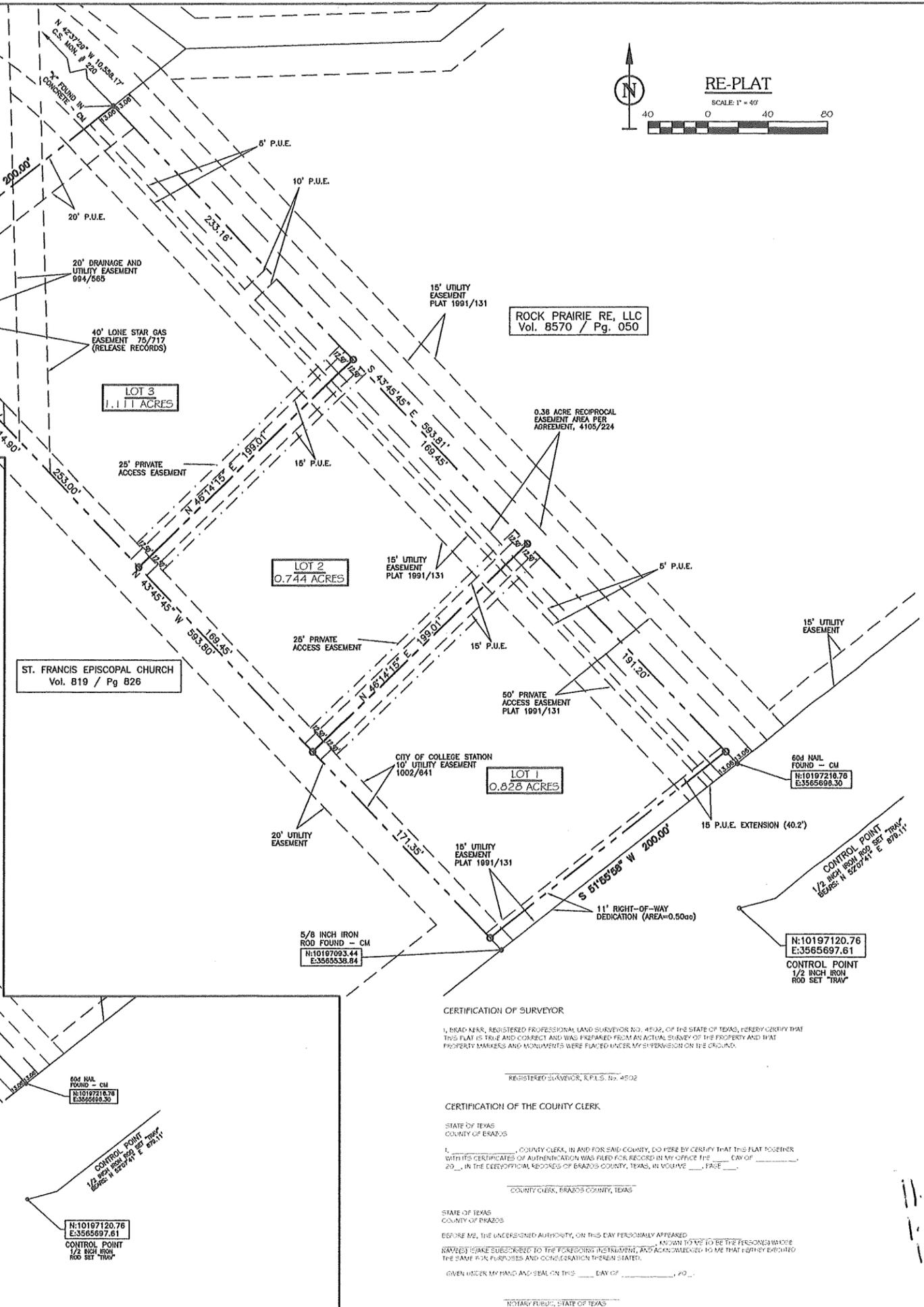
APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF COLLEGE STATION, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF COLLEGE STATION, TEXAS.

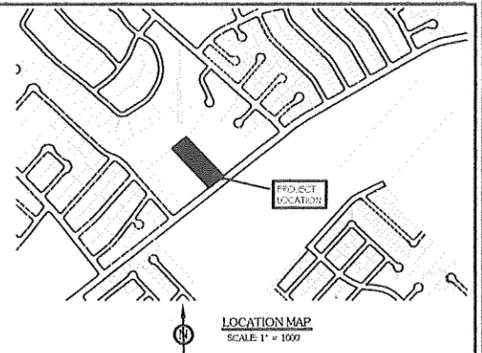
 CITY ENGINEER, COLLEGE STATION, TEXAS



ORIGINAL PLAT
 SCALE: 1" = 50'



RE-PLAT
 SCALE: 1" = 40'



- GENERAL NOTES:**
- THE LAND IS CURRENTLY ZONED ADMINISTRATIVE & PROFESSIONAL (A/P). THE PROPOSED OFFICE BUILDING DEVELOPMENT IS IN COMPLIANCE WITH CITY ZONING ORDINANCE.
 - THE PROJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NUMBER 48041C0162 C, EFFECTIVE DATE JULY 2, 1992.
 - THE BUILDING SETBACK REQUIREMENTS FOR THIS TRACT ARE ESTABLISHED BY THE CITY OF COLLEGE STATION ZONING ORDINANCE.
 - ORIGIN OF SURVEY: CONTROL MONUMENT (CM) - FOUND AND USED TO ESTABLISH PROPERTY CORNERS AND PROPERTY LINES SHOWN HEREIN. ALL PROPERTY LINE DIMENSIONS ARE PLAT CALL AND MEASURED. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 - ELEVATION DATUM: NAVD 1929
 - BLANKET EASEMENT TO TELECABLE ASSOCIATES, INC., Vol 2678/ Pg 9, DOES APPLY TO THIS TRACT.
 - EASEMENT TO LONE STAR GAS CO., 14M431, DOES APPLY TO THIS TRACT AS RELEASED IN 75/17 AS SHOWN HEREON.
 - TEMPORARY BLANKET EASEMENT TO CITY OF COLLEGE STATION, 247769, DOES APPLY TO THIS TRACT.
 - PRIVATE ACCESS EASEMENT: THIS 25' x 189' PRIVATE ACCESS EASEMENT IS TO BE DEDICATED WITH THIS PLAT. THIS EASEMENT ESTABLISHES SHARED ACCESS AND MAINTENANCE RESPONSIBILITIES BETWEEN ADJOINING LOTS 1 & 2 AND LOTS 2 & 3.
 - PRIVATE DRAINAGE EASEMENT: THIS AREA ENCOMPASSED BY THE PROPERTY BOUNDARY AND EXISTING EASEMENTS IS A REMAINDER OF THE ORIGINAL DRAINAGE EASEMENT AS ESTABLISHED BY THE ORIGINAL FINAL PLAT OF SOUTHWOOD HOLDINGS, TRACTS 'A' & 'B', DATED SEPTEMBER 1993. THIS DRAINAGE EASEMENT WAS DESIGNED TO PROVIDE STORM WATER MITIGATION FOR ALL DESIGNATED LOTS, INCLUDING THE HEAVILY FENCED LOTS BY THIS RE-PLAT, LOTS 1, 2 & 3. THIS PRIVATE DRAINAGE EASEMENT AREA LOCATED ON LOT 43 SHALL BE MAINTAINED BY LOT #3. THE SUBJECT TRACT IS NOT LOCATED WITHIN AN IMPACT FEE AREA.
 - LOT DRAINAGE MITIGATION: EACH INDIVIDUAL LOT IS REQUIRED TO PROVIDE ITS OWN DRAINAGE DESIGN PRIOR TO SITE PLAN APPROVAL TO CAPTURE ALL STORM WATER RUN-OFF AND CONVEY IT TO THE EXISTING STORM WATER SYSTEM MEETING ALL CITY OF COLLEGE STATION DRAINAGE DESIGN CRITERIA.

NOT TO SCALE

LEGEND

---	RE-PLAT PROPERTY LINE
---	PROPERTY R.O.W. LINES
---	EASEMENT LINE
---	COMMON ACCESS EASEMENT LINE
---	P.U.E.
○	PUBLIC UTILITY EASEMENT
○	PROPERTY CORNER

FINAL PLAT
 OF
 LOTS 1, 2 & 3
 SOUTHWOOD HOLDINGS
 2.713 acres
 BEING A
RE-PLAT

OF
LOT 'A-1', SOUTHWOOD HOLDINGS
 2.763 acres ~ VOL. 7953/Pg25
 COLLEGE STATION,
 BRAZOS COUNTY, TEXAS
 JANUARY 2012

OWNER
 NIWAS HOLDINGS, LP
 17000 EAGLE PASS DR.
 COLLEGE STATION, TX 77845
 979-450-1118

SURVEYOR
 KERR SURVEYING CO.
 505 CHURCH ST.
 COLLEGE STATION, TX 77840
 979-268-3195

GATTISENGINEERING
 ENGINEERS & CONSULTANTS
 FIRM #F-7698 * P.O. Box 13461 * College Station, Texas 77841 * (979) 575-5022
 INFO@GATTISENGINEERING.COM

CERTIFICATION OF SURVEYOR

I, BRAD NEER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4502, OF 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.

REGISTERED SURVEYOR, R.P.L.S. No. 4502

CERTIFICATION 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/CONVEYANCE RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME _____, PAGE _____.

COUNTY CLERK, BRAZOS COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAMES WERE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/HY/ THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC, STATE OF TEXAS

11-16-17
 1-18-12
 11-30
 CC



CITY OF COLLEGE STATION

FINAL PLAT
for
College Hills Estates, First Installment, Lots 10R & 11R Block 4
12-00500072

SCALE: 2 lots on 0.48 acres

LOCATION: 1010 Milner Dr

ZONING: R-1 Single Family Residential

APPLICANT: Donnie Helm, Garrett Engineering

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

PROJECT OVERVIEW: The proposed Final Plat re-plats one R-1 Single Family Residential building plot into two R-1 Single Family Residential lots and requests a waiver to lot width.

RECOMMENDATION: Staff recommends approval of the waiver request to lot width. If the waiver request is approved, Staff recommends approval of the Final Plat. If the waiver request is denied, the Final Plat must be denied.



DEVELOPMENT REVIEW

COLLEGE HILLS ESTATES
LOT 10&11 BLOCK 4

Case: 12-072

FINAL
PLAT

DEVELOPMENT HISTORY

Annexation: March 1939
Zoning: R-1 Single-Family Residential upon annexation
Preliminary Plat: There is no Preliminary Plat on file for the subject tract.
Final Plat: The subject tract is considered a single building plot according to Section 8.2.H.2. Platting and Replatting within Older Residential Subdivisions of the Unified Development Ordinance. The original Final Plat for this property is from 1939.
Site Development: A single-family house currently exists on the property.

COMMENTS

Parkland Dedication: Dedication will be assessed on one newly established single-family lot for a total of \$2,021.
Greenways: No dedication is proposed or required with this plat.
Pedestrian Connectivity: No connection is proposed or required with this plat.
Bicycle Connectivity: No connection is proposed or required with this plat.
Impact Fees: N/A

REVIEW CRITERIA

Compliance with Subdivision Regulations: Section 8.2.H.2 Platting and Replatting within Older Residential Subdivisions of the Unified Development Ordinance states that a plat involving a building plot created prior to June 1970, which creates an additional lot or building plot, must meet or exceed the average lot width within the block and each lot must be at least 8,500 square feet in area.

The proposed Final Plat requires a waiver to Section 8.2.H.2 Platting and Replatting within Older Residential Subdivisions of the Unified Development Ordinance, regarding lot width requirements for platting in older subdivisions. The average lot width within the subject block is 78.6 linear feet. The two lots being created require the following waivers:

Lot Number	Proposed Lot Width	Waiver Requested
Lot 10R	70 feet	8.6 feet
Lot 11R	70 feet	8.6 feet

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

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

A special circumstance does exist for the property due to the large building plots in the block that skew the average lot width. For example, two building plots fronting Francis include commonly owned portions of two or three originally platted lots, with approximately 100 feet of frontage. The original platted lots in this block of the College Hills Subdivision were all 75 linear feet of frontage.

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

The waiver is necessary for the property to further subdivide. The building plot currently may only be utilized as one building plot allowing for one structure.

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

The granting of the requested waivers will not be detrimental to the public health, safety, or welfare, nor will they be injurious to other properties in the area, or to the City in administering this chapter.

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

The granting of the requested waivers will not affect the future orderly subdivision of property in the area. The College Hills Subdivision was originally platted in 1939 and many of the lots have remained their original size; however, some lots have become commonly owned, which has increased the average lot width. The subject lots have remained near to their original size.

STAFF RECOMMENDATIONS

Staff recommends approval of the waiver request to lot width. If the waiver request is approved, Staff recommends approval of the Final Plat. If the waiver request is denied, the Final Plat must be denied.

SUPPORTING MATERIALS

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



FOR OFFICE USE ONLY	
CASE NO.:	<u>12.72</u>
DATE SUBMITTED:	<u>4.24.12</u>
TIME:	<u>1200</u>
STAFF:	<u>KH</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) ¹³folded 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 Replat of College Hills Estates, First Installment, lots 10 & 11, Block 4

ADDRESS 1010 & 1012 Milner Drive, College Station, TX

SPECIFIED LOCATION OF PROPOSED PLAT:

North on Texas Ave. right on Walton Dr. and right on Milner Dr. subject property on left

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

Name Donnie Helm/Garrett Engineering E-mail ddgar@suddenlinkmail.com

Street Address 4444 Carter Creek Pkwy Suite 108

City Bryan State TX Zip Code 77802

Phone Number 979-846-2688 Fax Number 979-846-3094

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

Name Linda Bafes E-mail _____
Street Address 1010 Milner Drive
City College Station State TX Zip Code 77840
Phone Number 979-703-4245 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Garrett Engineering E-mail ddgar@suddenlinkmail.com
Street Address 4444 Carter Creek Pkwy
City Bryan State TX Zip Code 77802
Phone Number 979-846-2688 Fax Number 979-846-3094

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 0.48 Total No. of Lots 2 R-O-W Acreage N/A

Existing Use R-1 Residential Proposed Use Residential

Number of Lots By Zoning District R1 / 2 Lot 10 / R1 Lot 11 / R1

Average Acreage Of Each Residential Lot By Zoning District:

Lot 10 / 0.24 Lot 11 / 0.24 _____ / _____

Floodplain Acreage Is not located in 100-year flood plain

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

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

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

Yes
 No

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

Project Name: _____
City Project Number (if known): _____
Date / Timeframe when submitted: _____

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

N/A

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

Does Not Meet AVERAGE LOT WITH REQUIREMENT PER CITY OF COLLEGE STATION SUBDIVISION REGULATIONS.

Regarding the waiver request, explain how:

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

N/A

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

N/A

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

N/A

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

N/A

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

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

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

Detailed explanation of condition identified above:

The purpose of this Replat is to meet City Ordinance to sever property into 2 lots

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

Requested Oversize Participation None

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

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

Linda Bates - owner
Signature and title

3-30-12
Date

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

Residential Structures:

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

Engineer / Surveyor

Date

Commercial Structures:

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

Engineer / Surveyor

Date

OR

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

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

Engineer / Surveyor

Date

Conditions or comments as part of approval: _____

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.

Linda Bates
Property Owner(s)

3-30-12
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.

Quinn Smith
Engineer

March 30, 2012
Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Linda J. Bates, the owner and developer of the land shown on this plat, and designated herein as Lots 10R & Lot 11R, Block 4, College Hills Estates, First Installment, Subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, parks, greenways, infrastructure, easements, and public places shown hereon for the purpose and consideration therein expressed. All such dedications shall be in the simple and express provided otherwise.

Owner: _____

STATE OF TEXAS
COUNTY OF BRAZOS

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

Given under my hand and seal on this _____ day of _____, 2012.

Notary Public, Brazos County, Texas

CERTIFICATE OF CITY PLANNER

City Planner of the City of College Station, Texas, hereby certifies that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

City Planner
City of College Station

CERTIFICATE OF CITY ENGINEER

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

City Engineer
City of College Station

CERTIFICATE OF PLANNING AND ZONING COMMISSION

Chairman of the Planning and Zoning Commission of the City of College Station, Texas, hereby certifies that the attached plat was duly approved by the Commission on the day of _____, 2012.

Chairman

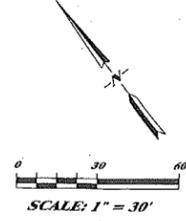
CERTIFICATE OF CITY COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, and for said county, do hereby certify that this plat together with its certificates of entitlement was filed for record in my office on the _____ day of _____, 2012, in the Office Records of Brazos County, Texas, in Volume _____ Page _____.

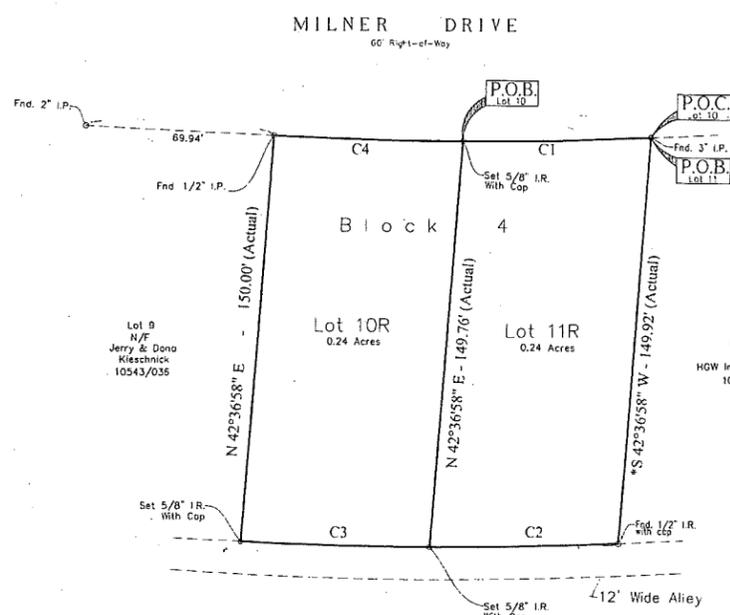
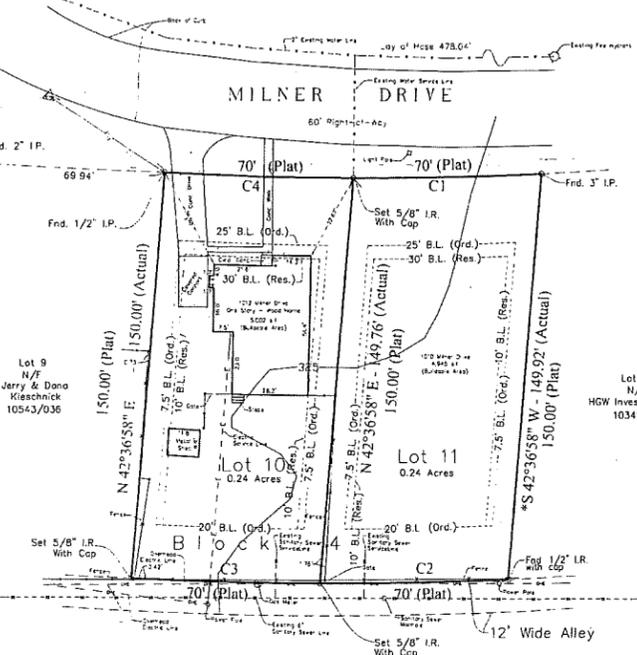
WITNESS my hand and official Seal, at my office in Bryan, Texas.

County Clerk
Brazos County, Texas



CURVE TABLE

CURVE	RADIUS	TANGENT	LENGTH	CHD	L.C.
C1	1300.00'	35.01'	70.01'	S 52°59'22" E	70.00'
C2	1450.00'	35.00'	69.99'	N 52°51'50" W	69.99'
C3	1450.00'	35.11'	70.21'	N 50°05'38" W	70.21'
C4	1300.00'	35.11'	70.20'	S 49°53'59" E	70.20'



CURVE TABLE

CURVE	RADIUS	TANGENT	LENGTH	CHD	L.C.
C1	1300.00'	35.01'	70.01'	S 52°59'22" E	70.00'
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C4	1300.00'	35.11'	70.20'	S 49°53'59" E	70.20'

Field Notes
0.24 Acres
Lot 10R
Block 4

Being all of that certain tract or parcel of land, lying and being situated in the RICHARD CARTER LEAGUE, A-B, College Hills Estates, 1st Installment, City of College Station, Brazos County, Texas and being a portion of Lot 10, Block 4, Plat recorded in Volume 96, Pages 498 and 499, Deed Records of Brazos County, Texas, and being more particularly described as follows:

COMMENCING at a 3" iron pipe found north of the northwesterly common corner of Lot 11, Block 4 and Lot 12, Block 4 of said subdivision, same being in the southeasterly right-of-way line of Milner Drive;

THENCE along said right-of-way line 70.01 feet around a curve to the right, with a radius of 1,300.00 feet whose chord bears S 52°59'22" E - 70.00 feet to a 5/8" iron rod with cap set for the northwesterly common corner of this tract and the PLACE OF BEGINNING;

THENCE S 42°36'58" W - 149.76 feet to a 5/8" iron rod with cap set for the southeasterly common corner of this tract and Lot 11, Block 4;

THENCE N 42°36'58" E - 149.76 feet to a 5/8" iron rod with cap set for the northwesterly common corner of this tract and Lot 11, Block 4;

THENCE continuing along the southeasterly line of said alley 69.99 feet around a curve to the right, with a radius of 1,450.00 feet whose chord bears N 52°51'50" W - 69.99 feet to a 5/8" iron rod with cap set for the northwesterly common corner of this tract and Lot 10, Block 4;

THENCE N 42°36'58" E - 149.76 feet to a 5/8" iron rod with cap set for corner of said right-of-way line of Milner Drive, same being the most northeasterly common corner of this tract and Lot 10, Block 4;

THENCE along said right-of-way line 70.21 feet around a curve to the left, with a radius of 1,450.00 feet whose chord bears S 49°53'59" E - 70.20 feet to the PLACE OF BEGINNING, and containing 0.24 acres of land, more or less, according to a survey made on the ground under the supervision of Donald Garrett, Registered Professional Land Surveyor, No. 2972 on March 23, 2012.

Field Notes
0.24 Acres
Lot 11R
Block 4

Being all of that certain tract or parcel of land, lying and being situated in the RICHARD CARTER LEAGUE, A-B, College Hills Estates, 1st Installment, City of College Station, Brazos County, Texas and being a portion of Lot 11, Block 4, Plat recorded in Volume 96, Pages 498 and 499, Deed Records of Brazos County, Texas, and being more particularly described as follows:

COMMENCING at a 3" iron pipe found north of the northwesterly common corner of Lot 11, Block 4 and Lot 12, Block 4 of said subdivision, same being in the southeasterly right-of-way line of Milner Drive;

THENCE S 42°36'58" W - 149.92 feet to a 5/8" iron rod with cap found for the northwesterly common corner of this tract and Lot 12, Block 4 of said subdivision, same being in the southeasterly right-of-way line of Milner Drive;

THENCE continuing along the southeasterly line of said alley 69.99 feet around a curve to the right, with a radius of 1,450.00 feet whose chord bears N 52°51'50" W - 69.99 feet to a 5/8" iron rod with cap set for the northwesterly common corner of this tract and Lot 10, Block 4;

THENCE N 42°36'58" E - 149.76 feet to a 5/8" iron rod with cap set for corner of said right-of-way line of Milner Drive, same being the most northeasterly common corner of this tract and Lot 10, Block 4;

THENCE along said right-of-way line 70.21 feet around a curve to the left, with a radius of 1,450.00 feet whose chord bears S 49°53'59" E - 70.20 feet to the PLACE OF BEGINNING, and containing 0.24 acres of land, more or less, according to a survey made on the ground under the supervision of Donald Garrett, Registered Professional Land Surveyor, No. 2972 on March 23, 2012.

NOTES:

- This plat does not include a 100 year flood hazard area as established by the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM), Community Flood No. 5804-09144-C Effective Date July 2, 1992 - Effective Date July 2, 1992.
- All property corners are set by iron rods with cap unless otherwise stated.
- Boys of Bearing: Flat Bearing used as basis of bearings.
- All setbacks shall be in accordance with the City of College Station ordinances and regulations.
- This tract is zoned Residential (R-1).
- Existing Land Use: Single Family Residential.
- The purpose of this Report is to create Lot 10R and Lot 11R.
- Owner of Lot 11 to provide a minimum of two (2) trees of at least two inches (2") in diameter or one (1) tree of four inch (4") caliper per Ordinance No. 3727.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

Donald Garrett, Registered Professional Land Surveyor, No. 2972 in the State of Texas, hereby certifies 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 in the ground, and that metes and bounds describing said subdivision were placed as stated geometric form.

Donald Garrett, R.P.L.S., No. 2972

FINAL PLAT
of
College Hills Estates, First Installment
Lots 10R & 11R, Block 4
Being a Minor Replat of
College Hills Estates, First Installment
Lots 10 & 11, Block 4
0.48 Acres Total
Volume 96, Page 498 & 499
Richard Carter League A-8
College Station, Brazos County, Texas
March 23, 2012

Owner/Developer:
Owner: Linda Bates
Address: 1012 Milner Drive,
College Station, Tx, 77840
Phone: (979) 703-4245

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Telephone: (979) 846 - 2888
Fax: (979) 846 - 3094

12.72
4.24.12
LBD



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

**REZONING REQUEST
FOR
111 NORTH DOWLING ROAD
12-00500074**

REQUEST: A-P Administrative Professional and A-O Agricultural-Open to C-1 General Commercial

SCALE: 0.855 acres

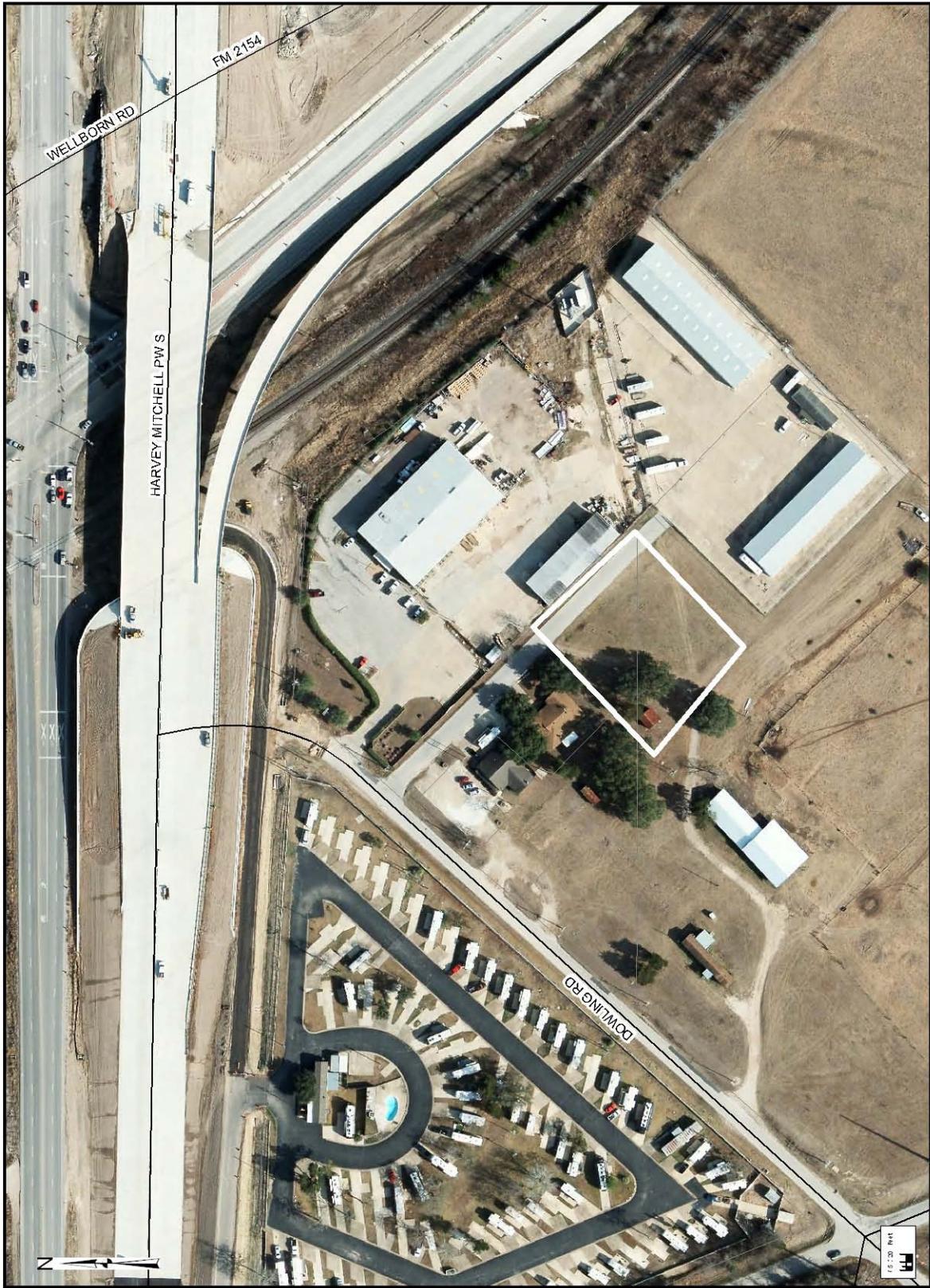
LOCATION: 111 North Dowling Road

APPLICANT: Edsel G. Jones

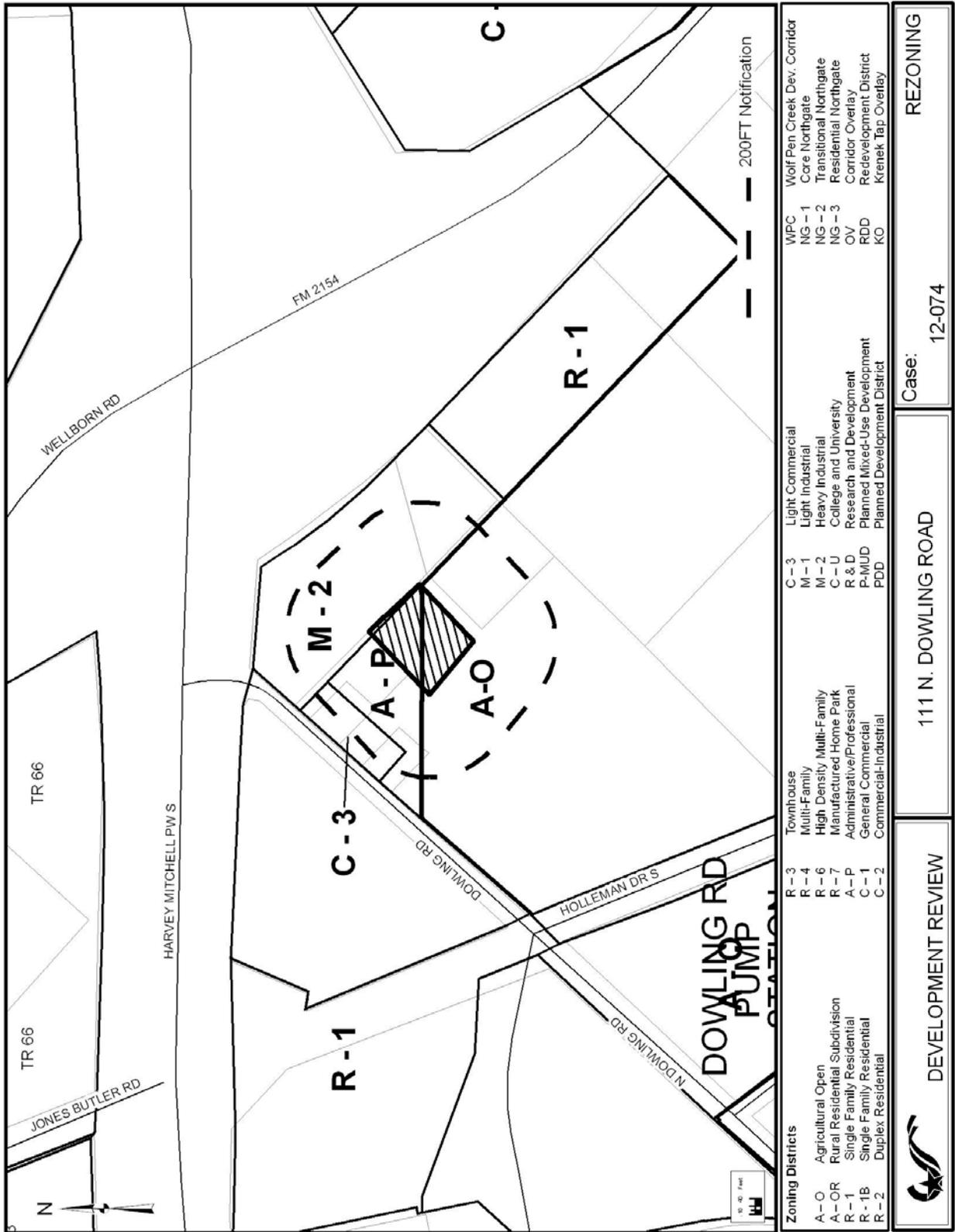
PROJECT MANAGER: Lauren A. Hovde, Staff Planner
lhovde@cstx.gov

PROJECT OVERVIEW: This is a request to rezone 0.855 acres near the intersection of Harvey Mitchell Parkway and Wellborn Road from A-P Administrative Professional and A-O Agricultural-Open to C-1 General Commercial.

RECOMMENDATION: Staff recommends approval due to the consistency with the Comprehensive Plan Future Land Use and Character Map and with the surrounding existing and planned uses.



	DEVELOPMENT REVIEW
111 DOWLING ROAD	Case: 12-074
REZONING	



NOTIFICATIONS

Planning and Zoning Commission
 May 17, 2012

REZONING

Case: 12-074

111 N. DOWLING ROAD

DEVELOPMENT REVIEW



Advertised Commission Hearing Date: May 17, 2012
 Advertised Council Hearing Dates: June 14, 2012

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:
 None

Property owner notices mailed: Three
 Contacts in support: None
 Contacts in opposition: None
 Inquiry contacts: None

ADJACENT LAND USES

Direction	Comprehensive	Zoning	Land Use
Northwest	Urban	M-2 Heavy Industrial	Construction supply warehouse
Southwest	Urban	A-O Agricultural-Open	Construction supply warehouse
Northeast	Urban	A-P Administrative Professional	Storage building
Southeast	Urban	A-O Agricultural-Open	Barn

DEVELOPMENT HISTORY

Annexation: February 1970
 November 2002

Zoning: R-1 Single-Family Annexation upon annexation in 1970
 A-P Administrative Professional
 A-O Agricultural Open for area annexed in 2002

Final Plat: The subject tract is currently unplatted.

Site development: The subject tract is undeveloped.

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:**
 The subject and surrounding parcels are shown on the Comprehensive Plan Future Land Use and Character Map and Concept Map as Urban in Growth Area VI which allows for general commercial activities. C-1 General Commercial is an appropriate consideration for this land use designation.
- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:**
 The zoning around and within the subject tract varies due to the 32 years difference between annexations in the area. The properties that were annexed in 1970 have been rezoned to C-3 Light Commercial, A-P Administrative Professional, and M-2 Heavy Industrial. C-1 is consistent with this mix of zoning districts. The properties that were

annexed in 2002 remain zoned A-O Agricultural-Open. The A-O Agricultural-Open properties are relatively undeveloped with temporary buildings on site.

3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:

The subject tract has limited access to Holleman Drive, North Dowling Road, and Harvey Mitchell Parkway though the site is visible from the overpass. Commercial activities that do not require much access, but benefit from visibility, can be supported by the location of this tract.

4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:

Due to the abutting M-2 Heavy Industrial zoning district, the uses allowed in an A-O Agricultural-Open zoning district are not suitable. These uses include, but are not limited to, single-family lots of at least 5 acres and agricultural activities.

5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:

The uses allowed in an A-O Agricultural-Open zoning district are not highly marketable in this location due to the conflicting land uses in the vicinity and the overpass of Harvey Mitchell Parkway.

6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use: There are existing 8-inch and 6-inch water mains along the along the south side of Dowling Road and the eastern side of the property, respectively. There is also an existing 6-inch sanitary sewer line along the south side of Dowling Road and a 6-inch service line extended through an adjacent lot to the northeastern corner of the subject tract. Drainage is mainly to the east within the Bee Creek Drainage Basin. Access to the site is currently available via an existing drive to Dowling Road which runs along the eastern side of the property. Drainage and any other infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Existing infrastructure appears to be adequate for the proposed use.

STAFF RECOMMENDATION

Staff recommends approval due to the consistency with the Comprehensive Plan Future Land Use and Character Map and with the surrounding existing and planned uses.

SUPPORTING MATERIALS

1. Application
2. Rezoning map (provided in packet)



CITY OF COLLEGE STATION
Home of Texas A&M University

ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:

- \$1,165 Rezoning Application Fee.
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
- One (1) copy of a fully dimensioned map on 24" x 36" paper showing:
 - a. Land affected;
 - b. Legal description of area of proposed change;
 - c. Present zoning;
 - d. Zoning classification of all abutting land; and
 - e. All public and private rights-of-way and easements bounding and intersecting subject land.
- Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
- A CAD (dxfdwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to P&DS_Digital_Submittal@csbx.gov).

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

Date of Optional Preapplication Conference _____

NAME OF PROJECT Dowling Road Project

ADDRESS N/A (Unplatted)

LEGAL DESCRIPTION (Lot, Block, Subdivision) N/A (Unplatted)

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

Subject Property Is Located Approx. 300 Ft. S.E. Of The S.E. R.O.W. Line Of Dowling Rd. Approx. 770 Ft. N.E. Of The Intersection Of Dowling Rd. And Holleman Drive Extension.

TOTAL ACREAGE 0.855 Acre

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

Name Edsel G. Jones E-mail None Available

Street Address 310 University Drive East

City College Station State Texas Zip Code 77840-1730

Phone Number (979) 693-1530 Fax Number (979) 696-3040

PROPERTY OWNER'S INFORMATION:

Name Edsel G. Jones E-mail None Available

Street Address 310 University Drive East

City College Station State Texas Zip Code 77840-1730

Phone Number (979) 693-1530 Fax Number (979) 696-3040

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

Name Ken "earl" Havel, (Owner's Agent) E-mail earlhavel@hotmail.com
Street Address 11379 Post Oak Lane
City Bryan State Texas Zip Code 77807
Phone Number (979) 412-7292 Fax Number (979) 696-3040

This property was conveyed to owner by deed dated 06/15/2000 and recorded in Volume 3841, Page 187 of the Brazos County Official Records.

Existing Zoning A-P (0.23 ac.) & A-0 (0.62 ac) Proposed Zoning C-1 0.855 acres (General Commercial)

Present Use of Property Rual/Vacant

Proposed Use of Property Home Improvement-Commercial Retail/Show Room

REZONING SUPPORTING INFORMATION

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

The Subject Tract (0.855 Acres) was annexed by the City of College Station and was brought into the city limits as 0.23 acres of A-P with the remaining 0.62 acres as A-O.

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

The Comprehensive Plan depicts the subject tract as urban. The existing usage for the adjacent property to the north is M-2, Heavy Industrial, to the northwest is C-3, Light Commercial, and to the south is A-O, Agricultural-Open.

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

As stated in item No. 2 current development adjacent to the subject tract has occurred as Heavy Industrial, Light Commercial and Agricultural-open, all of which are nonconforming with urban.

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

The rezoning district requested (C-1) General commercial allows for the usage desired with the least deviation of current development trends.

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

Currently the subject property is partially zoned for agricultural with the remaining area zoned as A-P, Administrative/Professional. Neither Designation is suitable for the Desired Usage Requested

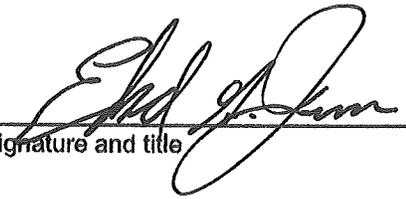
6. Explain the marketability of the property for uses permitted by the current zoning district.

Limited Visibility makes development undesirable for current zoning.

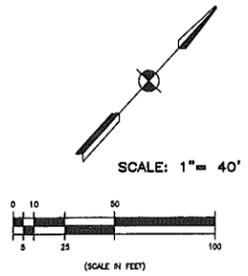
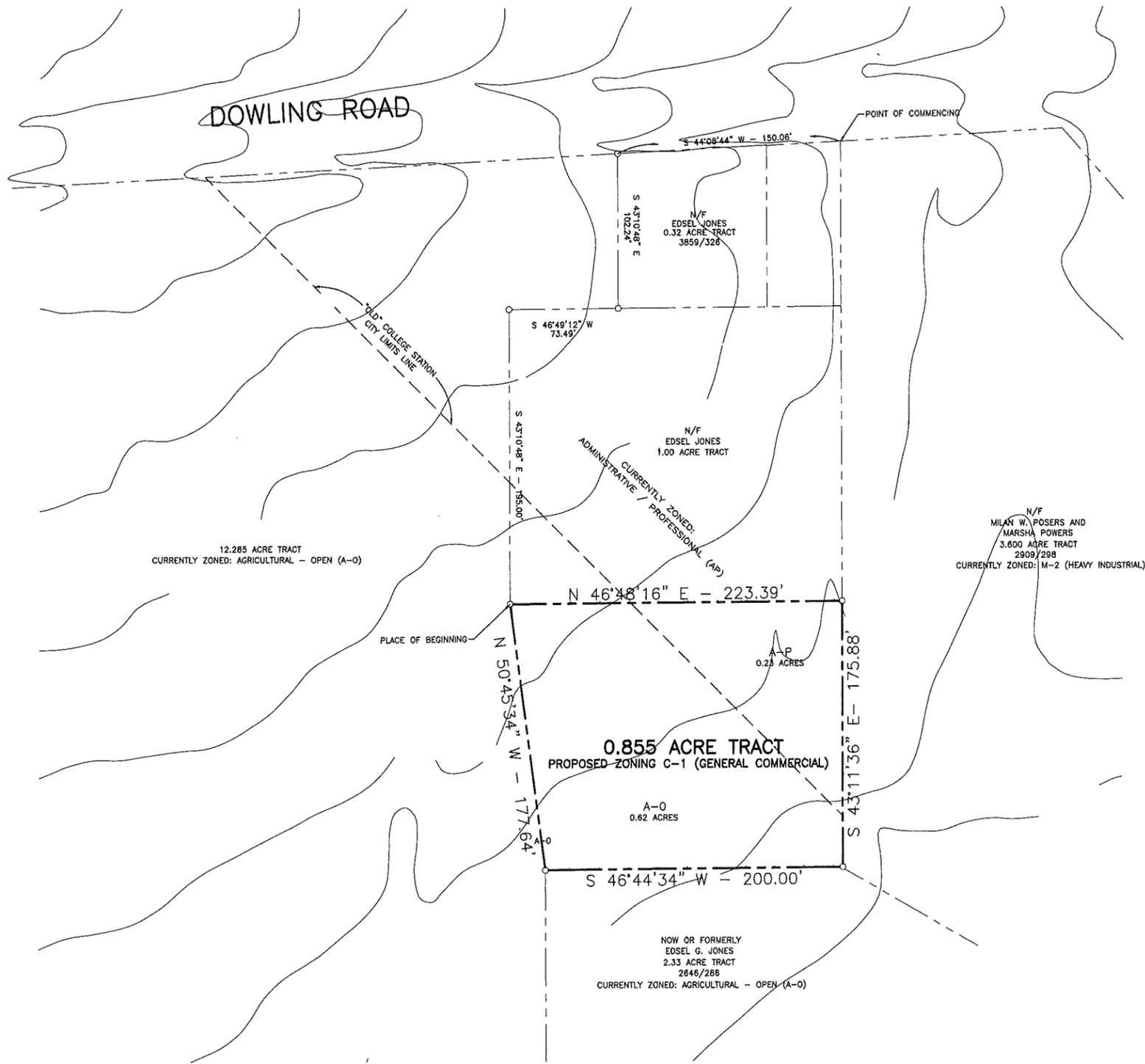
7. List any other reasons to support this zone change.

Proposed development would require complete review and approval of Site Plan would require developer to address all city concerns.

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


Signature and title

_____ Date

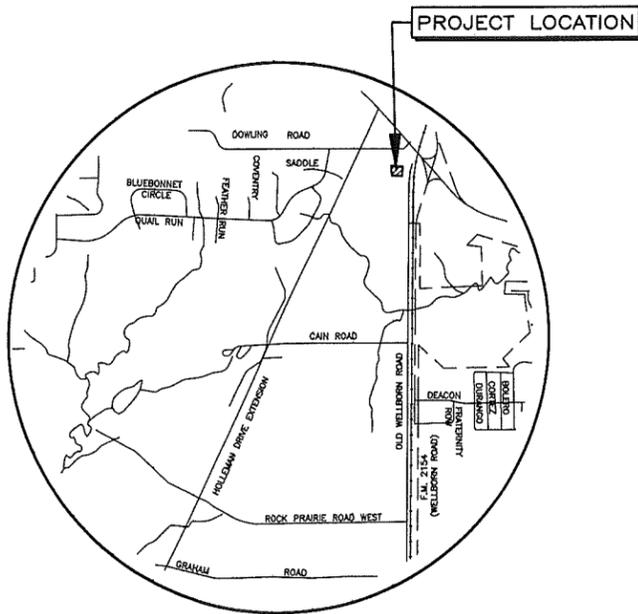


0.855 ACRE TRACT

FIELD NOTES OF A 0.855 ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE CRAWFORD BURNETT LEAGUE - ABSTRACT NO.7, CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS AND BEING A PORTION OF A 20.37 ACRE TRACT CONVEYED TO EDESL G. JONES ET UX, ELSIE J. JONES BY PARTITION DEED RECORDED IN VOLUME 302, PAGE 238 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE WEST CORNER OF A 3.60 ACRE TRACT CONVEYED TO HICKES CORPORATION BY EDESL G. JONES ET UX BY DEED RECORDED IN VOLUME 318, PAGE 436 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID CORNER ALSO LYING IN THE SOUTHEAST RIGHT-OF-WAY OF A COUNTY COMMONLY KNOWN AS DOWLING ROAD;

THENCE S 44 DEGREES 08'44\"/>



VICINITY MAP
N.T.S.

APPLICANT / OWNER: EDESL G. JONES
310 UNIVERSITY DRIVE EAST
COLLEGE STATION, TEXAS 77804
TELEPHONE: (979) 693-1530
FAX: (979) 696-3040

SCALE: 1" = 40'	NO.	REVISIONS	DATE
DRAWN: EARL			
DATE: APR., 2012			
SHEET NO.	PROPOSED REZONING TR Resources & Development 310 University Drive East College Station, Texas 77804 E-Mail: earl@trdevelopment.com Concept & Site Plan Development		
PROPOSED REZONING A 0.855 ACRE TRACT LYING AND BEING SITUATED IN THE CRAWFORD BURNETT SURVEY - ABSTRACT NO.7 COLLEGE STATION, BRAZOS COUNTY, TEXAS	PROPOSED REZONING TR Resources & Development DOWLING ROAD PROJECT 111 NORTH DOWLING ROAD COLLEGE STATION, BRAZOS COUNTY, TEXAS		

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