

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

**Planning & Zoning
Commission**

December 20, 2012

*College Station Utilities Training Facility
1603 Graham Road
College Station, Texas*

**Workshop Meeting 6:30 PM
Regular Meeting 7:00 PM**



AGENDA
PLANNING & ZONING COMMISSION
WORKSHOP MEETING
DECEMBER 20, 2012, AT 6:30 PM
COLLEGE STATION UTILITIES TRAINING FACILITY
1603 GRAHAM ROAD
COLLEGE STATION, TEXAS

1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. Presentation, discussion, and possible action regarding the status of items within the 2012 P&Z Plan of Work and the development of the draft 2013 P&Z Plan of Work (see attached). **(J. Schubert)**
4. Presentation, discussion, and possible action regarding an update on the South Knoll Neighborhood Plan. **(J. Prochazka)**
5. Presentation, discussion, and possible action regarding the P&Z Calendar of Upcoming Meetings.
 - Thursday, January 3, 2013 ~ Planning & Zoning Meeting ~ College Station Training Facility ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
 - Thursday, January 10, 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. **(Liaison – B. Miles)**
6. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, South Knoll Neighborhood Plan Resource Team, BioCorridor Committee, Zoning District Subcommittee, Joint Task Force on Neighborhood Parking Issues, and Wellborn District Plan Resource Team.
7. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
8. Adjourn.

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

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

Notice is hereby given that a Workshop Meeting of the College Station Planning & Zoning Commission, College Station, Texas will be held on December 20, 2012 at 6:30 PM at the College Station Utilities Training Facility, 1603 Graham Road, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this the Day day of December, 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 December 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
DECEMBER 20, 2012, AT 7:00 P.M.
COLLEGE STATION UTILITIES TRAINING FACILITY
1603 GRAHAM ROAD
COLLEGE STATION, TEXAS

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

All matters listed under Item 3, Consent Agenda, are considered routine by the Planning & Zoning Commission and will be enacted by one motion. These items include preliminary plans and final plats, where staff has found compliance with all minimum subdivision regulations. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If any Commissioner desires to discuss an item on the Consent Agenda it will be moved to the Regular Agenda for further consideration.

3. **Consent Agenda.**
 - 3.1 Consideration, discussion, and possible action on Absence Requests from meetings.
 - Jerome Rektorik ~ December 20
 - 3.2 Consideration, discussion, and possible action to approve meeting Minutes.
 - December 6, 2012 ~ Workshop
 - December 6, 2012 ~ Regular
 - 3.3 Presentation, discussion, and possible action on a Final Plat for the Falcon Point Subdivision consisting of four multi-family lots on 4.085 acres located at 1915 Dartmouth Street, generally located on the northeast corner of Dartmouth Street and Holleman Drive East. **Case # 12-00500159 (T. Rogers)**

- 3.4 Presentation, discussion, and possible action on a Final Plat for the College Station Medical + Senior Living Subdivision consisting of three PDD lots on approximately 17.07 acres located at 1401 Arnold Road, more generally located west of the College Station Medical Center and south of the Brian Bachmann Community Park. **Case # 12-00500218 (J. Schubert)**
- 3.5 Presentation, discussion, and possible action on a Preliminary Plat for the Tower Point Subdivision consisting of 42 lots on 129.53 acres located at 931 William D. Fitch Parkway, generally located at the northwest corner of the intersection of State Highway 6 South and William D. Fitch Parkway. **Case #12-00500241 (J.Schubert)**
- 3.6 Presentation, discussion, and possible action on a Final Plat for the Tower Point Subdivision Phase 13A consisting of 1 commercial lot on 1.91 acres and 0.07 acres of right-of-way dedication located at 4302 State Highway 6 South, generally located northwest of the intersection of State Highway 6 South and Arrington Road. **Case # 12-00500242 (J. Schubert)**

Regular Agenda

4. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.
5. Public hearing, presentation, discussion, and possible action on a Final Plat for Lakeridge Subdivision Lot 1RA & Lot 2, Block 1 being a Replat of Lakeridge Subdivision Lot 1R, Block 1 and a 1.2-acre tract consisting of one GC General Commercial lot on approximately 1.25 acres and one R-4 Multi-family lot on approximately 16.19 acres located at 1198 Jones Bulter Road, generally located at the intersection of Harvey Mitchell Parkway and Holleman Drive. **Case # 12-00500184 (M. Hester)**
6. Public hearing, presentation, discussion, and possible action on an amendment to Code of Ordinance Chapter 12, “Unified Development Ordinance”, Article 2, “Development Review Bodies”, and Article 5, “District Purpose Statements and Supplemental Standards,” related to referencing the Easterwood Field Airport Zoning Ordinance and eliminating a duplicate section in Article 5. **Case # 12-00500223 (J. Schubert) (Note: Final action on this item is scheduled for the January 10, 2013 City Council Meeting - subject to change)**
7. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
8. Adjourn.

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

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

Notice is hereby given that a Regular Meeting of the College Station Planning & Zoning Commission, College Station, Texas will be held on December 20, 2012 at 7:00 p.m. at the College Station Utilities Training Facility, 1603 Graham Road, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this the ____ day of December, 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 December __, 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>10/11/12: Council adopted Plan.</p> <p>12/4/2012: Discussion of a Municipal Management District and TIRZ for Medical District area at Council Workshop.</p> <p>12/11/12: Property owner and stakeholder meetings to discuss MMD and TIRZ.</p> <p>12/13/2012: Council discussion of Municipal Management District and consideration of TIRZ for Medical District area.</p>
Staff Assigned: J. Prochazka, M. Robinson	Adopted: October 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>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> <p>11/19/12: Council appointments to BioCorridor Board.</p>
Staff Assigned: M. Hitchcock, B. Cowell	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>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> <p>10/18/12: P&Z recommended approval of replatting and Area V parking standardsUDO amendment.</p> <p>11/8/12: Council approved UDO amendment for replatting and Area V parking standards.</p>
Staff Assigned: J. Prochazka, L. Hovde	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>11/13/12: Wellborn Area meeting at Wellborn Community Center.</p> <p>12/3/12: Wellborn Resource Team meeting at Greens Prairie Elementary.</p> <p>12/6/12: Plan update at P&Z Workshop.</p> <p>1/15/13: Wellborn Resource Team meeting at Greens Prairie Elementary at 7 pm.</p>
Staff Assigned: M. Robinson, L. Hovde	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> <p>1/10/13: Economic Development Master Plan Ph 2 presentation at Council Workshop.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: Spring 2013

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.</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: J. Prochazka	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.</p> <p>8/29/12: Joint Task Force meeting.</p> <p>9/26/12: Stakeholder meetings for development interests and neighborhood groups.</p> <p>10/10/12: Joint Task Force meeting.</p> <p>11/14/12: Stakeholder meeting.</p> <p>11/28/12: Joint Task Force meeting.</p> <p>1/31/13: Joint Task Force meeting.</p>
Staff Assigned: B. Cowell, T. Rogers	Anticipated Completion: Winter 2012/2013

South Knoll Area Neighborhood Plan	
<p>Summary:</p> <p>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.</p>	<p>Project Dates:</p> <p>11/5/12: Neighborhood Resource Team meeting. 11/26/12: Issues and Opportunities meeting at South Knoll Elementary. 12/10/12: Neighborhood Resource Team meeting at City Hall. 12/20/12: Plan update at P&Z Workshop. 1/14/13: Neighborhood Resource Team meeting at City Hall at 6:30 pm.</p>
Staff Assigned: J. Prochazka, M. Hester	Anticipated Completion: Summer 2013

Employment Diversification

Diversification of Employment Opportunities	
<p>Summary:</p> <p>Discuss workforce and employment opportunities in the community and strategies to increase their diversity and the City's role in providing a positive business development environment.</p>	<p>Project Dates:</p> <p>1/12/12: Strategic Plan policy discussion with Council. 7/5/12: Economic Development Master Plan update at P&Z Workshop. 12/13/12: Economic Development Master Plan Ph 2 presentation at Council Workshop.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

Housing

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

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

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

DRAFT 2013 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, Eastgate, and Southside Area neighborhood plans, and Bicycle, Pedestrian, and Greenways, Parks and Recreation, Water, Waste Water, and Medical District master plans.</p>	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

Wellborn District Plan	
<p>Summary:</p> <p>Development of a 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>	Project Dates:
Staff Assigned: M. Robinson, L. Hovde	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>	Project Dates:
Staff Assigned: R. Heye	Anticipated Completion: Spring 2013

South Knoll Area Neighborhood Plan	
<p>Summary:</p> <p>Development of a 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.</p>	Project Dates:
Staff Assigned: J. Prochazka, M. Hester	Anticipated Completion: Summer 2013

Neighborhood Parking	
<p>Summary:</p> <p>Analyze neighborhood parking issues by engaging stakeholders and working in a Joint Task Force Subcommittee with Council. Implement recommended solutions.</p>	Project Dates:
Staff Assigned: B. Cowell, T. Rogers	Anticipated Completion: Winter 2012/2013

Residential Zoning Districts	
Summary: Create and adopt new residential zoning districts to implement the future land use and character designations identified in the Comprehensive Plan.	Project Dates:
Staff Assigned: J. Prochazka, T. Rogers	Anticipated Completion:

Medical District Zoning Districts	
Summary: Create and adopt Medical and Urban Village zoning districts to implement the new future land use and character designations established by the Medical District Master Plan.	Project Dates:
Staff Assigned: J. Prochazka, M. Robinson	Anticipated Completion:

Research and Education

Plan Implementation	
Summary: The linkage between the Comprehensive Plan, Master Plans, and Neighborhood, District, and Corridor Plans. The linkage between regulations, funding, etc and plan implementation.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Character and Urban Design	
Summary: The purpose and definition of community character, urban design, and the role they play in community vitality and success.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Affordable Housing and Community Development	
Summary: Receive updates regarding affordable housing and other community development efforts.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

Single-Family and Multi-Family Housing Markets	
Summary: Discuss impact of large amount of new multi-family units and single-family dwellings being used for student rental purposes on the local housing market.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

979-764-3496

Fax: *Brittany Caldwell*



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Jerome ReKtorik

Request Submitted on Dec. 12, 2012

I will not be in attendance at the meeting on Dec. 20, 2012
for the reason(s) specified: (Date)

I will be out of town.

Signature Jerome ReKtorik

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

COMMISSIONERS PRESENT: Mike Ashfield, Jodi Warner, Jim Ross, Bo Miles, Vergel Gay, Brad Carrier

COMMISSIONERS ABSENT: Jerome Rektorik

CITY COUNCIL MEMBERS PRESENT: Jess Fields

CITY STAFF PRESENT: Bob Cowell, Jennifer Prochazka, Jason Schubert, Matt Robinson, Teresa Rogers, Joe Guerra, Carla Robinson, Jordan Wood, 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.

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

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

- Final Plat ~ Minor Plat ~ Pebble Creek Phase 7-B2 Lots 30 & 31 Block 39
(**M. Hester**)

Principal Planner Schubert reviewed the Minor Plat approved by Staff.

4. Presentation, discussion, and possible action regarding the status of items within the 2012 P&Z Plan of Work and the development of the draft 2013 P&Z Plan of Work (see attached). (**J. Schubert**)

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

5. Presentation, discussion, and possible action regarding an update on the Wellborn Area Plan. (**M. Robinson**)

Senior Planner Robinson and Transportation Planning Coordinator Guerra gave an update on the Wellborn Area Plan.

There was general discussion amongst the Commission regarding the Plan.

6. Presentation, discussion, and possible action regarding an update on the following items:
- A rezoning from O Office, R-2 Duplex Residential, and C-3 Light Commercial to GC General Commercial for approximately 1.1 acres located at 303 A & 303 B University Drive East, 410 Nimitz Street, and 411 & 413 Eisenhower Street. The Planning & Zoning Commission heard this item on November 1 and voted 6-0 to recommend approval. The City Council heard this item on November 8 and voted 6-0 to approve the rezoning.
 - Amendments to the Unified Development Ordinance 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. The Planning & Zoning Commission heard this item on October 18 and voted 5-0 to recommend approval. The City Council heard this item on November 8 and voted 6-0 to approve the amendments.

Chairman Ashfield reviewed the above-referenced items that had been heard by the Planning & Zoning Commission and City Council.

7. Presentation, discussion, and possible action regarding the P&Z Calendar of Upcoming Meetings.
- Thursday, December 13, 2012 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – M. Ashfield**)
 - Thursday, December 20, 2012 ~ Planning & Zoning Meeting ~ College Station Utilities Training Facility ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Chairman Ashfield reviewed the upcoming meeting dates with the Planning and Zoning Commission.

8. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, South Knoll Neighborhood Plan Resource Team, BioCorridor Committee, Zoning District Subcommittee, Joint Task Force on Neighborhood Parking Issues, and Wellborn District Plan Resource Team.

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

Commissioner Miles gave an update regarding the BioCorridor Committee.

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

There was no discussion regarding this item.

10. Adjourn.

The meeting was adjourned at 6:57 p.m.

Approved:

Mike Ashfield, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
December 6, 2012, 7:00 p.m.
City Hall Council Chambers
College Station, Texas

COMMISSIONERS PRESENT: Mike Ashfield, Jodi Warner, Jim Ross, Bo Miles, Vergel Gay, Brad Carrier

COMMISSIONERS ABSENT: Jerome Rektorik

CITY COUNCIL MEMBERS PRESENT: Jess Fields

CITY STAFF PRESENT: Bob Cowell, Lance Simms, Jennifer Prochazka, Jason Schubert, Morgan Hester, Erika Bridges, Joe Guerra, Adam Falco, Jordan Wood, 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**

All items approved by Consent are approved with any and all staff recommendations.

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

- Bo Miles ~ December 20

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

- November 12, 2012 ~ Joint Workshop Meeting with City of Bryan
- November 15, 2012 ~ Workshop
- November 15, 2012 ~ Regular

- 4.3 Presentation, discussion, and possible action on a Preliminary Plat for The Meadows Subdivision Phases 1A & 1B consisting of two lots on approximately 46.98 acres located at 19626 State Highway 6 South, generally located one mile east of Indian Lakes Subdivision, approximately one mile north of FM 159 in the City's Extraterritorial Jurisdiction. **Case # 12-00500234 (T. Rogers)**

Commissioner Miles motioned to approve Consent Agenda Items 4.1 – 4.3. Commissioner Warner 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 regarding a zoning amendment request from CI Commercial Industrial to GC General Commercial for approximately 1.2 acres on Lot 1R, Block 20 of the Ponderosa Place Subdivision located at 3800 State Highway 6 South. **Case # 12-00500236 (T. Rogers) (Note: Final action on this item is scheduled for the Thursday, January 10, 2013 City Council Meeting – subject to change.)**

Staff Planner Rogers presented the rezoning and recommended approval.

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

Commissioner Miles asked why only the front portion of the building was being rezoned.

Jason Seal, Clarke and Wyndham, stated that the reason the applicant is requesting to rezone the front portion of the property is because of the configuration of the building; the back of the building is configured for industrial uses and the front of the building is configured for retail uses.

Chairman Ashfield opened the public hearing.

No one spoke during the public hearing.

Chairman Ashfield closed the public hearing.

Commissioner Warner motioned to approve the rezoning. Commissioner Gay seconded the motion, motion passed (6-0).

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

There was no discussion regarding this item.

8. Adjourn.

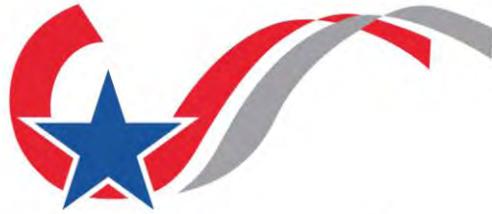
The meeting was adjourned at 7:10 p.m.

Approved:

Mike Ashfield, Chairman
Planning & Zoning Commission

Attest:

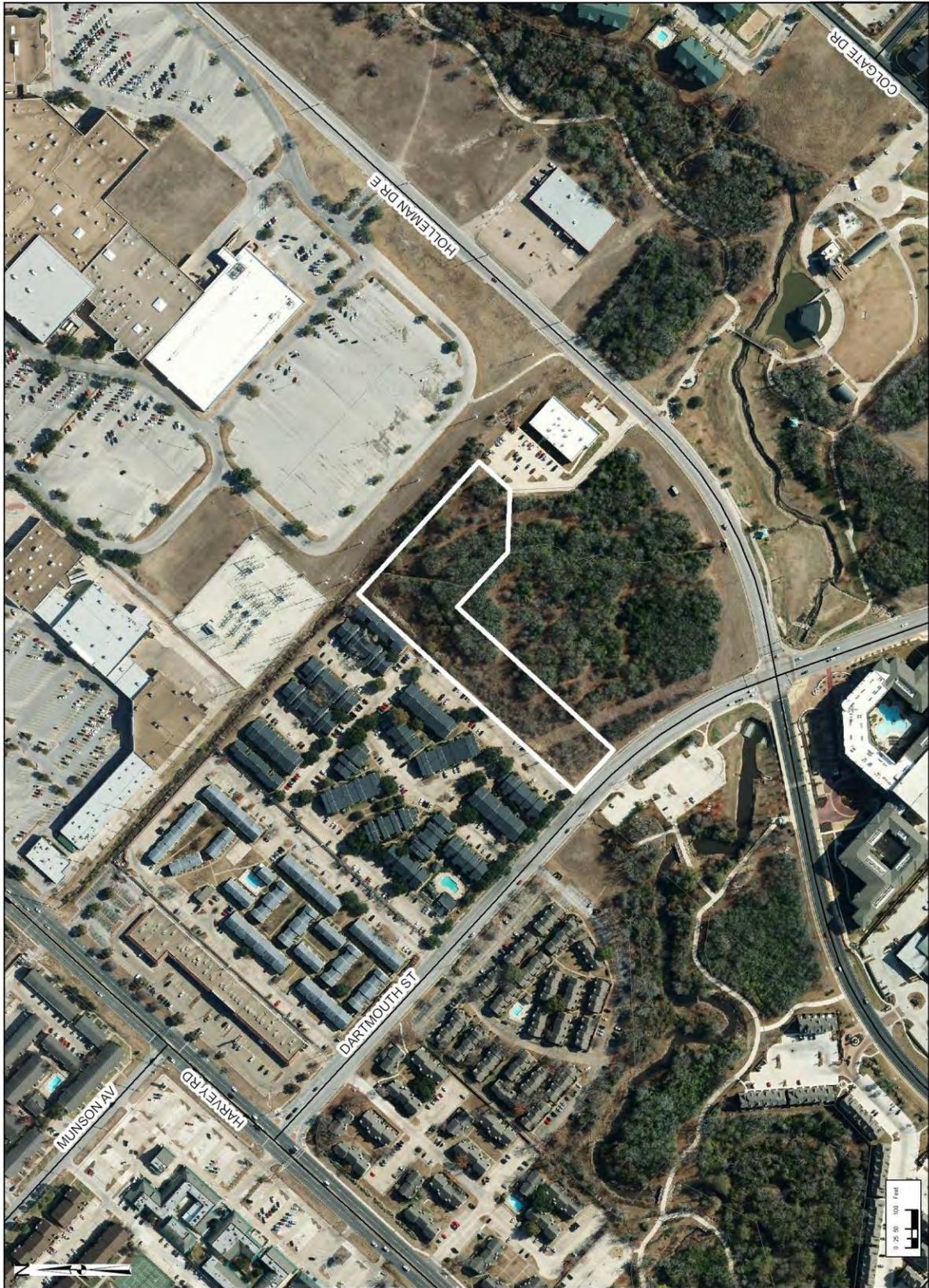
Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



CITY OF COLLEGE STATION

**FINAL PLAT
for
Falcon Point
12-00500159**

- SCALE:** Four lots on 4.09 acres
- LOCATION:** 1915 Dartmouth Street, located at the northeast corner of Dartmouth Street and Holleman Drive East
- ZONING:** WPC Wolf Pen Creek
- APPLICANT:** Travis Martinek, Clarke & Wyndham, Inc.
- PROJECT MANAGER:** Teresa Rogers, Staff Planner
trogers@cstx.gov
- PROJECT OVERVIEW:** This Final Plat is for four multi-family lots. A conditional use permit (CUP) was approved by Council in July 2012, which allows Phase I of this project to be exclusively multi-family use. The Preliminary Plan was approved by the Commission in September 2012.
- RECOMMENDATION:** Staff recommends approval of the Final Plat.

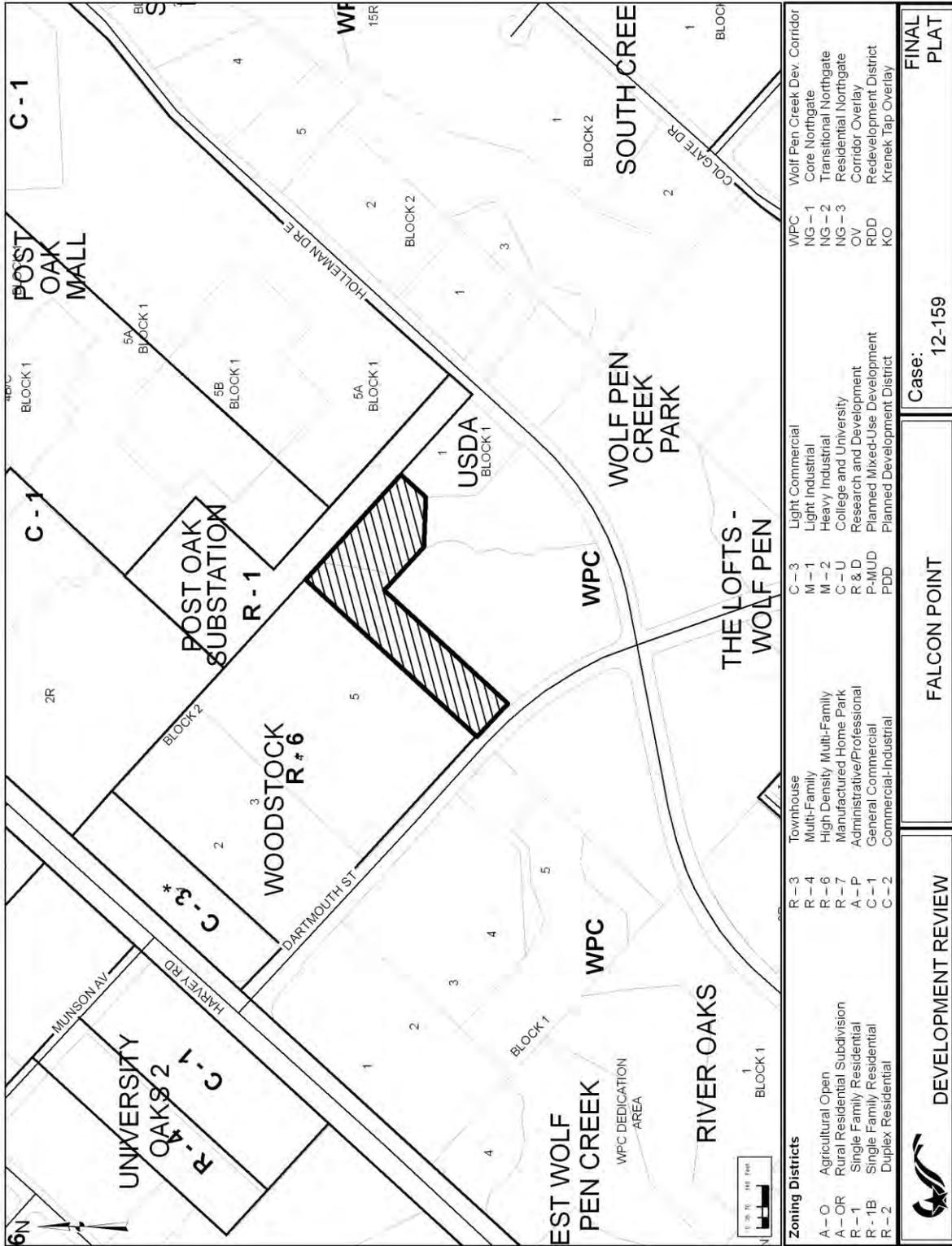


DEVELOPMENT REVIEW

FALCON POINT

Case: 12-159

FINAL PLAT



DEVELOPMENT REVIEW

FALCON POINT

Case: 12-159

FINAL PLAT

DEVELOPMENT HISTORY

Annexation:	1971
Zoning:	R-1 Single Family to C-1 General Commercial in 1984 C-1 General Commercial to WPC Wolf Pen Creek in 1988 CUP Conditional Use Permit in July 2012 to allow Phase I of this project to be exclusively multi-family use.
Preliminary Plan:	September 2012
Site Development:	Vacant

COMMENTS

Parkland Dedication:	For future multi-family units, fee in lieu of land will be required at \$1,636 per unit. Fees will be due at the time of building permit.
Greenways:	No greenway dedication is required or proposed.
Pedestrian Connectivity:	Sidewalks exist along Dartmouth Street and Holleman Drive East.
Bicycle Connectivity:	A bicycle lane is proposed in the Comprehensive Plan along Dartmouth Street and there is an existing bicycle lane along Holleman Drive East.
Impact Fees:	N/A

REVIEW CRITERIA

Compliance with Subdivision Regulations: The Final Plat is in compliance with the Subdivision Regulations of the Unified Development Ordinance, as well as the Preliminary Plan.

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	12157
DATE SUBMITTED:	7.25.12
TIME:	9:30
STAFF:	[Signature]

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 Not Applicable

NAME OF PROJECT Falcon Point

ADDRESS ~~2200 Dartmouth Street~~ 1915 Dartmouth St.

SPECIFIED LOCATION OF PROPOSED PLAT:
Near the Northeast corner of the intersection of Holleman Drive and Dartmouth Street

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):
 Name Travis Martinek E-mail travis@clarkewyndham.com
 Street Address 3608 East 29th Street, Suite 100
 City Bryan State Texas Zip Code 77802
 Phone Number (979) 846-4384 Fax Number (979) 846-1461

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

Name Paul Clarke, Clarke & Wyndham, Inc. E-mail pjclarke@clarkewyndham.com
Street Address 3608 East 29th Street, Suite 100
City Bryan State Texas Zip Code 77802
Phone Number (979) 846-4384 Fax Number (979) 846-1461

ARCHITECT OR ENGINEER'S INFORMATION:

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

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

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

Total Acreage 4.085 Total No. of Lots 4 R-O-W Acreage 0.062

Existing Use Vacant Proposed Use Multi-Family

Number of Lots By Zoning District 4 / WPC _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

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

Floodplain Acreage 0.000

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

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

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

Yes
 No

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

Project Name: _____

City Project Number (in known): _____

Date / Timeframe when submitted: _____

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

Not Applicable

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

Refer to Zoning Board of Adjustment Application submittal.

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.

Refer to Zoning Board of Adjustment Application submittal.

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

Refer to Zoning Board of Adjustment Application submittal.

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.

Refer to Zoning Board of Adjustment Application submittal.

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.

Refer to Zoning Board of Adjustment Application submittal.

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

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

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

Detailed explanation of condition identified above:

Not Applicable

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

Requested Oversize Participation _____

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

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

7/19/12

 Date

PAUL CLARKE, CLARKE & WYNDHAM

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

Detailed explanation of condition identified above:

Not Applicable

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

Requested Oversize Participation _____

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

PAUL GUERNSEY, REAL ALCHEMY

7-19-12

 Date

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

Detailed explanation of condition identified above:

Not Applicable

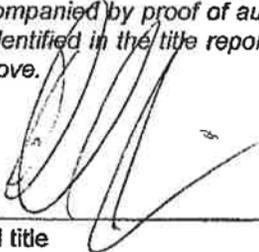
NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation _____

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

DAVID JARVIE, JPS INVESTMENTS

7/19/2012

Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, _____ owner and developer of the land shown on this plat, and designated herein as the LOTS 1-4, BLOCK 1, FALCON POINT Subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, 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.

Owner
STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given under my hand and seal on this ____ day of _____ 20__
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

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COUNTY OF BRAZOS
I, _____ owner and developer of the land shown on this plat, and designated herein as the LOTS 1-4, BLOCK 1, FALCON POINT Subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, 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.

Owner
STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given under my hand and seal on this ____ day of _____ 20__
Notary Public, Brazos County, Texas

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Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given under my hand and seal on this ____ day of _____ 20__
Notary Public, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS
I, Karan McDuenen, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ____ day of _____ 20__ in the Official Records of Brazos County, Texas in Volume ____ Page ____
Witness my hand and official Seal, at my office in Bryan, Texas

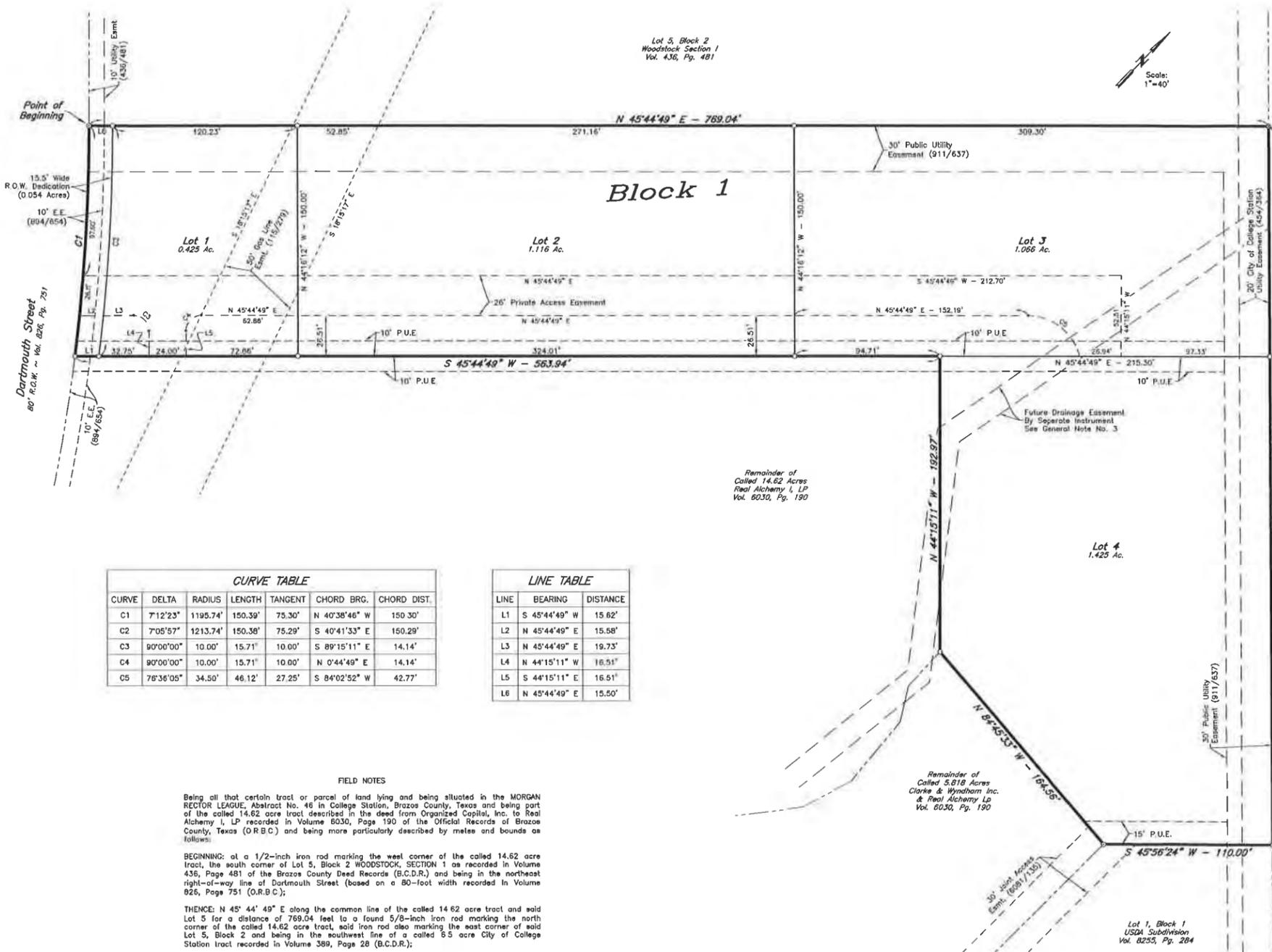
County Clerk
Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

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

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__
Chairman



CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BRG., CHORD DIST.

LINE TABLE with columns: LINE, BEARING, DISTANCE

FIELD NOTES
Being all that certain tract or parcel of land lying and being situated in the MORGAN RECTOR LEAGUE, Abstract No. 46 in College Station, Brazos County, Texas and being part of the called 14.62 acre tract described in the deed from Organized Capital, Inc. to Real Alchemy I, LP recorded in Volume 6030, Page 190 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:
BEGINNING: at a 1/2-inch iron rod marking the west corner of the called 14.62 acre tract, the south corner of Lot 5, Block 2 WOODSTOCK, SECTION 1 as recorded in Volume 436, Page 481 of the Brazos County Deed Records (B.C.D.R.) and being in the northeast right-of-way line of Dartmouth Street (based on a 80-foot width recorded in Volume 826, Page 751 (O.R.B.C.);
THENCE: N 45° 44' 49" E along the common line of the called 14.62 acre tract and said Lot 5 for a distance of 769.04 feet to a found 5/8-inch iron rod marking the north corner of the called 14.62 acre tract, said iron rod also marking the east corner of said Lot 5, Block 2 and being in the southwest line of a called 55 acre City of College Station tract recorded in Volume 389, Page 28 (B.C.D.R.);
THENCE: S 44° 32' 19" E along the northeast line of the called 14.62 acre tract and the said southwest line of the called 5.5 acre tract for a distance of 468.47 feet to a found 1/2-inch iron rod marking the north corner of Lot 1, Block 1, U.S.D.A. SUBDIVISION as recorded in Volume 8258, Page 284 (O.R.B.C.);
THENCE: S 45° 56' 24" W into the interior of the called 14.62 acre tract and along the northwest line of the said U.S.D.A. SUBDIVISION for a distance of 110.00 feet to a found 1/2-inch iron rod marking the northwest corner of said Lot 1;
THENCE: continuing through the called 14.62 acre tract for the following three (3) calls:
1) N 84° 45' 33" W for a distance of 164.56 feet to a 1/2-inch iron rod set for corner;
2) N 44° 15' 11" W for a distance of 192.97 feet to a 1/2-inch iron rod set for corner;
3) S 45° 44' 49" W for a distance of 563.94 feet to a 1/2-inch iron rod set for corner in the before-mentioned northeast right-of-way line of Dartmouth Street;
THENCE: 150.39 feet along the said northeast line of Dartmouth Street and in a clockwise direction along the arc of a curve having a central angle of 07° 12' 23", a radius of 1195.74 feet, a tangent of 75.30 feet and a long chord bearing N 40° 38' 46" W at a distance of 150.30 feet to the POINT OF BEGINNING and containing 4.085 acres of land, more or less.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

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

FINAL PLAT
FALCON POINT
LOTS 1-4, BLOCK 1
4.085 ACRES
MORGAN RECTOR LEAGUE, A-62
COLLEGE STATION, BRAZOS COUNTY, TEXAS
FEBRUARY, 2012
SCALE: 1" = 40'

Surveyor
McClure & Brown Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 683-3638



**FINAL PLAT
for
COLLEGE STATION MEDICAL + SENIOR LIVING
12-00500218**

- SCALE:** Three lots on 17.07 acres
- LOCATION:** 1401 Arnold Road, more generally located west of the College Station Medical Center and south of the Brian Bachmann Community Park
- 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 Preliminary Plan was approved at the October 18th Commission meeting and it 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 Final Plat.



	DEVELOPMENT REVIEW	COLLEGE STATION MEDICAL + SENIOR LIVING	Case: 12-218	FINAL PLAT
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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)
Preliminary Plan:	The preliminary plan was approved at the October 18 th Commission meeting.
Site development:	Vacant

COMMENTS

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 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 Brian Bachmann Community Park and receive credit toward the Community Park Development Fee.
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.
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

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

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>12-218</u>
DATE SUBMITTED:	<u>10-10-12</u>
TIME:	<u>9:00</u>
STAFF:	<u>RK</u>

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT College Station Medical + Senior Living

ADDRESS 1401 Arnold Road, College Station, TX

SPECIFIED LOCATION OF PROPOSED PLAT:

NW corner of the future intersection of Arnold Road and Normand Drive

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

Name CapRock Texas c/o Jesse Durden 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, LP E-mail _____
Street Address PO Box 2864
City Bryan State TX Zip Code 77805
Phone Number 979-307-0321 Fax Number 979-314-7606

ARCHITECT OR ENGINEER'S INFORMATION:

Name Binkley & Barfield Consulting Engineers / Brandon Boatcallie, PE E-mail bmb@binkleybarfield.com
Street Address 426 Tarrow, Ste. 106
City College Station State TX Zip Code 77840
Phone Number 979-703-1809 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 17.05 Total No. of Lots 3 R-O-W Acreage 2.11

Existing Use Vacant Proposed Use Commercial & Multifamily (PDD)

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

Average Acreage Of Each Residential Lot By Zoning District:

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

Floodplain Acreage 0.00

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):

There are no significant differences between the proposed Final Plat and the Preliminary Plan.

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

n/a

Regarding the waiver request, explain how:

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

n/a

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

n/a

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

n/a

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

n/a

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

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

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

Detailed explanation of condition identified above:

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

Requested Oversize Participation _____

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>1985</u> Streets</p> <p><u>3970</u> Sidewalks</p> <p>_____ Sanitary Sewer Lines</p> <p><u>1340</u> Water Lines</p> <p>_____ Channels</p> <p><u>910</u> Storm Sewers</p> <p>_____ Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
--	---

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 10/12/2012

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) SAUM M. ISMAIL

Date 10/9/2012

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 Bruce [Signature]

Date 10/10/12

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, BRANDON BORTOLUO 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.

Brandon Bortoluo

Engineer

10/10/12

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, BRANDON BORTOLUO, 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.

Brandon Bortoluo

Engineer

10/10/12

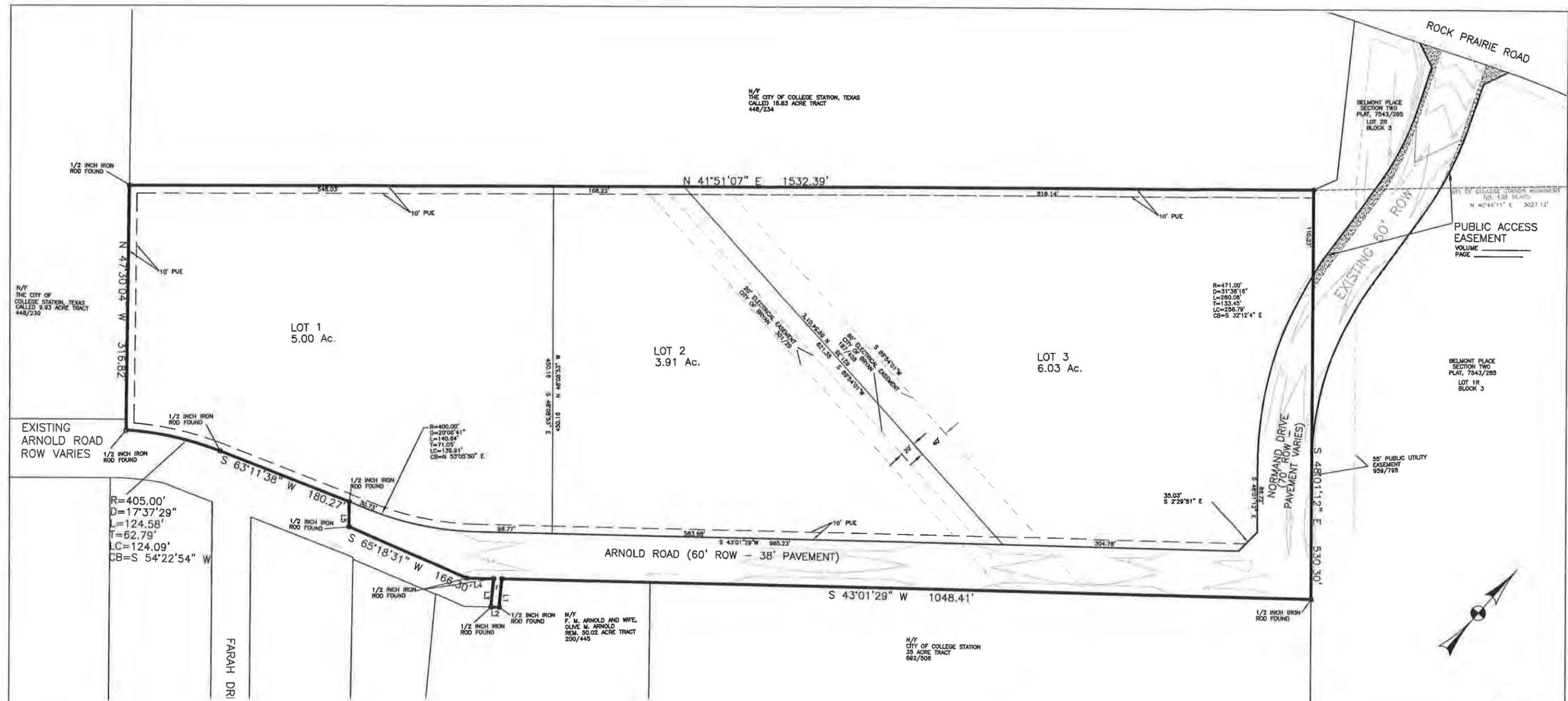
Date

Additional certification for Floodway Encroachments:

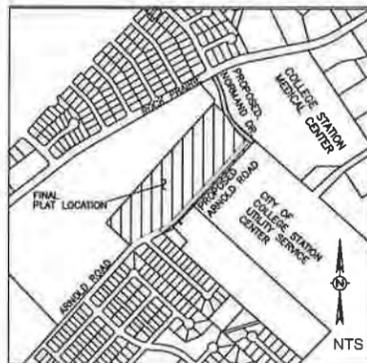
C. I, _____, certify that the construction, improvement, or fill covered by this permit shall not increase the base flood elevation. I will apply for a variance to the Zoning Board of Adjustments.

Engineer

Date



SHEET 1 OF 2



17 ACRE TRACT DISTANCE TABLE

LINE	DISTANCE	BEARING
L1	38.99'	S 42°49'17" E
L2	10.55'	S 43°49'18" W
L3	38.83'	N 42°49'17" W
L4	34.74'	S 42°58'58" W
L5	32.42'	N 47°38'14" W

NOTES:

- BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
- 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.
- 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.
- PUE= PUBLIC UTILITY EASEMENT
- 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- PROPOSED LAND USE: PDD (PER ORDINANCE 2012-3392)
- THIS TRACT IS LOCATED IN THE SANITARY SEWER IMPACT FEE AREA 92-01. FEES WILL BE DUE WITH FUTURE BUILDING PERMITS.
- LOT 3 WILL PROVIDE THE DETENTION POND STORAGE VOLUME LOST WITH THE CONSTRUCTION OF NORMAND DRIVE.
- LOT 1 AND LOT 2 ARE TO PROVIDE ADDITIONAL DETENTION TO COMPENSATE FOR THE IMPERVIOUS COVER ADDED WITH THE CONSTRUCTION OF THE ARNOLD DRIVE EXTENSION AS SHOWN BELOW:

	STORM EVENT			
	2-YR	10-YR	25-YR	100-YR
LOT 1	1.40 CFS	1.44 CFS	1.74 CFS	1.85 CFS
LOT 2	1.10 CFS	1.12 CFS	1.36 CFS	1.45 CFS

FINAL PLAT
 OF
COLLEGE STATION MEDICAL + SENIOR LIVING
 BLOCK , LOTS 1-3
 17.05 ACRES
 ROBERT STEVENSON LEAGUE, A-54
 COLLEGE STATION , BRAZOS COUNTY, TEXAS
 SCALE 1' = 60'

SURVEY DATE: 9/27/12
 PLAT DATE : 11/5/12

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

ENGINEER:
 BINKLEY & BARFIELD
 CONSULTING ENGINEERS
 426 TARROW STREET, SUITE 106
 COLLEGE STATION, TX 77845
 PHONE: (979) 703-1809

OWNER/DEVELOPER
 TEXAS HOTEL MANAGEMENT
 CORPORATION
 PO BOX 2864
 BRYAN, TX 77805

12-218
 11-26-12
 10:00
 PK

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

I (WE) _____ OWNER(S) AND DEVELOPER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE COLLEGE STATION MEDICAL + SENIOR LIVING SUBDIVISION TO THE CITY OF COLLEGE STATION, TEXAS, AND WHOSE NAME(S) IS/ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, 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.

OWNER(S)

STATE OF TEXAS

COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED

GIVEN UNDER MY HAND AND SEAL ON THIS _____ DAY OF _____ 20 _____

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS (SEAL)

CERTIFICATE OF SURVEYOR

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

CITY ENGINEER
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 _____

CHAIRMAN(S)

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS

COUNTY OF BRAZOS

I, _____ COUNTY CLERK, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF 20 _____, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME _____ PAGE _____ WITNESS MY HAND AND OFFICIAL SEAL, AT MY OFFICE IN BRYAN, TEXAS

COUNTY CLERK

BRAZOS COUNTY, TEXAS (SEAL)

METES AND BOUNDS DESCRIPTION OF A 17.05 ACRE TRACT ROBERT STEVENSON LEAGUE, A-54 COLLEGE STATION, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ROBERT STEVENSON LEAGUE, ABSTRACT NO. -3, COLLEGE STATION, BRAZOS COUNTY, TEXAS SAID TRACT BEING THE REMAINDER OF A CALLED 17.215 ACRE TRACT AS DESCRIBED BY A DEED TO TEXAS HOTEL MANAGEMENT CORPORATION RECORDED IN VOLUME 3665, PAGE 248 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/4 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF A CALLED 9.93 ACRE TRACT AS DESCRIBED BY A DEED TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 448, PAGE 230 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE WEST CORNER OF SAID REMAINDER OF 17.215 ACRE TRACT AND THE SOUTH CORNER OF A CALLED 18.83 ACRE TRACT AS DESCRIBED BY A DEED TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 448, PAGE 234 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE: N 41° 51' 07" E ALONG THE COMMON LINE OF SAID REMAINDER OF 17.215 ACRE TRACT AND SAID 18.83 ACRE TRACT FOR A DISTANCE OF 1532.19 FEET TO A 1/4 INCH IRON ROD SET ON THE SOUTHWEST LINE OF LOT 2R, BLOCK J, BELMONT PLACE, SECTION TWO, ACCORDING TO THE PLAT RECORDED IN VOLUME 7543, PAGE 283 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD SET MARKING THE NORTH CORNER OF SAID REMAINDER OF 17.215 ACRE TRACT AND AN EASTERLY CORNER OF SAID 18.83 ACRE TRACT, FOR REFERENCE A 1/4 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN THE COMMON LINE OF SAID 18.83 ACRE TRACT AND SAID LOT 2R BEARS: N 16° 36' 00" E FOR A DISTANCE OF 33.10 FEET.

THENCE: S 48° 01' 12" E ALONG THE NORTHEAST LINE OF SAID REMAINDER OF 17.215 ACRE TRACT, SAME BEING THE SOUTHWEST LINE OF SAID LOT 2R, THE END OF THE PLATTED RIGHT-OF-WAY OF NORMAND DRIVE 66' R.O.W. - CURRENTLY UNDEVELOPED, AND THE SOUTHWEST LINE OF LOT 1R, BLOCK J, BELMONT PLACE, SECTION TWO (PLAT 7543/283) FOR A DISTANCE OF 530.30 FEET TO A 1/4 INCH IRON ROD SET ON THE SOUTHWEST LINE OF SAID LOT 2R MARKING THE EAST CORNER OF SAID REMAINDER OF 17.215 ACRE TRACT AND THE NORTH CORNER OF A CALLED 35 ACRE TRACT AS DESCRIBED BY A DEED TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 692, PAGE 506 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE: S 43° 01' 29" W ALONG THE COMMON LINE OF SAID REMAINDER OF 17.215 ACRE TRACT AND SAID 35 ACRE TRACT AND THE REMAINDER OF A CALLED 50.02 ACRE TRACT AS DESCRIBED BY A DEED TO F. M. ARNOLD AND WIFE OLIVE M. ARNOLD RECORDED IN VOLUME 200, PAGE 445 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 1048.41 FEET.

THENCE: S 42° 49' 17" E CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 17.215 ACRE TRACT AND SAID REMAINDER OF 50.02 ACRE TRACT FOR A DISTANCE OF 36.99 FEET TO A 1/4 INCH IRON ROD FOUND.

THENCE: S 43° 49' 16" W CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 17.215 ACRE TRACT AND SAID REMAINDER OF 50.02 ACRE TRACT FOR A DISTANCE OF 10.55 FEET TO A 1/4 INCH IRON ROD FOUND AT THE END OF ARNOLD ROAD (VARIABLE WIDTH R.O.W.).

THENCE: N 42° 49' 17" W ACROSS THE END OF ARNOLD ROAD FOR A DISTANCE OF 36.83 FEET TO A 1/4 INCH IRON ROD FOUND.

THENCE: ALONG THE NORTHWESTERLY LINES OF ARNOLD ROAD SAME BEING THE SOUTHEASTERLY LINES OF SAID REMAINDER OF 17.215 ACRE TRACT, FOR THE FOLLOWING CALLS:

S 42° 58' 55" W FOR A DISTANCE OF 34.74 FEET TO A 1/4 INCH IRON ROD FOUND.

S 65° 18' 31" W FOR A DISTANCE OF 166.30 FEET TO A 1/4 INCH IRON ROD FOUND.

N 47° 36' 14" W FOR A DISTANCE OF 32.32 FEET TO A 1/4 INCH IRON ROD FOUND.

S 63° 11' 38" W FOR A DISTANCE OF 180.27 FEET TO A 1/4 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 405.00 FEET.

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 37' 29" FOR AN ARC DISTANCE OF 124.58 FEET (CHORD BEARS: S 54° 22' 54" W - 124.09 FEET) TO A 1/4 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID REMAINDER OF 17.215 ACRE TRACT.

THENCE: N 47° 30' 04" W ALONG THE COMMON LINE OF SAID REMAINDER OF 17.215 ACRE TRACT AND THE AFOREMENTIONED 9.93 ACRE TRACT (448/230) FOR A DISTANCE OF 316.82 FEET TO THE POINT OF BEGINNING CONTAINING 17.05 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND SEPTEMBER 2012. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

SHEET 2 OF 2

FINAL PLAT OF COLLEGE STATION MEDICAL + SENIOR LIVING

BLOCK , LOTS 1-3
17.05 ACRES

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

SCALE 1' = 60'

SURVEY DATE: 9/27/12
PLAT DATE : 11/5/12

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

ENGINEER:
BINKLEY & BARFIELD
CONSULTING ENGINEERS
426 TARROW STREET, SUITE 106
COLLEGE STATION, TX 77845
PHONE: (979) 703-1809

OWNER/DEVELOPER
TEXAS HOTEL MANAGEMENT
CORPORATION
PO BOX 2864
BRYAN, TX 77805



**PRELIMINARY PLAT
for
Tower Point
12-00500241**

- SCALE:** 42 lots on 129.53 acres (12 phases already platted)
- LOCATION:** 931 William D Fitch Pkwy (northwest corner of SH 40 and SH 6)
- ZONING:** GC General Commercial, 39 lots
O Office, one lot
A-O Agricultural Open, two lots (detention pond/floodplain)
OV Corridor Overlay, 37 of the 42 lots
- APPLICANT:** Chuck Ellison, The Ellison Firm
- PROJECT MANAGER:** Jason Schubert, AICP, Principal Planner
jschubert@cstx.gov
- PROJECT OVERVIEW:** This Preliminary Plat revises the previous Preliminary Plat that was approved in January 2012 by dividing Phase 13 into two phases, reconfiguring the Phase 13 lots, and adding a 1.36-acre tract to Phase 13. Phase 14 has also been combined as part of Phase 10B.
- RECOMMENDATION:** Staff recommends approval of the Preliminary Plat.



	DEVELOPMENT REVIEW
TOWER POINT	PRELIMINARY PLAN
Case: 12-241	

DEVELOPMENT HISTORY

- Annexation:** 1983
- Zoning:** A-O Agricultural Open to C-1 General Commercial (2001); R-4 Multi-Family to C-1 General Commercial and A-P Administrative Professional – Decatur Drive Property (2005); Corridor Overlay (2006); and Rename C-1 General Commercial to GC General Commercial and A-P Administrative Professional to O Office (2012).
- Preliminary Plat:** This property was included in the 1997 Master Plan of the Crowley Tract and first preliminary platted as Tower Point in January 2007. The Preliminary Plat was revised in August 2008, September 2009, November 2009, April 2010, June 2010, December 2010, and January 2012. The proposed Preliminary Plat amends Phase 13 by separating it into two phases, reconfiguring the lots, adding a 1.36-acre tract to Phase 13B and combining Phase 14 into Phase 10B.
- Site development:** To date, lots with a recorded final plat include Phase 1A, Phase 1B, Phase 2, Phase 3, Phase 4, Phase 5, Phase 8A, Phase 10A, Phase 11A, Phase 11B, and Phase 12 which are counted in the total lots and acreage of the subdivision but are not in the scope of this Preliminary Plat. The remaining land is vacant with an established regional detention pond.

COMMENTS

- Water:** There are existing 24-inch waterlines along the SH 6 Frontage Road and William D. Fitch Pkwy. There are also 12-inch waterlines along Arrington Road and Decatur Drive. Domestic water service and fire protection are required to be extended to all lots.
- Sewer:** There are existing 12-inch, 15-inch, 21-inch, and 27-inch sanitary sewer trunk lines through the property. A public sewer main is required to be extended to all lots.
- Streets:** Arrington Road and Decatur Drive have been constructed as two-lane major collectors as a Capital Improvement Project.
- Off-site Easements:** None at this time.
- Drainage:** There is an existing regional detention facility.
- Flood Plain:** FEMA designated floodplain for Spring Creek is located on this property. A LOMR reflecting current floodplain conditions has been prepared and submitted to FEMA for review. Finished Floor elevations have been determined for the lots impacted by the floodplain.
- Greenways:** N/A

Pedestrian

Connectivity: Developments within Tower Point are required to meet pedestrian connectivity requirement found in Section 12-7.10 of the Unified Development Ordinance related to building plots over 50,000 square feet. This requirement was part of the conditional approval by the Commission for the waivers approved with the September 2009 Preliminary Plat.

Bicycle

Connectivity: A bike lane is provided along Arrington Road from William D. Fitch Parkway to Decatur Drive. The remainder of Arrington Road is a bike route.

Oversize

Request: None requested.

Parkland

Dedication Fees: No parkland dedication is proposed and none is required for non-residential projects.

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

Multi-Use Path: A blanket Public Access Easement on the detention pond lot shall be dedicated to the City in preparation for a 30-foot Public Access Easement that will be determined during the design and construction of a multi-use path as shown on the Bicycle, Pedestrian, and Greenways Master Plan. This requirement was part of the conditional approval by the Commission for the waivers approved with the September 2009 Preliminary Plat.

REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:** The proposed preliminary plat is in compliance with the Comprehensive Plan. This subdivision is subject to previous ordinances and waivers to the 800-foot block length requirements of the Unified Development Ordinance (former Section 8.2.A.10.b) were approved with the September 2009 Preliminary Plat. The approval granted the following:

- State Highway 6 (Block 3; old Lot 8 toward William D. Fitch Pkwy) - waiver of 200 feet
- State Highway 6 (Block 2; Arrington Road to old Lot 8, Block 3) - waiver of 550 feet
- William D. Fitch Parkway (Block 3) - waiver of 180 feet
- Arrington Road (Block 5) – waiver of 120 feet
- Arrington Road (Block 4) – waiver of 1,494 feet
- Arrington Road (Detention Pond) – waiver of 1,378 feet

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

Since the proposed changes to the Preliminary Plat do not affect any of the above-referenced waivers, each of the previously approved waivers remains valid and current.

2. **Compliance with Subdivision Regulations:** The Preliminary Plat is in compliance with the applicable Subdivision Regulations contained in the Unified Development Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>12,241</u>
DATE SUBMITTED:	<u>11-14-12</u>
TIME:	<u>8:59</u>
STAFF:	<u>SLB</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 Tower Point Subdivision

ADDRESS William D. Fitch Parkway

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

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

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

Name Charles A. (Chuck) Ellison E-mail chuck@ellisonlaw.com

Street Address 302 Holleman Drive East, Suite 76

City College Station State TX Zip Code 77840

Phone Number 979-696-9889 Fax Number 979-693-8819

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

Name College Station Marketplace, L.P. E-mail andyweiner@weinerdevelopme

Street Address 1445 NORTH LOOP WEST, SUITE 625

City Houston State TX Zip Code 77008

Phone Number 713-623-0188 Fax Number 713-623-0178

ARCHITECT OR ENGINEER'S INFORMATION:

Name Kling Engineering a division of Civil Engineering Consultants E-mail skling@cectexas.com

Street Address 4101 S. Texas Avenue, Suite A

City Bryan State TX Zip Code 77802

Phone Number 979-846-6212 Fax Number 979-846-8252

Total Acreage 128.17 Total No. of Lots 41 R-O-W Acreage 0.07 Arrington Rd

Number of Lots By Zoning District C-1 / 41 / /

Average Acreage Of Each Residential Lot By Zoning District:

n/a / / /

Floodplain Acreage 6.34 Acres

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

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

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

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

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

Yes

No

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

Project Name: Tower Point Subdivision

City Project Number (in known): 09-169

Date / Timeframe when submitted: August 2009 to January 2012

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

none

Regarding the waiver request, explain how:

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

n/a

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

n/a

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

n/a

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

n/a

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

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

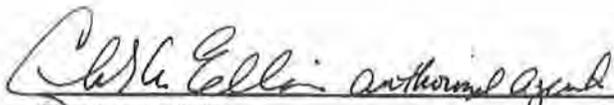
- 6. The proposed development is within an older residential subdivision meeting the criteria in Platting and Replatting within Older Residential Subdivisions Section of the UDO; or
- 7. The proposed development contains frontage on a Freeway / Expressway as designated by Map 6.6, Thoroughfare Plan -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

Detailed explanation of condition identified above:

n/a

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

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


 Signature and title

11/13/12
 Date

NOTES:
 1. BEARINGS ARE DEED CALL BEARINGS OF THE CALLED 734.96 ACRE TRACT RECORDED IN VOL. 1415, PG. 74 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

2. CURRENT TITLE APPEARS TO BE VESTED AS FOLLOWS:

- COLLEGE STATION MARKET PLACE TRACT 1 - 5.643 ACRES
 TRACT 2 - 5.711 ACRES
 TRACT 3 - 3.838 ACRES
 VOL. 6647, PG. 207
- COLLEGE STATION MARKETPLACE, L.P. CALLED 17.83 ACRES
 VOL. 7118, PG. 210
- COLLEGE STATION MARKETPLACE, L.P. CALLED 89.42 ACRES - TRACT 1 CALLED 5.96 ACRES - TRACT 2 CALLED 4.65 ACRES - TRACT 3 VOL. 8274, PG. 111
- COLLEGE STATION MARKETPLACE, L.P. CALLED 1.36 ACRES
 VOL. 8437, PG. 3

3. ELEVATIONS ARE BASED ON CITY OF COLLEGE STATION GPS MONUMENT NO. 138. ELEVATION OF THIS MONUMENT IS 297.55'

4. A PORTION OF THE SUBJECT TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS: COMMUNITY NO. 480083, PANEL NO. 0310E, MAP NO. 48041C0310E, REVISED PER LOWR CASE NO. 12-06-1841P, EFFECTIVE DATE: MAY 18, 2012

5. 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED

6. CURRENT ZONING:

- BLOCK 1: GC (GENERAL COMMERCIAL)
- BLOCK 2: GC (GENERAL COMMERCIAL)
- BLOCK 3: GC (GENERAL COMMERCIAL)
- BLOCK 4: GC (GENERAL COMMERCIAL)
- BLOCK 5: GC (GENERAL COMMERCIAL) - PART OF LOT 1
- BLOCK 5: O (OFFICE) - PART OF LOT 1

LOTS AFFECTED BY THE OVERLAY DISTRICT ORDINANCE NO. 2911 (JULY 13, 2006) ARE AS FOLLOWS:

- LOTS 1-4, BLOCK 2
- LOTS 1-28A, BLOCK 3
- LOTS 1-3, BLOCK 4
- DETENTION AREA

7. THE DETENTION FACILITY (DETENTION AREA 22.73 ACRES) IS A COMMON AREA AND WILL BE MAINTAINED BY AN OWNERS ASSOCIATION OR IN ACCORDANCE WITH AN AGREEMENT BETWEEN THE LAND OWNERS THAT WILL BE RECORDED IN THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

8. FOR PURPOSES OF THIS SUBDIVISION, BUILDING PLOTS ARE AS FOLLOWS:

- a.) BLOCK 1
- b.) BLOCK 2
- c.) LOTS 1-6, BLOCK 3
- d.) LOTS 12-19 & 28A, BLOCK 3
- e.) LOTS 7-11, 20-27, BLOCK 3
- f.) LOTS 1 & 2, BLOCK 4
- g.) LOT 3, BLOCK 4
- h.) BLOCK 5

9. UNUSED

10. UPON APPROVAL OF DRIVEWAY PERMITS, EXISTING DRIVES NOT IN CONFORMITY WITH SUCH PERMITS WILL BE REMOVED.

11. THIS PROPERTY IS WITHIN THE SANITARY SEWER IMPACT FEE AREA 97-01 (SPRING CREEK)

12. A 30' PUBLIC ACCESS EASEMENT ALONG SPRING CREEK INTENDED TO PROVIDE AN EASEMENT BETWEEN THE STATE OF TEXAS CONSERVATION EASEMENT AND STATE HIGHWAY NO. 6 THROUGH THE DETENTION AREA WILL BE GRANTED SUBJECT TO AN ENGINEERING DESIGN ALONG WITH SOUND HYDRAULIC MODELING AND GOOD ENGINEERING PRINCIPLES, AT THE FINAL PLAT STAGE OR BY SEPARATE INSTRUMENT THE EXACT ROUTING TO BE DETERMINED.

13. PHASING IS AS FOLLOWS:

PHASE 1A - LOT 1, BLOCK 4
 PLATTED 4/15/09 (VOL. 9048, PG. 34)

PHASE 1B - LOT 2, BLOCK 4
 PLATTED 7/31/09 (VOL. 9243, PG. 134)

PHASE 2 - LOT 3, BLOCK 4
 PLATTED 10/29/09 (VOL. 9368, PG. 78)

PHASE 3 - LOTS 12, 13A, 13B & 13C, BLOCK 3
 PLATTED 2/10/10 (VOL. 9497, PG. 120)

PHASE 3 - LOT 28A, BLOCK 3
 PLATTED 6/8/12 (VOL. 10722, PG. 220)

PHASE 4 - LOT 14, BLOCK 3
 PLATTED 6/25/10 (VOL. 9699, PG. 156)

PHASE 5 - LOT 1, BLOCK 5
 PLATTED 12/29/09 (VOL. 9448, PG. 274)

PHASE 6 - LOT 23B, BLOCK 3

PHASE 7 - LOTS 19-22, BLOCK 3
 PHASE 8A - LOTS 15 & 19, BLOCK 3
 PLATTED 2/21/11 (VOL. 10042, PG. 214)

PHASE 8B - LOTS 16-18, BLOCK 3

PHASE 9 - LOTS 23A, 24-27, BLOCK 3

PHASE 10A - LOTS 4-6, BLOCK 3
 PLATTED 2/14/12 (VOL. 10533, PG. 45)

PHASE 10B - LOTS 1-4, BLOCK 3 (INCLUDING DETENTION AREA)

PHASE 11A - LOTS 7 & 8, BLOCK 3
 PLATTED 3/17/11 (VOL. 10076, PG. 73)

PHASE 11B - LOTS 9-11, BLOCK 3
 PLATTED 6/17/11 (VOL. 10212, PG. 226)

PHASE 12 - LOTS 1-4, BLOCK 2
 PLATTED 2/14/12 (VOL. 10533, PG. 48)

PHASE 13A - LOT 1, BLOCK 1

PHASE 13B - LOTS 1 & 2, BLOCK 1

14. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A TITLE REPORT ISSUED BY BRAZOS COUNTY ABSTRACT COMPANY, OF NO. 148761, EFFECTIVE DATE NOVEMBER 8, 2012, TO WIT THE FOLLOWING COMMENTS:

- 60' WIDE ELECTRICAL EASEMENT - CITY OF BRYAN, TEXAS - VOL. 215, PG. 589, CENTERED ON EXISTING OVERHEAD ELECTRICAL LINE AS SHOWN HEREON
- 15' WIDE WATERLINE EASEMENT - WELLBORN WATER CORP - VOL. 531, PG. 722. NO EVIDENCE WAS FOUND ON THE SUBJECT TRACT OF A WELLBORN WATER LINE. ALL WATER SERVICE TO THE SUBJECT TRACT IS BEING PROVIDED BY THE CITY OF COLLEGE STATION. THIS EASEMENT IS NOT APPLICABLE TO THE SUBJECT TRACT AND IS NOT SHOWN HEREON
- 30' WIDE PIPELINE EASEMENT - PRODUCERS GAS CO - VOL. 534, PG. 84. THIS EASEMENT IS LOCATED ALONG THE NORTHWEST LINE OF THE SUBJECT TRACT. THIS EASEMENT AFFECTS THE SUBJECT TRACT AND IS SHOWN HEREON
- 15' WIDE UTILITY EASEMENT - CITY OF COLLEGE STATION - VOL. 589, PG. 218. THIS EASEMENT IS LOCATED ADJACENT TO, PARALLEL WITH, AND 15' SOUTHWEST OF THE NORTHEAST LINE OF THE SUBJECT TRACT. THIS EASEMENT AFFECTS THE SUBJECT TRACT AND IS SHOWN HEREON

- 20' WIDE ELECTRICAL EASEMENT - CITY OF COLLEGE STATION - VOL. 723, PG. 689. THIS EASEMENT HAS BEEN CENTERED ON THE EXISTING ELECTRICAL LINE ADJOINING THE SOUTHWEST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 6

- VARIABLE WIDTH TEXAS HIGHWAY DEPARTMENT DRAINAGE CHANNEL EASEMENT (2.07 ACRES) - VOL. 1153, PG. 137, ADJOINING STATE HIGHWAY NO. 6 AT SPRING CREEK. THIS EASEMENT HAS BEEN PARTIALLY RELEASED IN VOL. 10094, PG. 1

- 30' WIDE AQUILA SOUTHWEST PIPELINE EASEMENT - VOL. 1977, PG. 50. THIS EASEMENT LIES WITHIN THE EAST HALF OF THE 60' WIDE CITY OF BRYAN ELECTRICAL EASEMENT (215/589) AND EXTENDS FROM GREENS PRAIRIE ROAD NORTHWESTERLY TO THE NORTHWEST LINE OF THE CROWLEY 734.96 ACRE TRACT

- 20' WIDE AND 10'X10' DEVON GAS SERVICES EASEMENT - VOL. 6040, PG. 98. THIS EASEMENT IS LOCATED AT THE WEST END OF DECATUR DRIVE AND LIES PARTIALLY WITHIN DECATUR DRIVE RIGHT OF WAY

- 20' WIDE CITY OF COLLEGE STATION PUBLIC UTILITY EASEMENT - VOL. 4328, PG. 164. THIS EASEMENT BEGINS NEAR THE INTERSECTION OF ARRINGTON ROAD WITH STATE HIGHWAY NO. 6 AND TRAVERSES IN A SOUTHWESTERLY AND SOUTHEASTERLY DIRECTION THE SOUTHEASTLY PORTION OF THIS EASEMENT LIES WITHIN ARRINGTON ROAD RIGHT OF WAY. THE SOUTHWESTERLY PORTION OF THIS EASEMENT CROSSES DECATUR DRIVE

- 20' WIDE SEMINOLE PIPELINE COMPANY EASEMENT - VOL. 4555, PG. 294. THIS EASEMENT BEGINS AT THE SOUTH CORNER OF LOT 2 (0.61 ACRE) - SOUTH PARK ESTATES - VOL. 795, PG. 259 AND EXTENDS SOUTHWEST ADJOINING THE NORTHWEST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 40 AND EXTENDS 170' SOUTHWEST OF PROPOSED ARRINGTON ROAD

- 5' WIDE CITY OF COLLEGE STATION PUBLIC UTILITY AND ACCESS EASEMENT - VOL. 5247, PG. 82. THIS EASEMENT LIES ON EACH SIDE OF OXBURGH DRIVE AS DEDICATED IN VOL. 5513, PG. 14

- 20' WIDE CITY OF COLLEGE STATION PUBLIC UTILITY EASEMENT - VOL. 5282, PG. 202. THIS EASEMENT BEGINS NEAR THE SOUTH CORNER OF LOT 2 (0.61 ACRE) - SOUTH PARK ESTATES - VOL. 795, PG. 259 AND EXTENDS SOUTHWEST ADJACENT TO THE NORTHWEST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 40 AND EXTENDS TO THE NORTHWEST LINE OF THE 734.96 ACRE TRACT RECORDED IN VOL. 1415, PG. 74

- 20' WIDE DEVON GAS SERVICES EASEMENT - VOL. 6096, PG. 229 (ASSIGNED TO ETC TEXAS PIPELINE, LTD. IN VOL. 68881, PG. 64). THIS EASEMENT BEGINS AT THE END OF THE 20' SEMINOLE PIPELINE EASEMENT (4555/294) AND IS COINCIDENT WITH THE SEMINOLE EASEMENT AND THEN WALKS AROUND SOUTH PARK ESTATES (795/259)

- PROPERTY PARTICIPATING IN REGIONAL STORM WATER DETENTION POND - VOL. 7157, PG. 124. THIS INSTRUMENT CREATES THE RIGHT OF AN OFF-SITE 0.319 ACRE TRACT TO DRAIN ITS STORMWATER INTO THE REGIONAL DETENTION POND, KNOWN AS LOT 4, BLOCK 2 (22.72 ACRES). THE 0.319 ACRE TRACT IS NOT A PART OF TOWER POINT SUBDIVISION. THIS INSTRUMENT IS APPLICABLE TO THE SUBJECT TRACT

- 10' WIDE CITY OF COLLEGE STATION, TEXAS PUBLIC UTILITY EASEMENT - VOL. 8002, PG. 249, HAVING A DEFINED LOCATION. TRACT TWO OF THIS INSTRUMENT LIES ADJACENT TO THE SOUTHEAST RIGHT OF WAY LINE OF DECATUR DRIVE

- VARIABLE WIDTH CITY OF COLLEGE STATION, TEXAS TEMPORARY CONSTRUCTION EASEMENT - VOL. 8002, PG. 258, HAVING A DEFINED LOCATION. ONE OF THE TWO EASEMENTS LIE ALONG THE NORTHEAST RIGHT OF WAY LINE OF ARRINGTON ROAD. THE SECOND EASEMENT LIES AT THE TERMINUS OF ARRINGTON ROAD

- 32' WIDE CITY OF COLLEGE STATION, TEXAS DRAINAGE EASEMENT - VOL. 8002, PG. 266, HAVING A DEFINED LOCATION. THESE TWO DRAINAGE EASEMENTS LIE NEAR THE NORTHEAST RIGHT OF WAY LINE OF ARRINGTON ROAD

- CITY OF COLLEGE STATION, TEXAS SLOPE CONTROL EASEMENT - VOL. 8002, PG. 273, HAVING A DEFINED LOCATION. THESE THREE SLOPE CONTROL EASEMENTS LIE NEAR THE TERMINUS OF ARRINGTON ROAD

- 10' WIDE CITY OF COLLEGE STATION, TEXAS PUBLIC UTILITY EASEMENT - VOL. 8002, PG. 289, HAVING A DEFINED LOCATION. EXHIBIT "A" LIES ALONG THE EAST RIGHT OF WAY LINE OF ARRINGTON ROAD. EXHIBIT "B" LIES ALONG THE WEST RIGHT OF WAY LINE OF ARRINGTON ROAD. EXHIBIT "C" LIES ALONG THE NORTHEAST RIGHT OF WAY LINE OF ARRINGTON ROAD

- TEMPORARY BLANKET UTILITY EASEMENT - CITY OF COLLEGE STATION - VOL. 9497, PG. 77. THIS EASEMENT APPLIES TO A PORTION OF BLOCKS 2 AND 3 (ENCOMPASSING 47.29 ACRES)

- TEMPORARY BLANKET UTILITY EASEMENT - CITY OF COLLEGE STATION - VOL. 9497, PG. 86. THIS EASEMENT APPLIES TO LOT 5, BLOCK 2 (ENCOMPASSING 22.59 ACRES)

- VARIABLE WIDTH PUBLIC UTILITY EASEMENT - CITY OF COLLEGE STATION - VOL. 9928, PG. 140. THIS EASEMENT LIES WITHIN BLOCK 3 AND IS SHOWN HEREON

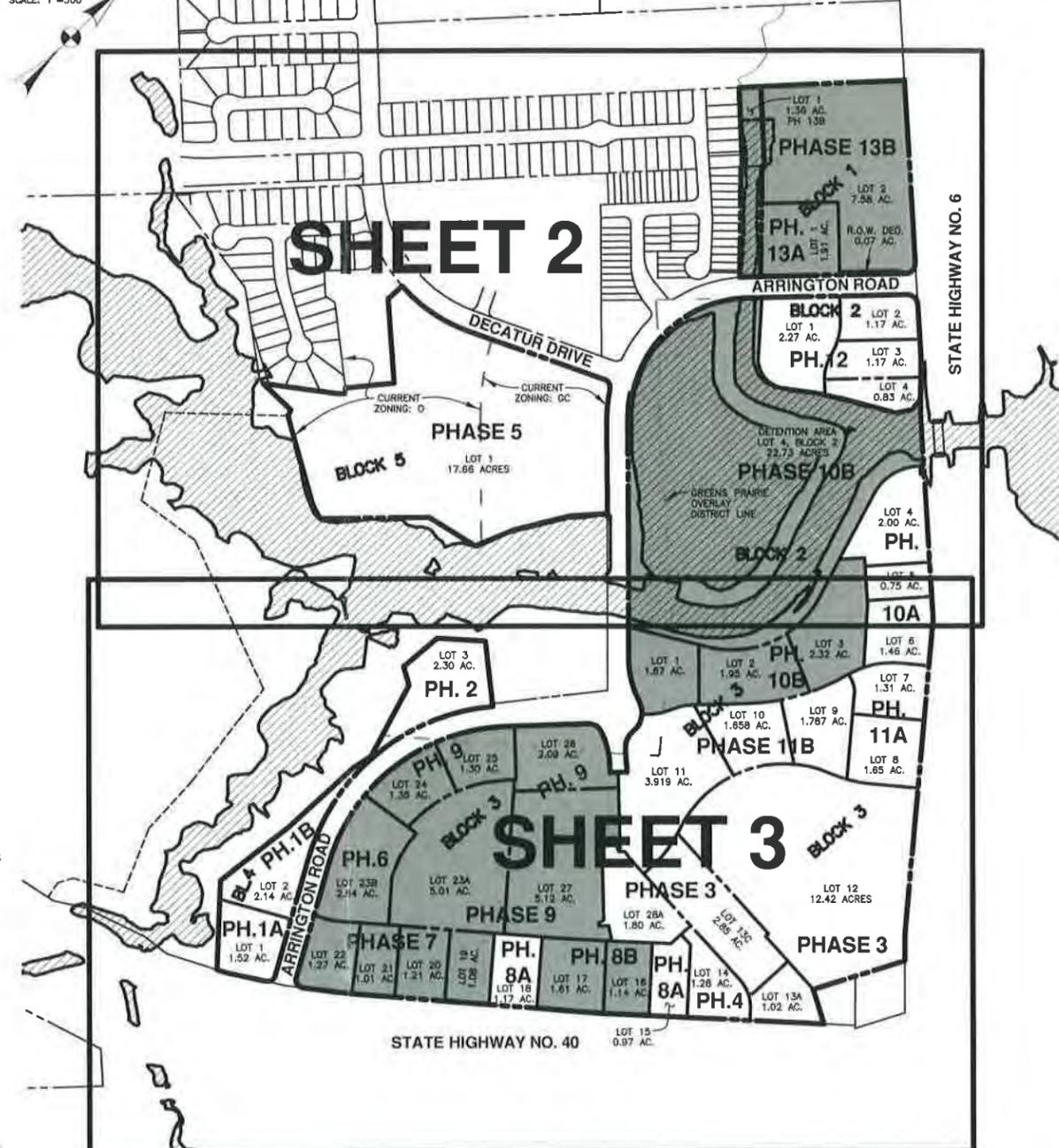
- TEMPORARY BLANKET UTILITY EASEMENT - CITY OF COLLEGE STATION - VOL. 9928, PG. 153. THIS EASEMENT APPLIES TO A PORTION OF BLOCK 3 (ENCOMPASSING 24.05 ACRES)

- 10' WIDE PUBLIC UTILITY EASEMENT - CITY OF COLLEGE STATION - VOL. 10157, PG. 152. THIS EASEMENT LIES WITHIN LOT 5, BLOCK 2 AND IS SHOWN HEREON

- VARIABLE WIDTH PUBLIC UTILITY EASEMENT - CITY OF COLLEGE STATION - VOL. 10392, PG. 284. THIS EASEMENT LIES WITHIN BLOCK 3

- VARIABLE WIDTH PUBLIC UTILITY EASEMENT - CITY OF COLLEGE STATION - VOL. 10505, PG. 37. THIS EASEMENT LIES WITHIN BLOCK 3

SCALE: 1"=300'



NOTES (CONT.):

15. PLANNING & ZONING APPROVED VARIANCE REQUESTS

SEPTEMBER, 2009:

VARIANCE FROM SECTION 8.2.A.10 - BLOCK LENGTH:

- HIGHWAY NO. 6
 - BLOCK 3 - BLOCK LENGTH: 1873'
- HIGHWAY NO. 40
 - BLOCK 3 - BLOCK LENGTH: 980'

ARRINGTON ROAD

- BLOCK 5 - ADJOINING CONSERVATION EASEMENT WHICH IS 1125' LONG
- BLOCK 4 - 1955'
- BLOCK 4 - ADJOINING CONSERVATION EASEMENT

SEPTEMBER, 2009:

VARIANCE FROM SECTION 7.3 - ACCESS MANAGEMENT AND CIRCULATION:

SIDEWALK ALONG HIGHWAY 6 AND HIGHWAY 40 (WILLIAM FITCH PARKWAY)

REVISED: OCTOBER 30, 2009
 THERE ARE NUMEROUS MINOR ADJUSTMENTS TO LOT LINES, UTILITY ROUTING AND EASEMENT LOCATIONS THROUGHOUT BLOCK 3. THE SIGNIFICANT DIFFERENCES ARE:

1. THE INTERSECTION OF THE HIGHWAY ROADS ALONG THE WEST LINE OF LOT 12, 13A, 13B, 13C, 13A, 13B & 13C, BLOCK 3 WITH THE SOUTHERLY EXTENSION OF THE ARRINGTON ROAD ROUNDABOUT TO STATE HIGHWAY NO. 40

2. THE DIVISION OF LOTS 13A, 13B, & 13C

REVISED: NOVEMBER 4, 2009
 BLOCK 3 PHASE 3 WAS REMOVED FROM 10 LOTS TO 1 LOT

REVISED: FEBRUARY 24, 2010
 PHASING CHANGE TO ACCOMMODATE LOT 14. BLOCK 3'S CHANGE FROM PHASE 7 TO PHASE 4

REVISED: MARCH 12, 2010
 PER STAFF REVIEW COMMENTS NO. 1 DATED MARCH 11, 2010

REVISED: APRIL 28, 2010
 LOT 23 DIVIDED INTO LOTS 23A & 23B. LOTS 24-27 ADJUSTED/CHANGED. LOT 23B IS NOW PHASE 6. LOT 22 MOVED TO PHASE 7.

REVISED: MAY 17, 2010
 PER STAFF REVIEW COMMENTS NO. 1 DATED MAY 11, 2010

REVISED: OCTOBER 20, 2010
 LOT LINES WITHIN PHASES 7 & 8 HAVE BEEN MODIFIED. PHASE 8 HAS BEEN SPLIT INTO PHASE 8A & 8B. PHASE 11 HAS BEEN SPLIT INTO PHASE 11A & 11B. UTILITIES & ASSOCIATED EASEMENTS REVISIONS IN PHASES 10, 11A & 11B

REVISED: NOVEMBER 11, 2010
 PER STAFF REVIEW COMMENTS NO. 1 DATED NOVEMBER 2, 2010

REVISED: NOVEMBER 18, 2010
 PER STAFF REVIEW COMMENTS NO. 2 DATED NOVEMBER 17, 2010

REVISED: OCTOBER 6, 2010
 PHASE 8A LOT LINE REVISION. PHASE 11A EASEMENT REVISIONS AND PHASE 12 LOT 1, 1' & EASEMENT REVISIONS

REVISED: JANUARY 21, 2011
 REMOVED ACCESS EASEMENT ON PHASE 12

REVISED: APRIL 21, 2011
 FOR SUBMITTAL OF PHASE 11B

REVISED: JUNE 7, 2011
 FOR SUBMITTAL OF PHASE 10A

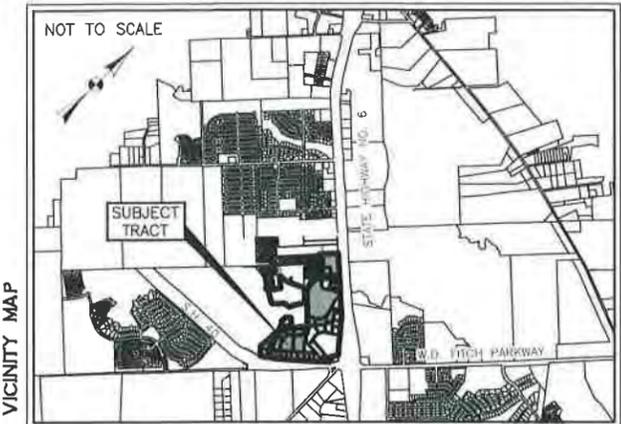
REVISED: DECEMBER 16, 2011
 FOR RE-SUBMITTAL OF PHASE 12

REVISED: JANUARY 11, 2012
 ADDED EASEMENTS ON PHASE 10A

REVISED: NOVEMBER 13, 2012
 FOR PHASE 13 SUBMITTAL

REVISED: DECEMBER 3, 2012
 ADDED 1.36 ACRE TRACT CHANGED PHASE 14 TO PHASE 10B

REVISED: DECEMBER 11, 2012
 REVISED PER ENGINEERING COMMENTS NO. 2 DATED: DECEMBER 10, 2012



PREPARED BY:
 KLING ENGINEERING & SURVEYING
 4101 TEXAS AVENUE
 P.O. BOX 4234
 BRYAN, TEXAS 77805
 PHONE: (979) 846-6212

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

PRELIMINARY PLAT (NOT FOR RECORD) OF TOWER POINT SUBDIVISION 129.53 ACRES

SAVE & EXCEPT:

PHASE 1A - LOT 1, BLOCK 4 - PLATTED 4/15/09 (VOL. 9046, PG. 34)
 PHASE 1B - LOT 2, BLOCK 4 - PLATTED 7/31/09 (VOL. 9243, PG. 134)
 PHASE 2 - LOT 3, BLOCK 4 - PLATTED 10/29/09 (VOL. 9368, PG. 78)
 PHASE 3 - LOTS 12, 13A, 13B & 13C, BLOCK 3 - PLATTED 2/10/10 (VOL. 9497, PG. 120)
 PHASE 3 - LOT 28, BLOCK 3 - PLATTED 6/25/10 (VOL. 9699, PG. 155)
 PHASE 3 - LOT 28A, BLOCK 3 - PLATTED 6/8/12 (VOL. 10722, PG. 220)
 PHASE 4 - LOT 14, BLOCK 3 - PLATTED 6/25/10 (VOL. 9699, PG. 156)
 PHASE 5 - LOT 1, BLOCK 5 - PLATTED 12/29/09 (VOL. 9448, PG. 274)
 PHASE 8A - LOTS 15 & 19, BLOCK 3 - PLATTED 2/21/11 (VOL. 10042, PG. 214)
 PHASE 10A - LOTS 4-6, BLOCK 3 - PLATTED 2/14/12 (VOL. 10533, PG. 45)
 PHASE 11A - LOTS 7 & 8, BLOCK 3 - PLATTED 3/17/11 (VOL. 10076, PG. 73)
 PHASE 11B - LOTS 9-11, BLOCK 3 - PLATTED 6/17/11 (VOL. 10212, PG. 226)
 PHASE 12 - LOTS 1-4, BLOCK 2 - PLATTED 2/14/12 (VOL. 10533, PG. 48)

ROBERT STEVENSON SURVEY, A-54
 COLLEGE STATION, BRAZOS COUNTY, TEXAS
 SCALE: 1"=300' DECEMBER 11, 2012

REVISED: NOVEMBER 11, 2010
 REVISED: OCTOBER 20, 2010
 REVISED: MAY 17, 2010
 REVISED: APRIL 28, 2010
 REVISED: MARCH 12, 2010
 REVISED: FEBRUARY 24, 2010
 REVISED: NOVEMBER 4, 2009
 REVISED: OCTOBER 30, 2009
 REVISED: OCTOBER 13, 2009
 REVISED: SEPTEMBER 8, 2009
 REVISED: SEPTEMBER 4, 2009

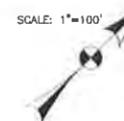
REVISED: DECEMBER 3, 2012
 REVISED: NOVEMBER 13, 2012
 REVISED: JANUARY 11, 2012
 REVISED: DECEMBER 19, 2011
 REVISED: JUNE 7, 2011
 REVISED: APRIL 21, 2011
 REVISED: JANUARY 21, 2011
 REVISED: DECEMBER 6, 2010
 REVISED: NOVEMBER 18, 2010

ORIGINAL APPROVAL: AUGUST, 2008

SHEET 1 OF 3

PREPARED BY:
 KLING ENGINEERING & SURVEYING
 4101 TEXAS AV + P.O. BOX 4234 + BRYAN, TEXAS + PH 979/846-6212

12-24-12
 12-11-12
 3-30
 PK



SCALE: 1"=100'

CURRENT ZONING: R-1

K.S. MOSS CAPITAL CORP.
REMAINDER OF CALLED 14.28 ACRES
VOL. 2763, PG. 147
UNPLATTED

CURRENT ZONING: GC

MOV PARTNERSHIP
3.76 ACRES
VOL. 8653, PG. 117
UNPLATTED

650.07
N 43°45'31"E
N 43°45'31"E

PHASE 13B

CURRENT ZONING: GC

LOT 2, BLOCK 1
PHASE 13B
7.58 ACRES
UNPLATTED

PHASE 13B

LOT 1
1.91 ACRES
PHASE 13A

15' WIDE P.U.E.

PHASE 12
VOL. 10633, PG. 46

LOT 2
2.27 ACRES
FF=267'

LOT 3
1.17 ACRES

LOT 4
0.83 ACRES
FF=267'

LOT 5
2.32 AC.
FF=271'

LOT 6
1.48 AC.

LOT 7
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LOT 8
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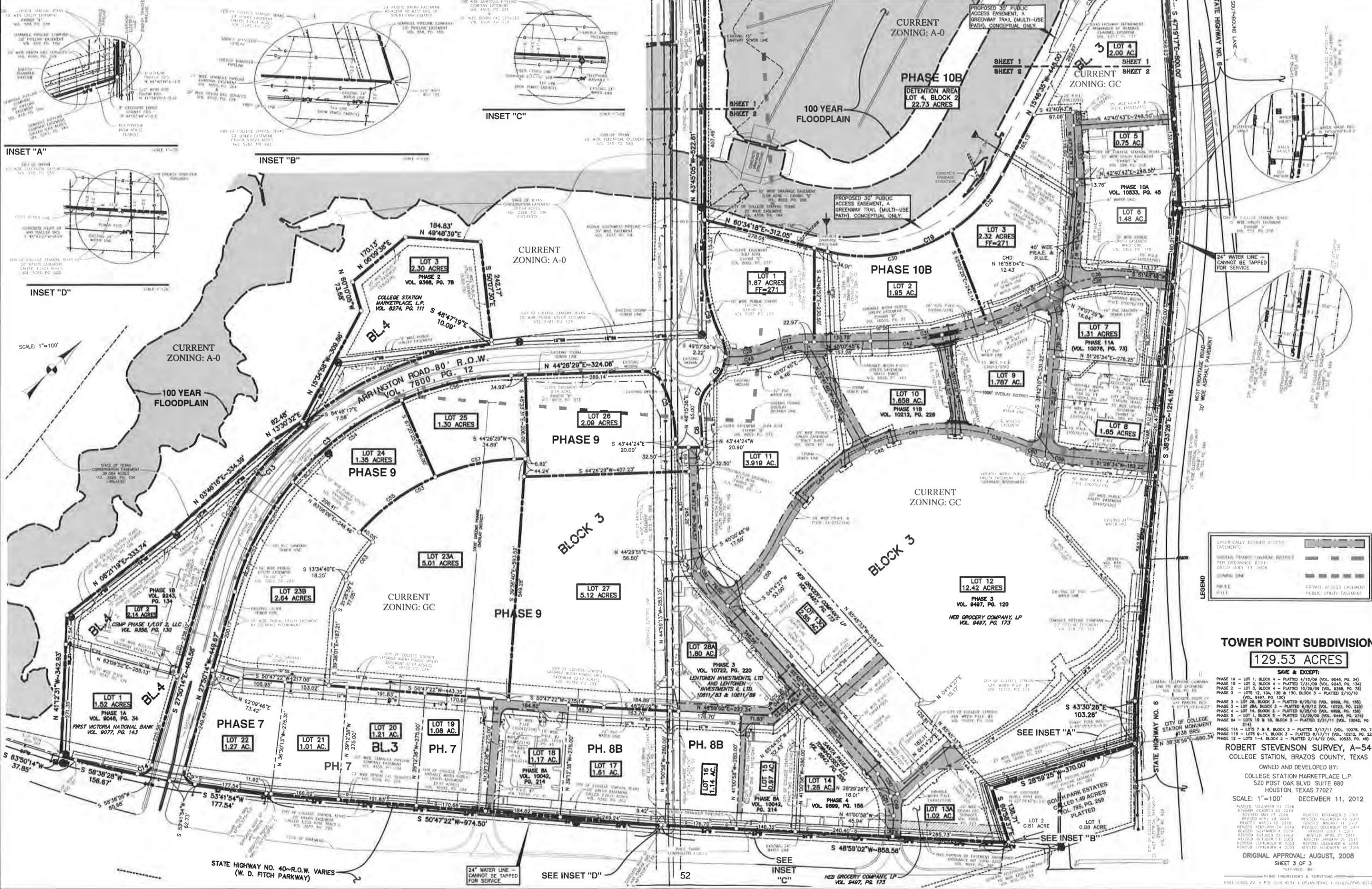
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INSET "A"
 CITY OF COLLEGE STATION, TEXAS
 20' WIDE PUBLIC UTILITY EASEMENT
 CALLED 3.2471 ACRES
 VOL. 5222, PG. 202

INSET "B"
 CITY OF COLLEGE STATION, TEXAS
 20' WIDE PUBLIC UTILITY EASEMENT
 CALLED 3.2471 ACRES
 VOL. 5222, PG. 202

INSET "C"
 CITY OF COLLEGE STATION, TEXAS
 20' WIDE PUBLIC UTILITY EASEMENT
 CALLED 3.2471 ACRES
 VOL. 5222, PG. 202

INSET "D"
 CITY OF COLLEGE STATION, TEXAS
 20' WIDE PUBLIC UTILITY EASEMENT
 CALLED 3.2471 ACRES
 VOL. 5222, PG. 202

LEGEND

	SPECIFICALLY DEEMED ACCESS EASEMENTS
	UTILITY EASEMENTS
	RIGHT-OF-WAY
	FLOODPLAIN
	24" WATER LINE - CANNOT BE TAPPED FOR SERVICE
	PRIVATE ACCESS EASEMENT
	PUBLIC UTILITY EASEMENT

TOWER POINT SUBDIVISION
129.53 ACRES

SAVE & EXCEPT:
 PHASE 1A - LOT 1, BLOCK 4 - PLATTED 4/15/09 (VOL. 9046, PG. 34)
 PHASE 1B - LOT 2, BLOCK 4 - PLATTED 7/31/09 (VOL. 9243, PG. 130)
 PHASE 2 - LOT 3, BLOCK 4 - PLATTED 10/26/09 (VOL. 9368, PG. 78)
 PHASE 3 - LOTS 12, 13A, 13B & 13C, BLOCK 3 - PLATTED 2/10/10
 PHASE 3 - LOT 28, BLOCK 3 - PLATTED 8/23/10 (VOL. 9699, PG. 155)
 PHASE 3 - LOT 28A, BLOCK 3 - PLATTED 8/23/10 (VOL. 10222, PG. 239)
 PHASE 4 - LOT 14, BLOCK 3 - PLATTED 8/23/10 (VOL. 9699, PG. 158)
 PHASE 5 - LOT 1, BLOCK 5 - PLATTED 12/29/09 (VOL. 9448, PG. 274)
 PHASE 6A - LOT 18 & 18A, BLOCK 3 - PLATTED 3/21/11 (VOL. 10048, PG. 214)
 PHASE 11A - LOTS 7 & 8, BLOCK 3 - PLATTED 3/17/11 (VOL. 10078, PG. 73)
 PHASE 11B - LOTS 9-11, BLOCK 2 - PLATTED 4/17/11 (VOL. 10012, PG. 224)
 PHASE 11C - LOTS 1-4, BLOCK 2 - PLATTED 2/14/12 (VOL. 10033, PG. 48)

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

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

SCALE: 1"=100' DECEMBER 11, 2012

REVISED: NOVEMBER 11, 2010
 REVISED: OCTOBER 20, 2010
 REVISED: MAY 17, 2010
 REVISED: APRIL 28, 2010
 REVISED: MARCH 12, 2010
 REVISED: FEBRUARY 24, 2010
 REVISED: NOVEMBER 4, 2009
 REVISED: OCTOBER 23, 2009
 REVISED: SEPTEMBER 18, 2009
 REVISED: SEPTEMBER 4, 2009

REVISED: DECEMBER 3, 2012
 REVISED: NOVEMBER 15, 2012
 REVISED: NOVEMBER 15, 2012
 REVISED: DECEMBER 19, 2011
 REVISED: DECEMBER 19, 2011
 REVISED: APRIL 21, 2011
 REVISED: DECEMBER 6, 2010
 REVISED: NOVEMBER 18, 2010

ORIGINAL APPROVAL: AUGUST, 2008
 SHEET 3 OF 3
 PREPARED BY:
 RING ENGINEERING & SURVEYING
 4101 N. HISS AV. P.O. BOX 4234 • HOUSTON, TEXAS • 77057-2466-6212



**FINAL PLAT
for
Tower Point Ph 13A & ROW Dedication
12-00500242**

SCALE: One lot on 1.91 acres with 0.07 acres of right-of-way dedication

LOCATION: 4302 State Highway 6 S

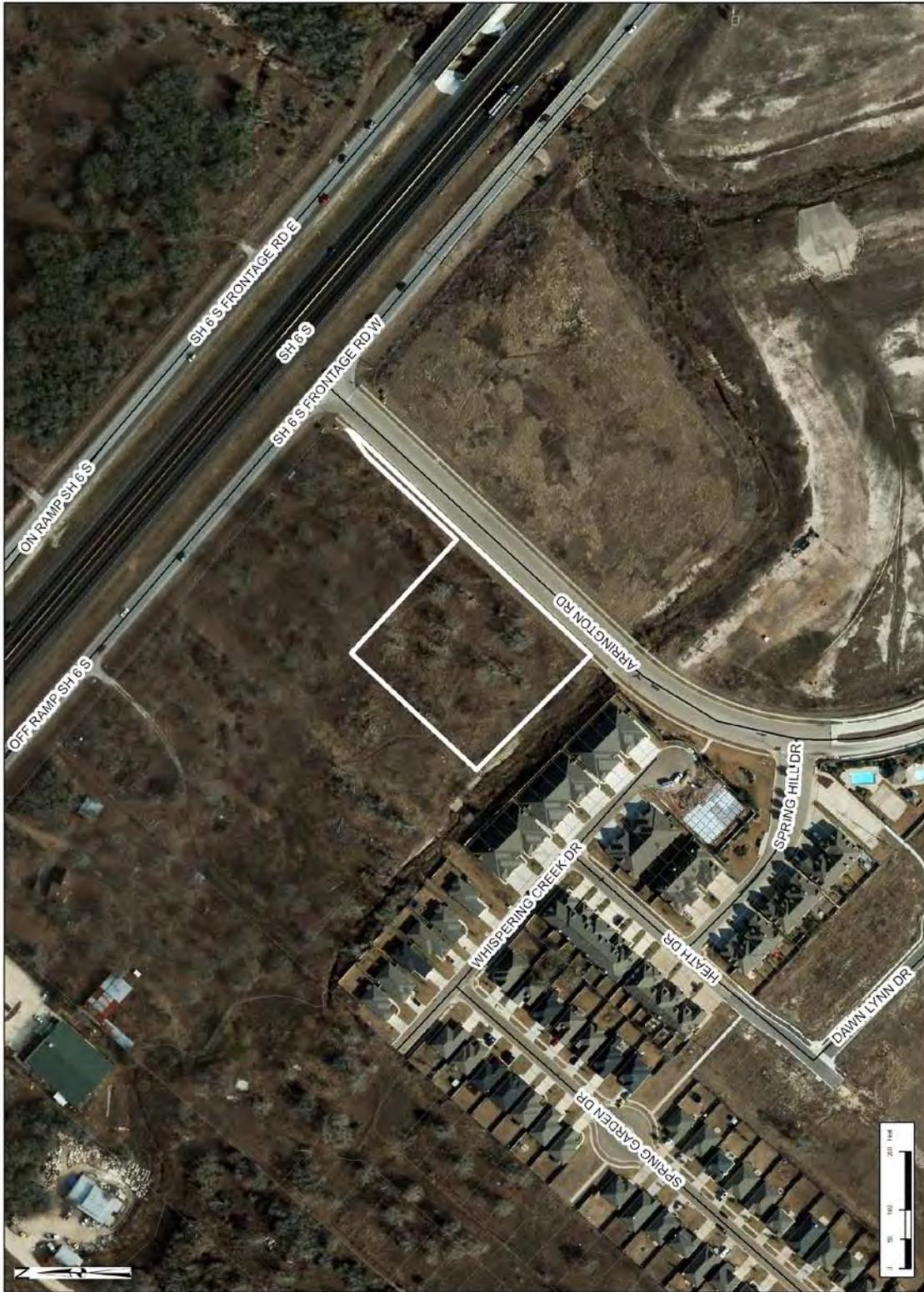
ZONING: GC General Commercial

APPLICANT: Chuck Ellison, The Ellison Firm

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

PROJECT OVERVIEW: This Final Plat proposes one commercial lot and dedicates right-of-way for a deceleration lane for its future driveway.

RECOMMENDATION: If the revised Preliminary Plat is approved, Staff recommends approval of the Final Plat with the condition that a Guarantee of Performance be provided for the proposed public infrastructure in the amount of \$214,841.



DEVELOPMENT REVIEW	TOWER POINT PH 13A	Case: 12-242	FINAL PLAT
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DEVELOPMENT HISTORY

- Annexation:** 1983
- Zoning:** A-O Agricultural Open to C-1 General Commercial (2001);
C-1 General Commercial renamed to GC General Commercial (2012)
- Preliminary Plat:** This property was included in the 1997 Master Plan of the Crowley Tract and first preliminary platted as Tower Point in January 2007. The Preliminary Plat was revised in August 2008, September 2009, November 2009, April 2010, June 2010, December 2010, and January 2012. The proposed Preliminary Plat being processed simultaneously amends Phase 13 by separating it into two phases, reconfigures the lots, adds a 1.36-acre tract to Phase 13B and combines Phase 14 into Phase 10B.
- Site Development:** Vacant.

COMMENTS

- Parkland Dedication:** No parkland dedication is proposed and none is required for non-residential projects.
- Greenways:** N/A
- Pedestrian Connectivity:** As a condition of the previously approved sidewalk waiver, developments within Tower Point are required to meet pedestrian connectivity requirement found in Section 12-7.10 of the Unified Development Ordinance related to building plots over 50,000 square feet.
- Bicycle Connectivity:** This section of Arrington Road is a bike route.
- Impact Fees:** The property is located in the Spring Creek Sewer Impact Fee Area (97-01). Currently, the Impact Fee for this area is \$98.39 per Living Unit Equivalent. Impact Fees are due at time of Building Permit.

REVIEW CRITERIA

Compliance with Subdivision Regulations: The Final Plat conforms to Phase 13A of the proposed Preliminary Plat and is in compliance with the applicable Subdivision Regulations contained in the Unified Development Ordinance.

STAFF RECOMMENDATIONS

If the revised Preliminary Plat is approved, Staff recommends approval of the Final Plat with the condition that a Guarantee of Performance be provided for the proposed public infrastructure in the amount of \$214,841.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>12.242</u>
DATE SUBMITTED:	<u>11.14.12</u>
TIME:	<u>8:57</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 Tower Point Ph. 13A, Lot 1, Block 1 and Right of way Dedication - 1.98ac.

ADDRESS no assigned address

SPECIFIED LOCATION OF PROPOSED PLAT:

approximately 265 feet southwest of the intersection of Arrington Road and State Highway No. 6

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

Name Charles A. (Chuck) Ellison E-mail chuck@ellisonlaw.com

Street Address 302 Holleman Drive East, Suite 76

City College Station State TX Zip Code 77840

Phone Number 979-696-9889 Fax Number 979-693-8819

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

Name College Station Marketplace, L.P. E-mail andyweiner@weinerdevelopment.com
Street Address 1445 NORTH LOOP WEST, SUITE 625
City Houston State TX Zip Code 77008
Phone Number 713-623-0188 Fax Number 713-623-0178

ARCHITECT OR ENGINEER'S INFORMATION:

Name Kling Engineering a division of Civil Engineering Consultants E-mail skling@cectexas.com
Street Address 4101 S. Texas Avenue, Suite A
City Bryan State TX Zip Code 77802
Phone Number 979-846-6212 Fax Number 979-846-8252

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

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

Total Acreage 1.98 Total No. of Lots 1 R-O-W Acreage 0.07 Ac.

Existing Use vacant Proposed Use Hotel

Number of Lots By Zoning District 1 / C-1 _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

n/a / _____ _____ / _____ _____ / _____

Floodplain Acreage none

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

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

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

Yes

No

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

Project Name: Tower Point Subdivision

City Project Number (if known): 09-169

Date / Timeframe when submitted: August 2009 to January 2012

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

none

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

n/a

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

Requested Oversize Participation none

Total Linear Footage of Proposed Public:	
<u>n/a</u>	Streets
<u>40</u>	Sidewalks
<u>249</u>	Sanitary Sewer Lines
<u>323</u>	Water Lines
<u>n/a</u>	Channels
<u>431</u>	Storm Sewers
<u>n/a</u>	Bike Lanes / Paths

Parkland Dedication due prior to filing the Final Plat:	
ACREAGE:	
<u>n/a</u>	No. of acres to be dedicated + \$ <u>n/a</u> development fee
<u>n/a</u>	No. of acres in floodplain
<u>n/a</u>	No. of acres in detention
<u>n/a</u>	No. of acres in greenways
OR	
FEE IN LIEU OF LAND:	
<u>n/a</u>	No. of SF Dwelling Units X \$ <u>n/a</u> = \$ <u>n/a</u>
<u>n/a</u>	(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.

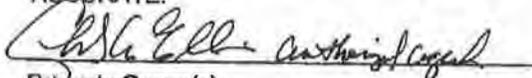
Christa E. Collins Authorized agent
Signature and title

11/13/12
Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

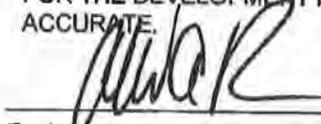
1. No work of any kind may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Occupancy is issued.
5. The permit will expire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

11/12/12
Date

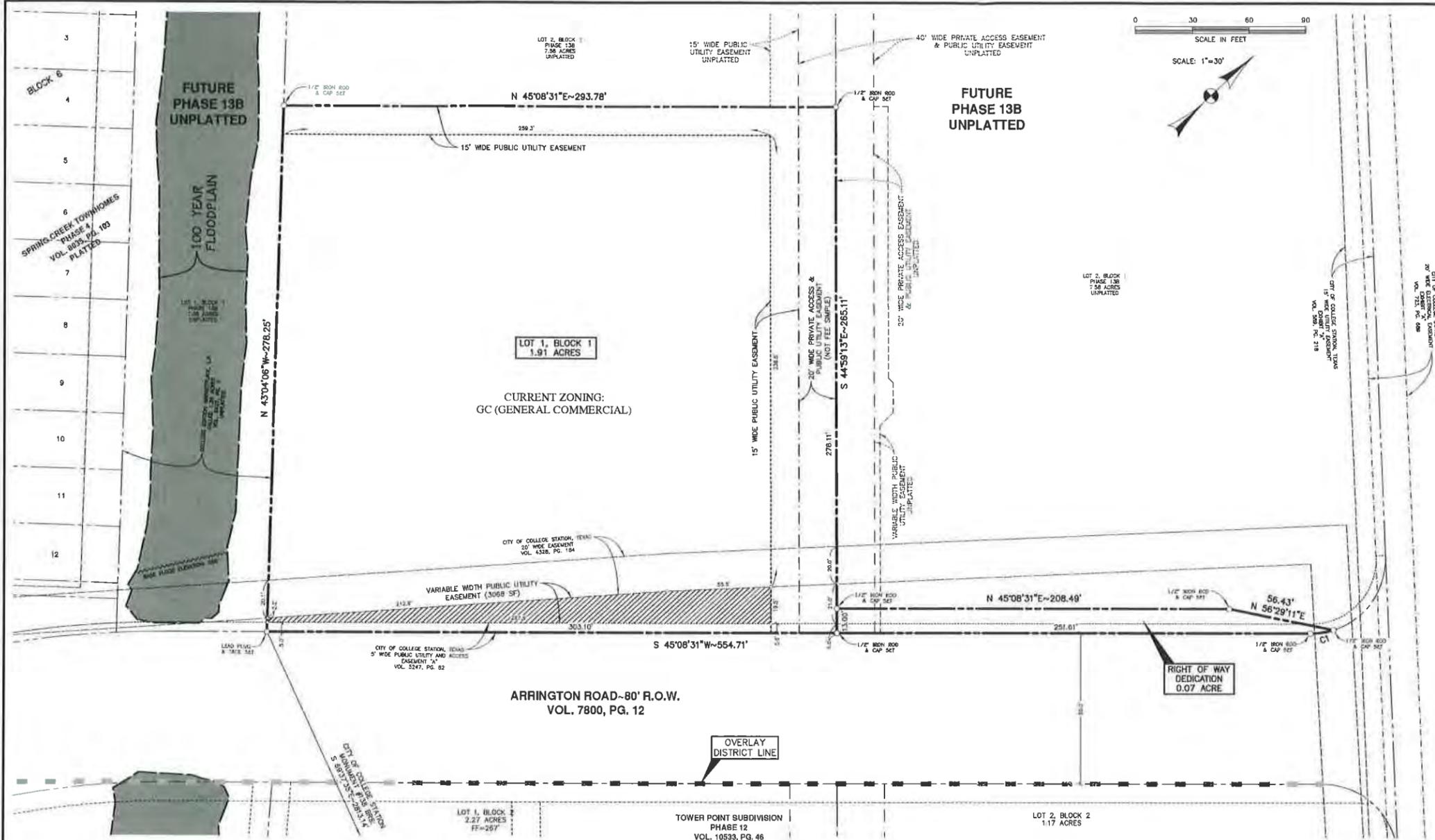
Engineer Certification:

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


Engineer



11/13/2012
Date



Tower Point Subdivision, Phase 13A
 Lot 1, Block 1 - 1.91 Acre Tract
 Arrington Road - Right-of-way Dedication
 Robert Stevenson Survey, A-54
 College Station, Brazos County, Texas

Field notes of a 1.98 acre tract or parcel of land, lying and being situated in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, and being part of the 5.711 acre - Tract Two, described in the deed from Spring Creek CS Development, Ltd. to College Station Marketplace, LP, recorded in Volume 6647, Page 207, of the Official Records of Brazos County, Texas, and said 1.98 acre tract being more particularly described as follows:

BEGINNING at a lead plug and tack set in a sidewalk at the common corner between the beforementioned 5.711 acre tract and a 1.36 acre tract described in the deed to College Station Marketplace, LP, recorded in Volume 8437, Page 3, of the Official Records of Brazos County, Texas, said lead plug and tack also lying in the northwest right-of-way line of Arrington Road - 80' wide right-of-way, as described in Volume 7800, Page 12, of the Official Records of Brazos County, Texas;

THENCE N 43° 04' 06" W along the common line between the beforementioned 5.711 acre tract and the 1.36 acre tract for a distance of 278.25 feet to a 1/2" iron rod and cap set;

THENCE N 45° 08' 31" E for a distance of 293.78 feet to a 1/2" iron rod and cap set in the centerline of a proposed 40' wide private access and public utility easement;

THENCE S 44° 59' 13" E along the centerline of the beforementioned proposed 40' wide private access and public utility easement, for a distance of 265.11 feet to a 1/2" iron rod and cap set in the proposed northwest right-of-way line of the beforementioned Arrington Road right-of-way Dedication;

THENCE along the proposed northwest right-of-way line of the Arrington Road right-of-way Dedication, as follows:

N 45° 08' 31" E for a distance of 208.49 feet to a 1/2" iron rod and cap set,

N 56° 29' 11" E for a distance of 56.43 feet to a 1/2" iron rod and cap set in the transition curve between State Highway No. 6 and the beforementioned Arrington Road - 80' wide right-of-way, having a radius of 40.00 feet;

THENCE along the northwest right-of-way line of the beforementioned Arrington Road - 80' wide right-of-way, as follows:

Southwesterly along said transition curve, for an arc distance of 12.38 feet to a 1/2" iron rod and cap set,

S 45° 08' 31" W at a distance of 251.61 feet pass a 1/2" iron rod and cap set at the east corner of the proposed Lot 1, Block 1 - 1.91 acres, continue on, for a total distance of 554.71 feet to the **PLACE OF BEGINNING**, containing 1.98 acres of land, more or less.

STATE HIGHWAY NO. 6



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

We, College Station Marketplace L.P., a Texas limited partnership, owners and developers of the land shown on this plat, and designated herein as Lot 1, Block 1, Phase 13A, Tower Point Subdivision to the City of College Station, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

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

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

By: Charles A. Ellison,
 Authorized Agent

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

By: Charles A. Ellison,
 Authorized Agent

THE STATE OF TEXAS §
 COUNTY OF BRAZOS §

This instrument was acknowledged before me on the ____ day of _____, 2012, by Charles A. Ellison, Authorized Agent for College Station Marketplace GP, LLC, a Texas limited liability company, a General Partner of College Station Marketplace, L.P., a Texas limited partnership, on behalf of said partnership.

Notary Public In and for State of Texas

CERTIFICATE OF PLANNING AND ZONING COMMISSION

Commission of the City of College Station, hereby certify that the attached plat was duly approved by the Commission on the ____ day of _____, 2012.

Chairman

CERTIFICATE OF CITY ENGINEER

 City Engineer of the City of College Station,
 Regulations of the City of College Station

City Engineer
 City of College Station

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS

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

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

 County Clerk, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

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

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

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	12.38'	40.00'	174°3'48"	S 361°6'38"W-12.33'

- NOTES:**
1. BASIS OF BEARINGS IS THE MONUMENTED SOUTHEAST RIGHT OF WAY LINE OF ARRINGTON ROAD (80' R.O.W.) ACCORDING TO THE RIGHT OF WAY DEDICATION PLAT OF ARRINGTON ROAD AND 80' WIDE DECATUR DRIVE RECORDED IN VOL. 7800, PG. 12 RECORD BEARING: S 45°08'31"W.
 2. CURRENT TITLE APPEARS TO BE VESTED IN COLLEGE STATION MARKET PLACE L.P. BY VIRTUE OF DEED RECORDED IN VOL. 6647, PG. 207 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 MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY NO. 480063, PANEL NO. 0310E, MAP NO. 48041C0310E AS REVISED PER LOMR CASE NO. 12-06-1841P EFFECTIVE DATE: MAY 18, 2012.
 4. 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
 5. THIS PROPERTY IS WITHIN THE SANITARY SEWER IMPACT FEE AREA 97-01 (SPRING CREEK).
 6. LOT 1, BLOCK 1 IS PART OF BUILDING PLOT "a)" AS SHOWN ON THE PRELIMINARY PLAT OF TOWER POINT SUBDIVISION; BUILDING PLOT "a)" IS AS FOLLOWS:
 BLOCK 1
 THE BUILDING PLOT IS FOR THE PURPOSES OF SIGNAGE, LANDSCAPING, AND NON-RESIDENTIAL ARCHITECTURAL STANDARDS AS APPLICABLE TO BUILDING PLOTS OVER 50,000 SQUARE FEET.
 7. CURRENT ZONING: GC (GENERAL COMMERCIAL)
 8. A WAIVER TO SIDEWALKS ALONG HIGHWAY NO. 6 WAS APPROVED WITH THE CONDITION THAT INTERNAL PEDESTRIAN CONNECTIVITY IS PROVIDED ACCORDING TO NON-RESIDENTIAL ARCHITECTURAL STANDARDS FOR BUILDING PLOTS OVER 50,000 SQUARE FEET.
 9. TRAFFIC MITIGATION FEATURES SHALL BE CONSTRUCTED AT A TIME SPECIFIED BY THE APPROVED TOWER POINT TIA AND SUPPLEMENTARY DOCUMENTS.

FINAL PLAT
 OF
TOWER POINT SUBDIVISION
PHASE 13A
LOT 1, BLOCK 1
 &
RIGHT OF WAY DEDICATION
1.98 ACRES
 ROBERT STEVENSON SURVEY, A-54
 COLLEGE STATION, BRAZOS COUNTY, TEXAS
 OWNED AND DEVELOPED BY:
 COLLEGE STATION MARKETPLACE L.P.
 520 POST OAK BLVD SUITE 850
 HOUSTON, TEXAS 77027
 SCALE: 1"=30' NOVEMBER, 2012
 PREPARED BY:
 KLING ENGINEERING & SURVEYING
 4101 TEXAS AV + P.O. BOX 4234 + BRYAN, TEXAS + PH 979/846-6212

12-24-12
 12-4-12
 9:50
 PK



FINAL PLAT
for
Lakeridge Subdivision Lot 1RA & Lot 2, Block 1
Being a Replat of
Lakeridge Subdivision Lot 1R Block 1 & 1.2-Acre Tract
12-00500184

- SCALE:** Two lots on 17.6 acres
- LOCATION:** 1198 Jones Butler Rd, generally located at the intersection of Holleman Drive W and Harvey Mitchell Parkway
- ZONING:** GC General Commercial and R-4 Multi-Family
- APPLICANT:** Veronica Morgan, Mitchell & Morgan, LLP
- PROJECT MANAGER:** Morgan Hester, Staff Planner
mhester@cstx.gov
- PROJECT OVERVIEW:** This Final Plat proposes to consolidate two lots, one unplatted 1.4 acre tract and one 16.2 acre R-4 Multi-Family property currently developing as Lakeridge Townhomes, in order to create a commercial development at the corner of Harvey Mitchell Parkway and Holleman Drive W and a point of access for Lakeridge Townhomes.
- RECOMMENDATION:** Staff recommends approval of the Final Plat.



	<p>DEVELOPMENT REVIEW</p>	<p>LAKERIDGE SUBDIVISION LOT 1 RA & 2, BLOCK 1</p>
<p>Case: 12-184</p>		<p>FINAL PLAT</p>

DEVELOPMENT HISTORY

Annexation:	February 1970
Zoning:	R-1 Single-Family Residential upon annexation in 1970 R-5 Apartment/Medium Density in April 1999 R-4 Multi-Family in April 2007 C-1 General Commercial in November 2011 Rezoning of C-1 General Commercial to R-4 Multi-Family in June 2012
Preliminary Plat:	The Preliminary Plan was approved by Planning and Zoning on November 15, 2012.
Site development:	The portion of the tract zoned R-4 Multi-Family is currently developing as Lakeridge Townhomes. The portion of the tract zoned GC General Commercial is currently undeveloped.

COMMENTS

Parkland Dedication:	No Parkland Dedication is proposed or required with this plat but \$1,636 per unit will be due with building permits for Lakeridge Townhomes.
Greenways:	No greenway dedication is proposed or required.
Pedestrian Connectivity:	A sidewalk is proposed on Holleman Drive W and will connect with a 6-foot sidewalk located along Harvey Mitchell Parkway that is required with the Lakeridge Townhomes development.
Bicycle Connectivity:	No bicycle facilities are required or proposed.
Impact Fees:	There are no Impact Fees required for this tract.

REVIEW CRITERIA

Compliance with Subdivision Regulations: The site is designated Urban on the Comprehensive Plan Future Land Use and Character Map and is zoned GC General Commercial and R-4 Multi-Family. The zoning enables the property to be utilized with multiple uses appropriate in Urban.

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	12,184
DATE SUBMITTED:	8/22/12
TIME:	4:20
STAFF:	SB

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).
- ~~N/A~~ \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- ~~N/A~~ \$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.)
- ~~N/A~~ 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).
- ~~N/A~~ 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 N/A

NAME OF PROJECT LAKERIDGE TOWNHOMES

ADDRESS 1198 JONES-BUTLER ROAD

SPECIFIED LOCATION OF PROPOSED PLAT:

Generally located at the corner of Holleman Drive West and Harvey Mitchell Parkway South

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

Name MITCHELL & MORGAN, LLP C/O VERONICA MORGAN, PE E-mail V@MITCHELLANDMORGAN.COM

Street Address 511 UNIVERSITY DRIVE EAST, SUITE 204

City COLLEGE STATION State TEXAS Zip Code 77840

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

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

Name LAKERIDGE LIVING LP, A TEXAS LIMITED PARTNERSHIP E-mail JIMBSTEWARD@GMAIL.COM
Street Address P.O. BOX 10028
City COLLEGE STATION State TEXAS Zip Code 77842
Phone Number (979) 739-9944 Fax Number (979) 694-3774

ARCHITECT OR ENGINEER'S INFORMATION:

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

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

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

Total Acreage 17.61 Total No. of Lots 2 R-O-W Acreage 0.17

Existing Use VACANT AND MULTI-FAMILY Proposed Use RETAIL AND MULTI-FAMILY

Number of Lots By Zoning District 1 / C-1 1 / R-4 1 /

Average Acreage Of Each Residential Lot By Zoning District:

1.25 / C-1 16.19 / R-4 / /

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: Lakeridge Subdivision

City Project Number (if known): 09-00500165

Date / Timeframe when submitted: August 11, 2009

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

N/A

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

N/A

Regarding the waiver request, explain how:

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

N/A

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

N/A

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

N/A

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

N/A

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

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

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

Detailed explanation of condition identified above:

N/A

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

Requested Oversize Participation N/A

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>N/A</u> Streets</p> <p><u>256</u> Sidewalks</p> <p><u>N/A</u> Sanitary Sewer Lines</p> <p><u>219</u> Water Lines</p> <p><u>N/A</u> Channels</p> <p><u>N/A</u> Storm Sewers</p> <p><u>N/A</u> Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p><u>N/A</u> No. of acres to be dedicated + \$ <u>N/A</u> development fee</p> <p><u>N/A</u> No. of acres in floodplain</p> <p><u>N/A</u> No. of acres in detention</p> <p><u>N/A</u> No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p><u>N/A</u> No. of SF Dwelling Units X \$ <u>N/A</u> = \$ <u>N/A</u></p> <p><u>N/A</u> (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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


 Signature and title
 MANAGING GENERAL PARTNER

Date 8-16-12

REPLAT APPLICATION ADDITIONAL OWNER INFORMATION

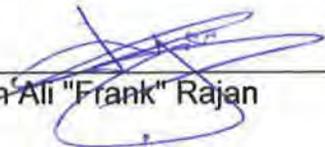
Name SF Business Investments, LLC C/O Fateh Ali "Frank" Rajan

Street Address 2001 South College Avenue

City Bryan **State** Texas **Zip Code** 77801

Mail Address frankarajan@yahoo.com

Phone Number (979) 823-2410 **Fax Number** (979) 822-6501

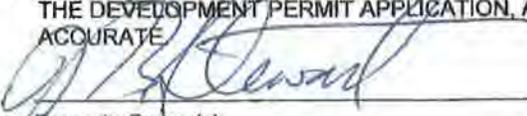
By: 
Fateh Ali "Frank" Rajan

8/22/12
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)

8-16-12

Date

Engineer Certification:

1. The project has been designed to ensure that stormwater mitigation, including detention ponds, proposed as part of the project will be constructed first in the construction sequence. - *STORMWATER* - *NO DESIGN ASSOCIATED W/ PLAT*
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

8/22/12

Date



FIRM # F-1443

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

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

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

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

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

Engineer

Date

Initial

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

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

B. I, N/A, certify to the following:

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

Engineer

Date

Additional certification for Floodway Encroachments:

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

Engineer

Date

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

Residential Structures:

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

N/A _____ Date _____
Engineer / Surveyor

Commercial Structures:

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

N/A _____ Date _____
Engineer / Surveyor

OR

I, N/A, 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.

N/A _____ Date _____
Engineer / Surveyor

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: December 20, 2012

TO: Members of the Planning & Zoning Commission

FROM: Jason Schubert, AICP
Principal Planner

SUBJECT: **Unified Development Ordinance amendment to add references to the Easterwood Field Airport Zoning Ordinance (Project # 12-00500223)**

Objective: To amend Chapter 12, “Unified Development Ordinance”, Article 2 “Development Review Bodies” and Article 5 “District Purpose Statements and Supplemental Standards”, of the Code of Ordinances related to referencing the Easterwood Field Airport Zoning Ordinance and eliminating duplicate section in Article 5.

Background: In 1983, a revised Easterwood Field Airport Zoning Ordinance was adopted by the Easterwood Field Joint Airport Zoning Board to protect the air space surrounding Easterwood Airport from growth and development in the general vicinity. The main purpose is to limit the height of objects from impeding into its air space and limiting the operations and functionality of the airport. Height limitations are based on the location of the property in relation to the airport and its runways. Height is measured by combining the ground elevation (above mean sea level) with the height of the proposed structure. Therefore, no specific maximum building height is described as it is coupled with ground elevation. Over the years, the ordinance has had limited application due to a lack of development around the airport. This amendment proposes to provide references regarding airport zoning in the Unified Development Ordinance (UDO) to increase awareness of its requirements as development opportunities have increased with the BioCorridor and Northgate Districts.

Item Summary: Supplementary notes referencing possible height limitations are proposed for each of the dimensional standards tables in the UDO (Section 12-5.2 “Residential Dimensional Standards”, Section 12-5.4 “Non-Residential Dimensional Standards”, Section 12-5.6 “Retired Dimensional Standards”, and Section 12-5.9 “Design District Dimensional Standards”). In addition, the Zoning Board of Adjustment (ZBA) is identified as the body authorized to decide airport zoning variances and the Administrator to administer and enforce the regulations. Also, Section 5.3 “Non-Residential Zoning Districts” is deleted and replaced as was intended with the ordinance that adopted the new non-residential zoning districts (Ordinance 2012-3450) and the remaining sections of Article 5 are renumbered up one.

Attachments:

1. Proposed Ordinance (red-lined)

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE", ARTICLE 2 "DEVELOPMENT REVIEW BODIES" AND ARTICLE 5 "DISTRICT PURPOSE STATEMENTS AND SUPPLEMENT STANDARDS", OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, AS SET OUT BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Unified Development Ordinance," Article 2 "Development Review Bodies", and Article 5 "District Purpose Statements and Supplement Standards", to the Code of Ordinances of the City of College Station, Texas, as set out in Exhibit "A", Exhibit "B", and Exhibit "C", attached hereto and made a part of this ordinance for all purposes.

PART 2: That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way affect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.

PART 3: That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine of not less than Twenty-Five Dollars (\$25.00) or more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 10th day of January, 2013.

APPROVED:

Mayor

ATTEST:

City Secretary

APPROVED:

City Attorney

EXHIBIT "A"

That **Chapter 12, "Unified Development Ordinance", Article 2 "Development Review Bodies", of the Code of Ordinances of the City of College Station, Texas**, is hereby amended by adding subsection 4. "Easterwood Field Airport Zoning" to Section 12-2.3 "Zoning Board of Adjustment", D. "Powers and Duties", by amending Section 12-2.5 "Design Review Board", D. "Powers and Duties", 4. "Northgate District Standards Waivers", and by adding subsection "c." to Section 12-2.8 "Administrator", B. "Powers and Duties", 5. "Other Duties" to read as follows:

Section 12-2.3 "Zoning Board of Adjustment", D. "Powers and Duties"

4. Easterwood Field Airport Zoning

To hear and decide requests for appeals, special exemptions, and variances related to the Easterwood Field Airport Zoning Ordinance.

Section 12-2.5 "Design Review Board", D. "Powers and Duties"

4. Northgate District Standards Waivers

The Design Review Board shall hear and decide requests to vary from the standards ~~to~~ Section 5.9.B in the Northgate Districts (NG) subsection of the Design Districts Section of Article 5 of this UDO as listed in Section 5.6.B.14 Waivers as limited to the possible Waivers authorized by that subsection.

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Section 12-2.8 "Administrator", B. "Powers and Duties", 5. "Other Duties"

c. The Administrator shall administer and enforce the regulations of the Easterwood Field Airport Zoning Ordinance.

EXHIBIT “B”

That **Chapter 12, “Unified Development Ordinance”, Article 5 “District Purpose Statements and Supplemental Standards”, Section 12-5.3 “Non-Residential Zoning Districts”** of the Code of Ordinances of the City of College Station, Texas, is hereby deleted.

That Chapter 12, “Unified Development Ordinance”, Article 5 “District Purpose Statements and Supplemental Standards”,

Section 12-5.4 “Non-Residential Zoning Districts”,
 Section 12-5.5 “Non-Residential Dimensional Standards”,
 Section 12-5.6 “Retired Districts”,
 Section 12-5.7 “Retired Dimensional Standards”,
 Section 12-5.8 “Planned Districts (P-MUD and PDD)”,
 Section 12-5.9 “Design Districts”,
 Section 12-5.10 “Design District Dimensional Standards”,
 Section 12-5.11 “Overlay Districts”,
 Section 12-5.12 “Single-Family Overlay Districts”, and
 Section 12-5.13 “Historic Preservation Overlay District”,

of the Code of Ordinances of the City of College Station, Texas, are hereby amended to be renumbered to

Section 12-5.3 “Non-Residential Zoning Districts”,
 Section 12-5.4 “Non-Residential Dimensional Standards”,
 Section 12-5.5 “Retired Districts”,
 Section 12-5.6 “Retired Dimensional Standards”,
 Section 12-5.7 “Planned Districts (P-MUD and PDD)”,
 Section 12-5.8 “Design Districts”,
 Section 12-5.9 “Design District Dimensional Standards”,
 Section 12-5.10 “Overlay Districts”,
 Section 12-5.11 “Single-Family Overlay Districts”, and
 Section 12-5.12 “Historic Preservation Overlay District”,

respectively.

EXHIBIT “C”

That Chapter 12, “Unified Development Ordinance,” Article 5 “District Purpose Statements and Supplement Standards”, Section 12-5.2 “Residential Dimensional Standards”, Section 12-5.4 “Non-Residential Dimensional Standards”, Section 12-5.6 “Retired Dimensional Standards”, and Section 12-5.8 “Design District Dimensional Standards”, of the Code of Ordinances of the City of College Station, Texas, is hereby amended to read as follows:

Section 12-5.2 “Residential Dimensional Standards”

The following table establishes dimensional standards that shall be applied within the Residential Zoning Districts, unless otherwise identified in this UDO.

	Residential Zoning Districts										Accessories Structures	
	A-0	A-OR	R-1 (J)	R-1B	R-2	R-3	R-4	R-6	R-7			
Min. Lot Area per Dwelling Unit (DU)	5 Acres	1 Acre	5,000 SF	8,000 SF	3,500 SF	2,000 SF	None	None				
Min. Lot Width	None	None	50'	None	35'/DU(E)	None	None	None				
Min. Lot Depth	None	None	100'	None	100'	None	None	None				
Min. Front Setback (H)	50'	50'	25'(D)	25'(D)	25'(D)	25'(D)	25'(D)	25'(D)				
Min. Side Setback	20'	20'	7.5'	7.5'(C)	7.5'(C)	(A)	(A)(B)	(A)(B)				
Min. Street Side Setback	15'	15'	15'	15'	15'	15'	15'	15'				
Min. Side Setback between Structures (B)			15'	15'	15'	7.5'	7.5'	7.5'	(L)			
Min. Rear Setback (I)	50'	50'	20'	20'	20'(F)	20'	20'	20'				
Max. Height	35' (G) (K) (L)	35' (G) (K) (L)	2.5 Stories/ 35' (G) (K) (L)	2.5 Stories/ 35' (G) (K) (L)	2.5 Stories/ 35' (G) (K) (L)	35' (G) (K) (L)	(G) (L)	(G) (L)				Refer to Section 12-6.5 Accessory Uses (L)
Max. Dwelling Units/Acre	0.2	1.0	8.0	6.0	12.0	14.0	20.0	30.0	10.0			N/A

Notes:

- (A) A minimum side setback of 7.5 feet is required for each building or group of contiguous buildings.
- (B) Lot line construction on interior lots with no side yard or setback is allowed only where the building is covered by fire protection on the site or by dedicated right-of-way or easement.
- (C) Zero lot line construction of a residence is allowed where property on both sides of a lot line is owned and/or developed simultaneously by single party. Development under lot line construction requires prior approval by the Zoning Official. In no case shall a single-family residence or duplex be built within 15 feet of another primary structure. See Article 8, Subdivision Design and Improvements, for more information.
- (D) Minimum front setback may be reduced to 15 feet when approved rear access is provided, or when side yard or rear yard parking is provided.
- (E) The minimum lot width for a duplex dwelling may be reduced to 30 feet per dwelling unit when all required off-street parking is provided in the rear or side yard.

- (F) Minimum rear setback may be reduced to 15 feet when parking is provided in the front yard or side yard.
- (G) Shall abide by Section 12-7.2.H, Height.
- (H) Reference Section 12-7.2.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.
- (I) Reference Section 12-7.2.D.1.b for lots with approved rear access.
- (J) For areas within a Single-Family Overlay District, Reference Section 5.11 for areas in the Neighborhood Prevailing Standards Overlay Districts Section in Article 5 or and reference the Ordinance authorizing the rezoning for Neighborhood Conservation Overlay Districts.
- (K) Public, civic, and institutional structures shall have a maximum building height of 50 feet in these districts.
- (L) Reference Easterwood Field Airport Zoning Ordinance regarding height limitations.

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Section 12-5.4 “Non Residential Dimensional Standards”

The following table establishes dimensional standards that shall be applied within the Non-Residential Zoning Districts, unless otherwise identified in this UDO:

	Non-Residential Zoning Districts						
	O	SC	GC	CI	BP	BPI	NAP
Min. Lot Area	None	None	None	None	None	None	N/A
Min. Lot Width	24'	50'	24'	24'	100'	100'	N/A
Min. Lot Depth	100'	100'	100'	100'	200'	200'	N/A
Min. Front Setback	25'	25'	25'	25'	25' (E)	25' (E)	N/A
Min. Side Setback	(A)(B)	(A)(B)	(A)(B)	(A)(B)	(A)(B)	(A)(B)	N/A
Min. St. Side Setback	15'	15'	15'	15'	15' (E)	15' (E)	N/A
Min. Rear Setback	15'	20'	15'	15'	15' (E)	15' (E)	N/A
Max. Height	(C)(F)	2 Stories / 35' (D)(F)	(C)(F)	(C)(F)	(C)(F)	(C)(F)	N/A (F)

Notes:

- (A) A minimum side setback of 7.5 feet shall be required for each building or group of contiguous buildings.
- (B) Lot line construction on interior lots with no side yard or setback is allowed only where the building is covered by fire protection on the site or separated by a dedicated public right-of-way or easement of at least 15 feet in width.
- (C) See Section 12-7.2.H, Height.
- (D) Maximum building height is 2 stories and 35', measured at the highest point of the roof or roof peak. Section 12-7.2.H, Height applies to buildings over one-story.

- (E) Buildings shall be setback a minimum of 50 feet from all public streets adjacent the perimeter of the business park development, as shown on the approved Preliminary Plan document.
- (F) Reference Easterwood Field Airport Zoning Ordinance regarding height limitations.

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Section 12-5.6 Retired Dimensional Standards

The following table establishes dimensional standards that shall be applied within the Retired Zoning Districts, unless otherwise identified in this UDO:

	Retired Zoning Districts			
	C-3	R&D	M-1	M-2
Min. Lot Area	None	20,000 SF	None	None
Min. Lot Width	24'	100'	100'	None
Min. Lot Depth	100'	200'	200'	None
Min. Front Setback	25'	30'	25'	25'
Min. Side Setback	(A)(B)	30' (B)	(A)(B)	(A)(B)
Min. St. Side Setback	15'	30'	15'	25'
Min. Rear Setback	15'	30'(D)	15'	15'
Max. Height	(C) (E)	(C) (E)	(C) (E)	(C) (E)

Notes:

- (A) A minimum side setback of 7.5 feet shall be required for each building or group of contiguous buildings.
- (B) Lot line construction on interior lots with no side yard or setback is allowed only where the building is covered by fire protection on the site or separated by a dedicated public right-of-way or easement of at least 15 feet in width.
- (C) See Section 12-7.2.H, Height.
- (D) When abutting non-residentially zoned or used land, the rear setback may be reduced to 20 feet.

- (E) Reference Easterwood Field Airport Zoning Ordinance regarding height limitations.

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Section 12-5.8 Design District Dimensional Standards

The following table establishes dimensional standards that shall be applied within the Design Districts, unless otherwise identified in this UDO:

	NG-1	NG-2	NG-3	WPC
Minimum Lot Area	None	None	None	2,400 SF
Minimum Lot Width	None	None	None	24'
Minimum Lot Depth	None	None	None	100'
Minimum Front Setback	None	None	None	25' (H)

Minimum Side Setback	None	None	None	None (A)
Minimum Side Street Setback	None	None	None	15'
Minimum Rear Setback	None	None	None	15'
Minimum Setback from Back of Curb (B)	10'	10'	10'	None
Maximum Setback from Back of Curb (B)	20' (C) (D) (E)	25' (C) (D) (E)	20' (C) (D) (E)	None
Maximum Height	None (J)	None (J)	None (J)	None (J)
Minimum Number of Stories	2 Stories (G)	2 Stories (G)	2 Stories (G)	None
Minimum Floor to Area Ratio (FAR)	1 : 1 (F) (I)	0.75 : 1 (F) (I)	1 : 1 (F) (I)	None

Notes:

- (A) Lot line construction on interior lots is allowed where access to the rear of the building is provided on the site or by dedicated right-of-way or easement.
- (B) Minimum/maximum setback from the back of any curb, including lots with single frontage, lots with double frontage, and corner lots with multiple frontages.
- (C) If the width of any public easement or right-of-way is in excess of the maximum setback, the maximum setback will be measured from the edge of the public easement or right-of-way.
- (D) Maximum setback from back of curb for University Drive is 25 feet, Wellborn is 35 feet and 100 feet for South College.
- (E) When café seating is between the café's building and a right-of-way, the building may be setback a maximum of 35 feet.
- (F) This area calculation shall not include any lot area encumbered by required easements, setbacks, sidewalks, detention, or area dedicated to civic features. The area of a porch or arcade fronting a public street is included in the calculation of lot coverage.
- (G) The 2-story requirement shall not apply to structures existing on or before April 2, 2006.
- (H) Minimum front setback may be reduced to fifteen feet (15') when approved rear access is provided or when side yard or rear yard parking is provided.
- (I) Places of Worship are exempt from the Floor to Area Ratio (FAR) requirement in all NG Districts.
- (J) [Reference Easterwood Field Airport Zoning Ordinance regarding height limitations.](#)

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