

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

**Planning & Zoning  
Commission**  
**October 17, 2013**  
*City Hall Council Chambers*  
*1101 Texas Avenue*  
*College Station, Texas*

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



**AGENDA**  
**PLANNING & ZONING COMMISSION**  
**WORKSHOP MEETING**  
**OCTOBER 17, 2013, AT 6:00 P.M.**  
**CITY HALL COUNCIL CHAMBERS**  
**1101 TEXAS AVENUE**  
**COLLEGE STATION, TEXAS**

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1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. Discussion of Minor and Amending Plats approved by Staff.
  - Final Plat ~ Amending ~ Sutton Place Lots 1R, 2R, & 3 ~ 3 Lots ~ 2300 Earl Rudder Freeway **Case # 13-00900118 (T.Rogers)**
  - Final Plat ~ Minor ~ Spring Creek Townhomes Ph. 2 Block 2 Lots 17R-18R ~ 2 Lots ~ 4309 Dawn Lynn Drive **Case # 13-00900177 (J.Paz)**
  - Final Plat ~ Minor ~ The Business Center at College Station ~ 2 Lots ~ 210 Technology Way **Case # 13-00900179 (M.Hester)**
4. Discussion of new development applications submitted to the City. [[New Development List](#)]
5. Presentation, possible action, and discussion regarding the status of items within the 2013 P&Z Plan of Work (see attached). (**J.Schubert**)
6. Presentation, discussion, and possible action regarding an update on the following items:
  - An ordinance amending the Unified Development Ordinance to address single-family parking requirements. The Planning & Zoning Commission heard this item on August 15<sup>th</sup> and voted 5-0 to recommend approval. The City Council heard this item on September 12<sup>th</sup> and voted 5-1 to approve the ordinance.
  - An ordinance amending the Unified Development Ordinance, changing the street network and block length requirements. The Planning & Zoning Commission heard this item on September 5<sup>th</sup> and voted 5-1 to recommend denial. The City Council heard this item on September 12<sup>th</sup> and voted 4-2 to approve the ordinance.
  - An ordinance amending the Unified Development Ordinance, changing the one- and two-family residential zoning districts in compliance with the Comprehensive Plan. The Planning & Zoning Commission heard this item on September 5<sup>th</sup> and voted 6-0 to recommend approval. The City Council heard this item on September 12<sup>th</sup> and voted 5-1 to approve the ordinance.

- An ordinance amending the College Station Comprehensive Plan by adopting the Economic Development Master Plan. The Planning & Zoning Commission heard this item on September 5<sup>th</sup> and voted 6-0 to recommend approval. The City Council heard this item on September 12<sup>th</sup> and voted 5-1 to approve the ordinance.
  - A rezoning from NG-3 (Residential Northgate) to NG-2 (Transitional Northgate) for St. Mary's Church in Northgate. The Planning & Zoning Commission heard this item on September 5<sup>th</sup> and voted 6-0 to recommend approval. The City Council heard this item on September 26<sup>th</sup> and voted 7-0 to approve the rezoning.
  - Adoption of the South Knoll Area Neighborhood Plan. The Planning and Zoning Commission heard this item on August 15<sup>th</sup> and voted 5-0 to recommend approval of the plan with a change to the on-street parking removal option. The City Council heard this item on September 26<sup>th</sup> and voted 7-0 to adopt the plan after removing a proposal to reduce the number of unrelated individuals (from four to two), modifying the process to request removal of on-street parking, removing the requirement for additional rental registration information, and removing the prohibition of on-street parking from 2:00 am until 6:00 am.
7. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
    - Thursday, October 24, 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – Corrier**)
    - Thursday, November 7, 2013 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
  8. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, BioCorridor Board, and Zoning District Subcommittee.
  9. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
  10. Adjourn.



**AGENDA**  
**PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**OCTOBER 17, 2013, AT 6:30 P.M.**  
**CITY HALL COUNCIL CHAMBERS**  
**1101 TEXAS AVENUE**  
**COLLEGE STATION, TEXAS**

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

*All matters listed under Item 4, Consent Agenda, are considered routine by the Planning & Zoning Commission and will be enacted by one motion. These items include preliminary plans and final plats, where staff has found compliance with all minimum subdivision regulations. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If any Commissioner desires to discuss an item on the Consent Agenda it will be moved to the Regular Agenda for further consideration.*

4. **Consent Agenda**
  - 4.1 Consideration, possible action, and discussion to approve Meeting Minutes.
    - September 19, 2013 ~ Workshop
    - September 19, 2013 ~ Regular
  - 4.2 Consideration, discussion, and possible action on Absence Requests from meetings.
    - Jim Ross ~ October 17, 2013
  - 4.3 Presentation, possible action, and discussion on a Final Plat for Indian Lakes Phase 17 consisting of 19 residential lots on approximately 36.4 acres generally located east of Matoska Ridge Drive in the Indian Lakes Subdivision, approximately one mile southwest of State Highway 6 South in the City's Extraterritorial Jurisdiction. **Case #13-00900191 (M.Hester)**
  - 4.4 Presentation, possible action, and discussion on a Final Plat for Creek Meadows Section 3 Phase 1 consisting of 24 residential lots on approximately 5.9 acres generally located at the corner of Creek Meadows Boulevard North and Greens Prairie Trail. **Case #12-00500009 (M.Hester)**

- 4.5 Presentation, possible action, and discussion on a Preliminary Plan for Reatta Corner Subdivision consisting of two commercial lots on approximately 3.661 acres generally located at 4001 Victoria Avenue, southeast corner of Barron Road and Victoria Avenue. **Case #13-00900186 (J.Paz)**
- 4.6 Presentation, possible action, and discussion on a Final Plat for Reatta Corner Subdivision consisting of two commercial lots on approximately 3.661 acres generally located at 4001 Victoria Avenue, southeast corner of Barron Road and Victoria Avenue. **Case #13-00900187 (J.Paz)**
- 4.7 Presentation, possible action, and discussion on a Final Plat for Castlegate II Section 103 consisting of 39 single-family residential lots on approximately 9.6 acres generally located at the intersection of Victoria Avenue and Norwich Drive. **Case #13-00900181 (M.Robinson)**

### **Regular Agenda**

5. Consideration, possible action, and discussion on items removed from the Consent Agenda by Commission action.
6. Presentation, possible action, and discussion on a waiver request to Unified Development Ordinance Section 12-8.3.H.2, "Platting and Replatting in Older Subdivisions," regarding average lot width and public hearing, presentation, possible action, and discussion on a Final Plat for Breezy Heights Addition Lots 9, 10, 11, and 12, Block 1 being a Replat of Breezy Heights Addition 1.26 acres, Block 1 consisting of 4 lots on approximately 1.3 acres located at 900 Hereford Street. **Case # 13-00900159 (T.Rogers)**
7. Public hearing, presentation, possible action, and discussion regarding an amendment to Chapter 12, "Unified Development Ordinance," Section 4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, by rezoning approximately 7.4 acres in the Crawford Burnett League, Abstract No. 7, College Station, Brazos County, Texas. Said tract being the same tract of land as described by a deed to Texas A&M Foundation Trust Company, trustee of the Wanona Carol Randolph charitable remainder unitrust recorded in Volume 9361, Page 87 of the Official Public Records of Brazos County, Texas, more generally located at 2900 North Graham Road from PDD Planned Development District to BPI Business Park Industrial. **Case #13-00900189 (T.Rogers)**
8. Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan – Future Land Use & Character Map from Institutional/Public to General Commercial for approximately 4.4 acres for the property located at 1600 University Drive East at the corner of University Drive East and Glenhaven Drive. **Case #13-00900196 (M.Hester)**
9. Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan – Future Land Use & Character Map from Estate to General Commercial for approximately 5.4 acres for the property located at 1201 Norton Lane at the corner of Wellborn Road and Norton Lane. **Case #13-00900193 (M.Hester)**
10. Public hearing, presentation, possible action, and discussion regarding the annual review of the Comprehensive Plan and the Unified Development Ordinance. **(B.Cowell)**

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

## 2013 Planning & Zoning Commission Plan of Work

### Comprehensive Plan Implementation

<b>Implementation of Adopted Plans</b>	
<p>Summary:</p> <p>Implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Central College Station, Eastgate, and Southside Area neighborhood plans, and Bicycle, Pedestrian, and Greenways, Parks and Recreation, Water, Waste Water, and Medical District master plans.</p>	<p>Project Dates:</p> <p>2/14/13: Council discussion regarding board compositions for Medical District MMD #1 &amp; #2.</p> <p>6/20/2013: Discussion regarding CIP development process at P&amp;Z Regular meeting.</p> <p>7/18/13: Recommendation for FY14 CIP proposal at P&amp;Z Regular meeting.</p> <p><b>10/17/13: Comprehensive Plan Annual Review at P&amp;Z.</b></p> <p><b>10/24/13: Comprehensive Plan Annual Review at Council.</b></p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

<b>Wellborn Community Plan</b>	
<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>	<p>Project Dates:</p> <p>4/1/13: Bicycle, Pedestrian, and Greenways Advisory Board recommended approval of the Plan.</p> <p>4/4/13: P&amp;Z recommended approval of proposed plan.</p> <p>4/25/13: Council adopted plan.</p>
Staff Assigned: M. Robinson	Completed: April 2013

<b>Economic Development Master Plan</b>	
<p>Summary:</p> <p>Development of a Master Plan to provide consistent direction on how the City will help ensure its economic health for years to come while providing a positive business development environment.</p>	<p>Project Dates:</p> <p>2/7/13: Master Plan update at P&amp;Z Workshop.</p> <p>7/18/13: P&amp;Z Workshop on draft Master Plan.</p> <p>9/5/13: P&amp;Z recommended approval of plan.</p> <p>9/12/13: Council adopted plan.</p>
Staff Assigned: R. Heye	Completed: September 2013

<b>South Knoll Area Neighborhood Plan</b>	
<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>	<p>Project Dates:</p> <p>8/5/13: Bicycle, Pedestrian, and Greenways Advisory Board recommendation on proposed plan.</p> <p>8/15/13: P&amp;Z recommended approval of plan with some conditions.</p> <p>9/26/13: Council adopted an amended plan.</p>
Staff Assigned: J. Prochazka, M. Hester	Completed: September 2013

<b>Neighborhood Parking</b>	
<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>	<p>Project Dates:</p> <p>2/21/13: Task Force Final Report presented to P&amp;Z.  2/28/13: Task Force Final Report presented to Council.  7/9/13-8/5/13: Stakeholder comment period.  9/5/13: P&amp;Z recommended approval of ordinance.  9/12/13: Council adopted proposed ordinance.</p>
Staff Assigned: B. Cowell, T. Rogers	Completed: September 2013

<b>Residential Zoning Districts</b>	
<p>Summary:</p> <p>Create and adopt new residential zoning districts to implement the future land use and character designations identified in the Comprehensive Plan.</p>	<p>Project Dates:</p> <p>4/9/13: Public meeting regarding single family and duplex zoning concepts.  4/19/13: P&amp;Z Subcommittee meeting.  5/31/13: P&amp;Z Subcommittee meeting.  6/7/13-7/7/13: Stakeholder comment period for draft zoning ordinance changes.  9/5/13: P&amp;Z recommended approval of ordinance.  9/12/13: Council adopted proposed ordinance.</p>
Staff Assigned: J. Prochazka, T. Rogers	Anticipated Completion: Summer 2013

<b>Medical District Zoning Districts</b>	
<p>Summary:</p> <p>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.</p>	<p>Project Dates:</p> <p>5/2/13: Presentation regarding Plan implementation at P&amp;Z Workshop.  8/15/13: Presentation of district concepts at P&amp;Z Workshop.</p>
Staff Assigned: J. Prochazka, M. Robinson	Anticipated Completion:

## Research and Education

<b>Plan Implementation</b>	
<p>Summary:</p> <p>The linkage between the Comprehensive Plan, Master Plans, and Neighborhood, District, and Corridor Plans. The linkage between regulations, funding, etc and plan implementation.</p> <ul style="list-style-type: none"> <li>- Overview of concept – provide a review of how this system is built in College Station and intended to be used (link between vision, comprehensive plan, strategic plan, etc).</li> </ul>	<p>Project Dates:</p> <p>5/2/13: Discussion at P&amp;Z Regular meeting.</p>

<ul style="list-style-type: none"> <li>- Link between Comprehensive Plan and Master Plans – this would include an overview of each of the adopted Master Plans and a demonstration of how for example we plan wastewater to serve the proposed land use and how for example the BPG Master Plan, if implemented responds to the desired character of the City, etc.</li>   <li>- Link between adopted plans and regulations/ standards – this would include examples of how we use regs (for example new zoning districts or block length) to further the objectives/goals contained in the policy documents/plans and to help highlight how the success of those plans is impacted by the regs selected (or not) – for example how a certain type of block length yields a certain development pattern and connectivity whereas a different block length will yield a different pattern.</li>   <li>- Link between plans and funding – this would include how the plans have been fiscally constrained and how funding plays a role in their successful implementation and how if not adequately funded they will fall short of expectations.</li> </ul>	<p>5/2/13: Discussion at P&amp;Z Regular meeting.</p> <p>6/6/13: Discussion at P&amp;Z Workshop.</p> <p>6/20/13: Discussion at P&amp;Z Regular meeting.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

<b>Character and Community Design</b>	
<p>Summary:</p> <p>The purpose and definition of community character, community design, and the role they play in community vitality and success.</p> <ul style="list-style-type: none"> <li>- Overview of community character (versus just a focus on land use/protection from incompatible uses) – this would include an overview of what our plans say about this and again what best practices are in these areas.</li>   <li>- Link between community design and livability – this would be an overview of what the principles of good community design are, where these principles have (or have not) been used in College Station and where livability has been improved (or negatively impacted) as a result.</li>   <li>- Link between community design and economic vitality – this would be an overview of how community design impacts land values (and thus tax revenues) creates new economic opportunities, etc.</li> </ul>	<p>Project Dates:</p> <p>5/16/13: Discussion at P&amp;Z Workshop.</p> <p><b>11/21/13:</b> Discussion at P&amp;Z Workshop.</p> <p><b>11/21/13:</b> Discussion at P&amp;Z Workshop.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

<b>Affordable Housing and Community Development</b>	
<p>Summary:</p> <p>Receive updates regarding affordable housing and other community development efforts.</p> <ul style="list-style-type: none"> <li>· Overview of the City's current approach to addressing affordable housing needs.</li> <li>· Overview of the Department's revised approach to community development – this would be an overview of a Community Development Master Plan.</li> <li>· On-going updates as needed (annual action plan, Community Development Master Plan, etc).</li> </ul>	<p>Project Dates:</p> <p>7/18/13: Discussion at P&amp;Z Workshop.</p> <p>7/18/13: Discussion at P&amp;Z Workshop.</p> <p>8/8/13: Council adopted Annual Action Plan.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

<b>Single-Family and Multi-Family Housing Markets</b>	
<p>Summary:</p> <p>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.</p> <ul style="list-style-type: none"> <li>· Overview of the issue/questions – this would be an overview of what the perceived issues/questions are and what others might have looked at in other communities when asking similar questions to devise a methodology.</li> <li>· Overview of the new multi-family market – this would be what is being built, by whom, how are they performing, who is moving into them, etc. may include surveys, focus groups, guest speakers, etc.</li> <li>· Overview of existing multi-family market – this would be what exists, who owns it, what are they doing to maintain and rent it, how are they performing, who is moving into them, etc. may include surveys, focus groups, guest speakers, etc.</li> <li>· Overview of the single-family rental market – what is being built, who is managing what and how, who is renting, what are the implications/benefits of this market, etc. may include surveys, focus groups, guest speakers, etc.</li> <li>· What, if any, response are needed/appropriate by the City to address issues.</li> </ul>	<p>Project Dates:</p> <p>5/16/13: Discussion of methodology and scope at P&amp;Z Regular meeting.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**Workshop Meeting**  
**September 19, 2013, 6:00 p.m.**  
**City Hall Council Chambers**  
**College Station, Texas**

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**COMMISSIONERS PRESENT:** Mike Ashfield, Jodi Warner, Bo Miles, Brad Corrier, Jim Ross, and Jerome Rektorik

**COMMISSIONERS ABSENT:** None

**CITY COUNCIL MEMBERS PRESENT:** Blanche Brick

**CITY STAFF PRESENT:** Bob Cowell, Lance Simms, Molly Hitchcock, Debbie Eller, Jennifer Prochazka, Jason Schubert, Matt Robinson, Morgan Hester, Teresa Rogers, Jenifer Paz, Alan Gibbs, Carol Cotter, Danielle Singh, Erika Bridges, Joe Guerra, Adam Falco, April Howard, Timothy Green, 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.

Senior Planner Robinson said that there was an alternate proposal for Regular Agenda Item 8 that would be supported by Staff along with the waivers.

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

- Final Plat ~ Minor ~ McGill Subdivison ~ 1 Lot ~ 7713 Appomattox **Case # 13-00900120 (M.Hester)**

There was no discussion regarding Plats approved by Staff.

4. Discussion of new development applications submitted to the City. [[New Development List](#)]

There was no discussion regarding new development applications.

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

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

6. Presentation and discussion regarding the categorization and definition of commercial uses. (**M.Robinson**)

Senior Planner Robinson gave a presentation regarding the categorization and definition of commercial uses.

There was general discussion amongst the Commission regarding the presentation.

It was decided that the item would be discussed further at the Planning & Zoning Commission Retreat and would be included in the development of the 2014 P&Z Plan of Work.

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

- Thursday, September 26, 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – Warner**)
- Thursday, October 17, 2013 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

There was no discussion regarding upcoming meetings.

8. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, South Knoll Area Neighborhood Plan Resource Team, BioCorridor Board, and Zoning District Subcommittee.

There was no discussion regarding the above meetings.

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

There was no discussion regarding future agenda items.

10. Adjourn.

The meeting was adjourned at 6:33 p.m.

**Approved:**

**Attest:**

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Mike Ashfield, Chairman  
Planning & Zoning Commission

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Brittany Caldwell, Admin. Support Specialist  
Planning & Development Services

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**Regular Meeting**  
**September 19, 2013, 7:00 p.m.**  
**City Hall Council Chambers**  
**College Station, Texas**

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**COMMISSIONERS PRESENT:** Mike Ashfield, Jodi Warner, Bo Miles, Brad Corrier, Jim Ross, and Jerome Rektorik

**COMMISSIONERS ABSENT:** None

**CITY COUNCIL MEMBERS PRESENT:** Blanche Brick

**CITY STAFF PRESENT:** Bob Cowell, Lance Simms, Molly Hitchcock, Debbie Eller, Jennifer Prochazka, Jason Schubert, Matt Robinson, Morgan Hester, Teresa Rogers, Jenifer Paz, Alan Gibbs, Carol Cotter, Danielle Singh, Erika Bridges, Joe Guerra, Adam Falco, April Howard, Timothy Green, 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, possible action, and discussion to approve Meeting Minutes.

- September 5, 2013 ~ Workshop
- September 5, 2013 ~ Regular

4.2 Presentation, possible action, and discussion on a Final Plat for Castlegate II Section 203 consisting of 32 single-family residential lots on approximately 10.5 acres generally located west of the Castlegate Subdivision along Etonbury Avenue. **Case #13-00900163 (M. Robinson)**

- 4.3 Presentation, possible action, and discussion on a Final Plat for Barracks II Phase 102 consisting of 27 single-family residential lots on approximately 3.8 acres generally located north of the Buena Vida Subdivision along Capps Drive. **Case #12-00900258 (M. Robinson)**
- 4.4 Presentation, possible action, and discussion on a Final Plat for Barracks II Phase 200 consisting of 28 single-family residential lots on approximately 6 acres generally located east of Holleman Drive South along Deacon Drive West. **Case #13-00900073 (M. Robinson)**
- 4.5 Presentation, possible action, and discussion on a Preliminary Plat for Indian Lakes Phase 18 consisting of four residential lots on approximately 17.93 acres generally located south of Anasazi Bluff Drive in the Indian Lakes Subdivision, approximately one mile southwest of State Highway 6 in the City's Extraterritorial Jurisdiction. **Case #13-00900131 (M. Hester)**
- 4.6 Presentation, possible action, and discussion on a Final Plat for Indian Lakes Phase 16 consisting of eight residential lots on approximately 23.3 acres generally located east of Mesa Verde Drive in the Indian Lakes Subdivision, approximately one mile southwest of State Highway 6 in the City's Extraterritorial Jurisdiction. **Case #13-00900124 (M. Hester)**
- 4.7 Presentation, possible action, and discussion on a Final Plat for Great Oaks Phase 13 consisting of five residential lots on approximately 9.2 acres generally located west of Arboleda Drive in the Great Oaks Subdivision. **Case #13-00900174 (M. Hester)**
- 4.8 Presentation, possible action, and discussion on a Final Plat for University Heights Phase 2 & 3 consisting of 66 residential lots on approximately 12.525 acres generally located west of Holleman Drive South in the University Heights Subdivision. **Case #13-00900101 (J. Paz)**

**Commissioner Rektorik motioned to approve Consent Agenda Items 4.1 – 4.8. Commissioner Miles seconded the motion, motion passed (6-0).**

### **Regular Agenda**

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

No items were removed from the Consent Agenda.

6. Presentation, possible action, and discussion regarding a waiver request to Section 8.2.K "Sidewalks" of the Unified Development Ordinance, and public hearing, presentation, possible action, and discussion on a Final Plat for Woodland Acres Lots 1R and 2R, being a replat of Woodland Acres Lot 1A and a portion of Lot 2, consisting of two lots on approximately 4.5 acres located at 703 Francis Drive. **Case #13-00900170 (M. Robinson)**

Senior Planner Robinson presented the waiver request to the sidewalk requirements and the replat and recommended approval.

Chairman Ashfield opened the public hearing.

No one spoke during the public hearing.

Chairman Ashfield closed the public hearing.

**Commissioner Miles motioned to approve the waiver request to the sidewalk requirements. Commissioner Corrier seconded the motion, motion passed (6-0).**

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

7. Public hearing, presentation, possible action, and discussion on a Final Plat for Greens Prairie Center Phase 2A Lots 1R-14R and Common Area 1-4, Block 5, being a replat of Greens Prairie Center Phase 2A Lot 1, Block 5 consisting of 14 lots on approximately 28 acres located at 1501 Arrington Road. **Case #13-00900071 (M.Robinson)**

Senior Planner Robinson presented the replat and recommended approval.

Chairman Ashfield opened the public hearing.

No one spoke during the public hearing.

Chairman Ashfield closed the public hearing.

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

8. Presentation, possible action, and discussion regarding waiver requests to Section 8.2.G.2 “Blocks” of the Unified Development Ordinance, and presentation, possible action, and discussion on a Preliminary Plan for Caprock Crossing Phase 5 consisting of one commercial lot on approximately 2.8 acres located at 1780 Greens Prairie Road West. **Case #13-00900157 (M.Robinson)**

Senior Planner Robinson presented the waiver requests to the block length and block-perimeter requirements and the Preliminary Plan and recommended approval with the condition that a 40-foot Public Access Easement be provided with a driveway that is 36-foot wide to allow two-way traffic with a striped center turn lane.

There was general discussion amongst the Commission and Staff regarding the driveway on the property.

Jesse Durden, 2809 Earl Rudder Freeway South, College Station, Texas, explained to the Commission why he was requesting a public access easement in lieu of a public way. He

said that they would lose a large portion of the property in the middle of the tract if they would have to push the internal driveway to the north.

**Commissioner Corrier motioned to approve the waiver requests to block length and block perimeter as presented by Staff. Commissioner Miles seconded the motion, motion passed (6-0).**

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

9. Presentation, possible action, and discussion on an Impact Fee Update Report for Impact Fees 92-01, 97-01, 97-02B, 99-01, and 03-02. (C.Cotter)

Senior Assistant City Engineer Cotter gave an Impact Fee Update Report for Impact Fees 92-01, 97-01, 97-02B, 99-01, and 03-02.

**Commissioner Warner motioned to recommend approval of the report. Commissioner Miles seconded the motion, motion passed (6-0).**

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

There was no discussion regarding future agenda items.

11. Adjourn.

The meeting was adjourned at 7:30 p.m.

**Approved:**

**Attest:**

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Mike Ashfield, Chairman  
Planning & Zoning Commission

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Brittany Caldwell, Admin. Support Specialist  
Planning & Development Services



CITY OF COLLEGE STATION  
*Planning & Development Services*

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

Name Jim Ross

Request Submitted on 9/23/2013

I will not be in attendance at the meeting on 10/17/2013  
for the reason specified: (Date)

Out of town.

Signature Jim Ross



CITY OF COLLEGE STATION

**FINAL PLAT  
for  
Indian Lakes Ph 17  
13-00900191**

**SCALE:** 19 residential lots on approximately 36.36 acres

**LOCATION:** Generally located east of Matoska Ridge Drive in the Indian Lakes Subdivision

**ZONING:** N/A (ETJ)

**APPLICANT:** Travis Martinek, Smiling Mallard Development, Ltd.

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

**RECOMMENDATION:** Staff recommends approval of the Final Plat.



FINAL  
PLAT

Case:  
13-191

INDIAN LAKES PH 17

DEVELOPMENT REVIEW



## DEVELOPMENT HISTORY

<b>Annexation:</b>	N/A (ETJ)
<b>Zoning:</b>	N/A (ETJ)
<b>Master Planned:</b>	Master Plan approved in 2002. Subsequent preliminary plats and final plats have been approved every year since 2004.
<b>Preliminary Plat:</b>	The preliminary plat was approved in July 2013.
<b>Site Development:</b>	Vacant. Nineteen residential lots are proposed, ranging from 1.15 acres to 2.69 acres.

## COMMENTS

<b>Parkland Dedication:</b>	This development was approved as a Master Plan in the ETJ prior to parkland dedication requirements being applicable in the ETJ. Therefore, no parkland dedication is required.
<b>Greenways:</b>	N/A
<b>Pedestrian Connectivity:</b>	This site is located in the ETJ so sidewalks are not required.
<b>Bicycle Connectivity:</b>	This site is located in the ETJ and no specific facilities for bicycle connectivity are required.
<b>Impact Fees:</b>	N/A

## REVIEW CRITERIA

- 1. Compliance with Comprehensive Plan and Unified Development Ordinance:** The Comprehensive Plan designates this area as Rural. The City, however, does not have land use authority in the ETJ. The proposed lots will have access through rural residential streets that connect to Indian Lakes Drive, a Major Collector on the Thoroughfare Plan.
- 2. Compliance with Subdivision Regulations:** The Preliminary Plat complies with the applicable 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



<b>FOR OFFICE USE ONLY</b>	
CASE NO.:	<u>13191</u>
DATE SUBMITTED:	<u>9-5-13</u>
TIME:	<u>4:20</u>
STAFF:	<u>KH</u>

## FINAL PLAT APPLICATION

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

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

**MINIMUM SUBMITTAL REQUIREMENTS:**

- \$700-\$932 Final Plat Application Fee (see above).
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Fourteen (14) 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 N/A

NAME OF PROJECT Indian Lakes Phase 17

ADDRESS East of intersection of Matoska Ridge and Kiowa Cove

SPECIFIED LOCATION OF PROPOSED PLAT:  
East of intersection of Matoska Ridge and Kiowa Cove

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

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

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

ARCHITECT OR ENGINEER'S INFORMATION:

Name McClure & Browne, Inc. E-mail 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 N/A and Page No. N/A

Total Acreage 36.357 Total No. of Lots 18 R-O-W Acreage 4.180

Existing Use Vacant Proposed Use Residential

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

Average Acreage Of Each Residential Lot By Zoning District:  
N/A / N/A N/A / N/A N/A / N/A N/A / N/A

Floodplain Acreage 0.00

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: Indian Lakes

City Project Number (if known): Unknown

Date / Timeframe when submitted: 2000

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

N/A

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

N/A

Regarding the waiver request, explain how:

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

N/A

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

N/A

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

N/A

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

N/A

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

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

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

Detailed explanation of condition identified above:

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

9/5/13

Date

**FINAL PLAT MINIMUM REQUIREMENTS  
(ALL CITY ORDINANCES MUST BE MET)  
INCLUDING BUT NOT LIMITED TO THE FOLLOWING:  
(Requirements based on field survey and marked by monuments and markers.)**

- Drawn on 24" x 36" sheet to scale of 100' per inch.
- Vicinity map which includes enough of surrounding area to show general location of subject property in relationship to College Station and its City Limits. No scale required but include north arrow.
- Title Block with the following information:
  - Name and address of subdivider, recorded owner, planner, engineer and surveyor.
  - Proposed name of subdivision. (Subdivision name & street names will be approved through Brazos County 911.)
  - Date of preparation.
  - Engineer's scale in feet.
  - Total area intended to be developed.
- North Arrow.
- Subdivision boundary indicated by heavy lines.
- If more than 1 sheet, an index sheet showing entire subdivision at a scale of 500 feet per inch or larger.
- All applicable certifications based on the type of final plat.
  - Ownership and Dedication
  - Surveyor and/or Engineer
  - City Engineer (and City Planner, if a minor plat)
  - Planning and Zoning Commission (delete if minor plat)
  - Brazos County Clerk
  - Brazos County Commissioners Court Approval (ETJ Plats only)
- If submitting a replat where there are existing improvements, submit a survey of the subject property showing the improvements to ensure that no encroachments will be created.
- If using private septic systems, add a general note on the plat that no private sewage facility may be installed on any lot in this subdivision without the issuance of a license by the Brazos County Health Unit under the provisions of the private facility regulations adopted by the Commissioner's Court of Brazos County, pursuant to the provisions of Section 21.084 of the Texas Water Code.
- Location of the 100-Year Floodplain and floodway, if applicable, according to the most recent available data.
- Lot corner markers and survey monuments (by symbol) and clearly tied to basic survey data.
- Matches the approved preliminary plan or qualifies as minor amendments (UDO Section 3.3.E.2).
- The location and description with accurate dimensions, bearings or deflection angles and radii, area, center angle, degree of curvature, tangent distance and length of all curves for all of the following: (Show existing items that are intersecting or contiguous with the boundary of or forming a boundary with the subdivision, as well as, those within the subdivision).

Existing

Proposed

- |                                     |                                     |   |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Streets. Continuous or end in a cul-de-sac, stubbed out streets must end into a temp turn around unless they are shorter than 100 feet. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Public and private R.O.W. locations and widths. (All existing and proposed R.O.W.'s sufficient to meet Thoroughfare Plan.)              |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Street offsets and/or intersection angles meet ordinance.   |

Existing

Proposed

- Alleys.
- Easements.
- A number or letter to identify each lot or site and each block (numbered sequentially).
- Parkland dedication/greenbelt area/park linkages. All proposed dedications must be reviewed by the Parks and Recreation Advisory Board and documentation of their recommendation provided prior to being scheduled for P&Z Commission consideration.

- Construction documents for all public infrastructure drawn on 24" x 36" sheets and properly sealed by a Licensed Texas Professional Engineer that include the following:
  - Street, alley and sidewalk plans, profiles and sections. One sheet must show the overall street, alley and/or sidewalk layout of the subdivision. (may be combined with other utilities).
  - Sewer Design Report.
  - Sanitary sewer plan and profile showing depth and grades. One sheet must show the overall sewer layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)
  - Water Design Report and/or Fire Flow Report.
  - Water line plan showing fire hydrants, valves, etc. with plan and profile lines showing depth and grades. One sheet must show the overall water layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)
  - Storm drainage system plan with contours, street profile, inlets, storm sewer and drainage channels, with profiles and sections. Drainage and runoff areas, and runoff based on 5, 10, 25, 50 and 100 year rain intensity. Detailed drainage structure design, channel lining design & detention if used. One sheet must show the overall drainage layout of the subdivision.
    - Detailed cost estimates for all public infrastructure listed above sealed by Texas P.E.
    - Letter of completion for public infrastructure or guarantee / surety in accordance with UDO Section 8.6.
    - Drainage Report with a Technical Design Summary.
    - Erosion Control Plan (must be included in construction plans).

All off-site easements necessary for infrastructure construction must be shown on the final plat with a volume and page listed to indicate where the separate instrument easements were filed. Separate instrument easements must be provided in recordable form to the City prior to being scheduled for P&Z Commission consideration.

Are there impact fees associated with this development?  Yes  No  
Impact fees must be paid prior to building permit.

Will any construction occur in TxDOT rights-of-way?  Yes  No  
If yes, TxDOT permit must be submitted along with the construction documents.

**NOTE:**

1. We will be requesting the corrected Final Plat to be submitted in digital form if available prior to filing the plat at the Courthouse.
2. If the construction area is greater than 5 acres, EPA Notice of Intent (NOI) must be submitted prior to issuance of a development permit.

Print Form

LINE	BEARING	DISTANCE
L1	N 60°48'59" W	135.75'
L2	N 49°11'54" W	147.21'
L3	N 51°48'16" W	154.13'
L4	N 58°58'02" W	81.60'
L5	S 21°11'23" W	21.68'
L6	N 87°10'15" E	21.46'
L7	N 72°56'25" W	39.36'
L8	S 72°56'25" E	39.36'
L9	N 50°50'22" E	107.32'
L10	S 50°50'22" E	107.32'
L11	N 2°49'45" W	8.88'
L12	N 62°36'10" W	174.26'

LINE	BEARING	DISTANCE
L13	S 62°36'10" E	174.26'
L14	N 10°55'41" W	22.76'
L15	S 10°55'41" E	10.84'
L16	S 9°42'58" E	112.19'
L17	N 9°42'58" W	86.18'
L18	N 54°31'48" E	161.13'
L19	N 87°10'22" E	154.47'
L20	S 2°49'45" E	72.69'
L21	N 87°10'15" E	144.70'
L22	S 27°09'39" E	71.69'
L23	S 62°59'04" W	69.60'

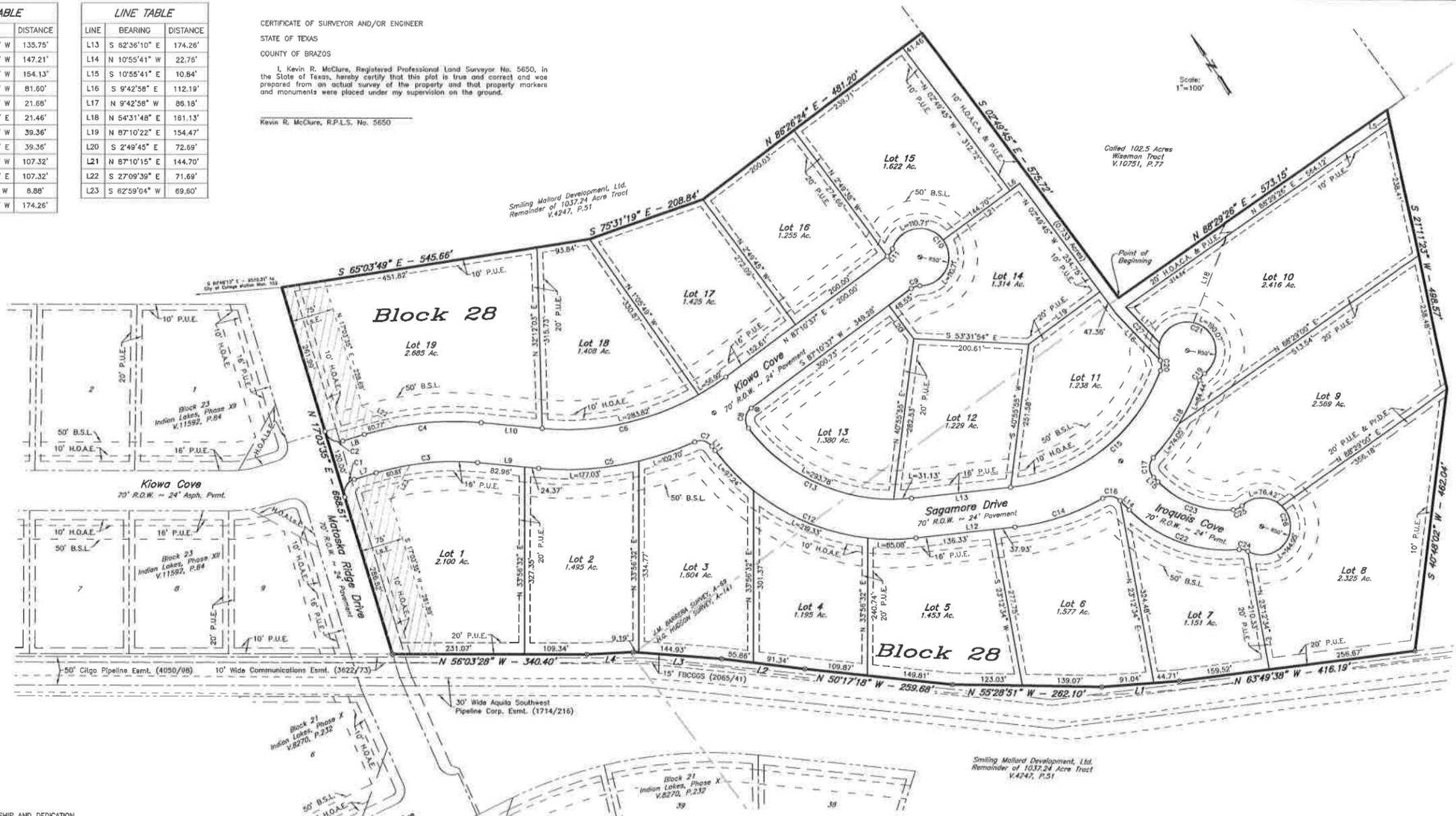
CERTIFICATE OF SURVEYOR AND/OR ENGINEER  
STATE OF TEXAS  
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plot 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



Vicinity Map



CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	89°59'59"	25.00'	39.27'	25.00'	S 62°03'35" W	35.36'
C2	89°59'59"	25.00'	39.27'	25.00'	S 27°56'26" E	35.36'
C3	22°06'03"	465.00'	179.37'	90.81'	N 61°53'23" W	178.26'
C4	22°06'03"	535.00'	206.37'	104.48'	S 61°53'23" E	205.09'
C5	29°57'26"	535.00'	279.73'	143.14'	N 65°49'05" W	276.55'
C6	34°58'15"	465.00'	283.82'	146.48'	S 68°19'29" E	279.43'
C7	77°58'00"	25.00'	34.02'	20.23'	N 41°48'48" W	31.45'
C8	90°40'50"	25.00'	39.57'	25.30'	S 41°50'09" W	35.56'
C9	36°52'12"	25.00'	16.09'	8.33'	N 74°23'39" W	15.81'
C10	25°34'23"	50.00'	221.43'	-66.67'	S 2°40'45" E	60.00'
C11	36°52'12"	25.00'	16.09'	8.33'	N 68°44'09" E	15.81'
C12	59°46'26"	385.00'	401.65'	221.27'	N 32°42'58" W	383.68'
C13	59°05'52"	315.00'	324.91'	178.57'	S 33°03'14" E	310.70'
C14	24°11'42"	385.00'	162.58'	82.52'	N 74°42'01" W	161.37'
C15	63°33'07"	315.00'	349.39'	195.12'	N 85°37'16" E	331.76'
C16	75°52'05"	25.00'	33.10'	19.49'	N 48°51'46" W	30.74'
C17	67°12'59"	25.00'	38.06'	23.81'	S 32°40'50" W	34.49'
C18	23°35'15"	385.00'	158.50'	80.39'	S 64°28'42" W	157.38'
C19	33°59'00"	25.00'	14.83'	7.64'	S 69°41'35" W	14.61'
C20	40°38'56"	25.00'	17.74'	9.26'	N 33°31'15" E	17.37'
C21	25°32'18"	50.00'	221.21'	-66.97'	S 40°03'34" E	60.13'
C22	51°33'00"	235.00'	211.43'	113.48'	N 36°42'11" W	204.37'
C23	50°29'59"	165.00'	145.43'	77.82'	S 36°10'40" E	140.77'
C24	35°36'45"	25.00'	15.54'	8.03'	N 44°40'19" W	15.29'
C25	39°08'46"	25.00'	17.07'	8.88'	S 80°59'03" E	16.74'
C26	25°34'30"	50.00'	221.37'	-66.75'	S 26°17'49" W	60.03'
C27	35°40'53"	50.00'	31.14'	16.09'	N 31°02'14" E	30.64'

CERTIFICATE OF OWNERSHIP AND DEDICATION  
STATE OF TEXAS  
COUNTY OF BRAZOS

I, Paul Clarke, Manager Smiling Mollard Management, LLC, the general partner of Smiling Mollard Development, LTD., owner and developer of the land shown on this plat, and designated herein as INDIAN LAKES SUBDIVISION, PHASE XVII, of Brazos County, 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.

Smiling Mollard Development, LTD.  
By: Smiling Mollard Development Management, LLC.  
Its: General Partner  
By: Paul Clarke  
Its: Manager

CERTIFICATE OF CITY ENGINEER  
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 PLANNING AND ZONING COMMISSION  
Chairman of the Planning and Zoning Commission of the City of College Station, Texas, hereby certifies that the attached plat was duly approved by the Commission on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

CERTIFICATE OF THE COUNTY CLERK  
STATE OF TEXAS  
COUNTY OF BRAZOS

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

Chairman

A CERTIFICATE OF APPROVAL  
This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signed this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

County Judge  
Brazos County, Texas

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the J. M. BARRERA SURVEY, Abstract No. 63, Brazos County, Texas and being part of the 360.00 acre Tract One and part of the 1037.24 acre Tract Two described in the deed from Thousand Oaks Development Company Joint Venture to Smiling Mollard Development LLC, recorded in Volume 4247, Page 51, of the Official Records of Brazos County, Texas (O.R.B.C.), and being more particularly described as follows:

BEGINNING: at a found 1/2-inch iron rod in concrete marking the most southerly interior ell corner in the north line of the said 1037.24 acre Tract Two and the southeast corner of the called 102.5 acre Wiseman tract recorded in Volume 10751, Page 77 (O.R.B.C.);

THENCE N 88° 29' 26" E along the common line of the said 1037.24 acre tract and the called 102.5 acre tract for a distance of 573.15 feet to a 1/2-inch iron rod set for corner;

THENCE S 21° 11' 23" W into the interior of the said 1037.24 acre tract for a distance of 498.57 feet to a 1/2-inch iron rod set for corner;

THENCE S 40° 48' 02" W for a distance of 462.04 feet to a 1/2-inch iron rod set for corner;

THENCE N 63° 49' 38" W for a distance of 416.19 feet to a 1/2-inch iron rod set for corner;

THENCE N 60° 48' 55" W for a distance of 135.75 feet to a 1/2-inch iron rod set for corner;

THENCE N 55° 28' 51" W for a distance of 262.10 feet to a 1/2-inch iron rod set for corner;

THENCE N 50° 17' 18" W for a distance of 259.68 feet to a 1/2-inch iron rod set for corner;

THENCE N 49° 11' 54" W for a distance of 147.21 feet to a 1/2-inch iron rod set for corner;

THENCE N 51° 48' 16" W for a distance of 154.13 feet to a 1/2-inch iron rod set for corner;

THENCE N 58° 58' 02" W for a distance of 81.60 feet to a 1/2-inch iron rod set for corner;

THENCE N 56° 03' 28" W for a distance of 340.40 feet to a 1/2-inch iron rod set for corner in the southeast line of Matoska Ridge Drive (based on a 70-foot width as recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_);

THENCE N 17° 03' 35" E along the east line of said Matoska Ridge Drive for a distance of 668.51 feet to a 1/2-inch iron rod set for corner;

THENCE S 65° 03' 49" E for a distance of 545.66 feet to a 1/2-inch iron rod set for corner;

THENCE S 75° 31' 19" E for a distance of 208.84 feet to a 1/2-inch iron rod set for corner;

THENCE N 86° 26' 24" E for a distance of 481.20 feet to a 1/2-inch iron rod set for corner in the before said common line of the 1037.24 acre tract and the called 102.5 acre Wiseman tract;

THENCE S 02° 49' 45" E said common line for a distance of 575.72 feet to the POINT OF BEGINNING and containing 36.357 acres of land, more or less.

GENERAL NOTES:

- The record bearings and actual measured distances to the found 1/2" iron rods along the adjoining phases of Indian Lakes Subdivision were used as the basis of the bearing system shown on this final plat.
- According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804100350E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.
- There is a 16' Public Utility Easement and a 10' Homeowner's Association Easement along the right-of-way frontage of all lots.
- All Common Areas and Conservation Buffers are owned and maintained by the Homeowners' Association. See the covenants, conditions, and restrictions for additional information.
- Unless otherwise indicated, all distances shown along curves are arc distances.
- Notes from the Brazos County Health Department:
  - All lots served by an OSSF must comply with county and state regulations. No OSSF may be installed on any lot without the issuance of an "authorization to construct" issued by the Brazos County Health Department under the provisions of the Private Sewage Facility Regulations adopted by the Commissioners Court of Brazos County, pursuant to the provisions of section 21.084 of the Texas Water Code. No OSSF drain field is to encroach on the 100-foot sanitary zone of private water wells or 150 feet of public water wells.
  - All lots will be required to have a site/soil evaluation on file with the Brazos County Health Department before on-site sewage facility may be constructed.
  - On-site sewage facility disposal areas shall not encroach the 100 foot or the 150 foot sanitary zone of a private or public well, respectively.
- Waltman Special Utility District will provide water service for the subdivision.
- There is a minimum 50' wide Drainage Buffer (25' on each side of the centerline of all drainage ways). See the covenants, conditions, and restrictions for additional information.
- There is a 16' Public Utility Easement and a 10' Homeowner's Association Easement along the right-of-way frontage of all lots.
- H.O.A. Easements along all streets run parallel to and adjacent to the public utility easements shown hereon. H.O.A. Easement activities and/or infrastructure is referenced in the covenants, conditions, and restrictions of the subdivision.
- All proposed structures must be no more than 500 feet from a fire hydrant based on the lay of the land along the street.
- Unless otherwise indicated 1/2" iron rods are set at all corners.
  - 1/2" Iron Rod Found
  - 1/2" Iron Rod Set
  - 3/4" Iron Pipe Set
  - 3/4" Iron Pipe Found
  - PX Nail Control Monuments set in E of asphalt pavement for reference.
- Abbreviation:
  - B.S.L. - Building Setback Line
  - F.B.C.G.S.S. - Ferguson Bufelson County Gas Gathering System
  - H.O.A.C.A. - Homeowners Association Common Area
  - H.O.A.E. - Homeowners Association Easement
  - P.U.E. - Public Utility Easement
  - P.D.E. - Private Drainage Easement

**FINAL PLAT**

**INDIAN LAKES**  
**SUBDIVISION, PHASE XVII**  
LOTS 1-19, BLOCK 28  
36.357 ACRES  
J.M. BARRERA SURVEY, A-69  
BRAZOS COUNTY, TEXAS  
JUNE, 2013  
SCALE: 1" = 60'

Owner:  
Smiling Mollard Development, Ltd.  
3608 East 29th Street  
Bryan, Texas 77802  
(979) 846-4384

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

13-191  
09/24/13  
10:30  
AJ



CITY OF COLLEGE STATION

**FINAL PLAT**  
**for**  
**Creek Meadows Sec 3 Ph 1**  
**12-00500009**

**SCALE:** 24 residential lots on approximately 5.9 acres

**LOCATION:** Generally located at the corner of Creek Meadows Boulevard North and Greens Prairie Trail.

**ZONING:** PDD Planned Development District

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

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

**RECOMMENDATION:** Staff recommends approval of the Final Plat.



Case: 12-009

CREEK MEADOWS SEC 3 PH 1

DEVELOPMENT REVIEW

FINAL PLAT



## DEVELOPMENT HISTORY

<b>Annexation:</b>	March 2008
<b>Zoning:</b>	PDD Planned Development District
<b>Preliminary Plat:</b>	Master Plan approved in 2006. Subsequent Preliminary Plat have been revised in January 2008, September 2008, November 2008, and January 2009.
<b>Site Development:</b>	The site is currently undeveloped.

## COMMENTS

<b>Parkland Dedication:</b>	This development was approved as a Master Plan in the ETJ prior to parkland dedication requirements being applicable in the ETJ. Therefore, no parkland dedication is required.
<b>Greenways:</b>	N/A
<b>Pedestrian Connectivity:</b>	This development was approved as a Master Plan in the ETJ prior to parkland dedication requirements being applicable in the ETJ. Therefore, no sidewalks are required; however, they have been provided throughout the Creek Meadows development.
<b>Bicycle Connectivity:</b>	This development was approved as a Master Plan in the ETJ prior to parkland dedication requirements being applicable in the ETJ. Therefore, no bicycle connectivity is required.
<b>Impact Fees:</b>	N/A

## REVIEW CRITERIA

- 1. Compliance with Comprehensive Plan and Unified Development Ordinance:** The Comprehensive Plan designates this area as Restricted Suburban. The proposed lots will have access through streets that connect to Creek Meadows Boulevard, a Minor Collector on the Thoroughfare Plan, and Greens Prairie Trail, a Minor Arterial on the Thoroughfare Plan.
- 2. Compliance with Subdivision Regulations:** The Final Plat complies with the applicable 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.:	12.09
DATE SUBMITTED:	01.11.12
TIME:	9:44
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).
- \$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 Creek Meadows - Section 3, Phase One

ADDRESS 15618 Wood Brook Ln. (Dev. Address only)

SPECIFIED LOCATION OF PROPOSED PLAT:

Creek Meadows Master Planned Subdivision

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

Name RME Consulting Engineers E-mail rabon@rmengineer.com

Street Address PO Box 9253

City College Station State TX Zip Code 77842

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

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

Name Creek Meadow Partners, L.P. (c/o Randy Lowry) E-mail Chris@oldhamgoodwin.com  
Street Address 2800 South Texas Avenue, Suite 401  
City Bryan State TX Zip Code 77802  
Phone Number (979) 268-2000 Fax Number (979) 846-7020

ARCHITECT OR ENGINEER'S INFORMATION:

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

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

Is there a temporary blanket easement on this property? If so, please provide the Volume 7863 and Page No. 072

Total Acreage 5.934 Total No. of Lots 24 R-O-W Acreage 1.039

Existing Use Vacant Proposed Use Single-Family Residential

Number of Lots By Zoning District 24 / PDD \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Average Acreage Of Each Residential Lot By Zoning District:  
0.181 / PDD \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Floodplain Acreage 0.0

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

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

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

Yes  
 No

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

Project Name: Creek Meadows - Master Planned Subdivision

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

Date / Timeframe when submitted: October 2006

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

Not Applicable

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

Not Applicable

Regarding the waiver request, explain how:

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

Not Applicable

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

Not Applicable

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

Not Applicable

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

Not Applicable

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

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

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

Detailed explanation of condition identified above:

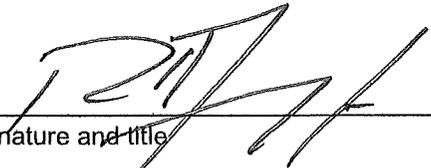
NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation Not Applicable

<p style="text-align: center;"><b>Total Linear Footage of Proposed Public:</b></p> <p><u>847</u> Streets</p> <p><u>1139</u> Sidewalks</p> <p><u>636</u> Sanitary Sewer Lines</p> <p><u>774</u> Water Lines</p> <p><u>        </u> Channels</p> <p><u>728</u> Storm Sewers</p> <p><u>        </u> Bike Lanes / Paths</p>	<p style="text-align: center;"><b>Parkland Dedication due prior to filing the Final Plat:</b></p> <p>ACREAGE:</p> <p><u>        </u> No. of acres to be dedicated + \$ <u>        </u> development fee</p> <p><u>        </u> No. of acres in floodplain</p> <p><u>        </u> No. of acres in detention</p> <p><u>        </u> No. of acres in greenways</p> <p><b>OR</b></p> <p>FEE IN LIEU OF LAND:</p> <p><u>        </u> No. of SF Dwelling Units X \$ <u>        </u> = \$ <u>        </u></p> <p><u>        </u> (date) Approved by Parks &amp; Recreation Advisory Board</p>
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**NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.**

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

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

12/30/11  
 \_\_\_\_\_  
 Date

## CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

### Owner Certification:

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

\_\_\_\_\_  
Property Owner(s)

\_\_\_\_\_  
Date

### Engineer Certification:

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

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

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

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

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

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

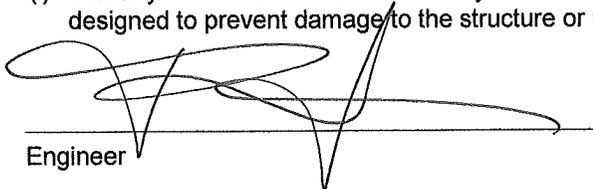
Initial

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

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

B. I, Rabon A. Metcalf, P.E., 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

12/7/11  
\_\_\_\_\_  
Date

**Additional certification for Floodway Encroachments:**

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

**FINAL PLAT NOTES:**

- GENERAL:**
- (O.D.R.B.C.T.) DENOTES OFFICIAL/DEED RECORDS OF BRAZOS COUNTY, TEXAS.
  - THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. - FIRM COMMUNITY PANEL NO. 48041C 0200C, JULY 2, 1992 AND PANEL NO. 48041C 0205D, FEBRUARY 9, 2000.
  - BASIS OF BEARING:** BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
  - ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS UNLESS OTHERWISE NOTED.
  - RIGHT-OF-WAY DEDICATION OF ALL LOCAL STREET DEDICATION WILL CONSIST OF 1.039 ACRES IN TOTAL.
  - ALL UTILITY EASEMENTS MUST BE CLEARED OF ALL BRUSH AND TREES, IMPLYING NO LANDSCAPING OR PERMANENT STRUCTURES WITHIN THE UTILITY EASEMENT WILL BE ALLOWED.
  - UNLESS OTHERWISE NOTED PUBLIC UTILITY EASEMENTS LOCATED ADJACENT TO THE STREET RIGHT-OF-WAY ARE 15' WIDE AND REAR PUBLIC UTILITY EASEMENTS ARE 20' WIDE CENTERED ON THE COMMON REAR PROPERTY LINE OR WHOLLY CONTAINED IN SINGLE ROW PROPERTIES.
  - COMMON AREA "V" ARE NOT BUILDABLE FOR RESIDENTIAL PURPOSES.
  - DIMENSIONS SHOWN INTERIOR TO THE LOT, ALONG CURVES, BEGINNING WITH "A=" ARE ARC LENGTHS.
  - THE INSTALLATION OF STREET LIGHTS WILL BE REQUIRED AND INSTALLED IN ACCORDANCE WITH SECTION 8.2.A.20 OF THE COCS UNIFIED DEVELOPMENT ORDINANCE.
  - PRIVATE DRAINAGE EASEMENT:**  
- THE CONSTRUCTION OR INSTALLATION OF ANY DRAINAGE OBSTRUCTION INCLUDING, BUT NOT LIMITED TO, VEGETATION, STORAGE BUILDINGS, ETC., WITHIN THE PRIVATE DRAINAGE EASEMENT IS PROHIBITED AND SHALL BE REMOVED BY THE HOA, IF REQUIRED, AT THE OWNER'S EXPENSE.  
- THE PROPERTY OWNER WILL ALLOW THE HOA ACCESS TO, AND IF NECESSARY, MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT.  
- THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING A HEALTHY LAWN IN THE PRIVATE DRAINAGE EASEMENT.

**HOMEOWNER'S ASSOCIATION (HOA):**

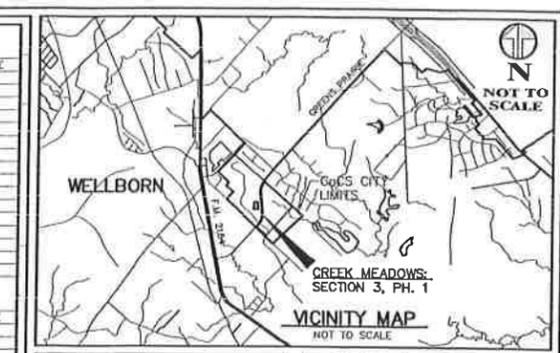
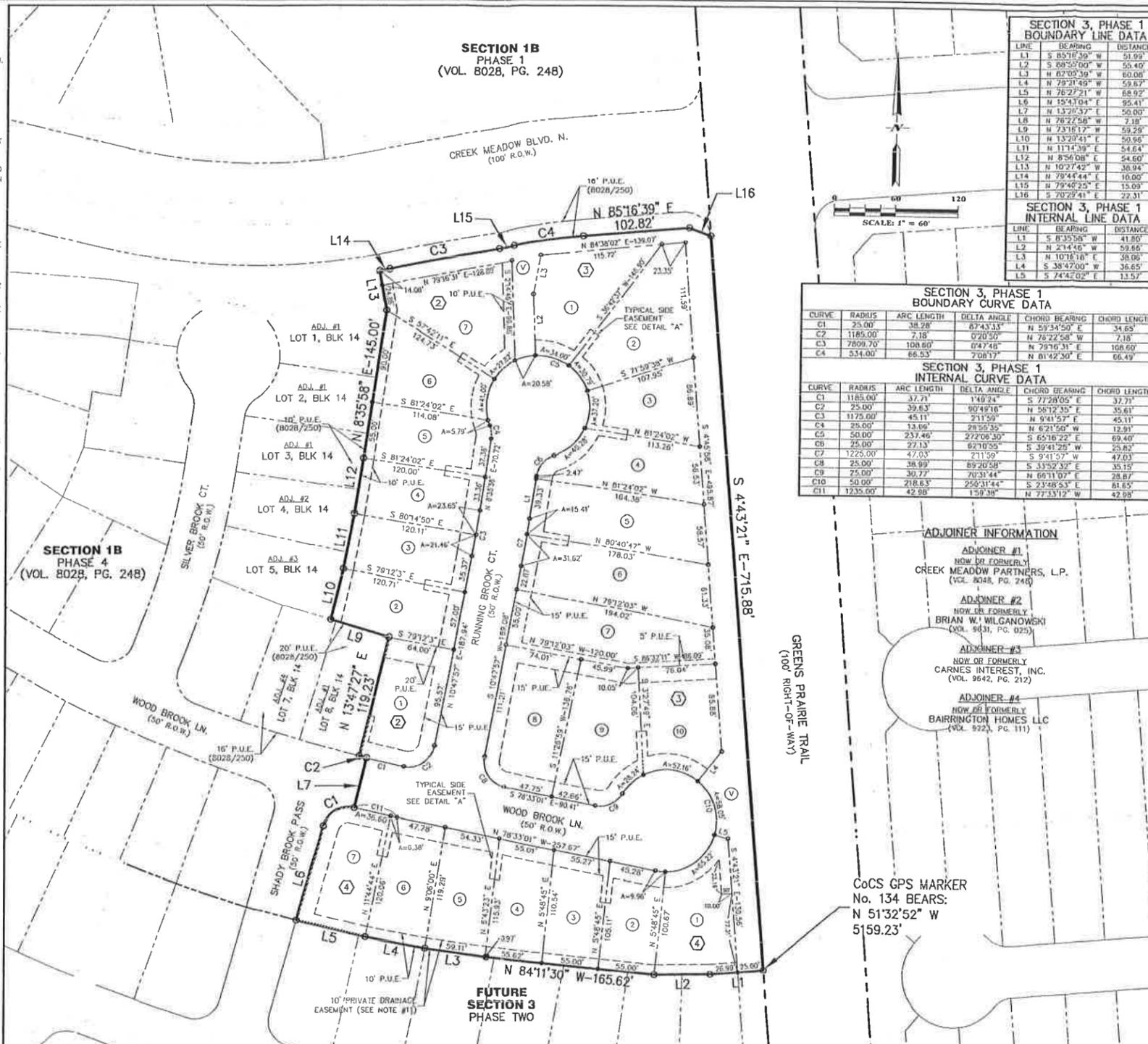
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE POD REZONING PER CITY ORDINANCE #3079. THEY ARE GENERALLY AS FOLLOWS:

	SINGLE-FAMILY	MULTI-FAMILY
FRONT	20'	15'
STREET SIDE	15'	15'
SIDE	5'	5'
REAR	20'	20'

- ALL COMMON AREAS AND PRIVATE ACCESS EASEMENTS ARE OWNED AND MAINTAINED BY THE H.O.A. SOME COMMON AREAS ARE WHOLLY ENCUMBERED BY A PUBLIC UTILITY EASEMENT OR PRIVATE EASEMENT AS INDICATED IN THE COMMON AREA TABLE.
- H.O.A. EASEMENT ACTIVITIES AND/OR INFRASTRUCTURE WILL BE REFERENCED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE SUBDIVISION.
- MAINTENANCE OF THE WATER SYSTEM WILL BE WELLBORN S.U.D. MAINTENANCE OF THE PAVING, DRAINAGE, SIDEWALKS AND SANITARY SEWER SYSTEMS WILL BE THE CITY OF COLLEGE STATION ONCE THE SYSTEMS ARE ACCEPTED BY THE CITY OF COLLEGE STATION. MAINTENANCE OF THE PRIVATE DRAINAGE AND DETENTION FACILITIES, COMMON AREAS (WHICH INCLUDE ROADWAY MEDIANS), PEDESTRIAN ACCESS WAYS, AND PARK LIGHTING WILL BE THE CREEK MEADOW H.O.A.
- ILLUMINATION OF ALL STREET LIGHTS AND PARK LIGHTS SHALL BE THE FULL RESPONSIBILITY OF THE CREEK MEADOW H.O.A.

**CONSTRUCTION STANDARDS & NOTES:**

- WELLBORN SPECIAL UTILITY DISTRICT WILL PROVIDE WATER/FIRE SERVICE FOR THIS SUBDIVISION. ALL NEW WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO THE LATEST B/C/S UNIFIED DEVELOPMENT GUIDELINES, STANDARDS, AND SPECIFICATIONS. THESE WATERLINES WILL BE LOCATED IN THE 15' PUBLIC UTILITY EASEMENT AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS. A WATER HYDRAULIC STUDY WILL BE PROVIDED ILLUSTRATING SUCH.
- THE PROPOSED STREETS WILL BE CONSTRUCTED TO AN URBAN SECTION WITH CONCRETE CURB AND GUTTER INSTEAD OF A TYPICAL RURAL SECTION WITH OPEN DRAINAGE DITCHES. THE STORMWATER RUNOFF IN THE STREETS WILL BE CAPTURED AND CONVEYED BY A STORM SEWER SYSTEM AND DISCHARGED INTO EXISTING OR PROPOSED DRAINAGE SYSTEMS. DETENTION FACILITIES WILL BE CONSTRUCTED TO CONTROL THE PEAK RUNOFF DISCHARGE TO PRE-DEVELOPMENT RATES. THE STREET AND DRAINAGE SYSTEM WILL BE DESIGNED TO THE LATEST B/C/S UNIFIED DEVELOPMENT GUIDELINES, STANDARDS, AND SPECIFICATIONS. ALL PAVING AND DRAINAGE IMPROVEMENTS WILL BE INSPECTED AND MAINTAINED BY THE CITY OF COLLEGE STATION.
- SANITARY SEWER SERVICE FOR THIS SUBDIVISION WILL BE BY MEANS OF A GRAVITY COLLECTION SYSTEM DESIGNED IN ACCORDANCE WITH THE LATEST B/C/S UNIFIED DEVELOPMENT GUIDELINES, STANDARDS, AND SPECIFICATIONS. THIS GRAVITY COLLECTION SYSTEM WILL ULTIMATELY DISCHARGE TO A REGIONAL LIFT STATION THAT WILL PUMP WASTEWATER TO AN EXISTING GRAVITY SANITARY SEWER SYSTEM LOCATED WITHIN THE CASTLE GATE SUBDIVISION. ALL SANITARY SEWER CONSTRUCTION WILL BE INSPECTED AND MAINTAINED BY THE CITY OF COLLEGE STATION.
- ELECTRICAL SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). THE ELECTRICAL DISTRIBUTION SYSTEM WILL BE LOCATED IN THE 15' PUBLIC UTILITY EASEMENT LOCATED AT THE FRONT OF THE LOTS AND IN 10' PUBLIC UTILITY EASEMENTS AS REQUESTED BY BTU.



**SECTION 3, PHASE 1 BOUNDARY LINE DATA**

LINE	BEARING	DISTANCE
L1	S 85°16'39" W	51.99'
L2	S 28°53'00" W	55.40'
L3	N 02°09'39" W	60.00'
L4	N 78°31'49" W	59.67'
L5	N 76°27'21" W	68.92'
L6	N 15°47'04" E	95.41'
L7	N 13°20'37" E	50.00'
L8	N 78°22'58" W	7.18'
L9	N 73°16'17" W	59.28'
L10	N 13°20'41" E	50.66'
L11	N 11°14'39" E	54.64'
L12	N 8°54'08" E	54.60'
L13	N 10°27'42" W	38.94'
L14	N 79°44'44" E	10.00'
L15	N 79°40'23" E	15.09'
L16	S 20°29'41" E	22.31'

**SECTION 3, PHASE 1 INTERNAL CURVE DATA**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	37.71'	77°28'05" E	S 77°28'05" E	37.71'
C2	25.00'	39.63'	80°49'16" E	N 58°12'35" E	35.61'
C3	1175.00'	45.11'	211.50"	N 9°41'57" E	45.11'
C4	25.00'	13.06'	28°55'55" W	N 62°15'50" W	12.91'
C5	50.00'	237.46'	272°08'30" W	S 65°16'22" E	69.40'
C6	25.00'	22.13'	82°18'58" W	S 39°43'28" W	25.82'
C7	1225.00'	47.03'	211.50"	S 9°41'57" W	47.03'
C8	25.00'	38.99'	89°20'58" S	S 33°52'32" E	35.15'
C9	25.00'	30.77'	70°31'44" W	N 68°11'07" E	28.87'
C10	50.00'	218.83'	256°31'44" W	S 23°48'53" E	81.65'
C11	1235.00'	42.98'	159.38"	N 77°33'12" W	42.98'

**COMMON AREA TABLE**

AREA LABEL	AREA (AC)	100% ENCUMBERED BY EASEMENT
V	0.587	P.U.E. & P.A.E.

**SYMBOL & LINE LEGEND**

- BUILDING SETBACK LINE
- PROPERTY LINE
- EASEMENT LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.A.E. PUBLIC ACCESS ESMT.
- PR.D.E. PRV. DRAINAGE ESMT.
- PR.A.E. PRV. ACCESS ESMT.
- B.S.L. BUILDING SETBACK LINE
- (1) LOT NUMBER
- (A) BLOCK NUMBER
- COMMON AREA
- P.U.E.
- COMMON AREA

**SECTION 3, PHASE 1 BOUNDARY LINE DATA**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	37.71'	77°28'05" E	S 77°28'05" E	37.71'
C2	25.00'	39.63'	80°49'16" E	N 58°12'35" E	35.61'
C3	1175.00'	45.11'	211.50"	N 9°41'57" E	45.11'
C4	25.00'	13.06'	28°55'55" W	N 62°15'50" W	12.91'
C5	50.00'	237.46'	272°08'30" W	S 65°16'22" E	69.40'
C6	25.00'	22.13'	82°18'58" W	S 39°43'28" W	25.82'
C7	1225.00'	47.03'	211.50"	S 9°41'57" W	47.03'
C8	25.00'	38.99'	89°20'58" S	S 33°52'32" E	35.15'
C9	25.00'	30.77'	70°31'44" W	N 68°11'07" E	28.87'
C10	50.00'	218.83'	256°31'44" W	S 23°48'53" E	81.65'
C11	1235.00'	42.98'	159.38"	N 77°33'12" W	42.98'

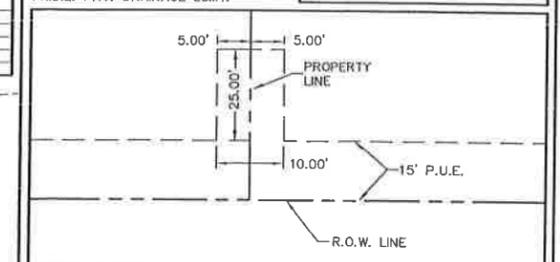
**ADJOINER INFORMATION**

**ADJOINER #1**  
NOW OR FORMERLY  
CREEK MEADOW PARTNERS, L.P.  
(VOL. 8048, PG. 248)

**ADJOINER #2**  
NOW OR FORMERLY  
BRYAN W. WILGANDSON  
(VOL. 9033, PG. 025)

**ADJOINER #3**  
NOW OR FORMERLY  
CARNES INTEREST, INC.  
(VOL. 9642, PG. 212)

**ADJOINER #4**  
NOW OR FORMERLY  
BAIRINGTON HOMES LLC  
(VOL. 9222, PG. 111)



**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

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

BRAD KERR, RPLS No. 4502

**SURVEYED BY: KERR SURVEYING, LLC**  
409 NORTH TEXAS AVENUE  
BRYAN, TEXAS 77803  
PHONE (979) 268-3195

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, CREEK MEADOWS PARTNERS, L.P., owner and developer of the land shown on this plat, and designated herein as the CREEK MEADOWS - SECTION 3, PHASE ONE 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.

Owner: *[Signature]*

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared *[Signature]* known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this *20th* day of *September*, 20*19*.

*[Signature]*  
Christina Souvres Barille  
My Commission Expires November 8, 2016

**CERTIFICATE OF CITY ENGINEER**

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

City Engineer  
City of College Station

**APPROVAL OF PLANNING AND ZONING COMMISSION**

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

Chairman  
ATTEST:  
Secretary

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Deed Records of Brazos County, Texas, in Volume \_\_\_\_\_ Page \_\_\_\_\_.

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

County Clerk  
Brazos County, Texas

**FINAL PLAT OF CREEK MEADOWS SECTION 3, PHASE ONE**

LOTS 1-7, BLOCK 2    LOTS 1-10, BLOCK 3    LOTS 1-7, BLOCK 4  
0.587 AC. COMMON AREA  
1.039 ACRE R.O.W. DEDICATION  
TOTAL=5.934 ACRES  
SAMUEL DAVIDSON SURVEY, A-13  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

**RME Consulting Engineers**

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

LANDOWNER INFORMATION  
CREEK MEADOWS PARTNERS, L.P.  
c/o OLDHAM GOODWIN GROUP, LLC  
2800 SOUTH TEXAS AVENUE  
SUITE 401  
BRYAN, TX 77802  
EMAIL: Chris@oldhamgoodwin.com

FILENAME: 0316P1A    SCALE: 1"=60'  
SUBMITTED DATE: 12/1/11  
REVISIONS: 3/28/12, 9/19/13  
DRAWN BY: R.A.M.  
CHECKED BY: BRAD KERR  
FIELD BOOK: N/A    PAGES: N/A  
RME CONSULTING ENGINEERS  
CLIENT NO.    PROJECT NO.  
260 - 0438



**PRELIMINARY PLAN**  
**for**  
**Reatta Corner Subdivision**  
**13-00900186**

**SCALE:** Two commercial lots on 3.661 acres

**LOCATION:** 4001 Victoria Avenue, located at the south east corner of Barron Road and Victoria Avenue.

**ZONING:** SC Suburban Commercial

**APPLICANT:** Natalie Ruiz, IPS Group

**PROJECT MANAGER:** Jenifer Paz, Staff Planner  
jpaz@cstx.gov

**RECOMMENDATION:** Staff recommends approval of the Preliminary Plan with the condition that the attached Staff Review Comment be addressed.



PRELIMINARY  
PLAN

Case: 13-186

REATTA CORNER SUBDIVISION

DEVELOPMENT REVIEW



## **DEVELOPMENT HISTORY**

**Annexation:** June 1995  
**Zoning:** A-O Agricultural Open, upon annexation  
SC Suburban Commercial, May 2013  
**Site development:** Vacant.

## **COMMENTS**

**Water:** The property will be served by City of College Station. There is an existing 12-inch water main along Victoria Avenue that will serve the property.

**Sewer:** The property will be served by City of College Station. Public sanitary sewer will be required to be extended to serve both lots in accordance with the B/CS Unified Design Guidelines with platting.

**Off-site Easements:** No off-site easements are being proposed.

**Drainage:** The property is located within the Spring Creek Drainage Basin. Drainage required with site development shall be designed and constructed in accordance with the B/CS Unified Design Guidelines.

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

**Greenways:** No greenway dedication is required or proposed.

**Pedestrian Connectivity:** Sidewalks exist along Victoria Avenue and Barron Road.

**Bicycle Connectivity:** Bike lanes exist along Victoria Avenue and Barron Road.

**Streets:** The Thoroughfare Plan designates Barron Road a 4-lane Minor Arterial and Victoria Avenue a 2-lane Major Collector. A public access easement is being dedicated on Victoria Avenue for a future right turn lane and an acceleration lane on Barron Road. A private access easement is proposed off Victoria Avenue that will serve both lots.

**Oversize Request:** None requested.

**Parkland Dedication Fees:** No parkland dedication is required or proposed.

**Impact Fees:** Property is located within the Spring Creek Sanitary Sewer Impact Fee area. Fees in the amount of \$98.39/LUE will be due with the Building Permit.

## **REVIEW CRITERIA**

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:** The property is designated as Suburban Commercial on the Comprehensive Plan Future Land Use and Character Map. The proposed Preliminary Plan is consistent with this designation.
2. **Compliance with Subdivision Regulations:** The proposed Preliminary Plan is in compliance with the Subdivisions Regulations contained in the Unified Development Ordinance.

## **STAFF RECOMMENDATION**

Staff recommends approval of the Preliminary Plan with the condition that the attached Staff Review Comment be addressed.

## **SUPPORTING MATERIALS**

1. Staff Review Comment
2. Application
3. Copy of Preliminary Plan

**STAFF REVIEW COMMENTS**

Project: REATTA CORNER SUBDIVISION (PP) - 13-00900186

**PLANNING**

1. Provide a minimum 10-foot Public Utility Easement (PUE) along Barron Road and Victoria Avenue right-of-way. The PUE is to overlap the proposed public access easement and widen to be 10 feet beyond said access easement.

Reviewed by: Jenifer Paz

Date: October 9, 2013



<b>FOR OFFICE USE ONLY</b>	
CASE NO.:	<u>13184</u>
DATE SUBMITTED:	<u>9.4.13</u>
TIME:	<u>9:30</u>
STAFF:	<u>PK</u>

## PRELIMINARY PLAN APPLICATION

### MINIMUM SUBMITTAL REQUIREMENTS:

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

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

NAME OF PROJECT Reatta Corner Subdivision

ADDRESS unknown

### SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

southeast corner of Barron Road and Victoria Avenue

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

Name Natalie Ruiz E-mail natalie@ipsgroup.us

Street Address 511 University Drive East Suite 204

City College Station State Texas Zip Code 77840

Phone Number 979-846-9259 Fax Number 979-260-3564

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

Name Gary Seaback Estate c/o Theresa Holland E-mail theresaholland14@gmail.com

Street Address 1711 Fawn Court

City San Antonio State Texas Zip Code 78248

Phone Number 210-771-5822 Fax Number 866-924-4399

### ARCHITECT OR ENGINEER'S INFORMATION:

Name James Batenhorst E-mail james@mitchellandmorgan.com

Street Address 511 University Drive East Suite 204

City College Station State Texas Zip Code 77840

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

Total Acreage 3.661 acres Total No. of Lots 2 R-O-W Acreage 0

Number of Lots By Zoning District 2 / SC  /   /

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

Floodplain Acreage 0

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

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

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

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

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

Yes  
 No

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

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

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

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

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.

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

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

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

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

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

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

Detailed explanation of condition identified above:

---

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

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

*Wansu Co Executive*  
Signature and title

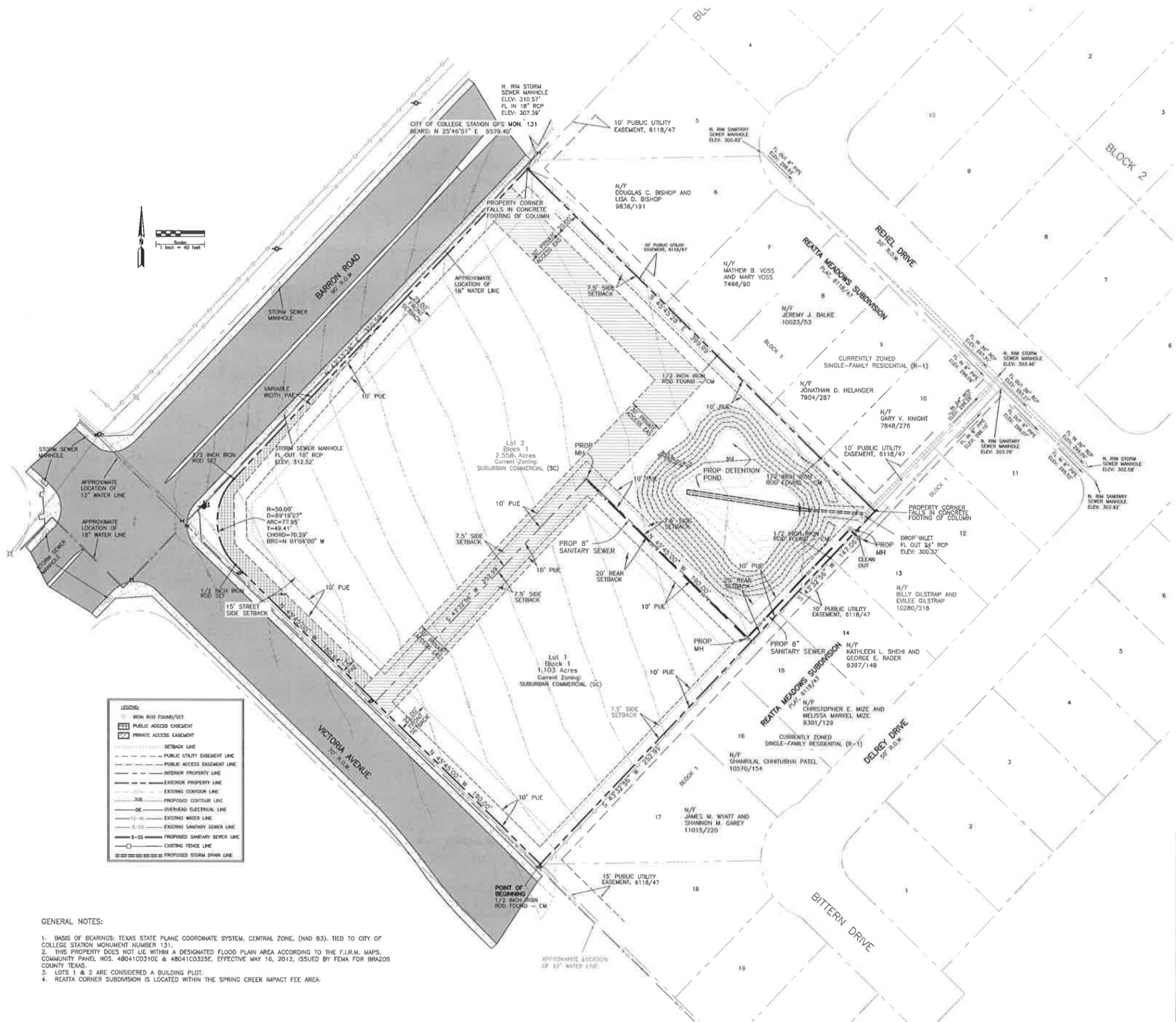
*8/30/13*  
Date

*Sheresa Holland Co - Executive*

*8/30/13*



**VICINITY MAP**  
(N.T.S.)



**LEGEND:**

	IRON ROD FOUND/SET
	PUBLIC ACCESS EASEMENT
	PRIVATE ACCESS EASEMENT
	SETBACK LINE
	PUBLIC UTILITY EASEMENT LINE
	PUBLIC ACCESS EASEMENT LINE
	INTERIOR PROPERTY LINE
	EXTERIOR PROPERTY LINE
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	OVERHEAD ELECTRICAL LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	EXISTING FENCE LINE
	PROPOSED STORM DRAIN LINE

- GENERAL NOTES:**
1. BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, (NAD 83), TIED TO CITY OF COLLEGE STATION MONUMENT NUMBER 131.
  2. THIS PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NOS. 48041C0310E & 48041C0325E, EFFECTIVE MAY 16, 2012, ISSUED BY FEMA FOR BRAZOS COUNTY TEXAS.
  3. LOTS 1 & 2 ARE CONSIDERED A BUILDING PLOT.
  4. REATTA CORNER SUBDIVISION IS LOCATED WITHIN THE SPRING CREEK IMPACT FEE AREA.

**PRELIMINARY PLAN—NOT FOR RECORD**  
of

**REATTA CORNER SUBDIVISION  
LOTS 1 & 2, BLOCK 1**  
of the  
**Remainder of 117.5 ACRES  
(3.661 Acres)**  
in the  
**ROBERT STEVENSON LEAGUE, A-54**  
COLLEGE STATION  
Brazos County, Texas

PRELIMINARY PLAN PREPARED AND SUBMITTED SEPTEMBER 2013

SCALE: 1" = 40'

**OWNER:**  
GARY SEABACK ESTATE  
C/O THERESA HOLLAND  
1711 FAWN COURT  
SAN ANTONIO, TX 78248  
(866) 924-4399

**SURVEYOR:**  
KERR SURVEYING  
BRAD KERR, RPLS  
409 NORTH TEXAS AVE  
BRYAN, TEXAS 77803  
(979) 268-3195

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



CITY OF COLLEGE STATION

**FINAL PLAT  
for  
Reatta Corner Subdivision  
13-00900187**

**SCALE:** Two commercial lots on 3.661 acres

**LOCATION:** 4001 Victoria Avenue, located at the southeast corner of Barron Road and Victoria Avenue.

**ZONING:** SC Suburban Commercial

**APPLICANT:** Natalie Ruiz, IPS Group

**PROJECT MANAGER:** Jenifer Paz, Staff Planner  
jpaz@cstx.gov

**RECOMMENDATION:** If the Preliminary Plan is approved, Staff recommends approval of the Final Plat with the condition that the attached Staff Review Comments be addressed.



FINAL  
PLAT

Case: 13-187

REATTA CORNER SUBDIVISION

DEVELOPMENT REVIEW



## **DEVELOPMENT HISTORY**

- Annexation:** June 1995
- Zoning:** A-O Agricultural Open (upon annexation) to SC Suburban Commercial (May 2013)
- Preliminary Plan:** Reatta Corner Subdivision preliminary plan will be presented to the Commission on the same agenda; the Final Plat is contingent on the approval of the Preliminary Plan.
- Site Development:** Vacant.

## **COMMENTS**

- Parkland Dedication:** No parkland dedication is required or proposed.
- Greenways:** No greenway dedication is required or proposed.
- Pedestrian Connectivity:** Six-foot sidewalks exist along Victoria Avenue and Barron Road.
- Bicycle Connectivity:** Bike lanes exist along Victoria Avenue and Barron Road.
- Impact Fees:** Property is located within the Spring Creek Sanitary Sewer Impact Fee area. Fees in the amount of \$98.39/LUE will be due with the Building Permit.

## **REVIEW CRITERIA**

**Compliance with Subdivision Regulations:** The proposed Final Plat is in compliance with the Subdivision Regulations contained in the Unified Development Ordinance.

## **STAFF RECOMMENDATIONS**

If the Preliminary Plan is approved, Staff recommends approval of the Final Plat with the condition that the attached Staff Review Comments be addressed.

## **SUPPORTING MATERIALS**

1. Staff review comments
2. Application
3. Copy of Final Plat

**STAFF REVIEW COMMENTS**

Project: REATTA CORNER SUBDIVISION (FP) - 13-00900187

**PLANNING**

1. The Public Utility Easement must be adjacent to the right-of-way to allow the necessary public utilities to be provided. The PUE must include Public Access Easements along Barron & Victoria, but provide 10' beyond said access easement.

Reviewed by: Jenifer Paz

Date: October 9, 2013



FOR OFFICE USE ONLY	
CASE NO.:	<u>13-187</u>
DATE SUBMITTED:	<u>9.4.13</u>
TIME:	<u>9:30</u>
STAFF:	<u>RK</u>

## FINAL PLAT APPLICATION

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

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

### MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication or Stormwater Management Conference   N/A

NAME OF PROJECT   Reatta Corner Subdivision

ADDRESS   unknown

SPECIFIED LOCATION OF PROPOSED PLAT:

southeast corner of Barron Road and Victoria Avenue

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

Name   Natalie Ruiz      E-mail   natalie@ipsgroup.us

Street Address   511 University Drive East Suite 204

City   College Station      State   Texas      Zip Code   77840

Phone Number   979-846-9259      Fax Number   979-260-3564

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

Name Gary Seaback Estate c/o Theresa Holland E-mail theresaholland14@gmail.com  
Street Address 1711 Fawn Court  
City San Antonio State Texas Zip Code 78248  
Phone Number 210-771-5822 Fax Number 866-924-4399

ARCHITECT OR ENGINEER'S INFORMATION:

Name James Batenhorst E-mail james@mitchellandmorgan.com  
Street Address 511 University Drive East Suite 204  
City College Station State Texas Zip Code 77840  
Phone Number 979-260-6963 Fax Number 979-260-3564

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

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

Total Acreage 3.661 acres Total No. of Lots 2 R-O-W Acreage 0

Existing Use vacant Proposed Use commercial

Number of Lots By Zoning District 2 / SC \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Average Acreage Of Each Residential Lot By Zoning District:

\_\_\_\_\_ / \_\_\_\_\_ \_\_\_\_\_ / \_\_\_\_\_ \_\_\_\_\_ / \_\_\_\_\_ \_\_\_\_\_ / \_\_\_\_\_

Floodplain Acreage 0

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

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

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

Yes

No

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

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

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

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

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

none

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

none

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

Requested Oversize Participation *none*

<p style="text-align: center;"><b>Total Linear Footage of Proposed Public:</b></p> <p><u>0</u> Streets</p> <p><u>0</u> Sidewalks</p> <p><u>40</u> <del>300</del> If Sanitary Sewer Lines</p> <p><u>0</u> Water Lines</p> <p><u>0</u> Channels</p> <p><u>0</u> Storm Sewers</p> <p><u>0</u> Bike Lanes / Paths</p>	<p style="text-align: center;"><b>Parkland Dedication due prior to filing the Final Plat:</b></p> <p>ACREAGE:</p> <p><u>N/A</u> No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p><b>OR</b></p> <p>FEE IN LIEU OF LAND:</p> <p><u>N/A</u> No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks &amp; Recreation Advisory Board</p>
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**NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.**

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

*[Handwritten Signature]*  
 Signature and title  
*Meresa Holland co-executive*

8/20/13  
 Date  
8/30/13

## 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) Theresa Holland  
*Co-Executive*

8/30/13  
Date 8/30/13

### 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

9/3/13  
Date

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

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

A. I, N/A certify, as demonstrated in the attached drainage study, that the alterations or development covered by this permit, shall not: *no drainage study is being submitted with this plat*

- (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: *no structure is being designed with this plat*

- (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.

\_\_\_\_\_  
Engineer / Surveyor

\_\_\_\_\_  
Date

**Commercial Structures:**

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

\_\_\_\_\_  
Engineer / Surveyor

\_\_\_\_\_  
Date

**OR**

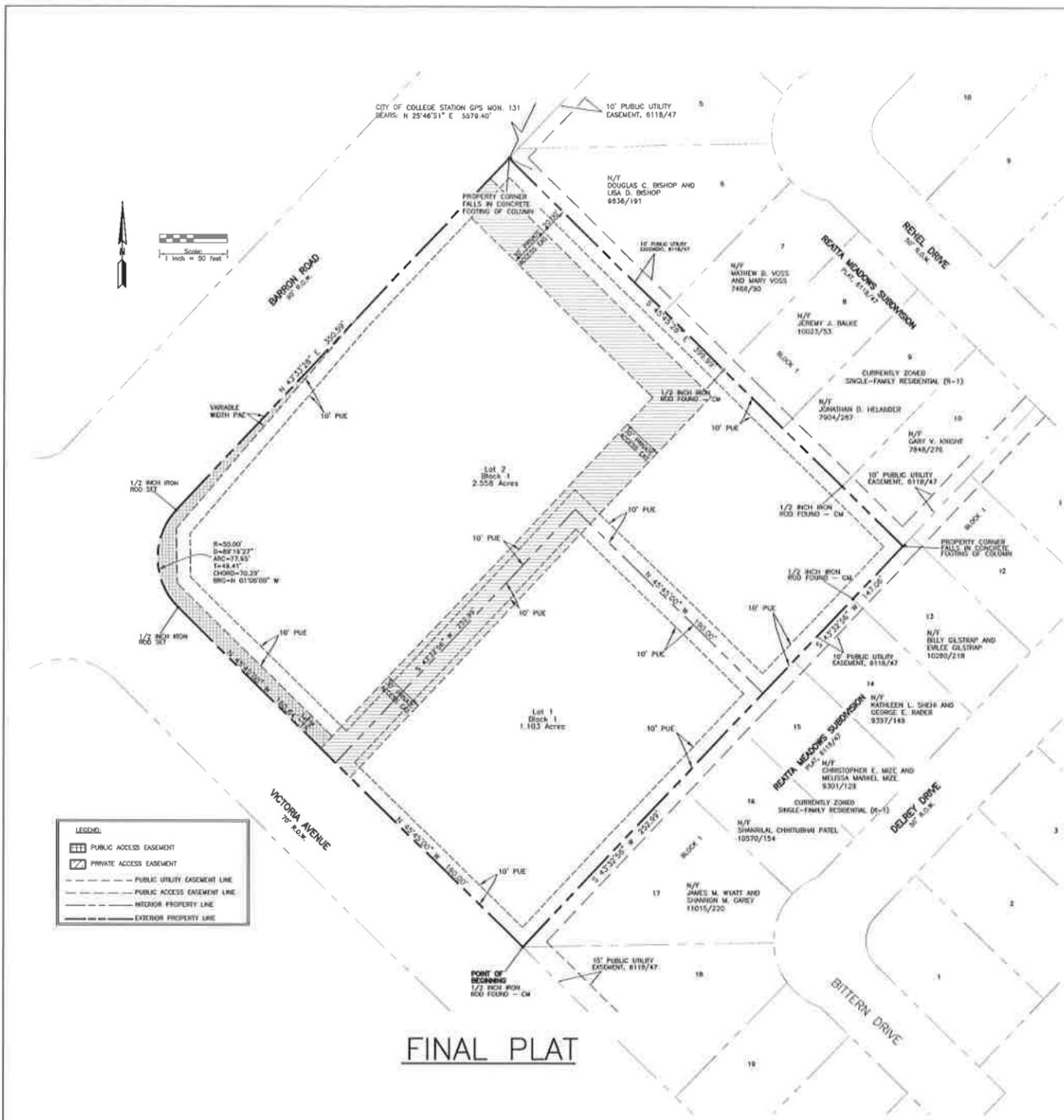
I, N/A, certify that the structure with its attendant utility, ductwork, basement and sanitary facilities is designed to be flood-proofed so that the structure and utilities, ductwork, basement and sanitary facilities are designed to be watertight and impermeable to the intrusion of water in all areas 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.

\_\_\_\_\_  
Engineer / Surveyor

\_\_\_\_\_  
Date

Conditions or comments as part of approval: \_\_\_\_\_



**FINAL PLAT**



**VICINITY MAP**  
(N.T.S.)

**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 Lots 1 & 2, Block 1, of the Reatta Corner Subdivision in the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise."

Gary Seaback Estate, Theresa Holland, Independent Co-Executrix

STATE OF TEXAS  
COUNTY OF TRAVIS

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 \_\_\_\_\_, 2013.

Notary Public, Travis 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, Mike Ashfield, Chairman of the Planning and Zoning Commission of the City of College Station, hereby certify that the attached plot was duly approved by the Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Chairman

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 2013, in the Official Public Records of Brazos County, Texas, in Volume \_\_\_\_\_ Page \_\_\_\_\_

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

County Clerk  
Brazos County, Texas

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

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

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

**GENERAL NOTES:**

1. BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, (NAD 83), TIED TO CITY OF COLLEGE STATION MONUMENT NUMBER 131.
2. THIS PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NOS. 4804100310E & 4804100325E, EFFECTIVE MAY 16, 2012, ISSUED BY FEMA FOR BRAZOS COUNTY TEXAS.
3. LOTS 1 & 2 ARE CONSIDERED A BUILDING PLOT.
4. REATTA CORNER SUBDIVISION IS LOCATED WITHIN THE SPRING CREEK IMPACT FEE AREA.
5. BLANKET EASEMENTS HELD BY THE CITY OF BRYAN AND WELLBORN WATER SUPPLY CURRENTLY EXIST ON THIS PROPERTY.

**FINAL PLAT**  
of

**REATTA CORNER SUBDIVISION**  
**LOTS 1 & 2, BLOCK 1**  
**Remainder of 117.5 ACRES**  
**(3.661 Acres)**  
in the  
**ROBERT STEVENSON LEAGUE, A-54**  
COLLEGE STATION  
Brazos County, Texas

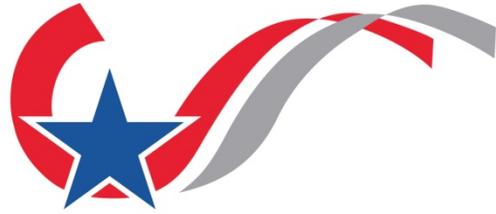
FINAL PLAT PREPARED AND SUBMITTED SEPTEMBER 2013

**SURVEYOR:**  
KERR SURVEYING  
BRAD KERR, RPLS  
409 NORTH TEXAS AVE  
BRYAN, TEXAS 77803  
(979) 268-3195

SCALE: 1" = 50'

**OWNER:**  
GARY SEABACK ESTATE  
C/O THERESA HOLLAND  
1711 FAWN COURT  
SAN ANTONIO, TX 78248  
(866) 924-4399

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



CITY OF COLLEGE STATION

**FINAL PLAT  
for  
Castlegate II Sec 103  
13-00900181**

**SCALE:** 39 lots on approximately 9.6 acres

**LOCATION:** 2517 Kimbolton Dr

**ZONING:** GS General Suburban

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

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

**RECOMMENDATION:** Staff recommends approval of the Final Plat.



Case: 13-181	CASTLE GATE II SEC 103	DEVELOPMENT REVIEW
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FINAL PLAT

## DEVELOPMENT HISTORY

- Annexation:** 1995
- Zoning:** A-O Agricultural Open (upon annexation) to A-O Agricultural Open and R-1 Single-Family Residential (2007); R-1 Single-Family Residential renamed to GS General Suburban (Sept. 2013)
- Preliminary Plat:** Castlegate II preliminary plat was approved in January 2011 and subsequently revised in March 2012.
- Site Development:** Infrastructure is currently under construction for Sections 101 and 203, with Sections 100 and 200-202 currently platted with homes under construction.

## COMMENTS

- Parkland Dedication:** Land dedication was provided with the first Final Plat of the Castlegate II subdivision and the developer is currently constructing neighborhood park improvements. Community Parkland dedication fees of \$16,250 (26 lots X \$625) are due prior to filing of the Final Plat.
- Greenways:** N/A
- Pedestrian Connectivity:** Sidewalks are required and will be provided on both sides of all thoroughfares and on one side of all local streets. In addition, sidewalks are proposed to be provided in designated common areas throughout the development.
- Bicycle Connectivity:** Bike lanes will be provided along W.S. Phillips Parkway.
- Impact Fees:** The subject tract is located in the Spring Creek Sanitary Sewer Impact Fee Area and will be assessed \$98.39 per Living Unit Equivalent (LUE).

## REVIEW CRITERIA

**Compliance with Subdivision Regulations:** The proposed Final Plat is in compliance with the Subdivision Requirements 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>13181</u>
DATE SUBMITTED:	<u>8.28.13</u>
TIME:	<u>9:00</u>
STAFF:	<u>[Signature]</u>

## FINAL PLAT APPLICATION

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

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

### MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication or Stormwater Management Conference N/A

NAME OF PROJECT Castlegate II Subdivision - Section 103

ADDRESS Intersection of Norwich Drive and Victoria Avenue

SPECIFIED LOCATION OF PROPOSED PLAT:

Southwest of Castlegate II Subdivision, Section 100

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

Name Wallace Phillips IV E-mail dustyphillips52@yahoo.com

Street Address 4490 Castlegate Drive

City College Station State TX Zip Code 77845

Phone Number 979.690.7250 Fax Number 979.690.1041

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

Name 3-D Development, LLC E-mail dustyphillips52@yahoo.com  
Street Address 4490 Castlegate Drive  
City College Station State TX Zip Code 77845  
Phone Number 979.690.7250 Fax Number 979.690.1041

ARCHITECT OR ENGINEER'S INFORMATION:

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

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 10392 and Page No. 276

Total Acreage 9.605 Total No. of Lots 39 R-O-W Acreage 3.50

Existing Use Agricultural - Vacant Proposed Use Single Family Residential

Number of Lots By Zoning District 39 / R1 / /

Average Acreage Of Each Residential Lot By Zoning District:

0.157 / R1 / / /

Floodplain Acreage n/a

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

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

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

Yes

No

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

Project Name: Castlegate II Preliminary Plat

City Project Number (if known): 12-00500004

Date / Timeframe when submitted: January 2012

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

Detailed explanation of condition identified above:

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

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

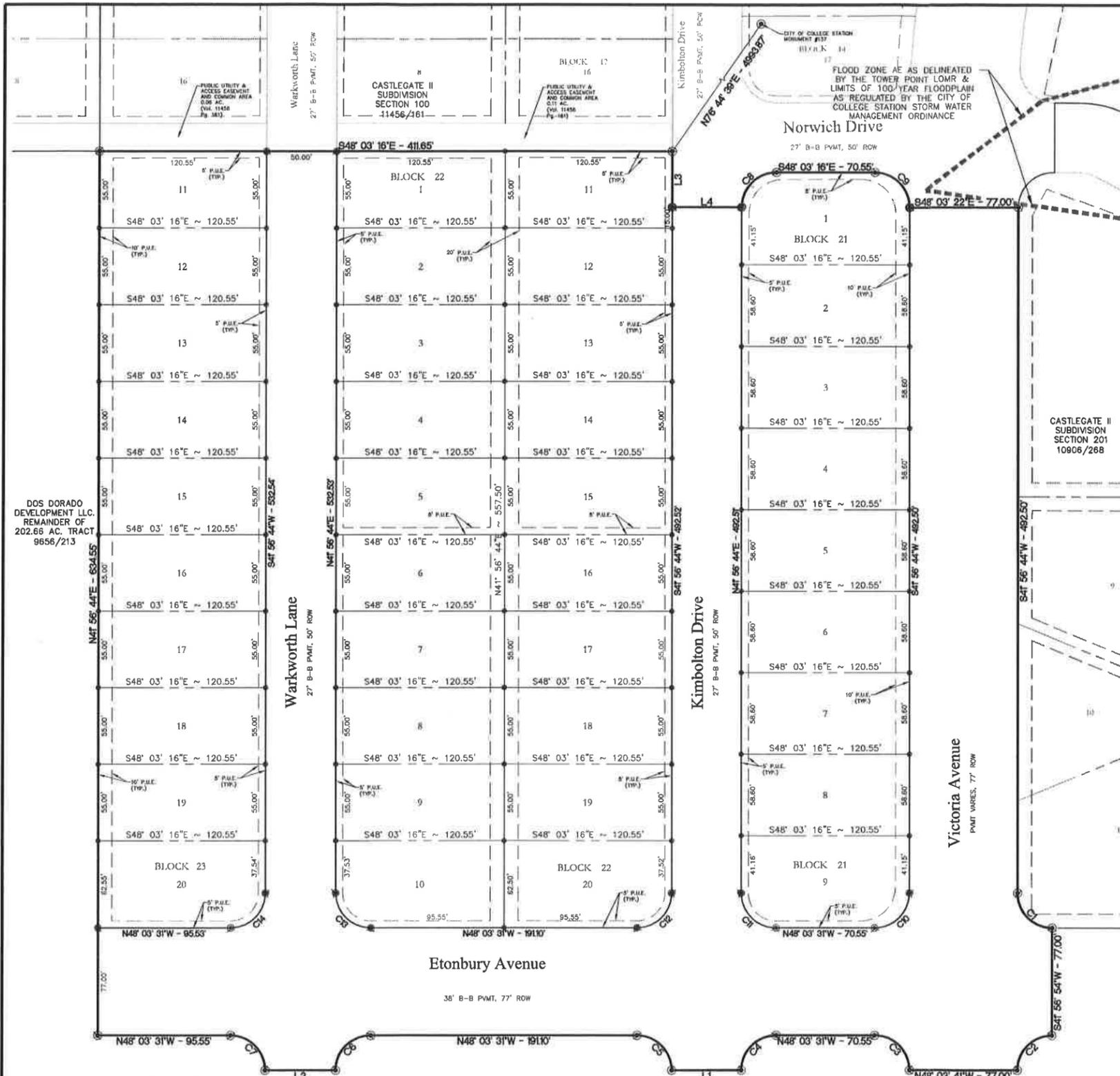
<p style="text-align: center;"><b>Total Linear Footage of Proposed Public:</b></p> <p><u>2585</u> Streets</p> <p><u>4000</u> Sidewalks</p> <p><u>1323</u> Sanitary Sewer Lines</p> <p><u>2029</u> Water Lines</p> <p><u>-</u> Channels</p> <p><u>2630</u> Storm Sewers</p> <p><u>-</u> Bike Lanes / Paths</p>	<p style="text-align: center;"><b>Parkland Dedication due prior to filing the Final Plat:</b></p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p style="text-align: center;"><b>OR</b></p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks &amp; Recreation Advisory Board</p>
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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.*

Walter Chelf IV  
Signature and title

8-22-13  
Date



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Wallace Phillips IV, Manager of 3-D Development, owner and developer of the land shown on this plat, and designated herein as the Castlegate II Subdivision, Section 103, to the City of College Station, Texas, and whose name is subscribed hereon, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Wallace Phillips IV, Manager

STATE OF TEXAS  
COUNTY OF BRAZOS

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

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

Notary Public, Brazos County, Texas

**CERTIFICATE OF CITY ENGINEER**

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

City Engineer

**APPROVAL OF PLANNING AND ZONING COMMISSION**

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

Chairman

**CERTIFICATE OF THE SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

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

R.P.L.S. No. 4502

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Deed Records of Brazos County, Texas, in Volume \_\_\_\_\_ Page \_\_\_\_\_

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

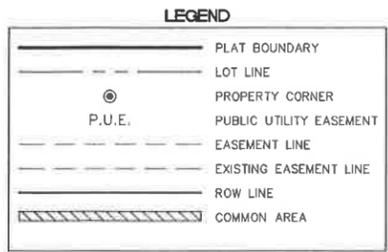
County Clerk  
Brazos County, Texas

**GENERAL NOTES:**

- THE BEARING SYSTEM SHOWN HEREON IS REFERRED TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT PROJECTION, CENTRAL ZONE, AND AS MONUMENTED ON THE GROUND.
- ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
- ALL LOTS ARE ZONED R-1.
- NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE 12-06-1841P LETTER OF MAP REVISION, DATED MAY 18, 2012.
- COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
- 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
- EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2 INCHES IN CALIPER OR ONE 4 INCH CALIPER TREE PER ORDINANCE 3222.
- DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
- THIS PLAT IS IN THE SPRING CREEK IMPACT FEE AREA.

Curve #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	38.77	25.00	002°00'16"	25.00	35.35	S03°03'23"E
C2	30.27	25.00	049°54'44"	25.00	35.35	S89°54'37"W
C3	30.27	25.00	090°00'16"	25.00	35.35	N03°03'23"E
C4	30.27	25.00	089°54'44"	25.00	35.35	S89°54'37"W
C5	38.77	25.00	000°00'16"	25.00	35.35	N03°03'23"E
C6	38.77	25.00	089°54'44"	25.00	35.35	S89°54'37"W
C7	38.77	25.00	000°00'16"	25.00	35.35	N03°03'23"E
C8	30.27	25.00	090°00'16"	25.00	35.35	N03°03'23"E
C9	38.77	25.00	000°00'16"	25.00	35.35	N03°03'23"E
C10	38.77	25.00	089°54'44"	25.00	35.35	S89°54'37"W
C11	38.77	25.00	000°00'16"	25.00	35.35	N03°03'23"E
C12	38.77	25.00	089°54'44"	25.00	35.35	S89°54'37"W
C13	38.77	25.00	090°00'16"	25.00	35.35	N03°03'23"E
C14	38.77	25.00	089°54'44"	25.00	35.35	S89°54'37"W

LINE #	LENGTH	DIRECTION
L1	50.00'	N48° 03' 16" E
L2	50.00'	N48° 03' 16" E
L3	46.00'	S47° 56' 44" W
L4	50.00'	S48° 03' 16" E



METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ROBERT STEVENSON LEAGUE, ABSTRACT NO. 54, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 202.66 ACRE TRACT AS DESCRIBED BY A DEED TO DOS DORADO LLC RECORDED IN VOLUME #656, PAGE 213 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING AT A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF A COMMON AREA IN BLOCK 13, CASTLEGATE II SUBDIVISION, SECTION 201, ACCORDING TO THE PLAT RECORDED IN VOLUME 10806, PAGE 268 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND BEING AT THE SOUTH CORNER OF THE PLATTED END OF VICTORIA AVENUE (77' R.O.W.);

THENCE: S 41° 56' 44" W ALONG THE COMMON LINE OF SAID REMAINDER OF 202.66 ACRE TRACT AND SAID BLOCK 13, SAME BEING THE EXTENSION OF THE SOUTHWEST LINE OF VICTORIA AVENUE, FOR A DISTANCE OF 482.50 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 202.66 ACRE TRACT AND SAID BLOCK 13 THROUGH A CENTRAL ANGLE OF 90° 00' 16" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: S 03° 03' 23" E - 35.36 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

THENCE: THROUGH SAID REMAINDER OF 202.66 ACRE TRACT FOR THE FOLLOWING CALLS:  
S 41° 56' 84" W ACROSS THE FUTURE RIGHT-OF-WAY OF ETONBURY AVENUE (77' R.O.W.) FOR A DISTANCE OF 77.00 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 59' 44" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: S 86° 56' 37" W - 35.35 FEET) TO THE END OF SAID CURVE;

N 48° 03' 41" W ACROSS THE FUTURE RIGHT-OF-WAY OF VICTORIA AVENUE FOR A DISTANCE OF 77.00 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 16" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: N 03° 03' 23" W - 35.36 FEET) TO THE END OF SAID CURVE;

N 48° 03' 31" W ALONG THE FUTURE SOUTHWEST LINE OF ETONBURY AVENUE FOR A DISTANCE OF 70.55 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 59' 44" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: S 86° 56' 37" W - 35.35 FEET) TO THE END OF SAID CURVE;

N 48° 03' 47" W ACROSS THE END OF THE EXTENSION OF KIMBOLTON DRIVE FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 16" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: N 03° 03' 23" W - 35.36 FEET) TO THE END OF SAID CURVE;

N 48° 03' 31" W ALONG THE FUTURE SOUTHWEST LINE OF ETONBURY AVENUE FOR A DISTANCE OF 191.10 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 59' 44" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: S 86° 56' 37" W - 35.35 FEET) TO THE END OF SAID CURVE;

N 48° 03' 47" W ACROSS THE END OF THE EXTENSION OF WARKWORTH LANE FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 16" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: N 03° 03' 23" W - 35.36 FEET) TO THE END OF SAID CURVE;

N 48° 03' 31" W ALONG THE FUTURE SOUTHWEST LINE OF ETONBURY AVENUE FOR A DISTANCE OF 95.55 FEET;

N 41° 56' 44" E FOR A DISTANCE OF 634.55 FEET TO THE SOUTHWEST LINE OF CASTLEGATE II SUBDIVISION, SECTION 100, ACCORDING TO THE PLAT RECORDED IN VOLUME 11456, PAGE 161 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE: S 48° 03' 16" E ALONG THE COMMON LINE OF SAID REMAINDER OF 202.66 ACRE TRACT AND SAID SECTION 100 FOR A DISTANCE OF 411.65 FEET TO THE NORTHWEST LINE OF KIMBOLTON DRIVE (50' R.O.W.);

THENCE: S 41° 56' 44" W ALONG THE NORTHWEST LINE OF KIMBOLTON DRIVE FOR A DISTANCE OF 40.00 FEET;

THENCE: S 48° 03' 16" E ACROSS THE PLATTED END OF KIMBOLTON DRIVE FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 16" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: N 86° 56' 44" E - 35.36 FEET) TO THE END OF SAID CURVE ON THE SOUTHWEST LINE OF WIGMORE PLACE (50' R.O.W.);

THENCE: S 48° 03' 16" E ALONG THE SOUTHWEST LINE OF WIGMORE PLACE FOR A DISTANCE OF 70.55 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 16" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: S 03° 03' 16" E - 35.36 FEET) TO THE END OF SAID CURVE AT VICTORIA AVENUE;

THENCE: S 48° 03' 22" E ACROSS THE PLATTED END OF VICTORIA AVENUE FOR A DISTANCE OF 77.00 FEET TO THE POINT OF BEGINNING CONTAINING 8.605 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.



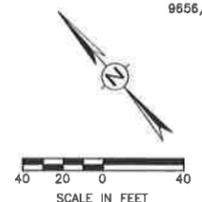
**FINAL PLAT**  
**CASTLEGATE II SUBDIVISION**  
**SECTION 103**  
**9.605 ACRES**  
ROBERT STEVENSON LEAGUE, A-54  
COLLEGE STATION, BRAZOS COUNTY, TEXAS  
39 LOTS  
BLOCK 21, LOTS 1 THRU 9  
BLOCK 22, LOTS 1 THRU 20  
BLOCK 23, LOTS 1 THRU 20

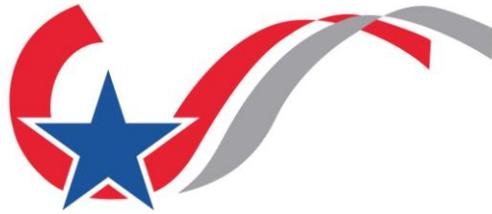
**OWNER/DEVELOPER:**  
3-D Development  
4097 Castlegate Drive  
College Station, TX 77845  
(979) 690-7250

**SURVEYOR:**  
Brad Kerr, R.P.L.S. No. 4502  
New Surveying, LLC  
4097 Texas Ave.  
Bryan, TX 77803  
(979) 264-3195

**ENGINEER:**  
Schultz Engineering, LLC  
TBPE No. 12327  
2700 LONGMARE, SUITE A  
College Station, Texas 77845  
\*\*\*  
(979) 764-3900

SCALE 1"=40'  
August, 2013





## CITY OF COLLEGE STATION

**FINAL PLAT  
for  
Breezy Heights Lots 9-12, Blk 1  
Being a Replat of  
1.2607 acres in Block 1 of Breezy Heights Addition  
13-00900159**

**SCALE:** Four lots on 1.26 acres

**LOCATION:** 900 Hereford St

**ZONING:** GS General Suburban

**APPLICANT:** Adam Wallace, ATM Surveying

**PROJECT MANAGER:** Teresa Rogers, Staff Planner  
trogers@cstx.gov

**PROJECT OVERVIEW:** A Final Plat was approved by the Planning & Zoning Commission in May 2013, which created four single-family residential lots in compliance with the Unified Development Ordinance Subdivision Regulations Section 8.3.H.2 Platting and Replatting within Older Residential Subdivisions; however this plat has not been filed. At the request of adjacent property owners, the applicant has since reconfigured the lots in order to create three smaller lots on Welsh Avenue and one larger lot on Hereford Street in order to preserve the existing house located there. The proposed Final Plat is a replat of one GS General Suburban building plot into four GS General Suburban lots in an area designated Neighborhood Conservation in the Comprehensive Plan. The proposed configuration includes smaller lot sizes on Welsh Avenue, similar to the existing lots along the block face and preserves the large lot size on Hereford Street. This configuration of the lots requires waivers to be granted.

**RECOMMENDATION:** Staff recommends approval of the Final Plat and the associated waiver request to reduced average lot width along Welsh Avenue. Staff believes the Final Plat conserves the neighborhood character along the block faces of Welsh Avenue and Hereford Street with the proposed lot configuration. The applicant has stated he is revising his request based on the desire of surrounding neighbors in this area to maintain the large lot located on Hereford Street. If the waiver is approved, Staff recommends approval of the Final Plat. If the waiver request is denied, the Final Plat must also be denied.



Case: 13-159

BREEZY HEIGHTS L 9-12, BLK 1

DEVELOPMENT REVIEW



REPLAT

## DEVELOPMENT HISTORY

- Annexation:** October 1938
- Zoning:** GS General Suburban (previously named R-1 Single-Family Residential)
- Preliminary Plat:** The subject tract is considered a building plot according to Section 8.3.H.2 Platting and Replatting within Older Residential Subdivisions of the Unified Development Ordinance. The original Final Plat for this area is from 1946.
- Site Development:** A single-family structure currently exists on the building plot.

## COMMENTS

- Parkland Dedication:** Fees in lieu of parkland dedication will be assessed on three newly established single-family lots for a total of \$3,783 (3x\$1,261) and will be due before the Final Plat is filed.
- Greenways:** No dedication is proposed or required with this plat.
- Pedestrian Connectivity:** There is an existing sidewalk along Welsh Avenue. No dedication is proposed or required with this plat.
- Bicycle Connectivity:** There is an existing bike route along Welsh Avenue. No dedication is proposed or required with this plat.
- Impact Fees:** N/A

## REVIEW CRITERIA

**Compliance with Subdivision Regulations:** As proposed, the plat requires the following waiver to the subdivision regulations contained in the Unified Development Ordinance:

Section 8.3.H.2 – Platting and Replatting within Older Residential Subdivisions requires replatted lots meet or exceed the average width of the lots along the street frontage for all lots in the block. The average lot width of the block is 78 feet and 64 feet lot widths are proposed along Welsh Avenue.

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

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

*A plat was previously approved for this property which subdivided the existing plot into four equal lots, with two located on Welsh Avenue and two located on Hereford Street. In order to file this plat the applicant would have to remove the existing older home on Hereford Street to be in compliance with subdivision regulations, which requires existing structures be located outside the setback of the new property line. At the request of the adjacent property owners, the applicant has agreed to a compromise which would preserve the large lot on Hereford Street and allow the existing older house to remain. It should be noted that while proposed lot 9 on Hereford Street allows the existing house to remain, the proposed lot area is large enough to be subdivided into two lots in the future, without needing a waiver.*

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

*The applicant has stated the resubdivision and development of four lots is necessary for the project to be financially feasible. In order to preserve the existing large lot on Hereford Street the applicant needs to create three lots on the Welsh Avenue side of the property for the project to be viable.*

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

*The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, as the proposed lots are similar to the existing lots on each block face, with average widths of 64 feet on Welsh Avenue and 127 feet on Hereford Street.*

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

*The granting of the requested waiver will not prevent future development as all abutting properties have been developed.*

### **STAFF RECOMMENDATIONS**

Staff recommends approval of the Final Plat and the associated waiver request to reduced average lot width along Welsh Avenue. Staff believes the Final Plat conserves the neighborhood character along the block faces of Welsh Avenue and Hereford Street with the proposed lot configuration. The applicant has stated he is revising his request based on the desire of surrounding neighbors in this area to maintain the large lot located on Hereford Street. If the waiver is approved, Staff recommends approval of the Final Plat. If the waiver request is denied, the Final Plat must also be denied.

### **SUPPORTING MATERIALS**

1. Application
2. Copy of Final Plat
3. Support Letters from Neighbors



**FOR OFFICE USE ONLY**  
CASE NO.: 13-159  
DATE SUBMITTED: 7-31-13  
TIME: 8:50  
STAFF: PK

## FINAL PLAT APPLICATION

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

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

**MINIMUM SUBMITTAL REQUIREMENTS:**

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

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

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

NAME OF PROJECT 900 Hereford Breezy Heights Lots 9-12

ADDRESS 900 Hereford, College Station, TX 77840

SPECIFIED LOCATION OF PROPOSED PLAT:  
900 Hereford, College Station, TX, 77840

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):  
Name Adam Wallace E-mail adam@aTmSurveying.com  
Street Address 1403 Lemon Tree  
City College Station State TX Zip Code 77840  
Phone Number 979-209-9291 Fax Number \_\_\_\_\_

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

Name Lawrence Guseman E-mail lguseman@gmail.com  
Street Address 900 Hereford  
City College Station State TX Zip Code 77840  
Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

ARCHITECT OR ENGINEER'S INFORMATION:

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

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

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

Total Acreage 1.2607 Total No. of Lots 1 R-O-W Acreage \_\_\_\_\_

Existing Use Residential Proposed Use Residential

Number of Lots By Zoning District GS R1 / 4 \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Average Acreage Of Each Residential Lot By Zoning District:  
0.309 0.3152 / R1 GS \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Floodplain Acreage n/a

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

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

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

Yes  
 No

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

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

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

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

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

n/a

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

*Requesting waiver to subdivision regulations that require the division of lots to be more than the average lot width, and lot area than the surrounding contiguous block.*

Regarding the waiver request, explain how:

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

*The lots adjoining the west part of this property on welsch are single residential lots to the north and south, and dividing this property in the same way along welsch will allow the development to match the adjoining properties. The same is true on hereford and the existing house will continue to be similar to adjoining properties.*

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

*The financial requirements to develop this lot are too difficult to make it worthwhile without the approval of these requests.*

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

*The development of this property in the way proposed will not be a detriment to public health, and will only remove a wooded eyesore, and increase property values for adjoining properties.*

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.

*Granting of this waiver will allow the development of lots similar to those that are adjoining this property on welsch, and on hereford in a similar fashion.*

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

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

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

Detailed explanation of condition identified above:

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

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

<p style="text-align: center;"><b>Total Linear Footage of Proposed Public:</b></p> <p>_____ Streets</p> <p>_____ Sidewalks</p> <p><u>130</u> Sanitary Sewer Lines</p> <p>_____ Water Lines</p> <p>_____ Channels</p> <p>_____ Storm Sewers</p> <p>_____ Bike Lanes / Paths</p>	<p style="text-align: center;"><b>Parkland Dedication due prior to filing the Final Plat:</b></p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p><b>OR</b></p> <p>FEE IN LIEU OF LAND:</p> <p><u>3</u> No. of SF Dwelling Units X \$ <u>1261</u> = \$ <u>3,783.<sup>00</sup></u></p> <p>_____ (date) Approved by Parks &amp; Recreation Advisory Board</p>
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**NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.**

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



09/08/2013

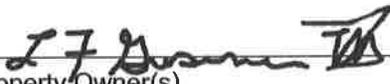
Signature and title

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)

09/08/2013  
\_\_\_\_\_  
Date

### Engineer Certification:

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

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

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

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

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

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

Initial

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

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

B. I, \_\_\_\_\_, certify to the following:

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

**Additional certification for Floodway Encroachments:**

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date



## Teresa Rogers

---

**From:** Michael Duke [mduke8@gmail.com]  
**Sent:** Wednesday, October 02, 2013 8:30 AM  
**To:** Teresa Rogers  
**Subject:** Replat of 900 Hereford Street

Dear Teresa,

The purpose of this message is to support the pending replat of the 900 Hereford Street property. We and other resident owner neighbors have been in contact with the owner concerning the possible removal of the Luther Jones historic home on this property. Several if not most of the planning board agreed with John Lampo and me at the May meeting that it would be preferable if an economically viable way could be found to preserve this structure while still developing this parcel to provide additional housing.

My family whose home is adjoining this property fully support the pending replat that both provides appropriate sized housing lots on Welsh and Hereford streets as well as offers the opportunity to preserve the Jones Home.

While a minor waiver of a few feet will be required for the Welsh lot frontages, they are consistent with other lots on Welsh and only fall short of the usual determination of lot width based on including the block widths on Hereford Street. Hereford was developed with significantly wider widths than Welsh. This significantly affects the block average. While the standard lot average calculation technique works well for blocks developed as a unit, in this case it is not appropriate. The development of Hereford and Welsh was not done with uniformity of lot size or structure size and the lot sizes on Hereford are uniformly and significantly larger than on Welsh. The three lots envisioned on Welsh in this replat are consistent with the average of lot width on both sides of Welsh in the 700, 800 900 and 1000 blocks. This is far more valid comparison than that including the significantly larger lots on the 800 and 900 blocks of Hereford.

The value of the lots is a major factor in the property values in this area. Allowing these three lots on Welsh will allow more value to be put in the structures rather than reserved in the larger lot values. The prospective use and value is more based on number of bedrooms and baths than lot size. This means there is more economic value in the proposed replat while being consistent with the existing lot size and uses on Welsh.

The preservation of the Luther Jones home and the larger lots on the Hereford side is also more consistent with the existing Hereford development. The cost of upgrading and preserving the Jones home will be more economically viable with this replat.

I urge the city to strongly support this replat. It will provide the best balance between neighborhood preservation and economic viability.

Thank you for considering my family's thoughts on this issue. I will be attending the hearing and plan on speaking in support this request for replat. I have no financial interest in this project. I suspect that our property value will not be positively affected in any case as our home is not historic. Our concern is simply a personal concern for the significance of the Jones home to the heritage of College Station, Texas A&M University and the Southside neighborhood.

Sincerely,  
Michael, Deborah and Burton Duke  
902 Hereford Street

## **Teresa Rogers**

---

**From:** John L [jjl98765@yahoo.com]  
**Sent:** Monday, September 30, 2013 8:20 PM  
**To:** Trey Guseman; Michael Duke; Teresa Rogers  
**Subject:** Re: 900 Hereford replat

Teresa,

I'm writing you to express my support for the replat at 900 Hereford St. I am very happy that the current owner, in a desire to please the neighbors while trying to remain profitable, has offered to leave the Hereford side of the property unchanged. This change is the best thing for our neighborhood because it saves a historic home and helps save the unique character of the area.

My home is next door at 802 Hereford. It is 70 years old, has a CS historical plaque, and would be adversely affected if the neighboring historic home was destroyed and replaced with 2 smaller rental properties and all the negative baggage that can come with that.

Consequently, it is very important to support the owner's request to split the Welsh side of the property into three lots. This is the only way the owner could hope to recoup his investment in the property. Moreover, it is in keeping with the integrity of that side of the street. Actually, it mirrors exactly what was done to my property 13 years ago when I purchased it. The previous owner of my property remodeled the home I live in and split the back of the property into 3 lots on the Welsh side. Those lots are smaller than the ones in question on the subject property. Also, we have heard of no objections from neighbors on the Welsh side.

Overall, this is a win-win situation for all involved. It is good for the owner, the neighborhood and the city. I urge you to approve this replat. Feel free to call me if you have any questions.

Thank you,  
John J. Lampo  
802 Hereford St.  
979-777-4747



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

**REZONING REQUEST  
FOR  
CEDAR CREEK PLAZA  
13-00900189**

**REQUEST:** PDD Planned Development District to BPI Business Park Industrial

**SCALE:** 7.364 acres

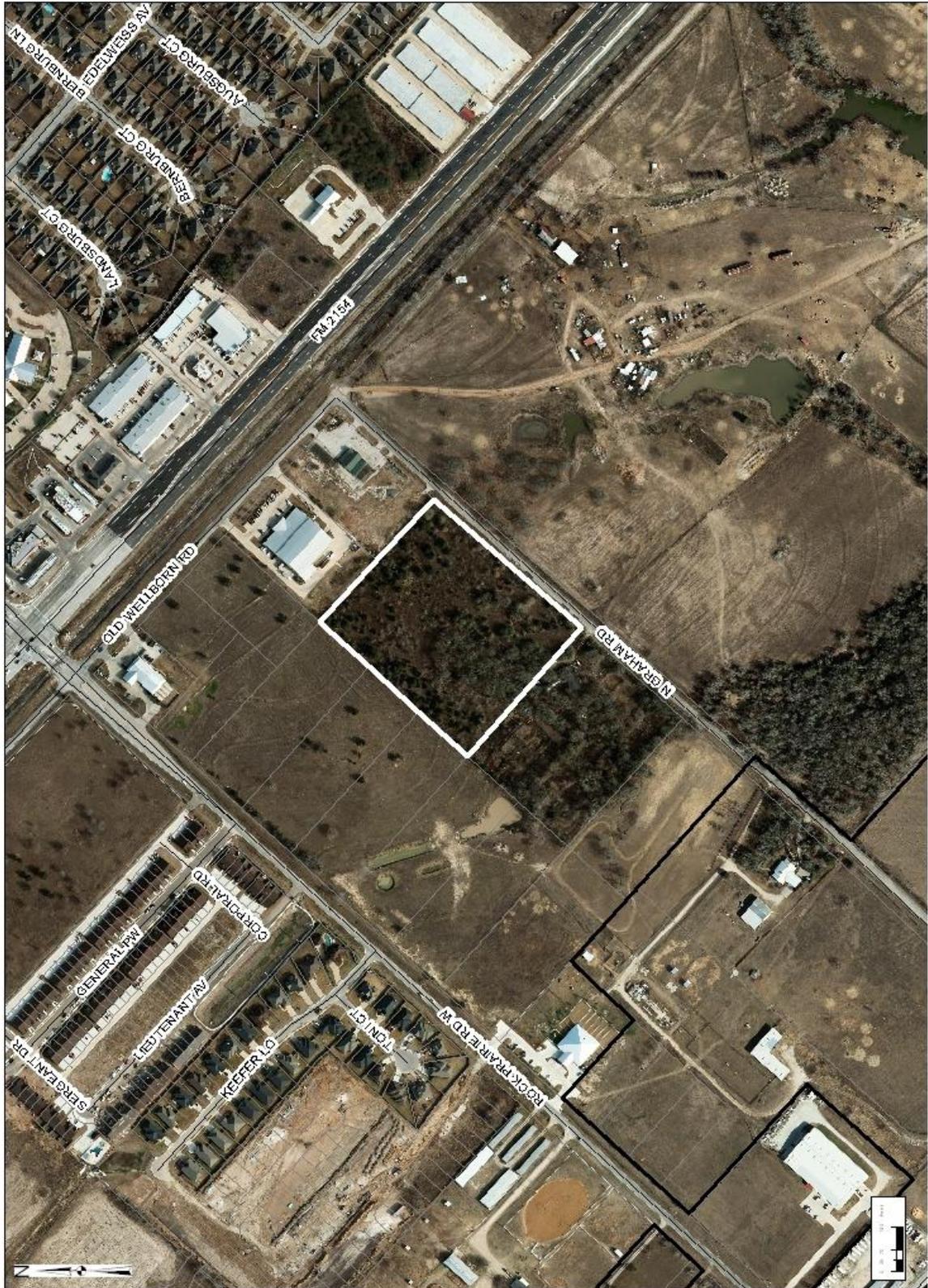
**LOCATION:** 7.364 acre tract of land in the Crawford Burnett League, Abstract No. 7, College Station, Brazos County, Texas. Said tract being the same tract of land as described by a deed to Texas A&M Foundation Trust Company, trustee of the Wanona Carol Randolph charitable remainder unitrust recorded in Volume 9361, Page 87 of the Official Public Records of Brazos County, Texas, more generally located at 2900 North Graham Road.

**APPLICANT:** James H. Follis, agent for owner

**PROJECT MANAGER:** Teresa Rogers, Staff Planner  
trogers@cstx.gov

**PROJECT OVERVIEW:** The request is to rezone 7.364 acres from PDD Planned Development District to BPI Business Park Industrial in order to allow land use flexibility that matches market demand. The property is currently zoned PDD, which allows office, warehousing, wholesale services, and storage as permitted uses. These uses are limited in size and location based on the phases of the development.

**RECOMMENDATION:** Staff recommends approval of the proposed rezoning based on its compatibility with the Comprehensive Plan Future Land Use and Character Map.



REZONING  
Case: 13-189

CEDAR CREEK PLAZA

DEVELOPMENT REVIEW





## NOTIFICATIONS

Advertised Commission Hearing Date: October 17, 2013  
Advertised Council Hearing Date: November 14, 2013

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

The Barracks HOA  
Buena Vida HOA  
Williamsgate HOA

Property owner notices mailed: 5  
Contacts in support: None at the time of this report.  
Contacts in opposition: None at the time of this report.  
Inquiry contacts: None at the time of this report.

## ADJACENT LAND USES

Direction	Comprehensive	Zoning	Land Use
North	Business Park	R Rural	Vacant
South (across N. Graham Rd.)	Business Park	R Rural	Residential and Agricultural
East	Suburban Commercial	PDD Planned Development District and CI Commercial Industrial	Retail
West	Business Park	R Rural	Manufactured Home

## DEVELOPMENT HISTORY

**Annexation:** November 2002  
**Zoning:** A-O Agricultural Open (upon annexation)  
PDD Planned Development District (August 2011)  
**Final Plat:** This property is currently unplatted.  
**Site development:** Vacant

## REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject property is designated as Business Park on the Comprehensive Plan Future Land Use and Character Map. The proposed rezoning is consistent with this designation in addition to the land use designations surrounding the subject tract which include Business Park and Suburban Commercial.
- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The proposed rezoning will allow for the development permitted in BPI Business Park Industrial which is intended to generate lower traffic counts and be located in an area designated as Business Park in the Comprehensive

Plan. Adjacent properties to the north, west, and south are designated as Business Park in the Comprehensive Plan. The adjacent properties which have developed to the east contain retail sales and service, warehousing, and fabrication uses, which are compatible with the BPI Business Park Industrial designation.

- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The proposed rezoning for uses permitted by the district is appropriate for this area due to its location and compliance with the Comprehensive Plan.
- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The current PDD zoning of the property allows Research and Development uses that are similar to the permitted uses allowed in BPI Business Park Industrial; however the applicant has stated the PDD concept plan does not allow flexibility in the location and amount of these permitted uses, which would be allowed by the BPI zoning district. The PDD was created in 2011, since that time the BPI zoning district was created for business park designations in September 2012.
- 5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The applicant has stated the property has been difficult to market with the present PDD zoning. It does not allow flexibility in the amount and location of the permitted uses. The applicant feels the permitted uses allowed under the proposed zoning would be in demand and marketable in the City of College Station.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water service will be provided by Wellborn Special Utility District. Sanitary sewer lines will need to be extended with site development to tie into an existing 12-inch wastewater main along Rock Prairie Road West. There is adequate sanitary sewer capacity in the downstream system to accommodate the proposed zoning. Drainage is generally to the southwest within the Hopes Creek Drainage Basin. Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. North Graham Road is classified as a two-lane major collector on the Thoroughfare Plan, though it is currently constructed to a rural roadway section.

#### **STAFF RECOMMENDATION**

Staff recommends approval of the proposed rezoning based on its compatibility with the Comprehensive Plan Future Land Use and Character Map.

#### **SUPPORTING MATERIALS**

1. Application
2. Rezoning map



FOR OFFICE USE ONLY  
CASE NO.: 13-189  
DATE SUBMITTED: 9-19-13  
TIME: 315  
STAFF: KH

## ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

### MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication Conference 7-31-13  
NAME OF PROJECT CEDAR CREEK PLAZA  
ADDRESS 2862 GRAHAM ROAD COLLEGE STATION TEXAS  
LEGAL DESCRIPTION (Lot, Block, Subdivision) BLK 1 LOT 1 CRAWFORD BURNET SURVEY A-7  
GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

TOTAL ACREAGE 7.364 ACRES

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

Name JAMES H FOLLIS E-mail FOLLIS COLE CONSTRUCTION@WINDSTREAM.NET  
Street Address 2723 FM 416 SOUTH  
City FRANKLIN State TEXAS Zip Code 77856  
Phone Number 979-220-2442 Fax Number 979-828-1230

### PROPERTY OWNER'S INFORMATION:

Name MARY COLE E-mail mcole@suddenlinkmail.com  
Street Address SAME AS ABOVE  
City " State " Zip Code "  
Phone Number 979-828-4865 Fax Number 979-828-1230

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

Name N/A E-mail \_\_\_\_\_  
Street Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

This property was conveyed to owner by deed dated \_\_\_\_\_ and recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_ of the Brazos County Official Records.

Existing Zoning PDD Proposed Zoning BPI  
Present Use of Property RAW LAND  
Proposed Use of Property OFFICE

### REZONING SUPPORTING INFORMATION

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

THE TRACT IS LOCATED AT THE CONVERGENCE OF 4 DIFFERENT LAND USES (GENERAL SUBURBAN, SUBURBAN COMMERCIAL, BUSINESS PARK AND URBAN) THIS INDICATES THAT THIS AREA IS TRANSITIONAL IN NATURE. WITH THE COMP. PLAN AS A GUIDE.

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

IT IS IN ACCORDANCE

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

The current zoning designation however adequate does not lend itself to the flexibility of BPI.

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

THE PROPERTY IS VERY SUITABLE FOR THE REQUESTED USES. THE LOCATION IS GREAT FOR SMALL BUSINESSES THAT SERVE GROWING SOUTH COLLEGE STATION. THE PROPERTY IS CLOSE TO NEW RESIDENTIAL CONSTRUCTION, AND MANY OF OUR PROSPECTIVE TENANTS MAKE UP THE RESIDENTIAL CONST. INDUSTRY (PLUMBER ELECTRICIANS, ETC)

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

CURRENT MARKET FORCES ARE DRIVING DEMAND FOR THE USES AS PRESENTED. CURRENTLY, THE CITY IS LOSING TAX REVENUE AS SMALL BUSINESS WITH STORAGE AND WAREHOUSE NEEDS ARE MOVING OUTSIDE THE CITY LIMITS.

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

CURRENT MARKET FORCES ARE DRIVING DEMAND FOR THE USES AS PRESENTED.

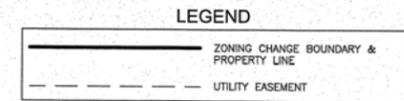
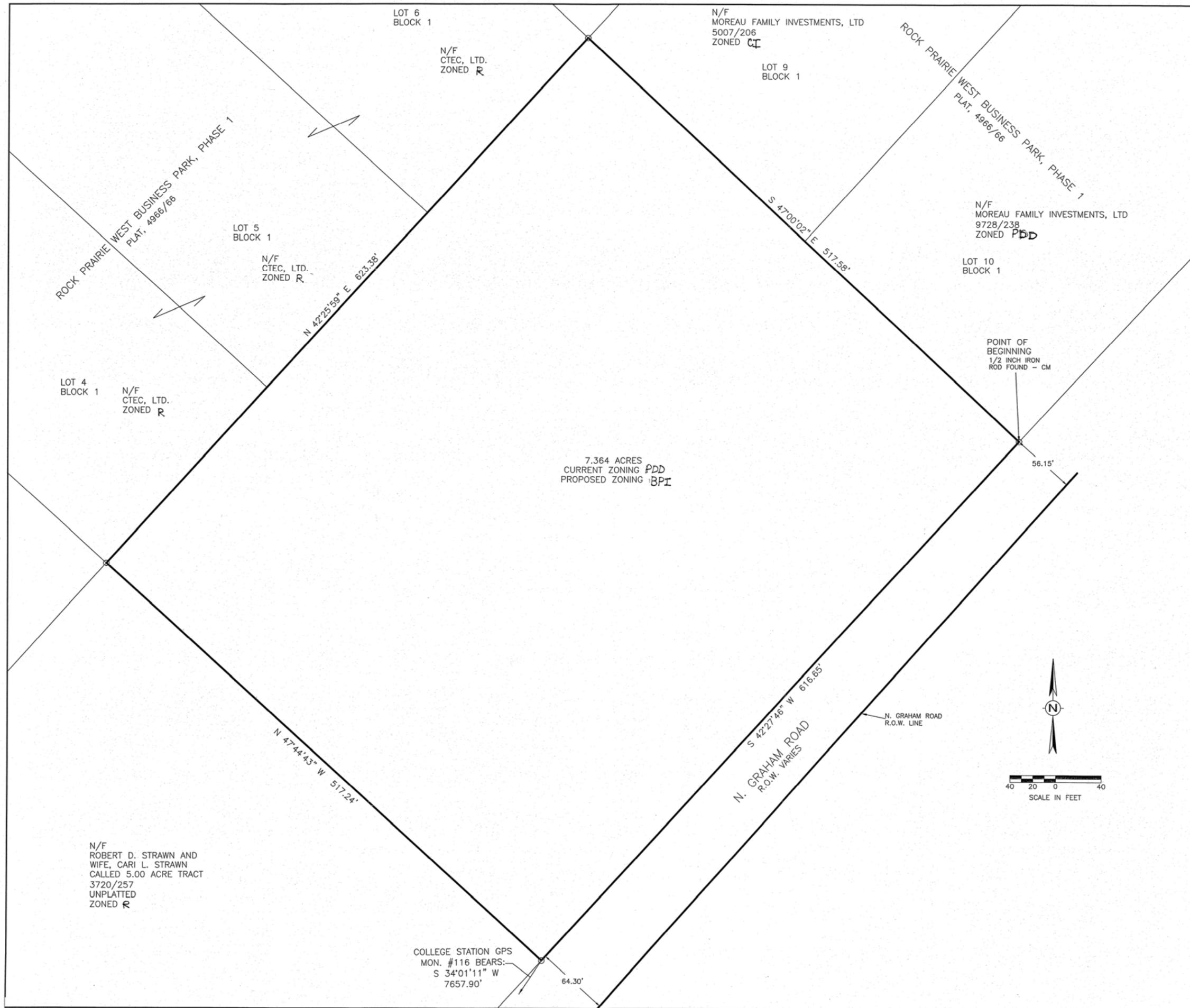
7. List any other reasons to support this zone change.

THIS ~~ADD~~ PROVIDES A REASONABLE AMOUNT OF BUSINESS PARK DEVELOPMENT IN AN UNDER-DEVELOPED AREA.  
BPI BUSINESS PARK INDUSTRIAL CONCEPTS

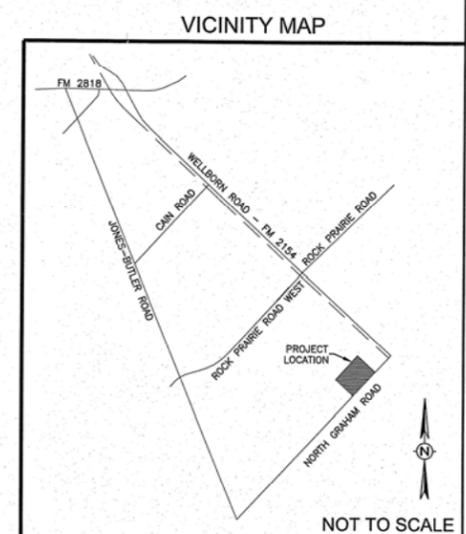
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from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

Mary M. Cole, Owner  
Signature and title

9-19-13  
Date



- SITE NOTES:**
1. THE BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
  2. THIS TRACT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY PANEL NO. 48041C0182 C, PER LOMR #07-06-1353P, EFFECTIVE DATE 05-22-2008.



**ZONING MAP**  
7.364 ACRES

CURRENT ZONING:  
**PDD PLANNED DEVELOPMENT DISTRICT**  
PROPOSED ZONING:  
**BPI BUSINESS PARK INDUSTRIAL**

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

SCALE: 1"=40'      MAY 2011

OWNER:  
CEDAR CREEK GROUP, LLC  
2723 SOUTH FM 46  
FRANKLIN, TX 77856  
(979) 828-5441

SURVEYOR:  
Brad Kerr, R.P.L.S. No. 4502  
Kerr Surveying, LLC  
505 Church Avenue  
College Station, TX 77841  
(979) 268-3195

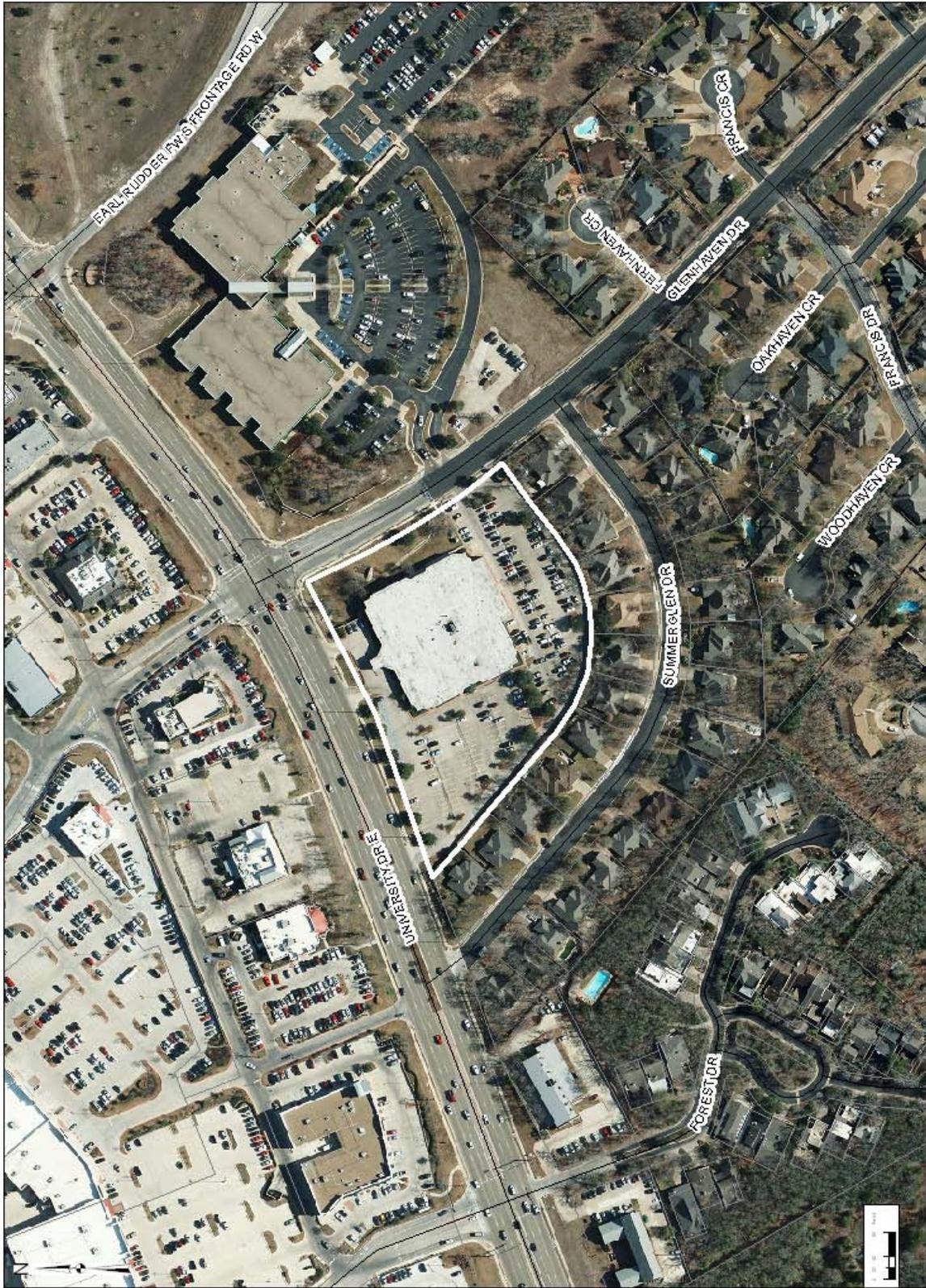
DEVELOPER:  
Mary Cole Ventures, LLC.  
2723 South FM 46  
Franklin, TX 77856  
(979) 828-5441

ENGINEER:  
SCHULTZ ENGINEERING, LLC.  
PO Box 11995  
College Station, TX 77842  
(979) 764-3900



**COMPREHENSIVE PLAN AMENDMENT  
FOR  
1600 University Drive East  
13-009000196**

- REQUEST:** Institutional/Public to General Commercial
- SCALE:** Approximately 4.4 acres
- LOCATION:** 1600 University Dr E
- APPLICANT:** Jesse Durden, CapRock Texas
- PROJECT MANAGER:** Morgan Hester, Staff Planner  
mhester@cstx.gov
- OPTIONS FOR ACTION:** The Planning & Zoning Commission and City Council are requested to make a policy decision. At least three options for action are available as noted below:
- No action – The property will remain Institutional/Public as currently designated on the Comprehensive Plan;
  - Accept the applicant's proposal of amending the Comprehensive Plan to a General Commercial designation;
  - Propose an alternative land use and character designation for this property.



Case: 13-196  
COMP PLAN AMENDMENT

1600 UNIVERSITY DR E

DEVELOPMENT REVIEW







**NOTIFICATIONS**

Advertised Commission Hearing Date: October 17, 2013  
 Advertised Council Hearing Dates: November 14, 2013

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:  
 Summerglen HOA  
 Post Oak Forest HOA

Contacts in support: None at the time of this report.  
 Contacts in opposition: Three (3) at the time of this report.  
 Inquiry contacts: Four (4) at the time of this report.

**ADJACENT LAND USES**

Direction	Comprehensive Plan	Zoning	Land Use
North (across University Drive East)	General Commercial	General Commercial with OV Corridor Overlay	Restaurants and retail
South	Neighborhood Conservation	T Townhome with NPO Neighborhood Prevailing Overlay	Glenhaven Estates (Single-family residential)
East (across Glenhaven Drive)	Institutional/Public	General Commercial with OV Corridor Overlay	Scott & White Clinic
West	Neighborhood Conservation	T Townhome with NPO Neighborhood Prevailing Overlay	Glenhaven Estates (Single-family residential)

**DEVELOPMENT HISTORY**

**Annexation:** August 1958  
**Zoning:** O Office with OV Corridor Overlay  
**Final Plat:** June 1985 Glenhaven Estates Phase 6  
**Site development:** Scott & White Offices

**REVIEW CRITERIA**

- 1. Changed or changing conditions in the subject area or the City:** The subject tract is designated as Institutional/Public and properties immediately surrounding the area have been identified as Neighborhood Conservation on the Comprehensive Plan Future Land Use and Character Map. The current development on the subject property is operated by Scott & White and the applicant has stated that due to the relocation and expansion of the core Scott & White operations to the City's Medical District, the offices will be relocating and this property would be better suited as a commercial land use.

2. **Scope of the request:** This request is located in an area that is designated as Institutional/Public on the Comprehensive Plan and buffers an adjacent Neighborhood Conservation land use designation from University Drive.

The request is to introduce a commercial land use and character into an area that is suburban in character. This request would enable a land use that is more intense than surrounding land uses south of University Drive East and enable traffic generation in excess of current uses.

3. **Availability of adequate information:** The existing water/waste water facilities are able to support a development with densities comparable to those north of University Drive East.

Staff can determine trips generated by the proposed land use and subtract trips already generated by current use to assess impact. Additionally, Staff has 2009 TxDOT traffic counts on University Drive and 2011 projected traffic volumes created by the Travel Demand Model. Results will be discussed later.

4. **Consistency with the goals and strategies set forth in the Plan:** The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment.

Relevant Strategies identified in the Plan to achieve this goal include:

- Establish and protect distinct boundaries between various character areas:
  - University Drive currently serves as a district boundary between intense general commercial development and a more suburban development in the area of the subject tract.
  - The current Future Land Use and Character Map depicts retaining the surrounding neighborhood as a Neighborhood Conservation area. Additionally, The Neighborhood Prevailing Overlay was put in place to maintain its character.
  - The proposed land use and character designation would permit dense commercial character adjacent to a Neighborhood Conservation area.
- Promote public and private development and design practices that ensure distinct neighborhoods, districts, and corridors:
  - In 2008, a single-family overlay was put in place on the neighborhood that immediately abuts the subject property, Phase 3 of the Glenhaven Estates Subdivision. The intent of the overlay is to put additional restrictions on new construction, redevelopment, or additions to any structure within the Neighborhood Prevailing Overlay according to the median pattern of development in the neighborhood.

- Provide a diversified economy generating quality, stable, full-time jobs; bolstering the sales and property tax base; and contributing to a high quality of life:
  - The proposed land use amendment would generate jobs to stimulate the local economy, bolster sales and the tax base.
  - Existing underutilized General Commercial land use areas are located within the immediate vicinity of this property.
  
- Provide improved mobility through a safe, efficient, and well-connected multi-modal transportation system designed to be sensitive to the surrounding land uses:
  - The proposed General Commercial land use and the existing Institutional/Public land uses generate different trip rates and so must be evaluated against the capacity of the current transportation network. The current land use designation is Institutional/Public and generates approximately 749 vehicles per day (VPD). The proposed General Commercial land use designation may generate approximately 2,200 VPD, a net increase of 1,451 VPD. TxDOT's 2009 traffic counts along University Drive East in this area are 34,000 VPD and the City's travel demand model projected to 2011 indicates a volume of 42,000 VPD. In this area, University Drive East has a capacity of 60,000 VPD with a Level of Service (LOS) "D" being at 50,000 VPD. University Drive East's capacity is sufficient; however, changes will have to be made to the traffic signal timing along this corridor.

5. **Consideration of the Future Land Use & Character and/or Thoroughfare Plans:** The proposed General Commercial designation is for an intense level of development activity and consists of uses permitted in the General Commercial zoning district. The applicant states as a justification for the request that the Scott & White clinic will relocate to the new hospital in the Medical District, leaving this property with an office land use that will no longer be marketable. Adjacent property, across Glenhaven Drive, owned by the same party is currently zoned General Commercial though also designated Institutional/Public on the Comprehensive Plan.

A Suburban Commercial land use and character designation is intended for properties that are commercially marketable, but adjacent to single-family uses. This designation was created with the intent of being sensitive to residential areas by considering the relationship of the two land uses. Two examples of this type of land use designation buffering neighborhoods from high-classification roadways are Edelweiss Gardens, located along Rock Prairie Road, and the Raintree subdivision, located off of State Highway 6.

The Thoroughfare Plan designations for University Drive and Glenhaven Drive need not change in context or classification due to the proposed land use. University Drive East's capacity is sufficient; however, changes will have to be made to the traffic signal timing along this corridor.

6. **Compatibility with the surrounding area:** As stated previously, the subject property is located in an area designated as Institutional/Public that currently abuts a single-family area. The current land use acts as a buffer between areas designated Neighborhood Conservation from University Drive East. Permitted development within this designation is office (as the property is currently zoned), small-scale retail, or institutional developments such as schools or libraries.

With the proposed General Commercial land use and character designation, an increased amount of traffic can be expected. The Unified Development Ordinance requires screening and buffering to adjacent properties. Permitted development would include all uses within the General Commercial zoning district.

7. **Impacts on infrastructure including water, wastewater, drainage, and the transportation network:** Water service to the tract may be provided by an existing 16-inch water main running along the south side of University Drive East and an 8-inch waterline along the west side of Glenhaven Drive. Domestic and fire flow demands may necessitate future water main extensions at the time of site development. There are currently two 8-inch sanitary sewer mains extending across Glenhaven Drive to serve the property. The proposed General Commercial land use may create more intensity; however, preliminary analysis of the system has indicated that there is available capacity to serve this type of development.

The subject tract is located in the Carters Creek drainage basin. No portion of the property has been designated FEMA Special Flood Hazard Area. Development of the subject tract will be required to meet the requirements of the City's Storm Water Design Guidelines, and site development impacts on the drainage system will be evaluated further at that time.

The current land use designation is Institutional/Public and generates approximately 749 vehicles per day (VPD). The proposed General Commercial land use designation may generate approximately 2,200 VPD, a net increase of 1,451 VPD. TxDOT's 2009 traffic counts along University Drive East in this area are 34,000 VPD and the City's travel demand model projected to 2011 indicates a volume of 42,000 VPD. In this area, University Drive East has a capacity of 60,000 VPD with a level of service (LOS) "D" being at 50,000 VPD. University Drive East's capacity is sufficient; however, changes will have to be made to the traffic signal timing along this corridor.

8. **Impact on the City's ability to provide, fund, and maintain services:** No indication exists that the City will have any difficulty in providing or funding services to the subject property based on the requested land use and character designation.
9. **Impact on environmentally sensitive and natural areas:** The subject tract is located in the Carters Creek drainage basin. No portion of the property has been designated FEMA Special Flood Hazard Area.

10. **Contribution to the overall direction and character of the community as captured in the Plan's vision and goals:** The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment. Additionally, the Economic Development goal for College Station is to provide a diversified economy generating quality, stable, full-time jobs; bolstering the sales and property tax base; and contributing to a high quality of life.

This request recognizes and promotes economic opportunity and the property is located adjacent to an existing single-family neighborhood.

### **OPTIONS FOR ACTION**

The Planning & Zoning Commission and City Council are requested to make a policy decision. At least three options for action are available as noted below:

- No action – The property will remain Institutional/Public as currently designated on the Comprehensive Plan;
- Accept the applicant's proposal of amending the Comprehensive Plan to a General Commercial designation;
- Propose an alternative land use and character designation for this property.

### **SUPPORTING MATERIALS**

1. Application
2. Copy of Land Use Amendment Map



FOR OFFICE USE ONLY	
CASE NO.:	<u>13-196</u>
DATE SUBMITTED:	<u>09/19/13</u>
TIME:	<u>8:30</u>
STAFF:	<u>AJ</u>

## COMPREHENSIVE PLAN AMENDMENT APPLICATION

(Check all applicable)

Related to Community Character     Related to Transportation     Related to Other \_\_\_\_\_

### MINIMUM SUBMITTAL REQUIREMENTS:

- \$1,165 Comprehensive Plan Amendment Application Fee.
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Two (2) copies of a fully dimensioned map on 24" X 36" paper showing (if applicable):
  - a. Land affected;
  - b. Present zoning of property and zoning classification of all abutting property;
  - c. Current Concept Map and Future Land Use and Character Map classifications and proposed classifications;
  - d. Current Concept Map and Future Land Use and Character Map classifications of all abutting property;
  - e. Current and proposed thoroughfare alignments;
  - f. Currently planned utility infrastructure and proposed utility infrastructure;
  - g. General location and address of property; and
  - h. Total acres of property.

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

NAME OF PROJECT 1600 University Drive Comprehensive Plan Amendment

ADDRESS 1600 University Drive, College Station, TX 77840

LEGAL DESCRIPTION (Lot, Block, Subdivision) Block 16, Glenhaven Subdivision

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:  
\_\_\_\_\_

TOTAL ACREAGE 4.37

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

Name CapRock Texas E-mail jesse.durden@caprocktx.com

Street Address 2809 Earl Rudder Freeway S, Ste. 203

City College Station State TX Zip Code 77845

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

**PROPERTY OWNER'S INFORMATION:**

Name Scott & White Memorial Hospital c/o Hoelscher, Lipsey, Elmore & Poole E-mail cully@hle.com  
Street Address 1021 University Drive East  
City College Station State TX Zip Code 77840  
Phone Number 979-314-1172 Fax Number 979-846-4725

**ANSWER ALL OF THE FOLLOWING:**

1. What specific element of the Comprehensive Plan (for example, Land Use and Character designation, Thoroughfare Plan Context Class, or thoroughfare alignment) and at what specific location (if applicable) is requested to be amended?

*We request an amendment to the Land Use and Character designation for the subject property.*

2. What is the amendment request?

*We request the current Land Use and Character designation of "Institutional/Public" be amended to "General Commercial".*

3. Explain the reason for this amendment.

*For nearly 3 decades, the subject tract has been operated as a medical facility by Scott & White Memorial Hospital ("SW"). Due to the longevity of SW's operation, the Comp Plan designation for the tract has remained unchanged. Now, with the opening of the new SW Hospital and the relocation of SW personnel to the Medical Corridor, the Comp Plan designation should be addressed. SW wishes to amend the current designation in order to better align with the Comp Plan and promote responsible reinvestment and redevelopment of the site.*

4. Identify the conditions that have changed to warrant this change to the existing Comprehensive Plan.

*The existing Land Use and Character designation of "Institutional / Public" is no longer appropriate because of the relocation and expansion of the core Scott & White operations to the City's Medical Corridor. Due to the location of the tract and its adjacency to University Drive and State Highway 6, it should be expected that the property will be utilized for uses that fall outside those allowed in the limited "Institutional / Public" designation.*

5. Explain why the existing element of the Comprehensive Plan in question is no longer appropriate.

*The subject tract has been designated as "Institutional / Public" only because of the historical ownership and use of the property, not because the designation actually aligns with the Comprehensive Plan's goal and objectives. The "Institutional / Public" designation is extremely limited in the number and breadth of uses. Essentially, only governmental, civic and medical uses are allowed. The current designation severely restricts the number and variety of opportunities for redevelopment. This limitation inherently conflicts with the Comprehensive Plan's goals for redevelopment and reinvestment along this primary image corridor.*

6. How does the requested amendment further the goals and objectives of the Comprehensive Plan?

*The requested amendment is the first step in reasonably and responsibly positioning the subject property for redevelopment and reinvestment. With the amendment, there is a high likelihood that the property will redevelop and emerge as a site that creates regional opportunities for tourism, retail and/or other commerce. The tract, once properly positioned, could create a real opportunity for economic development and a sizeable expansion of the City's tax base.*

7. What other information are you providing to support the proposed amendment (for example, transportation impact study)?

N/A

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

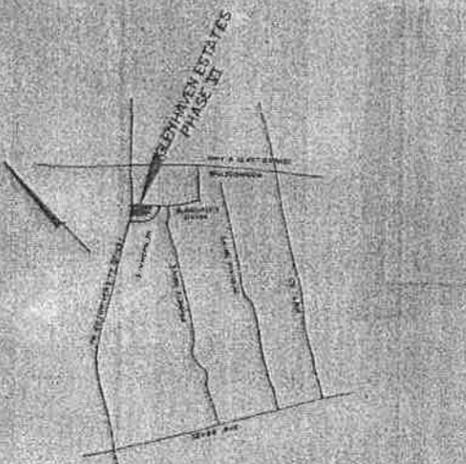
  
\_\_\_\_\_  
Signature and title

9/18/13  
\_\_\_\_\_  
Date

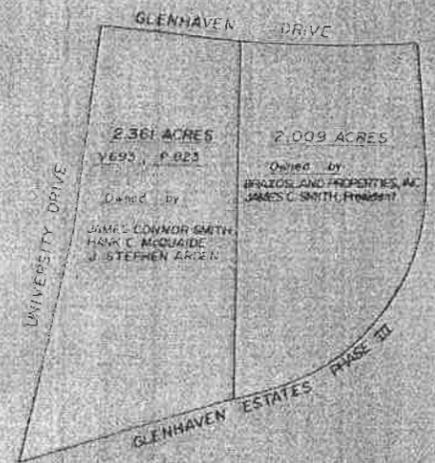
SHAHIN MUTAKEF  
PRESIDENT AND CEO  
SCOTT & WHITE MEMORIAL HOSPITAL

  
\_\_\_\_\_, APPLICANT  
JESSE DARDEN  
CAP ROCK TEXAS

9/12/13  
\_\_\_\_\_  
DATE



LOCATION MAP  
P.L.S.



2,361 ACRES  
V695, P.023  
Owned By  
BRAZOSLAND PROPERTIES, INC.  
JAMES C. SMITH, President  
Dated By  
JAMES CONNOR SMITH  
HANK C. McQUAIDE  
J. STEPHEN ARDEN

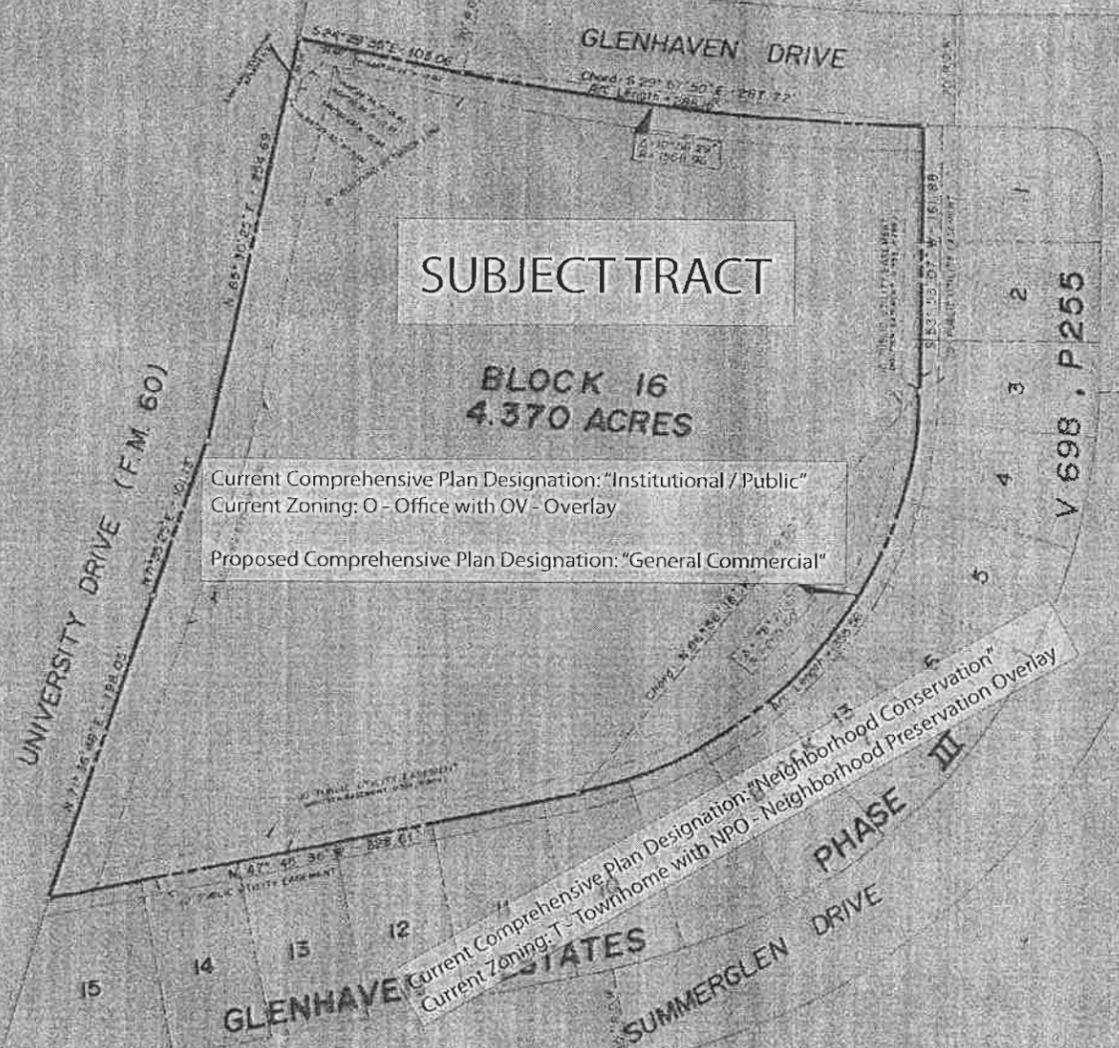
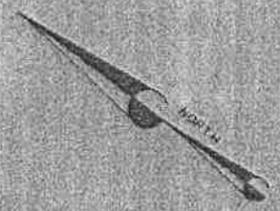
THE ENTIRE TRACT OF LAND SHOWN ABOVE AND LINED BY  
HEREIN IS BEING SUBDIVIDED INTO THE  
TRACTS SHOWN ON THIS MAP OF THE GLENHAVEN ESTATES  
SUBDIVISION SHOWN ON THIS MAP.

**CERTIFICATE OF THE CITY ENGINEER**

I, **DAVID J. PULLER**, City Engineer of the City of College Station, Texas, hereby certify that the subdivision plat conforms to the regulations and requirements of the Subdivision Regulations of the City of College Station, Texas.

**TESTIFICATE OF THE ENGINEER AND SURVEYOR**

I, **MARTIN J. BLOOM**, Registered Professional Engineer No. 4097 and Registered Public Surveyor No. 4099 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey made on the ground and that property lines and boundaries were located under my supervision and that proper engineering representation has been given this plat.



**SUBJECT TRACT**

**BLOCK 16  
4.370 ACRES**

Current Comprehensive Plan Designation: "Institutional / Public"  
Current Zoning: O - Office with OV - Overlay  
Proposed Comprehensive Plan Designation: "General Commercial"

**APPROVAL OF THE CITY COUNCIL**

The attached plat was approved by the City Council of the City of College Station, Texas, on the 12th day of November, 1994, and conforms to the conditions and requirements of the City of College Station, Texas.

**APPROVAL OF THE PLANNING COMMISSION**

I, **DAVE HANCOCK**, Chairman of the Planning and Zoning Commission of the City of College Station, Texas, hereby certify that the proposed plat was duly approved by the Commission on the 12th day of November, 1994.

NOTICE TO THE COUNTY CLERK  
I, **DAVE HANCOCK**, Chairman of the Planning and Zoning Commission of the City of College Station, Texas, hereby certify that the proposed plat was duly approved by the Commission on the 12th day of November, 1994.

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, **JAMES CONNOR SMITH**, President of Brazosland Properties, Inc., hereby certify that the land shown on this plat and designated therein as the BRAZOSLAND PROPERTIES, INC. TRACT VI, to the City of College Station, Texas, and whose name is subscribed herein, hereby dedicates to the use of the public forever all easements and public places thereon shown for the purpose and consideration herein expressed.



STATE OF TEXAS  
COUNTY OF BRAZOS  
I, **DAVID J. PULLER**, City Engineer of the City of College Station, Texas, hereby certify that the subdivision plat conforms to the regulations and requirements of the Subdivision Regulations of the City of College Station, Texas.



STATE OF TEXAS  
COUNTY OF BRAZOS  
I, **MARTIN J. BLOOM**, Registered Professional Engineer No. 4097 and Registered Public Surveyor No. 4099 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey made on the ground and that property lines and boundaries were located under my supervision and that proper engineering representation has been given this plat.

**FINAL PLAT  
for**

**GLENHAVEN ESTATES - PHASE VI**  
4.370 ACRES  
RICHARD CARTER LEAGUE, A-8  
COLLEGE STATION, BRAZOS COUNTY, TEXAS  
Scale: 1" = 40' DATE: NOVEMBER, 1994  
Owned and Developed by  
BRAZOSLAND PROPERTIES, INC. JAMES CONNOR SMITH  
JAMES C. SMITH, President & HANK C. McQUAIDE  
J. STEPHEN ARDEN  
1103 S. TEXAS AVE., SUITE 100, BRYAN, TEXAS 77801-1361  
Engineered by  
RILEY ENGINEERING COMPANY  
ROUTE 3, BOX 487  
BRYAN, TEXAS 77801-2457

COPY

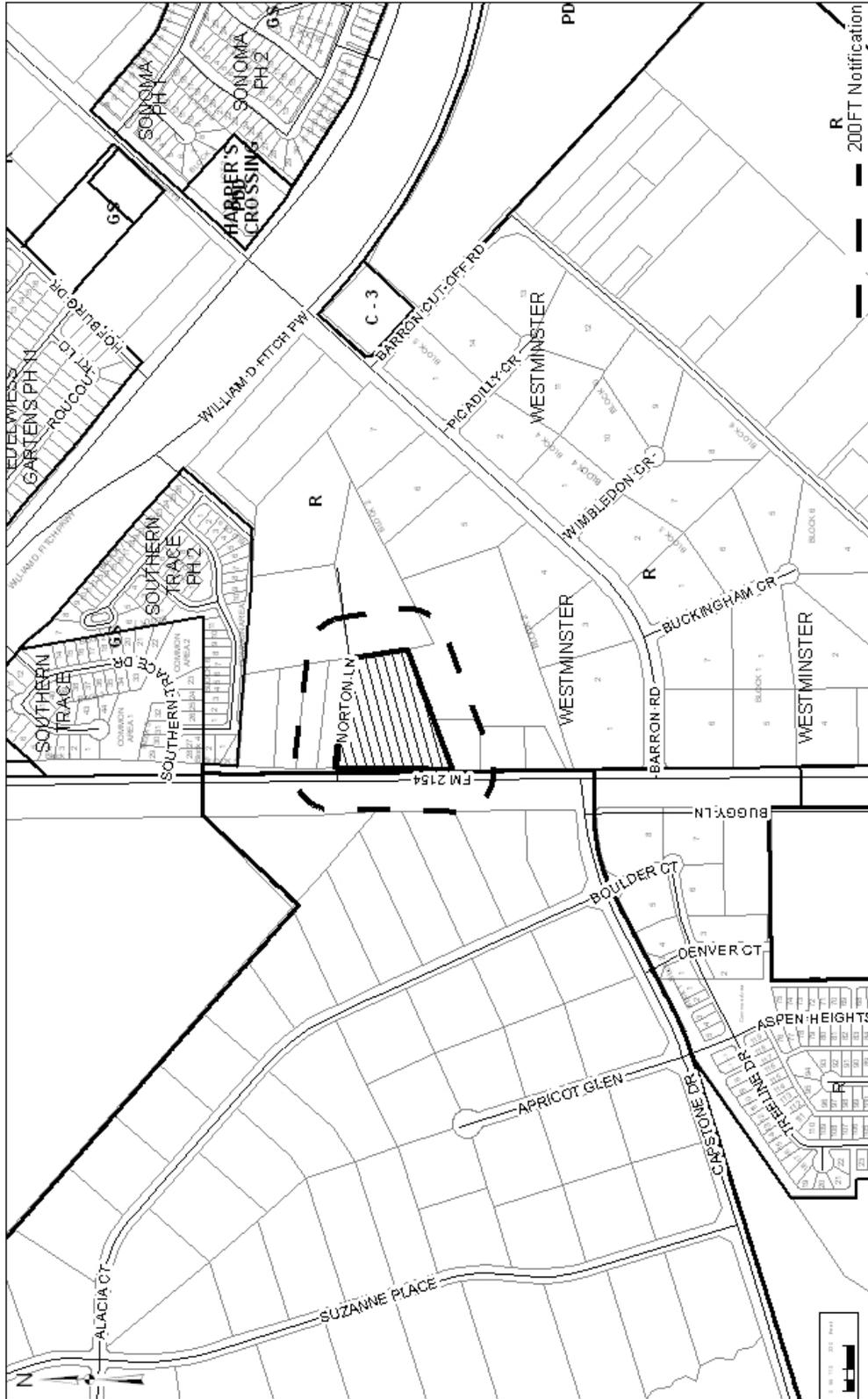
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**COMPREHENSIVE PLAN AMENDMENT  
FOR  
Brazos Valley Church of Christ  
13-009000193**

- REQUEST:** Estate to General Commercial
- SCALE:** Approximately 5.4 acres
- LOCATION:** 1201 Norton Lane
- APPLICANT:** Ray Bomnskie
- PROJECT MANAGER:** Morgan Hester, Staff Planner  
mhester@cstx.gov
- OPTIONS FOR ACTION:** The Planning & Zoning Commission and City Council are requested to make a policy decision. At least three options for action are available as noted below:
- No action – The property will remain Institutional/Public as currently designated on the Comprehensive Plan;
  - Accept the applicant's proposal of amending the Comprehensive Plan to a General Commercial designation;
  - Propose an alternative land use and character designation for this property.





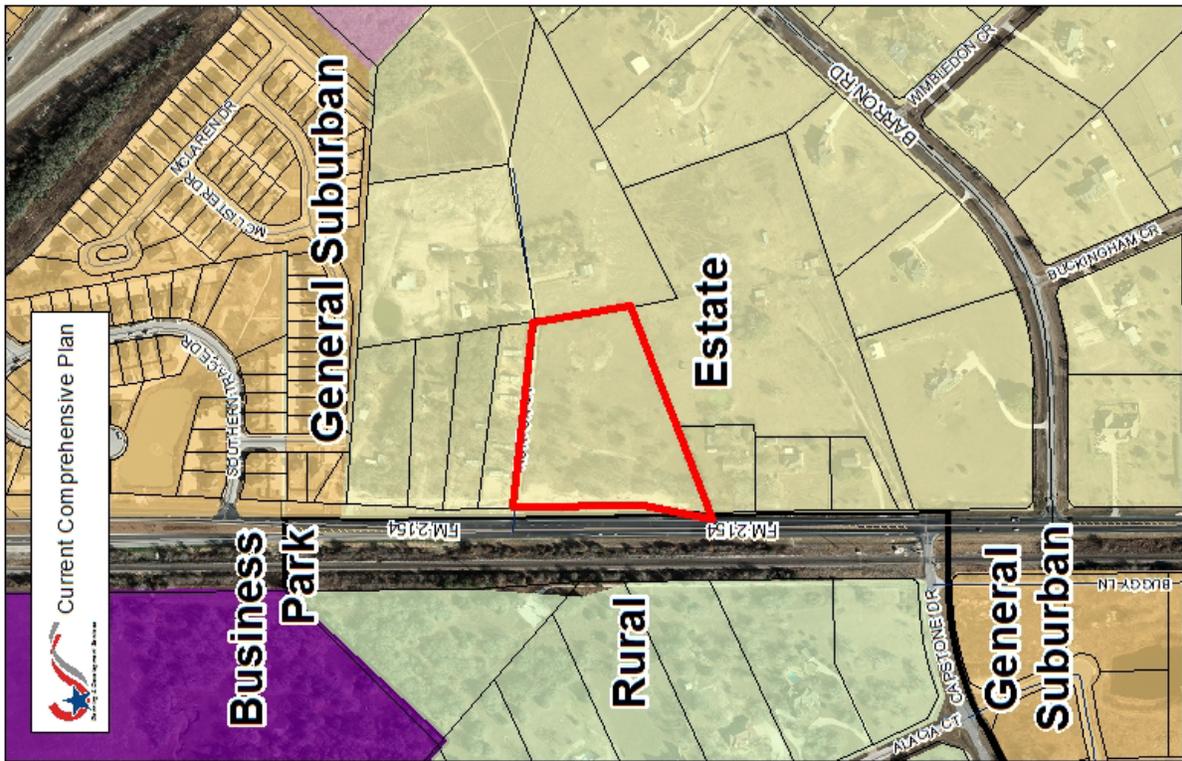
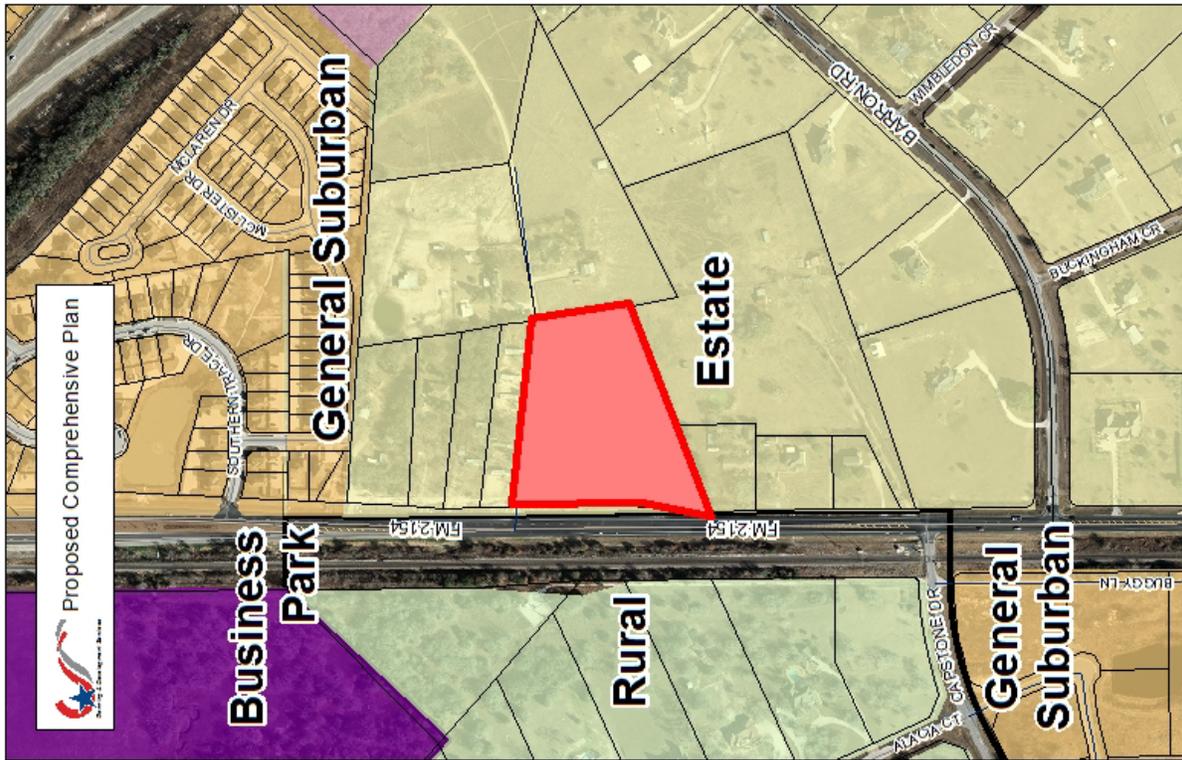
Zoning Districts	Townhouse	C-3	Light Commercial	WPC	Wolf Pen Creek Dev. Corridor
A-0 Agricultural Open	R-3	C-3	M-1 Light Industrial	NG-1	Core Northgate
A-OR Rural Residential Subdivision	R-4 Multi-Family	M-2 Heavy Industrial	M-2 Heavy Industrial	NG-2 Transitional Northgate	Residential Northgate
R-1 Single Family Residential	R-6 High Density Multi-Family	C-U College and University	C-U College and University	NG-3 Residential Northgate	Corridor Overlay
R-1B Single Family Residential	R-7 Manufactured Home Park	R&D Research and Development	R&D Research and Development	OV Redevelopment District	Krenek Tap Overlay
R-2 Duplex Residential	O Office	P-MUD Planned Mixed-Use Development	P-MUD Planned Mixed-Use Development	RDD Redevelopment District	
	GC General Commercial	PDD Planned Development District	PDD Planned Development District	KO	
	CI Commercial-Industrial				

**DEVELOPMENT REVIEW**

1201 NORTON LANE

Case: 13-193

**COMP PLAN AMENDMENT**



## NOTIFICATIONS

Advertised Commission Hearing Date: October 17, 2013  
Advertised Council Hearing Dates: November 14, 2013

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:  
Southern Trace HOA

Contacts in support: None at the time of this report.  
Contacts in opposition: Two (2) at the time of this report.  
Inquiry contacts: Two (2) at the time of this report.

## ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Estate	A-O Agricultural Open	Single-family residential
South	Estate	A-O Agricultural Open	Single-family residential
East	Estate	A-O Agricultural Open	Single-family residential
West (across Wellborn Road)	Rural	N/A (ETJ)	Single-family residential

## DEVELOPMENT HISTORY

**Annexation:** June 1995  
**Zoning:** A-O Agricultural Open  
**Final Plat:** This property is unplatted.  
**Site development:** The site is currently undeveloped.

## REVIEW CRITERIA

- 1. Changed or changing conditions in the subject area or the City:** The subject tract and properties immediately surrounding the area have been designated as Estate on the Comprehensive Plan Future Land Use and Character Map. The applicant has stated that the Estate designation has made it difficult for the property to sell and develop. Other than market opportunities, there appears to be no change in conditions in the subject area that would invalidate the current land use and character designations for the area.
- 2. Scope of the request:** This request is to introduce a commercial land use and character into an area that is otherwise suburban and single-family in character. The request would enable a land use that is more intense than surrounding land uses and enable traffic generation and other service demands in excess of current land uses.

3. **Availability of adequate information:** Staff can determine trips generated by the proposed land use and subtract trips already generated by current use to assess impact. In addition, Staff has 2009 TxDOT traffic counts on Wellborn Road and 2011 projected traffic volumes created by the Travel Demand Model.

The current land use is Estate with no improvements and generating no vehicles per day (VPD). The proposed General Commercial designation may generate approximately 2,700 VPD. TxDOT's 2009 traffic counts along Wellborn Road in this area are 4,800 VPD. The City's travel demand model projected to 2011 indicates a volume of 10,500 VPD. Adding the proposed land use trip generation of 2,700 VPD to 10,500 VPD, the volumes on Wellborn Road equals 13,200 VPD. Wellborn Road in this area has a capacity of approximately 20,000 VPD with a Level of Service (LOS) "D" of approximately 16,666 VPD.

4. **Consistency with the goals and strategies set forth in the Plan:** The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment.

Relevant Strategies identified in the Plan to achieve this goal include:

- Establish and protect distinct boundaries between various character areas:
  - The current Future Land Use and Character Map depicts retaining the distinct single-family character from other more developed areas.
  - The proposed land use and character designation represents the only intrusion of General Commercial character into the otherwise Estate character area.
- Promote public and private development and design practices that ensure distinct neighborhoods, districts, and corridors:
  - The Wellborn Community, south of the subject tract, was designated as an area for further study in the City's Comprehensive Plan. In 2013, a Plan was adopted to enhance the area's character. To that end, the Plan established the following goals and reinforced the land use and character designation for the area:
    - Be a community of rural character positioned for contextually appropriate growth that embodies and sustains the uniqueness and history of the area;
    - Promote a multi-modal transportation network that responds to the low density, rural context of the community.
- Provide a diversified economy generating quality, stable, full-time jobs; bolstering the sales and property tax base; and contributing to a high quality of life:

- The proposed land use amendment may generate jobs to stimulate the local economy, bolster sales and the tax base.
- Provide improved mobility through a safe, efficient, and well-connected multi-modal transportation system designed to be sensitive to the surrounding land uses:
  - The proposed General Commercial land use designation and the existing Estate land use designation generate different trip rates and so must be evaluated against the capacity of the current transportation network. Furthermore, though outside the Wellborn District Plan area, the strategy in the Plan was to limit the general commercial land use to correspond to the widening of Wellborn Road by TxDOT in the future to ensure roadway capacity.

5. **Consideration of the Future Land Use & Character and/or Thoroughfare Plans:** The subject tract is designated as Estate on the Comprehensive Plan Future Land Use and Character Map. Estate is intended for areas that are not likely to be the focus of extensive infill development. This area consists of larger-lot homes along Wellborn Road that were developed prior to annexation.

The proposed General Commercial designation is intended for an intense level of development activity and consists of uses that are permitted in the General Commercial zoning district. The applicant states as a justification for the request that developments south of this property consist of commercial use and noise from the Wellborn Road and the railroad make this property unsuitable for residential development. The Comprehensive Plan identifies a considerable amount of Estate across Wellborn Road and the railroad to protect the existing large lot, rural single-family character.

In this area, Wellborn Road will remain rural in context as per the Wellborn District Plan. Wellborn Road will also remain a four-lane Minor Arterial in functional classification. Norton Lane is a private roadway and access considerations will need to be discussed between the applicant and co-owners.

6. **Compatibility with the surrounding area:** As stated previously, the subject property is located in an area designated as Estate and currently developed as a large-lot single-family. With the proposed General Commercial development, an increased amount of traffic and infrastructure demands can be expected. The Unified Development Ordinance requires screening and buffering to General Commercial properties.
7. **Impacts on infrastructure including water, wastewater, drainage, and the transportation network:** Water service to the tract may be provided by an existing 12-inch water main running along the east side of Wellborn Road and a 2-inch waterline along the south side of Norton Lane. Domestic and fire flow demands may necessitate future water

main extensions at the time of site development. These utilities will be required to be designed and constructed in accordance with the BCS Unified Design Guidelines.

There is currently an 8-inch sanitary sewer main along the east side of Wellborn Road available to serve the property. Although the proposed General Commercial Land Use will be creating more density, preliminary analysis of the system has indicated that there is available capacity to serve this type of development.

The subject tract is located in the Hopes Creek drainage basin. No portion of the property has been designated FEMA Special Flood Hazard Area. Development of the subject tract will be required to meet the requirements of the City's Storm Water Design Guidelines, and site development impacts on the drainage system will be evaluated further at that time.

The current land use is Estate with no improvements and generating no vehicles per day (VPD). The proposed General Commercial designation may generate approximately 2,700 VPD. TxDOT's 2009 traffic counts along Wellborn Road in this area are 4,800 VPD. The City's travel demand model projected to 2011 indicates a volume of 10,500 VPD. Adding the proposed land use trip generation of 2,700 VPD to 10,500 VPD the volumes on Wellborn Road equals 13,200 VPD. Wellborn Road in this area has a capacity of approximately 20,000 VPD with a level of Service (LOS) "D" of approximately 16,666 VPD.

Though there seems to be capacity, further limitations may be needed to restrict commercial development until the decision to widen Wellborn Road to its four-lane ultimate configuration is made.

8. **Impact on the City's ability to provide, fund, and maintain services:** No indication exists that the City will have any difficulty in providing or funding services to the subject property based on the requested land use and character designation.
9. **Impact on environmentally sensitive and natural areas:** There have not been any areas studied as floodplain on the subject lot; however, a change in character in this area could lead to increases in population, traffic, etc. and may impact this natural area.
10. **Contribution to the overall direction and character of the community as captured in the Plan's vision and goals:** The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment.

This request recognizes and promotes economic opportunity and the property is located adjacent to an existing single-family neighborhood.

## **OPTIONS FOR ACTION**

The Planning & Zoning Commission and City Council are requested to make a policy decision. At least three options for action are available as noted below:

- No action – The property will remain Institutional/Public as currently designated on the Comprehensive Plan;
- Accept the applicant's proposal of amending the Comprehensive Plan to a General Commercial designation;
- Propose an alternative land use and character designation for this property.

## **SUPPORTING MATERIALS**

1. Application
2. Copy of Land Use Amendment Map



FOR OFFICE USE ONLY	
CASE NO.:	<u>13-193</u>
DATE SUBMITTED:	<u>09/10/13</u>
TIME:	<u>3:00</u>
STAFF:	<u>AJ</u>

## COMPREHENSIVE PLAN AMENDMENT APPLICATION

**(Check all applicable)**

- Related to Community Character     Related to Transportation     Related to Other Land Use

**MINIMUM SUBMITTAL REQUIREMENTS:**

- \$1,165 Comprehensive Plan Amendment Application Fee.
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Two (2) copies of a fully dimensioned map on 24" X 36" paper showing (if applicable):
  - a. Land affected;
  - b. Present zoning of property and zoning classification of all abutting property;
  - c. Current Concept Map and Future Land Use and Character Map classifications and proposed classifications;
  - d. Current Concept Map and Future Land Use and Character Map classifications of all abutting property;
  - e. Current and proposed thoroughfare alignments;
  - f. Currently planned utility infrastructure and proposed utility infrastructure;
  - g. General location and address of property; and
  - h. Total acres of property.

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

NAME OF PROJECT Brazos Valley Church of Christ

ADDRESS 1201 Norton Lane

LEGAL DESCRIPTION (Lot, Block, Subdivision) Unplatted

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

The property is located at the southeast corner of Wellborn Road and Norton Lane.

TOTAL ACREAGE 5.407 acres

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

Name Ray Bomnskie E-mail jlaggiescout@gmail.com

Street Address 6662 Cargill Drive

City Bryan State Texas Zip Code 77808

Phone Number 979-218-6082 Fax Number \_\_\_\_\_

**PROPERTY OWNER'S INFORMATION:**

Name Brazos Valley Church of Christ E-mail \_\_\_\_\_  
Street Address Same as Applicant  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

**ANSWER ALL OF THE FOLLOWING:**

1. What specific element of the Comprehensive Plan (for example, Land Use and Character designation, Thoroughfare Plan Context Class, or thoroughfare alignment) and at what specific location (if applicable) is requested to be amended?

*The requested changes is for the proposed Land Use and will be for the entire tract.*

2. What is the amendment request?

*The request is to change the future land use from Estate to General Commercial.*

3. Explain the reason for this amendment.

*Due to the growth that is occurring south of the City and along Wellborn Road, a general commercial use is the most appropriate land use for the property. Numerous individuals have approached the property owner to purchase the property, but upon determining the proposed land use, these individual have not made an offer for the property. All individuals looking to purchase the property have indicated that the property needs to be zone for some type of commercial use and that estate residential use for the property is not applicable. In order to make a marketable estate residential subdivision, a significant amount of property (i.e. 50 acres min,) would be required.*

4. Identify the conditions that have changed to warrant this change to the existing Comprehensive Plan.

*Developments south of this property consist of commercial use, which is a logical use for property that is located along a major thoroughfare such as Wellborn Road. Also, noise from traffic on Wellborn Road and the railroad make this property not suitable for residential development.*

5. Explain why the existing element of the Comprehensive Plan in question is no longer appropriate.

*The existing proposed land use is no longer appropriate due to the extensive amount of automobile and rail traffic adjacent to the property and the development of other commercial properties south of the subject site.*

6. How does the requested amendment further the goals and objectives of the Comprehensive Plan?

*Yes, it allows for controlled, logical growth within the City and allows the property to be used at its highest and best use.*

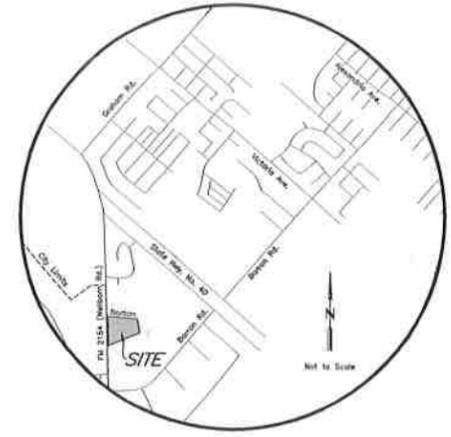
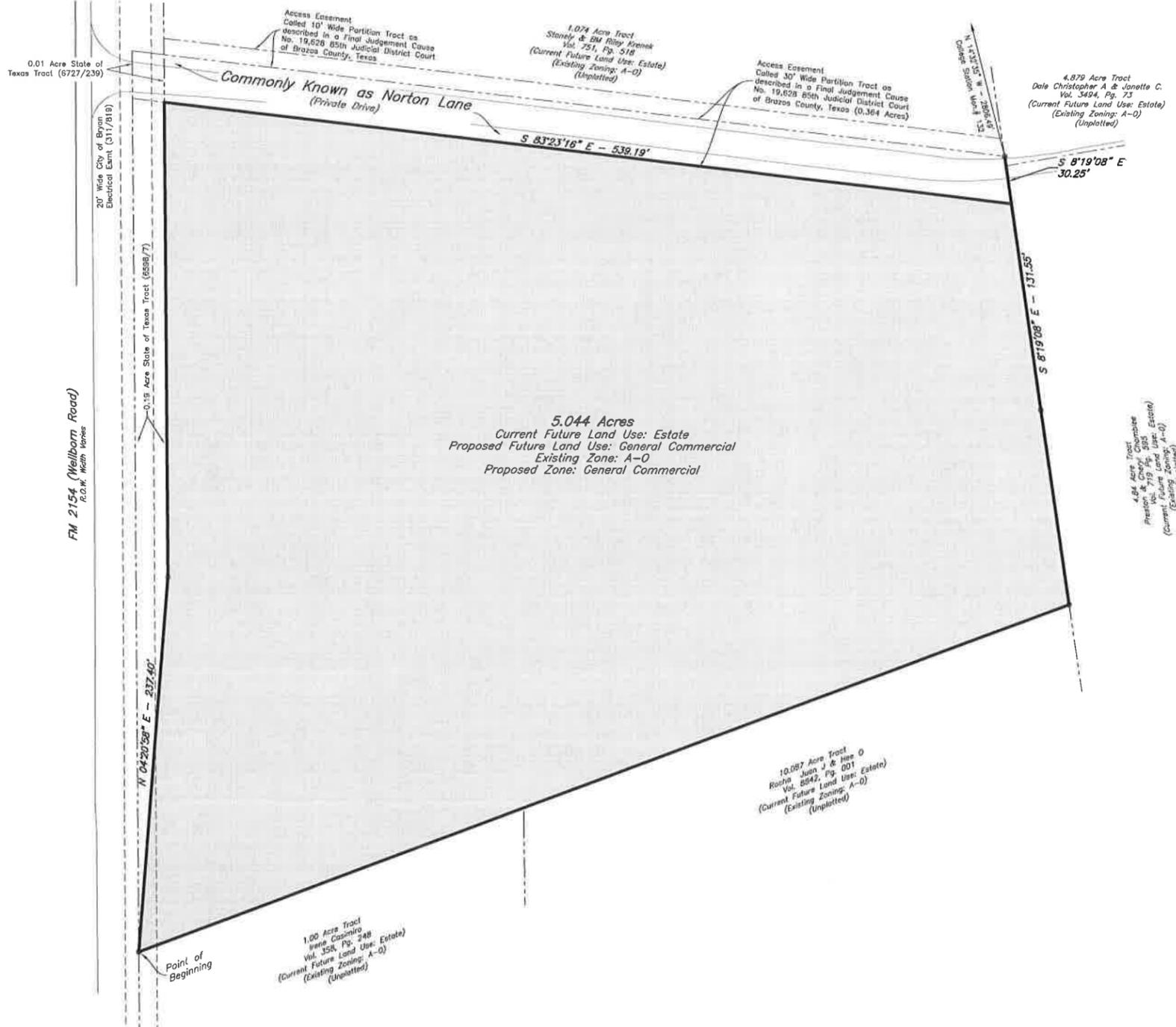
7. What other information are you providing to support the proposed amendment (for example, transportation impact study)?

None.

*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.*

Ray Bonnie Elder  
Signature and title

9-10-13  
Date



- NOTES:
1. This property is located at 1201 Norton Lane.
  2. There are no thoroughfares shown to traverse this property as per the current Thoroughfare Plan.
  3. There are no planned or proposed utility infrastructure improvements for the property.



**COMPREHENSIVE PLAN  
AMENDMENT**

**Brazos Valley  
Church of Christ**  
5.044 Acres  
ROBERT STEVENSON SURVEY, A-54  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SUBMITTED: September 2013  
Revised: September 26, 2013  
SCALE: 1" = 40'

<p><b>OWNER:</b> Brazos Valley Church of Christ c/o Roy Bommskie 6662 Correll Drive Bryan, TX 77808 Phone</p>	<p><b>SURVEYOR:</b> McClure &amp; Brown Engineering/Surveying, Inc. 1008 Woodcreek Dr., Suite 103 College Station, Texas 77845 (979) 693-3638</p>
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**MB**



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

## MEMORANDUM

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October 10, 2013

TO: Members of the Planning & Zoning Commission

FROM: Jennifer Prochazka, AICP, Principal Planner

SUBJECT: **Annual Review of the Comprehensive Plan & Unified Development Ordinance**

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**Item:** Public hearing, presentation, possible action, and discussion regarding the Annual Review of the Comprehensive Plan and the Unified Development Ordinance.

### **Comprehensive Plan**

Both the Unified Development Ordinance and the Comprehensive Plan call for an annual review of the Plan, which was adopted by the City Council in May 2009. The review is organized by project type and assesses significant actions and accomplishments during the past year furthering implementation of the Plan.

### **Unified Development Ordinance**

The annual review of the Unified Development Ordinance is required by the Ordinance to provide for an on-going effort to keep the development codes of the City of College Station current and relevant. Included as a part of the review is a list of amendments to the UDO during the past 12 months and amendments anticipated over the next year.

The last annual review was considered by City Council on October 25, 2012.

The 2013 Annual Review of the Comprehensive Plan and Unified Development Ordinance will be provided to the Commission at the meeting.