



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, October 2, 2014

4:00 PM

City Hall Council Chambers

1. Call the meeting to order.
2. **14-739** Public hearing, presentations, possible action, and discussion regarding public input on potential revisions to the City's Non-Residential Architectural Standards. (J. Schubert)
3. Discussion of consent and regular agenda items.
4. **14-728** Discussion of Minor and Amending plats approved by Staff.
*Final Plat ~ Minor Plat ~ Caprock Crossing Lots 1A-R and 3R, Block 3 Case # 14-00900161 (M. Hitchcock)
5. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev
6. **14-738** 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](#)

7. **14-726** Presentation, possible action, and discussion regarding an update on the following item:
* A rezoning of approximately 0.5 acres located at 960 William D. Fitch Parkway from R Rural to GC General Commercial and OV Corridor Overlay. The Planning & Zoning Commission heard this item on September 4 and voted 5-0 to recommend approval. The City Council heard this item on September 22 and voted 7-0 to approve the request.
8. **14-727** Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
* Thursday, October 9, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
* Monday, October 20, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
* Thursday, November 6, 2014 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

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

11. 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 October 2, 2014 at 4:00 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 26th day of September 2014 at 5:00 p.m.

City Secretary

I, undersigned, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of College Station, Texas is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on September 26, 2014 at 5:00 p.m. and remained so posted continuously for at least 72 hours preceding 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 #: 14-739 **Version:** 1 **Name:** NRA Stakeholder
Type: Report **Status:** Agenda Ready
File created: 9/24/2014 **In control:** Planning and Zoning Commission Workshop
On agenda: 10/2/2014 **Final action:**
Title: Public hearing, presentations, possible action, and discussion regarding public input on potential revisions to the City's Non-Residential Architectural Standards. (J. Schubert)

Sponsors:

Indexes:

Code sections:

Attachments: [Memo to P&Z](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentations, possible action, and discussion regarding public input on potential revisions to the City's Non-Residential Architectural Standards. (J. Schubert)



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

MEMORANDUM

October 2, 2014

TO: Members of the Planning & Zoning Commission
FROM: Jason Schubert, AICP, Principal Planner
SUBJECT: Non-Residential Architectural Standards Stakeholder Input Workshop Sessions

Item: Public hearing, presentations, possible action, and discussion regarding public input on potential revisions to the City's Non-Residential Architectural Standards.

Summary: This item is part of the 2014 P&Z Plan of Work to review and evaluate the City's Non-Residential Architectural Standards for possible update and revision. Staff presented an overview of the existing standards at the June 19th Commission Workshop meeting and sought direction regarding the appropriate approach to make the revisions at the July 17th Commission Workshop meeting.

This item is to hold stakeholder engagement workshop sessions at the beginning of the effort to seek input on possible revisions to pursue from different community interests. Email invitations were sent to three different stakeholder groups intended to begin at the following time slots:

- 4pm: Architects and other building design professionals;
- 5pm: Commercial and development interests, brokers, and other design professionals; &
- 6pm: Community, neighborhood, and other parties.

Stakeholders are not limited to speak only during their invited time slot but may offer public comment during the time that they are in attendance. Staff will make a short introductory presentation at the beginning of each time period and will include an initial list of items that have been problematic and could be considered. The purpose of the sessions is intended to allow stakeholders to provide input to and have discussion with the Commission. Staff will be available to clarify existing requirements or respond to questions as needed.

Stakeholders that are not able to attend the workshop sessions or have additional comments afterward can provide those to me at jschubert@cstx.gov. Once drafted, any proposed changes will be available during a public comment period before an ordinance amendment is finalized and brought forward for consideration by the Commission and City Council at the beginning of next year.



Legislation Details (With Text)

File #: 14-728 **Version:** 1 **Name:** Minor & Amending Plats
Type: Minutes **Status:** Agenda Ready
File created: 9/24/2014 **In control:** Planning and Zoning Commission Workshop
On agenda: 10/2/2014 **Final action:**
Title: Discussion of Minor and Amending plats approved by Staff.
*Final Plat ~ Minor Plat ~ Caprock Crossing Lots 1A-R and 3R, Block 3 Case # 14-00900161 (M. Hitchcock)

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Discussion of Minor and Amending plats approved by Staff.
*Final Plat ~ Minor Plat ~ Caprock Crossing Lots 1A-R and 3R, Block 3 Case # 14-00900161 (M. Hitchcock)



Legislation Details (With Text)

File #: 14-738 **Version:** 1 **Name:** 2014 P&Z Plan of Work Update
Type: Updates **Status:** Agenda Ready
File created: 9/24/2014 **In control:** Planning and Zoning Commission Workshop
On agenda: 10/2/2014 **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> <p>June 2014: Entered into a contract with Freese and Nichols, Inc to complete update of Water Master Plan model by May 2015.</p> <p>Sept. 2014: Entered into contract with Kimley-Horn and Associates, Inc to look at updates to the Thoroughfare Plan.</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.</p> <p>8/22/14: Joint subcommittee meeting.</p> <p>9/18/14: P&Z recommend approval of report.</p> <p>9/22/14: Council adopted report.</p>
Staff Assigned: J. Prochazka	Item Completed: 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> <p>10/17/14: Zoning District subcommittee meeting at 8:30am at City Hall.</p>
Staff Assigned: J. Prochazka	Anticipated Completion: Fall 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.</p> <p>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 Architectural 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	
Summary: Evaluate sign regulations related to electronic message boards.	Project Dates: 5/12/14: Presentation at Council Workshop to receive direction from Council. 7/3/14: P&Z unanimously recommended approval of proposed sign ordinance. 7/24/14: Council adopted proposed ordinance.
Staff Assigned: M. Hester/J. Schubert	Item Completed: July 2014

Transportation Planning	
Summary: Update regarding Metropolitan Planning Organization (MPO) transportation planning initiatives.	Project Dates: 11/6/14: Presentation by Brad McCaleb, MPO Director, at P&Z Workshop.
Staff Assigned: D. Singh	Anticipated Completion: November 2014



Legislation Details (With Text)

File #: 14-726 **Version:** 1 **Name:** Item Update
Type: Updates **Status:** Agenda Ready
File created: 9/24/2014 **In control:** Planning and Zoning Commission Workshop
On agenda: 10/2/2014 **Final action:**
Title: Presentation, possible action, and discussion regarding an update on the following item:
* A rezoning of approximately 0.5 acres located at 960 William D. Fitch Parkway from R Rural to GC General Commercial and OV Corridor Overlay. The Planning & Zoning Commission heard this item on September 4 and voted 5-0 to recommend approval. The City Council heard this item on September 22 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 item:
* A rezoning of approximately 0.5 acres located at 960 William D. Fitch Parkway from R Rural to GC General Commercial and OV Corridor Overlay. The Planning & Zoning Commission heard this item on September 4 and voted 5-0 to recommend approval. The City Council heard this item on September 22 and voted 7-0 to approve the request.



Legislation Details (With Text)

File #: 14-727 **Version:** 1 **Name:** Upcoming Meetings
Type: Updates **Status:** Agenda Ready
File created: 9/24/2014 **In control:** Planning and Zoning Commission Workshop
On agenda: 10/2/2014 **Final action:**

Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
* Thursday, October 9, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
* Monday, October 20, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
* Thursday, November 6, 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, October 9, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
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* Thursday, November 6, 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, October 2, 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

Regular Agenda

- 4.1 14-725** Consideration, possible action, and discussion to approve meeting minutes.

* September 18, 2014 ~ Workshop

* September 18, 2014 ~ Regular

Attachments:

[Workshop](#)

[Regular](#)

- 4.2 14-736** Presentation, possible action, and discussion regarding a Preliminary Plan for The Hollow Phase 1 consisting of 11 single-family lots on 25.971 acres located at 19362 FM 2154, generally located northeast of Wellborn Road and Schehin Road in

the City's Extra-Territorial Jurisdiction. Case #13-00900258 (J. Bullock)

Attachments: [Staff Report](#)
[Application](#)
[Preliminary Plan](#)

4.3 14-184 Presentation, possible action, and discussion regarding a Preliminary Plan for Duck Haven Subdivision Phase 7 consisting of 10 residential lots on approximately 12 acres, generally located southwest of the intersection of Wellborn Road and Drake Drive in the City's Extra-Territorial Jurisdiction. Case #14-00900184 (J. Cuarón)

Attachments: [Staff Report](#)
[Application](#)
[Preliminary Plan](#)

4.4 14-731 Presentation, possible action, and discussion regarding a Final Plat for The Barracks II Subdivision Phases 105 & 106 consisting of 80 townhouse lots, three common areas, and 0.56 acres of parkland dedication on approximately 13.14 acres located at 3100 Travis Cole Avenue, generally located near the intersection of Deacon Drive West and General Parkway. Case #14-00900082 (J. Schubert)

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

4.5 14-740 Presentation, possible action, and discussion regarding a Final Plat for Creek Meadows Section 2 Phase 2 consisting of 37 single-family lots and three common areas on approximately 7.8 acres located at 15490 Baker Meadow Loop, generally located at the north corner of the intersection of Royder Road and Greens Prairie Trail. Case #14-00900042 (J. Bullock)

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

4.6 14-737 Presentation, possible action, and discussion regarding a Final Plat for Creek Meadows Section 3 Phase 2 consisting of 26 single-family lots, one commercial lot, and four common areas on approximately 14 acres located at 4100 Shady Brook Pass, generally located at the north corner of the intersection of Royder Road and Greens Prairie Trail. Case #14-00900148 (J. Bullock)

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

5. Consideration, possible action, and discussion on items removed from the Consent Agenda by Commission action.
6. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
7. 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 October 2, 2014 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 26th day of September at 5:00 p.m.

City Secretary

I, the undersigned, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on September 26, 2014 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 #: 14-725 **Version:** 1 **Name:** P&Z Minutes
Type: Minutes **Status:** Agenda Ready
File created: 9/24/2014 **In control:** Planning and Zoning Commission Regular
On agenda: 10/2/2014 **Final action:**
Title: Consideration, possible action, and discussion to approve meeting minutes.
* September 18, 2014 ~ Workshop
* September 18, 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.

* September 18, 2014 ~ Workshop

* September 18, 2014 ~ Regular

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
September 18, 2014, 6:30 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Bo Miles, Casey Oldham, Jerome Rektorik, Jane Kee, and Jodi Warner

COMMISSIONERS ABSENT: Jim Ross and Rick Floyd

CITY COUNCIL MEMBERS PRESENT: John Nichols

CITY STAFF PRESENT: Molly Hitchcock, Alan Gibbs, Jennifer Prochazka, Jason Schubert, Danielle Singh, Erika Bridges, Jessica Bullock, Jerry Cuaron, Mark Bombek, Rachel Lazo, Adam Falco, Amy Esco, and Brittany Caldwell

1. Call the meeting to order.

Chairman Miles called the meeting to order at 6:30 p.m.

2. Discussion of consent and regular agenda items.

There was general discussion amongst the Commission regarding Consent Agenda Item 4.3.

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

- Final Plat ~ Minor Plat ~ Castlegate II Section 200 ~ 2 lots Case # 14-00900163 (M. Hitchcock)
- Final Plat ~ Minor Plat ~ Willow Run Phase 3A Lot 57R Case # 14-00900180 (J. Cuarón)

There was no discussion regarding Minor and Amending plats approved by Staff.

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 the status of items within the 2014 P&Z Plan of Work (see attached). (J. Schubert)

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

6. Presentation, possible action, and discussion regarding an update on the following item:

- A rezoning of approximately 71 acres located at 8601 Rock Prairie Road from R Rural to E Estate. The Planning & Zoning Commission heard this item on August 21 and voted 6-0 to recommend approval. The City Council heard this item on September 11 and voted 6-0-1 to approve the request.

Chairman Miles reviewed the above-mentioned items heard by City Council.

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

- Monday, September 22, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
- Thursday, October 2, 2014 ~ P&Z Meeting ~ Council Chambers ~ Workshop 4:00 p.m. and Regular 7:00 p.m.

Chairman Miles reviewed the meeting dates with the Commission.

There was general discussion regarding the November 13th meeting, Commissioner Rektorik will be replacing Commissioner Oldham as Liaison.

8. Discussion, review and possible action regarding the following meetings: Design Review Board, BioCorridor Board, BioCorridor Plan Process, and Zoning District Subcommittee.

Chairman Miles gave a review of a Design Review Board meeting. Council Member Nichols gave an overview of the purpose of the BioCorridor Board.

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

There was no discussion regarding future agenda items.

10. Adjourn.

The meeting was adjourned at 6:50 p.m.

Approved:

Attest:

Bo Miles, Chairman
Planning & Zoning Commission

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
September 18, 2014, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Bo Miles, Casey Oldham, Jerome Rektorik, Jane Kee, and Jodi Warner

COMMISSIONERS ABSENT: Jim Ross and Rick Floyd

CITY COUNCIL MEMBERS PRESENT: John Nichols

CITY STAFF PRESENT: Molly Hitchcock, Alan Gibbs, Jennifer Prochazka, Jason Schubert, Danielle Singh, Erika Bridges, Jessica Bullock, Jerry Cuaron, Mark Bombek, Rachel Lazo, Adam Falco, Amy Esco, and Brittany Caldwell

1. **Call Meeting to Order**

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

- Jim Ross ~ September 18, 2014

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

- September 4, 2014 ~ Workshop
- September 4, 2014 ~ Regular

4.3 Presentation, possible action, and discussion regarding a Preliminary Plan for Indian Lakes Phases 19-23, consisting of 63 single-family lots on approximately 146 acres located at 3900 Mesa Verde Dr., generally located south and east of the eastern terminus of Mesa Verde Drive in the City's Extraterritorial Jurisdiction. Case # 14-00900128 (J. Cuarón)

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

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. Public hearing, presentation, possible action, and discussion regarding a presentation of the Comprehensive Plan Five-Year Evaluation and Appraisal Report. (J. Prochazka)

Principal Planner Prochazka gave a presentation regarding the Comprehensive Plan Five-Year Evaluation and Appraisal Report.

There was general discussion amongst the Commission regarding the presentation.

Chairman Miles opened the public hearing.

Sherry Ellison, 2705 Brookway Drive, College Station, Texas, asked that caution be taken when relaxing development standards when concerning floodplains. She stated that she believes that floodplains should be an amenity.

Buck Pruitt, 2302 Scottney, Court, College Station, Texas, representing the Homebuilder's Association, commended Staff on the Unified Development Ordinance amendments, but asked that there be incentives for building green.

Chairman Miles closed the public hearing.

Commissioner Kee recommended approval of the Comprehensive Plan Five-Year Evaluation and Appraisal Report. Commissioner Warner seconded the motion, motion passed (5-0).

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

There was no discussion regarding future agenda items.

8. Adjourn

The meeting adjourned at 7:40 p.m.

Approved:

Attest:

Bo Miles, Chairman
Planning & Zoning Commission

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



Legislation Details (With Text)

File #: 14-736 **Version:** 1 **Name:** The Hollow Phase 1 Preliminary Plat
Type: Preliminary Plan **Status:** Agenda Ready
File created: 9/24/2014 **In control:** Planning and Zoning Commission Regular
On agenda: 10/2/2014 **Final action:**
Title: Presentation, possible action, and discussion regarding a Preliminary Plan for The Hollow Phase 1 consisting of 11 single-family lots on 25.971 acres located at 19362 FM 2154, generally located northeast of Wellborn Road and Schehin Road in the City's Extra-Territorial Jurisdiction. Case #13-00900258 (J. Bullock)

Sponsors:

Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)
[Preliminary Plan](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Preliminary Plan for The Hollow Phase 1 consisting of 11 single-family lots on 25.971 acres located at 19362 FM 2154, generally located northeast of Wellborn Road and Schehin Road in the City's Extra-Territorial Jurisdiction. Case #13-00900258 (J. Bullock)



CITY OF COLLEGE STATION

**PRELIMINARY PLAN
for
The Hollow Phase 1
13-00900258**

SCALE: 11 lots on approximately 25.971 acres

LOCATION: 19362 FM 2154, generally located northeast of Wellborn Road and Schehin Road in the City's ETJ (Extra-Territorial Jurisdiction).

ZONING: N/A (ETJ)

APPLICANT: Jack McFarlane, Peach Creek Partners, Ltd.

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

RECOMMENDATION: Staff recommends approval of the Preliminary Plan.



PRELIMINARY
PLAN

Case: 13-258

THE HOLLOW
19362 FM 2154

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation: N/A
Zoning: N/A
Site development: Vacant

COMMENTS

Water: Water service will be provided by Wellborn Special Utility District.

Sewer: Sanitary sewer service will be provided by private on-site sewer treatment systems on each lot. These facilities will be permitted by the Brazos County Health Department.

Off-site Easements: None at this time.

Drainage: Drainage is generally to the north within the Peach Creek Drainage Basin.

Pedestrian Connectivity: This tract is located in the ETJ so sidewalks are not required.

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

Streets: Access will be provided from Wellborn Road via the proposed Old Millican Road, a minor collector.

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

Impact Fees: N/A

REVIEW CRITERIA

- 1. Compliance with Comprehensive Plan and Unified Development Ordinance:** The 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 Preliminary Plan is in compliance with the Subdivision Regulations as they are applicable to this project located in the Extraterritorial Jurisdiction.

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plan.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan



FOR OFFICE USE ONLY	
CASE NO.:	<u>13-258</u>
DATE SUBMITTED:	<u>11/27/13</u>
TIME:	<u>9:10</u>
STAFF:	<u>AJ</u>

PRELIMINARY PLAN APPLICATION

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

Date of Optional Preapplication Conference _____

NAME OF PROJECT The Hollow

ADDRESS 19362 FM 2154

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

The proposed development is located +/-1,500 feet northeast of the intersection of F.M. 2154 and Schehin Road in Brazos County.

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

Name Peach Creek Partners, Ltd. E-mail jmcfarlane@rockbarncorp.com

Street Address P. O. Box 591

City Millican State Texas Zip Code 77866

Phone Number 979-595-5151 Fax Number _____

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

Name Same as applicant. E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name J. Dale Browne, Jr., P.E., McClure & Browne Engr./Surv., Inc. E-mail daleb@mcclurebrowne.com

Street Address 1008 Woodcreek Drive, Suite 103

City College Station State Texas Zip Code 77845

Phone Number 979-693-3838 Fax Number _____

Total Acreage 25.971 Total No. of Lots 11 R-O-W Acreage 7.04

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

Average Acreage Of Each Residential Lot By Zoning District:

NA / _____ / _____ / _____ / _____

Floodplain Acreage None

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

Are you proposing to dedicate park land by acreage or fee in lieu of land? Not applicable.

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

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

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

Yes

No

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

Project Name: Peach Creek Master Plan

City Project Number (in known): 08-00500110

Date / Timeframe when submitted: October 25, 2007

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

Regarding the waiver request, explain how:

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

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

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

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

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

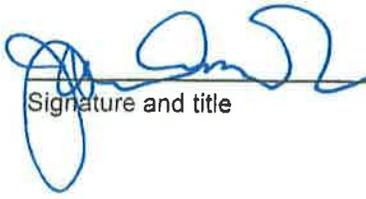
1. An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
2. The presence of unique or unusual topographic, vegetative, or other natural conditions exist so that strict adherence to the sidewalk requirements of the UDO is not physically feasible or is not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

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

Detailed explanation of condition identified above:

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

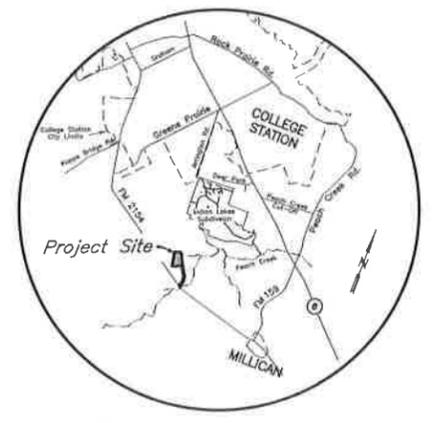
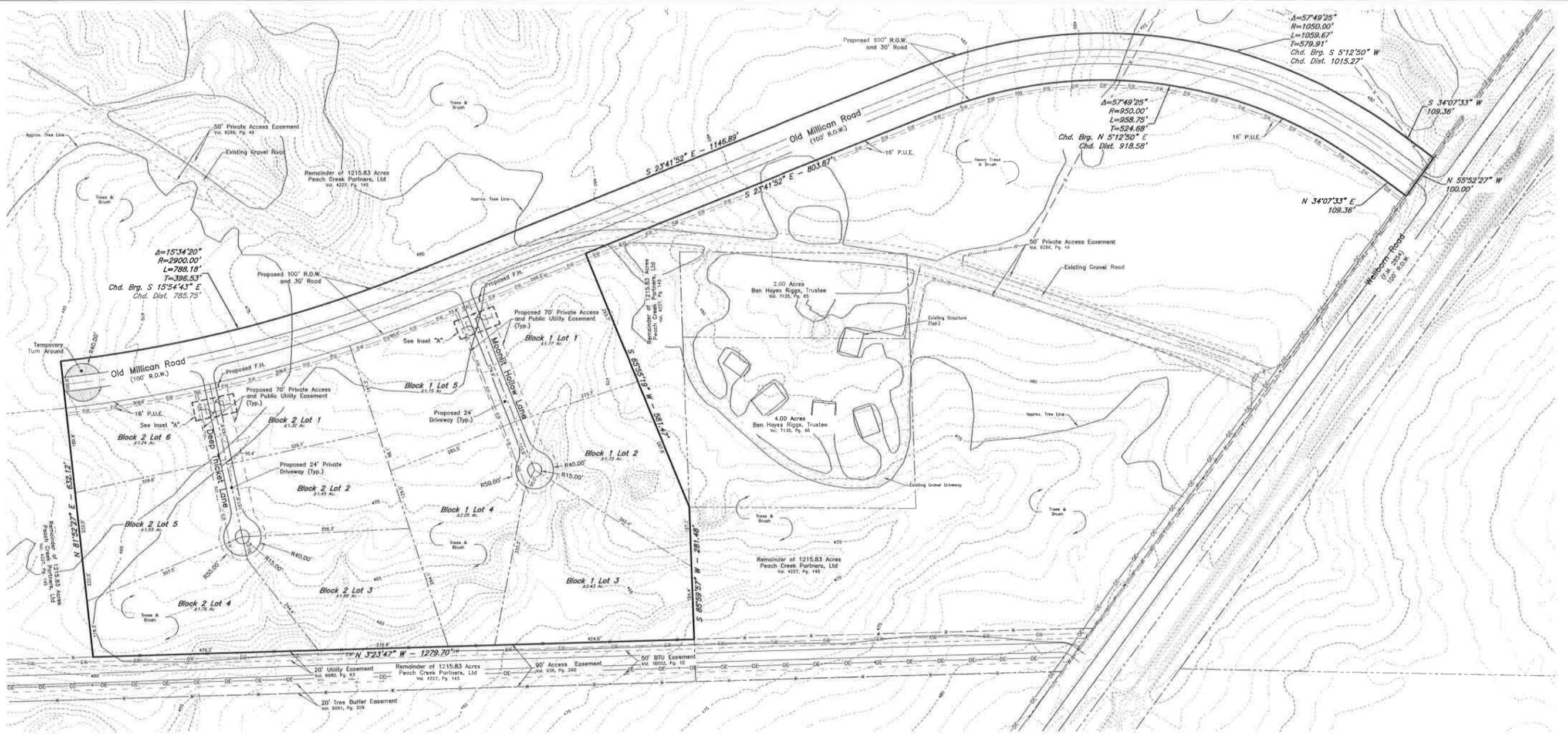
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from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



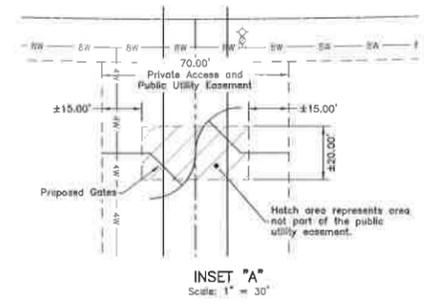
Signature and title *President of
General Partner*

11-26-13

Date



- GENERAL NOTES:**
- Owner: Called 1215.830 Acre Tract - Vol. 4227, Pg. 145
Peach Creek Partners, LTD.
P.O. Box 591, Millican, Texas 77866
Phone: 979-585-5151
 - Proposed Land Uses for the property is Rural Residential
 - Property is in the ETJ and not currently Zoned.
 - ORIGIN OF BEARING, SIGHTING: Bearings shown hereon are based on NAD 83 Grid North (Texas State Plane Coordinate System - Central Zone) from GPS Observations.
 - Corners will be marked with 1/2" iron rod with a plastic cap stamped with "K. McClure 5650", unless noted otherwise.
 - The existing ground contours shown on this drawing were obtained from the City of College Station aerial contours mapping program (2011).
 - The topographic information was obtained from field surveys and aerial imagery from Google Earth.
 - ACCORDING TO THE Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0375E (Map Revised May 16, 2012), this property is not located in a 100-year flood hazard area (Zone A).
 - Water service will be provided by Wellborn Special Utility District.
 - Electrical Service to be provided by Bryan Texas Utilities (BTU).
 - Notes from Brazos County Health Department:
 - All lots served by an OSSF must comply with county and state regulations. No OSSF may be installed on any lot without the issuance of an "authorization to construct" issued by the Brazos County Health Department under the provisions of the 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 zoned private water wells or 150 feet of public water wells.
 - All lots will be required to have a site/soil evaluation on file with the Brazos County Health Department before on-site sewage facility may be constructed.
 - On-site sewage facilities disposal areas shall not encroach the 100 foot or the 150 foot sanitary zone of a private or public well, respectively.
 - The lot owner shall be responsible for controlling stormwater runoff from their respective property in accordance with all federal, state and local requirements.
 - The Home Owners Association (HOA) shall be responsible for maintenance of the roadways and gate until such time the roadways are officially accepted by the City or County. Once accepted by the City or County, the gate will be removed allowing public access.
 - Old Millican Road represents the minor collector indicated on the City of College Station's Thoroughfare Plan.
 - The 10' Public Utility Easement shall be provided along side and rear of all lots.



Legend

- 6" — Proposed Water Line w/size
- 12" — Existing Water Line w/size
- — Boundary Line
- — Proposed Lot Line
- — Overhead Electrical Line
- — Wire Fence
- — Wood Rail Fence

- CDP — Centered on Property Line
- F.H. — Fire Hydrant
- WSUD — Wellborn Special Utility District Easmt.
- P.U.E. — Public Utility Easement
- Pr.D.E. — Private Drainage Easement
- 475' — Existing Contour Line
- — Existing Tree/Brush Line
- ◇ — Proposed Fire Hydrant
- — Guy Anchor
- — Concrete R.O.W. Marker With Brass Cap
- ⊙ — 5/8" Iron Rod With Brass Cap
- ⊙ — 3/8" Iron Rod Found
- ⊙ — 1/2" Iron Rod Found
- — Power Pole
- — Telephone Pedestal
- — Water Meter

NOT FOR RECORD

PRELIMINARY PLAT

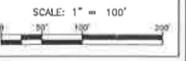
**THE HOLLOW
PHASE 1,
Block 1 & 2**
25.971 ACRES
Out of Called 1215.83 Acre
THOMAS HENRY SURVEY, A-130
DIADEM MILLICAN SURVEY, A-178
BRAZOS COUNTY, TEXAS
November 27, 2013
Revised: September 9, 2014
Scale: 1" = 100'

Developer:
Peach Creek Partners, LP
P.O. Box 591
Millican, TX 77866
(979) 595-5151

Prepared By:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838
Firm Reg. No. F-458

13.258
9.24.14
11.46
SS

Vicinity Map





Legislation Details (With Text)

File #: 14-184 **Version:** 1 **Name:** Duck Haven Subdivision Phase 7 Preliminary Plan
Type: Preliminary Plan **Status:** Agenda Ready
File created: 9/24/2014 **In control:** Planning and Zoning Commission Regular
On agenda: 10/2/2014 **Final action:**

Title: Presentation, possible action, and discussion regarding a Preliminary Plan for Duck Haven Subdivision Phase 7 consisting of 10 residential lots on approximately 12 acres, generally located southwest of the intersection of Wellborn Road and Drake Drive in the City's Extra-Territorial Jurisdiction. Case #14-00900184 (J. Cuarón)

Sponsors:

Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)
[Preliminary Plan](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Preliminary Plan for Duck Haven Subdivision Phase 7 consisting of 10 residential lots on approximately 12 acres, generally located southwest of the intersection of Wellborn Road and Drake Drive in the City's Extra-Territorial Jurisdiction. Case #14-00900184 (J. Cuarón)



CITY OF COLLEGE STATION

**PRELIMINARY PLAN
for
Duck Haven Phase 7
14-00900184**

SCALE: Ten residential lots on approximately 12 acres

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

ZONING: N/A (ETJ)

APPLICANT: Travis Martinek, Clarke & Wyndham, Inc.

PROJECT MANAGER: Jerry Cuarón, Staff Planner
gcuaron@cstx.gov

RECOMMENDATION: Staff recommends approval of the Preliminary Plan.



PRELIMINARY PLAN
Case: 14-184

DUCK HAVEN PH 7

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation: N/A (ETJ)
Zoning: N/A (ETJ)
Site development: Vacant. Ten residential lots are proposed with this phase, ranging in size from 1.04 acres to 1.17 acres.

COMMENTS

Water: The subject property will be served by the Wellborn Special Utility District.

Sewer: Sanitary sewer service will be provided by individual On-Site Sewage Facilities. These facilities will be permitted through the Brazos County Health Department.

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

Drainage: The site drains generally to the south to an unnamed tributary to Frank's Creek.

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

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.

Streets: This phase of Duck Haven will be accessed through Drake Drive which is off FM 2154. The lots will have access via Widgeon Trail Drive (a new 24-foot rural residential street) which will end in a temporary cul-de-sac until extended.

Oversize Request: N/A

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

Impact Fees: N/A

REVIEW CRITERIA

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

2. **Compliance with Subdivision Regulations:** The Preliminary Plan is in compliance with the Subdivision Regulations as they apply in the Extraterritorial Jurisdiction.

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plan.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan



FOR OFFICE USE ONLY	
CASE NO.:	<u>14184</u>
DATE SUBMITTED:	<u>7.30.14</u>
TIME:	<u>9:52</u>
STAFF:	<u>[Signature]</u>

PRELIMINARY PLAN APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

- \$932 Preliminary Plan Application Fee.
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Six (6) folded copies of plan. A revised mylar original must be submitted after approval.
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Impact study (if oversized participation is requested).
- The attached Preliminary Plan checklist with all items checked off or a brief explanation as to why they are not.

Date of Optional Preapplication Conference N/A

NAME OF PROJECT Duck Haven - Phase 7

ADDRESS West of northern-most intersection of Drake Drive and Widgeon Trail Drive

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

West of northern-most intersection of Drake Drive and Widgeon Trail Drive

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

Name Travis Martinek E-mail travis@clarkewyndham.com

Street Address 3608 East 29th Street, Suite 100

City Bryan State Texas Zip Code 77802

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

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

Name 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, 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

Total Acreage 11.97 Total No. of Lots 10 R-O-W Acreage 1.39

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

Average Acreage Of Each Residential Lot By Zoning District:

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

Floodplain Acreage 0.00

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

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

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

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

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

- Yes
- No

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

Project Name: Duck Haven Subdivision

City Project Number (in known): Unknown

Date / Timeframe when submitted: 2000

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

N/A

Regarding the waiver request, explain how:

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

N/A

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

N/A

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

N/A

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

N/A

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

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

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

Detailed explanation of condition identified above:

N/A

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

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



 Signature and title **MANAGER OF GENERAL PARTNER**

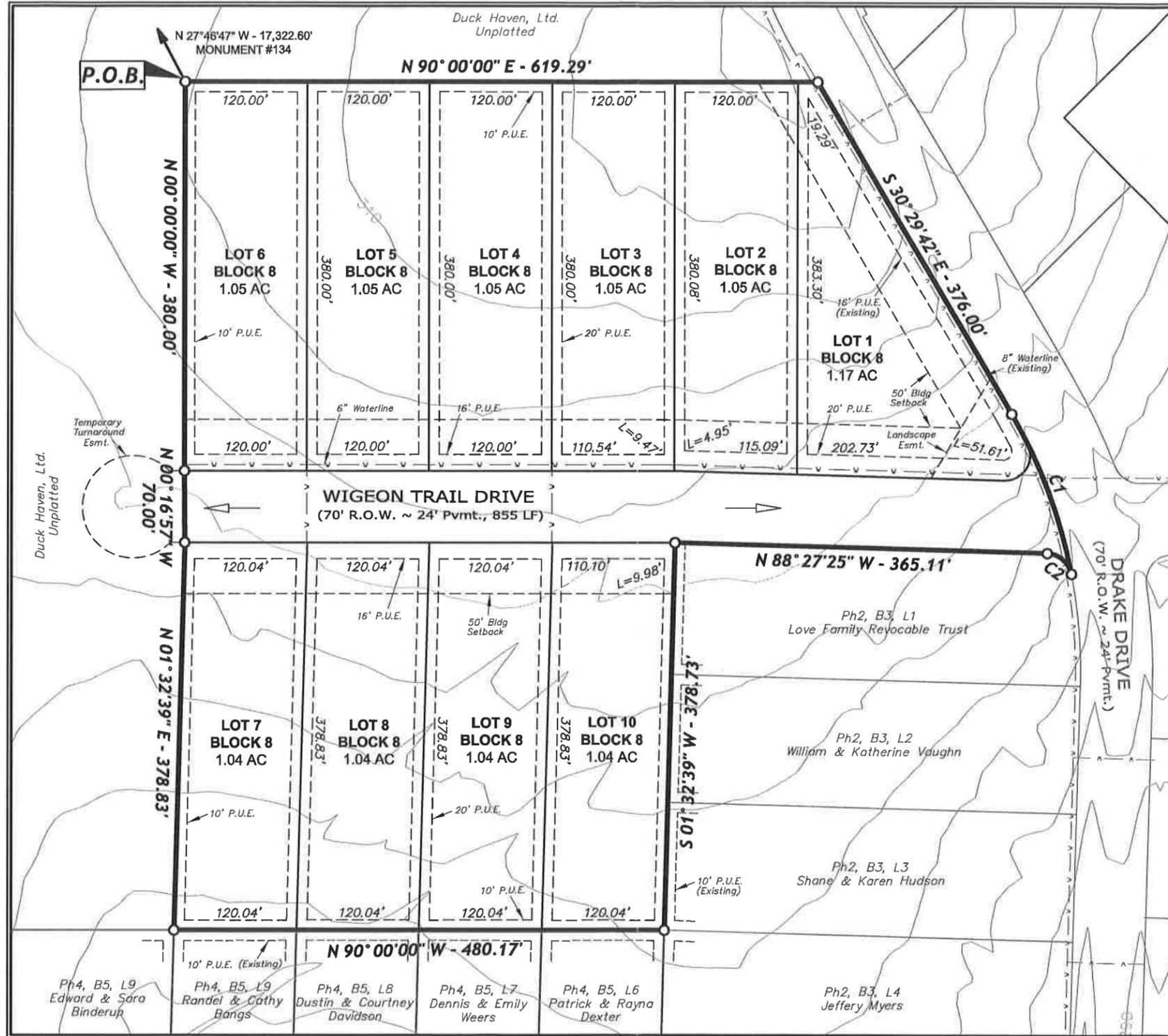
7/29/14

 Date

NOTES:

1. BASIS OF BEARINGS IS TRUE NORTH OBTAINED BY SOLAR OBSERVATION. REFER TO THE PLAT FOR POINT OF BEGINNING (P.O.B.) LOCATION.
2. NO LOT LIES WITHIN THE ZONE "A" SPECIAL FLOOD HAZARD AREA INDICATED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 481195, MAP NO. 48041C0379E. EFFECTIVE DATE: MAY 16, 2012. BASE FLOOD ELEVATIONS ARE NOT DETERMINED FOR ZONE "A".
3. THERE IS A 16' PUBLIC UTILITY EASEMENT ALONG THE RIGHT OF WAY FRONTAGE OF ALL LOTS, UNLESS OTHERWISE NOTED.
4. THERE IS A 20' PUBLIC UTILITY EASEMENT CENTERED ON ALL INTERIOR LOT LINES AND A 10' PUBLIC UTILITY EASEMENT ALONG THE REAR OF ALL LOTS.
5. BUILDING LINE SETBACKS ARE AS FOLLOWS:

FRONT SETBACK:	50'
SIDE SETBACK:	20'
REAR SETBACK:	25'
6. FRONT, REAR, AND SIDE SETBACKS SHALL CONFORM TO THE SPECIFICATIONS OF SUBDIVISION PLATS AS ESTABLISHED BY THE COMMISSIONERS COURT, BRAZOS COUNTY, TEXAS, FOR SUBDIVISIONS SITUATED OUTSIDE THE BOUNDARIES OF ANY INCORPORATED TOWN OR CITY IN BRAZOS COUNTY, TEXAS.
7. CONTOURS PROVIDED BY THE CITY OF COLLEGE STATION.
8. ALL LOTS WITHIN THIS PLAT SHALL HAVE INDIVIDUAL ON SITE SEWAGE FACILITIES.
9. ALL LOTS ARE SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS DELINEATED IN THE COVENANTS, CONDITIONS, RESERVATIONS, AND RESTRICTIONS OF THE SUBDIVISION.
10. NOTES FROM THE BRAZOS COUNTY HEALTH DEPARTMENT:
 - a.) ALL LOTS SERVED BY AN OSSF MUST COMPLY WITH COUNTY AND STATE REGULATIONS. NO OSSF MAY BE INSTALLED ON ANY LOT WITHOUT THE ISSUANCE OF AN "AUTHORIZATION TO CONSTRUCT" ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT UNDER THE PROVISIONS OF THE PRIVATE SEWAGE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. NO OSSF DRAIN FIELD IS TO ENCRoACH ON THE 100-FOOT SANITARY ZONE OF PRIVATE WATER WELLS OR 150 FEET OF PUBLIC WATER WELLS. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING PUBLIC OR PRIVATE WELLS ON THE SUBDIVISION PLAT OR WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY.
 - b.) ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITY MAY BE CONSTRUCTED.
 - c.) ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCRoACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING WELLS ON THE PLAT.
11. WELLBORN SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.
12. 1/2" IRON RODS SHALL BE SET AT ALL CORNERS UNLESS OTHERWISE INDICATED.
13. EXISTING LAND USE: VACANT
 PROPOSED LAND USE: SINGLE FAMILY RURAL RESIDENTIAL



PRELIMINARY PLAN

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	19° 29' 27"	495.00'	167.81'	84.72'	S 20° 46' 59" E	167.01'
C2	77° 23' 05"	25.00'	33.77'	20.02'	N 49° 49' 48" W	31.26'

SCALE : 1" = 125'

PRELIMINARY PLAN NOT FOR RECORD

OF
DUCK HAVEN SUBDIVISION
PHASE VII

11.97 ACRE TRACT - 10 LOTS

B. MCGREGOR SURVEY, A-170

BRAZOS COUNTY, TEXAS

SCALE: 1" = 125' JULY 29, 2014

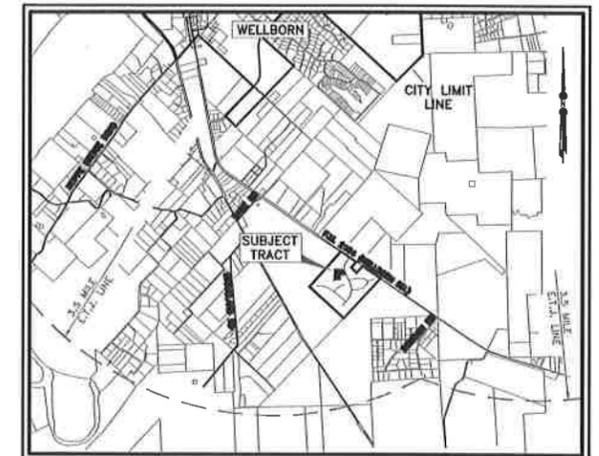
SHEET 1 OF 1

OWNED AND DEVELOPED BY:

DUCK HAVEN, LTD.
3608 EAST 29TH STREET, SUITE 100
WELLBORN, TEXAS 77802
(979) 816-1384

PREPARED BY:
BRUCE HADFIELD LTD.
3608 EAST 29TH STREET, SUITE 100
WELLBORN, TEXAS 77802
(979) 816-1384

ENGINEER/SURVEYOR:
KIMBLEY & BROOKING ENGINEERING
1000 WOODKRIEPP DRIVE, SUITE 103
COLLEGE STATION, TEXAS 77845
(979) 693-3030

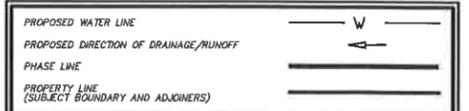


VICINITY MAP

NOT TO SCALE

TOTAL LOT COUNT:	10 LOTS
TOTAL LOT ACREAGE:	10.58 AC
TOTAL H.D.A. COMMON AREA ACREAGE:	0.00 AC
TOTAL RIGHT-OF-WAY ACREAGE:	1.39 AC
TOTAL ACREAGE OF PHASE VII:	11.97 AC

ACREAGE CALCULATIONS



LEGEND

14-184
09/23/14
3:50
AJ



Legislation Details (With Text)

File #: 14-731 **Version:** 1 **Name:** Barracks II Phase 105 & 106 Final Plat
Type: Final Plat **Status:** Agenda Ready
File created: 9/24/2014 **In control:** Planning and Zoning Commission Regular
On agenda: 10/2/2014 **Final action:**

Title: Presentation, possible action, and discussion regarding a Final Plat for The Barracks II Subdivision Phases 105 & 106 consisting of 80 townhouse lots, three common areas, and 0.56 acres of parkland dedication on approximately 13.14 acres located at 3100 Travis Cole Avenue, generally located near the intersection of Deacon Drive West and General Parkway. Case #14-00900082 (J. Schubert)

Sponsors:

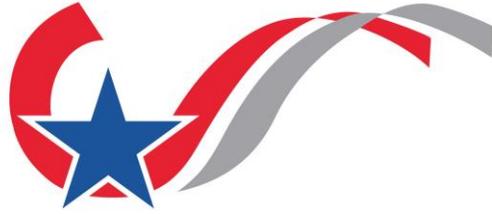
Indexes:

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 The Barracks II Subdivision Phases 105 & 106 consisting of 80 townhouse lots, three common areas, and 0.56 acres of parkland dedication on approximately 13.14 acres located at 3100 Travis Cole Avenue, generally located near the intersection of Deacon Drive West and General Parkway. Case #14-00900082 (J. Schubert)



CITY OF COLLEGE STATION

FINAL PLAT
for
The Barracks II Phases 105 & 106
14-0090082

SCALE: 80 townhouse lots, 3 common areas, and 0.56 acres of parkland dedication on 13.14 acres

LOCATION: 3100 Travis Cole Avenue, generally located near the intersection of Deacon Drive West and General Parkway

ZONING: PDD Planned Development District

APPLICANT: Heath Phillips, Heath Phillips Investments, LLC

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

RECOMMENDATION: Staff recommends approval of the Final Plat.



DEVELOPMENT REVIEW

THE BARRACKS II PH 105-106
3100 TRAVIS COLE AVE.

Case: 14-082

FINAL
PLAT

DEVELOPMENT HISTORY

- Annexation:** 2002
- Zoning:** A-O Agricultural Open upon annexation
A-O Agricultural Open to PDD Planned Development District (2011); PDD Planned Development District to PDD Planned Development District to revise layout and add additional use (2012); PDD Planned Development District to PDD Planned Development District to add a 29-acre tract development and revise some of the commercial uses (2014)
- Preliminary Plat:** 2011, revised in October 2012 and again in February 2014
- Site Development:** Phases 100-104, 200, 201, and 300 have been filed for record. Final Plat applications have been submitted for Phases 108 and 400 and are currently under review.

COMMENTS

- Parkland Dedication:** Neighborhood park land dedication was provided with previous phases and 0.56 acres of additional parkland is proposed with this Final Plat. The Parks & Recreation Advisory Board recommended to accept the proposed parkland at their October 9, 2012 meeting when the parkland for this development was reconfigured due to US Army Corps of Engineers drainage requirements. Also, as the developer is constructing Neighborhood Park improvements, parkland dedication fees of \$50,000 (80 lots x \$625) for Community Parks are due prior to filing of the Final Plat.
- Greenways:** N/A
- Pedestrian Connectivity:** Sidewalks are provided on both sides of all streets within the development.
- Bicycle Connectivity:** Bikes lanes will be provided along Deacon Drive West (Major Collector) and General Parkway (Minor Collector).
- Impact Fees:** The subject tract is located within the Steeplechase Sanitary Sewer Impact Fee Area and will be required to pay \$357.74/LUE (Living Unit Equivalent) at time of building permit.

REVIEW CRITERIA

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

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>14.82</u>
DATE SUBMITTED:	<u>4.07.14</u>
TIME:	<u>11:35</u>
STAFF:	<u>[Signature]</u>

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication or Stormwater Management Conference N/A

NAME OF PROJECT The Barracks II Subdivision Phases 105 & 106

ADDRESS Intersection of Deacon Drive and General Parkway

SPECIFIED LOCATION OF PROPOSED PLAT:

East Side of Holleman Drive South between Cain Road and Rock Prairie Road

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

Name Heath Phillips E-mail heath_superiorstructures@yahoo.co

Street Address P.O. Box 262

City Wellborn State Tx Zip Code 77881

Phone Number 979-229-5906 Fax Number 979-703-7903

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

Name Heath Phillips Investments, LLC (Heath Phillips, manager) E-mail heath_superiorstructures@yahoo.co
Street Address P.O. Box 262
City Wellborn State Tx Zip Code 77881
Phone Number 979-229-5906 Fax Number 979-703-7903

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 _____ and Page No. _____
Total Acreage 13.14 Total No. of Lots 80 R-O-W Acreage 4.79 Acres
Existing Use Vacant Proposed Use Townhouse Residential
Number of Lots By Zoning District 80 / PDD _____ / _____
Average Acreage Of Each Residential Lot By Zoning District:
0.08 / PDD _____ / _____
Floodplain Acreage None

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

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

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

Yes
 No

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

Project Name: THE BARRACKS II (PP)

City Project Number (if known): 14-00900010

Date / Timeframe when submitted: 2/5/14

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

N/A

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

N/A

Regarding the waiver request, explain how:

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

N/A

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

N/A

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

N/A

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

N/A

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

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

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

Detailed explanation of condition identified above:

N/A

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

Requested Oversize Participation None

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>3408'</u> Streets</p> <p><u>6816'</u> Sidewalks</p> <p><u>2075'</u> Sanitary Sewer Lines</p> <p><u>3397'</u> Water Lines</p> <p><u>0</u> Channels</p> <p><u>2998'</u> Storm Sewers</p> <p><u>1692'</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>0.56</u> No. of acres to be dedicated + \$ <u>50,000</u> 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

4/3/14

 Date

METES AND BOUNDS DESCRIPTION
OF A CERTAIN TRACT
OF LAND
IN THE CITY OF COLLEGE STATION,
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCELS OF LAND LYING AND BEING SITUATED IN THE CRAWFORD BURNETT TRACT, ABSTRACT NO. 2, COLLEGE STATION, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THE MAIN BODY OF A CERTAIN TRACT OF LAND, TRACT AND SUBDIVISION OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, VOLUME 106, PAGE 131 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING PART OF THE TRACT DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID TRACT AT THE INTERSECTION OF SAID EAST LINE WITH THE WEST LINE OF THE TRACT BEING THE NORTH 1/2 SECTION 10, T10S, R10E, BRAZOS COUNTY, TEXAS, SAID POINT BEING A PORTION OF THE MAIN BODY OF A CERTAIN TRACT OF LAND, TRACT AND SUBDIVISION OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, VOLUME 106, PAGE 131 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID POINT BEING A PORTION OF THE MAIN BODY OF A CERTAIN TRACT OF LAND, TRACT AND SUBDIVISION OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, VOLUME 106, PAGE 131 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE: S 47° 45' 43" E ALONG THE COMMON LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING OF SAID PHASE 105 FOR A DISTANCE OF 44.13 FEET TO THE POINT OF BEGINNING OF SAID PHASE 106 FOR A DISTANCE OF 39.27 FEET (CHORD BEARS S 02° 42' 43" E - 39.27 FEET TO THE END OF SAID CURVE).

N 47° 45' 43" E FOR A DISTANCE OF 47.00 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' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS S 02° 42' 43" E - 39.27 FEET TO THE END OF SAID CURVE).

N 47° 45' 43" E FOR A DISTANCE OF 25.00 FEET.

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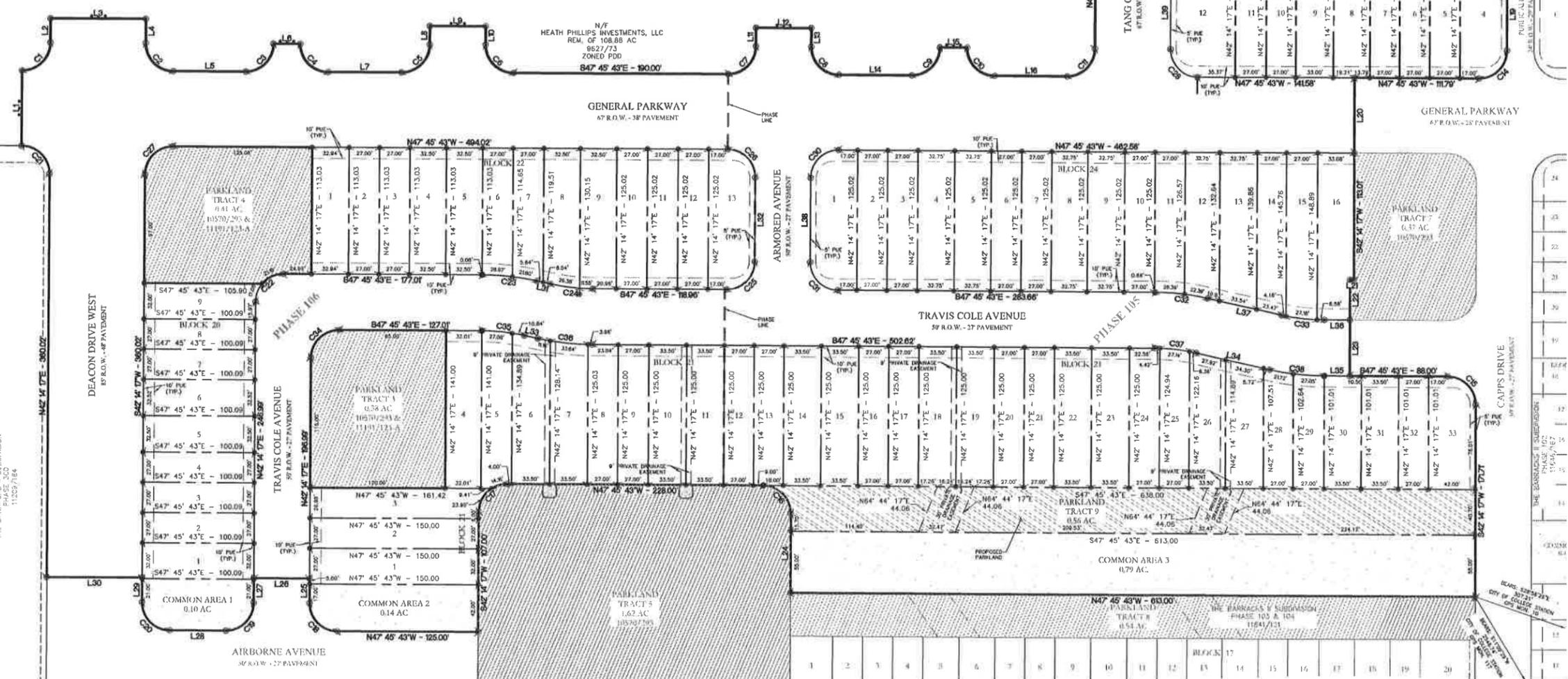
GENERAL NOTES:

- THE BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
- NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48041C0305F, EFFECTIVE DATE: 04/02/2014.
- THE ZONING OF THIS TRACT IS PDD (PLANNED DEVELOPMENT DISTRICT).
- 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
- STORM WATER DETENTION FACILITIES FOR THIS PHASE ARE LOCATED OFF SITE AND ARE TO BE MAINTAINED BY THE HOA.
- DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
- WATER SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY WELLBORN SPECIAL UTILITY DISTRICT. A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
- ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU.
- THIS PROPERTY LIES WITHIN THE STEEPLECHASE SANITARY SEWER IMPACT FEE AREA.
- PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE HOA.

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	87.00'	N42° 14' 17" E	L11	12.17'	S30° 20' 00" W
L2	21.50'	N42° 14' 17" E	L12	12.17'	S30° 20' 00" W
L3	85.00'	S47° 45' 43" E	L13	12.17'	S30° 20' 00" W
L4	21.50'	S47° 45' 43" E	L14	12.17'	S30° 20' 00" W
L5	85.00'	S47° 45' 43" E	L15	12.17'	S30° 20' 00" W
L6	21.50'	S47° 45' 43" E	L16	12.17'	S30° 20' 00" W
L7	85.00'	S47° 45' 43" E	L17	12.17'	S30° 20' 00" W
L8	16.01'	N42° 14' 17" E	L18	12.17'	S30° 20' 00" W
L9	50.00'	S47° 45' 43" E	L19	12.17'	S30° 20' 00" W
L10	16.01'	N42° 14' 17" E	L20	12.17'	S30° 20' 00" W
L11	16.01'	N42° 14' 17" E	L21	12.17'	S30° 20' 00" W
L12	16.01'	N42° 14' 17" E	L22	12.17'	S30° 20' 00" W
L13	16.01'	N42° 14' 17" E	L23	12.17'	S30° 20' 00" W
L14	16.01'	N42° 14' 17" E	L24	12.17'	S30° 20' 00" W
L15	16.01'	N42° 14' 17" E	L25	12.17'	S30° 20' 00" W
L16	16.01'	N42° 14' 17" E	L26	12.17'	S30° 20' 00" W
L17	16.01'	N42° 14' 17" E	L27	12.17'	S30° 20' 00" W
L18	16.01'	N42° 14' 17" E	L28	12.17'	S30° 20' 00" W
L19	16.01'	N42° 14' 17" E	L29	12.17'	S30° 20' 00" W
L20	16.01'	N42° 14' 17" E	L30	12.17'	S30° 20' 00" W

Curve Table						Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	38.27	25.00'	090°00'00"	25.00'	38.27	C11	38.27	25.00'	090°00'00"	25.00'	38.27
C2	38.27	25.00'	090°00'00"	25.00'	38.27	C12	38.27	25.00'	090°00'00"	25.00'	38.27
C3	38.27	25.00'	090°00'00"	25.00'	38.27	C13	38.27	25.00'	090°00'00"	25.00'	38.27
C4	38.27	25.00'	090°00'00"	25.00'	38.27	C14	38.27	25.00'	090°00'00"	25.00'	38.27
C5	38.27	25.00'	090°00'00"	25.00'	38.27	C15	38.27	25.00'	090°00'00"	25.00'	38.27
C6	38.27	25.00'	090°00'00"	25.00'	38.27	C16	38.27	25.00'	090°00'00"	25.00'	38.27
C7	38.27	25.00'	090°00'00"	25.00'	38.27	C17	38.27	25.00'	090°00'00"	25.00'	38.27
C8	38.27	25.00'	090°00'00"	25.00'	38.27	C18	38.27	25.00'	090°00'00"	25.00'	38.27
C9	38.27	25.00'	090°00'00"	25.00'	38.27	C19	38.27	25.00'	090°00'00"	25.00'	38.27
C10	38.27	25.00'	090°00'00"	25.00'	38.27	C20	38.27	25.00'	090°00'00"	25.00'	38.27

Curve Table						Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C21	38.27	25.00'	090°00'00"	25.00'	38.27	C31	38.27	25.00'	090°00'00"	25.00'	38.27
C22	38.27	25.00'	090°00'00"	25.00'	38.27	C32	38.27	25.00'	090°00'00"	25.00'	38.27
C23	38.27	25.00'	090°00'00"	25.00'	38.27	C33	38.27	25.00'	090°00'00"	25.00'	38.27
C24	38.27	25.00'	090°00'00"	25.00'	38.27	C34	38.27	25.00'	090°00'00"	25.00'	38.27
C25	38.27	25.00'	090°00'00"	25.00'	38.27	C35	38.27	25.00'	090°00'00"	25.00'	38.27
C26	38.27	25.00'	090°00'00"	25.00'	38.27	C36	38.27	25.00'	090°00'00"	25.00'	38.27
C27	38.27	25.00'	090°00'00"	25.00'	38.27	C37	38.27	25.00'	090°00'00"	25.00'	38.27
C28	38.27	25.00'	090°00'00"	25.00'	38.27	C38	38.27	25.00'	090°00'00"	25.00'	38.27
C29	38.27	25.00'	090°00'00"	25.00'	38.27	C39	38.27	25.00'	090°00'00"	25.00'	38.27
C30	38.27	25.00'	090°00'00"	25.00'	38.27	C40	38.27	25.00'	090°00'00"	25.00'	38.27



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Heath Phillips, Manager of Heath Phillips Investments, LLC, owner and developer of the 13.137 acre tract shown on this plat, and designated herein as The Barracks II Subdivision, Phase 105 & 106, in the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Heath Phillips, Manager

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Heath Phillips, 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.

Brad Kerr, Registered Professional Land Surveyor

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 this _____ day of _____, 20____, in the Deed Records of Brazos County, Texas, in Volume _____ Page _____.

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

County Clerk
Brazos County, Texas

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

CERTIFICATE OF THE COUNTY CLERK

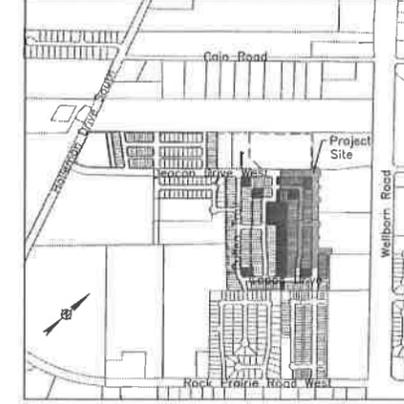
STATE OF TEXAS
COUNTY OF BRAZOS

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 this _____ day of _____, 20____, in the Deed Records of Brazos County, Texas, in Volume _____ Page _____.

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

County Clerk
Brazos County, Texas

VICINITY MAP



FINAL PLAT

THE BARRACKS II SUBDIVISION
PHASE 105 7.556 ACRES
PHASE 106 5.581 ACRES

BLOCK 20, LOTS 1-9
BLOCK 21, LOTS 1-3
BLOCK 22, LOTS 1-13
BLOCK 24, LOTS 1-16
BLOCK 26, LOTS 4-12
COMMON AREAS 1-3
PARKLAND TRACT 9 - 0.56 ACRES
COMMON AREAS 1-3
SAVE AND EXCEPT PARKLAND TRACTS 3 & 4
CRAWFORD BURNETT LEAGUE, A-7
COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:
HEATH PHILLIPS INVESTMENTS, LLC
P.O. BOX 243
WELLBORN, TEXAS 77881
979.236.3185

ENGINEER:
Schultz Engineering, LLC
2720 LAMARQUE DR., SUITE A
COLLEGE STATION, TEXAS 77845
979.764.3900

SURVEYOR:
BRAD KERR, R.P.L.S. NO. 4502
KERR SURVEYING, LLC
409 N. TEXAS AVE.
WELLBORN, TEXAS 77803
979.236.3185

APRIL 2014 SCALE: 1"=50'

14.82
5.1.14
3.13
214



Legislation Details (With Text)

File #: 14-740 **Version:** 1 **Name:** Creek Meadows Section 2 Phase 2 Final Plat
Type: Final Plat **Status:** Agenda Ready
File created: 9/24/2014 **In control:** Planning and Zoning Commission Regular
On agenda: 10/2/2014 **Final action:**
Title: Presentation, possible action, and discussion regarding a Final Plat for Creek Meadows Section 2 Phase 2 consisting of 37 single-family lots and three common areas on approximately 7.8 acres located at 15490 Baker Meadow Loop, generally located at the north corner of the intersection of Royder Road and Greens Prairie Trail. Case #14-00900042 (J. Bullock)

Sponsors:

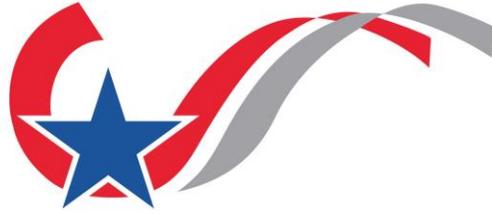
Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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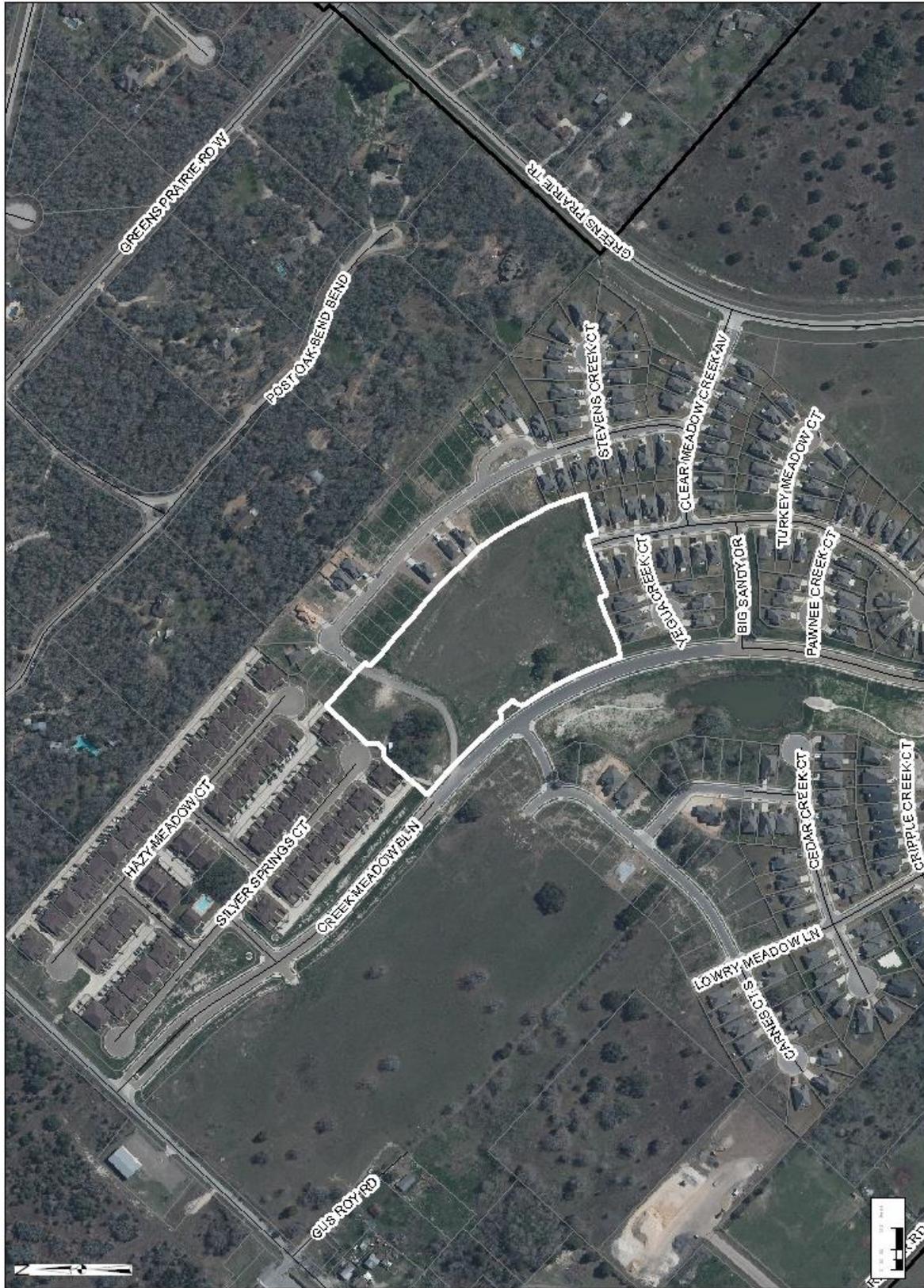
Presentation, possible action, and discussion regarding a Final Plat for Creek Meadows Section 2 Phase 2 consisting of 37 single-family lots and three common areas on approximately 7.8 acres located at 15490 Baker Meadow Loop, generally located at the north corner of the intersection of Royder Road and Greens Prairie Trail. Case #14-00900042 (J. Bullock)



CITY OF COLLEGE STATION

FINAL PLAT
for
Creek Meadows Section 2 Phase 2
14-00900042

- SCALE:** 37 single-family lots and three common areas on approximately 7.8 acres
- LOCATION:** 15490 Baker Meadow Loop, generally located at the north corner 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.



DEVELOPMENT REVIEW	CREEK MEADOWS, PH 2, SEC 2 15490 BAKER MEADOW LOOP	Case: 14-042	FINAL PLAT
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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

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:	Sidewalks are provided on both sides of all residential streets.
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.:	<u>1442</u>
DATE SUBMITTED:	<u>2.19.14</u>
TIME:	<u>3.10</u>
STAFF:	<u>SK</u>

FINAL PLAT APPLICATION

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

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT Creek Meadows - Section 2, 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 Chris@oldhamgoodwin.com
Street Address 2800 South Texas Avenue, Suite 401
City Bryan State TX Zip Code 77802
Phone Number (979) 268-2000 Fax Number (979) 846-7020

ARCHITECT OR ENGINEER'S INFORMATION:

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

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

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

Total Acreage 7.809 Total No. of Lots 37 R-O-W Acreage 1.704

Existing Use Vacant Proposed Use Single-Family Residential

Number of Lots By Zoning District 37 / PDD _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:
0.165 / 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>Total Linear Footage of Proposed Public:</p> <p><u>1482</u> Streets</p> <p><u>2204</u> Sidewalks</p> <p><u>362</u> Sanitary Sewer Lines</p> <p><u>1159</u> Water Lines</p> <p><u> </u> Channels</p> <p><u>691</u> Storm Sewers</p> <p><u> </u> Bike Lanes / Paths</p>	<p>Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p><u> </u> No. of acres to be dedicated + \$ <u> </u> development fee</p> <p><u> </u> No. of acres in floodplain</p> <p><u> </u> No. of acres in detention</p> <p><u> </u> No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p><u> </u> No. of SF Dwelling Units X \$ <u> </u> = \$ <u> </u></p> <p><u> </u> (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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


 Signature and title
 R. K. County, 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

FINAL PLAT NOTES:

- GENERAL:
1. (O/D R.B.C.T.) DENOTES OFFICIAL/DEED RECORDS OF BRAZOS COUNTY, TEXAS.
2. 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.
3. BASIS OF BEARING: BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
4. ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS UNLESS OTHERWISE NOTED.
5. RIGHT-OF-WAY DEDICATION OF ALL LOCAL STREET DEDICATION WILL CONSIST OF 170.4 ACRES IN TOTAL.
6. ALL UTILITY EASEMENTS MUST BE CLEARED OF ALL BRUSH AND TREES, IMPLYING NO LANDSCAPING OR PERMANENT STRUCTURES WITHIN THE UTILITY EASEMENT WILL BE ALLOWED.
7. 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.
8. DIMENSIONS SHOWN INTERIOR TO THE LOT, ALONG CURVES, BEGINNING WITH "A" ARE ARC LENGTHS.
9. THE INSTALLATION OF STREET LIGHTS WILL BE REQUIRED AND INSTALLED IN ACCORDANCE WITH SECTION 8.2.A.20 OF THE CoCS UNIFIED DEVELOPMENT ORDINANCE.
10. PRIVATE DRAINAGE EASEMENT:
- LOCATED ALONG THE REAR PROPERTY LINE OF LOT 5, BLOCK 4, LOTS 1-4, BLOCK 5 & LOTS 1-15, BLOCK 8.
- THE CONSTRUCTION OR INSTALLATION OF ANY DRAINAGE OBSTRUCTION INCLUDING, BUT NOT LIMITED TO, VEGETATION, STORAGE BUILDINGS, ETC., WITHIN THE PRIVATE DRAINAGE EASEMENT IS PROHIBITED AND SHALL BE REMOVED BY THE HOA, IF REQUIRED, AT THE OWNER'S EXPENSE.
- THE PROPERTY OWNER WILL ALLOW THE HOA ACCESS TO, AND IF NECESSARY, MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT.
- THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING A HEALTHY LAWN IN THE PRIVATE DRAINAGE EASEMENT.

HOMEOWNER'S ASSOCIATION (HOA):
1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE PDD REZONING PER CITY ORDINANCE #3079. THEY ARE GENERALLY AS FOLLOWS:

Table with columns: SINGLE-FAMILY, MULTI-FAMILY, FRONT, STREET SIDE, SIDE, REAR. Values range from 20' to 15'.

- 2. 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.
3. H.O.A. EASEMENT ACTIVITIES AND/OR INFRASTRUCTURE WILL BE REFERENCED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE SUBDIVISION.

- 4. 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.
5. ILLUMINATION OF ALL STREET LIGHTS AND PARK LIGHTS SHALL BE THE FULL RESPONSIBILITY OF THE CREEK MEADOW H.O.A.

CONSTRUCTION STANDARDS & NOTES:

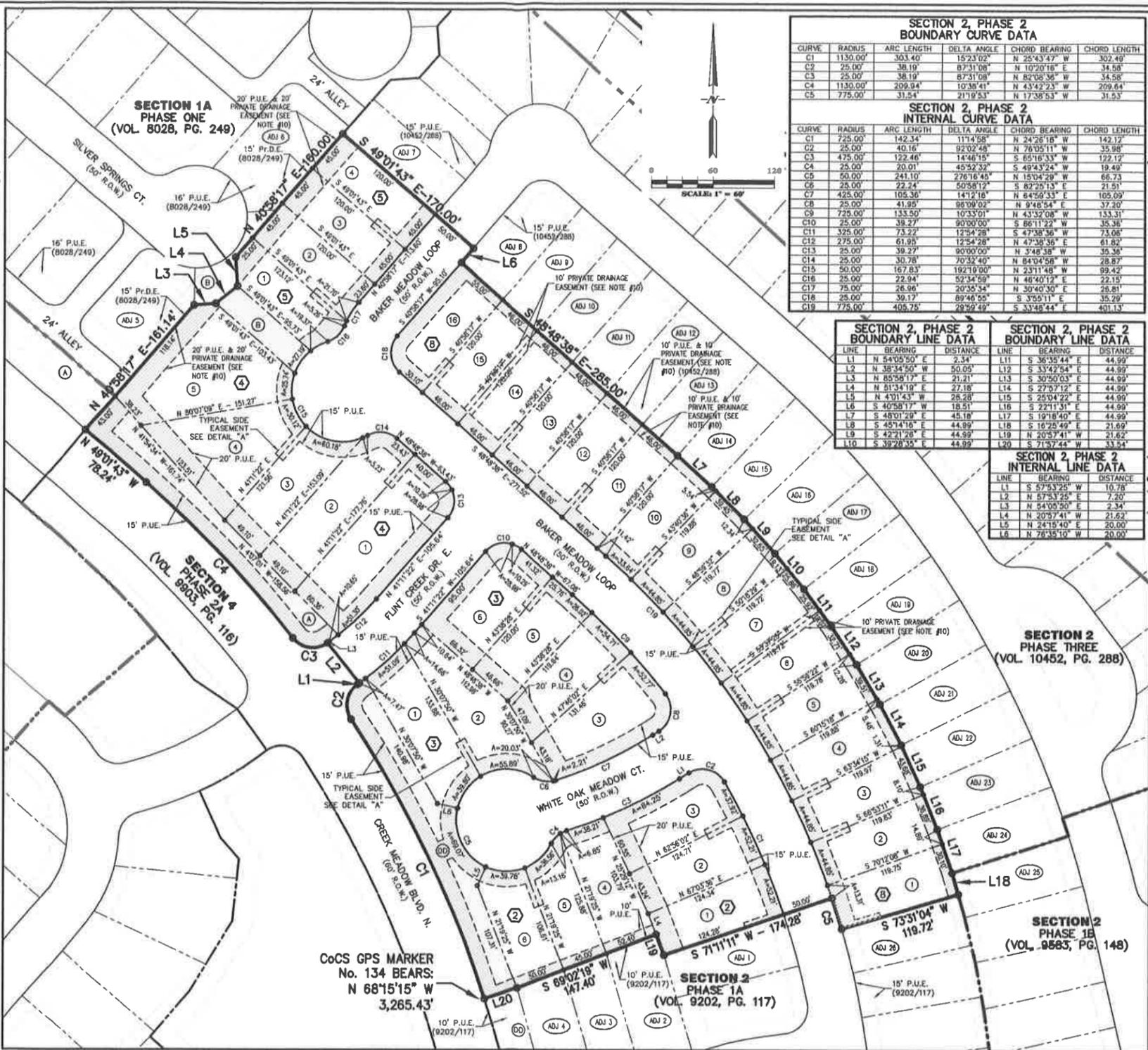
- 1. WELLBORN SPECIAL UTILITY DISTRICT WILL PROVIDE WATER/FIRE SERVICE FOR THIS SUBDIVISION. ALL NEW WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO THE LATEST B/C/S UNIFIED DEVELOPMENT GUIDELINES, STANDARDS, AND SPECIFICATIONS. THESE WATERLINES WILL BE LOCATED IN THE 15' PUBLIC UTILITY EASEMENT AT THE 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.
2. THE PROPOSED STREETS WILL BE CONSTRUCTED TO AN URBAN SECTION WITH CONCRETE CURB AND GUTTER INSTEAD OF A TYPICAL RURAL SECTION WITH OPEN DRAINAGE DITCHES. THE STORMWATER RUNOFF IN THE STREETS WILL BE CAPTURED AND CONVEYED BY A STORM SEWER SYSTEM AND DISCHARGED INTO EXISTING OR PROPOSED DRAINAGE SYSTEMS. DETENTION FACILITIES WILL BE CONSTRUCTED TO CONTROL THE PEAK RUNOFF DISCHARGE TO A REGIONAL LIFT STATION THAT WILL PUMP WASTEWATER TO AN EXISTING GRAVITY SANITARY SEWER SYSTEM LOCATED WITHIN THE CASTLE GATE SUBDIVISION. ALL PAVING AND DRAINAGE IMPROVEMENTS WILL BE INSPECTED AND MAINTAINED BY THE CITY OF COLLEGE STATION.
3. 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.
4. 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:

Table listing adjacent property owners and their details, including names like Nathan & Katie Jennings, David & Jennifer L. Blaschke, Amy D. & Colby L. Hagerman, etc.

ADJOINER INFORMATION:

Table listing adjacent property owners and their details, including names like Leroy & Janet Gaston, Stylecraft Builders, Inc., Bradley Gressett, etc.



SECTION 2, PHASE 2 BOUNDARY CURVE DATA table with columns: CURVE, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD BEARING, CHORD LENGTH.

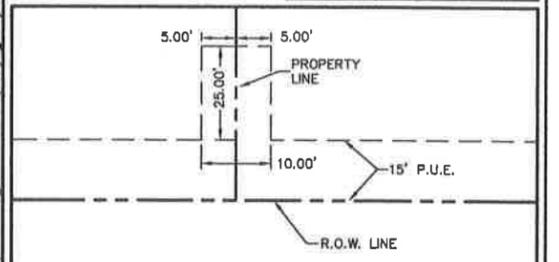
SECTION 2, PHASE 2 INTERNAL CURVE DATA table with columns: CURVE, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD BEARING, CHORD LENGTH.

SECTION 2, PHASE 2 BOUNDARY LINE DATA table with columns: LINE, BEARING, DISTANCE.

SECTION 2, PHASE 2 INTERNAL LINE DATA table with columns: LINE, BEARING, DISTANCE.



COMMON AREA TABLE and SYMBOL & LINE LEGEND. The table lists area labels (A, B, DD) and their encumbrances. The legend defines symbols for setbacks, easements, and common areas.



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.

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

FINAL PLAT OF CREEK MEADOWS SECTION 2, PHASE TWO

LOTS 1-8, BLOCK TWO, LOTS 1-6, BLOCK THREE & LOTS 1-5, BLOCK FOUR
LOTS 1-4, BLOCK FIVE & LOTS 1-16, BLOCK EIGHT
0.539 ACRE COMMON AREA & 1.704 ACRE R.O.W. DEDICATION
TOTAL = 7.809 ACRES & 37 LOTS
SAMUEL DAVIDSON SURVEY, A-13
COLLEGE STATION, BRAZOS COUNTY, TEXAS

LANDOWNER INFORMATION: CREEK MEADOWS PARTNERS, L.P. c/o OLDHAM GOODWIN GROUP, LLC. Includes contact info for RME Consulting Engineers and project details like file name, date, and phone numbers.

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

CERTIFICATE OF PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF BRAZOS
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____.

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 this _____ day of _____, 20____ in the Deed Records of Brazos County, Texas, in Volume _____, Page _____.

CERTIFICATE OF CITY ENGINEER

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

CERTIFICATE OF PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF BRAZOS
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____.

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 this _____ day of _____, 20____ in the Deed Records of Brazos County, Texas, in Volume _____, Page _____.

Handwritten notes: 14-42, 03/17/14, 4:30, AT



Legislation Details (With Text)

File #: 14-737 **Version:** 1 **Name:** Creek Meadows Section 3 Phase 2 Final Plat
Type: Final Plat **Status:** Agenda Ready
File created: 9/24/2014 **In control:** Planning and Zoning Commission Regular
On agenda: 10/2/2014 **Final action:**
Title: Presentation, possible action, and discussion regarding a Final Plat for Creek Meadows Section 3 Phase 2 consisting of 26 single-family lots, one commercial lot, and four common areas on approximately 14 acres located at 4100 Shady Brook Pass, generally located at the north corner of the intersection of Royder Road and Greens Prairie Trail. Case #14-00900148 (J. Bullock)

Sponsors:

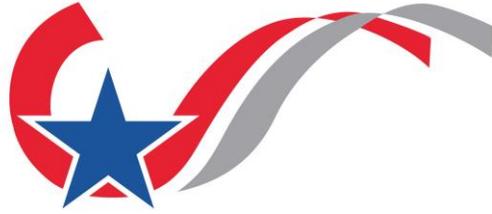
Indexes:

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 Section 3 Phase 2 consisting of 26 single-family lots, one commercial lot, and four common areas on approximately 14 acres located at 4100 Shady Brook Pass, generally located at the north corner of the intersection of Royder Road and Greens Prairie Trail. Case #14-00900148 (J. Bullock)



CITY OF COLLEGE STATION

FINAL PLAT
for
Creek Meadows Section 3 Phase 2
14-00900148

- SCALE:** 26 single-family lots, one commercial lot, and four common areas on approximately 14 acres
- LOCATION:** Generally located at the north corner 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.



FINAL PLAT

Case: 14-148

CREEK MEADOWS II SEC 3

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

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:	N/A
Pedestrian Connectivity:	Sidewalks are provided on both sides of all residential streets.
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 Royder Road, a Major Collector on the Thoroughfare Plan, and Greens Prairie Trail, a future 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.:	14-148
DATE SUBMITTED:	6.9.14
TIME:	2:40
STAFF:	PK

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT Creek Meadows - Section 3, 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 Meadows Partners, LP (c/o Randy Lowry) E-mail Chris@oldhamgoodwin.com

Street Address 2800 South Texas Avenue, Suite 401

City Bryan State TX Zip Code 77802

Phone Number (979) 268-2000 Fax Number (979) 846-7020

ARCHITECT OR ENGINEER'S INFORMATION:

Name Same As Applicant E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

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

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

Total Acreage 14.12 Total No. of Lots 27 R-O-W Acreage 1.671

Existing Use Vacant Proposed Use Single Family Residential

Number of Lots By Zoning District 27 / PDD _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:
0.46 / 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:

Not Applicable

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

Requested Oversize Participation Not Applicable

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>1171</u> Streets</p> <p><u>2037</u> Sidewalks</p> <p><u>495</u> Sanitary Sewer Lines</p> <p><u>1432</u> Water Lines</p> <p>_____ Channels</p> <p><u>348</u> Storm Sewers</p> <p>_____ Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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



 Signature and title *President of Union Gas Corp. GP*

 Date *5/16/14*

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 NOTES:

- GENERAL:**
 1. 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.
 2. **BASIS OF BEARING:** BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 3. ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS UNLESS OTHERWISE NOTED.
 4. RIGHT-OF-WAY DEDICATION OF ROYDER ROAD AND ALL LOCAL STREET DEDICATION WILL CONSIST OF 1.991 ACRES IN TOTAL.
 5. ALL UTILITY EASEMENTS MUST BE CLEARED OF ALL BRUSH AND TREES, IMPLYING NO LANDSCAPING OR PERMANENT STRUCTURES WITHIN THE UTILITY EASEMENT WILL BE ALLOWED.
 6. 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.
 7. DIMENSIONS SHOWN INTERIOR TO THE LOT, ALONG CURVES, BEGINNING WITH "A" ARE ARC LENGTHS.
 8. THE INSTALLATION OF STREET LIGHTS WILL BE REQUIRED AND INSTALLED IN ACCORDANCE WITH SECTION B.2.A.20 OF THE COCS UNIFIED DEVELOPMENT ORDINANCE.
 9. PRIVATE DRAINAGE EASEMENT:
 - LOCATED ALONG THE REAR PROPERTY LINE OF LOTS 8-14, BLOCK 4 AND LOTS 1 & 2, BLOCK 8.
 - 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.
 10. LOT 1, BLOCK ONE IS RESTRICTED TO COMMERCIAL USES PER THE PDD CONCEPT PLAN.

HOMEOWNER'S ASSOCIATION (HOA):
 1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE PDD REZONING PER CITY ORDINANCE #3079. THEY ARE GENERALLY AS FOLLOWS:

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

2. 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.
 3. H.O.A. EASEMENT ACTIVITIES AND/OR INFRASTRUCTURE WILL BE REFERENCED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE SUBDIVISION.
 4. 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 MEADOWS H.O.A.
 5. ILLUMINATION OF ALL STREET LIGHTS AND PARK LIGHTS SHALL BE THE FULL RESPONSIBILITY OF THE CREEK MEADOWS H.O.A.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, CREEK MEADOWS PARTNERS, L.P. & UNION GAS CORPORATION owners and developers of the land shown on this plat, and designated herein as the CREEK MEADOWS - SECTION 3, PHASE TWO Subdivision to the City of College Station, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

CREEK MEADOWS PARTNERS, L.P. UNION GAS CORPORATION

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____.

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 PLANNING AND ZONING COMMISSION

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

Chairman
 ATTEST:

CERTIFICATE OF THE COUNTY CLERK

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

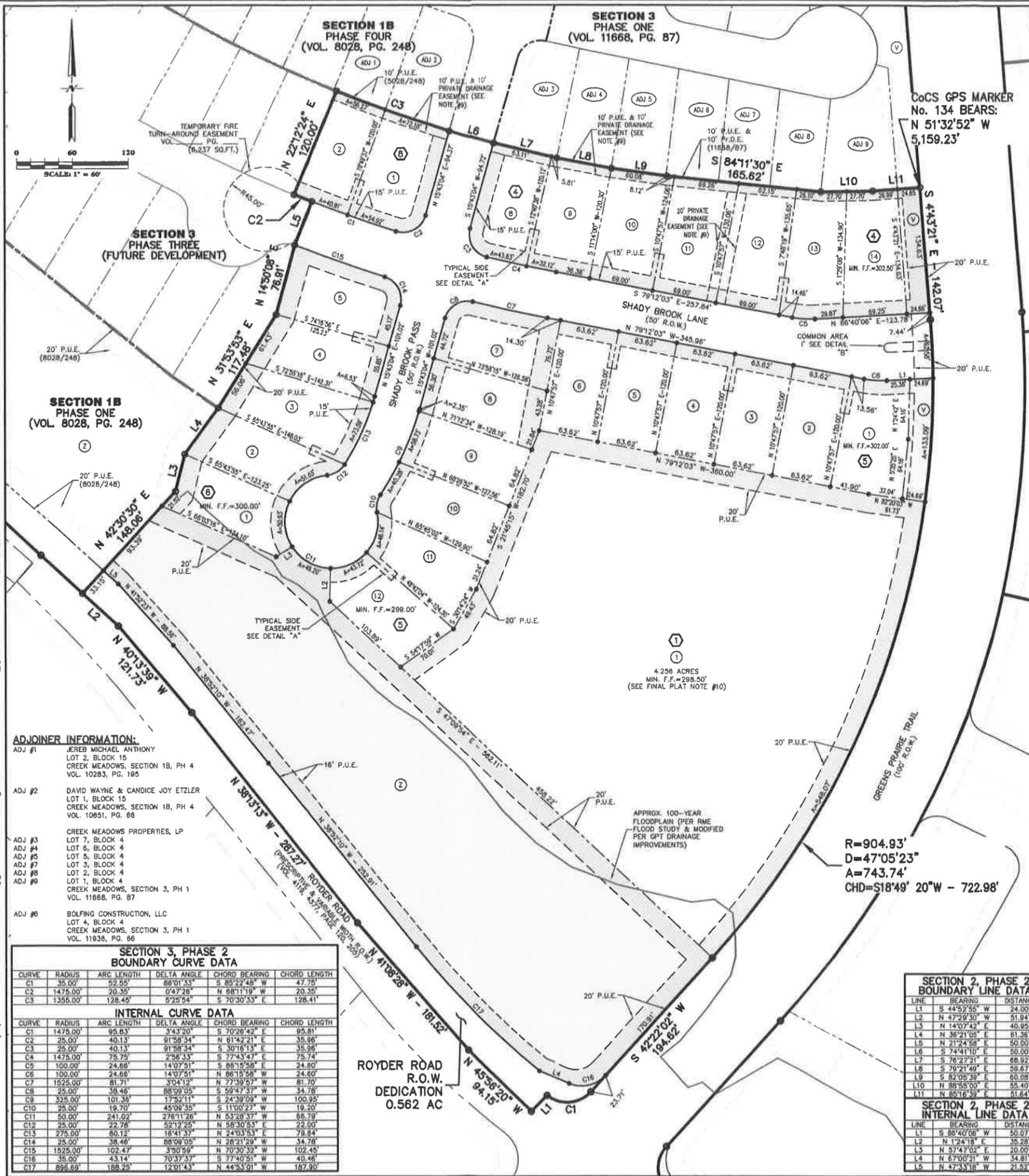
WITNESS my hand and official Seal, at my office in Bryan, Texas

County Clerk
 Brazos County, Texas

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



ADJOINER INFORMATION:

- ADJ #1 JEREB MICHAEL ANTHONY
 LOT 2, BLOCK 15
 CREEK MEADOWS, SECTION 1B, PH 4
 VOL. 10283, PG. 195
- ADJ #2 DAVID WAYNE & CANDICE JOY ETZLER
 LOT 1, BLOCK 15
 CREEK MEADOWS, SECTION 1B, PH 4
 VOL. 10551, PG. 68
- ADJ #3 CREEK MEADOWS PROPERTIES, LP
 LOT 6, BLOCK 4
 ADJ #4 LOT 5, BLOCK 4
 ADJ #5 LOT 3, BLOCK 4
 ADJ #6 LOT 2, BLOCK 4
 ADJ #7 LOT 1, BLOCK 4
 CREEK MEADOWS, SECTION 3, PH 1
 VOL. 11668, PG. 87
- ADJ #8 BOLPING CONSTRUCTION, LLC
 LOT 4, BLOCK 4
 CREEK MEADOWS, SECTION 3, PH 1
 VOL. 11936, PG. 66

SECTION 3, PHASE 2 BOUNDARY CURVE DATA

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	35.00'	52.55'	85°01'33"	S 72°22'45" W	47.75'
C2	1475.00'	20.35'	0°47'26"	N 88°11'19" W	20.35'
C3	1355.00'	128.45'	5°25'54"	S 70°30'33" E	128.41'

INTERNAL CURVE DATA

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1475.00'	95.83'	3°43'20"	S 70°26'42" E	95.81'
C2	25.00'	40.13'	91°58'34"	N 61°42'21" E	35.96'
C3	25.00'	40.13'	91°58'34"	S 30°16'13" E	35.96'
C4	1475.00'	75.75'	2°58'33"	S 77°43'47" E	75.74'
C5	100.00'	24.66'	14°07'51"	S 86°15'58" E	24.60'
C6	100.00'	24.66'	14°07'51"	N 86°15'58" W	24.60'
C7	1925.00'	81.71'	3°04'12"	N 77°39'57" W	81.70'
C8	25.00'	38.46'	88°09'05"	S 59°47'37" W	34.78'
C9	325.00'	101.36'	17°52'11"	S 24°39'09" W	100.95'
C10	25.00'	19.70'	45°06'35"	S 11°00'27" W	19.20'
C11	50.00'	241.02'	276°11'26"	N 53°29'37" W	66.79'
C12	25.00'	22.78'	52°12'25"	N 58°30'53" E	22.00'
C13	275.00'	80.12'	16°41'37"	N 24°03'53" E	78.84'
C14	25.00'	38.46'	88°09'05"	N 28°21'29" W	34.78'
C15	1925.00'	102.47'	3°50'59"	N 70°30'32" W	102.45'
C16	35.00'	43.14'	70°37'37"	S 77°49'51" W	40.46'
C17	896.69'	188.25'	12°01'43"	N 44°53'01" W	187.90'

SECTION 2, PHASE 2 BOUNDARY LINE DATA

LINE	BEARING	DISTANCE
L1	S 44°52'55" W	24.00'
L2	N 47°29'30" W	51.94'
L3	N 14°07'43" E	48.95'
L4	N 38°21'05" E	81.36'
L5	N 21°24'58" E	50.00'
L6	S 74°41'10" E	50.00'
L7	S 76°27'21" E	68.92'
L8	S 76°21'49" E	66.67'
L9	S 82°05'39" E	60.08'
L10	N 89°50'07" E	55.40'
L11	N 65°16'39" E	51.64'

SECTION 2, PHASE 2 INTERNAL LINE DATA

LINE	BEARING	DISTANCE
I1	S 88°40'06" W	50.07'
I2	N 1°24'18" E	35.28'
I3	N 57°47'02" E	20.00'
I4	N 67°00'21" W	34.81'
I5	N 47°33'16" W	21.62'

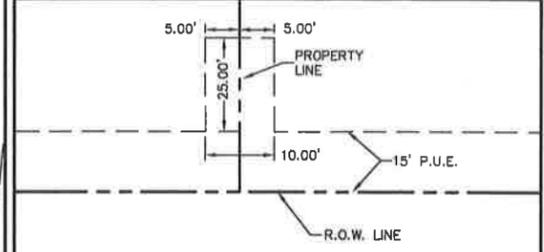


COMMON AREA TABLE

AREA LABEL	AREA (AC)	100% ENCUMBERED BY EASEMENT
V	0.151	P.U.E. & P.A.E.
F	0.011	P.U.E. & P.A.E.
Z	3.186	PR.D.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
 - LOT NUMBER
 - BLOCK NUMBER
 - COMMON AREA
 - P.U.E.
 - COMMON AREA

P.U.E. PUBLIC UTILITY EASEMENT
 P.A.E. PUBLIC ACCESS ESMT.
 PR.A.E. PRV. ACCESS ESMT.
 PR.D.E. PRV. DRAINAGE ESMT.



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



TYP. DETAIL "B" COMMON AREA
 N.T.S.

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

FINAL PLAT OF CREEK MEADOWS SECTION 3, PHASE TWO
 LOT 1, BLOCK ONE, LOTS 8-14, BLOCK FOUR & LOTS 1-12, BLOCK FIVE
 LOTS 1-5, BLOCK SIX & LOTS 1-2, BLOCK EIGHT
 3.348 ACRE COMMON AREAS & 1.991 ACRE R.O.W. DEDICATION
TOTAL = 14.455 ACRES & 2.7 LOTS
 SAMUEL DAVIDSON SURVEY, A-13
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

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

FILENAME: 0504FP1A | **SCALE:** 1"=60'
SUBMITTED DATE: 6/9/14
REVISIONS: 7/3/14
DRAWN BY: R.A.M.
CHECKED BY: BRAD KERR
FIELD BOOK: N/A | **PAGES:** N/A

RME CONSULTING ENGINEERS
 CLIENT NO. PROJECT NO.
260 - 0531

3800 SH No. 6 SOUTH., STE. 108G <78485>
 POST OFFICE BOX 9253
 COLLEGE STATION, TEXAS 77842
 EMAIL: civil@mengineer.com
 OFFICE - (979) 764-0704
 FAX - (979) 764-0704
 TEXAS FIRM REGISTRATION No. F-4695

14-148
 07/07/14
 B:15
 AS