

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

**Planning & Zoning
Commission
October 18, 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

OCTOBER 18, 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. Discussion of Minor and Amending Plats approved by Staff.
 - Final Plat ~ Minor Plat ~ River Place **(TR)**
 - Final Plat ~ Minor Plat ~ River Place 2 Lot 15R Block 1 **(TR)**
 - Final Plat ~ Minor Plat ~ College Heights Addition Lot 8A Block A **(LH)**
4. Presentation, discussion, and possible action regarding the status of items within the 2012 P&Z Plan of Work (see attached). **(JS)**
5. Presentation, discussion, and possible action regarding an update on the following items:
 - Amendments to the UDO to create the following districts: “NAP Natural Area Preserve,” “SC Suburban Commercial”, “BP Business Park”, and “BPI Business Park Industrial”; rename the following districts: “A-P Administrative Professional” to “O Office”, “C-1 General Commercial” to “GC General Commercial”, and “C-2 Commercial Industrial” to “CI Commercial Industrial”; and retire the following districts: “C-3 Light Commercial”, “M-1 Light Industrial”, “M-2 Heavy Industrial”, and “R&D Research & Development”. The Planning & Zoning Commission heard this item on September 20 and voted 6-0 to recommend approval. The City Council heard this item on September 27 and voted 6-1 to approve the amendments.
 - A rezoning of approximately 147 acres from A-O Agricultural Open to PDD Planned Development District for the Joint Research Valley BioCorridor Development Project generally located between State Highway 47, Raymond Stotzer Parkway, Turkey Creek Road, and the City limit. The Planning & Zoning Commission heard this item on September 6 and voted 7-0 to recommend approval. The City Council heard this item on September 27 and voted 5-2 to approve the rezoning.
 - Amendments to the UDO regarding the establishment of a BioCorridor Planned Development District. The Planning & Zoning Commission heard this item on September 6 and voted 7-0 to recommend approval. The City Council heard this item on September 27 and voted 6-1 to approve the amendments.

6. Presentation, discussion, and possible action regarding the P&Z Calendar of Upcoming Meetings.
 - Thursday, October 25, 2012 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (P&Z Liaison – Rektorik)
 - Monday, October 29, 2012 ~ P&Z Retreat ~ Wolf Pen Creek Green Room ~ 4:00 p.m. to 8:00 p.m.
 - Tuesday, October 30, 2012 ~ Tour of Developments within City of College Station ~ 3:00 p.m. to 6:00 p.m.
 - Thursday, November 1, 2012 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
7. 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.
8. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
9. 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 October 18, 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 October, 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 October Day , 2012, at Time and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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

Dated this ____ day of _____, 2012.

CITY OF COLLEGE STATION, TEXAS

By _____

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

Notary Public- Brazos County, Texas

My commission expires: _____

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3541 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
OCTOBER 18, 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.
 - James Benham ~ October 18, 2012
 - Mike Ashfield ~ November 1, 2012
 - 4.2 Consideration, discussion, and possible action to approve meeting Minutes.
 - September 20, 2012 ~ Workshop
 - September 20, 2012 ~ Regular
 - 4.3 Presentation, discussion, and possible action on a Final Plat for the Caprock Crossing Subdivision, consisting of seven commercial lots on approximately 35 acres located at 950 William D. Fitch Parkway. **Case # 12-00500174 (MR)**

- 4.4 Presentation, discussion, and possible action on a Preliminary Plan for the College Station Medical + Senior Living Subdivision, consisting of four PDD lots on approximately 17.1 acres located at 1401 Arnold Road, more generally located west of the College Station Medical Center and south of the Southwood Community Park. **Case # 12-00500194 (JS)**

Regular Agenda

5. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.
6. Presentation, discussion, and possible action regarding a waiver request to Section 8.2.I.2.a.2 “Minimum Utility Easements for Rural Residential Subdivisions” of the Unified Development Ordinance, and presentation, discussion, and possible action on a Preliminary Plan for Williams Creek Subdivision Phase 6, consisting of 22 single-family residential lots on approximately 61.9 acres located at 9500 Rock Prairie Road. **Case # 12-00500129 (TR)**
7. Presentation, discussion, and possible action on a Preliminary Plan for the Barracks II Subdivision, consisting of 343 PDD lots on approximately 91 acres located at 3100 Haupt Road and more generally located between Old Wellborn Road and Holleman Drive South, north of the Buena Vida Subdivision. **Case # 12-00500141 (MR)**
8. Public hearing, presentation, discussion, and possible action on a Final Plat for Sandstone Addition Subdivision Lots 5R-1 and 5R-2 being a replat of Sandstone Addition Subdivision Lot 5R, consisting of two single-family residential lots on approximately 2.6 acres located at 2008 Oakwood Trail. **Case # 12-00500144 (LH)**
9. Presentation, discussion, and possible action regarding waiver requests to Section 8.2.H.2. “Platting and Replatting within Older Residential Subdivisions” of the Unified Development Ordinance, and public hearing, presentation, discussion, and possible action on a Final Plat of Lots 1R-B and 2R-B Block 5 being a replat of Lots 1R and 2R Block 5 West Park Addition consisting of two single-family residential lots on 0.34 acres located at 315 Fidelity Street. **Case # 12-00500178 (MTH)**
10. Public hearing, presentation, discussion, and possible action regarding an amendment to Chapter 12, “Unified Development Ordinance,” Article 5, “District Purpose Statement and Supplemental Standards,” Article 7, “General Development Standards,” and Article 8, “Subdivision Design and Improvements” of the Code of Ordinances of the City of College Station, Texas related to platting and replatting in older residential subdivisions not designated as Neighborhood Conservation in the City’s Comprehensive Plan; and minimum parking requirements for new construction in the area described as Area V of the Southside Area Neighborhood Plan. **Case # 12-00500195 (LH) (Note: Final action on this item is scheduled for the November 8, 2012 City Council Meeting - subject to change)**
11. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

12. Adjourn.

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 October 18, 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 October, 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 October ____, 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) 764-3541 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>Numerous on-going items and projects.</p> <p>10/25/12: Joint meeting with Council for Comprehensive Plan annual review.</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>5/16/12: Health & Wellness subcommittee meeting.</p> <p>8/27/12: Leadership and property owner meetings.</p> <p>9/6/12: Plan presentation at P&Z Workshop.</p> <p>9/20/12: P&Z public hearing for recommendation of Plan to Council.</p> <p>10/11/12: Council public hearing for Plan adoption.</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>6/5/12: Presentation at Joint P&Z meeting with Bryan.</p> <p>9/6/12: P&Z public hearing for recommendation on BioCorridor rezoning and ordinance amendments.</p> <p>9/27/12: Council adopted of BioCorridor rezoning and ordinance amendments.</p>
Staff Assigned: MH, BC	Adopted: September 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>7/10/12: Plan Open House in City Hall at 6pm.</p> <p>7/17/12: Neighborhood Resource Team meeting.</p> <p>8/2/12: Plan presentation at P&Z Workshop.</p> <p>8/6/12: Plan recommendation at Bicycle, Pedestrian, and Greenways Advisory Board.</p> <p>8/16/12: P&Z public hearing for Plan recommendation to Council.</p> <p>9/13/12: Council adopted plan.</p>
Staff Assigned: JP, LH	Adopted: September 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>10/8/12: Wellborn Resource Team meeting at Greens Prairie Elementary at 7 pm.</p> <p>10/22/12: Wellborn Resource Team meeting at Greens Prairie Elementary at 7 pm.</p> <p>11/12/12: Wellborn Resource Team meeting at Greens Prairie Elementary at 7 pm.</p> <p>11/13/12: Wellborn Area meeting at Greens Prairie Elementary at 7 pm.</p>
Staff Assigned: MR, LH	Anticipated Completion: Spring 2013

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>3/22/12: Project Kick-off meeting with consultant.</p> <p>4/10/12: Staff meeting with consultant.</p> <p>7/5/12: Update at P&Z Workshop.</p> <p>7/26/12: Update at Council Workshop.</p> <p>8/28/12: 2012 Business Survey distributed to help identify business needs for master plan.</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>7/9/12: P&Z Subcommittee meeting at 815 am.</p> <p>7/20/12-8/17/12: Public comment period for draft zoning districts.</p> <p>9/20/12: P&Z public hearing for recommendation on new non-residential zoning districts.</p> <p>9/27/12: Council adopted on new non-residential zoning districts.</p>
Staff Assigned: JP	Adopted: September 2012

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>6/27/12: Joint Task Force Meeting at 5 PM.</p> <p>8/29/12: Joint Task Force Meeting at 5 PM.</p> <p>9/26/12: Stakeholder meetings at 3:30 PM (development interests) and 5 PM (neighborhood groups).</p> <p>10/10/12: Joint Task Force Meeting at 5 PM.</p>
Staff Assigned: BC, TR	Anticipated Completion: Winter 2012/2013

Southside Area Neighborhood Plan	
Summary: Development of neighborhood plan for a number of unique neighborhood areas. The plan area is generally bounded by Holleman Drive, Welsh Avenue, Wellborn Road, Harvey Mitchell Parkway, and Texas Avenue.	Project Dates: 10/24/12: Plan Kick-Off meeting at South Knoll Elementary at 7 pm. 11/5/12: Neighborhood Resource Team meeting. 11/26/12: Issues and Opportunities meeting at South Knoll Elementary at 7 pm.
Staff Assigned: JP, MTH	Anticipated Completion: Summer 2013

Employment Diversification

Diversification of Employment Opportunities	
Summary: 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.	Project Dates: 1/12/12: Strategic Plan policy discussion with Council. 7/5/12: Economic Development Master Plan update at P&Z Workshop.
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. 8/2/12: Discussion of Community Development Action Plan at P&Z Workshop. 8/9/12: Community Development Action Plan for Council approval.
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:

Brittany Caldwell

From: James Benham [james@jbknowledge.com]
Sent: Tuesday, October 02, 2012 10:12 PM
To: Brittany Caldwell
Cc: Bob Cowell
Subject: Absence Request

Brittany,

I will have to miss the P&Z Meeting on October 18th. Thank you.

Regards,

James Benham | President | JB Knowledge Technologies, Inc.
Phone : (866) 888-8538 x 901
Web : www.jbknowledge.com
Email : james@jbknowledge.com
SmartBidNet[®] : www.smartbidnet.com
SmartCompliance : www.smartcomplianceinc.com

Brittany Caldwell

From: Mike Ashfield [ashfieldmj@gmail.com]
Sent: Thursday, October 04, 2012 7:59 AM
To: Brittany Caldwell
Subject: meeting November 1

Brittany,

I will not be in attendance for the meeting scheduled for Thursday, November 1, so I submit this email as my absence request.

In a separate email, I've contacted Bob concerning the need for a commissioner to serve s chairman in my place.

Thanks, Mike

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Michael J. Ashfield
cell 979-224-2334

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
September 20, 2012, 6:00 p.m.
City Hall Council Chambers
College Station, Texas

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

COMMISSIONERS ABSENT: Jodie Warner

CITY COUNCIL MEMBERS PRESENT: Karl Mooney

CITY STAFF PRESENT: Bob Cowell, Alan Gibbs, Carol Cotter, Jennifer Prochazka, Jason Schubert, Lauren Hovde, Morgan Hester, Erika Bridges, Joe Guerra, Venessa Garza, Carla Robinson, Randall Heye, Kerry Mullins, and Brittany Caldwell

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.

Chairman Ashfield stated that Regular Agenda Item 6 had been pulled from the agenda at the applicant's request.

There was general discussion amongst the Commission regarding Regular Agenda Items 7, 8, and 9.

Chairman Ashfield recessed the Workshop meeting at 6:55 p.m.

Chairman Ashfield reconvened the Workshop meeting at 9:35 p.m.

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 of the 2012 P&Z Plan of Work.

There was no discussion on the Plan of Work.

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

- Thursday, September 27, 2012 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (P&Z Liaison – Hall)

- Thursday, October 18, 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.

5. 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.

There was no discussion or updates on other meeting.

6. 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.

7. Adjourn.

The meeting was adjourned at 9:41 p.m.

Approved:

Mike Ashfield, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
September 20, 2012, 7:00 p.m.
City Hall Council Chambers
College Station, Texas

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

COMMISSIONERS ABSENT: Jodi Warner

CITY COUNCIL MEMBERS PRESENT: Karl Mooney and Julie Schultz

CITY STAFF PRESENT: Bob Cowell, Lance Simms, Alan Gibbs, Carol Cotter, Jennifer Prochazka, Jason Schubert, Lauren Hovde, Morgan Hester, Erika Bridges, Joe Guerra, Venessa Garza, Carla Robinson, Randall Heye, Kerry Mullins, and Brittany Caldwell

1. **Call Meeting to Order**

Chairman Ashfield called the meeting to order at 7:00 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.

- Jodi Warner ~ September 20, 2012
- Bo Miles ~ October 18, 2012

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

- September 6, 2012 ~ Regular

4.3 Presentation, discussion, and possible action, on a Preliminary Plan for Falcon Point Subdivision consisting of 6 lots on approximately 12.9 acres located at 1915 Dartmouth Street, generally located at the northeast corner of Dartmouth Street and Holleman Drive East. **Case # 12-00500100 (TR)**

Commissioner Benham motioned to approve Consent Agenda Items 4.1 – 4.3. Commissioner Rektorik seconded the motion, motion passed (6-0).

Regular Agenda

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

No items were removed from the Consent Agenda.

6. Public hearing, presentation, discussion, and possible action on a Final Plat for Sandstone Addition Lots 5R1 and 5R2 being a replat of Sandstone Addition Lot 5R, consisting of two residential lots on approximately 2.6 acres located at 2008 Oakwood Trail. **Case # 12-00500144 (LH)**

This item was removed from the agenda prior to the meeting at the applicant's request.

7. Public hearing, presentation, discussion, and possible action regarding a zoning amendment request from PDD Planned Development District to PDD Planned Development District to revise meritorious modifications for approximately 0.7 acres on Lots 9 and 10, Block 3 of the College Hills Estates Subdivision located at 1024 and 1026 Foster Avenue, generally located at the intersection of Foster Avenue and Francis Drive. **Case # 12-00500173 (LH) (Note: Final action on this item is scheduled for the October 11, 2012 City Council Meeting - subject to change)**

Staff Planner Hovde presented the rezoning and recommended approval.

Clint Cooper, 1700 Research Parkway, College Station, Texas, stated that he was available for questions.

Chairman Ashfield asked why the meritorious modifications were being requested.

Joe Schultz, 3208 Innsbruck Circle, College Station, Texas, said that the modifications were being requested due to the concept plan not fitting and the developer wanting to add covered parking.

Chairman Ashfield opened the public hearing

No one spoke during the public hearing.

Chairman Ashfield closed the public hearing.

Commissioner Benham motioned to recommend approval of the rezoning. Commissioner Rektorik seconded the motion, motion passed (6-0).

8. Public hearing, presentation, discussion, and possible action regarding an ordinance amending the College Station Comprehensive Plan by adopting the Medical District Master Plan generally in the area of State Highway 6 South and Rock Prairie Road and extending to William D. Fitch Parkway. **Case # 11-00500174 (JP) (Note: Final action on this item is scheduled for the October 11, 2012 City Council Meeting - subject to change)**

Principal Planner Prochazka presented the ordinance amendment to the Comprehensive Plan regarding the adoption of the Medical District Master Plan.

Economic Development Analyst Heye reviewed the financing and management aspects of the Draft Implementation Report that provides supporting documentation to the Plan.

Chairman Ashfield opened the public hearing.

Tom Goen, 705 Putter Court; Kenneth Neatherlin, 1501 Earl Rudder Freeway; Mike Harris, 1811 Harris Drive; Natalie Ruiz, 511 University Drive East; Wayne Rife, 3205 Earl Rudder Freeway; all of College Station, Texas. The citizens expressed concern about the Implementation Report and said that they were not given enough time to review the documents.

Executive Director Cowell said that action should be taken on the Medical District Master Plan, not the Implementation Report, which is available for discussion purposes only. He also said that property owners will be given the option to opt out of the Municipal Management District (MMD).

James Murr, 3600 State Highway 6 South Suite 100, College Station, Texas; Steve Robinson and David Smith, Houston, Texas; Tom Jackson, College Station Medical Center; all spoke in favor of the Plan.

Chairman Ashfield closed the public hearing.

There was general discussion amongst the Commission regarding the Plan.

Commissioner Benham motioned to table the item to give property owners more time to review the documents. The motion failed because of the lack of a second.

Commissioner Miles motioned to recommend approval of the Medical District Master Plan. Commissioner Rektorik seconded the motion, motion passed (6-0).

9. Public hearing, presentation, discussion, and possible action regarding an amendment to the Unified Development Ordinance to create the following districts: "NAP Natural Area Preserve," "SC Suburban Commercial," "BP Business Park," and "BPI Business Park Industrial;" rename the following districts: "A-P Administrative Professional" to "O Office," "C-1 General Commercial" to "GC General Commercial," and "C-2 Commercial

Industrial” to “CI Commercial Industrial;” and retire the following districts: “C-3 Light Commercial,” “M-1 Light Industrial,” “M-2 Heavy Industrial,” and “R&D Research & Development.” **Case # 11-00500173 (JP) (Note: Final action on this item is scheduled for the September 27, 2012 City Council Meeting - subject to change)**

Principal Planner Prochazka presented the ordinance amendment to the Unified Development Ordinance regarding Non-Residential Zoning Districts.

There was general discussion amongst the Commission regarding the amendment.

Chairman Ashfield opened the public hearing.

No one spoke during the public hearing.

Chairman Ashfield closed the public hearing.

There was further discussion amongst the Commission regarding the zoning districts.

Commissioner Benham motioned to recommend approval of the ordinance amendment. Commissioner Rektorik seconded the motion, motion passed (6-0).

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

There was no discussion on any future agenda items.

11. Adjourn.

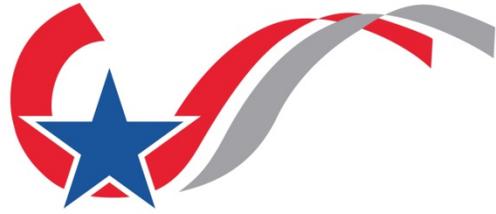
The meeting was adjourned at 9:35 p.m.

Approved:

Mike Ashfield, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



CITY OF COLLEGE STATION

**FINAL PLAT
for
Caprock Crossing
12-00500174**

SCALE: Seven lots on 34.944 acres

LOCATION: 950 William D Fitch Pkwy

ZONING: C-1 General Commercial
OV- Corridor Overlay
A-O Agricultural Open

APPLICANT: Jesse Durden, CapRock Texas

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

RECOMMENDATION: Staff recommends approval of the Final Plat.



DEVELOPMENT REVIEW	CAPROCK CROSSING	Case: 12-174	FINAL FLAT
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DEVELOPMENT HISTORY

Annexation:	1983
Zoning:	A-O Agricultural Open upon annexation; A-O Agricultural Open to C-1 General Commercial (1983, 2004 & 2006); C-1 General Commercial to C-1 General Commercial and OV Corridor Overlay (2006).
Preliminary Plat:	2012
Site Development:	Largely vacant. South Brazos County Fire Station building located on a portion of the development adjacent to William D. Fitch Parkway.

COMMENTS

Parkland Dedication:	None required – non-residential development.
Greenways:	N/A
Pedestrian Connectivity:	Public Ways are proposed throughout the development which include 5-foot sidewalks along both sides.
Bicycle Connectivity:	Bike lanes and routes are not proposed nor required within the development. The nearest bike lane is located on Arrington Road.
Impact Fees:	The majority of the subject property is located within the Alum Creek Impact Fee Area. Small portions of the property are located within the Spring Creek Impact Fee Area. Impact fees are assessed at the time of Final Plat. The current impact fees for Alum Creek and Spring Creek are \$59.42 per LUE and \$98.39 per LUE, respectively.

REVIEW CRITERIA

Compliance with Subdivision Regulations: The Final Plat complies with the approved Preliminary Plan and is in compliance with the Subdivision Requirements of the Unified Development Ordinance.

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	18.174
DATE SUBMITTED:	8.15.18
TIME:	9:49
STAFF:	SS

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT CAPROCK CROSSING

ADDRESS 950 WILLIAM D. FITCH PARKWAY, 4416 SH6 SOUTH

SPECIFIED LOCATION OF PROPOSED PLAT:

SOUTH OF THE INTERSECTION OF WILLIAM D. FITCH PARKWAY AND SH 6 SOUTH

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

Name JESSE DURDEN E-mail jesse.durden@caprocktx.com

Street Address 110 Lincoln Avenue, Suite 103

City College Station State Texas Zip Code 77840

Phone Number 979-307-0321 Fax Number 979-314-7606

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

Name BRAZOS TEXAS LAND DEVELOPMENT, LLC E-mail _____
Street Address 1203 University Drive East
City College Station State Texas Zip Code 77840
Phone Number _____ Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name SCHULTZ ENGINEERING, LLC - JOE SCHULTZ, P.E. E-mail joeschultz84@verizon.net
Street Address 2730 Longmire Drive, Suite A
City College Station State Texas Zip Code 77845
Phone Number 979-764-3900 Fax Number 979-764-3910

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

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

Total Acreage 34.944 Total No. of Lots 7 R-O-W Acreage 0

Existing Use Vacant - Cell Tower Proposed Use Commercial

Number of Lots By Zoning District 6 / C1 1 / AO _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

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

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: _____

City Project Number (if known): _____

Date / Timeframe when submitted: _____

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

The configuration of Lots 1-3 Block 1 has been modified slightly.

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.

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

Requested Oversize Participation _____

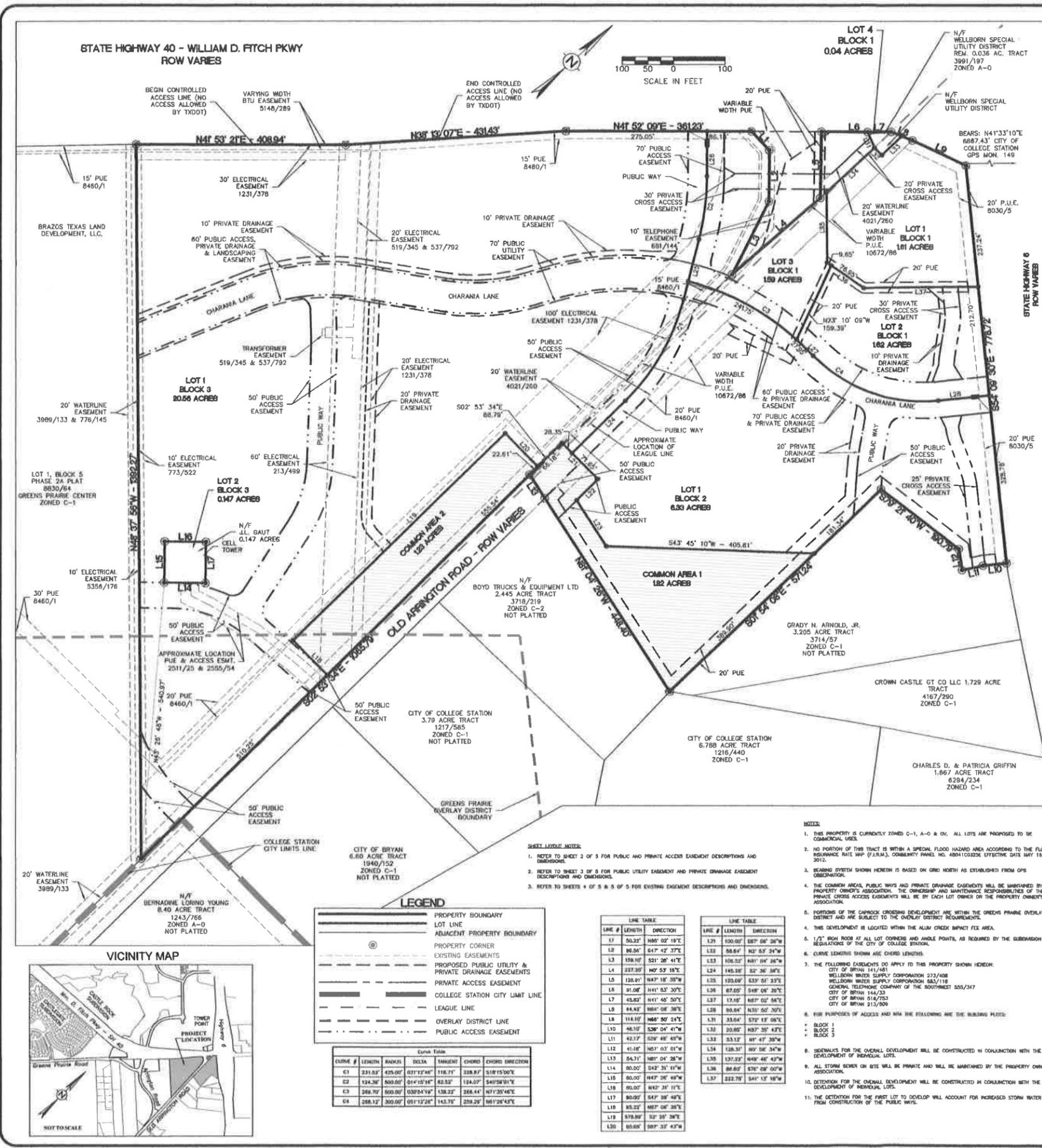
<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u> 0 </u> Streets</p> <p><u> 0 </u> Sidewalks</p> <p><u> </u> Sanitary Sewer Lines</p> <p><u> </u> Water Lines</p> <p><u> 0 </u> Channels</p> <p><u> 0 </u> Storm Sewers</p> <p><u> 0 </u> Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p><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.

Signature and title
 SALIM M. ISMAIL
 DIRECTOR

Date



CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS }
 COUNTY OF BRAZOS }

I, Salim M. Ismail, individually and as President of Salim Ismail, LLC, the General Partner of Brazos Texas Land Development, LLC, owner and developer of the land shown on this plat, and designated herein as Lot 4 Block 1 to the City of College Station, 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.

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

Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEY AND/OR ENGINEER
 STATE OF TEXAS }
 COUNTY OF BRAZOS }

I, Brad Kerr, Registered Public 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.

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.

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

CERTIFICATE OF THE COUNTY CLERK
 I, _____, County Clerk, in and for said county, do hereby certify that this plat together with the certificates of authentication was filed for record in my office the _____ day of _____, 20____, in the Deed Records of Brazos County, Texas, in Volume _____ Page _____.

NOTES:

- THIS PROPERTY IS CURRENTLY ZONED C-1, A-O & ON. ALL LOTS ARE PROPOSED TO BE COMMERCIAL USES.
- NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 48841C0225E, EFFECTIVE DATE MAY 15, 2012.
- SEPARATE EASEMENTS SHOWN HEREON IS BASED ON GROUND SURVEY AS ESTABLISHED FROM GPS OBSERVATION.
- THE COMMON AREAS, PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE PRIVATE CROSS ACCESS EASEMENTS WILL BE BY EACH LOT OWNER OR THE PROPERTY OWNER'S ASSOCIATION.
- PORTIONS OF THE CAPROCK CROSSING DEVELOPMENT ARE WITHIN THE GREENS PRAIRIE OVERLAY DISTRICT AND ARE SUBJECT TO THE OVERLAY DISTRICT REQUIREMENTS.
- THIS DEVELOPMENT IS LOCATED WITHIN THE ALUM CREEK IMPACT FEA AREA.
- 1/2" IRON ROD AT ALL LOT CORNERS AND ANGLE POINTS, AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF COLLEGE STATION.
- CURVE LENGTHS SHOWN ARE CHORD LENGTHS.
- THE FOLLOWING EASEMENTS DO APPLY TO THIS PROPERTY SHOWN HEREON:
 CITY OF BRYAN 141/481
 WELBORN BRICK SUPPLY CORPORATION 273/208
 WELBORN WATER SUPPLY CORPORATION 683/118
 GENERAL TELEPHONE COMPANY OF THE SOUTHWEST 855/347
 CITY OF BRYAN 144/23
 CITY OF BRYAN 516/753
 CITY OF BRYAN 213/209
- FOR PURPOSES OF ACCESS AND WITH THE FOLLOWING ARE THE BUILDING FEET:
 - BLOCK 1
 - BLOCK 2
 - BLOCK 3
- SEWERLINES FOR THE OVERALL DEVELOPMENT WILL BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF NEIGHBORING LOTS.
- ALL STORM SEWER ON SITE WILL BE PRIVATE AND WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
- DETENTION FOR THE OVERALL DEVELOPMENT WILL BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF NEIGHBORING LOTS.
- THE DETENTION FOR THE FIRST LOT TO DEVELOP WILL ACCOUNT FOR INCREASED STORM WATER FROM CONSTRUCTION OF THE PUBLIC WAYS.

FINAL PLAT
CAPROCK CROSSING
34.944 ACRES
BLOCK 1, LOTS 1, 2, 3, & 4
BLOCK 2, LOT 1
BLOCK 3, LOTS 1 & 2
COMMON AREA/DRAINAGE EASEMENTS 1 & 2
A. BABLE SURVEY, A-75
S.W. ROBERTSON LEAGUE, A-202
COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER: Brazos Texas Land Development, LLC
 1225 University Drive E, College Station, TX 77840

OWNER (LOT 4, BLOCK 1): Wellborn Special Utility District
 4118 Greene Prairie Road, P.O. Box 250, Wellborn, TX 77840

OWNER (LOT 2, BLOCK 3): J.L. Gaud
 2407 Rendal Point Ct., Spring, TX 77388

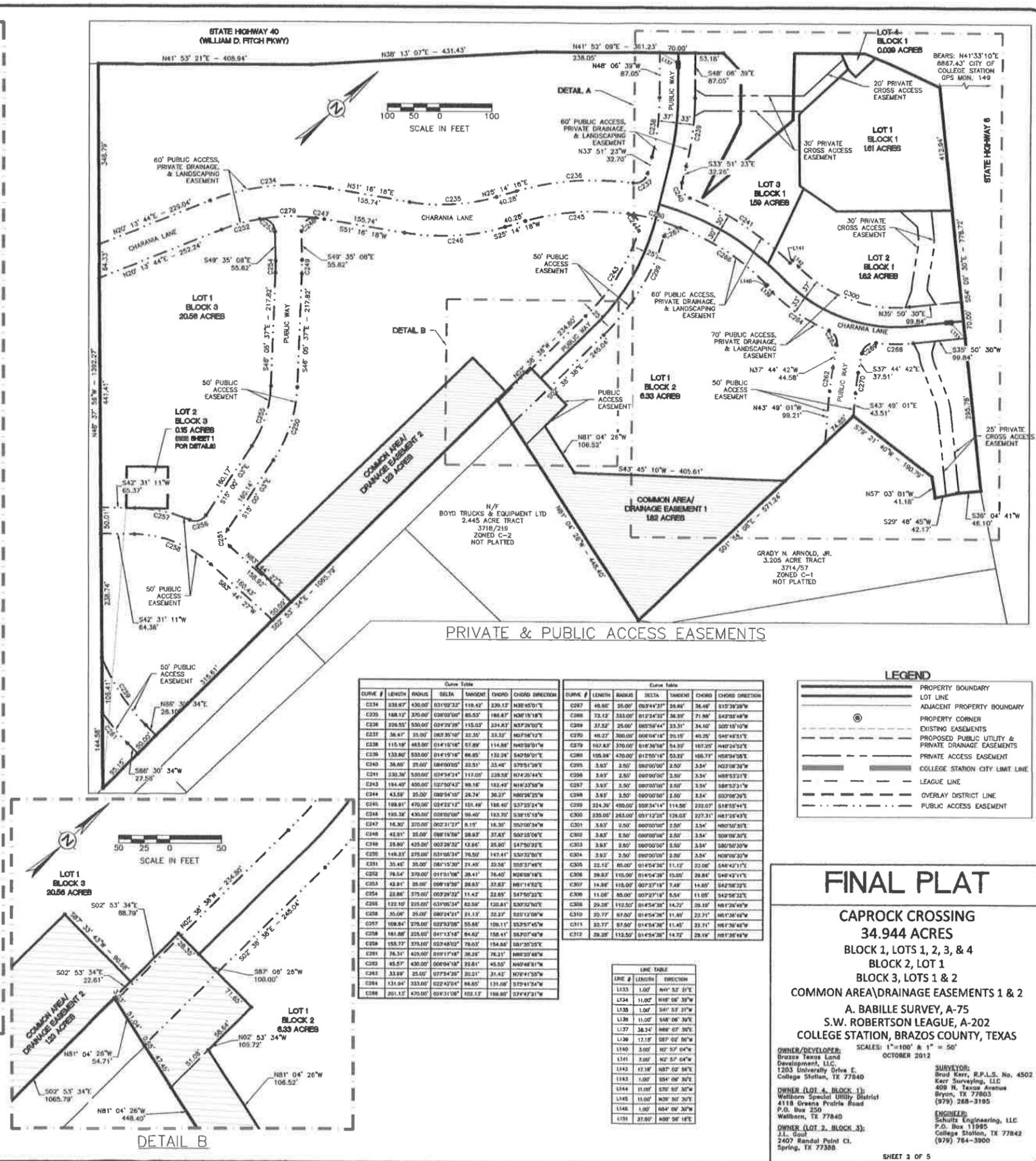
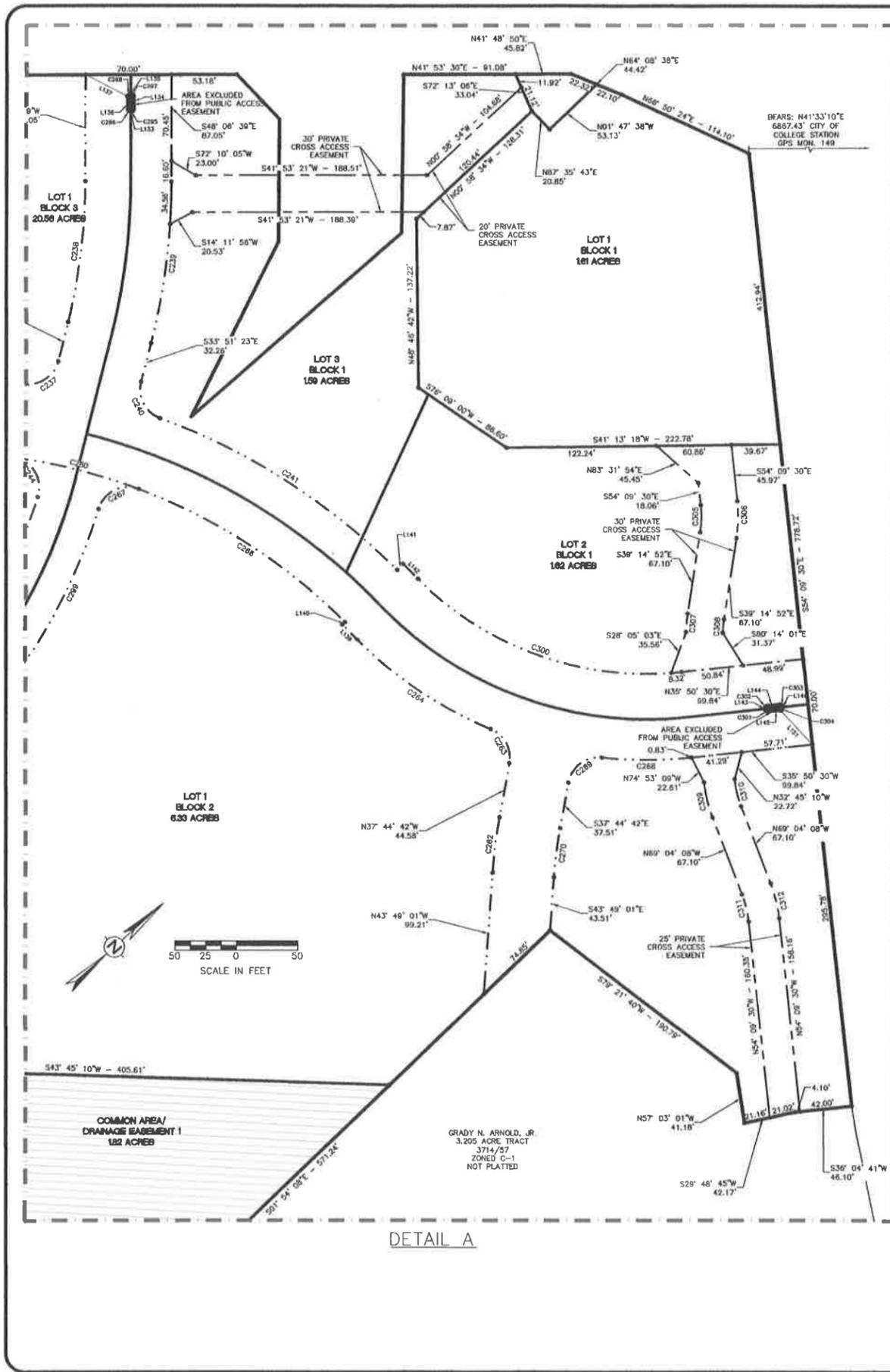
SCALE: 1"=100'
 OCTOBER 2012

SURVEYOR: Brad Kerr, R.P.L.S. No. 4502
 Kerr Surveying, LLC
 409 N. Texas Avenue, Bryan, TX 77803
 (979) 298-3185

ENGINEER: Schultz Engineering, LLC
 P.O. Box 11995, College Station, TX 77842
 (979) 784-3800

SHEET 1 OF 5

12.174
 10.8.12
 9.40
 PK



FINAL PLAT

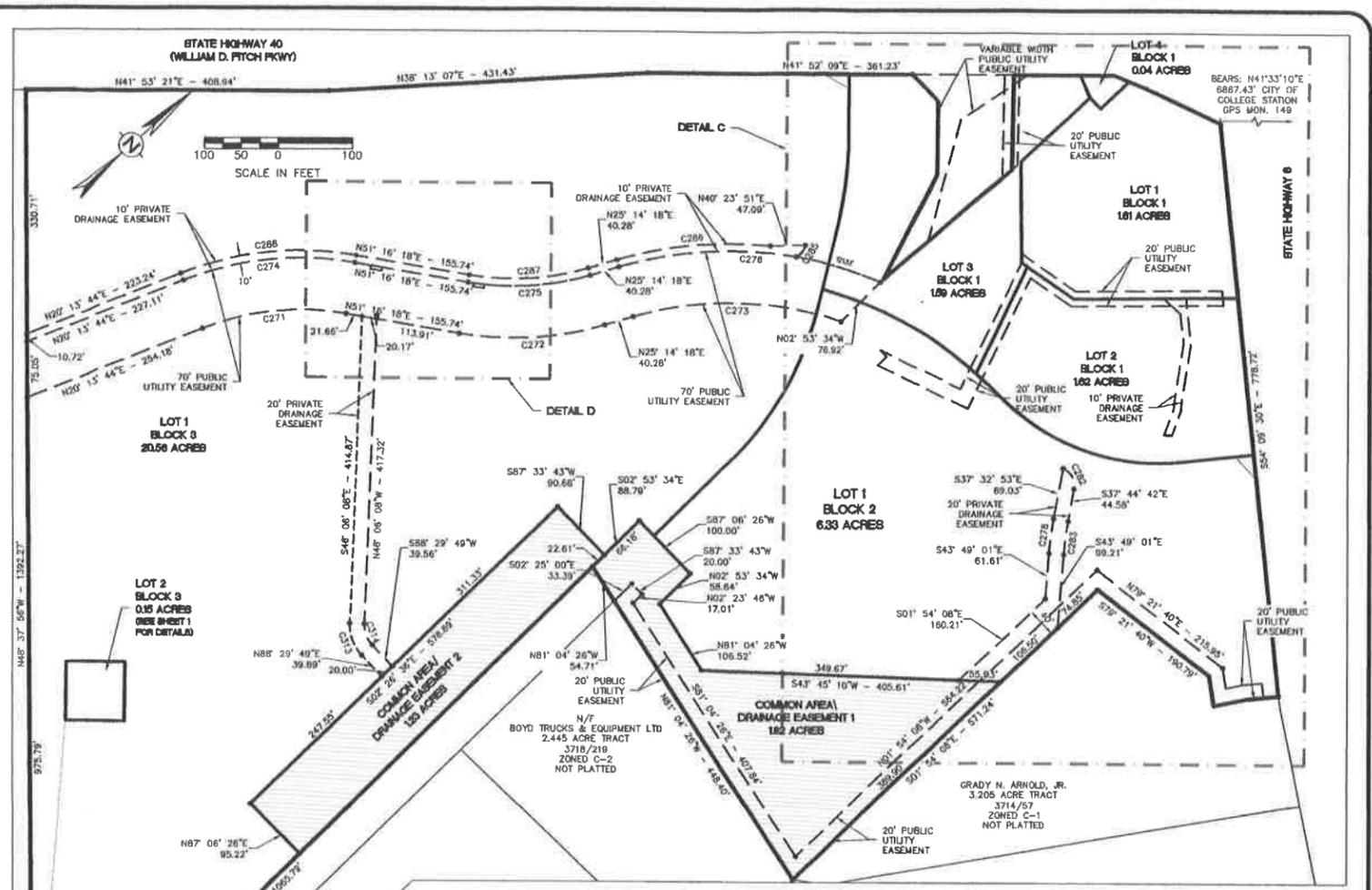
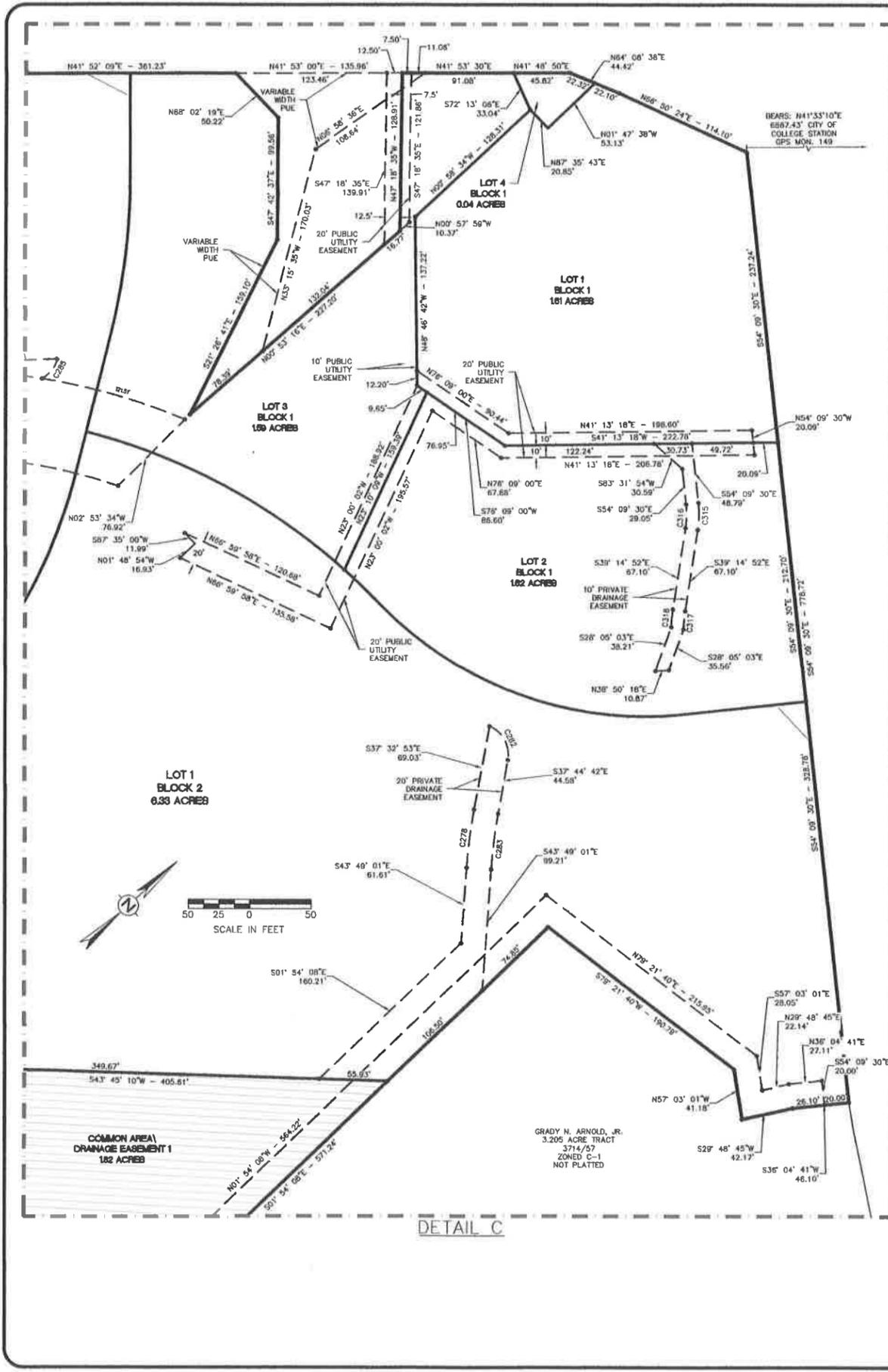
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BLOCK 2, LOT 1
BLOCK 3, LOTS 1 & 2
COMMON AREA/DRAINAGE EASEMENTS 1 & 2
A. BABILE SURVEY, A-75
S.W. ROBERTSON LEAGUE, A-202
COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER: Braxton Texas Land Development, LLC, 1253 University Drive E, College Station, TX 77840
 SURVEYOR: Brad Kerr, R.P.L.S. No. 4502, Kerr Surveying, LLC, 409 N. Texas Avenue, Bryan, TX 77803, (979) 268-3185
 ENGINEER: Schultz Engineering, LLC, P.O. Box 11995, College Station, TX 77842, (979) 764-3900

SCALE: 1"=100' & 1" = 50'
 OCTOBER 2012

OWNER (LOT 4, BLOCK 1): Wellborn Special Utility District, 4118 Grains Prairie Road, P.O. Box 250, Wellborn, TX 77840
OWNER (LOT 2, BLOCK 3): J.L. Goul, 2407 Randal Point Ct., Spring, TX 77388

SHEET 2 OF 5

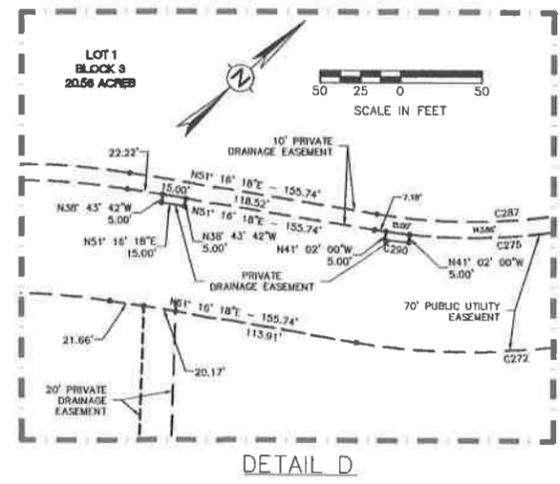


PUBLIC UTILITY & PRIVATE DRAINAGE EASEMENTS

CURVE #	LENGTH	BEARING	DELTA	INCHES	CHORD	CHORD BEARING
C271	187.78	S85.00° 03' 10" E	101.37	185.35	N03° 49' 51" E	
C272	187.80	S85.00° 03' 10" E	100.84	185.85	N03° 49' 51" E	
C273	287.30	S85.00° 03' 10" E	148.47	282.82	N03° 49' 51" E	
C274	235.80	S85.00° 03' 10" E	120.81	230.81	N03° 49' 51" E	
C275	155.84	S85.00° 03' 10" E	84.36	154.43	N03° 49' 51" E	
C276	384.63	S85.00° 03' 10" E	198.88	377.88	N03° 49' 51" E	
C277	47.88	S85.00° 03' 10" E	23.87	47.88	N03° 49' 51" E	
C278	33.88	S85.00° 03' 10" E	20.31	31.43	N03° 49' 51" E	
C279	45.87	S85.00° 03' 10" E	23.81	45.87	N03° 49' 51" E	
C280	20.72	S85.00° 03' 10" E	11.00	20.72	N03° 49' 51" E	
C281	211.33	S85.00° 03' 10" E	107.01	210.01	N03° 49' 51" E	
C282	161.50	S85.00° 03' 10" E	80.07	159.62	N03° 49' 51" E	
C283	241.10	S85.00° 03' 10" E	123.50	238.18	N03° 49' 51" E	
C284	15.00	S85.00° 03' 10" E	7.50	15.00	N03° 49' 51" E	
C285	47.54	S85.00° 03' 10" E	23.77	47.54	N03° 49' 51" E	
C286	31.70	S85.00° 03' 10" E	15.85	30.87	N03° 49' 51" E	
C287	22.12	S85.00° 03' 10" E	11.06	22.06	N03° 49' 51" E	
C288	19.57	S85.00° 03' 10" E	9.78	19.45	N03° 49' 51" E	
C289	14.86	S85.00° 03' 10" E	7.43	14.86	N03° 49' 51" E	
C290	14.58	S85.00° 03' 10" E	7.29	14.58	N03° 49' 51" E	

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- - - ADJACENT PROPERTY BOUNDARY
- PROPERTY CORNER
- - - EXISTING EASEMENTS
- - - PROPOSED PUBLIC UTILITY & PRIVATE DRAINAGE EASEMENTS
- - - PRIVATE ACCESS EASEMENT
- - - COLLEGE STATION CITY LIMIT LINE
- - - LEAGUE LINE
- - - OVERLAY DISTRICT LINE
- - - PUBLIC ACCESS EASEMENT



FINAL PLAT

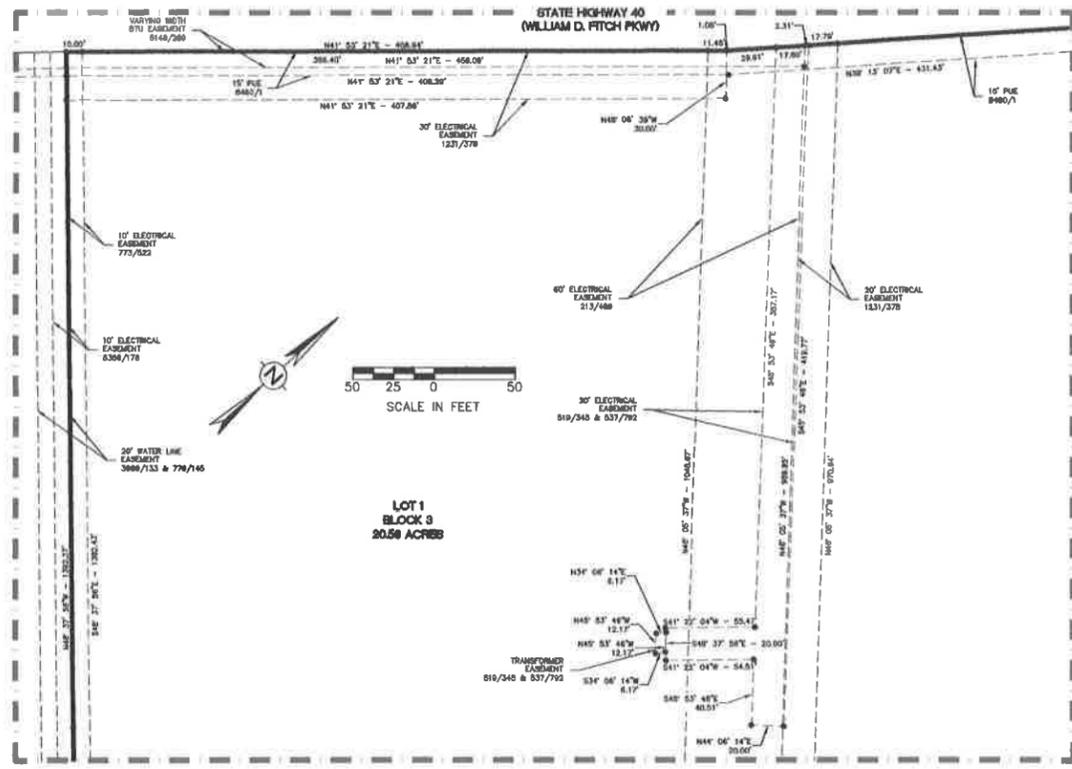
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34.944 ACRES
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BLOCK 2, LOT 1
BLOCK 3, LOTS 1 & 2
COMMON AREA\ DRAINAGE EASEMENTS 1 & 2
A. BABILLE SURVEY, A-75
S.W. ROBERTSON LEAGUE, A-202
COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER: Brazos Texas Land Development, LLC, 1203 University Drive E, College Station, TX 77840
 SURVEYOR: Brad Kerr, R.P.L.S. No. 4502, Kerr Surveying, LLC, 409 N. Texas Avenue, Bryan, TX 77803, (979) 268-3195
 ENGINEER: Schultz Engineering, LLC, P.O. Box 11985, College Station, TX 77842, (979) 784-3800

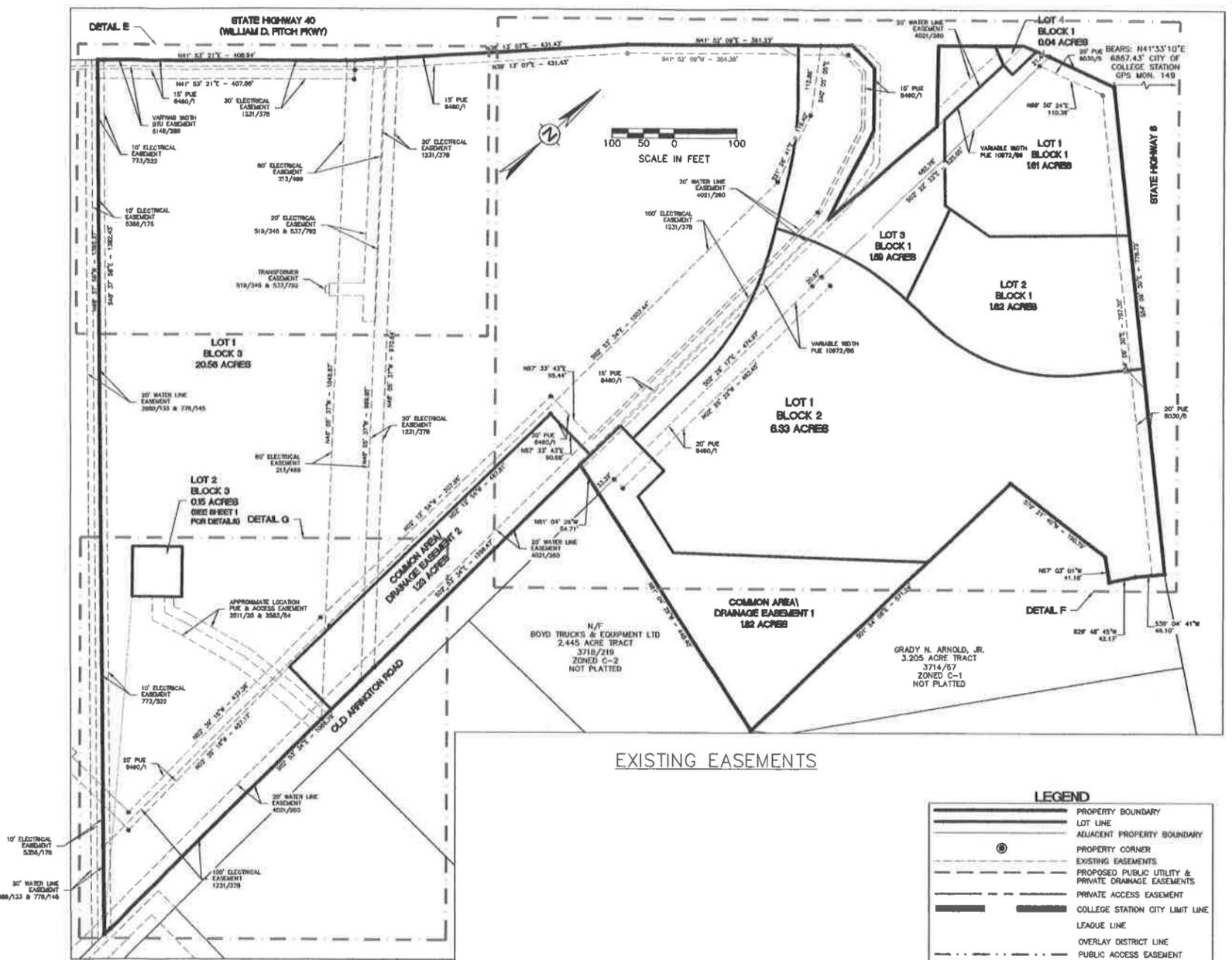
OWNER (LOT 4, BLOCK 1): Wellborn Special Utility District, P.O. Box 250, Wallborn, TX 77840
 OWNER (LOT 2, BLOCK 3): J.L. Gault, 2407 Rondel Palm Ct., Spring, TX 77388

SCALE: 1"=100' & 1"=50'
 OCTOBER 2012

SHEET 3 OF 5



DETAIL E



EXISTING EASEMENTS

LEGEND	
	PROPERTY BOUNDARY
	LOT LINE
	ADJACENT PROPERTY BOUNDARY
	PROPERTY CORNER
	EXISTING EASEMENTS
	PROPOSED PUBLIC UTILITY & PRIVATE DRAINAGE EASEMENTS
	PRIVATE ACCESS EASEMENT
	COLLEGE STATION CITY LIMIT LINE
	LEAGUE LINE
	OVERLAY DISTRICT LINE
	PUBLIC ACCESS EASEMENT

FINAL PLAT

CAPROCK CROSSING
34.944 ACRES
 BLOCK 1, LOTS 1, 2, 3, & 4
 BLOCK 2, LOT 1
 BLOCK 3, LOTS 1 & 2
 COMMON AREA\DRAINAGE EASEMENTS 1 & 2
 A. BABILLE SURVEY, A-75
 S.W. ROBERTSON LEAGUE, A-202
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:
 Brazos Texas Land Development, LLC
 1203 University Drive E.
 College Station, TX 77840

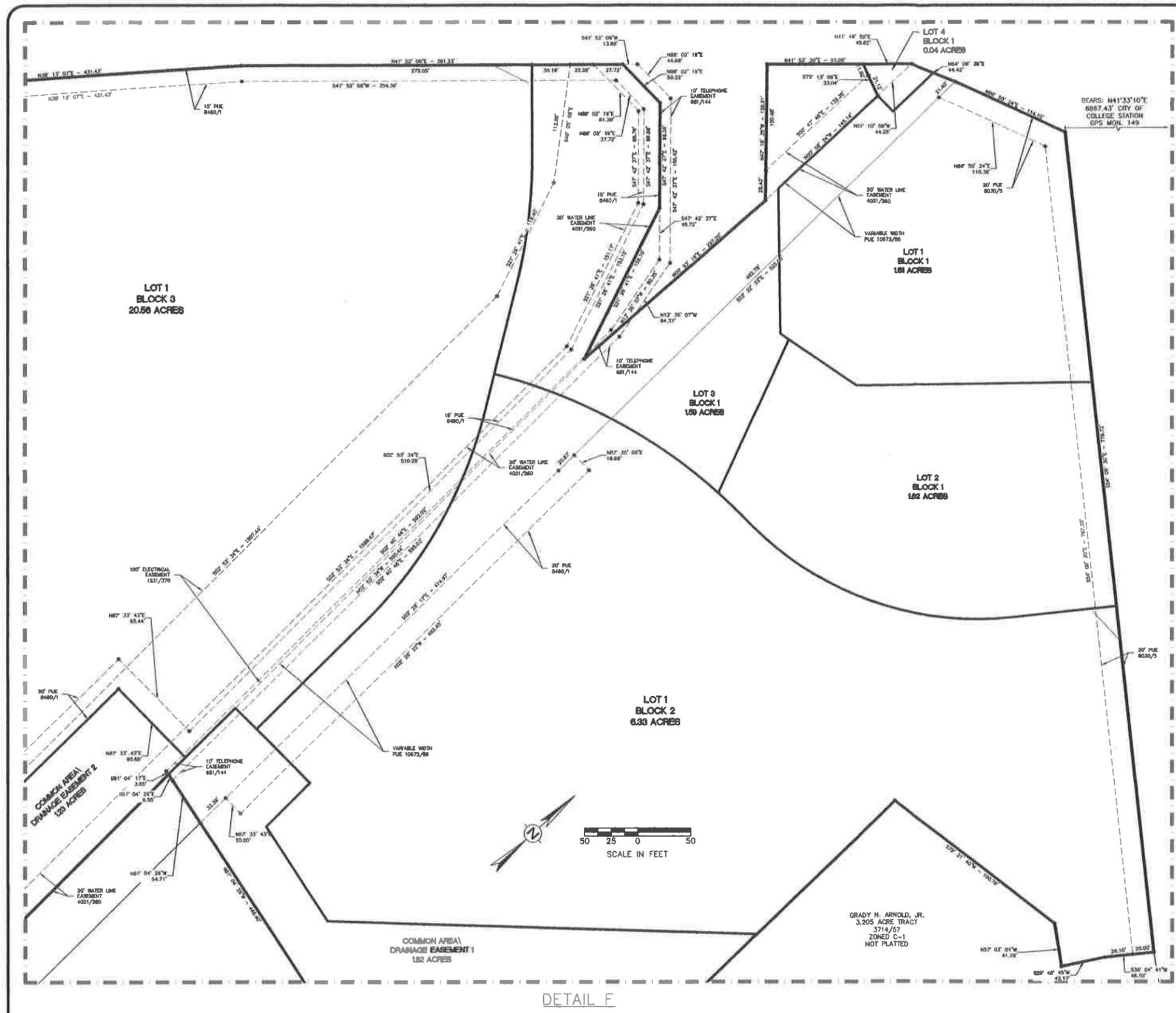
OWNER (LOT 4, BLOCK 1):
 Wallborn Special Utility District
 4118 Greene Prairie Road
 P.O. Box 250
 Wallborn, TX 77840

OWNER (LOT 2, BLOCK 3):
 J.L. Gaud
 2407 Rendal Point Ct.
 Spring, TX 77388

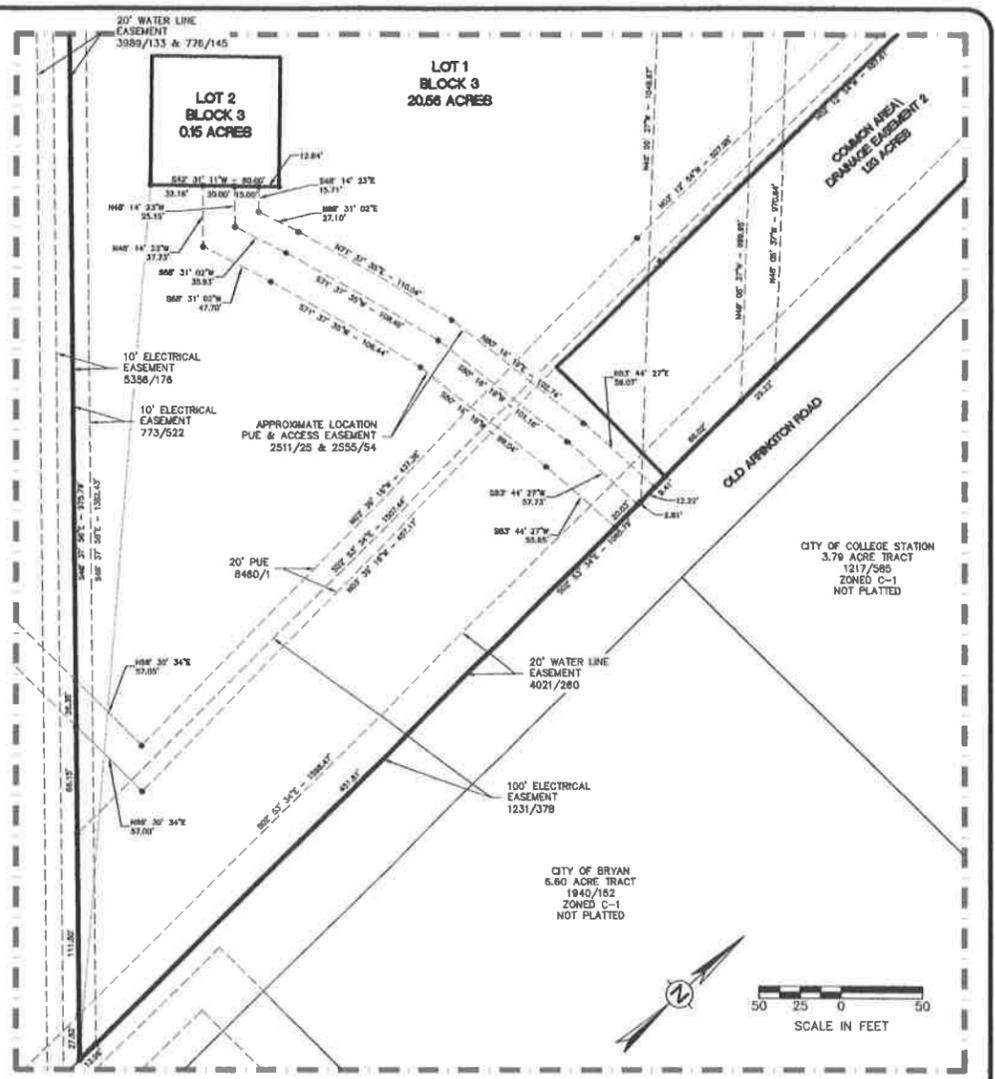
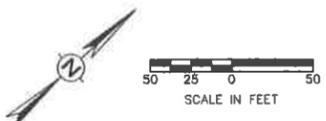
SCALE: 1"=100' & 1"=50'
 OCTOBER 2012

SURVEYOR:
 Brad Kerr, R.P.L.S., No. 4502
 Kerr Surveying, LLC
 409 N. Texas Avenue
 Bryan, TX 77805
 (979) 258-3195

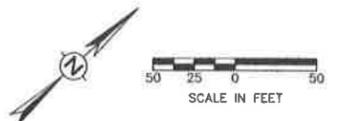
ENGINEER:
 Solvitz Engineering, LLC
 P.O. Box 11995
 College Station, TX 77842
 (979) 764-3800



DETAIL F



DETAIL G



LEGEND

	PROPERTY BOUNDARY
	LOT LINE
	ADJACENT PROPERTY BOUNDARY
	PROPERTY CORNER
	EXISTING EASEMENTS
	PROPOSED PUBLIC UTILITY & PRIVATE DRAINAGE EASEMENTS
	PRIVATE ACCESS EASEMENT
	COLLEGE STATION CITY LIMIT LINE
	LEAGUE LINE
	OVERLAY DISTRICT LINE
	PUBLIC ACCESS EASEMENT

FINAL PLAT

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34.944 ACRES
 BLOCK 1, LOTS 1, 2, 3, & 4
 BLOCK 2, LOT 1
 BLOCK 3, LOTS 1 & 2
 COMMON AREA DRAINAGE EASEMENTS 1 & 2
 A. BABILLE SURVEY, A-75
 S.W. ROBERTSON LEAGUE, A-202
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER: Brozo Texas Land Development, LLC
 1203 University Drive E.
 College Station, TX 77840

OWNER (LOT 4, BLOCK 1): Wellborn Special Utility District
 4118 Grease Prairie Road
 P.O. Box 250
 Wellborn, TX 77840

OWNER (LOT 2, BLOCK 3): J.L. Goul
 2407 Rondel Palm Ct.
 Spring, TX 77388

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

ENGINEER: Schultz Engineering, LLC
 P.O. Box 11995
 College Station, TX 77842
 (979) 764-3900

SCALE: 1"=100' & 1"=50'
 OCTOBER 2012

SHEET 5 OF 5



CITY OF COLLEGE STATION

PRELIMINARY PLAN
for
College Station Medical + Senior Living
12-00500194

SCALE: Four lots on 17.07 acres

LOCATION: 1401 Arnold Road

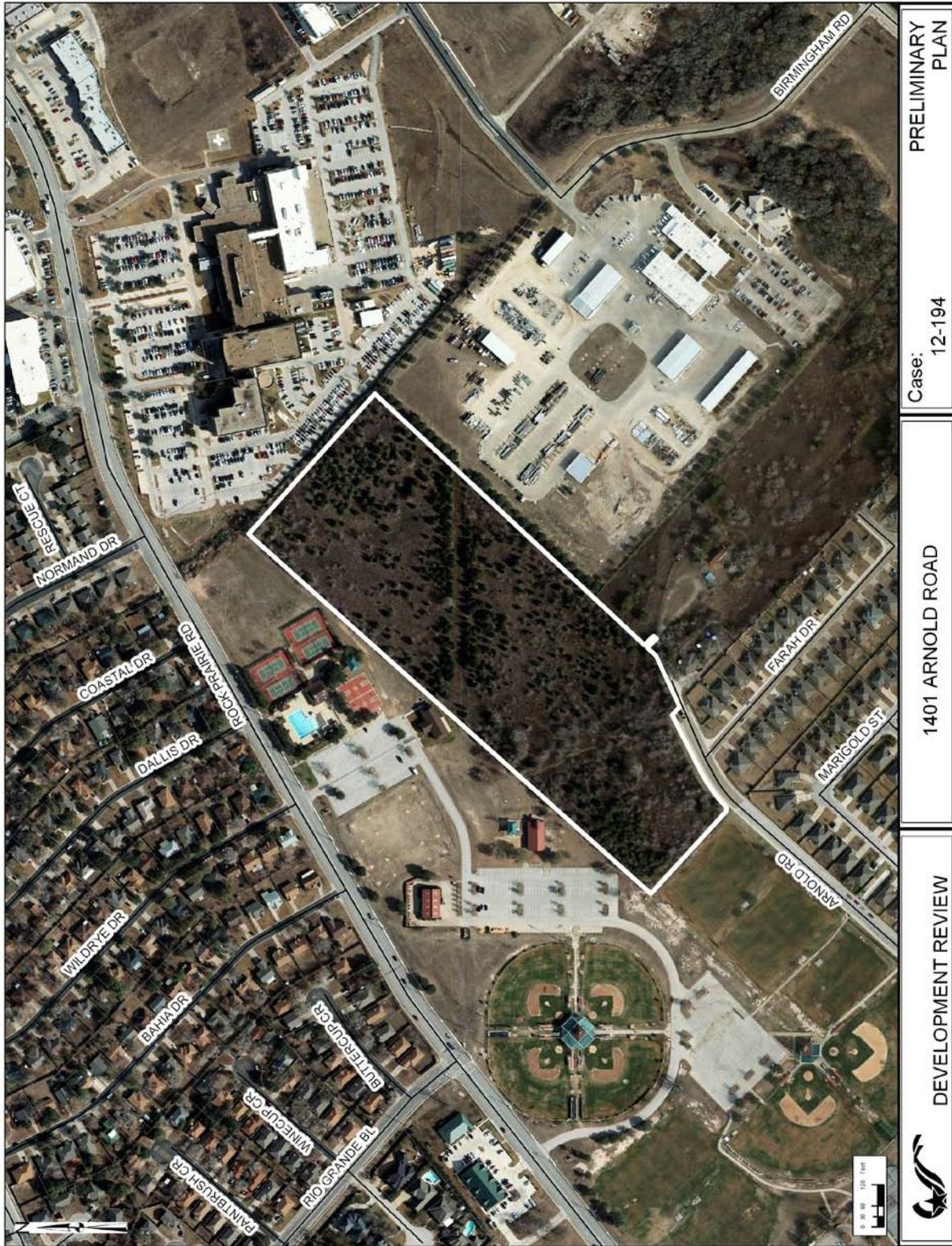
ZONING: PDD Planned Development District

APPLICANT: Jesse Durden, Caprock Texas

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

PROJECT OVERVIEW: The PDD rezoning for this 17-acre tract was approved in January 2012 and includes the potential for future medical and senior housing uses. The proposed Preliminary Plan extends Arnold Road and Normand Drive as minor collectors. The Normand Drive extension comes from Rock Prairie Road through right-of-way previously dedicated by the College Station Medical Center.

RECOMMENDATION: Staff recommends approval of the Preliminary Plan with the condition that the attached Staff Review Comments No. 2 are addressed.



PRELIMINARY PLAN
Case: 12-194

1401 ARNOLD ROAD

DEVELOPMENT REVIEW

DEVELOPMENT HISTORY

Annexation: 1993
Zoning: A-O Agricultural Open (upon annexation); to R-1 Single-Family Residential (2002); to PDD Planned Development District (Ordinance 2012-3392, January 2012)
Site development: Vacant

COMMENTS

Water: There are existing 12-inch water mains generally along the eastern site boundary following the future alignment of Normand Drive. Additionally, a 12-inch water line will need to be extended along the southern site boundary where Arnold Road will be extended. Water line extensions will provide domestic and fire flows to all subdivided lots and shall be designed and constructed in accordance with BCS Unified Design Guidelines.

Sewer: There are existing 8-inch and 12-inch sanitary sewer mains generally along the northern and eastern property boundaries, respectively.

Off-site Easements: Additional rights-of-way and easements will be necessary for the Normand Drive section adjacent to The College Station Medical Center (The MED) property. In 2004, The MED dedicated a 60-foot right-of-way for this future extension. An additional 10-foot of right-of-way or public access easement is necessary, for a total of 70-foot right-of-way. Related access or slope easements may be necessary and will be determined with design and construction plans. These dedications are intended to be dedicated by separate instrument and are noted on the Preliminary Plan.

Drainage: Approximately two-thirds of the tract's storm water runoff drains to south to Lick Creek. The remaining northeastern third of the acreage drains northward to Bee Creek Tributary A. Development of this tract will be required to meet the City's Storm Water Design Guidelines and drainage ordinances.

Flood Plain: There is no FEMA designated floodplain on this property.

Greenways: There are no natural streams on this property and no greenway dedication is required or proposed.

Pedestrian Connectivity: Sidewalks are proposed along the extensions of Normand Drive and Arnold Road and will connect into existing sidewalks along Rock Prairie Road to the north and the existing Arnold Road to the west. In accordance with the PDD zoning, a private 6-foot sidewalk with public access easement will also be constructed along the 80-foot electrical easement with site development of the adjacent property.

- Bicycle Connectivity:** Bike lanes are proposed along the extensions of the Normand Drive and Arnold Road.
- Streets:** The Thoroughfare Plan requires 2-Lane Suburban Minor Collectors as the extensions of Normand Drive and Arnold Road. More specifically, this development proposes to construct these roadways with the standard 38-foot pavement cross-section. Arnold Road is proposed to have a 60-foot right-of-way and Normand Drive is proposed to have a wider 70-foot right-of-way due to additional turn lanes, all constructed in accordance with BCS Unified Design Guidelines.
- Oversize Request:** City participation has been requested associated with the required section of Normand Drive extending to Rock Prairie Road adjacent to The MED property. An Economic Development Agreement is being drafted for consideration by Council.
- Parkland Dedication Fees:** Fees in lieu of parkland dedication in the amount of \$1,636 per multi-family unit will be required at the time of building permit when any of these units are constructed. In accordance with the PDD zoning, the development may opt to construct a portion of the multi-use path on the adjacent Southwood Community Park and receive credit toward the Community Park Development Fee.
- Impact Fees:** This tract is within the Graham Road Sanitary Sewer Impact Fee Area 92-01. A note is placed on the Preliminary Plan indicating that fees in the amount of \$316.07 per LUE will be required with building permits.

REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:** The subject property is designated as Medical Related on the Medical District Master Plan and the extensions of Normand Drive and Arnold Road as minor collectors are shown on the Thoroughfare Plan. The proposed Preliminary Plan extends the two thoroughfares and the property is zoned PDD Planned Development District with its potential uses being compatible with the Medical District Master Plan.
2. **Compliance with Subdivision Regulations:** Except for the formatting items noted in the attached Staff Review Comments No. 2, the proposed Preliminary Plan is in compliance with the Subdivision Regulations contained in the Unified Development Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plan with the condition that the attached Staff Review Comments No. 2 are addressed.

SUPPORTING MATERIALS

1. Application
2. Staff Review Comment No. 2
3. Copy of Preliminary Plan



FOR OFFICE USE ONLY	
CASE NO.:	12-194
DATE SUBMITTED:	9-5-12
TIME:	9:55
STAFF:	Major

PRELIMINARY PLAN APPLICATION

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

Date of Optional Preapplication Conference _____

NAME OF PROJECT COLLEGE STATION MEDICAL + SENIOR LIVING

ADDRESS 1401 Arnold Road

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:
Corner of Arnold Road and Normand Drive in College Station

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):
 Name CAPROCK TEXAS E-mail jesse.durden@caprocktx.com
 Street Address 110 Lincoln Avenue, Ste. 103
 City College Station State TX Zip Code 77840
 Phone Number 979-307-0321 Fax Number 979-314-7606

PROPERTY OWNER'S INFORMATION (ALL owners must be identified. Please attach an additional sheet for multiple owners):
 Name Texas Hotel Management Corporation E-mail _____
 Street Address PO Box 2864
 City Bryan State T Zip Code 77805
 Phone Number 979-307-0321 Fax Number 979-314-7606

ARCHITECT OR ENGINEER'S INFORMATION:
 Name Brandon Boatcallie - Binkley and Barfield Consulting Engineers E-mail bmb@binkleybarfield.com
 Street Address 426 Tarrow Street, Suite 106
 City College Station State TX Zip Code 77840
 Phone Number 979-703-1809 Fax Number _____

Total Acreage 17.07 Total No. of Lots 3 R-O-W Acreage 2.12

Number of Lots By Zoning District 3 / PDD / / /

Average Acreage Of Each Residential Lot By Zoning District:
TBD / / / /

Floodplain Acreage 0

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

Are you proposing to dedicate park land by acreage or fee in lieu of land? Fee in Lieu per PDD

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

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

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

- Yes
- No

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

Project Name: _____

City Project Number (in known): _____

Date / Timeframe when submitted: _____

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

Regarding the waiver request, explain how:

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

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

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

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

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

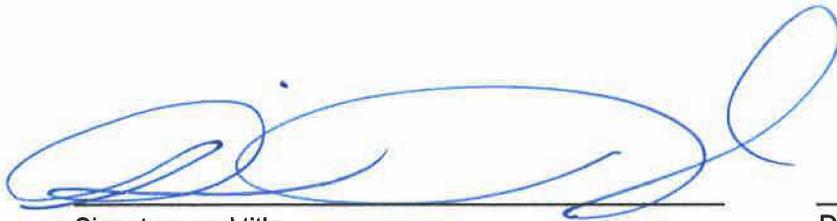
1. An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
2. The presence of unique or unusual topographic, vegetative, or other natural conditions exist so that strict adherence to the sidewalk requirements of the UDO is not physically feasible or is not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

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

Detailed explanation of condition identified above:

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

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



Signature and title

SALIM M. ISMAIL, DIRECTOR



Date



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

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

Existing Proposed

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

STAFF REVIEW COMMENTS NO. 2

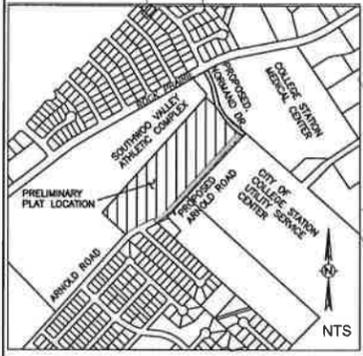
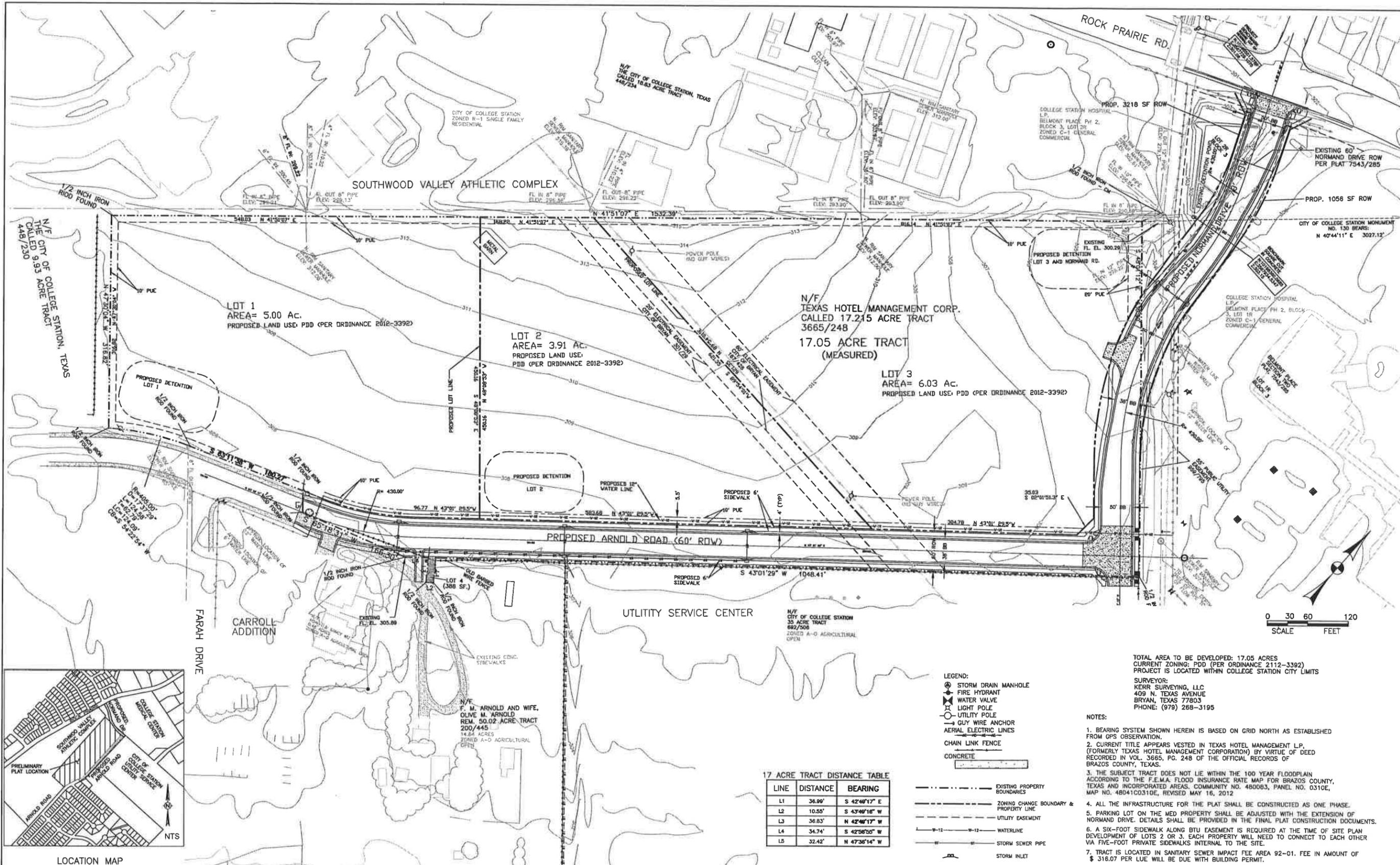
Project: COLLEGE STATION MEDICAL + SENIOR LIVING - 12-00500194

PLANNING

1. Provide curve data or a curve table for the property lines curves along the extensions Arnold Road and Normand Drive.
2. Revise the labels of the proposed right-of-way dedications on The Med lots to state that these will be done by separate instrument as right-of-way or easement.
3. The lines for the existing Normand Drive appear as though they are within the boundary of the proposed preliminary plan. Revise the lines to better distinguish the boundary of the plan and the existing Normand Drive right-of-way.

Reviewed by: Jason Schubert

Date: October 8, 2012



△		Designed By: RG	Job No.:
△		Drawn By: JD	Date:
△		Checked By: BB	Scale:
△		Approved By:	
Rev.	Date	Description	App.

Binkley & Barfield, Inc.
 consulting engineers
 Texas Registration Number F-257
 428 Tarrow Street, Suite 106 College Station, Texas 77840
 PHONE: (979) 703-1809

COLLEGE STATION MEDICAL + SENIOR LIVING
 COLLEGE STATION, TEXAS

PROPERTY OWNER / SUBOWNER:
 TEXAS HOTEL MANAGEMENT CORPORATION
 P.O. BOX 2864 BRYAN, TEXAS, 77805

PRELIMINARY PLAN - NOT FOR RECORD
 ROCK PRAIRIE ROAD & NORMAND DRIVE

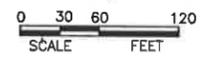
Drawing No:
 Sheet
 of PP-1

TOTAL AREA TO BE DEVELOPED: 17.05 ACRES
 CURRENT ZONING: PDD (PER ORDINANCE 2112-3392)
 PROJECT IS LOCATED WITHIN COLLEGE STATION CITY LIMITS

SURVEYOR:
 KERR SURVEYING, LLC
 409 N. TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE: (979) 268-3195

- NOTES:
1. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 2. CURRENT TITLE APPEARS VESTED IN TEXAS HOTEL MANAGEMENT L.P. (FORMERLY TEXAS HOTEL MANAGEMENT CORPORATION) BY VIRTUE OF DEED RECORDED IN VOL. 3665, PG. 248 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
 3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480083, PANEL NO. 0310E, MAP NO. 48041C0310E, REVISED MAY 16, 2012
 4. ALL THE INFRASTRUCTURE FOR THE PLAT SHALL BE CONSTRUCTED AS ONE PHASE.
 5. PARKING LOT ON THE MED PROPERTY SHALL BE ADJUSTED WITH THE EXTENSION OF NORMAND DRIVE. DETAILS SHALL BE PROVIDED IN THE FINAL PLAT CONSTRUCTION DOCUMENTS.
 6. A SIX-FOOT SIDEWALK ALONG BTU EASEMENT IS REQUIRED AT THE TIME OF SITE PLAN DEVELOPMENT OF LOTS 2 OR 3. EACH PROPERTY WILL NEED TO CONNECT TO EACH OTHER VIA FIVE-FOOT PRIVATE SIDEWALKS INTERNAL TO THE SITE.
 7. TRACT IS LOCATED IN SANITARY SEWER IMPACT FEE AREA 92-01. FEE IN AMOUNT OF \$ 316.07 PER LUE WILL BE DUE WITH BUILDING PERMIT.

- LEGEND:
- ⊕ STORM DRAIN MANHOLE
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ LIGHT POLE
 - ⊕ UTILITY POLE
 - GUY WIRE ANCHOR
 - AERIAL ELECTRIC LINES
 - CHAIN LINK FENCE
 - CONCRETE
 - EXISTING PROPERTY BOUNDARIES
 - ZONING CHANGE BOUNDARY & PROPERTY LINE
 - UTILITY EASEMENT
 - WATERLINE
 - STORM SEWER PIPE
 - STORM INLET



18:194
 10-1-12
 10:30
 PK



**PRELIMINARY PLAN
for
Williams Creek Ph 6
12-00500129**

- SCALE:** 22 lots on 61.907 acres
- LOCATION:** 9500 Rock Prairie Rd, generally located north of Phases 1-4 and west of Rock Prairie Road.
- ZONING:** A-OR Rural Residential Subdivision
- APPLICANT:** Joe Johnson, Owner
- PROJECT MANAGER:** Teresa Rogers, Staff Planner
trogers@cstx.gov
- PROJECT OVERVIEW:** The original Williams Creek Master Development was approved in May 2004, then revised in September 2005 to include additional residential acreage that was previously shown as part of a large reserve tract. The Preliminary Plat for Phases 5, 6, & 7 of the Williams Creek Subdivision was approved by the Planning and Zoning Commission in June 2006. Phases 5 and 7 have since been final platted. That Preliminary Plat application has since expired, requiring the applicant to submit a new application for Phase 6.
- RECOMMENDATION:** Staff recommends approval of the waiver request to forgo rear ten (10) foot public utility easements because a majority of the large acreage lots following an existing drainage way of Carters Creek. Additionally, all utility services can be adequately provided in the utility easements located at the front of the lots. If the waiver is approved, Staff recommends approval of the Preliminary Plan. If the waiver request is denied, the Preliminary Plan must be denied unless the applicant complies with the Unified Development Ordinance and provides public utility easements.



PRELIMINARY
PLAN

Case: 12-129

WILLIAMS CREEK PH6

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation: November 2002
Zoning: A-OR Rural Residential Subdivision
Site development: Vacant

COMMENTS

Water: The subject property is proposed to be served by Wellborn Special Utility District.

Sewer: There are currently no existing sanitary sewer mains available to serve the property. On-Site Sewage Facilities are proposed to provide sewer service. These facilities must be permitted through the Brazos County Health Department.

Off-site Easements: No off-site easements are being proposed at this time.

Drainage: The site drains generally to the north and east within the Carters Creek Drainage Basin. At the time of final platting, further drainage analysis will be required to verify compliance with the City's drainage ordinance and design standards.

Flood Plain: Portions of the subdivision lie within the special flood hazard area according to FEMA Insurance Rate Maps for Brazos County.

Greenways: No greenway dedication is required or proposed.

Pedestrian Connectivity: A multi-use path is shown on the Bike, Pedestrian, Greenways Master Plan and is proposed to run along Carters Creek. It is anticipated this will be provided on the other side of the creek when the adjacent property develops.

Bicycle Connectivity: A multi-use path is shown on the Bike, Pedestrian, Greenways Master Plan and is proposed to run along Carters Creek. It is anticipated this will be provided on the other side of the creek when the adjacent property develops.

Streets: The Thoroughfare Plan designates William D. Fitch Parkway as a Major Arterial and Rock Prairie Road as Major Collector. The main entrance to the existing phases (Williams Creek Drive) is from William D. Fitch Parkway. Two additional access points also exist off Rock Prairie Road.

Oversize Request: None requested.

Parkland Dedication Fees: Fees in lieu of Parkland Dedication are required at \$1,261 per single-family lot. These fees will be due before the Final Plat is filed.

Impact Fees: N/A

REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:** The subject property is designated Estate and Natural Areas – Reserved on the Comprehensive Plan. The Preliminary Plan proposes acreage single-family lots which are in compliance with the City's Comprehensive Plan and the A-OR Rural Residential Subdivision Zoning District contained in the Unified Development Ordinance.
2. **Compliance with Subdivision Regulations:** As proposed, the plan requires a waiver to the subdivision regulations contained in the Unified Development Ordinance.

Section 8.2.1.2.a.2 Utility Easements of the Unified Development Ordinance requires a ten (10) foot utility easement along the side and rear of all lots. The applicant is requesting that no utility easement be located at the rear of the subdivision lots.

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;**

There is a special circumstance for this property because Carters Creek is located along the property line. Many of the rear lot lines follow Carters Creek and are located in the floodplain and are large acreage lots making it difficult to provide utilities within the creek.

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

The applicant stated that the waiver is necessary in order to preserve the existing vegetation along the stream banks and reduce the potential for erosion in these areas.

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

All utility services can be adequately provided in the utility easements located at the front of the lots. All service providers have agreed that the rear lot easements are not necessary in order to provide service to these lots or adjacent properties.

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

All utility services can be adequately provided in the utility easements located at the front of the lots. All service providers have agreed that the rear lot

easements are not necessary in order to provide service to these lots or adjacent properties.

STAFF RECOMMENDATION

Staff recommends approval of the waiver to forgo rear ten (10) foot public utility easements because a majority of the large acreage lots following an existing drainage way of Carters Creek. Additionally, all utility services can be adequately provided in the public utility easements located at the front of the lots. If the waiver is approved, Staff recommends approval of the Preliminary Plan. If the waiver request is denied, the Preliminary Plan must be denied unless the applicant complies with the UDO and provides rear lot public utility easements.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan



FOR OFFICE USE ONLY	
CASE NO.:	<u>12-129</u>
DATE SUBMITTED:	<u>9.10.12</u>
TIME:	<u>8:53</u>
STAFF:	<u>TR</u>

Revised

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.
- ~~N/A~~ 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 N/A

NAME OF PROJECT Williams Creek Subdivision - Phase 6

ADDRESS Williams Creek Drive, College Station, Texas

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

On Williams Creek Drive adjacent to Williams Creek Subdivision Phase 3 and Phase 5.

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

Name Joe Johnson E-mail joejohnson1889@hotmail.com

Street Address P.O. Box 800

City Coleman State TX Zip Code 76834

Phone Number 979-229-0310 Fax Number 325-357-4414

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

Name Joseph S Johnson & Janet M Johnson E-mail joejohnson1889@hotmail.com

Street Address P.O. Box 800

City Coleman State TX Zip Code 76834

Phone Number 979-229-0310 Fax Number 325-357-4414

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering, LLC. E-mail joeschultz84@verizon.net

Street Address 2730 Longmire Drive, Suite A

City College Station State TX Zip Code 77845

Phone Number 979-764-3900 Fax Number 979-764-3910

Total Acreage 61.907 Total No. of Lots 22 R-O-W Acreage 4.71

Number of Lots By Zoning District 22 / A-OR / /

Average Acreage Of Each Residential Lot By Zoning District:

1.5 AC / A-OR / /

Floodplain Acreage 20.94

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? FEE

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

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

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

Yes

No

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

Project Name: _____

City Project Number (in known): _____

Date / Timeframe when submitted: _____

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

1) Waiver to requirement for a 10' or 20' wide Public Utility Easement along the rear lot lines as required by UDO Section 8.2.1.2 Utility Easements a.2) Rural Residential Subdivisions and b. Additional Utility Easements for Lots 25 through 41 of Block 7.

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.

The majority of these lots have a rear lot line that follows an existing drainageway or Carters Creek and the placement of utility lines along these lot lines will destroy the existing trees and increase the potential for erosion of the stream bank.

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

In order to preserve the existing vegetation along the stream banks and reduce the potential for erosion in these areas these easement should not be granted. The rear lot line easements were not provided in the other Phases of the Williams Creek Subdivision and no utility providers have needed additional easements.

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.

All necessary utility services will be provide to these lots from the front of the lot along the street. The width of the utility easements along the front of the lots will be adequate for all utility providers and the granting of this waiver will not be detrimental to the public health, safety or welfare, or injurious to other property in the are or to the City in administering subdivision regulations.

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

This is the last phase of Williams Creek Subdivision so the adjacent property is already developed except for the Kacal tract which is floodplain for approximately 1,500' so connection of utilities between these developments is not needed. The granting of this waiver will no have the effect of preventing orderly subdivision of other land in the area.

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

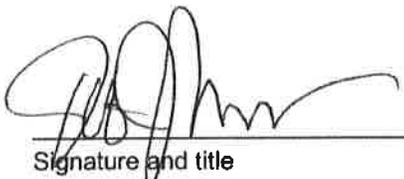
1. An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
2. The presence of unique or unusual topographic, vegetative, or other natural conditions exist so that strict adherence to the sidewalk requirements of the UDO is not physically feasible or is not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

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

Detailed explanation of condition identified above:

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

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



 Signature and title

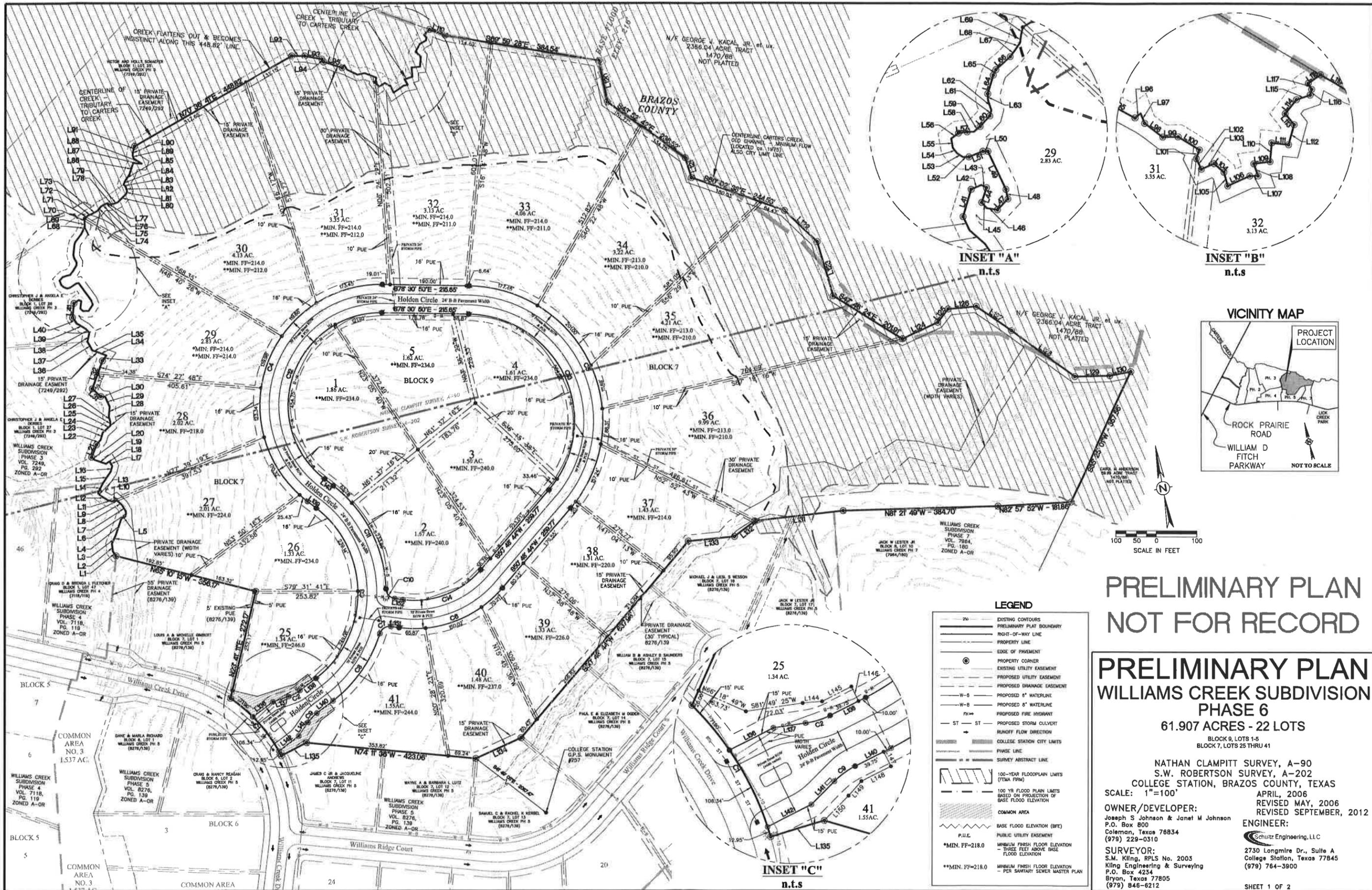
Joe Johnson - Owner

6-18-12

 Date


 Janet Johnson - Owner

6-18-12



12:29
9:24
9:16
PK

NOTES:

- OWNERSHIP OF THIS TRACT IS FOUND IN VOL. 6576, PG. 220 OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS.
- THE BASIS OF BEARINGS IS TRUE NORTH DETERMINED BY SOLAR OBSERVATION AND CALCULATED USING THE HOUR-ANGLE METHOD, WHILE OBSERVING ϕ LATITUDE: $30^{\circ}35'13''$, LONGITUDE: $96^{\circ}14'41''$ ON OCT. 12, 1991, USING THREE DIRECT AND REVERSE POSITIONS WITH ROELOFFS' PRISM.
- A PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 4804100350E, EFFECTIVE DATE: MAY 16, 2012. FLOODPLAIN SHOWN HEREON IS SCALED FROM SAID MAP. ALSO SHOWN IS THE FLOODPLAIN DETERMINED BY PROJECTING THE BASE FLOOD ELEVATION, BFE.
- ZONING FOR THIS TRACT IS RURAL RESIDENTIAL SUBDIVISION (A-OR).
- THE STREETS FOR THIS DEVELOPMENT WILL BE CONSTRUCTED TO THE RURAL STREET STANDARDS PER THE BCS UNIFIED DESIGN GUIDELINES.
- IN ACCORDANCE WITH THE CITY OF COLLEGE STATION DRAINAGE POLICY & DESIGN STANDARDS, STORM RUNOFF FROM THIS DEVELOPMENT WILL BE DISCHARGED DIRECTLY INTO EXISTING DEFINED DRAINAGES LOCATED ENTIRELY WITHIN THIS DEVELOPMENT, WHICH ARE IN OR FLOW INTO THE FLOODPLAIN AND THEN INTO CARTER'S CREEK. DRAINAGE EASEMENTS WILL BE PROVIDED AS REQUIRED BY SECTION 8.2.1 OF THE UNIFIED DEVELOPMENT ORDINANCE.
- SIDEWALKS ARE NOT REQUIRED ON RURAL RESIDENTIAL STREETS AND ARE NOT PROPOSED FOR THIS SUBDIVISION.
- THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WELLBORN SPECIAL UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
- A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
- ALL OF THE RESIDENTIAL LOTS IN THE WILLIAMS CREEK SUBDIVISION WILL BE AT LEAST 1 ACRE IN SIZE (NOT INCLUDING LOT AREA WITHIN THE FLOODPLAIN AND DRAINAGE EASEMENTS) AND WILL HAVE AN ON-SITE SEWAGE DISPOSAL SYSTEM (PRIVATE SEPTIC SYSTEMS) DESIGNED TO MEET ALL REQUIREMENTS OF THE BRAZOS COUNTY HEALTH DEPARTMENT. NO PRIVATE SEWER FACILITY MAY BE INSTALLED ON ANY LOT IN THIS SUBDIVISION WITHOUT THE ISSUANCE OF A LICENSE BY THE BRAZOS COUNTY HEALTH UNIT UNDER THE PROVISIONS OF THE PRIVATE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.004 OF THE TEXAS WATER CODE.
- ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
- ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
- PER THE U.D.O. SECTION 5.2 RESIDENTIAL DIMENSION STANDARDS, MINIMUM LOT SIZE AND BUILDING SETBACKS FOR A-OR ZONING ARE AS FOLLOWS: 1 ACRE MINIMUM LOT AREA, 50' FRONT SETBACK, 20' SIDE SETBACK, 16' SIDE STREET SETBACK, AND 50' REAR SETBACK.
- THERE SHALL BE A 10' EASEMENT CENTERED ALONG ALL SIDE LOT LINES.
- DRIVEWAY CULVERTS SHALL COMPLY WITH CITY OF COLLEGE STATION DETAILS AND SPECIFICATIONS.
- RESIDENTIAL STRUCTURES CONSTRUCTED WITHIN RURAL RESIDENTIAL SUBDIVISIONS SHALL:
 - NOT BE LOCATED MORE THAN 500' FROM THE PUBLIC STREET, IF THEY ARE LOCATED A DISTANCE GREATER THAN 500' FROM THE PUBLIC STREET, THEN A 20' WIDE ALL-WEATHER SURFACE, MEETING CURRENT ENGINEERING STANDARDS SHALL BE PROVIDED TO THE STRUCTURE PRIOR TO BRINGING COMBUSTIBLES ON-SITE.
 - NOT BE LOCATED MORE THAN 2000' OFF A PUBLIC STREET UNLESS APPROVED BY THE FIRE MARSHAL. THIS SHALL BE ALLOWED ONLY IN THE CASE OF UNUSUAL TOPOGRAPHY. FURTHER, ANY BRIDGE OR CULVERT INSTALLED ON ROADWAYS OR ON AN INDIVIDUAL LOT, WHERE THE STRUCTURE IS LOCATED MORE THAN 500' FROM THE PUBLIC STREET, MUST BE DESIGNED TO HANDLE EMERGENCY TRAFFIC LOADING.
- ANY DEVELOPMENT BY INDIVIDUAL LOT OWNERS IN THE FLOODPLAIN WILL REQUIRE COMPLIANCE WITH FEMA FLOODPLAIN REGULATIONS AND CITY OF COLLEGE STATION DRAINAGE ORDINANCES AND POLICIES.
- A HOMEOWNERS ASSOCIATION (HOA) WILL BE CREATED FOR PHASE 6 TO MEET THE FOLLOWING REQUIREMENTS:
 - A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED WITH DIRECT RESPONSIBILITY TO, AND CONTROLLED BY, THE PROPERTY OWNERS INVOLVED TO PROVIDE FOR OPERATION, REPAIR AND MAINTENANCE OF ALL COMMON AREAS, FENCES, WALLS, GATE EQUIPMENT, LANDSCAPING, AND ALL OTHER COMMON FACILITIES, INCLUDING PRIVATE STREETS AND SIDEWALKS, WHICH ARE PART OF THE SUBDIVISION (THE "COMMON FACILITIES").
 - ALL PROPERTY OWNERS WITHIN AN EXISTING RESIDENTIAL AREA THAT IS PROPOSED TO BE GATED SHALL AGREE TO BECOME MEMBERS OF AN OPERATIVE HOMEOWNERS ASSOCIATION (HOA).
 - THE HOA SHALL PREPARE AND FILE FOR RECORD A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT REPAIR AND MAINTENANCE OF THE COMMON FACILITIES AND DEMONSTRATING THAT THE ASSOCIATION IS SELF-PERPETUATING AND ADEQUATELY FUNDED TO ACCOMPLISH ITS PURPOSE.
 - THE BUDGET FOR THE HOA SHALL INCLUDE A FUND RESERVED FOR THE REPAIR AND MAINTENANCE OF COMMON FACILITIES IN THE AMOUNT APPROVED BY THE CITY STAFF.
 - THE LEGAL INSTRUMENT ESTABLISHING THE HOMEOWNERS ASSOCIATION, STREET MAINTENANCE AGREEMENT, THE APPROVAL OF THE RESERVE FUND BY THE CITY ENGINEER OR DIRECTOR OF PUBLIC WORKS, AND WRITTEN PERMISSION FOR THE CITY'S ACCESS TO THE SUBDIVISION WILL BE SUBMITTED FOR APPROVAL BY THE CITY ATTORNEY PRIOR TO THE SUBMISSION OF THE FINAL PLAT.
- VEHICLE ACCESS SHALL BE PROVIDED ON PRIVATE ROADWAYS AT ALL TIMES FOR POLICE, FIRE, CITY INSPECTION, MAIL DELIVERY, GARBAGE PICKUP, DIAL-A-RIDES, UTILITY, SCHOOL BUSES, AND OTHER HEALTH AND SAFETY RELATED VEHICLES. ACCESS WILL NOT REQUIRE DRIVERS TO EXIT THEIR VEHICLES.
- ALL GATE MECHANICAL OR MANUAL OPERATING FUNCTIONS SHALL MEET FIRE DEPARTMENT REQUIREMENTS AND PROVIDE PASSAGE WITH UNOBSTRUCTED VERTICAL CLEARANCE.
- EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2" IN CALIPER OR 1 TREE OF 4" CALIPER PER ORDINANCE NO. 3222.
- THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE ADJACENT LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION. NO STRUCTURES OR FENCES SHALL BE PLACED IN THE EASEMENTS THAT COULD BLOCK OR RESIST FLOW.

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C2	32.18'	100.00'	018°28'06"	16.23'	32.04'	N72°38'22"E
C3	488.23'	285.00'	105°33'34"	348.87'	422.05'	N10°38'32"E
C4	782.19'	300.00'	143°39'28"	613.99'	870.08'	N29°39'27"E
C5	786.15'	335.00'	129°19'34"	707.51'	805.55'	S13°51'03"E
C6	286.10'	285.00'	057°31'00"	158.41'	274.24'	S79°34'14"W
C10	35.08'	25.00'	080°24'21"	21.13'	32.27'	N31°28'08"W
C12	578.88'	230.00'	143°39'28"	700.73'	437.08'	N29°39'27"E
C13	598.15'	285.00'	129°19'34"	558.88'	478.02'	S13°51'03"E
C14	215.83'	215.00'	057°31'00"	117.99'	206.88'	S79°34'14"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	13.53'	N25° 22' 09.19"W
L2	19.19'	N3° 31' 51.30"E
L3	24.26'	N34° 06' 39.21"E
L4	42.34'	N28° 02' 13.43"E
L5	13.02'	N73° 10' 23.38"E
L6	11.05'	N8° 05' 09.88"E
L7	17.33'	N20° 28' 28.06"W
L8	12.40'	N35° 19' 39.91"W
L9	9.19'	N38° 23' 20.81"W
L10	10.35'	S72° 56' 17.69"W
L11	11.22'	N61° 13' 43.87"W
L12	21.14'	N48° 30' 21.54"W
L13	9.39'	N30° 49' 56.83"W
L14	26.83'	N37° 28' 15.28"E
L15	34.73'	N44° 16' 41.45"E
L16	14.13'	N25° 08' 18.02"E
L17	13.36'	N20° 12' 39.51"W
L18	10.48'	S68° 55' 53.87"W
L19	29.78'	N80° 32' 47.93"W
L20	9.58'	N38° 06' 53.74"W
L21	33.20'	N32° 01' 24.49"E
L22	18.80'	N48° 04' 37.53"E
L23	18.49'	N28° 33' 56.98"E
L24	14.82'	N57° 48' 34.11"E
L25	11.12'	N57° 44' 00.65"E
L26	9.53'	N8° 39' 06.24"E
L27	13.58'	N5° 02' 18.32"W
L28	24.49'	N15° 10' 37.22"E
L29	26.86'	N14° 10' 53.36"W
L30	10.84'	N72° 44' 58.33"W
L31	28.20'	N37° 15' 16.45"W
L32	73.78'	N30° 08' 22.81"E
L33	18.82'	N48° 40' 43.99"E
L34	27.88'	N58° 38' 30.88"W
L35	6.89'	N82° 65' 30.23"W
L36	25.08'	N18° 36' 47.78"W
L37	23.07'	N22° 25' 01.72"E
L38	12.84'	N34° 22' 08.77"W
L39	25.48'	N48° 37' 21.87"W
L40	18.79'	N25° 43' 12.48"W
L41	35.23'	N16° 28' 44.72"E
L42	13.70'	N88° 38' 34.15"E
L43	7.15'	S61° 36' 29.88"E
L44	19.05'	S17° 29' 02.12"W
L45	9.17'	S40° 15' 55.58"E
L46	13.59'	S81° 13' 52.18"E
L47	18.88'	N44° 05' 59.95"E
L48	12.01'	N11° 43' 38.45"W
L49	52.13'	N25° 48' 06.65"W
L50	6.11'	N89° 07' 07.98"W
L51	18.54'	S67° 43' 00.93"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L52	7.48'	S89° 06' 28.88"W
L53	8.74'	N57° 31' 38.81"W
L54	8.38'	N37° 57' 45.03"W
L55	11.80'	N9° 55' 05.38"W
L56	11.19'	N52° 19' 28.77"E
L57	10.85'	N81° 57' 42.29"E
L58	8.30'	N88° 05' 08.89"E
L59	9.98'	N49° 45' 46.70"E
L60	17.79'	N42° 11' 58.92"E
L61	7.50'	N15° 00' 28.25"E
L62	12.78'	N18° 44' 15.67"W
L63	8.14'	N2° 47' 21.58"W
L64	24.09'	N18° 23' 18.38"E
L65	7.58'	N25° 42' 37.82"E
L66	24.23'	N48° 03' 29.88"E
L67	11.85'	N38° 42' 00.88"E
L68	9.73'	N34° 25' 38.44"E
L69	8.06'	N8° 25' 43.47"E
L70	11.51'	N11° 35' 48.47"E
L71	11.88'	N58° 35' 21.37"E
L72	7.85'	N81° 25' 03.32"E
L73	18.01'	N71° 37' 44.31"E
L74	13.55'	N48° 17' 12.32"E
L75	10.98'	N88° 48' 49.35"E
L76	7.57'	N81° 47' 27.45"E
L77	4.45'	S37° 05' 38.60"E
L78	12.43'	S88° 54' 50.49"E
L79	9.76'	N79° 51' 40.23"E
L80	28.89'	N55° 25' 08.81"E
L81	8.94'	N28° 43' 29.32"E
L82	11.40'	N8° 33' 46.55"W
L83	7.47'	N31° 22' 35.65"W
L84	8.90'	N30° 18' 45.07"E
L85	19.81'	N45° 30' 43.62"E
L86	28.88'	N28° 23' 08.02"E
L87	21.30'	S75° 51' 24.04"E
L88	23.87'	N48° 50' 57.42"W
L89	8.67'	N5° 14' 22.01"W
L90	10.54'	N17° 52' 56.42"E
L91	11.78'	N27° 41' 59.90"E
L92	32.31'	S79° 35' 15.86"E
L93	43.18'	S99° 11' 20.80"E
L94	8.36'	S23° 27' 08.97"E
L95	48.37'	S81° 40' 55.17"E
L96	8.58'	N50° 03' 51.42"E
L97	13.22'	S21° 36' 14.59"E
L98	28.85'	S54° 05' 30.01"E
L99	18.71'	N89° 15' 30.34"E
L100	30.87'	S58° 38' 30.20"E
L101	11.53'	S19° 59' 27.87"W
L102	14.83'	S28° 27' 22.19"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L103	17.43'	N88° 58' 09.00"E
L104	16.24'	S49° 39' 36.23"E
L105	17.62'	S15° 32' 14.42"E
L106	30.38'	N85° 51' 28.24"E
L107	10.45'	N89° 13' 48.40"E
L108	15.82'	N19° 45' 47.60"W
L109	20.45'	N82° 18' 12.42"E
L110	23.17'	N5° 15' 35.87"E
L111	21.02'	S84° 24' 14.95"E
L112	25.69'	N15° 28' 25.30"E
L113	17.35'	N38° 43' 45.85"W
L114	22.18'	N38° 32' 00.70"E
L115	17.94'	N71° 12' 08.87"E
L116	7.37'	N15° 25' 44.61"E
L117	8.54'	N29° 05' 38.99"W
L118	18.58'	N54° 55' 34.90"E
L119	41.88'	S59° 38' 53.48"E
L120	104.58'	S1° 08' 28.08"E
L121	51.88'	S7° 06' 07.74"E
L122	111.88'	S38° 14' 59.54"E
L123	139.70'	S5° 55' 41.12"E
L124	85.97'	N78° 07' 04.88"E
L125	42.02'	N48° 53' 20.85"E
L126	69.90'	S85° 08' 32.86"E
L127	106.52'	S45° 34' 37.93"E
L128	183.94'	S43° 41' 46.75"E
L129	89.71'	S80° 57' 33.32"E
L130	53.21'	N89° 17' 48.61"E
L131	222.31'	N88° 13' 11.72"W
L132	63.20'	S82° 58' 45.51"W
L133	114.90'	N85° 30' 09.80"W
L134	122.81'	S78° 02' 21.26"W
L135	70.00'	S73° 13' 39.85"W
L136	81.45'	N83° 23' 18.93"E
L137	40.69'	N81° 49' 24.74"E
L138	49.78'	N83° 23' 18.93"E
L139	27.00'	N42° 10' 15.29"W
L140	49.75'	S83° 23' 18.93"W
L141	40.69'	S44° 57' 13.11"W
L142	61.45'	S83° 23' 18.93"W
L143	27.00'	N42° 10' 15.29"W
L144	24.21'	S84° 49' 36.76"W
L145	40.93'	S83° 23' 18.93"W
L146	20.00'	N28° 36' 41.07"W
L147	20.00'	S28° 36' 41.07"E
L148	40.93'	N83° 23' 18.93"E
L149	24.21'	N41° 57' 01.10"E
L150	43.28'	N44° 39' 05.24"E
L151	20.71'	N71° 40' 18.53"W
L152	20.71'	N71° 40' 18.53"W

PRELIMINARY PLAN
NOT FOR RECORD

PRELIMINARY PLAN
WILLIAMS CREEK SUBDIVISION
PHASE 6

61.907 ACRES - 22 LOTS

BLOCK 9, LOTS 1-5
BLOCK 7, LOTS 26 THRU 41

NATHAN CLAMPITT SURVEY, A-90
S.W. ROBERTSON SURVEY, A-202
COLLEGE STATION, BRAZOS COUNTY, TEXAS
SCALE: 1"=100' APRIL, 2006
OWNER/DEVELOPER: REVISOR: REVISOR: REVISOR:
Joseph S Johnson & Janet M Johnson REVISOR: REVISOR: REVISOR: REVISOR:
P.O. Box 800 ENGINEER:
Coleman, Texas 76834 (979) 229-0310 Schultz Engineering, LLC
SURVEYOR: 2730 Langmire Dr., Suite A
S.M. Kilg, RPLS No. 2003 Kiling Engineering & Surveying
P.O. Box 4234 (979) 764-3900
Bryan, Texas 77805 (979) 846-6212
SHEET 2 OF 2



**PRELIMINARY PLAN
for
The Barracks II
12-00500141**

- SCALE:** 343 lots on 91.32 acres
- LOCATION:** 3100 Haupt Rd
- ZONING:** PDD Planned Development District
- APPLICANT:** Heath Phillips, Heath Phillips Investments, LLC.
- PROJECT MANAGER:** Matt Robinson, AICP, Senior Planner
mrobinson@cstx.gov
- PROJECT OVERVIEW:** This preliminary plan is a revision to the already approved preliminary plan. Revisions include phasing changes and adjustment of street and lot layout due to U.S. Army Corps of Engineers requirements. A portion of parkland has been abandoned to accommodate a future right-of-way, but additional park land dedication is being provided in the same area to offset the loss of park land.
- RECOMMENDATION:** Staff recommends approval of the preliminary plan.



PRELIMINARY PLAN
Case: 12-141

THE BARRACKS II

DEVELOPMENT REVIEW

DEVELOPMENT HISTORY

- Annexation:** 2002
- Zoning:** A-O Agricultural Open upon annexation; A-O Agricultural Open to PDD Planned Development District (2011); PDD Planned Development District to PDD Planned Development District to revise layout and add additional use (2012).
- Site development:** Phase 100 was final platted in 2012 and construction of townhomes has taken place.

COMMENTS

- Water:** The subject tract is located in Wellborn Water's service area. Future development of the tract will have to meet the City's minimum fire flow requirements.
- Sewer:** The subject tract is located adjacent to a 12-inch sanitary sewer main which runs along the south and east property boundaries. The tract is located in the Steeplechase Sanitary Sewer Impact Fee Area that gravity flows into the Bee Creek Trunk Line. This respective trunk line's sub-basin currently serves many developments along FM 2818, from areas east of Wellborn Road, to the Carters Creek Wastewater Treatment Plant. Much of the existing trunk line was constructed in 1973 and was shown to have several surcharging line segments in the 2011 HDR Sanitary Sewer Collection System Master Plan Update. The City is currently in the process of initializing a capital improvement project entitled the 'Bee Creek Relief Line' that will install a larger diameter gravity line to increase the system capacity of the overall sub-basin in order to accept the ultimate build-out demand anticipated in this respective area. This trunk line capacity increase is necessary to proactively prevent surcharge events, and customer service disruptions. Preliminary analysis of this area has identified that the existing sanitary sewer capacity can support the increased sanitary sewer demand from the proposed development; however, future demands in this respective sub-basin will need to be evaluated as development occurs.
- Off-site Easements:** None known at this time.
- Drainage:** The subject tract is in the Bee Creek Tributary "B" drainage basin. Future development of the tract will have to meet the requirements of the City Storm Water Design Guidelines. The three detention facilities illustrated on the preliminary plan are to serve the entire subdivision and are proposed to be constructed with the initial phases of construction.
- Flood Plain:** The subject tract is not located within a FEMA regulated Special Flood Hazard Area per FEMA FIRM panel 182C.
- Greenways:** No greenway area is required or proposed.

Pedestrian Connectivity: Sidewalks will be constructed on both sides of all streets within the development.

Bicycle Connectivity: Bike lanes will be provided along Deacon Drive (Major Collector), General Parkway (Minor Collector) and Towers Parkway (Minor Collector) in accordance with the Bicycle, Pedestrian, Greenways Master Plan.

Streets: The subject tract is located adjacent to Old Wellborn Road (local) to the east and Holleman Drive South (future 4 Lane Major Collector – Suburban Context) to the west. Three future thoroughfares bi-sect the property: Deacon Drive (3-Lane Major Collector – Urban Context), General Parkway (2-Lane Minor Collector – Suburban/Urban Context) & Towers Parkway (2-Lane Minor Collector – Suburban/Urban Context) adjacent to the school district owned property.

Oversize Request: The applicant has shown interest in oversized participation in order to provide adjacent tracts with adequate post development sanitary sewer capacity; however, no formal request has been made at this time.

Parkland Dedication Fees: Neighborhood park land dedication was provided with the first phase of development. Neighborhood park developments fees and community park land and development fees totaling \$987 per residential lot will be due upon filing of each final plat.

Impact Fees: The subject tract is located within the Steeplechase Sanitary Sewer Impact Fee Area and will be required \$357.74/LUE with building permits.

REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:** The preliminary plan is in compliance with the Comprehensive Plan and the Unified Development Ordinance.
2. **Compliance with Subdivision Regulations:** The preliminary plan is in compliance with the Subdivision Regulations contained within the Unified Development Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the preliminary plan.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>12-141</u>
DATE SUBMITTED:	<u>7-6-12</u>
TIME:	<u>12:00</u>
STAFF:	<u>RK</u>

PRELIMINARY PLAN APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

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

Date of Optional Preapplication Conference _____

NAME OF PROJECT The Barracks II Subdivision

ADDRESS 3100 Haupt Road, College Station

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

Generally located north of Rock Prairie Road between Wellborn Road and Holleman Drive South.

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

Name Heath Phillips E-mail heath_superiorstructures@

Street Address 3302 General Parkway yahoo.com

City College Station State Texas Zip Code 77845

Phone Number 979229-5906 Fax Number 979-690-1041

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

Name Heath Phillips Investments, LLC E-mail _____

Street Address (same as above)

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Phillips Engineering, Kent Laza P.E. Manager E-mail klaza@phillipsengineeringbcs

Street Address 4490 Castlegate Drive .com

City College Station State Texas Zip Code 77845

Phone Number 979-690-3141 Fax Number 979-690-1041

Total Acreage ~~91.32~~ 91.32 Total No. of Lots 343 R-O-W Acreage 18.55

Number of Lots By Zoning District 343 / PDD / / /

Average Acreage Of Each Residential Lot By Zoning District:

3375 sf / PDD 5940 sf / PDD 3.84 ac / PDD / /

Floodplain Acreage none

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? both

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 Barracks II Subdivision

City Project Number (in known): _____

Date / Timeframe when submitted: January, 2011

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

Regarding the waiver request, explain how:

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

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

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

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

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

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

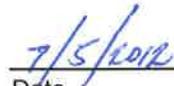
- 6. The proposed development is within an older residential subdivision meeting the criteria in Platting and Replatting within Older Residential Subdivisions Section of the UDO; or
- 7. The proposed development contains frontage on a Freeway / Expressway as designated by Map 6.6, Thoroughfare Plan -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

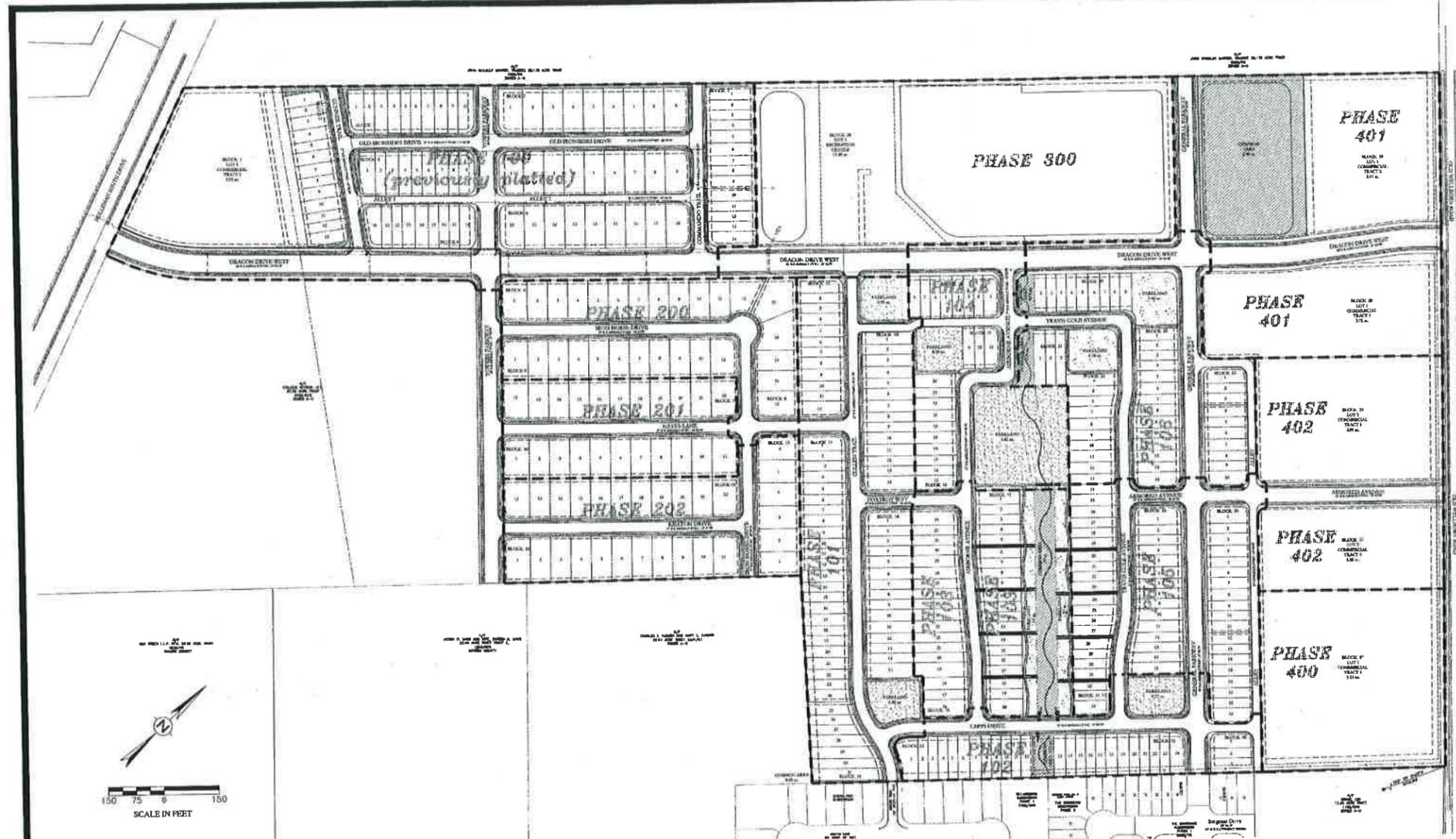
Detailed explanation of condition identified above:

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

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


Signature and title


Date



METES AND BOUNDS DESCRIPTION OF A 108.9 ACRE TRACT CRAWFORD BURNETT LEAGUE, A-7 COLLEGE STATION, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE CRAWFORD BURNETT LEAGUE, ABSTRACT NO. 7, COLLEGE STATION, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE REMAINDER OF A CALLED 136.063 ACRE TRACT AS DESCRIBED BY A DEED TO L. M. HAUFF, JR. AND WIFE, YVELLE A. HAUFF, RECORDED IN VOLUME 171, PAGE 392 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND THE REMAINDER OF A CALLED 23.97 ACRE TRACT AS DESCRIBED BY A DEED TO LEWIS M. HAUFF, JR. RECORDED IN VOLUME 293, PAGE 788 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST CORNER OF OLD WELLSBORO ROAD MARKING THE EAST CORNER OF SAID REMAINDER OF 136.063 ACRE TRACT AND THE NEEDED CORNER OF A CALLED 12.40 ACRE TRACT AS DESCRIBED BY A DEED TO G. G. GAGLE, LTD. RECORDED IN VOLUME 1136, PAGE 570 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 41° 17' 34" W ALONG THE COMMON LINE OF SAID REMAINDER OF 136.063 ACRE TRACT AND SAID 12.40 ACRE TRACT FOR A DISTANCE OF 517.37 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 12.40 ACRE TRACT AND THE NORTH CORNER OF THE REMAINDER OF A CALLED 8.81 ACRE TRACT AS DESCRIBED BY A DEED TO GREENS PEARL INVESTORS, LTD. RECORDED IN VOLUME 841, PAGE 22 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 41° 52' 58" W ALONG THE COMMON LINE OF SAID REMAINDER OF 136.063 ACRE TRACT AND SAID REMAINDER OF 8.81 ACRE TRACT FOR A DISTANCE OF 429.64 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID REMAINDER OF 8.81 ACRE TRACT AND THE REMAINDER OF A CALLED 3.0 ACRE TRACT AS DESCRIBED BY A DEED TO GREENS PEARL INVESTORS, LTD. RECORDED IN VOLUME 831, PAGE 256 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 41° 18' 46" W ALONG THE COMMON LINE OF SAID REMAINDER OF 136.063 ACRE TRACT AND SAID REMAINDER OF 3.0 ACRE TRACT FOR A DISTANCE OF 124.14 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF WILLIAMDALE BETHUNE, PHASE 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 792, PAGE 206 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 41° 30' 18" W ALONG THE COMMON LINE OF SAID REMAINDER OF 136.063 ACRE TRACT AND WILLIAMDALE BETHUNE, PHASE 1, AND THE REMAINDER OF A CALLED 20.25 ACRE TRACT AS DESCRIBED BY A DEED TO ROBBIE ROBINSON, LTD. RECORDED IN VOLUME 646, PAGE 92 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 67.46 FEET TO A 1/2 INCH IRON ROD FOUND MARKING AN EAST-WEST CURVE OF A CALLED 22.07 ACRE TRACT AS DESCRIBED BY A DEED TO CHARLES L. TURNER AND MARY E. TURNER RECORDED IN VOLUME 331, PAGE 61 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 49° 58' 35" W ALONG THE COMMON LINE OF SAID REMAINDER OF 136.063 ACRE TRACT AND SAID 22.07 ACRE TRACT FOR A DISTANCE OF 562.09 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 22.07 ACRE TRACT;

THENCE: S 41° 21' 38" W CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 136.063 ACRE TRACT AND SAID 22.07 ACRE TRACT FOR A DISTANCE OF 801.59 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST CORNER OF A CALLED 23.00 ACRE TRACT DESCRIBED AS TRACT 2 BY A DEED TO IRONBY P. MAYO AND WIFE, SANDRA K. MAYO RECORDED IN VOLUME 1253, PAGE 78 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE EAST CORNER OF A CALLED 27.017 ACRE TRACT DIVIDED OUT OF SAID REMAINDER OF 136.063 ACRE TRACT, SAID 27.017 ACRE TRACT NOT YET FILED OF RECORD AT THE TIME OF THIS DESCRIPTION;

THENCE: THROUGH SAID REMAINDER OF 136.063 ACRE TRACT AND ALONG THE NORTHEAST AND NORTHWEST LINES OF SAID 27.017 ACRE TRACT FOR THE FOLLOWING CALLS:

N 47° 43' 18" W FOR A DISTANCE OF 898.64 FEET TO A 1/2 INCH IRON ROD FOUND;

S 42° 56' 01" W FOR A DISTANCE OF 803.33 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 468.50 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25° 02' 43" FOR AN ARC DISTANCE OF 204.79 FEET (CHORD BEARS S 55° 28' 04" W - 203.17 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

S 67° 52' 33" W FOR A DISTANCE OF 30.24 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF JONES DUTLER ROAD MARKING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 72° 02' 47" W ALONG THE NORTHEAST LINE OF JONES BUTLER ROAD, SAME BEING THE SOUTHWEST LINE OF SAID REMAINDER OF 3.3 ACRE TRACT, FOR A DISTANCE OF 412.84 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID REMAINDER OF 3.3 ACRE TRACT AND A CALLED 28.25 ACRE TRACT AS DESCRIBED BY A DEED TO JOHN WHEELER BARBER, TRUSTEE, RECORDED IN VOLUME 783, PAGE 96 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

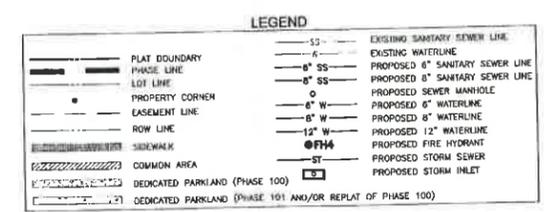
THENCE: N 42° 14' 17" E ALONG THE COMMON LINE OF SAID REMAINDER OF 3.3 ACRE TRACT AND SAID REMAINDER OF 28.25 ACRE TRACT AND SAID 28.25 ACRE TRACT FOR A DISTANCE OF 340.74 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF THE REMAINDER OF 136.063 ACRE TRACT;

THENCE: S 47° 04' 17" E ALONG THE SOUTHWEST LINE OF OLD WELLSBORO ROAD FOR A DISTANCE OF 187.94 FEET TO THE POINT OF BEGINNING CONTAINING HEREIN ACRES OF LAND, MORE OR LESS, AS SHOWN ON THE GROUND MARKED. SEE PLAT PREPARED MARCH 2010, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

HEAD KERR REGISTERED PROFESSIONAL LAND SURVEYOR NO. 492

GENERAL NOTES

- THE BEARING SYSTEM SHOWN HEREON IS REFERRED TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT PROJECTION, CENTRAL ZONE, AND AS MONUMENTED ON THE GROUND.
- THIS PROPERTY IS CURRENTLY ZONED PDD. THE RESIDENTIAL LOTS AND COMMERCIAL TRACTS WILL MEET ALL REQUIREMENTS OF THE APPROVED PDD ZONING.
- BLOCK LENGTHS OF UP TO 1000 FEET WILL BE PERMITTED ON TWO BLOCKS DESIGNATED AS 9F BLOCK 8 AND 10F BLOCK 14. A BLOCK ALONG DEACON DRIVE DESIGNATED AS 9F BLOCK 1 WILL BE PERMITTED UP TO 1250 FEET.
- DEAD-END STREETS IN RESIDENTIAL AREAS ARE PERMITTED UP TO MAXIMUM OF 100 FEET IN LENGTH. THE DEAD-END ALLEY ADJACENT TO COMMERCIAL TRACT 4 SHALL EXTEND TO THE PROPERTY LINE (APPROXIMATELY 110 FEET).
- WHEN THERE ARE MORE THAN 30 LOTS TO BE SERVED BY EXTERNAL STREET CONNECTIONS, A MINIMUM OF TWO CONNECTIONS TO EXTERNAL PAVED PUBLIC STREETS SHALL BE REQUIRED. A REMOTE EMERGENCY ACCESS IS PERMITTED TO SERVE AS ONE OF THESE CONNECTIONS. TWO STREET CONNECTIONS TO EXTERNAL PAVED PUBLIC STREETS SHALL BE REQUIRED WHEN 100 OR MORE LOTS ARE SERVED.
- BUILDING SETBACKS SHALL BE AS FOLLOWS:
 - SINGLE FAMILY (DETACHED) RESIDENTIAL DEVELOPMENT
 - FRONT SETBACK DISTANCE - 20 FT WITHOUT REAR ACCESS, 15' WITH REAR ACCESS
 - REAR SETBACK DISTANCE - 20 FT
 - SIDE SETBACK DISTANCE - 5 FT
 - STREET SIDE SETBACK DISTANCE - 15 FT
 - TOWNHOME DEVELOPMENT
 - FRONT SETBACK DISTANCE - 20 FT WITHOUT REAR ACCESS, 15' WITH REAR ACCESS
 - REAR SETBACK DISTANCE - 20 FT
 - STREET SIDE SETBACK DISTANCE - 15 FT
 - SIDE SETBACK DISTANCE - 5 FT
 - COMMON AREA SIDE SETBACK DISTANCE - 5 FT
- THE REAR SETBACK FOR SELF STORAGE STRUCTURES ADJACENT TO A PUBLIC ALLEY OR COMMON AREA WILL BE 8 FEET.
- THE TOPOGRAPHY SHOWN IS FROM AERIAL MAPPING DEVELOPED IN 1984 FOR THE CITY OF COLLEGE STATION AND FIELD SURVEY DATA.
- DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
- STORM WATER DETENTION WILL BE PROVIDED BY THE PONDS WITHIN THIS SITE. TEMPORARY PRIVATE DRAINAGE EASEMENTS FOR DETENTION PONDS THAT WILL BE ON UN-PLATTED PROPERTY SHALL BE PROVIDED.
- GRIND THE HOA PERMISSION TO ENTER THE POND AREAS FOR MAINTENANCE PURPOSES.
- PHASES 100-104 AND 200-202 SHALL BE PLATTED AND CONSTRUCTED USING TWO INDEPENDENT SEQUENCES, BUT WITHIN EACH SEQUENCE THE PHASES SHALL PROCEED IN NUMERICAL ORDER. PHASES 300, 400, 401 AND 402 ARE ALLOWED TO BE PLATTED AND CONSTRUCTED INDEPENDENTLY, IN NO PARTICULAR ORDER. IF PHASE 401 HAS NOT BEEN PLATTED AND CONSTRUCTED AT THE TIME PHASE 100 IS SUBMITTED FOR PLATTING, BOTH PHASES MUST BE PLATTED AND CONSTRUCTED CONCURRENTLY.
- CRSD MUST SIGN ALL FINAL PLATS THAT INCORPORATE A PORTION OF THEIR PROPERTY.
- SIX FOOT SIDEWALKS, THREE FEET OFFSET FROM THE BACK OF CURB SHALL BE REQUIRED ON BOTH SIDES OF DEACON DRIVE, TOWERS PARKWAY, HOLLEMAN DRIVE SOUTH & GENERAL PARKWAY. FIVE FOOT SIDEWALKS, THREE FEET OFFSET FROM THE BACK OF CURB SHALL BE REQUIRED ON BOTH SIDES OF ALL OTHER STREETS. FIVE FOOT SIDEWALKS SHALL ALSO BE REQUIRED ON THE ADJACENT SIDES OF OLD WELLSBORO ROAD AND HOLLEMAN DRIVE SOUTH.
- LEFT TURN MOVEMENTS WILL BE REQUIRED AT INTERSECTIONS OF ALL MAJOR & MINOR COLLECTORS. ADDITIONAL RIGHT-OF-WAY AND PAVEMENT WIDTH MAY BE REQUIRED IN THOSE LOCATIONS TO ACCOMMODATE THE TURN LANES.
- DEACON DRIVE, GENERAL PARKWAY AND TOWERS PARKWAY SHALL HAVE BIKE LANES.
- EACH SINGLE-FAMILY AND TOWNHOME LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2 INCHES IN CALIPER OR ONE 4 INCH CALIPER TREE PER ORDINANCE 3222.
- ALL DUMPSTER PADS AND SCREENING SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAYS OR ALLEYS.
- TOWNHOME LOTS TAKING ACCESS TO PUBLIC STREETS MUST COMPLY WITH RESIDENTIAL DRIVEWAY WIDTHS AND RADIUS STANDARDS.
- THE BARRACKS II SUBDIVISION LIES WITHIN THE STEELHEADS SANITARY SEWER IMPACT FREE AREA.
- TOWNHOMES ARE LIMITED TO 3000 SF.
- ALL COMMERCIAL BUILDINGS ARE LIMITED IN SIZE TO 10,000 SF, WITH ONE 15,000 SF COMMERCIAL BUILDING ALLOWED ON EITHER COMMERCIAL TRACT 3 OR 4.
- COMMERCIAL TRACTS 2, 3 AND 4 WILL EACH BE ALLOWED ONE FIRESTANDING SIGN NOT TO EXCEED 20' IN HEIGHT.
- NO PORTION OF THE LOT LINES ARE WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM 48541C0005E DATED MAY 18, 2013.
- PROPERTY TIED TO CITY OF COLLEGE STATION MONUMENT 117.



PRELIMINARY PLAN NOT FOR RECORD

PRELIMINARY PLAN

THE BARRACKS II SUBDIVISION

91.32 ACRES

CRAWFORD BURNETT LEAGUE, A-7
COLLEGE STATION, BRAZOS COUNTY, TEXAS

PHASE 101 = 9.343 AC	PHASE 105 = 6.688 AC	PHASE 202 = 5.448 AC
PHASE 102 = 4.245 AC	PHASE 106 = 7.731 AC	PHASE 300 = 12.494 AC
PHASE 103 = 5.988 AC	PHASE 200 = 5.557 AC	PHASE 400 = 5.534 AC
PHASE 104 = 5.276 AC	PHASE 201 = 3.944 AC	PHASE 401 = 11.955 AC
		PHASE 402 = 7.219 AC

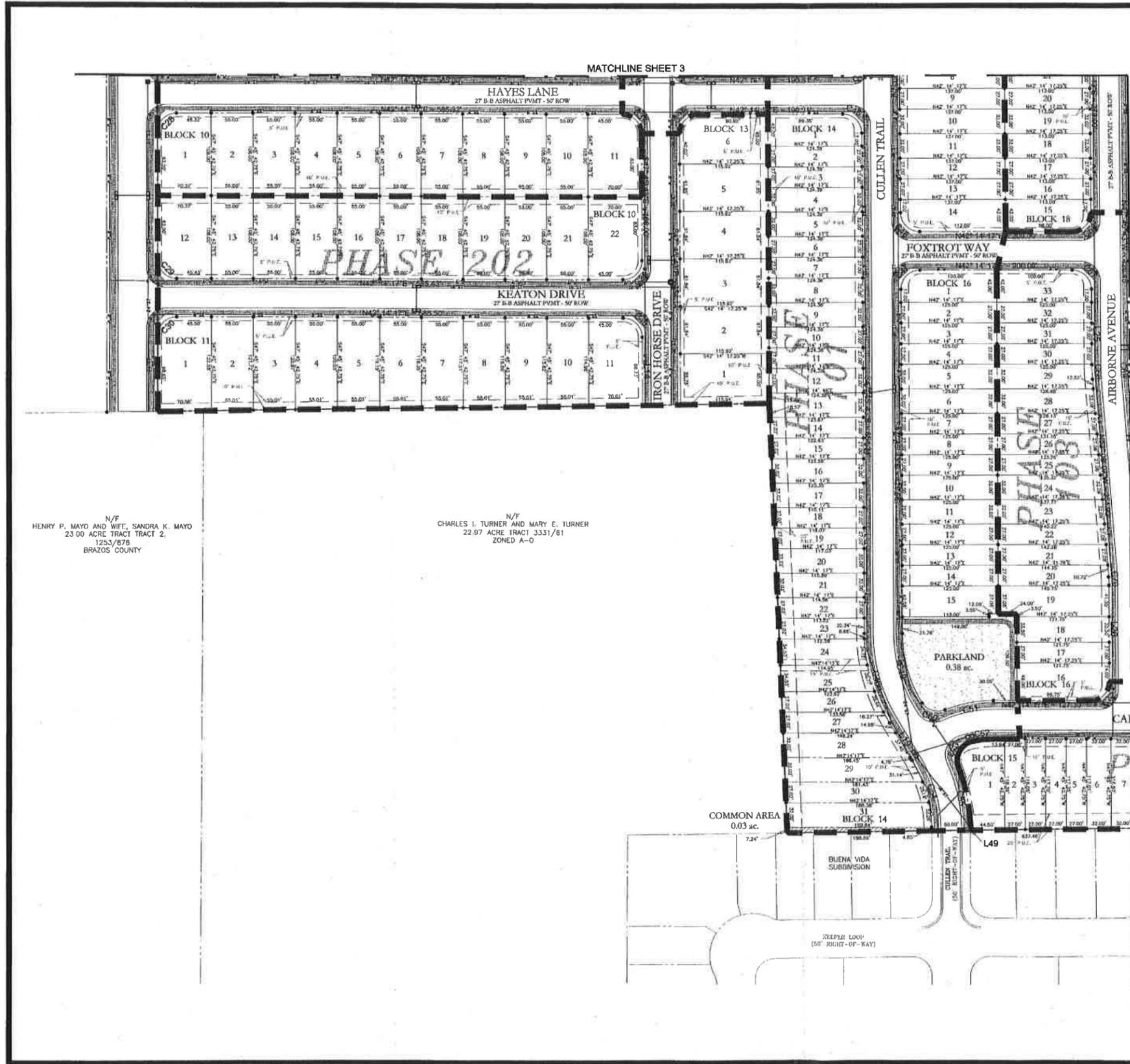
3431275

OWNER/DEVELOPER:
Hearth Phillips Investments, LLC
4900 Cowley Drive
College Station, TX 77845
(979) 490-7250

ENGINEER:
GOODWIN-LASITER, INC.
John Rank, P.E.
4077 Crane Park Drive, Suite 100
Dumas, Texas 77822
(979) 776-9900 Fax: (979) 776-3438
TERRI Foss, S.A., P.E.

SCALE = 1"=50'
REVISION AUGUST, 2012

12-141
10-3-12
10:30
PK



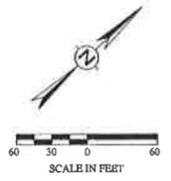
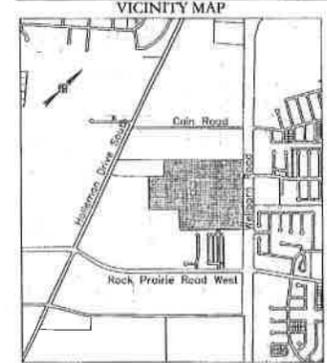
N/F
HENRY P. MAYO AND WIFE, SANDRA K. MAYO
23.00 ACRE TRACT 2,
1253/678
BRAZOS COUNTY

N/F
CHARLES I. TURNER AND MARY E. TURNER
22.97 ACRE TRACT 3331/61
ZONED A-O

- GENERAL NOTES:**
- THE BEARING SYSTEM SHOWN HEREON IS REFERRED TO THE NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT PROJECTION, CENTRAL ZONE, AND AS MONUMENTED ON THE SURVEY.
 - THIS PROPERTY IS CURRENTLY ZONED PDD. THE RESIDENTIAL LOTS AND COMMERCIAL TRACTS WILL MEET ALL REQUIREMENTS OF THE APPROVED FIVE ZONING.
 - BLOCK LENGTHS OF UP TO 1000 FEET WILL BE PERMITTED ON TWO BLOCKS DESIGNATED AS BLOCK 8 AND TH BLOCK 14. A BLOCK-ALONG DEACON DRIVE DESIGNATED AS DP BLOCK 1 WILL BE PERMITTED UP TO 1200 FEET.
 - DEAD-END STREETS IN RESIDENTIAL AREAS ARE PERMITTED UP TO MAXIMUM OF 100 FEET IN LENGTH. THE DEAD-END ALLEY ADJACENT TO COMMERCIAL TRACT 4 SHALL EXTEND TO THE PROPERTY LINE (APPROXIMATELY 110 FEET).
 - WHEN THERE ARE MORE THAN 30 LOTS TO BE SERVED BY EXTERNAL STREET CONNECTIONS, A MINIMUM OF TWO CONNECTIONS TO EXTERNAL PAVED PUBLIC STREETS SHALL BE REQUIRED. A REMOTE EMERGENCY ACCESS IS PERMITTED TO SERVE AS ONE OF THESE CONNECTIONS. TWO STREET CONNECTIONS TO EXTERNAL PAVED PUBLIC STREETS SHALL BE REQUIRED WHEN 10 OR MORE LOTS ARE SERVED.
 - BUILDING SETBACKS SHALL BE AS FOLLOWS:
 - SINGLE FAMILY (DETACHED) RESIDENTIAL DEVELOPMENT
 - FRONT SETBACK DISTANCE - 30 FT WITHOUT REAR ACCESS, 15' WITH REAR ACCESS
 - REAR SETBACK DISTANCE - 30 FT
 - SIDE SETBACK DISTANCE - 5 FT
 - STREET SIDE SETBACK DISTANCE - 15 FT
 - TOWNHOME DEVELOPMENT
 - FRONT SETBACK DISTANCE - 20 FT WITHOUT REAR ACCESS, 15' WITH REAR ACCESS
 - REAR SETBACK DISTANCE - 30 FT
 - STREET SIDE SETBACK DISTANCE - 15 FT
 - SIDE SETBACK DISTANCE - 5 FT
 - COMMON AREA SIDE SETBACK DISTANCE - 6 FT
 - COMMERCIAL DEVELOPMENT
 - THE REAR SETBACK FOR SELF STORAGE STRUCTURES ADJACENT TO A PUBLIC ALLEY OR COMMON AREA WILL BE 5 FEET.
 - THE TOPOGRAPHY SHOWN IS FROM AERIAL MAPPING DEVELOPED IN 1994 FOR THE CITY OF COLLEGE STATION AND FIELD SURVEY DATA.
 - DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
 - STORM WATER DETENTION WILL BE PROVIDED BY THE POND WITHIN THIS SITE. TEMPORARY PRIVATE DRAINAGE EASEMENTS FOR DETENTION PONDS THAT WILL BE ON-LINE PLATTED PROPERTY SHALL BE PROVIDED.
 - GIVING THE HOA PERMISSION TO ENTER THE POND AREAS FOR MAINTENANCE PURPOSES.
 - PHASES 100-109 AND 200-202 SHALL BE PLATTED AND CONSTRUCTED USING TWO INDEPENDENT SEQUENCES, BUT WITHIN EACH SEQUENCE THE PHASES SHALL PROCEED IN NUMERICAL ORDER. PHASES 300, 400, 401 AND 402 ARE ALLOWED TO BE PLATTED AND CONSTRUCTED INDEPENDENTLY, IN NO PARTICULAR ORDER. IF PHASE 401 HAS NOT BEEN PLATTED AND CONSTRUCTED AT THE TIME PHASE 100 IS SUBMITTED FOR PLATTING, BOTH PHASES MUST BE PLATTED AND CONSTRUCTED CONCURRENTLY.
 - CMSD MUST SHOW ALL FINAL PLATS THAT INCORPORATE A PORTION OF THEIR PROPERTY.
 - 12 FEET SIDEWALKS, THREE FEET OFFSET FROM THE BACK OF CURB SHALL BE REQUIRED ON BOTH SIDES OF DEACON DRIVE, TOWERS PARKWAY, HOLLEMAN DRIVE SOUTH & GENERAL PARKWAY. FIVE FOOT SIDEWALKS THREE FEET OFFSET FROM THE BACK OF CURB SHALL BE REQUIRED ON BOTH SIDES OF ALL OTHER STREETS. FIVE FOOT SIDEWALKS SHALL ALSO BE REQUIRED ON THE ADJACENT SIDES OF OLD WELLSBORO ROAD AND HOLLEMAN DRIVE SOUTH.
 - LEFT TURN MOVEMENTS WILL BE REQUIRED AT INTERSECTIONS OF ALL MAJOR & MINOR COLLECTORS. ADDITIONAL RIGHT-OF-WAY AND PAVEMENT WIDTH MAY BE REQUIRED IN THOSE LOCATIONS TO ACCOMMODATE THESE LANEWAYS.
 - DEACON DRIVE, GENERAL PARKWAY AND TOWERS PARKWAY SHALL HAVE WIDE LANES.
 - EACH SINGLE-FAMILY AND TOWNHOME LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2 INCHES IN CALIPER OR ONE 4 INCH CALIPER TREE PER ORIGINAL ACRE.
 - ALL DUMPSTER PADS AND SCREENING SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAYS OR ALLEYS.
 - TOWNHOME LOTS TURNING ACCESS TO PUBLIC STREETS MUST COMPLY WITH RESIDENTIAL DRIVEWAY WIDTHS AND RADIUS STANDARDS.
 - THE BARRACKS II SUBDIVISION LIES WITHIN THE STEEL ECHASE SANITARY SERVICE IMPACT FEE AREA.
 - TOWNHOMES ARE LIMITED TO 8000 SF.
 - ALL COMMERCIAL BUILDINGS ARE LIMITED IN SIZE TO 10,000 SF, WITH ONE 15,000 SF COMMERCIAL BUILDING ALLOWED ON ANY COMMERCIAL TRACT 3 OR 4.
 - COMMERCIAL TRACTS 2, 3 AND 4 WILL EACH BE ALLOWED ONE PRE-EXISTING SIGN NOT TO EXCEED 20' IN HEIGHT.
 - NO PORTION OF THE LOT LINES ARE WITHIN THE 100 YEAR FLOOD PLAN PER FEMA 48041C0506E DATED MAY 15, 2012.
 - PROPERTY TIED TO CITY OF COLLEGE STATION MONUMENT 117.

LEGEND

PLAT BOUNDARY	SS	EXISTING SANITARY SEWER LINE
PHASE LINE	W	EXISTING WATERLINE
LOT LINE	8" SS	PROPOSED 8" SANITARY SEWER LINE
PROPERTY CORNER	6" SS	PROPOSED 6" SANITARY SEWER LINE
EASEMENT LINE	O	PROPOSED SEWER MANHOLE
HOW LINE	6" W	PROPOSED 6" WATERLINE
SIDEWALK	8" W	PROPOSED 8" WATERLINE
COMMON AREA	12" W	PROPOSED 12" WATERLINE
DEDICATED PARKLAND (PHASE 100)	PH	PROPOSED FIRE HYDRANT
DEDICATED PARKLAND (PHASE 101) / HOA / OR REPEAT OF PHASE 100)	ST	PROPOSED STORM SEWER
	ST	PROPOSED STORM INLET



**PRELIMINARY PLAN
NOT FOR RECORD
PRELIMINARY PLAN
THE BARRACKS II SUBDIVISION
91.32 ACRES**

CRAWFORD BURNETT LEAGUE, A-7
COLLEGE STATION, BRAZOS COUNTY, TEXAS

PHASE 101 = 9.343 AC.	PHASE 105 = 6.688 AC.	PHASE 202 = 5.448 AC.
PHASE 102 = 4.245 AC.	PHASE 106 = 7.731 AC.	PHASE 300 = 12.494 AC.
PHASE 103 = 5.988 AC.	PHASE 200 = 5.557 AC.	PHASE 400 = 5.534 AC.
PHASE 104 = 5.276 AC.	PHASE 201 = 3.844 AC.	PHASE 401 = 11.955 AC.
		PHASE 402 = 7.219 AC.

BLOCK 8, LOTS 1 THRU 17
 BLOCK 9, LOTS 1 THRU 22
 BLOCK 10, LOTS 1 THRU 22
 BLOCK 11, LOTS 1 THRU 11
 BLOCK 12, LOTS 1 THRU 12
 BLOCK 13, LOTS 1 THRU 6
 BLOCK 14, LOTS 1 THRU 14
 BLOCK 15, LOTS 1 THRU 24
 BLOCK 16, LOTS 1 THRU 33
 BLOCK 17, LOTS 1 THRU 30
 BLOCK 18, LOTS 1 THRU 24
 BLOCK 19, LOTS 1 THRU 11
 BLOCK 20, LOTS 1 THRU 9
 BLOCK 21, LOTS 1 THRU 34
 BLOCK 22, LOTS 1 THRU 14
 BLOCK 23, LOTS 1 THRU 10
 BLOCK 24, LOTS 1 THRU 15
 BLOCK 25, LOTS 1 THRU 19
 BLOCK 26, LOTS 1 THRU 3
 BLOCK 27, LOTS 1 THRU 2
 BLOCK 28, LOT 1
 BLOCK 29, LOTS 1 THRU 2
 BLOCK 30, LOT 1

OWNER/DEVELOPER: Heath Phillips Investments, LLC
6490 Cambridge Drive, College Station, TX 77845 (979) 499-7230

ENGINEER: GOODWIN-LASITER, INC.
John Bush, P.E., 4071 Crane Park Drive, Suite 100 Bryan, Texas 77802 (979) 775-9700 Fax: (979) 776-3436 TWP1 Plan No. P-413

SCALE = 1/80
REVISED AUGUST, 2012
SHEET 2 OF 6

N/F
JOHN WHEELER BARGER, TRUSTEE 29.175 ACRE TRACT
7583/90
ZONED A-O



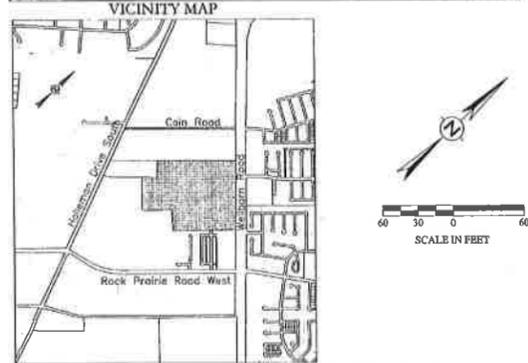
MATCHLINE SHEET 2

MATCHLINE SHEET 5

- GENERAL NOTES:
- THE BEARING SYSTEM SHOWN HEREON IS REFERRED TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT PROJECTION, CENTRAL ZONE, AND AS INDICATED ON THE ORIGINAL SURVEY.
 - THIS PROPERTY IS CURRENTLY ZONED PDD. THE RESIDENTIAL LOTS AND COMMERCIAL TRACTS WILL MEET ALL REQUIREMENTS OF THE APPROVED PDD ZONING.
 - BLOCK LENGTHS OF UP TO 1000 FEET WILL BE PERMITTED ON TWO BLOCKS DESIGNATED AS OF BLOCK 8 AND TH BLOCK 14. A BLOCK ALONG DEACON DRIVE DESIGNATED AS OF BLOCK 1 WILL BE PERMITTED UP TO 1200 FEET.
 - DEAD END STREETS IN RESIDENTIAL AREAS ARE PERMITTED UP TO MAXIMUM OF 100 FEET IN LENGTH. THE DEAD-END ALLEY ADJACENT TO COMMERCIAL TRACT 4 SHALL EXTEND TO THE PROPERTY LINE APPROXIMATELY 110 FEET.
 - WHEN THERE ARE MORE THAN 30 LOTS TO BE SERVED BY EXTERNAL STREET CONNECTIONS, A MINIMUM OF TWO CONNECTIONS TO EXTERNAL PAVED PUBLIC STREETS SHALL BE REQUIRED. A REMOTE EMERGENCY ACCESS IS PERMITTED TO SERVE AS ONE OF THESE CONNECTIONS. TWO STREET CONNECTIONS TO EXTERNAL PAVED PUBLIC STREETS SHALL BE REQUIRED WHEN 100 OR MORE LOTS ARE SERVED.
 - BUILDING SETBACKS SHALL BE AS FOLLOWS:
 - SINGLE FAMILY (DETACHED) RESIDENTIAL DEVELOPMENT
 - FRONT SETBACK DISTANCE - 20 FT WITHOUT REAR ACCESS, 15' WITH REAR ACCESS
 - REAR SETBACK DISTANCE - 20 FT
 - SIDE SETBACK DISTANCE - 5 FT
 - STREET SIDE SETBACK DISTANCE - 10 FT
 - TOWNHOME DEVELOPMENT
 - FRONT SETBACK DISTANCE - 20 FT WITHOUT REAR ACCESS, 15' WITH REAR ACCESS
 - REAR SETBACK DISTANCE - 20 FT
 - STREET SIDE SETBACK DISTANCE - 10 FT
 - SIDE SETBACK DISTANCE - 5 FT
 - COMMON AREA SIDE SETBACK DISTANCE - 5 FT
 - THE REAR SETBACK FOR SELF STORAGE STRUCTURES ADJACENT TO A PUBLIC ALLEY OR COMMON AREA WILL BE 5 FEET.
 - THE TOPOGRAPHY SHOWN IS FROM ACTUAL MAPPING DEVELOPED BY URM FOR THE CITY OF COLLEGE STATION AND FIELD SURVEY DATA.
 - DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
 - STORM WATER DETENTION WILL BE PROVIDED BY THE PONDS WITHIN THIS SITE. TEMPORARY PRIVATE DRAINAGE EASEMENTS FOR DETENTION PONDS THAT WILL BE ON UNPLATTED PROPERTY SHALL BE PROVIDED.
 - GIVING THE HOA PERMISSION TO ENTER THE POND AREAS FOR MAINTENANCE PURPOSES.
 - PHASES 100-198 AND 200-202 SHALL BE PLATTED AND CONSTRUCTED USING TWO INDEPENDENT SEQUENCES, BUT WITH EACH SEQUENCE THE PHASES SHALL PROCEED IN NUMERICAL ORDER. PHASES 300, 400, 401 AND 402 ARE ALLOWED TO BE PLATTED AND CONSTRUCTED INDEPENDENTLY, IN NO PARTICULAR ORDER. IF PHASE 401 HAS NOT BEEN PLATTED AND CONSTRUCTED AT THE TIME PHASE 300 IS SUBMITTED FOR PLATTING, BOTH PHASES MUST BE PLATTED AND CONSTRUCTED CONCURRENTLY.
 - LOTS MUST BEGAIN ALL FINAL PLATS THAT INCORPORATE A PORTION OF THEIR PROPERTY.
 - 50 FOOT SIDEWALKS, THREE FEET OFFSET FROM THE BACK OF CURB SHALL BE REQUIRED ON BOTH SIDES OF DEACON DRIVE, TOWERS PARKWAY, HOLLEMAN DRIVE SOUTH & GENERAL PARKWAY. FIVE FOOT SIDEWALKS THREE FEET OFFSET FROM THE BACK OF CURB SHALL BE REQUIRED ON BOTH SIDES OF ALL OTHER STREETS. FIVE FOOT SIDEWALKS SHALL ALSO BE REQUIRED ON THE ADJACENT SIDES OF OLD WELLSBORO ROAD AND HOLLEMAN DRIVE SOUTH.
 - LEFT TURN MOVEMENTS WILL BE REQUIRRED AT INTERSECTIONS OF ALL MAJOR & MINOR COLLECTIONS. ADDITIONAL RIGHT-OF-WAY AND PAVEMENT WIDTH MAY BE REQUIRED IN THOSE LOCATIONS TO ACCOMMODATE THE TURN LANE.
 - DEACON DRIVE, GENERAL PARKWAY AND TOWERS PARKWAY SHALL HAVE ONE LANE.
 - EACH SINGLE-FAMILY AND TOWNHOME LOT WILL PROVIDE A MINIMUM OF 3 TREES OF AT LEAST 2 INCHES IN CALIPER OR ONE 4 INCH CALIPER TREE PER ORDINANCE SIZE.
 - ALL DUMPSTER PADS AND SCREENING SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAYS OR ALLEYS.
 - TOWNHOME LOTS TAKING ACCESS TO PUBLIC STREETS MUST COMPLY WITH RESIDENTIAL DRIVEWAY WIDTHS AND RADIUS STANDARDS.
 - THE BARRACKS II SUBDIVISION LIES WITHIN THE STEEPLECHASE SANITARY SEWER IMPACT FEE AREA.
 - TOWNHOMES ARE LIMITED TO 900 SF.
 - ALL COMMERCIAL BUILDINGS ARE LIMITED IN SIZE TO 10,000 SF, WITH ONE 15,000 SF COMMERCIAL BUILDING ALLOWED ON EITHER COMMERCIAL TRACT 3 OR 4.
 - COMMERCIAL TRACTS 2, 3 AND 4 WILL EACH BE ALLOWED ONE FREESTANDING SIGN NOT TO EXCEED 20 FT IN HEIGHT.
 - NO PORTION OF THE LOT LINES ARE WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA 450410000E DATED MAY 16, 2012.
 - PROPERTY TIED TO CITY OF COLLEGE STATION MONUMENT 117.

LEGEND

--- PLAT BOUNDARY	--- EXISTING SANITARY SEWER LINE
--- PHASE BOUNDARY	--- EXISTING WATERLINE
--- LOT LINE	--- 4" SS PROPOSED 6" SANITARY SEWER LINE
--- PROPERTY CORNER	--- 8" SS PROPOSED 8" SANITARY SEWER LINE
--- EASEMENT LINE	--- PROPOSED SEWER MANHOLE
--- ROW LINE	--- 6" W PROPOSED 6" WATERLINE
--- SIDEWALK	--- 8" W PROPOSED 8" WATERLINE
--- COMMON AREA	--- 12" W PROPOSED 12" WATERLINE
--- DEDICATED PARKLAND (PHASE 100)	--- PROPOSED FIRE HYDRANT
--- DEDICATED PARKLAND (PHASE 101 AND/OR REPLAT OF PHASE 100)	--- PROPOSED STORM SEWER
	--- PROPOSED STORM INLET



PRELIMINARY PLAN
NOT FOR RECORD

PRELIMINARY PLAN
THE BARRACKS II SUBDIVISION
91.32 ACRES

CRAWFORD BURNETT LEAGUE, A-7
COJ J. EIGH STATION, BRAZOS COUNTY, TEXAS

PHASE 101 = 9.343 AC	PHASE 105 = 6.688 AC	PHASE 202 = 5.448 AC
PHASE 102 = 4.245 AC	PHASE 106 = 7.731 AC	PHASE 300 = 12.494 AC
PHASE 103 = 5.988 AC	PHASE 200 = 5.537 AC	PHASE 400 = 5.534 AC
PHASE 104 = 5.276 AC	PHASE 201 = 3.844 AC	PHASE 401 = 11.955 AC
		PHASE 402 = 7.219 AC

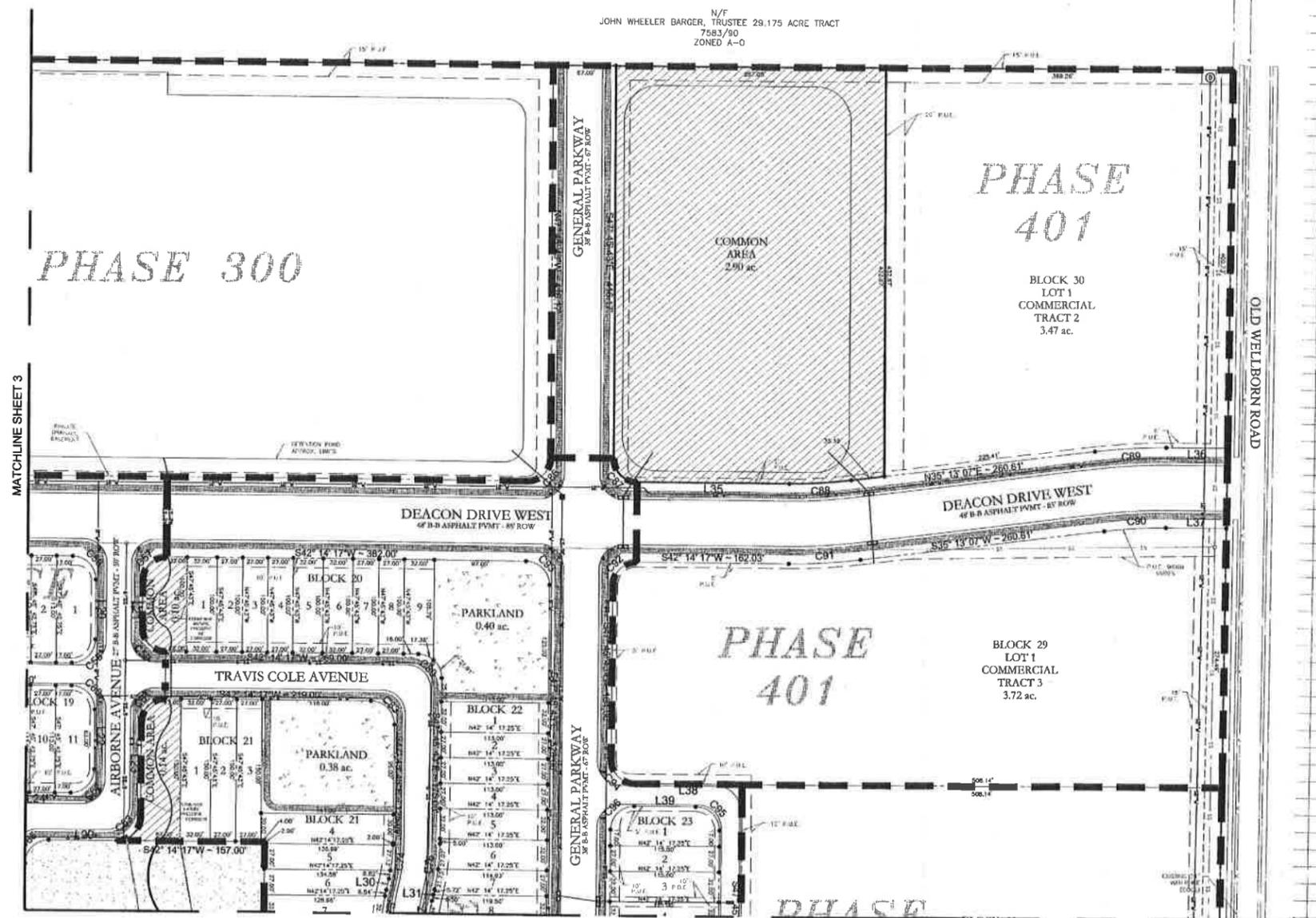
OWNER/DEVELOPER:
Heath Phillips Investments, LLC
4600 Cambridge Drive
College Station, TX 77841
(979) 690-7250

ENGINEER:
GOODWIN-LASITER, INC.
John Goodwin, P.E.
4077 Crown Peak Drive, Suite 100
Bryan, Texas 77802
(979) 776-9700 Fax: (979) 776-3638
TWP's Plan No. P-413

SCALE: 1" = 300'

REVISID AUGUST, 2011

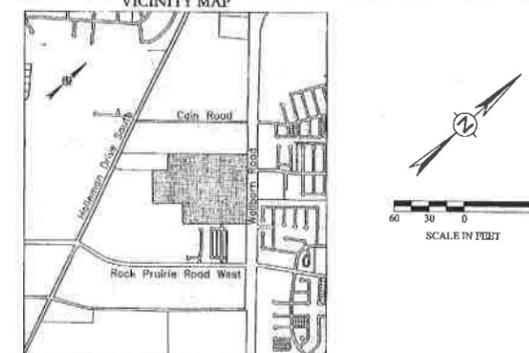
SHEET 3 OF 6



- GENERAL NOTES:**
- THE BEARING SYSTEM SHOWN HEREON IS REFERRED TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT PROJECTION, CENTRAL ZONE, AND AS MONUMENTED ON THE GROUND.
 - THIS PROPERTY IS CURRENTLY ZONED P00. THE RESIDENTIAL LOTS AND COMMERCIAL TRACTS WILL MEET ALL REQUIREMENTS OF THE APPROVED ZONING.
 - BLOCK LENGTHS OF UP TO 1000 FEET WILL BE PERMITTED ON TWO BLOCKS DESIGNATED AS BLOCK 9 AND TH BLOCK 14. A BLOCK ALONG DEACON DRIVE DESIGNATED AS BLOCK 1 WILL BE PERMITTED UP TO 1250 FEET.
 - DEAD-END STREETS IN RESIDENTIAL AREAS ARE PERMITTED UP TO MAXIMUM OF 100 FEET IN LENGTH. THE DEAD-END ALLEY ADJACENT TO COMMERCIAL TRACT 1 SHALL EXTEND TO THE PROPERTY LINE (APPROXIMATELY 110 FEET).
 - WHEN THERE ARE MORE THAN 30 LOTS TO BE SERVED BY EXTERNAL STREET CONNECTIONS, A MINIMUM OF TWO CONNECTIONS TO EXTERNAL PAVED PUBLIC STREETS SHALL BE REQUIRED. A REMOTE EMERGENCY ACCESS IS PERMITTED TO SERVE AS ONE OF THESE CONNECTIONS. TWO STREET CONNECTIONS TO EXTERNAL PAVED PUBLIC STREETS SHALL BE REQUIRED WHEN 50 OR MORE LOTS ARE SERVED.
 - BUILDING SETBACKS SHALL BE AS FOLLOWS:
 - a. SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT
 - FRONT SETBACK DISTANCE - 30 FT WITHOUT REAR ACCESS, 19' WITH REAR ACCESS
 - REAR SETBACK DISTANCE - 20 FT
 - SIDE SETBACK DISTANCE - 5 FT
 - STREET SIDE SETBACK DISTANCE - 15 FT
 - b. TOWNHOME DEVELOPMENT
 - FRONT SETBACK DISTANCE - 20 FT WITHOUT REAR ACCESS, 19' WITH REAR ACCESS
 - REAR SETBACK DISTANCE - 20 FT
 - STREET SIDE SETBACK DISTANCE - 15 FT
 - SIDE SETBACK DISTANCE - 5 FT
 - c. COMMON AREA SIDE SETBACK DISTANCE - 8 FT
 - COMMERCIAL DEVELOPMENT
 - THE REAR SETBACK FOR SELF STORAGE STRUCTURES ADJACENT TO A PUBLIC ALLEY OR COMMON AREA WILL BE 6 FEET.
 - THE TOPOGRAPHY SHOWN IS FROM AERIAL PHOTOGRAPHS DEVELOPED IN 1984 FOR THE CITY OF COLLEGE STATION AND FIELD SURVEY DATA.
 - DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
 - STORM WATER DETENTION WILL BE PROVIDED BY THE POND WITHIN THIS SITE. TEMPORARY PRIVATE EASEMENTS FOR DETENTION PONDS THAT WILL BE ON UNPLATTED PROPERTY SHALL BE PROVIDED.
 - GIVING THE HOA PERMISSION TO ENTER THE POND AREAS FOR MAINTENANCE PURPOSES.
 - PHASES 100-109 AND 200-202 SHALL BE PLATTED AND CONSTRUCTED USING TWO REFERENCE SEQUENCES, BUT WITHIN EACH SEQUENCE THE PHASES SHALL PROCEED IN NUMERICAL ORDER. PHASES 300, 400, 401 AND 402 ARE ALLOWED TO BE PLATTED AND CONSTRUCTED INDEPENDENTLY. IN NO CASE SHALL PHASE 401 BE PLATTED AND CONSTRUCTED AT THE TIME PHASE 100 IS SUBMITTED FOR PLATTING. BOTH PHASES MUST BE PLATTED AND CONSTRUCTED CONJUNCTIVELY.
 - CESD MUST SIGN ALL FINAL PLATS THAT INCORPORATE A PORTION OF THEIR PROPERTY.
 - 5 FEET FOOT SIDEWALKS, THREE FEET OFFSET FROM THE BACK OF CURB SHALL BE REQUIRED ON BOTH SIDES OF DEACON DRIVE, TOWNSHIP PARKWAY, HOLLEMAN DRIVE SOUTH & GENERAL PARKWAY. FIVE FOOT SIDEWALKS THREE FEET OFFSET FROM THE BACK OF CURB SHALL BE REQUIRED ON BOTH SIDES OF DEACON DRIVE. FIVE FOOT SIDEWALKS SHALL ALSO BE REQUIRED ON THE ADJACENT SIDES OF OLD WELLBORN ROAD AND HOLLEMAN DRIVE SOUTH.
 - LEFT TURN MOVEMENTS WILL BE REQUIRED AT INTERSECTIONS OF ALL MAJOR & MINOR COLLECTORS. ADDITIONAL RIGHT-OF-WAY AND PAVEMENT WIDTH MAY BE REQUIRED IN THESE LOCATIONS TO ACCOMMODATE THE TURN MOVES.
 - DEACON DRIVE, GENERAL PARKWAY AND TOWNSHIP PARKWAY SHALL HAVE BIKE LANES.
 - EACH SINGLE FAMILY AND TOWNHOME LOT WILL PROVIDE A MINIMUM OF 7 TREES OF AT LEAST 2 INCHES IN CALIPER OR ONE 4 INCH CALIPER TREE PER ACRE.
 - ALL DAMPPED PAVS AND SCREENING SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAYS OR ALLEYS.
 - TOWNHOME LOTS TAKING ACCESS TO PUBLIC STREETS MUST COMPLY WITH RESIDENTIAL PARKWAY WIDTH AND RADIUS STANDARDS.
 - THE BARRACKS II SUBDIVISION LIES WITHIN THE STEEPLECHASE SANITARY SEWER IMPACT FEE AREA.
 - TOWNHOME LOTS ARE LIMITED TO 3000 SF.
 - ALL COMMERCIAL BUILDINGS ARE LIMITED IN SIZE TO 10,000 SF, WITH ONE 15,000 SF COMMERCIAL BUILDING ALLOWED ON EITHER COMMERCIAL TRACT 3 OR 4.
 - COMMERCIAL TRACTS 2, 3 AND 4 WILL EACH BE ALLOWED ONE PRESTANDING SIGN NOT TO EXCEED 20' IN HEIGHT.
 - NO PORTION OF THE LOT LINES ARE WITHIN THE 100 YEAR FLOOD PLAN PER FIRM 48041C000E DATED MAY 18, 2012.
 - PROPERTY TIED TO CITY OF COLLEGE STATION MONUMENT 117.

LEGEND

PLAT BOUNDARY	1" SS	EXISTING SANITARY SEWER LINE
PHASE LINE	2" SS	EXISTING WATERLINE
LOT LINE	4" SS	PROPOSED 8" SANITARY SEWER LINE
PROPERTY CORNER	6" SS	PROPOSED 8" SANITARY SEWER LINE
DESCENT LINE	8" W	PROPOSED 6" WATERLINE
ROW LINE	10" W	PROPOSED 4" WATERLINE
SIDEWALK	12" W	PROPOSED 12" WATERLINE
COMMON AREA	FMH	PROPOSED FIRE HYDRANT
DEDICATED PARKLAND (PHASE 100)	ST	PROPOSED STORM SEWER
DEDICATED PARKLAND (PHASE 101 AND/OR REPLAT OF PHASE 100)	SI	PROPOSED STORM INLET



**PRELIMINARY PLAN
NOT FOR RECORD**

**PRELIMINARY PLAN
THE BARRACKS II SUBDIVISION
91.32 ACRES**

CRAWFORD BURNETT LEAGUE, A-7
COLLEGE STATION, BRAZOS COUNTY, TEXAS

PHASE 101 = 9.343 AC	PHASE 105 = 6.689 AC	PHASE 202 = 5.448 AC
PHASE 102 = 4.245 AC	PHASE 106 = 7.731 AC	PHASE 300 = 12.494 AC
PHASE 103 = 5.988 AC	PHASE 200 = 5.557 AC	PHASE 400 = 5.534 AC
PHASE 104 = 5.276 AC	PHASE 201 = 3.844 AC	PHASE 401 = 11.955 AC
		PHASE 402 = 7.219 AC

OWNER/DEVELOPER:
Heath Phillip Investments, LLC
4490 Carnegie Drive
College Station, TX 77845
(979) 490-7200

ENGINEER:
GOODWIN-LASITER, INC.
John Rusk, P.E.
4077 Crane Park Drive, Suite 100
Katy, Texas 77822
(979) 776-9700 Fax: (979) 776-3838
TSPD Plan No. P-413

SCALE = 1/8" = 1'-0"
REVISED AUGUST, 2012

CURVE TABLE						CURVE TABLE						CURVE TABLE								
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING	CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING	CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	204.79'	468.50'	025° 02' 43"	104.06'	203.17'	N55° 26' 04"E	C51	64.97'	175.00'	021° 16' 21"	32.87'	64.80'	N31° 36' 06"E	C101	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S02° 45' 43"E
C2	35.50'	25.00'	081° 21' 45"	21.49'	32.59'	N82° 55' 10"E	C52	28.77'	125.00'	013° 11' 20"	14.45'	28.71'	S35° 38' 37"W	C102	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S87° 14' 17"W
C3	41.76'	24.26'	098° 38' 15"	28.22'	36.79'	S08° 36' 19"E	C53	42.86'	25.00'	098° 13' 15"	28.87'	37.80'	S20° 03' 41"E	C103	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S02° 45' 43"E
C4	35.16'	25.13'	080° 50' 33"	21.41'	32.59'	N82° 55' 10"E	C54	96.44'	175.00'	031° 34' 27"	49.48'	95.22'	S63° 15' 47"E	C104	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S87° 14' 17"W
C5	43.02'	24.99'	098° 38' 15"	29.07'	37.90'	S07° 03' 27"E	C55	84.32'	225.00'	021° 28' 22"	42.66'	83.83'	S58° 26' 07"E	C105	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N02° 45' 43"W
C6	43.34'	25.00'	099° 19' 59"	29.44'	38.11'	N06° 43' 58"W	C56	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S87° 14' 17"W	C106	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N87° 14' 17"E
C7	35.20'	25.00'	080° 40' 01"	21.23'	32.36'	N83° 16' 02"E	C57	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S02° 45' 43"E	C107	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S87° 14' 17"W
C8	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N02° 45' 43"W	C58	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N02° 45' 43"W	C108	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S02° 45' 43"E
C9	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N87° 14' 17"E	C59	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N87° 14' 17"E	C109	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N02° 45' 43"W
C10	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S87° 14' 17"W	C60	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S87° 14' 17"W	C110	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S87° 14' 17"W
C11	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S02° 45' 43"E	C61	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S02° 45' 43"E	C111	103.01'	475.00'	012° 25' 33"	51.71'	102.81'	N41° 32' 56"W
C12	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N02° 45' 43"W	C62	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N02° 45' 43"W	C112	92.17'	425.00'	012° 25' 33"	46.27'	91.99'	S41° 32' 56"E
C13	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N87° 14' 17"E	C63	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N02° 45' 43"W							
C14	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S87° 14' 17"W	C64	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S02° 45' 43"E							
C15	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S02° 45' 43"E	C65	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S02° 45' 43"E							
C16	39.57'	25.00'	090° 41' 44"	25.31'	35.57'	N02° 24' 51"W	C66	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S02° 45' 43"E							
C17	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N87° 14' 17"E	C67	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S87° 14' 17"W							
C18	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N02° 45' 43"W	C68	19.08'	250.00'	004° 22' 25"	9.55'	19.08'	S49° 56' 55"E							
C19	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S87° 14' 17"W	C69	15.27'	200.00'	004° 22' 25"	7.64'	15.26'	S49° 56' 55"E							
C20	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N02° 45' 43"W	C70	15.27'	200.00'	004° 22' 25"	7.64'	15.26'	N49° 56' 55"W							
C21	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S87° 14' 17"W	C71	19.08'	250.00'	004° 22' 25"	9.55'	19.08'	N49° 56' 55"W							
C22	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N02° 45' 43"W	C72	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N02° 45' 43"W							
C23	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N87° 14' 17"E	C73	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N87° 14' 17"E							
C24	39.25'	25.00'	089° 57' 35"	24.98'	35.34'	S02° 44' 30"E	C74	37.95'	175.00'	012° 25' 33"	19.05'	37.88'	N41° 32' 56"W							
C25	39.33'	25.00'	090° 06' 00"	25.06'	35.40'	N87° 12' 42"E	C75	48.80'	225.00'	012° 25' 33"	24.49'	48.70'	S41° 32' 56"E							
C26	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S02° 45' 43"E	C76	48.80'	225.00'	012° 25' 33"	24.49'	48.70'	N41° 32' 56"W							
C27	39.53'	25.00'	090° 35' 42"	25.26'	35.54'	N88° 58' 44"E	C77	37.95'	175.00'	012° 25' 33"	19.05'	37.88'	S41° 32' 56"E							
C28	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S02° 45' 43"E	C78	92.17'	425.00'	012° 25' 33"	46.27'	91.99'	N41° 32' 56"W							
C29	39.29'	25.00'	090° 02' 25"	25.02'	35.37'	N87° 15' 30"E	C79	103.01'	475.00'	012° 25' 33"	51.71'	102.81'	S41° 32' 56"E							
C30	39.25'	25.00'	089° 57' 35"	24.98'	35.34'	N02° 44' 30"E	C80	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S87° 14' 17"W							
C31	17.52'	25.00'	040° 08' 20"	9.14'	17.16'	N22° 09' 37"E	C81	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N87° 14' 17"E							
C32	148.62'	50.00'	170° 18' 39"	589.93'	99.64'	S87° 14' 17"W	C82	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S87° 14' 17"W							
C33	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S87° 14' 17"W	C83	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S87° 14' 17"W							
C34	17.52'	25.00'	040° 08' 20"	9.14'	17.16'	S27° 41' 03"E	C84	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N02° 45' 43"W							
C35	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N02° 45' 43"W	C85	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N87° 14' 17"E							
C36	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N87° 14' 17"E	C86	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N02° 45' 43"W							
C37	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S87° 14' 17"W	C87	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N87° 14' 17"E							
C38	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S02° 45' 43"E	C88	65.24'	532.50'	007° 01' 10"	32.66'	65.20'	N38° 43' 42"E							
C39	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N02° 45' 43"W	C89	75.65'	617.50'	007° 01' 10"	37.87'	75.61'	N38° 43' 42"W							
C40	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N87° 14' 17"W	C90	65.24'	532.50'	007° 01' 10"	32.66'	65.20'	S38° 43' 42"W							
C41	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S87° 14' 17"W	C91	75.65'	617.50'	007° 01' 10"	37.87'	75.61'	S38° 43' 42"E							
C42	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N02° 45' 43"E	C92	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S02° 45' 43"E							
C43	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S02° 45' 43"E	C93	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S87° 14' 17"W							
C44	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N02° 45' 43"W	C94	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N87° 14' 17"E							
C45	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S87° 14' 17"W	C95	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S87° 14' 17"W							
C46	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N87° 14' 17"E	C96	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S02° 45' 43"E							
C47	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S02° 45' 43"E	C97	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N02° 45' 43"W							
C48	122.87'	225.00'	031° 17' 17"	63.01'	121.35'	S63° 24' 22"E	C98	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N87° 14' 17"E							
C49	93.47'	175.00'	030° 36' 11"	47.88'	92.36'	S63° 03' 48"E	C99	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N02° 45' 43"W							
C50	35.20'	25.00'	080° 40' 01"	21.23'	32.36'	N61° 18' 01"E	C100	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N87° 14' 17"E							

LINE TABLE					
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	30.24'	N67° 52' 33"E	L26	126.05'	N47° 45' 43"W
L2	107.98'	S56° 23' 58"E	L27	126.05'	N47° 45' 43"W
L3	68.78'	S56° 23' 58"E	L28	124.14'	N41° 18' 46"E
L4	67.85'	S56° 23' 58"E	L29	73.00'	N42° 14' 17"E
L5	103.00'	S47° 45' 43"E	L30	12.22'	S35° 20' 09"E
L6	103.00'	S47° 45' 43"E	L31	12.22'	S35° 20' 09"E
L7	68.00'	N47° 45' 43"W	L32	99.00'	N42° 14' 17"E
L8	68.00'	S47° 45' 43"E	L33	75.00'	N42° 14' 17"E
L9	70.05'	N47° 45' 43"W	L34	75.00'	N42° 14' 17"E
L10	71.17'	S47° 45' 43"E	L35	162.03'	N42° 14' 17"E
L11	103.00'	S47° 45' 43"E	L36	65.25'	N42° 14' 17"E
L12	68.00'	S47° 45' 43"E	L37	64.22'	S42° 14' 17"W
L13	71.17'	S47° 45' 43"E	L38	114.00'	N42° 14' 17"E
L14	88.73'	S47° 45' 43"E	L39	65.00'	N42° 14' 17"E
L15	100.50'	S47° 45' 43"E	L40	270.00'	S47° 45' 43"E
L16	116.35'	N42° 14' 17"E	L41	270.00'	S47° 45' 43"E
L17	12.50'	S47° 45' 43"E	L42	85.00'	N42° 14' 17"E
L18	140.40'	N42° 14' 17"E	L43	65.00'	N42° 14' 17"E
L19	57.22'	S79° 03' 00"E	L44	65.00'	S42° 14' 17"W
L20	63.00'	S47° 45' 43"E	L45	65.00'	S42° 14' 17"W
L21	50.00'	S47° 45' 43"E	L46	85.55'	S48° 04' 10"E
L22	63.00'	S47° 45' 43"E	L47	84.20'	S47° 45' 43"E
L23	100.00'	S47° 45' 43"E	L48	83.58'	S47° 45' 43"E
L24	73.12'	S42° 14' 17"W	L49	2.92'	S48° 12' 11"E
L25	98.45'	N47° 45' 43"W	L50	13.56'	S32° 20' 09"E
			L		



CITY OF COLLEGE STATION

**FINAL PLAT
for
Sandstone Addition Lots 5R-1 & 5R-2
12-00500144**

- SCALE:** Two Single-Family Residential lots on 2.6 acres
- LOCATION:** 2008 Oakwood Trail
- ZONING:** R-1 Single-Family Residential
- APPLICANT:** Paul Leventis
- PROJECT MANAGER:** Lauren Hovde, Staff Planner
lhovde@cstx.gov
- PROJECT OVERVIEW:** The proposed plat divides one 2.6-acre residential lot into two lots. The Planning and Zoning Commission has one discretionary item to consider being a remote second point of egress for the subdivision for emergency access purposes.
- RECOMMENDATION:** Staff is recommending approval of the proposed plat with the associated discretionary item as the proposed remote emergency access will improve safety conditions in the area, and these lots are not able to provide a separate street access on site.



FINAL
PLAT

Case: 12-144

SANDSTONE ADDITION LOT 5R-1 & 5R-2

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	September 1977
Zoning:	R-1 Single-Family upon annexation
Preliminary Plat:	1977
Final Plat:	1979 1982 Vacating and Final Plat 1985 Vacating and Final Plat
Site Development:	There is currently a single-family house on the existing lot. The house is expected to remain, and no encroachments will be created by the proposed subdivision of the lot.

COMMENTS

Parkland Dedication:	Parkland dedication for the one additional lot will be assessed prior to filing the final plat in the amount of \$1,261.
Greenways:	N/A
Pedestrian Connectivity:	The construction of new sidewalks is not required when replatting along an existing residential street.
Bicycle Connectivity:	There are no facilities required along abutting rights-of-way according to the Bicycle, Pedestrian, and Greenways Master Plan.
Impact Fees:	N/A

REVIEW CRITERIA

Compliance with Subdivision Regulations: The proposed property is located within an area that has more than 30 residential lots sharing one point of access. The applicant is proposing to construct a second point of access, for emergency access purposes only, to improve services within this area and comply with Subdivision Regulations found in Section 8.2 of the Unified Development Ordinance. The access will be located at the end of Sandstone Drive and will connect through the future Emerald Ridge Estates Subdivision. A remote emergency access requires approval from the Planning and Zoning Commission for the plat to be approved. The discretionary item is not the same as a waiver in that there are no required findings to be made. If the discretionary item is approved, the plat may be approved. If the discretionary item is denied, the plat will not be in compliance with the Subdivision Regulations found in the Unified Development Ordinance and must be denied.

STAFF RECOMMENDATIONS

Staff recommends approval of the proposed plat with the associated discretionary item as the proposed emergency access will improve safety conditions in the area.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat
3. Letters of Support (2)
4. Coversheet regarding Sandstone Deed Restrictions
5. Sandstone Deed Restrictions
6. Letter from Sandstone HOA to Paul Leventis
7. Response from City of College Station to Paul Leventis's legal representation
8. Neighborhood Petition



FOR OFFICE USE ONLY

CASE NO.: 12-144

DATE SUBMITTED: 7-11-12

TIME: 9:50

STAFF: PK

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT Sandstone Addition

ADDRESS 2008 Oakwood Trail

SPECIFIED LOCATION OF PROPOSED PLAT:

Lot 5R Sandstone Addition

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

Name Paul J. Leventis E-mail paulj@brazostrace.com

Street Address 9007 Sandstone Drive

City College Station State Texas Zip Code 77845

Phone Number (979) 255-2407 Fax Number (979) 774-2999

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

Name Paul & Ann Leventis E-mail paull@brazostrace.com
Street Address 9007 Sandstone Drive
City College Station State Texas Zip Code 77845
Phone Number (979) 255-2407 Fax Number (979) 774-2999

ARCHITECT OR ENGINEER'S INFORMATION:

Name Kerr Surveying LLC E-mail louise.barker@suddenlinkmail.net.com
Street Address 409 N. Texas Ave.
City Bryan State TX Zip Code 77803
Phone Number 268-3195 Fax Number 681-8904

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 NA and Page No. _____

Total Acreage 2.6 Total No. of Lots 2 R-O-W Acreage NA

Existing Use Residential Proposed Use Residential

Number of Lots By Zoning District 2 / R-1 _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:
1.3 / R-1 _____ / _____ / _____

Floodplain Acreage NA

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):

NA

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

NA

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

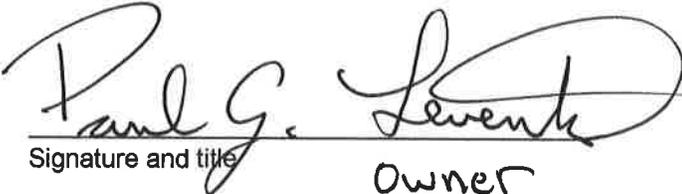
NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation _____

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p>_____ Streets</p> <p>_____ Sidewalks</p> <p><u>217</u> Sanitary Sewer Lines</p> <p>_____ Water Lines</p> <p>_____ Channels</p> <p>_____ Storm Sewers</p> <p>_____ Bike Lanes / Paths</p>	<p>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><u>1</u> No. of SF Dwelling Units X \$ <u>2026</u> = \$ <u>2026</u></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.

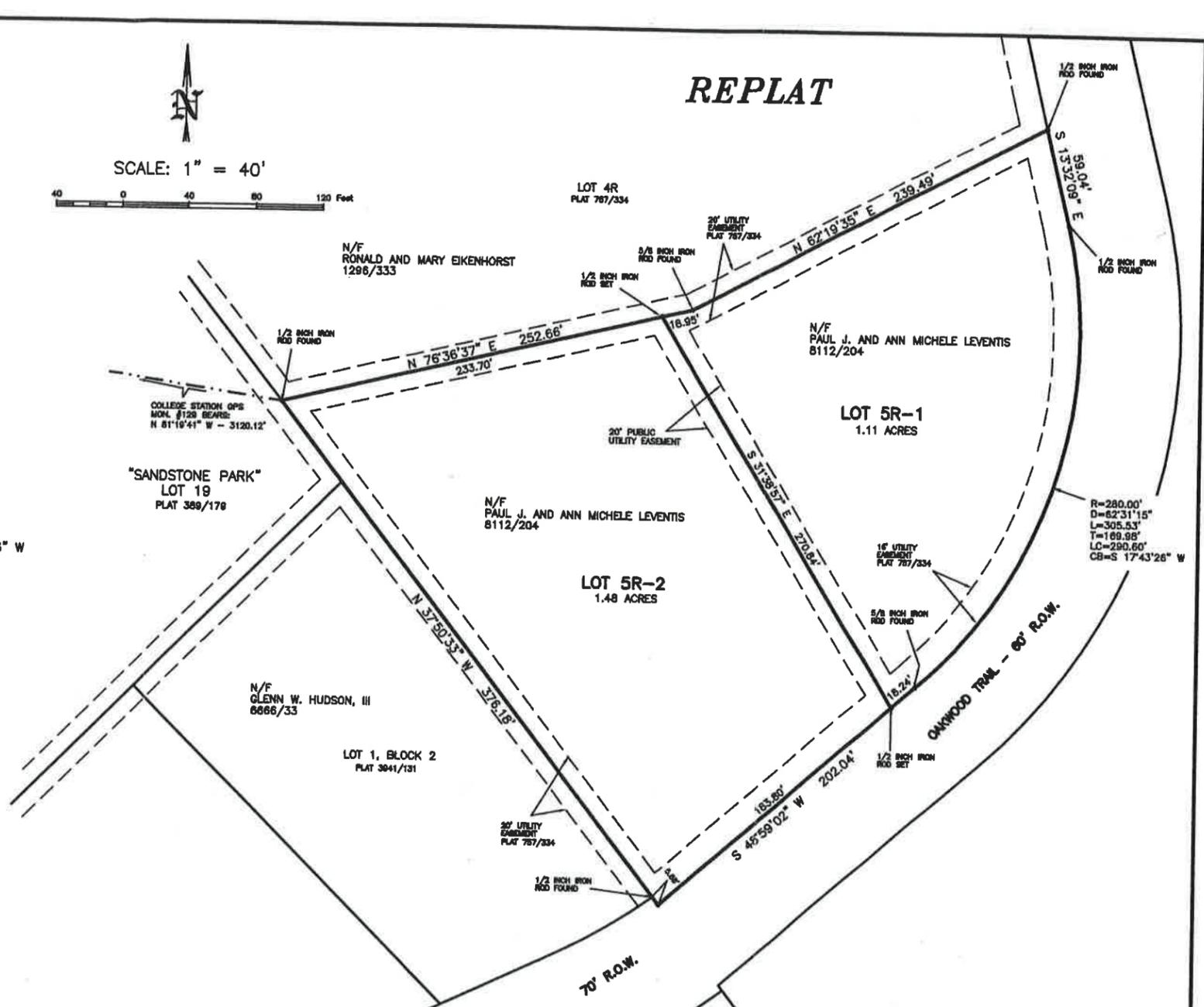
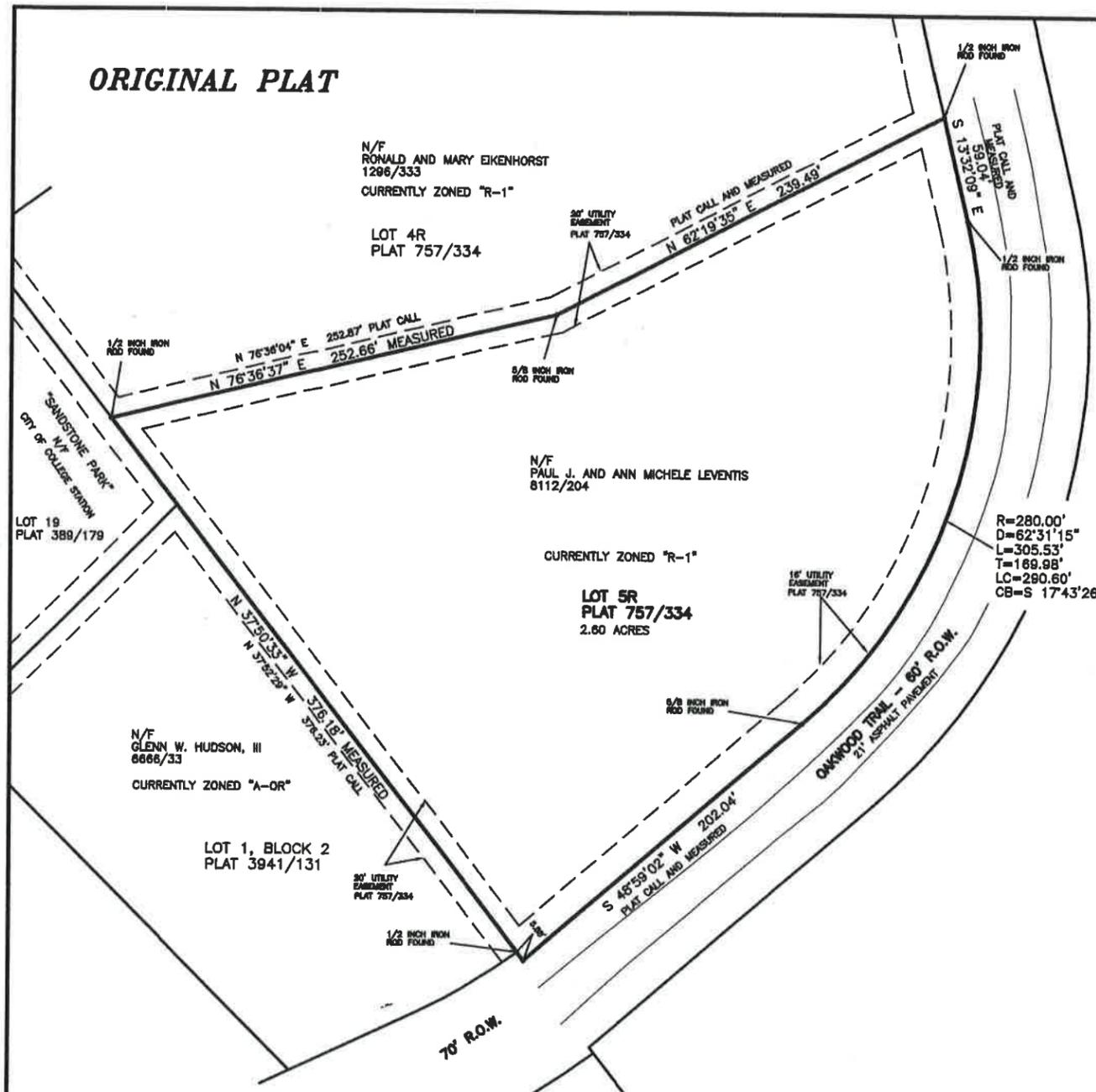
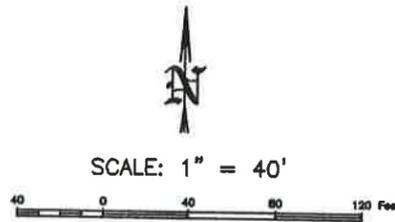
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from 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 owner

7/10/12
 Date

ORIGINAL PLAT

REPLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Paul J. and Ann Michele Leventis, owner(s) and developer(s) of the land shown on this plat, and designated herein as Lots 5R-1 & 5R-2, Sandstone Addition to the City of College Station, Texas, and whose name(s) is/are subscribed hereto in the use of the public for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Owner(s) _____

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Paul J. and Ann Michele Leventis, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purposes stated.

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

Notary Public, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

Chairman _____

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kerr McQuinn, County Clerk, in and for said county, do hereby certify that this plat together with its certificate of authorization was filed for record in my office on the _____ day of _____, 20____, in the Official Public Records of Brazos County, Texas, in the Deed Records of Brazos County, Texas, in Volume _____, Page _____.

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

County Clerk
Brazos County, Texas

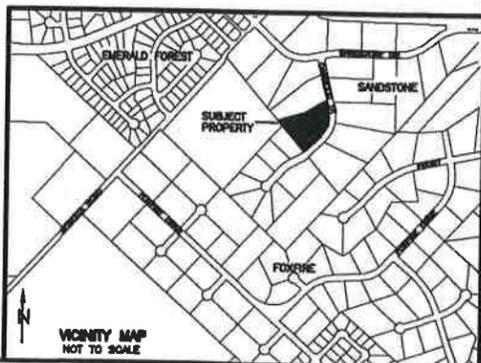
CERTIFICATE OF CITY ENGINEER

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

City Engineer
City of College Station

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE PLAT CALL BEARINGS OF SANDSTONE ADDITION, 757/334.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE FURIAL MAPS, COMMUNITY PANEL NO. 4804100310 E, DATED 05-16-2012.
3. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF COLLEGE STATION U.D.C. AND ANY DEED RESTRICTIONS BEING ENFORCED AT THE TIME OF DEVELOPMENT.
4. IRON ROD AT ALL PROPERTY CORNERS AS SHOWN.
5. ANY PRIVATE SANITARY SEWER LINE CROSSING LOT 5R-2 SHALL BE REMOVED AND RELOCATED AT OWNER'S EXPENSE PRIOR TO ANY BUILDING PERMIT BEING ISSUED FOR LOT 5R-2.



FINAL PLAT
OF
LOTS 5R-1 & 5R-2
SANDSTONE ADDITION

BEING A
REPLAT
OF
LOT 5R
SANDSTONE ADDITION
VOLUME 757, PAGE 334
2.60 ACRES, M. RECTOR LEAGUE, A-46
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 40 FEET
SURVEY DATE: 09-25-07
PLAT DATE: 04-24-12
REVISED: 08-16-12
JOB NUMBER: 12-210
CAD NAME: 12-210R
CRS FILE: SANDSTON (cont); 07-718 (job)

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 288-3185

PREPARED FOR: PAUL LEVENTIS
1722 BROADMOOR
BRYAN, TEXAS 77802
PHONE (979) 255-2407

12.144
8.2012
9.52
PK

Mr. Glenn Hudson
2020 Oakwood Trail
College Station, Texas 77845

August 31, 2012

City of College Station
1101 Texas Avenue
College Station, TX 77840

**RE: Replat of Property at 2008 Oakwood Trail
Project # 12-00500144**

Dear Planning & Zoning Commission:

I am writing this letter in regards to the Replat of 2008 Oakwood Trail, which is immediately next door to my personal home. I support the replat of the property because it will be in keeping and consistent with the use of the surrounding properties. I personally believe that it will also improve the aesthetics of the overall neighborhood and have a positive impact on property values.

Thank you for your time and consideration.

Sincerely

A handwritten signature in black ink, appearing to read "Glenn Hudson", written over a horizontal line.

Glenn Hudson
Resident at 2020 Oakwood Trail

Mr. Scott Eidson
2005 Indian Trail
College Station, Texas 77845

September 10, 2012

City of College Station
1101 Texas Avenue
College Station, TX 77840

**RE: Replat of Property at 2008 Oakwood Trail
Project # 12-00500144**

Dear Planning & Zoning Commission:

I am writing this letter in regards to the Replat of 2008 Oakwood Trail in my neighborhood. I do support the replat of the property. It is consistent with the surrounding neighborhood. It will help improve the aesthetics of the neighborhood and my property value for something to be done with the property.

Thank you for your time and consideration.

Sincerely



Scott Eidson
Resident at 2005 Indian Trail

October 18, 2012
Planning and Zoning Commission
Sandstone Addition Subdivision Replat for Lot 5R-1 and 5R-2

To: Planning and Zoning Commissioners

From: Lauren A. Hovde, AICP, Staff Planner

Summary: The Sandstone Addition Homeowners' Association was formed in 1978. At that time, the Deed Restrictions formed an Architectural Control Committee that would be responsible for the review and approval/disapproval of improvements occurring within the subdivision. According to language found in the Deed Restrictions, the Architectural Control Committee was set to expire after 25 years of existence unless a majority of the property owners signed an extension for the continuance of the committee. City Staff has been informed by the applicant that this majority was not reached and that the Architectural Control Committee is now disbanded.

This information is being made available to the Planning and Zoning Commission due to objections from some of the neighborhood members based on this issue. It is believed by some members of the neighborhood that the Architectural Control Committee is still active and that this replat is in violation of the Deed Restrictions. Therefore, this information is presented as supplementary background information in preparation of the public hearing associated with this item.

Texas Local Government Code requires that municipalities prohibit the replatting of property that amends or removes any of the covenants or restrictions of a subdivision. Since the proposed replat does neither, regardless of the existence of a current Architectural Control Committee, the subdivision conforms with the requirement of the Local Government Code.

391/586 DR

Vol 391 Page 586

TONY JONES CONSTRUCTION COMPANY, INC. and W. A. McKEAN

RESTRICTIONS

TO THE PUBLIC

FILED
At 1:25 O'clock P.M.

80.38 ACRES, MORGAN RECTOR LEAGUE, BRAZOS COUNTY, TEXAS

139868

FEB 23 1978

FRANK BORISKIE
County Clerk, Brazos County, Texas
By *[Signature]* Deputy

THE STATE OF TEXAS I
COUNTY OF BRAZOS I

DATE RECORDED 2-24-78

That, TONY JONES CONSTRUCTION COMPANY, INC. and W. A. McKEAN, being the owners of that certain 80.38 acre tract of land in the Morgan Rector League, said tract consisting of a 30.46 acre tract described on Exhibit A attached hereto and a 49.92 acre tract described on Exhibit B attached hereto, both of such being incorporated herein for all purposes. That tract containing 49.92 acres shall be designated and platted as the SANDSTONE SUBDIVISION. The owners hereby elect to carry out a uniform plan for the development of the herein described 80.38 acre tract and do adopt and establish the following reservations, restrictions, covenants and easements which shall apply uniformly to all of such property. The use of the term "lot" herein shall also apply to an be indicative of any tract remaining unplatted into lots.

LAND USE AND BUILDING TYPE

No lot shall be used for any purpose except for residential purposes unless prior specific written approval from the Architectural Control Committee is first obtained. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two stories in height and a private garage or carport or other structure which supplements the residence, and the use of which is compatible to the residence, such as fences, walls, pools, terraces, and similar landscaping features.

ARCHITECTURAL CONTROL

No building or other improvements shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure or improvements have been approved by the Architectural Control Committee as to use, quality of workmanship and materials, color of brick, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. The Architectural Control Committee is composed of three members whose names are:

- TONY JONES
- SANDY JONES
- W. A. McKEAN

A majority of the Committee may designate a representative to act for it. In the event of death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor. Neither the members of the Committee nor its representative shall be entitled to any compensation for services performed pursuant to this covenant. The herein granted powers and duties of the Architectural Control Committee shall cease and terminate twenty-five (25) years after

the date of this instrument, and approval required by this paragraph shall not be required unless, prior to said date and effective thereon, the then record owners of a majority of the lots subject hereto shall execute and file for record an instrument appointing a representative or representatives, who shall thereafter exercise the same powers and duties granted herein to the Architectural Control Committee. The Committee's approval or disapproval as required herein, shall be in writing. If the Committee, or its designated representative fails to give written approval or disapproval within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin improvements has been brought, approval will not be required and the related covenants shall be deemed to have been fully satisfied. The deviations in building area and location in instances where, in its judgment, such deviation will result in a more commonly beneficial use. Such approval must be granted in writing and when given will become a part of these restrictions.

DWELLING SIZE AND CONSTRUCTION

The heated area of each main residential structure, exclusive of open or screened porches, open terraces, and garages, shall not be less than 1,600 square feet, and a minimum of 1,500 square feet of heated area on the ground floor for a one and one-half or two story residential structure.

BUILDING LOCATION

No building or fence shall be located on any lot nearer to the front lot line than 50 feet nor nearer to the side lot line than 25 feet nor nearer to the rear lot line than 25 feet.

LOT AREA AND WIDTH

No lot nor lots within the addition may be resubdivided or in any way reduced in size without written permission of the Architectural Control Committee.

NUISANCES

No noxious or offensive activity shall be permitted upon any lot, nor shall anything be done thereon which may be or become any annoyance or nuisance to the neighborhood.

TEMPORARY STRUCTURES

No structure of a temporary character, trailer, basement, mobile home, tent, shack, garage, barn or other outbuildings shall be used on any lot at any time as a residence either temporarily or permanently.

SIGNS

No signs of any kind shall be displayed to the public view on any lot except one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

OIL AND MINING OPERATIONS

No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot.

Dick Startzman
2009 Oakwood Trail
College Station, Texas 77845
08/01/2012

Paul Leventis
9007 Sandstone Drive
College Station, TX 77845

Dear Paul,

I am writing you on behalf of the Sandstone neighborhood. We understand that you have submitted an application with the city of College Station for a replat of your lot 5R. Our subdivision restrictions require that you submit any replat proposal to our Architectural Control Committee. The committee informs me that you have not done this. Could you please contact the committee and submit your proposal for consideration?

Regards,

A handwritten signature in black ink, appearing to read "Dick", written in a cursive style.

Dick Startzman
Neighborhood Representative

From: [Adam Falco](#)
To: chris@brazoslawyers.com
Subject: Sandstone
Date: Thursday, August 02, 2012 2:05:07 PM

Chris,

In response to your letter dated July 26, 2012 regarding Sandstone Addition Lots 5R-1 and 5R-2: The City does not have an issue with the ACC's status. Since the replat of the will not amend or remove any of the covenants or restrictions it is a non-issue. Please convey this to your client as he has called our office. If you need anything else let me know. Thanks – Adam

Adam C. Falco
Senior Assistant City Attorney
College Station City Attorney's Office
P.O. Box 9960
1101 Texas Ave.
College Station, TX 77842

afalco@cstx.gov

Direct Tel. 979-764-3746

Office Tel. 979-764-3507

Office Fax. 979-764-3481

CONFIDENTIALITY NOTICE:

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Letter of Support for preserving the integrity of the Sandstone Neighborhood
September 5, 2012

Dear Sandstone Subdivision Homeowner:

We need your support to preserve the integrity of our neighborhood. Currently, the property owner at 2008 Oakwood Trail has filed a replatting application to the City of College Station to subdivide the lot in order to attempt a sale of half of the lot. We object to the subdividing of the lot of 2008 Oakwood Trail for the following reasons:

- **To Maintain the Integrity of Our Deed Restrictions** – If we allow the Deed Restrictions on our lots to be violated, this will establish a bad precedent for future division of lots into small parcels. The result will be a higher density of residences in the subdivision. The Sandstone Deed Restrictions are recorded in Volume 391, Page 586 of the Official Records and are valid and in effect. These restrictions prohibit lots from being re-subdivided or reduced in size.
- **To Keep Our Neighborhood Integrity and Home Values** – Sandstone Subdivision was created to be a rural neighborhood with 2 – 4 acre lots. Additional houses will detract from that rural appearance and may lower our property values.
- **To Stop Increased Storm Water Flooding** – Subdividing and building an additional home will increase impervious cover and increase already serious flooding issues to adjoining homes.

Several of your neighbors have retained the services of Attorney Steven Steele of Davis & Davis law firm to prevent this violation of the deed restrictions and may initiate legal procedures (if necessary) to prevent the division of the lot at 2008 Oakwood Trail. *At this time, we are asking for your support of our efforts to block the re-platting of 2008 Oakwood Trail into two smaller lots.*

We the undersigned support the current deed restriction against subdividing lots in the Sandstone Subdivision and are against the attempt to subdivide the lot at 2008 Oakwood Trail.

Please contact the undersigned about being named as a party to any litigation to prevent the violation of the deed restrictions.

Name and Address

<u>Mary Eichenhorst</u>	<u>2000 Oakwood Trail</u>
<u>John Giedraitis</u>	<u>2013 Oakwood Trail</u>
<u>[Signature]</u>	<u>8800 Sandstone Dr.</u>
<u>THOMAS MEADE</u>	<u>8810 SANDSTONE DRIVE</u>
<u>LINDA MEADE</u>	<u>8810 SANDSTONE DRIVE</u>
<u>Virginia Fitzgerald</u>	<u>8901 Sandstone Dr</u>

Letter of Support for preserving the integrity of the Sandstone Neighborhood

~~CONFIDENTIAL~~

Letter of Support for preserving the integrity of the Sandstone Neighborhood
September 5, 2012

Dear Sandstone Subdivision Homeowner:

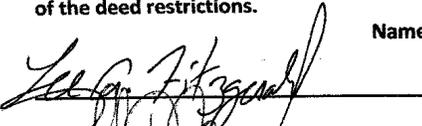
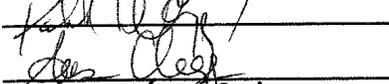
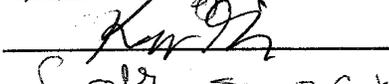
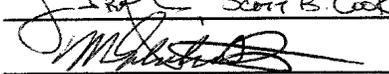
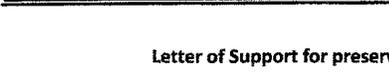
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- **To Keep Our Neighborhood Integrity and Home Values** – Sandstone Subdivision was created to be a rural neighborhood with 2 – 4 acre lots. Additional houses will detract from that rural appearance and may lower our property values.
- **To Stop Increased Storm Water Flooding** – Subdividing and building an additional home will increase impervious cover and increase already serious flooding issues to adjoining homes.

Several of your neighbors have retained the services of Attorney Steven Steele of Davis & Davis law firm to prevent this violation of the deed restrictions and may initiate legal procedures (if necessary) to prevent the division of the lot at 2008 Oakwood Trail. *At this time, we are asking for your support of our efforts to block the re-platting of 2008 Oakwood Trail into two smaller lots.*

We the undersigned support the current deed restriction against subdividing lots in the Sandstone Subdivision and are against the attempt to subdivide the lot at 2008 Oakwood Trail.

Please contact the undersigned about being named as a party to any litigation to prevent the violation of the deed restrictions.

Name and Address	
	8901 SANDSTONE DR
	9008 Sandstone
	9008 Sandstone
	9004 Sandstone
Scott B. Cook	8806 SANDSTONE DR.
	2006 Oakwood Trail

Letter of Support for preserving the integrity of the Sandstone Neighborhood

<u>Spill Hill</u>	<u>9004 Sandstone Drive</u>
<u>Judith W. Childs</u>	<u>8807 SANDSTONE DRIVE</u>
<u>James L. L. Linn</u>	<u>8807 Sandstone Drive</u>
<u>Conlisa Goodkales</u>	<u>2013 Oakwood Trail</u>
<u>Kerissa D. Haggman</u>	<u>2009 Oakwood Trail</u>
<u>Richard A. Stutzman</u>	<u>2009 Oakwood Trail</u>
<u>John Montgomery</u>	<u>2005 Oakwood Trail</u>
<u>Nancy Montgomery</u>	<u>2003 Oakwood Trail</u>
<u>Wes B. Jays</u>	<u>8800 Sandstone Dr</u>
<u> </u>	<u> </u>

Letter of Support for preserving the integrity of the Sandstone Neighborhood



CITY OF COLLEGE STATION

**FINAL PLAT
for
West Park Addition Lots 1R-B and 2R-B Block 5
Being a Replat of
West Park Addition Lots 1R and 2R Block 5
12-00500178**

- SCALE:** Two lots on 0.3494 acres
- LOCATION:** 315 Fidelity St
- ZONING:** R-1 Single Family Residential
- APPLICANT:** Adam Wallace, ATM Surveying
- 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 and lot size.
- RECOMMENDATION:** Staff recommends denial of the waiver requests to lot width and lot size. If the waivers are denied, the plat must be denied. If the waivers are approved by the Commission, Staff recommends approval of the Final Plat.



FINAL
PLAT

Case: 12-178

WEST PARK ADDITION
LOT 1R-B, 2R-B BLOCK 5

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

- Annexation:** October 1938
- Zoning:** R-1 Single-Family Residential
- Preliminary 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 1938.
- Site Development:** A single-family home currently exists on the property.

COMMENTS

- Parkland Dedication:** Fees in lieu of parkland, dedication will be assessed on one newly established single-family lot if approved, for a total of \$1,261, which is due before the Final Plat is filed.
- Greenways:** No dedication is proposed or required with this plat.
- Pedestrian Connectivity:** No dedication is proposed or required with this plat.
- Bicycle Connectivity:** No dedication 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 and lot size requirements for platting in older subdivisions. The average lot width within the subject block is 89.44 linear feet. The two lots being created require the following waivers:

Lot Number	Proposed Lot Width	Waiver Requested
Lot 1R	52.33 feet	37.11 feet
Lot 2R	52.33 feet	37.11 feet

The two lots being created require the following waivers to the 8,500 square foot lot size:

Lot Number	Proposed Lot Size	Waiver Requested
Lot 1R	7,610 square feet	890 square feet
Lot 2R	7,610 square feet	890 square feet

The subject property is located in “Area V” of the recently adopted Southside Area Neighborhood Plan. Based on a recommendation from Planning & Zoning and City Council for the Southside Area Neighborhood Plan, Area V will have new requirements in place, such as parking limitations and lot size, before properties are permitted to subdivide to minimum R-1 Single-Family standards. UDO Section 8.2.H.2 “Platting and Replatting in Older Subdivisions” will only be a requirement for areas designated as Neighborhood Conservation in the Comprehensive Plan Future Land Use and Character Map and this portion of the neighborhood is designated Urban and Redevelopment. The proposed ordinances changes are anticipated to be considered at the October 18th Commission meeting and November 8th Council meeting. In the interim, the recommendation of the Neighborhood Plan is that properties in this area comply with UDO Section 8.2.H.2 of the Unified Development Ordinance, which allows subdivision in older areas of the City but subject to additional limitations.

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 not exist for the property due to the requirements set by UDO Section 8.2.H.2 “Platting and Replatting in Older Subdivisions” restricting lot size to 8,500 square feet and lot width to being the average lot width as all lots in the block are subject to the same requirements. The property may continue to be utilized as one building plot with one structure.

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

The building plot currently can be utilized for one single-family 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 current ordinance requires a minimum 8,500 square foot lot and an average lot width of 89 feet for this block in order to help preserve the character of these types of areas. Subdividing property to less than these standards may be detrimental to the general welfare of the area.

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 West Park Addition was originally platted in 1938 and many of the lots have become commonly owned, which has increased the average lot width. Additionally, an amendment to the Unified Development Ordinance has been drafted which allows the properties in this area be permitted to use standard R-1 Single-Family residential lot size and lot width requirements. The change has not been adopted so the current requirements in place call for this property to comply with UDO Section 8.2.H.2.

STAFF RECOMMENDATIONS

Staff recommends denial of the waiver requests to lot width and lot size. If the waivers are denied, the plat must be denied. If the waivers are approved by the Commission, Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>10178</u>
DATE SUBMITTED:	<u>8.20.12</u>
TIME:	<u>8:59</u>
STAFF:	<u>JS</u>

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT Fidelity

ADDRESS 315 Fidelity Replat

SPECIFIED LOCATION OF PROPOSED PLAT:

315 Fidelity Street

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

Name Adam Wallace E-mail adam@aTmSurveying.com

Street Address 1403 Lemon Tree

City College Station State TX Zip Code 77840

Phone Number 979-209-9291 Fax Number _____

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

Name Nancy H. Terry E-mail _____
Street Address P.O. Box 1166
City Archer City State TX Zip Code 76351
Phone Number _____ Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Adam Wallace E-mail adam@atmsurveying.com
Street Address 1403 Lemon Tree
City College Station State TX Zip Code 77840
Phone Number 979-209-9291 Fax Number _____

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 0.3494 Total No. of Lots 2 R-O-W Acreage _____

Existing Use Residential Proposed Use Residential

Number of Lots By Zoning District R1 / 2 _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

0.1747 / R-1 _____ / _____ / _____

Floodplain Acreage n/a

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

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

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

Yes
 No

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

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

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

n/a

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

Requesting a waiver to the draft southside area neighborhood plan, and to allow platting lots comparable to originally platted lots, and the current residential zoning requirements R-1. So a waiver of minimum lot width, and lot area are requested from the neighborhood plan.

Regarding the waiver request, explain how:

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

A special circumstance does exist for the property due to the draft Southside Area Neighborhood Plan.

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

The waiver is necessary for the property to further subdivide in accordance with the draft Southside Area Neighborhood Plan, which would be comparable to the original plat of this subdivision.

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

The 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. 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.

The granting of the requested waivers will not affect the future orderly subdivision of property in the area. The West Park Addition was originally platted in 1938 and many of the lots have become commonly owned, which has increased the average lot width, but is not according the original recorded plat. These lots would be comparable to the original plat.

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

- n/a 1. An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
- n/a 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;
- n/a 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;
- n/a 4. Existing streets constructed to rural section that are not identified on the Thoroughfare Plan with an estate / rural context;
- n/a 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 _____

Total Linear Footage of Proposed Public:
_____ Streets
_____ Sidewalks
_____ Sanitary Sewer Lines
_____ Water Lines
_____ Channels
_____ Storm Sewers
_____ Bike Lanes / Paths

Parkland Dedication due prior to filing the Final Plat:
ACREAGE:
<u>0</u> No. of acres to be dedicated + \$ _____ development fee
<u>0</u> No. of acres in floodplain
<u>0</u> No. of acres in detention
<u>0</u> No. of acres in greenways
OR
FEE IN LIEU OF LAND:
_____ No. of SF Dwelling Units X \$ _____ = \$ _____
_____ (date) Approved by Parks & Recreation Advisory Board

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.

Michael R. Care
Signature and title
Michael R Care

8-10-2012
Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

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

Property Owner(s)

Date

Engineer Certification:

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

Engineer

Date

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

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

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

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

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

Engineer

Date

Initial

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

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

B. I, _____, certify to the following:

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

Engineer

Date

Additional certification for Floodway Encroachments:

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

Engineer

Date

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

Residential Structures:

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

Engineer / Surveyor

Date

Commercial Structures:

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

Engineer / Surveyor

Date

OR

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

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

Engineer / Surveyor

Date

Conditions or comments as part of approval: _____



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

MEMORANDUM

DATE: October 18, 2012

TO: Members of the Planning & Zoning Commission

FROM: Lauren A. Hovde, AICP
Staff Planner

SUBJECT: "Area V" Southside Neighborhood Plan Ordinance Revisions **Case #11-00500195**

Objective: Implementation of the Southside Area Neighborhood Plan, an amendment to the College Station Comprehensive Plan, by amending Unified Development Ordinance, Article 5, "District Purpose Statement and Supplemental Standards," Article 7, "General Development Standards," and Article 8, "Subdivision Design and Improvements" related to platting and replatting in older residential subdivisions not designated as Neighborhood Conservation in the City's Comprehensive Plan; and minimum parking requirements for new construction in the area described as "Area V" of the Southside Area Neighborhood Plan.

Background: The Southside Area Neighborhood Plan was adopted on September 13, 2012. A portion of the Community Character chapter of the Plan was dedicated to exploring initiatives to reduce the impact that single-family redevelopment has on the existing character of the Southside Area. The proposed amendments assist in the implementation of this Plan by increasing the required number of parking spaces applicable to new single-family construction within the area described as "Area V" of the Southside Area Neighborhood Plan, adjusting setback requirements for new single-family construction, limiting the amount of front yard that can be used for parking within the area described as "Area V" of the Southside Area Neighborhood Plan, and allowing for the potential of smaller lots in areas not designated as Neighborhood Conservation by the Comprehensive Plan.

Item Summary: This item contains amendments to five sections of the Unified Development Ordinance that assist in the implementation of the Southside Area Plan:

- The proposed amendment to **Section 5.2.H "Residential Dimensional Standards"** adds additional language that limits the application of the setback requirement to properties

designated as Neighborhood Conservation on the Comprehensive Plan Future Land Use and Character Map.

- The proposed amendment to **Section 7.2.D.1.e “Required Yards (Setback)”** also adds language that limits the application of the setback requirement to properties designated as Neighborhood Conservation on the Comprehensive Plan Future Land Use and Character Map.
- The proposed amendment to **Section 7.3.C “Dimensions and Access”** adds language to direct the location of parking for new single-family structures within the area described as “Area V” in the Southside Area Neighborhood Plan. This section is also proposed to be reorganized for ease of use by consolidated portions of the ordinance directly applicable to single-family parking.
- The proposed amendment to **Section 7.3.I “Number of Off-Street Parking Spaces Required”** adds a single-family parking standard for properties within the area described as “Area V” in the Southside Area Neighborhood Plan that requires one parking spaces per bedroom with a minimum of two spaces and a maximum of four.
- The proposed amendment to **Section 8.2.H.2 “Platting and Replatting within Older Residential Subdivisions”** to limit the applicability of the ordinance to properties designated as Neighborhood Conservation on the Future Land Use and Character Map that were also platted prior to July 15, 1970.

Attachments:

1. Redlined applicable UDO Sections

Section 5.2.H “Residential Dimensional Standards”

(H) Reference Section 7.~~42~~.D.1.e for lots created by plat prior to July 15, 1970 and- designated as Neighborhood Conservation in the Comprehensive Plan Future Land Use and Character Map.

| Section 7.12.D.1.e

D. Required Yards (Setback)

1. Purpose and Intent

e. Where an existing lot was created by an approved plat prior to July 15, 1970 and the property is designated as Neighborhood Conservation in the Comprehensive Plan Future Land Use and Character Map a new (infill) single-family dwelling unit shall use the adjacent lots to determine the appropriate front yard setback. The new dwelling unit shall be set no closer to the street or farther back from the street than the nearest neighboring units. Areas zoned NPO, Neighborhood Prevailing Overlay District are exempt from this requirement. Setbacks for areas zoned NCO, Neighborhood Conservation Overlay are stated in the specific rezoning ordinance for the area.

Section 7.23.C

C. Dimensions and Access.

This Section applies to any development or redevelopment of uses other than single-family residential, duplexes, or townhouses unless otherwise noted.

1. Each off-street parking space for automobiles shall have an area of not less than nine (9) feet by twenty (20) feet and each stall shall be striped. This standard shall apply for off-street parking for all uses including single-family residential, duplexes, and townhouses. Single-family residential and townhouses are not required to stripe parking spaces.

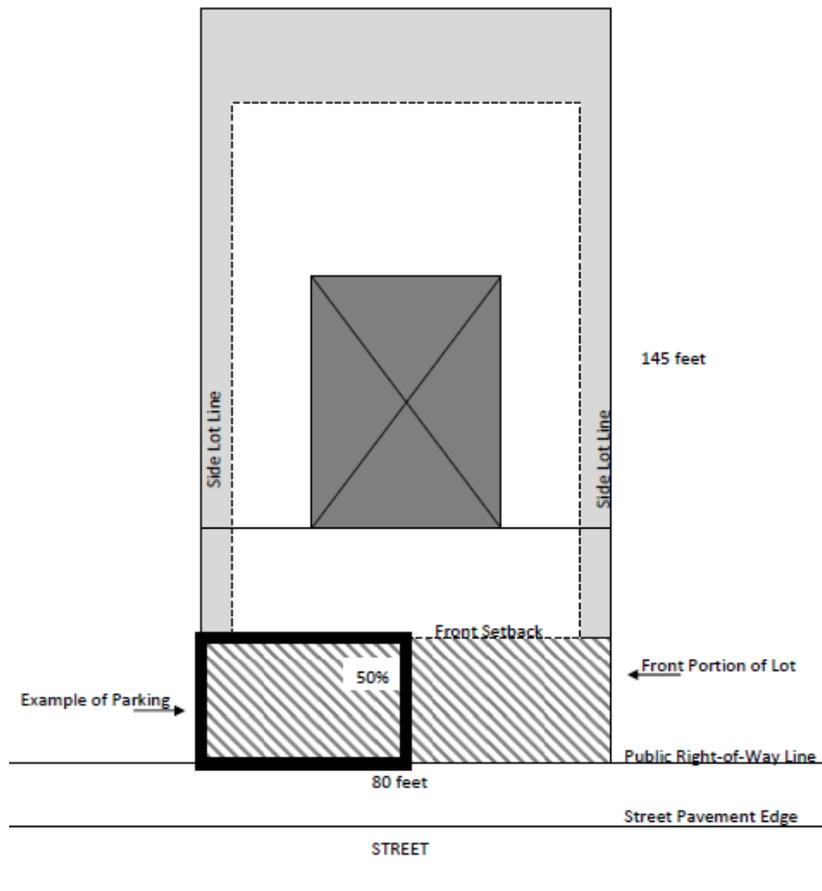
2. For properties located within the area described as “Area V” in the Southside Area Neighborhood Plan, an amendment of the City’s Comprehensive Plan (Ordinance no.2012-3442), a new single-family structure may locate its parking, including both required and additional parking in the areas described below:

1. Anywhere on the lot behind the structure with no limit on the size of the area;

2. Anywhere in the side yards of the lot with no limit on the size of the area; and,

3. An area located in front of the structure not to exceed a size equivalent to 50% of the front portion of the property. The front portion of the property is the area of the lot within the side lot lines, the front setback, and the public right-of-way line (see graphic below). The square footage of parking allowed by this calculation may be located within or outside the boundary of the area used for calculations (see graphic below). The portion of the driveway located between the front property line and the structure shall be included in the maximum parking area square footage.

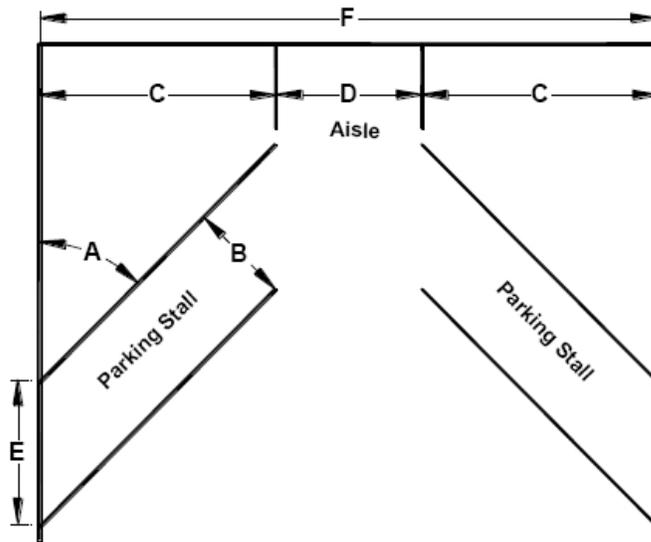
2.3.



3. An eighteen-foot paved space (ninety-degree only) may be utilized where the space abuts a landscaped island with a minimum depth of four (4) feet. An eighteen-foot space may also be used when adjacent to a sidewalk provided that the minimum width of the sidewalk is six (6) feet. This standard shall also apply to off-street parking for single-family residential, duplexes, and townhouses.
4. The width of an alley may be assumed to be a portion of the maneuvering space requirement for off-street parking facilities located adjacent to a public alley. This standard shall apply for off-street parking for all uses including single-family residential, duplexes, and townhouses.
5. Each parking space intended for use by the handicapped shall be designed in accordance with the standards of the Texas Architectural Barriers Act (TABAA) administered by the Texas Department of License and Regulation.
6. Each parking space and the maneuvering area thereto shall be located entirely within the boundaries of the building plot except where shared parking is approved by the City.
7. All parking spaces, aisles, and modules shall meet the minimum requirements, as shown in the following table. All dimensions are measured from wall to wall.

PARKING SPACE AND AISLE DIMENSIONS

A Angle (degrees)	B Width of stall	C Depth of stall 90° to aisle	D Width of aisle		E Width of stall parallel to aisle	F Module width	
			One way	Two way		One way	Two way
0	22 feet	10 feet	12.0 feet	20.0 feet	22.0 feet	22.0 feet	40.0 feet
45	9 feet	21.1 feet	12.0 feet	20.0 feet	12.7 feet	54.2 feet	62.2 feet
60	9 feet	22.3 feet	15.0 feet	22.0 feet	10.4 feet	59.6 feet	66.3 feet
90	9 feet	20.0 feet	23.0 feet	23.0 feet	9.0 feet	63.0 feet	63.0 feet



8. Parking lots located within fifteen (15) feet of a public right-of-way shall have a maximum of seven (7) contiguous spaces separated by an eighteen- by twenty-foot landscaped island. All parking lots and drive aisles shall be setback a minimum of six (6) feet from any public right-of-way.
9. Parking is discouraged along entrance drives and should be limited on major circulation aisles of large developments and major retail centers.
10. The Design Review Board may waive parking lot dimension requirements in the Northgate and Wolf Pen Creek districts if the development meets the goals of the master plan for the respective district.

Section 7.23.I Number of Off-Street Parking Spaces Required

Use	Unit	Spaces/ Unit	Plus Spaces For:
Airport	As determined by the Administrator		
Banks	250 s.f.	1.0	
Bowling Alley	As determined by the Administrator		
Bus Depot	As determined by the Administrator		
Car Wash (Self-Serve)	Wash Bay	1.0	1.0 space per vacuum bay
Church	Seat	0.33*	
Convalescent Home / Hospital	Bed	0.5	
Duplex Dwelling: 1 & 2 Bedroom 3 Bedroom	DU DU	2.0 3.0	
Dormitory	Bed	0.75	
Day Care Center	250 s.f.	1.0	
Fraternal Lodge	75 s.f.	1.0	
Fraternity / Sorority House	Person	1.0	1/30 s.f. meeting room
Freight Station	As determined by the Administrator		
Funeral Parlor	Seat	0.33	
Furniture Sales, Freestanding	350 s.f.	1.0	
Golf Driving Range	Tee Station	1.0	
Health Club / Sports Facility	As determined by the Administrator		
Gasoline and Fuel Service	300 s.f.	1.0	
Group Housing	BR	2.0	As determined by the Administrator
Health Studio	150 s.f.	1.0	
Hospital	As determined by the Administrator		
Hotel/Motel	DU	1.0	1/200 s.f. meeting room
HUD-Code Manu. Home	DU	2.0	
Laundry	150 s.f.	1.0	
Motor Vehicle Sales / Service Office / Sales Area Service Area	250 s.f. 200 s.f.	1.0 1.0	
Medical or Dental Clinic < 20,000 s.f.	200 s.f.	1.0	

Multi-family Dwelling: 1 Bedroom 2 Bedroom (ea. BR<130 s.f.) 2 Bedroom 3 Bedroom	BR BR BR BR	<u>1.5</u> <u>1.5</u> 1.25 1.0	
Night Club	50 s.f.	1.0	
Office Building	250 s.f.	1.0	
Personal Service Shop	250 s.f.	1.0	
Priv. School or Comm. Studio	100 s.f.	1.0	
Retail Sales & Service: C-1 C-2 C-3	250 s.f. 350 s.f. 250 s.f.	1.0 1.0 1.0	
Restaurant (w/o drive-through) (w/drive-through)	65 s.f. 100 s.f.	1.0 1.0	
Rooming/Boarding House	Person	1.0	
Sales Display	250 s.f.	1.0	
Single-family Dwelling	DU <u>BR***</u>	2.0 <u>1.0*** (minimum of 2 with no more than 4 spaces required)</u>	
Shopping Center**: C-1GC C-2CI C-3 SC	250 s.f. 350 s.f. 250 s.f. <u>250 s.f.</u>	1.0 1.0 1.0 <u>1.0</u>	
Townhouse	DU	2.0	
Theater	Seat	0.25	
Truck Terminal	As determined by the Administrator		
Veterinary Clinic	300 s.f.	1.0	
Warehouse	1000 s.f.	1.0	

"s.f." = square footage. "DU" = Dwelling Unit. "BR" = Bedroom.

* Overflow parking above required parking spaces may be grassed rather than paved. All unpaved spaces shall be shown on site plan and organized for efficient traffic circulation using wheel stops and other appropriate measures as required by the Administrator.

** No more than twenty-five (25) percent of any shopping center square footage shall be utilized for intense uses (uses that, individually, have a parking requirement greater than 1:250 in C-1 or C-3 and 1:350 in C-2) unless additional parking is provided in accordance with the above requirements for that square footage of such uses in excess of twenty-five (25) percent.

***For properties located within "Area V" of the Southside Area Neighborhood Plan, an amendment of the Comprehensive Plan (Ordinance no. 2012-3442).

Section 8.2.H.2 “Platting and Replatting within Older Residential Subdivisions”

a.

This section applies to a subdivision in which any portion of the proposed subdivision meets all of the following criteria:–

1) _____

Such portion of the subdivision is currently zoned or developed for single-family detached residential uses as of January 1, 2002 with the exception of NG-1, NG-2, NG-3, NPO, and NCO zoning districts; ~~and,~~

2)

Such portion of the subdivision is part of a lot or building plot that was located within the City limits when it was created on or prior to July 15, 1970. ~~This includes lots that may have been vacated or replatted after July 15, 1970 but the original plat predates July 15, 1970; and,~~

–
3) Such portion of the subdivision is designated as Neighborhood Conservation in the Comprehensive Plan Future Land Use and Character Map.

b.

In addition to the other provisions of this UDO, no plat or replat intended to provide for the resubdivision of an existing lot or lots in a residential subdivision which meets the above criteria may be approved unless:

1) The plat does not create an additional lot or building plot; or

2) A plat which does create an additional lot or building plot must meet or exceed the average width of the lots along the street frontage for all of the lots in the block including the subject lot(s) and contain at least eight thousand five hundred (8,500) square feet of space for each dwelling unit.

For the purpose of this section, a lot shall be defined to include the lot, lots and/or portions of lots that have been combined and used as a residential plot or building plot, as of July 15, 1970, exempting those lawfully platted or replatted after July 15, 1970.

c.

It is the applicant's responsibility to provide documentation during the application process regarding the original plat in which the lot was created and/or the configuration and ownership documentation of the properties since July 15, 1970.