



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda

Planning and Zoning Commission Workshop

The City Council may or may not attend the Planning & Zoning Commission Workshop Meeting.

Thursday, September 4, 2014

6:30 PM

City Hall Council Chambers

1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev
4. **14-658** Presentation, possible action, and discussion regarding the status of items within the 2014 P&Z Plan of Work (see attached). (J. Schubert)

Attachments: 2014 P&Z Plan of Work
5. **14-650** Presentation, possible action, and discussion regarding an update on the following items:
 - * A rezoning of approximately 2.6 acres located at 2315 and 2317 Texas Avenue South from GC (General Commercial) to R-4 (Multi-Family) and R-4 (Multi-Family). The Planning & Zoning Commission heard this item on July 17 and voted 7-0 to recommend approval. The City Council heard this item on August 14 and voted 7-0 to approve the request.
 - * An ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Restricted Suburban to Suburban Commercial for approximately 2.2 acres for the property located at 3751 Rock Prairie Road, generally located at the southwest corner of Holleman Drive South and Rock Prairie Road West. The Planning & Zoning Commission heard this item on August 7 and voted 6-0 to recommend approval. The City Council heard this item on August 25 and voted 7-0 to approve the request.
6. **14-653** Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
 - * Thursday, September 11, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison - Warner**)
 - * Thursday, September 18, 2014 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

7. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks/Planning & Zoning Subcommittee, BioCorridor Board, BioCorridor Plan Process, 5-Year Comprehensive Plan Review Subcommittee, and Zoning District Subcommittee.
8. Discussion and possible action on future agenda items - A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
9. Adjourn.

The Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion.

APPROVED

City Manager

Notice is hereby given that a Workshop Meeting of the Planning & Zoning Commission of the City of College Station, Texas will be held on _____ at 6:00 p.m. at the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subject will be discussed to wit: See Agenda

Posted this ___ day of _____ 2014 at 5:00 p.m.

City Secretary

I, undersigned, do hereby certify that the above Notice of Meeting of the Governing Body of the City of College Station, Texas is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on _____ at 5:00 p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

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



Legislation Details (With Text)

File #: 14-658 **Version:** 1 **Name:** 2014 P&Z Plan of Work Update
Type: Updates **Status:** Agenda Ready
File created: 8/27/2014 **In control:** City Council Regular
On agenda: 9/4/2014 **Final action:**
Title: Presentation, possible action, and discussion regarding the status of items within the 2014 P&Z Plan of Work (see attached). (J. Schubert)
Sponsors:
Indexes:
Code sections:
Attachments: [2014 P&Z Plan of Work](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the status of items within the 2014 P&Z Plan of Work (see attached). (J. Schubert)

2014 Planning & Zoning Commission Plan of Work

Comprehensive Plan Implementation

Implementation of Adopted Plans	
<p>Summary:</p> <p>Implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Central College Station, Eastgate, Southside Area, Wellborn Community, and South Knoll Area neighborhood plans, and Bicycle, Pedestrian & Greenways, Parks and Recreation, Water, Waste Water, Medical District, and Economic Development master plans.</p>	<p>Project Dates:</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

Five-Year Comprehensive Plan Report	
<p>Summary:</p> <p>As called for in the Comprehensive Plan, complete a five-year evaluation and appraisal report to assess existing Plan and its success in achieving the community's goals.</p>	<p>Project Dates:</p> <p>7/16/14: Joint subcommittee meeting. 8/22/14: Joint subcommittee meeting. 9/18/14: Report presented to P&Z. 9/22/14: Report presented to Council.</p>
Staff Assigned: J. Prochazka	Anticipated Completion: September 2014

Five-Year Comprehensive Plan Report Implementation	
<p>Summary:</p> <p>Begin implementation of items and tasks identified in the Five-Year Comprehensive Plan Report.</p>	<p>Project Dates:</p>
Staff Assigned: P&DS Staff	Anticipated Completion: September 2014

Multi-Family & Mixed Use Zoning Districts	
<p>Summary:</p> <p>Create and adopt new zoning districts for Urban and Urban Mixed Use designations to implement these future land use and character designations identified in the Comprehensive Plan.</p>	<p>Project Dates:</p>
Staff Assigned: J. Prochazka	Anticipated Completion: Summer 2014

Walton Drive Commercial Overlay	
<p>Summary:</p> <p>Create and adopt a zoning overlay to address parking and other non-conformities for the commercial area at Walton Drive and Texas Avenue as identified in the Eastgate Neighborhood Plan.</p>	<p>Project Dates:</p> <p>12/11/13: Stakeholder meeting with property owners to introduce possible overlay concept. 5/15/14: Presentation at P&Z Workshop.</p>
Staff Assigned: J. Schubert	Anticipated Completion: Fall 2014

Wellborn Zoning Districts	
<p>Summary:</p> <p>Create and adopt new or modified zoning districts as identified in the Wellborn Community Plan.</p>	<p>Project Dates:</p>
Staff Assigned: P&DS Staff	Anticipated Completion: Fall 2014

Research and Education

College Station Population	
Summary: Overview of College Station's current population estimate and report on implications of exceeding the 100,000 mark.	Project Dates: 5/1/14: Presentation at P&Z Workshop.
Staff Assigned: M. Hester	Item Completed: May 2014

Easterwood Airport Master Plan	
Summary: Report on Easterwood Airport Master Plan and consideration of potential implications of any future plans for expansion.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Non-Residential Architecture Standards	
Summary: Review existing standards to evaluate if updates are needed to reflect current practices and allow more flexibility in design.	Project Dates: 6/19/14: Presentation at P&Z Workshop. 7/17/14: Discussion of proposed amendment review at P&Z Workshop. 10/2/14: Stakeholder engagement meetings at P&Z Workshop. 11/20/14: P&Z Workshop follow up discussion.
Staff Assigned: Jason Schubert	Anticipated Completion: Early 2015

Planning & Development Services Organizational Review Implementation	
Summary: Continue implementation of the review by completing identified policy discussions, ordinance revisions, and process and service improvements.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Recently-Adopted Zoning Districts	
Summary: Overview of the recently adopted zoning districts.	Project Dates: 4/17/14: Presentation at P&Z Workshop.
Staff Assigned: T. Rogers	Item Completed: April 2014

Review of Adopted Plans	
Summary: This item includes after action review of Northgate, BioCorridor, and Medical Districts, update on Water/Wastewater Master Plan, and update on implementation of adopted neighborhood and small area plans.	Project Dates: 6/5/14: Tour during P&Z Workshop to include sites in Northgate, BioCorridor, and Medical District.
Staff Assigned: P&DS Staff	Anticipated Completion:

Sign Regulations	
<p>Summary:</p> <p>Evaluate sign regulations related to electronic message boards.</p>	<p>Project Dates:</p> <p>5/12/14: Presentation at Council Workshop to receive direction from Council.</p> <p>7/3/14: P&Z unanimously recommended approval of proposed sign ordinance.</p> <p>7/24/14: Council adopted proposed ordinance.</p>
Staff Assigned: M. Hester/J. Schubert	Item Completed: July 2014

Transportation Planning	
<p>Summary:</p> <p>Update regarding Metropolitan Planning Organization (MPO) transportation planning initiatives.</p>	<p>Project Dates:</p> <p>11/6/14: Presentation in P&Z Workshop.</p>
Staff Assigned: D. Singh	Anticipated Completion:



Legislation Details (With Text)

File #: 14-650 **Version:** 1 **Name:** Item Updates
Type: Updates **Status:** Agenda Ready
File created: 8/27/2014 **In control:** Planning and Zoning Commission Workshop
On agenda: 9/4/2014 **Final action:**
Title: Presentation, possible action, and discussion regarding an update on the following items:
* A rezoning of approximately 2.6 acres located at 2315 and 2317 Texas Avenue South from GC (General Commercial) to R-4 (Multi-Family) and R-4 (Multi-Family). The Planning & Zoning Commission heard this item on July 17 and voted 7-0 to recommend approval. The City Council heard this item on August 14 and voted 7-0 to approve the request.
* An ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Restricted Suburban to Suburban Commercial for approximately 2.2 acres for the property located at 3751 Rock Prairie Road, generally located at the southwest corner of Holleman Drive South and Rock Prairie Road West. The Planning & Zoning Commission heard this item on August 7 and voted 6-0 to recommend approval. The City Council heard this item on August 25 and voted 7-0 to approve the request.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding an update on the following items:

* A rezoning of approximately 2.6 acres located at 2315 and 2317 Texas Avenue South from GC (General Commercial) to R-4 (Multi-Family) and R-4 (Multi-Family). The Planning & Zoning Commission heard this item on July 17 and voted 7-0 to recommend approval. The City Council heard this item on August 14 and voted 7-0 to approve the request.

* An ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Restricted Suburban to Suburban Commercial for approximately 2.2 acres for the property located at 3751 Rock Prairie Road, generally located at the southwest corner of Holleman Drive South and Rock Prairie Road West. The Planning & Zoning Commission heard this item on August 7 and voted 6-0 to recommend approval. The City Council heard this item on August 25 and voted 7-0 to approve the request.



Legislation Details (With Text)

File #: 14-653 **Version:** 1 **Name:** Calendar
Type: Updates **Status:** Agenda Ready
File created: 8/27/2014 **In control:** Planning and Zoning Commission Workshop
On agenda: 9/4/2014 **Final action:**
Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
* Thursday, September 11, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (Liaison - Warner)
* Thursday, September 18, 2014 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.

* Thursday, September 11, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison - Warner**)

* Thursday, September 18, 2014 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda Planning and Zoning Commission Regular

*The City Council may or may not attend the Planning & Zoning
Commission Regular Meeting.*

Thursday, September 4, 2014

7:00 PM

City Hall Council Chambers

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 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 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 14-643** Consideration, possible action, and discussion on Absence Requests from meetings.
*Bo Miles ~ September 4, 2014
*Rick Floyd ~ September 4 & 18, 2014

Attachments:

[Bo Miles - Absence Request](#)
[Rick Floyd - Absence Request](#)
[Rick Floyd - Absence Request](#)

- 4.2 14-652** Consideration, possible action, and discussion to approve meeting minutes.

* August 21, 2014 ~ Workshop

* August 21, 2014 ~ Regular

Attachments: [Workshop](#)
 [Regular](#)

4.3 14-651 Presentation, possible action, and discussion regarding a Final Plat for Creek Meadows Phase 2 Section 5 consisting of 26 single-family lots on approximately 7.764 acres located at 15726 Buffalo Creek Loop, generally located north of the intersection of Royder Road and Greens Prairie Trail in the Creek Meadows Subdivision. Case #14-00900043 (J. Bullock)

Attachments: [Staff Report](#)
 [Application](#)
 [Final Plat](#)

4.4 14-654 Presentation, possible action, and discussion regarding a Final Plat for Castlegate II Section 105 consisting of 40 single-family lots on approximately 8.6 located at 4200 Etonbury Avenue generally located south of William D. Fitch Parkway and east of FM 2154. Case #14-00900175 (J.Bullock)

Attachments: [Staff Report](#)
 [Application](#)
 [Final Plat](#)

4.5 14-657 Presentation, possible action, and discussion regarding a Final Plat for Duck Haven Subdivision Phase 6 consisting of three lots and one common area on approximately 10.021 acres located at 5200 Canvasback Cove, generally located southwest of Wellborn Road within the City's Extraterritorial Jurisdiction. Case# 14-00900153 (M. Bombek)

Attachments: [Staff Report](#)
 [Application](#)
 [Final Plat](#)

Regular Agenda

5. Consideration, possible action, and discussion on items removed from the Consent Agenda by Commission action.
6. **14-655** Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to GC

Commercial and OV Corridor Overlay for approximately 0.5 acres being the remainder of a called 0.5187 acre tract as described by a deed to the state of Texas recorded in volume 863, page 231 of the Official Records of Brazos County, Texas, generally located at 960 William D Fitch Pkwy, southwest corner of William D. Fitch Parkway and State Highway 6. Case #14-00900187 (J. Bullock) (Note: Final action on this item is scheduled for the September 22, 2014 City Council meeting - subject to change)

Attachments: [Staff Report](#)
 [Application](#)
 [Rezoning Map](#)

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

The Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion.

APPROVED

City Manager

Notice is hereby given that a Regular Meeting of the Planning & Zoning Commission of the City of College Station, Texas will be held on the _____ at 7:00 p.m. at the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this ___ day of _____ at 5:00 p.m.

City Secretary

I, the undersigned, do hereby certify that the above Notice of Meeting of the Governing Body of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on _____ at 5:00p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

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Legislation Details (With Text)

File #: 14-643 **Version:** 1 **Name:** Absence Requests
Type: Absence Request **Status:** Agenda Ready
File created: 8/25/2014 **In control:** Planning and Zoning Commission Regular
On agenda: 9/4/2014 **Final action:**

Title: Consideration, possible action, and discussion on Absence Requests from meetings.
*Bo Miles ~ September 4, 2014
*Rick Floyd ~ September 4 & 18, 2014

Sponsors:

Indexes:

Code sections:

Attachments: [Bo Miles - Absence Request](#)
[Rick Floyd - Absence Request](#)
[Rick Floyd - Absence Request](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion on Absence Requests from meetings.
*Bo Miles ~ September 4, 2014
*Rick Floyd ~ September 4 & 18, 2014



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Bo Miles

Request Submitted on 08/06/2014

I will not be in attendance at the meeting on 9/04/2014
for the reason specified: (Date)

Signature Bo Miles



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Rick Floyd

Request Submitted on 08/06/2014

I will not be in attendance at the meeting on 9/04/2014
for the reason specified: (Date)

Signature Rick Floyd



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Rick Floyd

Request Submitted on 08/06/2014

I will not be in attendance at the meeting on 9/18/2014
for the reason specified: (Date)

Signature Rick Floyd



Legislation Details (With Text)

File #: 14-652 **Version:** 1 **Name:** P&Z Minutes
Type: Minutes **Status:** Agenda Ready
File created: 8/27/2014 **In control:** Planning and Zoning Commission Regular
On agenda: 9/4/2014 **Final action:**
Title: Consideration, possible action, and discussion to approve meeting minutes.
* August 21, 2014 ~ Workshop
* August 21, 2014 ~ Regular

Sponsors:

Indexes:

Code sections:

Attachments: [Workshop](#)
[Regular](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion to approve meeting minutes.

* August 21, 2014 ~ Workshop
* August 21, 2014 ~ Regular

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
August 21, 2014, 6:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Bo Miles, Casey Oldham, Jerome Rektorik, Jane Kee, Jim Ross, and Rick Floyd

COMMISSIONERS ABSENT: Jodi Warner

CITY COUNCIL MEMBERS PRESENT: Steve Aldrich

CITY STAFF PRESENT: Lance Simms, Danielle Singh, Jason Schubert, Kevin Ferrer, Jessica Bullock, Jerry Cuaron, Mark Bombek, Rachel Lazo, Sherry Mashburn, John Haislet, Robin Cross, Jeremy Alderete, Amy Escocoe, and Brittany Caldwell

1. Call the meeting to order.

Chairman Miles called the meeting to order at 6:03 p.m.

2. Discussion of consent and regular agenda items.

There was general discussion regarding Consent Agenda Item 4.4 and Regular Agenda Item 6.

3. Presentation, possible action, and discussion regarding the status of items within the 2014 P&Z Plan.

There was no discussion regarding the 2014 P&Z Plan of Work.

4. Discussion of new development applications submitted to the City. New Development Link: www.cstx.gov/newdev

There was no discussion regarding new development applications submitted to the City.

5. Presentation, possible action, and discussion regarding Parliamentary Procedure. (Sherry Mashburn)

City Secretary Mashburn gave a presentation regarding Parliamentary Procedure.

There was general discussion amongst the Commission regarding the presentation.

First Assistant City Attorney Cross said that she would get back with the Commission regarding the process the City would like to follow when a Commissioner recuses or abstains from a vote.

6. Discussion regarding potential Planning & Zoning Commissioner attendance at the annual Texas APA Conference on October 15-18, 2014.

Director Simms stated that we would need to know which Commissioners would be attending the Conference by Friday, August 29th.

7. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
 - * Monday, August 25, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 5:30 p.m. and Regular 7:00 p.m. (Liaison - Ross)
 - * Thursday, September 4, 2014 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Chairman Miles said that he would be absent from the P&Z meeting on September 4th and Commissioner Kee would be chairing the meeting.

8. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks/Planning & Zoning Subcommittee, BioCorridor Board, BioCorridor Plan Process, 5-Year Comprehensive Plan Review Subcommittee, and Zoning District Subcommittee.

There was general discussion regarding the Comprehensive Plan Review 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.

There was no discussion regarding future agenda items.

10. Adjourn.

The meeting was adjourned at 7:08 p.m.

Approved:

Attest:

Bo Miles, Chairman
Planning & Zoning Commission

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
August 21, 2014, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Bo Miles, Casey Oldham, Jerome Rektorik, Jane Kee, Jim Ross, and Rick Floyd

COMMISSIONERS ABSENT: Jodi Warner

CITY COUNCIL MEMBERS PRESENT: Steve Aldrich

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Alan Gibbs, Danielle Singh, Jason Schubert, Erika Bridges, Kevin Ferrer, Jessica Bullock, Jerry Cuaron, Mark Bombek, Rachel Lazo, Robin Cross, Jeremy Alderete, Amy Escoe, and Brittany Caldwell

1. **Call Meeting to Order**

Chairman Miles called the meeting to order at 7:20 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

No citizens spoke.

4. **Consent Agenda**

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

- Jodi Warner ~ August 7 & 21, 2014

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

- August 7, 2014 ~ Workshop
- August 7, 2014 ~ Regular

4.3 Presentation, possible action, and discussion regarding a Final Plat for The Barracks II Subdivision Phase 201 consisting of 22 single-family lots on approximately 4.253 acres located at 500 Haynes Lane, generally located near Deacon Drive West between Holleman Drive South and Old Wellborn Road. **Case #13-00900123 (J. Cuarón)**

4.4 Presentation, possible action, and discussion regarding a Preliminary Plan for Equinox Subdivision consisting of 120 townhouse lots and 20 single-family lots on approximately 21.842 acres located at 3270 Rock Prairie Road West, more generally located west of the Buena Vida subdivision and south of the Barracks II Subdivision. **Case #14-00900164 (J. Schubert)**

Commissioner Ross motioned to approve Consent Agenda Items 4.1 – 4.4 with the revised minutes that were not included in the packet. Commissioner Rektorik 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 Subdivision Regulations Section 8-J 'Blocks' and a presentation, possible action, and discussion regarding a Preliminary Plan for Summit Crossing Subdivision Phase 2B consisting of 34 townhouse lots and one common area on approximately 4.773 acres located at 1742 Lonetree Drive, more generally located north of Harvey Road and east of the Crescent Pointe Subdivision. **Case #14-00900155 (J. Schubert)**

Principal Planner Schubert presented the waiver to block length and the Preliminary Plan and recommended approval.

There was general discussion amongst the Commission regarding the block length waiver of 439 feet for Buena Vista.

Rabon Metcalf, representative for David Scarmardo, approached the Commission due to the audio not working and reviewed a sketch of the property.

Commissioner Oldham motioned to approve the waiver request to block length along Buena Vista due to there being special conditions that would deprive the applicant of the reasonable use of his land, as there are drainage issues and the property to the west is already platted. Commissioner Rektorik seconded the motion, motion passed (6-0).

Commissioner Rektorik motioned to approve the Preliminary Plan. Commissioner Oldham seconded the motion, motion passed (6-0).

7. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, “Unified Development Ordinance,” Section 12-4.2, “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to E Estate for approximately 71 acres being all of the remainder of a 39.44-acre tract as described as Tract One and the remainder of a 29.29-acre tract as described as Tract Two by a deed of Joe & Janet Johnson Land & Investments, LP recorded in volume 7803, page 244, a 2.84-acre tract as described by a deed to Joe & Janet Johnson Land & Investments, LP recorded in volume 8017, page 273, and a 0.216-acre tract as described by a deed to Joe & Janet Johnson Land & Investments, LP recorded in volume 8317, page 62 of the Official Public Records of Brazos County, Texas, generally located at 8601 Rock Prairie Road. **Case #14-00900172 (J. Schubert) (Note: Final action on this item is scheduled for the September 11, 2014 City Council meeting - subject to change)**

Principal Planner Schubert presented the rezoning and recommended approval.

Commissioner Floyd asked about the various utility companies serving the development.

Chairman Miles opened the public hearing.

No one spoke during the public hearing.

Chairman Miles closed the public hearing.

Commissioner Oldham motioned to recommend approval of the rezoning. Commissioner Floyd seconded the motion.

Commissioner Kee questioned why a small piece property located off of Rock Prairie Road was not included in the development.

Joe Schultz, 2730 Longmire Drive, College Station, Texas, said that the developer was unable to acquire the property in order to have it included in the development.

The motion passed (6-0).

8. Adjourn.

The meeting was adjourned at 7:55 p.m.

Approved:

Bo Miles, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



Legislation Details (With Text)

File #: 14-651 **Version:** 1 **Name:** Creek Meadows Phase 2 Section 5 Final Plat
Type: Final Plat **Status:** Agenda Ready
File created: 8/27/2014 **In control:** Planning and Zoning Commission Regular
On agenda: 9/4/2014 **Final action:**

Title: Presentation, possible action, and discussion regarding a Final Plat for Creek Meadows Phase 2 Section 5 consisting of 26 single-family lots on approximately 7.764 acres located at 15726 Buffalo Creek Loop, generally located north of the intersection of Royder Road and Greens Prairie Trail in the Creek Meadows Subdivision. Case #14-00900043 (J. Bullock)

Sponsors:

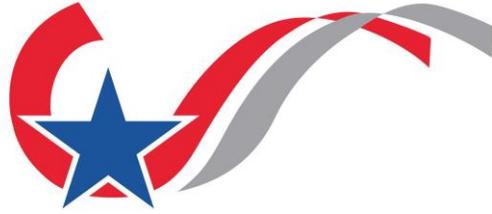
Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)
[Final Plat](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Final Plat for Creek Meadows Phase 2 Section 5 consisting of 26 single-family lots on approximately 7.764 acres located at 15726 Buffalo Creek Loop, generally located north of the intersection of Royder Road and Greens Prairie Trail in the Creek Meadows Subdivision. Case #14-00900043 (J. Bullock)



CITY OF COLLEGE STATION

FINAL PLAT
for
Creek Meadows Section 5 Phase 2
14-00900043

SCALE: 26 residential lots on approximately 7.8 acres

LOCATION: Generally located north of the intersection of Royder Road and Greens Prairie Trail in the Creek Meadows Subdivision.

ZONING: PDD Planned Development District

APPLICANT: Rabon Metcalf, RME Consulting Engineers

PROJECT MANAGER: Jessica Bullock, Staff Planner
jbullock@cstx.gov

RECOMMENDATION: Staff recommends approval of the Final Plat.



Case: 14-043
FINAL PLAT

CREEK MEADOWS, PH 2, SEC 5
15726 BUFFALO CREEK LOOP

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	March 2008
Zoning:	PDD Planned Development District
Preliminary Plat:	Master Plan approved in 2006. Subsequent Preliminary Plats have been revised in January 2008, September 2008, November 2008, and January 2009.
Site Development:	Vacant. Twenty-six residential lots are proposed, averaging 0.24 acres in size.

COMMENTS

Parkland Dedication:	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 proposed or required.
Greenways:	N/A
Pedestrian Connectivity:	This development was approved as a Master Plan in the ETJ. Therefore, no sidewalks are required; however, they have been provided throughout the Creek Meadows development.
Bicycle Connectivity:	This development was approved as a Master Plan in the ETJ. Therefore, no bicycle connectivity is proposed or required.
Impact Fees:	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.:	14-43
DATE SUBMITTED:	2-19-14
TIME:	3:10
STAFF:	RIZ

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 5, Phase Two

ADDRESS _____

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, LP (c/o Randy Lowry) E-mail Chrls@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 _____ and Page No. _____

Total Acreage 7.764 Total No. of Lots 26 R-O-W Acreage 1.497

Existing Use Vacant Proposed Use Single-Family Residential

Number of Lots By Zoning District 26 / PDD _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:
0.241 / 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 (if 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;">Total Linear Footage of Proposed Public:</p> <p><u>1232</u> Streets</p> <p><u>2474</u> Sidewalks</p> <p><u>1392</u> Sanitary Sewer Lines</p> <p><u>1317</u> Water Lines</p> <p><u> </u> Channels</p> <p><u>1540</u> Storm Sewers</p> <p><u> </u> Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p><u> </u> No. of acres to be dedicated + \$ <u> </u> development fee</p> <p><u> </u> No. of acres in floodplain</p> <p><u> </u> No. of acres in detention</p> <p><u> </u> No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p><u> </u> No. of SF Dwelling Units X \$ <u> </u> = \$ <u> </u></p> <p><u> </u> (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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

Signature and title

R. K. Lowery Jr., President
OF UNION Gas Corp, G.P.

Date 2/11/14

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, Not Applicable, certify to the following:

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

Engineer

Date

Additional certification for Floodway Encroachments:

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

Engineer

Date

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

Residential Structures:

D. I, Not Applicable, certify that all new construction or any substantial improvement of any residential structure shall have the lowest floor, including all utilities, ductwork and any basement, at an elevation at least one foot above the Base Flood Elevation. Required Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.

Engineer / Surveyor

Date

Commercial Structures:

E. I, Not Applicable, certify that all new construction or any substantial improvement of any commercial, industrial, or other non-residential structure are designed to have the lowest floor, including all utilities, ductwork and basements, elevated at least one foot above the Base Flood Elevation

Engineer / Surveyor

Date

OR

I, Not Applicable, certify that the structure with its attendant utility, ductwork, basement and sanitary facilities is designed to be flood-proofed so that the structure and utilities, ductwork, basement and sanitary facilities are designed to be watertight and impermeable to the intrusion of water in all areas below the Base Flood Elevation, and shall resist the structural loads and buoyancy effects from the hydrostatic and hydrodynamic conditions.

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

Engineer / Surveyor

Date

Conditions or comments as part of approval: _____

**FINAL PLAT 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.



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 0325E, MAY 16, 2012.
 - 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 ROOS UNLESS OTHERWISE NOTED.
 - RIGHT-OF-WAY DEDICATION OF ALL LOCAL STREET DEDICATION WILL CONSIST OF 1.497 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.
 - 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:**
- LOCATED ALONG THE REAR PROPERTY LINE OF LOTS 1-8, BLOCK 4 & LOT 1-7, BLOCK B & COMMON AREA "00".
- 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.
 - PRIVATE DRAINAGE & DETENTION EASEMENT:**
- THE PROPOSED DETENTION FACILITY "POND B" AND THE VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT FOR THIS DEVELOPMENT IS TEMPORARY AND WILL BE REVISED WITH FUTURE PHASES. THIS DETENTION FACILITY WILL BE COMPLETED WITH THE CONSTRUCTION OF SECTION 7, PHASE TWO.

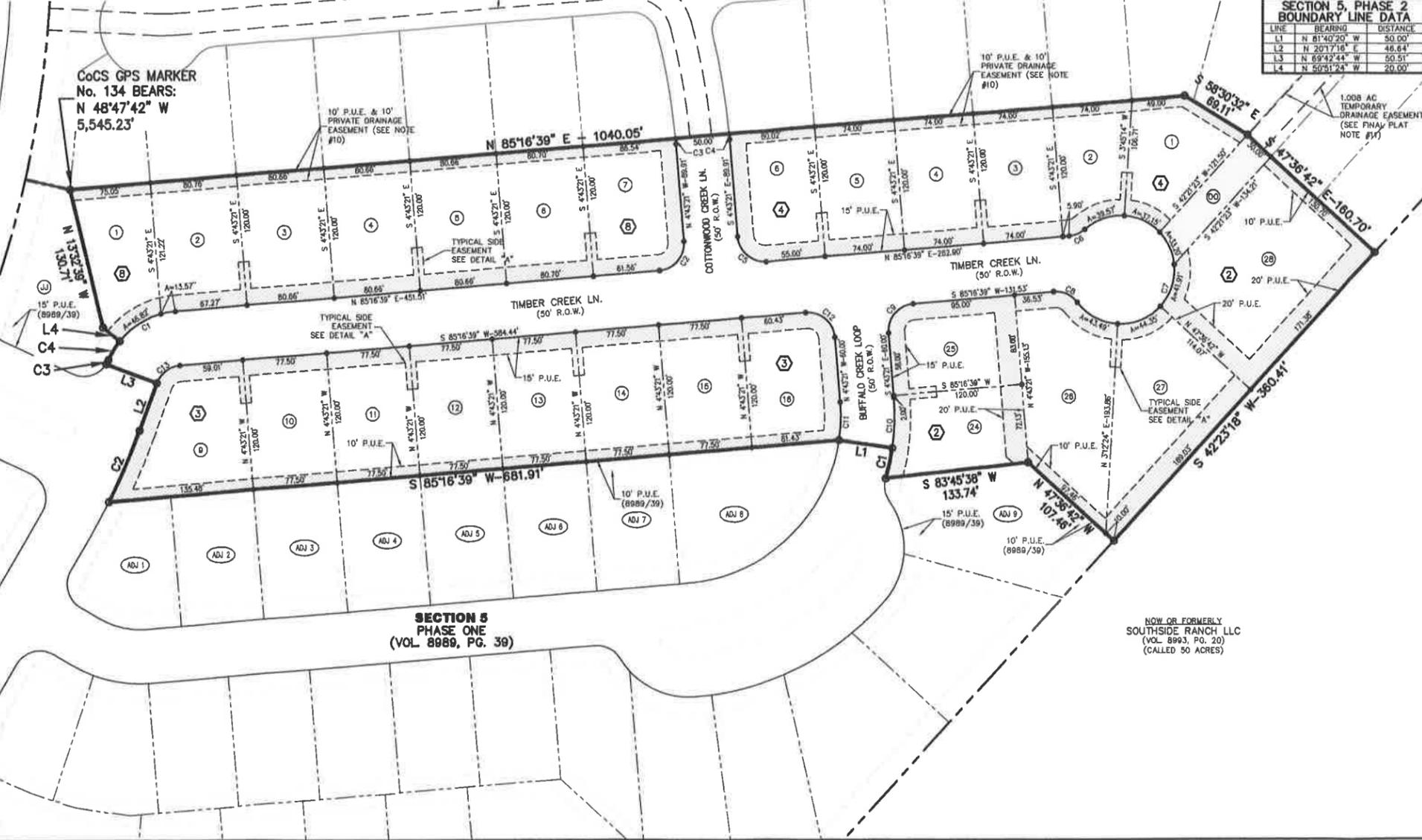
- HOMEOWNERS ASSOCIATION (HOA):**
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE PDD REZONING PER CITY ORDINANCE #3070. THEY ARE GENERALLY AS FOLLOWS:

	SINGLE-FAMILY	MULTI-FAMILY
FRONT	20'	15'
STREET SIDE	18'	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 CURBS 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.

ADJOINER INFORMATION:

- | | | | |
|--------|---|--------|--|
| ADJ #1 | WEBER CUSTOM HOMES, LLC
LOT B, BLOCK THREE
VOL. 11771, PG. 212 | ADJ #7 | HEATHER B. DAVIS
LOT 2, BLOCK THREE
VOL. 10382, PG. 115 |
| ADJ #2 | CREEK MEADOWS PARTNERS, LP
LOT 7, BLOCK THREE
VOL. 8989, PG. 39 | ADJ #8 | WILLIAM & PEGGY COCHRANE
LOT 1, BLOCK THREE
VOL. 11746, PG. 81 |
| ADJ #3 | ROBERT W. & ROBIN PARR
LOT 6, BLOCK THREE
VOL. 11368, PG. 111 | ADJ #9 | PAUL & JENNIFER BUCKNER
LOT 23, BLOCK TWO
VOL. 11373, PG. 216 |
| ADJ #4 | CREEK MEADOWS PARTNERS, LP
LOT 5, BLOCK THREE
VOL. 8989, PG. 39 | | |
| ADJ #5 | JEREMY & JESSICA RICHMOND
LOT 4, BLOCK THREE
VOL. 11495, PG. 60 | | |
| ADJ #6 | MARIA L. ROBINSON
LOT 3, BLOCK THREE
VOL. 9395, PG. 207 | | |



SECTION 5, PHASE 2 BOUNDARY CURVE DATA

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	205.00'	28.66'	8100.36"	N 121°58' E	28.64'
C2	608.78'	71.95'	6°46'17"	N 23°35'08" E	71.90'
C3	25.00'	4.40'	10°34'44"	N 28°58'56" E	4.39'
C4	75.00'	29.33'	15°22'52"	N 31°22'52" E	29.27'

SECTION 5, PHASE 2 INTERNAL CURVE DATA

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	75.00'	60.39'	46°08'03"	N 62°12'37" E	58.77'
C2	25.00'	39.27'	90°00'00"	N 40°16'39" E	35.36'
C3	575.00'	5.09'	0°30'27"	N 4°56'34" W	5.09'
C4	625.00'	5.09'	0°30'27"	S 4°57'21" E	5.09'
C5	25.00'	39.27'	90°00'00"	S 49°43'21" E	35.36'
C6	25.00'	16.09'	38°52'12"	N 68°30'33" E	15.91'
C7	50.00'	238.67'	274°58'20"	S 5°43'37" W	67.79'
C8	25.00'	25.21'	57°48'09"	N 65°50'17" W	24.15'
C9	25.00'	39.27'	90°00'00"	S 40°16'39" W	35.36'
C10	200.00'	46.69'	13°03'01"	S 148°10' W	46.69'
C11	155.00'	35.30'	13°03'01"	N 148°10' E	35.23'
C12	25.00'	39.27'	90°00'00"	N 49°32'11" W	35.36'
C13	25.00'	28.36'	64°28'22"	S 52°46'58" W	28.88'

SECTION 5, PHASE 2 BOUNDARY LINE DATA

LINE	BEARING	DISTANCE
L1	N 81°40'20" W	50.00'
L2	N 20°17'16" E	46.64'
L3	N 69°42'44" W	50.51'
L4	N 50°31'24" W	20.00'

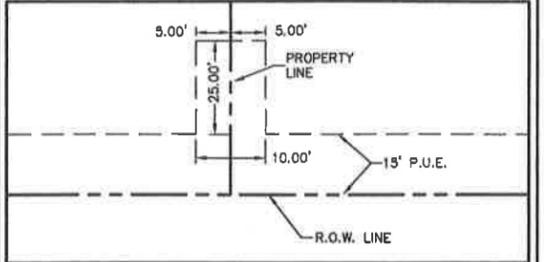


COMMON AREA TABLE

AREA LABEL	AREA (AC)	100% ENCUMBERED BY EASEMENT
00	0.087	PR.D.E./P.U.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
- ② BLOCK NUMBER
- ③ COMMON AREA
- P.U.E.
- COMMON AREA



TYP. DETAIL "A" SIDE EASEMENT
N.T.S.

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

FINAL PLAT OF CREEK MEADOWS SECTION 5, PHASE TWO
LOTS 24-28, BLOCK TWO, LOTS 9-16, BLOCK THREE
LOTS 1-8, BLOCK FOUR & LOTS 1-7, BLOCK EIGHT
0.087 ACRE COMMON AREA & 1.497 ACRE R.O.W. DEDICATION
TOTAL = 7.764 ACRES & 26 LOTS
SAMUEL DAVIDSON SURVEY, A-13
COLLEGE STATION, BRAZOS COUNTY, TEXAS

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

FILENAME: 0904F1A SCALE: 1"=60'
SUBMITTED DATE: 2/5/14
REVISIONS:
DRAWN BY: R.A.M.
CHECKED BY: BRAD KERR
FIELD BOOK: N/A PAGES: N/A
RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
260 - 0505

3800 SH No. 6 SOUTH, STE. 108G <77845>
POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842
EMAIL: civiil@rmengineer.com
OFFICE - (979) 764-0704
FAX - (979) 764-0704
TEXAS FIRM REGISTRATION No. F-4695

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

STATE OF TEXAS
COUNTY OF _____
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____.

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

Notary Public _____ County, State of 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 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 certificate of authentication was filed for record in my office on 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 COLLEGE STATION, TEXAS

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 certificate of authentication was filed for record in my office on 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 COLLEGE STATION, TEXAS

14-43
03/10/14
4:40
AJ

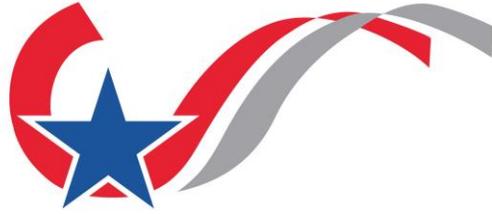


Legislation Details (With Text)

File #: 14-654 **Version:** 1 **Name:** Castlegate II Section 105 Final Plat
Type: Final Plat **Status:** Agenda Ready
File created: 8/27/2014 **In control:** Planning and Zoning Commission Regular
On agenda: 9/4/2014 **Final action:**
Title: Presentation, possible action, and discussion regarding a Final Plat for Castlegate II Section 105 consisting of 40 single-family lots on approximately 8.6 located at 4200 Etonbury Avenue generally located south of William D. Fitch Parkway and east of FM 2154. Case #14-00900175 (J.Bullock)
Sponsors:
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Final Plat](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Final Plat for Castlegate II Section 105 consisting of 40 single-family lots on approximately 8.6 located at 4200 Etonbury Avenue generally located south of William D. Fitch Parkway and east of FM 2154. Case #14-00900175 (J.Bullock)



CITY OF COLLEGE STATION

**FINAL PLAT
for
Castlegate II Section 105
14-00900175**

SCALE: 40 lots on approximately 8.6 acres

LOCATION: 4200 Etonbury Ave

ZONING: GS General Suburban

APPLICANT: Wallace Phillips IV, 3-D Development LLC

PROJECT MANAGER: Jessica Bullock, Staff Planner
jbullock@cstx.gov

RECOMMENDATION: Staff recommends approval of the Final Plat



FINAL PLAT
Case: 14-175

CASTLEGATE II SEC 105

DEVELOPMENT REVIEW



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:	Vacant

COMMENTS

Parkland Dedication:	Land dedication of 5.6 acres for neighborhood parks was provided with the first Final Plat of the Castlegate II subdivision and the developer has constructed neighborhood park improvements. Community Parkland dedication fees of \$25,000 (40 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.
Bicycle Connectivity:	Bike lanes will be provided on both sides of Etonbury Avenue.
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 approved Preliminary Plat and 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>K-175</u>
DATE SUBMITTED:	<u>7-11-14</u>
TIME:	<u>4:10</u>
STAFF:	<u>CD</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 105

ADDRESS Intersection of W. S. Phillips Parkway and Victoria Avenue

SPECIFIED LOCATION OF PROPOSED PLAT:
Northwest of Castlegate II Subdivision, Section 103

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 8.551 Total No. of Lots 40 R-O-W Acreage 2.39

Existing Use Agricultural - Vacant Proposed Use Single Family Residential

Number of Lots By Zoning District 40 / R1 / /

Average Acreage Of Each Residential Lot By Zoning District:

0.154 / 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

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;">Total Linear Footage of Proposed Public:</p> <p><u>1901</u> Streets</p> <p><u>2645</u> Sidewalks</p> <p><u>1415</u> Sanitary Sewer Lines</p> <p><u>1916</u> Water Lines</p> <p><u>-</u> Channels</p> <p><u>1140</u> Storm Sewers</p> <p><u>-</u> Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE: <u>PREVIOUSLY DEDICATED</u></p> <p><u> </u> No. of acres to be dedicated + \$ <u> </u> development fee</p> <p><u> </u> No. of acres in floodplain</p> <p><u> </u> No. of acres in detention</p> <p><u> </u> No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p><u> </u> No. of SF Dwelling Units X \$ <u> </u> = \$ <u> </u></p> <p><u> </u> (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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

Walter Dalgard IV
Signature and title

7-9-14
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.

_____ *Walter H. H. H.*
Property Owner(s)

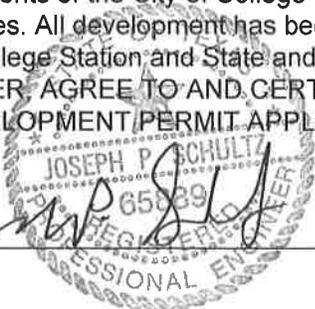
_____ *7-9-14*
Date

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.

_____ *Joseph P. Schult*
Engineer

_____ *7-10-14*
Date



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

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

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

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

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

Engineer

Date

Initial

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

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

B. I, _____, certify to the following:

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

Engineer

Date

Additional certification for Floodway Encroachments:

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

Engineer

Date

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

Residential Structures:

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

Engineer / Surveyor

Date

Commercial Structures:

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

Engineer / Surveyor

Date

OR

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

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

Engineer / Surveyor

Date

Conditions or comments as part of approval: _____

**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 | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Alleys. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Easements. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | A number or letter to identify each lot or site and each block (numbered sequentially). |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 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.

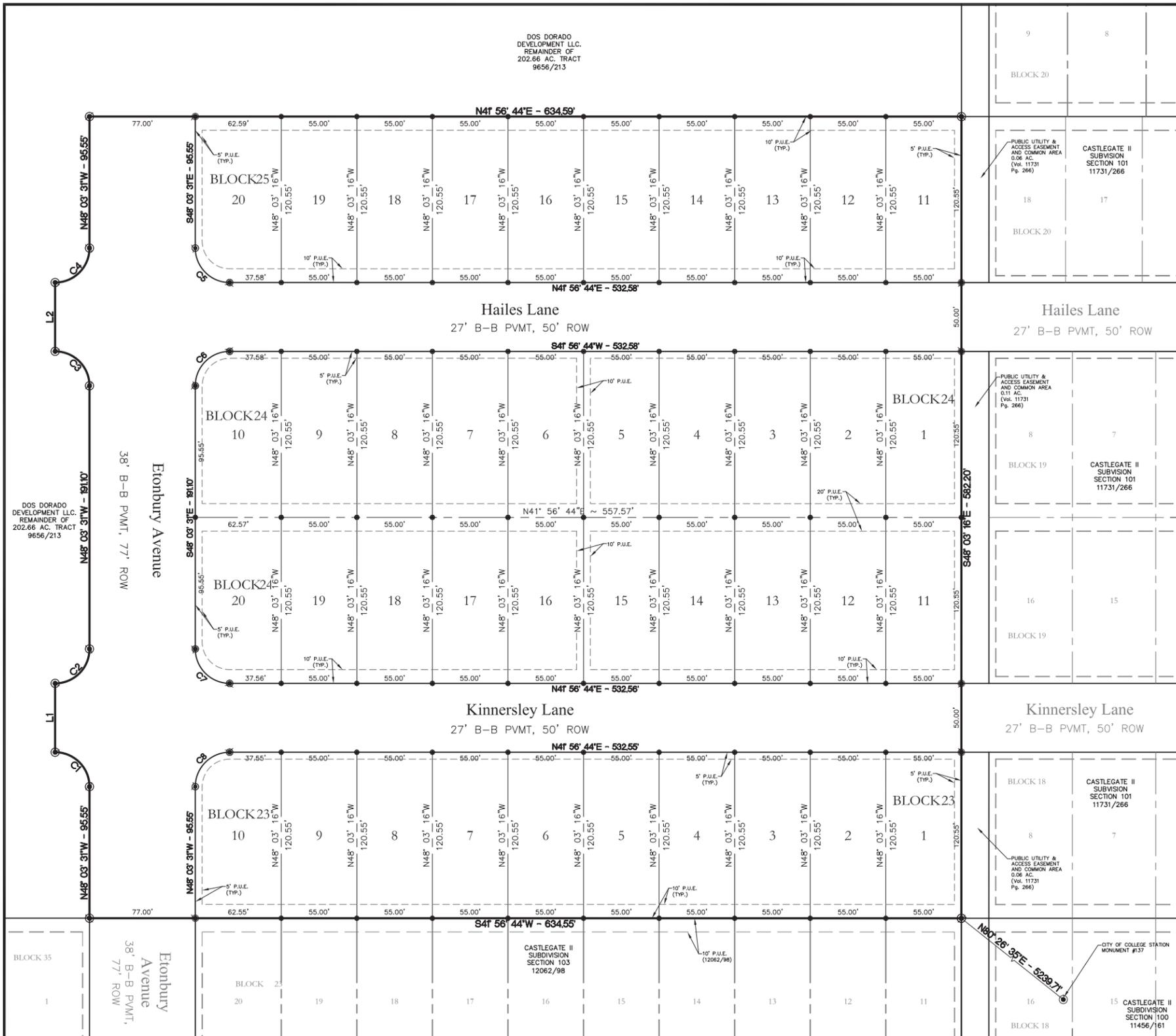
Are there impact fees associated with this development? Yes No
 Impact fees must be paid prior to building permit.

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

DOS DORADO
DEVELOPMENT LLC.
REMAINDER OF
202.66 AC. TRACT
9656/213



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 DEVELOPMENT, LLC RECORDED IN VOLUME 9656, PAGE 213 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

COMMENCING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID REMAINDER OF 202.66 ACRE TRACT DESCRIBED AS TRACT 7 BY A DEED TO CHESTER BROWN RECORDED IN VOLUME 3413, PAGE 228 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE WEST CORNER OF SAID REMAINDER OF 202.66 ACRE TRACT AND THE NORTH CORNER OF THE REMAINDER OF A CALLED 101.322 ACRE TRACT DESCRIBED AS EXHIBIT "B" BY A DEED TO ESTER JANE GRANT RECORDED IN VOLUME 4027, PAGE 29 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/2 INCH IRON ROD FOUND MARKING THE ORIGINAL NORTH CORNER OF SAID 202.66 ACRE TRACT BEARS S 41° 50' 47" E FOR A DISTANCE OF 216.55 FEET AND ANOTHER 1/2 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID REMAINDER OF 202.655 ACRE TRACT AND SAID REMAINDER OF 101.322 ACRE TRACT BEARS S 48° 07' 24" E FOR A DISTANCE OF 208.83 FEET.

THENCE: N 20° 25' 18" E THROUGH SAID REMAINDER OF 202.655 ACRE TRACT FOR A DISTANCE OF 1542.76 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF CASTLEGATE II SUBDIVISION, SECTION 106, ACCORDING TO THE PLAT RECORDED IN VOLUME 11456, PAGE 161 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT.

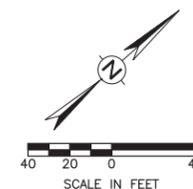
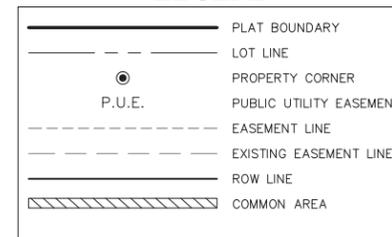
THENCE: THROUGH SAID REMAINDER OF 202.655 ACRE TRACT FOR THE FOLLOWING CALLS:

- S 41° 50' 47" W FOR A DISTANCE OF 634.55 FEET TO A FUTURE SOUTHWEST LINE OF ETONBURY AVENUE.
- N 48° 07' 31" W ALONG SAID FUTURE RIGHT-OF-WAY OF ETONBURY AVENUE FOR A DISTANCE OF 95.55 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° 50' 37" W - 35.35 FEET) TO THE END OF SAID CURVE.
- N 48° 07' 47" W ACROSS THE EXTENSION OF THE RIGHT-OF-WAY OF KINNERSLEY LANE (50' R.O.W.) 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' 10" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS N 03° 07' 23" W - 35.36 FEET) TO THE END OF SAID CURVE.
- N 48° 07' 31" W ALONG SAID FUTURE RIGHT-OF-WAY 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° 50' 37" W - 35.35 FEET) TO THE END OF SAID CURVE.
- N 48° 07' 47" W ACROSS THE EXTENSION OF THE RIGHT-OF-WAY OF HAILES LANE (50' R.O.W.) 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' 10" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS N 03° 07' 23" W - 35.36 FEET) TO THE END OF SAID CURVE.
- N 48° 07' 31" W ALONG SAID FUTURE RIGHT-OF-WAY OF ETONBURY AVENUE FOR A DISTANCE OF 95.55 FEET.
- N 41° 50' 44" E FOR A DISTANCE OF 634.59 FEET.
- S 48° 07' 16" E FOR A DISTANCE OF 582.20 FEET TO THE POINT OF BEGINNING CONTAINING 8.551 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

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 GS - GENERAL SUBURBAN.
- 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.

LEGEND



LINE TABLE	
LINE #	LENGTH
L1	50.00'
L2	50.00'

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	39.27'	25.00'	88°59'44"	25.00'	35.35'
C2	39.27'	25.00'	09°00'10"	25.00'	35.36'
C3	39.27'	25.00'	08°59'44"	25.00'	35.36'
C4	39.27'	25.00'	09°00'10"	25.00'	35.36'
C5	39.27'	25.00'	08°59'44"	25.00'	35.36'
C6	39.27'	25.00'	09°00'10"	25.00'	35.36'
C7	39.27'	25.00'	08°59'44"	25.00'	35.36'
C8	39.27'	25.00'	09°00'10"	25.00'	35.36'

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.

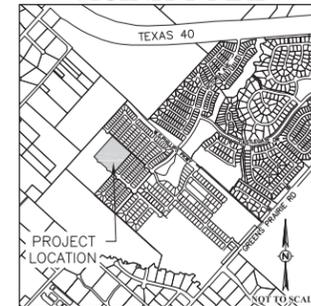
City Engineer

CERTIFICATE 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

VICINITY MAP



FINAL PLAT
CASTLEGATE II SUBDIVISION
SECTION 105
8.551 ACRES
ROBERT STEVENSON LEAGUE, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS
40 LOTS

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

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 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 _____.

County Clerk
Brazos County, Texas

OWNER/DEVELOPER:

3-D Development
4400 Castlegate Drive
College Station, TX 77845
(979) 690-7250

SURVEYOR:

Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

SCALE 1" = 40'
July, 2014

ENGINEER:

Schultz Engineering, LLC
TBPE NO. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77945
...
(979) 764-3900

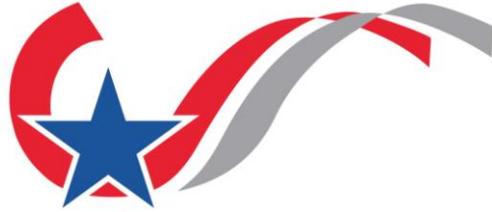


Legislation Details (With Text)

File #: 14-657 **Version:** 1 **Name:** Duck Haven Phase 6 Final Plat
Type: Final Plat **Status:** Agenda Ready
File created: 8/27/2014 **In control:** Planning and Zoning Commission Regular
On agenda: 9/4/2014 **Final action:**
Title: Presentation, possible action, and discussion regarding a Final Plat for Duck Haven Subdivision Phase 6 consisting of three lots and one common area on approximately 10.021 acres located at 5200 Canvasback Cove, generally located southwest of Wellborn Road within the City's Extraterritorial Jurisdiction. Case# 14-00900153 (M. Bombek)
Sponsors: Mark Bombek
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Final Plat](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Final Plat for Duck Haven Subdivision Phase 6 consisting of three lots and one common area on approximately 10.021 acres located at 5200 Canvasback Cove, generally located southwest of Wellborn Road within the City's Extraterritorial Jurisdiction. Case# 14-00900153 (M. Bombek)



CITY OF COLLEGE STATION

**FINAL PLAT
for
Duck Haven Phase 6
14-00900153**

SCALE: Three residential lots and one HOA lot on approximately 10 acres

LOCATION: Generally located southwest of the intersection of Wellborn Road and Drake Drive in the City's ETJ (Extraterritorial Jurisdiction).

ZONING: N/A (ETJ)

APPLICANT: Travis Martinek, Clarke & Wyndham, Inc.

PROJECT MANAGER: Mark Bombek, Staff Planner
mbombek@cstx.gov

RECOMMENDATION: Staff recommends approval of the Final Plat.



DEVELOPMENT REVIEW

DUCK HAVEN PHASE 6

Case: 14-153

FINAL PLAT

DEVELOPMENT HISTORY

Annexation:	N/A (ETJ)
Zoning:	N/A (ETJ)
Platting:	A portion of the phase was originally platted as part of phase two in August 2005, which was later vacated in February 2007. The Phase 6 Preliminary Plan was approved in March 2014.
Site development:	Vacant. Three residential lots and one HOA lot are proposed with this phase, ranging in size from 1.02 acres to 6.06 acres.

COMMENTS

Parkland Dedication:	This development was approved as a Master Plan in the ETJ prior to parkland dedication requirements being applicable in the ETJ; therefore, no parkland dedication is required.
Greenways:	No greenway dedication is proposed or required.
Pedestrian Connectivity:	This tract is located in the ETJ and no specific facilities for pedestrian connectivity are proposed or required.
Bicycle Connectivity:	This tract is located in the ETJ and no specific facilities for bicycle connectivity are proposed or required.
Impact Fees:	N/A

REVIEW CRITERIA

- 1. Compliance with Comprehensive Plan and Unified Development Ordinance:** The subject property is classified as Rural on the Comprehensive Land Use Plan. While the subject property is being developed as a subdivision, the City does not have zoning or land use authority in the Extraterritorial Jurisdiction.
- 2. Compliance with Subdivision Regulations:** The Final Plat complies with the applicable Subdivision Regulations contained in the Unified Development Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>14-183</u>
DATE SUBMITTED:	<u>06/17/14</u>
TIME:	<u>9:45</u>
STAFF:	<u>AJ</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.
- Six (6) 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 Duck Haven Phase 6

ADDRESS South of Retriever Run

SPECIFIED LOCATION OF PROPOSED PLAT:

South of Retriever Run

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

ARCHITECT OR ENGINEER'S INFORMATION:

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

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

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

Total Acreage 10.021 Total No. of Lots 3 R-O-W Acreage 0.494

Existing Use Vacant Proposed Use Single-Family 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 0.000

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

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

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

Yes

No

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

Project Name: Duck Haven

City Project Number (if known): Unknown

Date / Timeframe when submitted: 2000

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

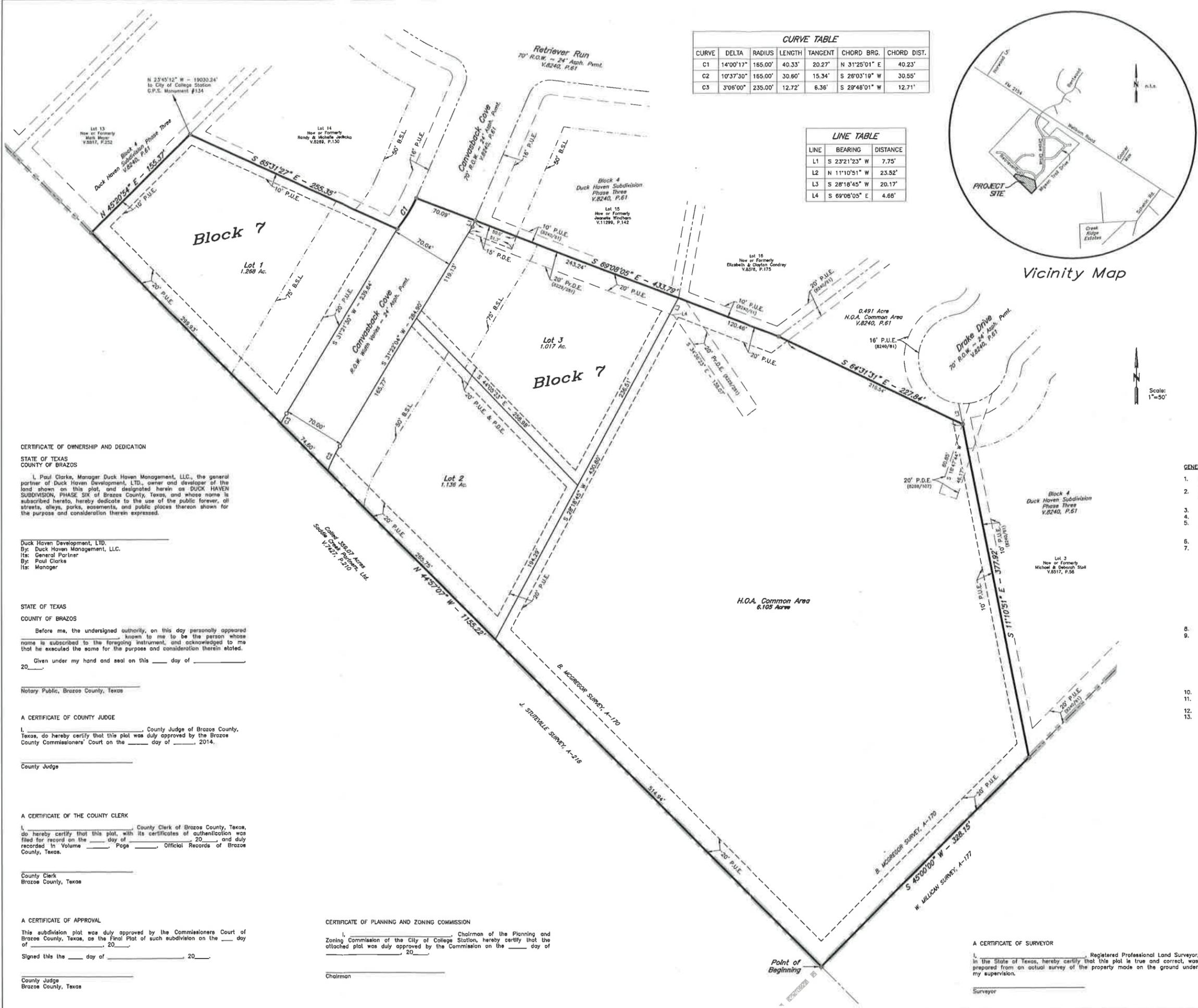
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from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

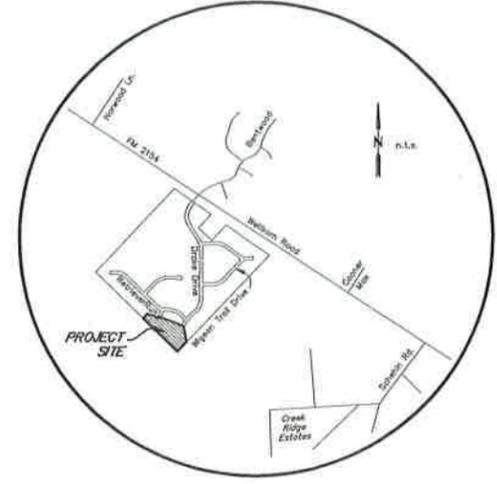
8/17/14

 Date



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	14°00'17"	165.00'	40.33'	20.27'	N 31°25'01" E	40.23'
C2	10°37'30"	165.00'	30.60'	15.34'	S 26°03'19" W	30.55'
C3	3°06'00"	235.00'	12.72'	6.36'	S 28°48'01" W	12.71'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 23°21'23" W	7.75'
L2	N 11°10'51" W	23.52'
L3	S 28°18'45" W	20.17'
L4	S 69°08'05" E	4.66'



Vicinity Map

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the B. Mcgregor Survey, Abstract No. 170 in Brazos County, Texas and being part of the called 188.04 acre tract described in the deed from Thousand Oaks Development Co., Joint Venture to Duck Haven, Ltd. as recorded in Volume 4011, Page 142 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the south corner of the called 188.04 acre tract, a west corner of the called 458.752 acre tract, described in Volume 11389, Page 265 (O.R.B.C.) and being in the northeast line of the called 359.07 acre John A. Malley and Jennifer B. Todd tract described in Volume 7427, Page 210 (O.R.B.C.), said iron rod also being at or near the south corner of the said B. Mcgregor Survey, A-170 and the east corner of the J. Stutville Survey, A-216 and being in the northwest line of the W. Millican Survey, A-177;

THENCE: N 44° 57' 07" W along the common line of the called 188.04 acre tract and the called 359.07 acre tract and generally along the common line of the said B. Mcgregor Survey, A-170 and J. Stutville Survey, A-216 for a distance of 1155.22 feet to a found 1/2-inch iron rod marking the south corner of Lot 13, Block 4, DUCK HAVEN SUBDIVISION, PHASE THREE as recorded in Volume 8240, Page 61 (O.R.B.C.);

THENCE: along the southerly lines of said DUCK HAVEN SUBDIVISION, PHASE THREE for the following six (6) calls:

- 1) N 45° 20' 54" E for a distance of 155.37 feet to a found 1/2-inch iron rod for corner,
 - 2) S 65° 31' 27" E for a distance of 255.35 feet to a found 1/2-inch iron rod for corner,
 - 3) 40.33 feet in a right direction along the arc of a curve having a central angle of 14° 00' 17", a radius of 165.00 feet, a tangent of 20.27 feet and a long chord bearing N 31° 25' 01" E at a distance of 40.23 feet for corner;
 - 4) S 69° 08' 05" E for a distance of 433.79 feet to a found 1/2-inch iron rod for corner,
 - 5) S 64° 31' 31" E for a distance of 227.84 feet to a found 1/2-inch iron rod for corner,
 - 6) S 11° 10' 51" E for a distance of 377.92 feet to a found 1/2-inch iron rod for corner,
- THENCE: S 45° 00' 00" W for a distance of 328.15 feet to the POINT OF BEGINNING and containing 10.021 acres of land, more or less.

Scale: 1"=50'

GENERAL NOTES:

1. BASIS OF BEARINGS is the monumented southwest line of the Duck Haven Ltd. called 188.04 acre tract recorded in Volume 4011, Page 142, with a record bearing of N 44°57'07" W.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804100375E, Map Revised May 15, 2012, this property is not located in a Special Flood Hazard Area.
3. There is a 20' Public Utility Easement centered on all interior lot lines.
4. There is a 20' Side Setback and a 50' Front Setback as established by Deed Restrictions.
5. Front, Rear and Side Setbacks shall conform to the Specifications of Subdivision Plots as established by the Commissioners' Court, Brazos County, Texas, for subdivisions situated outside the boundaries of any incorporated town or city in Brazos County, Texas.
6. All Private Drainage Easements shall be owned and maintained by the Homeowners Association.
7. All lots shall have individual On-Site Sewage Facilities (OSSF) that must comply with Brazos County Health Department Regulations as follows:
 - a.) All lots served by an OSSF must comply with county and state regulations. No OSSF may be installed on any lot without the issuance of an "authorization to construct" issued by the Brazos County Health Department under the provisions of the Private Sewage Facility Regulations adopted by the Commissioners Court of Brazos County, pursuant to the provisions of section 21.084 of the Texas Water Code. No OSSF drain field is to encroach on the 100-foot sanitary zone of private water wells or 150 feet of public water wells.
 - b.) All lots will be required to have a site/soil evaluation on file with the Brazos County Health Department before on-site sewage facility may be constructed.
 - c.) On-site sewage facility disposal areas shall not encroach the 100 foot or the 150 foot sanitary zone of a private or public well, respectively.
8. Wellborn Special Utility District will provide water service for the subdivision.
9. 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
 - ⊙ - PK Nail Control Monuments set in c of asphalt pavement for reference
10. Existing land use: Vacant/Agricultural
11. Proposed land use: Rural Residential Development with lots greater than one (1) acre.
12. Total Lots: 3 lots Average Lot Size: 1.1 Acres
13. This Subdivision is located within the College Station Independent School District.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Paul Clarke, Manager Duck Haven Management, LLC, the general partner of Duck Haven Development, LTD., owner and developer of the land shown on this plat, and designated herein as DUCK HAVEN SUBDIVISION, PHASE SIX of Brazos County, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever, all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

Duck Haven Development, LTD.
 By: Duck Haven Management, LLC.
 Its: General Partner
 By: Paul Clarke
 Its: Manager

STATE OF TEXAS
 COUNTY OF BRAZOS

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

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

Notary Public, Brazos County, Texas

A CERTIFICATE OF COUNTY JUDGE

I, _____ County Judge of Brazos County, Texas, do hereby certify that this plat was duly approved by the Brazos County Commissioners' Court on the ____ day of _____, 2014.

County Judge

A CERTIFICATE OF THE COUNTY CLERK

I, _____ County Clerk of Brazos County, Texas, do hereby certify that this plat, with its certificates of authentication was filed for record on the ____ day of _____, 20____, and duly recorded in Volume ____ Page ____ Official Records of Brazos County, Texas.

County Clerk
 Brazos County, Texas

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

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

Chairman

A CERTIFICATE OF SURVEYOR

I, _____ Registered Professional Land Surveyor, in the State of Texas, hereby certify that this plat is true and correct, was prepared from an actual survey of the property made on the ground under my supervision.

Surveyor

FINAL PLAT

DUCK HAVEN
SUBDIVISION
PHASE SIX

10.021 ACRES
 LOTS 1-3, BLOCK 7
 B. MCGREGOR SURVEY, A-170
 BRAZOS COUNTY, TEXAS

MAY, 2014
 SCALE: 1"=50'

DATED: Duck Haven Development, Ltd.
 3608 E. 29th Street
 Bryan, TX 77802
 (979) 846-4384

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

14.15
7.84
10.30
80



Legislation Details (With Text)

File #: 14-655 **Version:** 1 **Name:** CapRock Crossing Rezoning

Type: Rezoning **Status:** Agenda Ready

File created: 8/27/2014 **In control:** Planning and Zoning Commission Regular

On agenda: 9/4/2014 **Final action:**

Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to GC Commercial and OV Corridor Overlay for approximately 0.5 acres being the remainder of a called 0.5187 acre tract as described by a deed to the state of Texas recorded in volume 863, page 231 of the Official Records of Brazos County, Texas, generally located at 960 William D Fitch Pkwy, southwest corner of William D. Fitch Parkway and State Highway 6. Case #14-00900187 (J. Bullock) (Note: Final action on this item is scheduled for the September 22, 2014 City Council meeting - subject to change)

Sponsors:

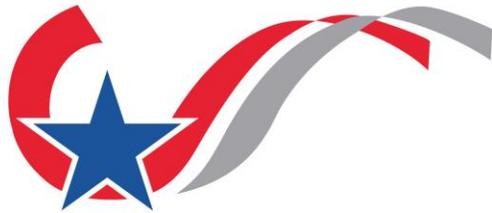
Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)
[Rezoning Map](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to GC Commercial and OV Corridor Overlay for approximately 0.5 acres being the remainder of a called 0.5187 acre tract as described by a deed to the state of Texas recorded in volume 863, page 231 of the Official Records of Brazos County, Texas, generally located at 960 William D Fitch Parkway, southwest corner of William D. Fitch Parkway and State Highway 6 South. Case #14-00900187 (J. Bullock) (Note: Final action on this item is scheduled for the September 22, 2014 City Council meeting - subject to change)



CITY OF COLLEGE STATION

REZONING REQUEST FOR CAPROCK CROSSING 14-00900187

REQUEST: R Rural to GC General Commercial and OV Corridor Overlay

SCALE: Approximately 0.5 acres

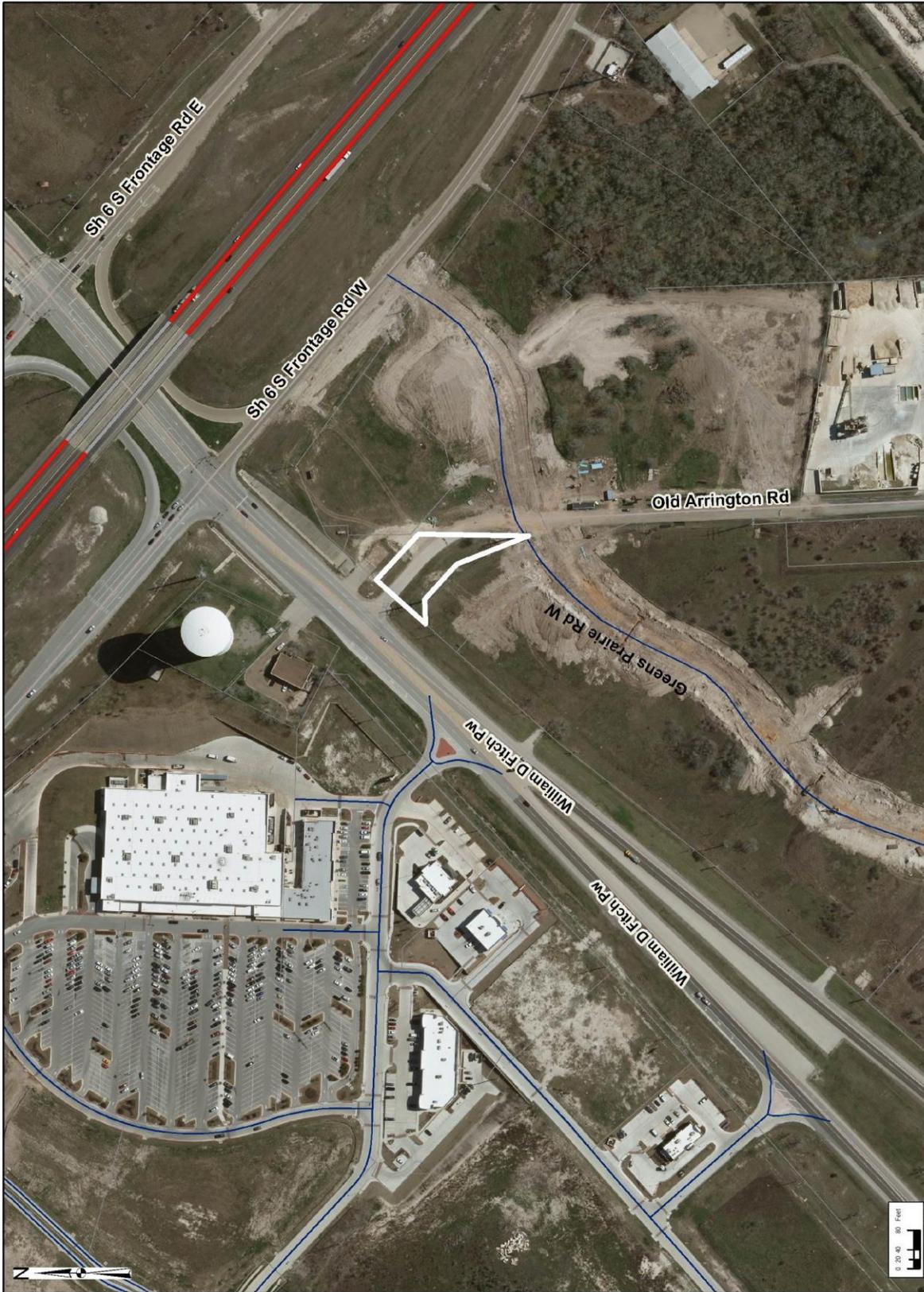
LOCATION: 960 William D Fitch Parkway, generally located at the southwest corner of William D Fitch Parkway (State Highway 40) and State Highway 6 South.

APPLICANT: Jesse Durden, CapRock Texas

PROJECT MANAGER: Jessica Bullock, Staff Planner
jbullock@cstx.gov

REQUEST OVERVIEW: This rezoning will allow for a continuous GC General Commercial and OV Corridor Overlay Zoning in this area fronting William D Fitch Parkway that was Old Arrington Rd.

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



REZONING

Case: 14-187

CAPROCK CROSSING

DEVELOPMENT REVIEW



NOTIFICATIONS

Advertised Commission Hearing Date: September 4, 2014
Advertised Council Hearing Dates: September 22, 2014

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

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

ADJACENT LAND USES

Direction	Comprehensive	Zoning	Land Use
North (Across William D. Fitch Parkway)	Urban, Growth Area II	GC General Commercial, OV Corridor Overlay	Tower Point Subdivision
South	Urban, Growth Area II	GC General Commercial, OV Corridor Overlay	Vacant
East	Urban, Growth Area II	GC General Commercial, OV Corridor Overlay	Retail
West	Urban, Growth Area II	GC General Commercial, OV Corridor Overlay	Medical Clinic

DEVELOPMENT HISTORY

Annexation: December 1993
Zoning: AO Agricultural Open (upon annexation)
OV Corridor Overlay in June 2004
AO Agricultural Open renamed R Rural (September 2013)
Final Plat: Unplatted
Site development: The subject tract was developed as a portion of Old Arrington Road.

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject parcel and surrounding parcels are shown on the Comprehensive Future Land Use and Character Map and Concept Map as Urban in Growth Area II which allows for intense land use activities including general commercial activities. GC General Commercial is appropriate for this land use designation.
- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The rezoning request to GC General Commercial with OV Corridor Overlay is compatible with existing zoning of the surrounding properties.

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 property is located near the intersection of William D Fitch Parkway and State Highway 6 South making it suitable for commercial use.
4. **Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** Due to the abandonment of this portion of Old Arrington Road, the subject tract remains zoned R Rural which is not beneficial for future development.
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:** With the existing zoning of the subject property being R Rural, the property is not marketable as it is surrounded by GC General Commercial properties.
6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** There are existing 12-inch and 16-inch water mains available to serve this property. There is also an existing 6-inch sanitary sewer line which may provide service to the site. Existing infrastructure with proposed modifications appear to be adequate for the proposed use. Access to the site will be via Public Ways that provide access to William D. Fitch Parkway, State Highway 6 South and Arrington Road. Drainage is mainly to the south within the Alum Creek Drainage Basin. Drainage and any other infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. The property is not within FEMA designated floodplain. A portion of the property is located in the Alum Creek Sewer Impact Fee Area (97-02B). Currently, the Impact Fee for this area is \$44.71 per Living Unit Equivalent.

STAFF RECOMMENDATION

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

SUPPORTING MATERIALS

1. Application
2. Rezoning map



FOR OFFICE USE ONLY	
CASE NO.:	<u>141187</u>
DATE SUBMITTED:	<u>7.31.14</u>
TIME:	<u>2:07</u>
STAFF:	<u>SO</u>

ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:

TIA
Met by
CapRock
Crossing
Subdivision

- \$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 NA

NAME OF PROJECT CAPRock Crossing

ADDRESS UNAddressed

LEGAL DESCRIPTION (Lot, Block, Subdivision) See attached exhibit A

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

TOTAL ACREAGE 0.48 Ac

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

Name CAPRock Texas E-mail Jesse.Durden@CapRockTX.com

Street Address P.O. Box 54

City Wellborn State TX Zip Code 77881

Phone Number (979) 492-0429 Fax Number (979) 314-7606

PROPERTY OWNER'S INFORMATION:

Name Brazos Texas Land Development E-mail Jesse.Durden@CapRockTX.com

Street Address P.O. Box 54

City Wellborn State TX Zip Code 77881

Phone Number (979) 492-0429 Fax Number (979) 314-7606

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

Name Schultz Engineering E-mail Deven@Schultzengineeringllc.com
Street Address 2730 Congmire Dr Suite A
City College Station State TX Zip Code 77845
Phone Number (979) 764-3900 Fax Number (979) -

This property was conveyed to owner by deed dated June 21, 2013 and recorded in Volume _____, Page _____ of the Brazos County Official Records.

Existing Zoning AO-Agriculture open Proposed Zoning General Commercial-overlay
Present Use of Property Vacant
Proposed Use of Property Commercial land Vacant

REZONING SUPPORTING INFORMATION

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

Track is surrounded by rapidly developing Tracks

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 with the Comprehensive Plan.

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?

This will bring the ⁿ track in conformation with adjacent tracks.
Subject

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

The property is Ideal for Commercial use.

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

The land has developed beyond agricultural uses.

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

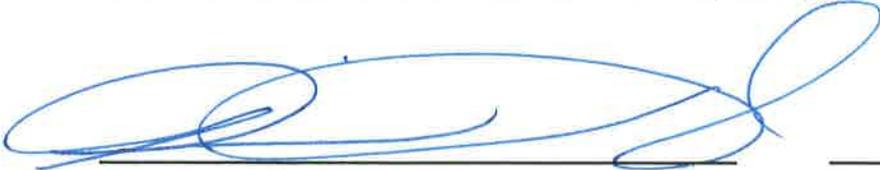
The property is unmarketable with the current AO zoning.

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

~~Zoning Change~~

Zoning Change further helps the development of CapRock Crossings.

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

SAM ISMAIL, DIRECTOR

7/31/14

Date

