



# 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, June 4, 2015**

**6:00 PM**

**City Hall Council Chambers**

---

1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. Discussion of new development applications submitted to the City.  
New Development Link: [www.cstx.gov/newdev](http://www.cstx.gov/newdev)
4. [15-0283](#) Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work (see attached). (J. Schubert)  
  
**Attachments:** [2015 P&Z Plan of Work](#)
5. [15-0263](#) Presentation, possible action, and discussion regarding the appointment of three Planning & Zoning Commissioners to serve on the Joint Annexation Task Force. (L. Simms)  
  
**Attachments:** [Memo](#)
6. [15-0281](#) Presentation, possible action, and discussion regarding a demonstration of new software providing for electronic submittals of applications, construction plans, and the scheduling of inspections related to the planning, development and building process. (B. George)
7. [15-0277](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:  
\* Thursday, June 18, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.  
\* Thursday, June 25, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (Liaison - Moore)
8. [15-0280](#) Presentation, possible action, and discussion regarding an update on the following items:  
  
\* A Comprehensive Plan Amendment for approximately two acres located at 3751 Rock Prairie Road West from Suburban Commercial to General Commercial. The Planning & Zoning Commission heard this item on April 16, 2015 and voted (5-0) to

recommend denial. The City Council heard this item on May 18, 2015 and voted (7-0) to deny the request.

\* A rezoning of approximately two acres located at 3751 Rock Prairie Road West from SC Suburban Commercial to PDD Planned Development District. The Planning & Zoning Commission heard this item on April 16, 2015 and voted (4-1) to recommend approval. The City Council heard this item on May 18, 2015 and voted (7-0) to approve the request.

\* A rezoning of approximately 0.75 acres, generally located near the northeast corner of Texas Avenue South and Krenek Tap Road, from GS General Suburban to GC General Commercial. The Planning & Zoning Commission heard this item on April 16, 2015 and voted (5-0) to recommend approval. The City Council heard this item on May 18, 2015 and voted (7-0) to approve the request.

9. Discussion, review and possible action regarding the following meetings: Design Review Board, BioCorridor Board

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

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on \_\_\_\_\_, 20xx at 5:00 p.m.

\_\_\_\_\_  
City Secretary

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](http://www.cstx.gov). Council meetings are broadcast live on Cable Access Channel 19.



## Legislation Details (With Text)

---

**File #:** 15-0283      **Version:** 1      **Name:** 2015 P&Z Plan of Work Update  
**Type:** Updates      **Status:** Agenda Ready  
**File created:** 5/29/2015      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 6/4/2015      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work (see attached). (J. Schubert)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [2015 P&Z Plan of Work](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work (see attached). (J. Schubert)

## 2015 Planning & Zoning Commission Plan of Work

### Comprehensive Plan Implementation

<b>Implementation of Adopted Plans</b>	
<p>Summary:</p> <p>Implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Central College Station, Eastgate, Southside Area, Wellborn Community, and South Knoll Area neighborhood plans, and Bicycle, Pedestrian &amp; Greenways, Parks and Recreation, Water, Waste Water, Medical District, and Economic Development master plans.</p>	<p>Project Dates:</p> <p>2/26/15: Notice to proceed for construction of a sidewalk along Normand Dr between Rock Prairie Rd and Pondersoa Dr; construction to be complete by May (Central College Station Plan).</p> <p>3/4/15: Public meeting regarding the design of Langford Street and Guadalupe Drive sidewalks (South Knoll Area Plan).</p> <p>3/26/15: Council awarded contract to Freese &amp; Nichols to update the Wastewater Master Plan.</p> <p>3/26/15: Council approved all-way stop at Lincoln Ave and Tarrow St (warrant study requested by Eastgate Plan).</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

<b>Five-Year Comprehensive Plan Report Implementation</b>	
<p>Summary:</p> <p>Implementation of general items and tasks identified in the Five-Year Comprehensive Plan Report.</p>	<p>Project Dates:</p>
Staff Assigned: J. Prochazka	Anticipated Completion: On-going

<b>Annexation Task Force</b>	
<p>Summary:</p> <p>Implement the Five-Year Comprehensive Plan Report by creating a task force of elected officials, appointed officials, and staff to update timing and priorities of future annexations including the potential development of a three-year annexation plan.</p>	<p>Project Dates:</p> <p>5/28/15: Council adopted resolution to create Joint Annexation Task Force.</p> <p><b>6/4/15: P&amp;Z to appoint 3 members to Task Force.</b></p>
Staff Assigned: L. Simms	Anticipated Initiation: May 2015

<b>Future Land Use and Character Map Assessments</b>	
<p>Summary:</p> <p>Implement the Five-Year Comprehensive Plan Report by evaluating the appropriateness of the existing Future Land Use and Character designations for five areas and recommend amendments as necessary. Priority will be given to Area A (Wellborn Road near Barron Road) and Area B (Greens Prairie Road at Greens Prairie Trail).</p>	<p>Project Dates:</p>
Staff Assigned: J. Prochazka	Anticipated Initiation: Summer 2015

<b>Harvey Mitchell District Plan</b>	
<p>Summary:</p> <p>Implement the Five-Year Comprehensive Plan Report by initiating the Harvey Mitchell District Plan as identified in the Comprehensive Plan.</p>	<p>Project Dates:</p>
Staff Assigned: J. Prochazka	Anticipated Initiation: Fall 2015

<b>Land Use Inventory/Housing Needs</b>	
Summary: Implement the Five-Year Comprehensive Plan Report by maintaining up-to-date percentages of available and utilized land and evaluating whether all of the City's future housing needs are being met.	Project Dates:
Staff Assigned: M. Bombek	Anticipated Initiation: Summer 2015

<b>Non-Residential Architectural Standards</b>	
Summary: Implement the Five-Year Comprehensive Plan Report by revising the existing non-residential architectural requirements to reflect current practices and allow more flexibility in design.	Project Dates: April 2015: Public comment period of draft ordinance. 5/4/15: BPG Advisory Board recommended approval with minor changes. 5/7/15: P&Z recommended approval of proposed ordinance. <b>5/28/15: Council adopted proposed ordinance.</b>
Staff Assigned: J. Schubert	<b>Item Completed: May 2015</b>

<b>Thoroughfare Plan</b>	
Summary: Implement the Five-Year Comprehensive Plan Report by updating the Thoroughfare Plan based on new traffic counts and capacity data and evaluate if changes are needed to the existing street section standards.	Project Dates: 9/10/14: Entered into contract with Kimley-Horn and Associates, Inc to update Thoroughfare Plan.
Staff Assigned: D. Singh	Anticipated Completion: Fall 2015

<b>Walton Drive Commercial Overlay</b>	
Summary: Implement the Eastgate Neighborhood Plan by creating a zoning overlay to address parking and other non-conformities for the commercial area at Walton Drive and Texas Avenue.	Project Dates:
Staff Assigned: J. Schubert	Anticipated Completion: Fall 2015

<b>Wellborn Zoning Districts</b>	
Summary: Implement the Wellborn Community Plan by creating new or modified zoning districts as described in the Plan.	Project Dates:
Staff Assigned: J. Bullock	Anticipated Initiation: Summer 2015

## Research, Education, and Other Items

<b>Bicycle, Pedestrian, and Greenways Master Plan Update</b>	
Summary: Receive update on implementation of the plan and its framework for addressing bicycle and pedestrian needs on City-wide and neighborhood scales.	Project Dates:
Staff Assigned: V. Garza	Anticipated Completion: Summer 2015

<b>Easterwood Airport Master Plan</b>	
Summary: Receive a report on the Easterwood Airport Master Plan and consider potential implications of any future plans for expansion.	Project Dates:
Staff Assigned: M. Hitchcock	Anticipated Completion: May 2015

<b>Economic Development Master Plan Update</b>	
Summary: Receive an update regarding the components of the Economic Development Master Plan and its implementation.	Project Dates: 4/16/15: Update provided at P&Z Workshop.
Staff Assigned: N. Ruiz	Item Completed: April 2015

<b>Parkland Dedication Basis</b>	
Summary: Discuss possibilities of revising parkland dedication requirements to be based on a per bedroom basis instead of per dwelling unit.	Project Dates:
Staff Assigned: J. Prochakza/Legal Staff	Anticipated Completion: Summer 2015

<b>Parkland Dedication Funds</b>	
Summary: Receive an update regarding the tracking and timing of expenditures in the various park zones.	Project Dates:
Staff Assigned: Parks & Recreation Staff	Anticipated Completion: Summer 2015

<b>Planning &amp; Development Services Organizational Review</b>	
Summary: Review progress of implementation of the report that included policy discussions, ordinance revisions, and process and service improvements.	Project Dates:
Staff Assigned: L. Simms	Anticipated Completion: Summer 2015

<b>Review of Adopted Plans</b>	
Summary: After action review of adopted planning areas, specifically Northgate, BioCorridor, and Medical Districts.	Project Dates:
Staff Assigned: P&DS/Economic Development Staff	Anticipated Initiation: Fall 2015

<b>University Research Commercialization</b>	
Summary: Receive information regarding the vision and implementation of the commercialization of research-related output, including examples of successful efforts elsewhere.	Project Dates:
Staff Assigned: City Staff	Anticipated Completion: Winter 2015



## Legislation Details (With Text)

---

**File #:** 15-0263      **Version:** 1      **Name:** Joint Annexation Task Force  
**Type:** Subcommittee Appointments      **Status:** Agenda Ready  
**File created:** 5/18/2015      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 6/4/2015      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding the appointment of three Planning & Zoning Commissioners to serve on the Joint Annexation Task Force. (L. Simms)  
**Sponsors:** Lance Simms  
**Indexes:**  
**Code sections:**  
**Attachments:** [Memo](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presentation, possible action, and discussion regarding the appointment of three Planning & Zoning Commissioners to serve on the Joint Annexation Task Force. (L. Simms)



CITY OF COLLEGE STATION

*Planning & Development Services*

1101 Texas Avenue, PO Box 9960

College Station, Texas 77842

Phone 979.764.3570 / Fax 979.764.3496

**MEMORANDUM**

---

---

**TO:** Planning & Zoning Commission

**FROM:** Lance Simms, Director of Planning & Development Services

**DATE:** 4 June 2015

**SUBJECT:** P&Z Appointments to the Joint Annexation Task Force

---

---

Item

Presentation, possible action, and discussion regarding the appointment of three Planning & Zoning Commissioners to serve on the Joint Annexation Task Force.

Background

Last year, the City Council adopted the Comprehensive Plan Five-Year Evaluation and Appraisal Report. The report contains a number of recommendations, including one related to the need to form a Joint Annexation Task Force comprised of elected and appointed officials to update the timing, priorities, and phasing of future annexations. The Planning and Zoning Commission's 2015 Plan of Work also includes the formation of a Joint Annexation Task Force.

On 28 May, the City Council approved a Resolution authorizing the establishment of the annexation task force. The Resolution identifies the task force's charge, composition, and establishes a "sunset" date for the task force. On 28 May, the City Council also named three Councilmembers to serve on the task force.

The three appointed Councilmembers will work with three Planning and Zoning Commissioners and city staff to update the timing, priorities, and phasing of future annexations. Staff anticipates the task force will begin meeting in June and complete their work this fall.



## Legislation Details (With Text)

---

**File #:** 15-0281      **Version:** 1      **Name:** TRAKiT  
**Type:** Minutes      **Status:** Agenda Ready  
**File created:** 5/28/2015      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 6/4/2015      **Final action:**

**Title:** Presentation, possible action, and discussion regarding a demonstration of new software providing for electronic submittals of applications, construction plans, and the scheduling of inspections related to the planning, development and building process. (B. George)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presentation, possible action, and discussion regarding a demonstration of new software providing for electronic submittals of applications, construction plans, and the scheduling of inspections related to the planning, development and building process. (B. George)



## Legislation Details (With Text)

---

**File #:** 15-0277      **Version:** 1      **Name:** Upcoming Meetings  
**Type:** Updates      **Status:** Agenda Ready  
**File created:** 5/27/2015      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 6/4/2015      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:  
\* Thursday, June 18, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.  
\* Thursday, June 25, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (Liaison - Moore)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:  
\* Thursday, June 18, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.  
\* Thursday, June 25, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (Liaison - Moore)



## Legislation Details (With Text)

**File #:** 15-0280      **Version:** 1      **Name:** Update on Items Heard  
**Type:** Updates      **Status:** Agenda Ready  
**File created:** 5/28/2015      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 6/4/2015      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding an update on the following items:

\* A Comprehensive Plan Amendment for approximately two acres located at 3751 Rock Prairie Road West from Suburban Commercial to General Commercial. The Planning & Zoning Commission heard this item on April 16, 2015 and voted (5-0) to recommend denial. The City Council heard this item on May 18, 2015 and voted (7-0) to deny the request.

\* A rezoning of approximately two acres located at 3751 Rock Prairie Road West from SC Suburban Commercial to PDD Planned Development District. The Planning & Zoning Commission heard this item on April 16, 2015 and voted (4-1) to recommend approval. The City Council heard this item on May 18, 2015 and voted (7-0) to approve the request.

\* A rezoning of approximately 0.75 acres, generally located near the northeast corner of Texas Avenue South and Krenek Tap Road, from GS General Suburban to GC General Commercial. The Planning & Zoning Commission heard this item on April 16, 2015 and voted (5-0) to recommend approval. The City Council heard this item on May 18, 2015 and voted (7-0) to approve the request.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presentation, possible action, and discussion regarding an update on the following items:

\* A Comprehensive Plan Amendment for approximately two acres located at 3751 Rock Prairie Road West from Suburban Commercial to General Commercial. The Planning & Zoning Commission heard this item on April 16, 2015 and voted (5-0) to recommend denial. The City Council heard this item on May 18, 2015 and voted (7-0) to deny the request.

\* A rezoning of approximately two acres located at 3751 Rock Prairie Road West from SC Suburban Commercial to PDD Planned Development District. The Planning & Zoning Commission heard this item on April 16, 2015 and voted (4-1) to recommend approval. The City Council heard this item on May 18, 2015 and voted (7-0) to approve the request.

\* A rezoning of approximately 0.75 acres, generally located near the northeast corner of Texas Avenue South and Krenek Tap Road, from GS General Suburban to GC General Commercial. The Planning & Zoning Commission heard this item on April 16, 2015 and voted (5-0) to recommend approval. The City Council heard this item on May 18, 2015 and voted (7-0) to approve the request.





# 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, June 4, 2015**

**7:00 PM**

**City Hall Council Chambers**

---

1. Call meeting to order.
2. Pledge of Allegiance.
3. Hear Citizens.

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

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

#### 4. Consent Agenda

- 4.1** [15-0276](#) Consideration, possible action, and discussion on Absence Requests from meetings.
- \* Jim Ross ~ May 21, 2014
  - \* Kirk Joseph ~ May 21, 2014
  - \* Barry Moore ~ May 21, 2014
  - \* Casey Oldham ~ June 4, 2015

**Attachments:**

[Jim Ross](#)

[Kirk Joseph](#)

[Barry Moore](#)

[Casey Oldham](#)

- 4.2** [15-0278](#) Consideration, possible action, and discussion to approve meeting minutes.

\* May 21, 2015 ~ Workshop

\* May 21, 2015 ~ Regular

**Attachments:**      [May 21, 2015 Workshop](#)  
                                 [May 21, 2015 Regular](#)

- 4.3 [15-0274](#)      Presentation, possible action, and discussion regarding a Development Plat for Dick's Iron Dukes Addition consisting of one commercial lot on approximately 1.5 acres located at 13601 FM 2154, generally located at the southern intersection of Wellborn Road and William D. Fitch Parkway. Case #15-00900015 (J. Bullock)

**Attachments:**      [Staff Report](#)  
                                 [Application](#)  
                                 [Development Plat](#)

#### Regular Agenda

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

6. [15-0272](#)      Presentation, possible action, and discussion regarding a discretionary item to Unified Development Ordinance Section 12-8.3.K.5.b 'Fee in Lieu of Construction' and presentation, possible action, and discussion regarding a Preliminary Plan for The Crossing at Lick Creek consisting of 116 residential lots and 12 common areas on approximately 63.179 acres located at 13500 Rock Prairie Road, generally located south of Williams Creek Subdivision and immediately west of Lick Creek Park. Case #15-00900097 (M. Bombek)

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

7. [15-0275](#)      Presentation, possible action, and discussion regarding waiver requests to Unified Development Ordinance Section 12-8.4.C.3 'Street Projections' and Section 12-8.4.E 'Blocks' and a presentation, possible action, and discussion regarding a Preliminary Plan for Polo Estates consisting of 22 lots on approximately 34 acres located at 4331 North Graham Road, generally located near the intersection of Holleman Drive South and North Graham Road in the College Station Extraterritorial Jurisdiction. Case #PP2015-000002 (J. Bullock)

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

8.    [15-0271](#)            Presentation, possible action, and discussion regarding waiver requests to Unified Development Ordinance Section 12-8.3.H.2 'Platting and Replatting within Older Residential Subdivisions' and public hearing, presentation, possible action, and discussion regarding a Final Plat for College Hills Estates Lots 26R & 27R, Block 19 being a replat of College Hills Estates Lots 26 & 27, Block 19 consisting of two residential lots on approximately 0.285 acres located at 1308 Milner Drive, located south of Gilchrist Avenue. Case #15-00900096 (M. Bombek)

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

9.    [15-0282](#)            Public hearing, presentation, possible action, and discussion regarding a Final Plat for The Cottages of College Station Phase 3, Lot 3, Block 1 and Lot 1R, Block 5 being a replat of The Cottages of College Station Phase 1A Lot 1, Block 5 (Common Area) and a 22.795-acre tract, A000701 Crawford Burnett League Tract 81, consisting of two lots on approximately 24.52 acres located at 2335 Market Street, generally located between Holleman Drive South and North Dowling Road. Case #15-00900055 (J. Schubert)

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

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

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on \_\_\_\_\_, 20xx at 5:00 p.m.

\_\_\_\_\_  
City Secretary

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](http://www.cstx.gov). Council meetings are broadcast live on Cable Access Channel 19.



## Legislation Details (With Text)

---

**File #:** 15-0276      **Version:** 1      **Name:** Absence Requests  
**Type:** Absence Request      **Status:** Agenda Ready  
**File created:** 5/26/2015      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 6/4/2015      **Final action:**  
**Title:** Consideration, possible action, and discussion on Absence Requests from meetings.  
\* Jim Ross ~ May 21, 2014  
\* Kirk Joseph ~ May 21, 2014  
\* Barry Moore ~ May 21, 2014  
\* Casey Oldham ~ June 4, 2015

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Jim Ross](#)  
[Kirk Joseph](#)  
[Barry Moore](#)  
[Casey Oldham](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Consideration, possible action, and discussion on Absence Requests from meetings.  
\* Jim Ross ~ May 21, 2014  
\* Kirk Joseph ~ May 21, 2014  
\* Barry Moore ~ May 21, 2014  
\* Casey Oldham ~ June 4, 2015



CITY OF COLLEGE STATION  
*Planning & Development Services*

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

Name Jim Ross

Request Submitted on May 13, 2015

I will not be in attendance at the meeting on May 21, 2015  
for the reason specified: (Date)

---

---

---

---

---

---

Signature Jim Ross



CITY OF COLLEGE STATION  
*Planning & Development Services*

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

Name Kirk Joseph

Request Submitted on May 15, 2015

I will not be in attendance at the meeting on May 21, 2015  
for the reason specified: (Date)

---

---

---

---

---

---

Signature Kirk Joseph



CITY OF COLLEGE STATION  
*Planning & Development Services*

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

Name Barry Moore

Request Submitted on May 13, 2015

I will not be in attendance at the meeting on May 21, 2015  
for the reason specified: (Date)

---

---

---

---

---

---

Signature Barry Moore



CITY OF COLLEGE STATION  
*Planning & Development Services*

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

Name Casey Oldham

Request Submitted on May 26, 2015

I will not be in attendance at the meeting on June 4, 2015  
for the reason specified: (Date)

---

---

---

---

---

---

Signature Casey Oldham



## Legislation Details (With Text)

---

**File #:** 15-0278      **Version:** 1      **Name:** Minutes  
**Type:** Minutes      **Status:** Agenda Ready  
**File created:** 5/27/2015      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 6/4/2015      **Final action:**

**Title:** Consideration, possible action, and discussion to approve meeting minutes.  
\* May 21, 2015 ~ Workshop  
\* May 21, 2015 ~ Regular

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [May 21, 2015 Workshop](#)  
[May 21, 2015 Regular](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

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

\* May 21, 2015 ~ Workshop

\* May 21, 2015 ~ Regular

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**Workshop Meeting**  
**May 21, 2015, 6:30 p.m.**  
**CITY HALL COUNCIL CHAMBERS**  
**College Station, Texas**

---

**COMMISSIONERS PRESENT:** Jane Kee, Casey Oldham, Jodi Warner, Jerome Rektorik

**COMMISSIONERS ABSENT:** Kirk Joseph, Jim Ross, Barry Moore

**CITY COUNCIL MEMBERS PRESENT:** Steve Aldrich

**CITY STAFF PRESENT:** Lance Simms, Molly Hitchcock, Alan Gibbs, Carol Cotter, Kevin Ferrer, Jennifer Prochazka, Jason Schubert, Jessica Bullock, Mark Bombek, Madison Thomas, Laura Walker, Adam Falco, Lauren Basey, and Brittany Caldwell

1. Call the meeting to order.

Chairperson Kee called the meeting to order at 7:00 p.m.

2. Discussion of consent and regular agenda items.

There was no discussion.

3. Discussion of new development applications submitted to the City.  
New Development Link: [www.cstx.gov/newdev](http://www.cstx.gov/newdev)

There was no discussion.

4. Presentation, possible action, and discussion regarding the development of the draft 2015 P&Z Plan of Work (see attached). (J. Schubert)

Director Simms stated that appointments would be made to the Joint Annexation Task Force at the Planning & Zoning meeting on June 4<sup>th</sup>.

Commissioner Oldham asked if there could be further discussion regarding the architectural standards for the CI Commercial Industrial zoning district.

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

\* Thursday, May 28, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 5:30 p.m. and Regular 7:00 p.m. (Liaison - Kee)

\* Thursday, June 4, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

There was general discussion regarding the above-mentioned meetings.

6. Discussion, review and possible action regarding the following meetings: Design Review Board, BioCorridor Board.

There was no discussion.

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.

11. Adjourn.

The meeting was adjourned at 7:02 p.m.

**Approved:**

---

Jane Kee, Chairperson  
Planning & Zoning Commission

**Attest:**

---

Brittany Caldwell, Admin. Support Specialist  
Planning & Development Services

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**Regular Meeting**  
**May 21, 2015, 7:00 p.m.**  
**CITY HALL COUNCIL CHAMBERS**  
**College Station, Texas**

---

**COMMISSIONERS PRESENT:** Jane Kee, Casey Oldham, Jodi Warner, Jerome Rektorik

**COMMISSIONERS ABSENT:** Kirk Joseph, Jim Ross, Barry Moore

**CITY COUNCIL MEMBERS PRESENT:** Steve Aldrich

**CITY STAFF PRESENT:** Lance Simms, Molly Hitchcock, Alan Gibbs, Carol Cotter, Kevin Ferrer, Jennifer Prochazka, Jason Schubert, Jessica Bullock, Mark Bombek, Madison Thomas, Laura Walker, Adam Falco, Lauren Basey, and Brittany Caldwell

1. Call Meeting to Order

Chairperson Kee called the meeting to order at 7:06 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

No citizens spoke.

4. **Consent Agenda**

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

\*May 7, 2015 ~ Workshop

\*May 7, 2015 ~ Regular

4.2 Presentation, possible action, and discussion regarding a Preliminary Plan for Rio Grande Townhomes consisting of 69 townhouse lots on approximately 7.24 acres located at Harvey Mitchell Parkway South, generally located west of Southwood Drive and north of Harvey Mitchell Parkway South. Case #15-00900040 (M. Bombek)

4.3 Presentation, possible action, and discussion regarding a Final Plat for Tower Point Subdivision, Phase 7A, Block 3, Lots 21 & 22 consisting of two commercial lots on approximately two acres located at 901 William D. Fitch Parkway, generally located at the northeast corner of Arrington Road and William D. Fitch Parkway. Case #15-00900089 (J. Bullock)

4.4 Presentation, possible action, and discussion regarding a Development Plat for Andover Addition consisting of one commercial lot on approximately 2.46 acres located at 107 Krenek Tap Road, generally located north of Krenek Tap Road and east of Texas Avenue South. Case #15-00900093 (M. Bombek)

Chairperson Kee removed Consent Agenda Item 4.1 from the Consent Agenda.

**Commissioner Warner motioned to approve Consent Agenda Items 4.2-4.4. Commissioner Rektorik seconded the motion, motion passed (4-0).**

**Regular Agenda**

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

Chairperson Kee called for a motion on Consent Agenda Item 4.1.

**Commissioner Warner motioned to approve Consent Agenda Item 4.1. Commissioner Oldham seconded the motion, motion passed (3-0-1). Chairperson Kee abstained due to not being present at the meeting.**

6. Presentation, possible action, and discussion regarding a waiver request to Unified Development Ordinance Section 12-8.3.W 'Single-Family Parking Requirements for Platting' and a presentation, possible action, and discussion on a Preliminary Plan for The Barracks II Subdivision consisting of 214 residential lots and two commercial lots on approximately 36.521 acres located at 100 Deacon Drive West, more generally located between Holleman Drive South and Old Wellborn Road. Case #15-00900071 (J. Schubert)

Principal Planner Schubert presented the waiver request to the parking requirements and the Preliminary Plan and recommended approval.

There was general discussion regarding the number of parking spaces that would be provided.

Heath Phillips, 17915 La Posada Circle, College Station, Texas, stated that two parking spaces would be provided as was in the previous preliminary plan.

**Commissioner Rektorik motioned to approve the waiver request and the Preliminary Plan with the condition that two additional off-street parking spaces be provided above the minimum required for each townhouse lot. Commissioner Oldham seconded the motion, motion passed (4-0).**

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.

8. Adjourn

The meeting adjourned at 7:14 p.m.

**Approved:**

**Attest:**

\_\_\_\_\_  
Jane Kee, Chairperson  
Planning & Zoning Commission

\_\_\_\_\_  
Brittany Caldwell, Admin. Support Specialist  
Planning & Development Services



## Legislation Details (With Text)

---

**File #:** 15-0274      **Version:** 1      **Name:** Dick's Iron Dukes Addition Development Plat  
**Type:** Final Plat      **Status:** Agenda Ready  
**File created:** 5/22/2015      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 6/4/2015      **Final action:**

**Title:** Presentation, possible action, and discussion regarding a Development Plat for Dick's Iron Dukes Addition consisting of one commercial lot on approximately 1.5 acres located at 13601 FM 2154, generally located at the southern intersection of Wellborn Road and William D. Fitch Parkway. Case #15-00900015 (J. Bullock)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Staff Report](#)  
[Application](#)  
[Development Plat](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presentation, possible action, and discussion regarding a Development Plat for Dick's Iron Dukes Addition consisting of one commercial lot on approximately 1.5 acres located at 13601 FM 2154, generally located at the southern intersection of Wellborn Road and William D. Fitch Parkway. Case #15-00900015 (J. Bullock)



CITY OF COLLEGE STATION

**DEVELOPMENT PLAT  
for  
Dick's Iron Dukes Addition  
15-00900015**

**SCALE:** One lot on approximately 1.5 acres

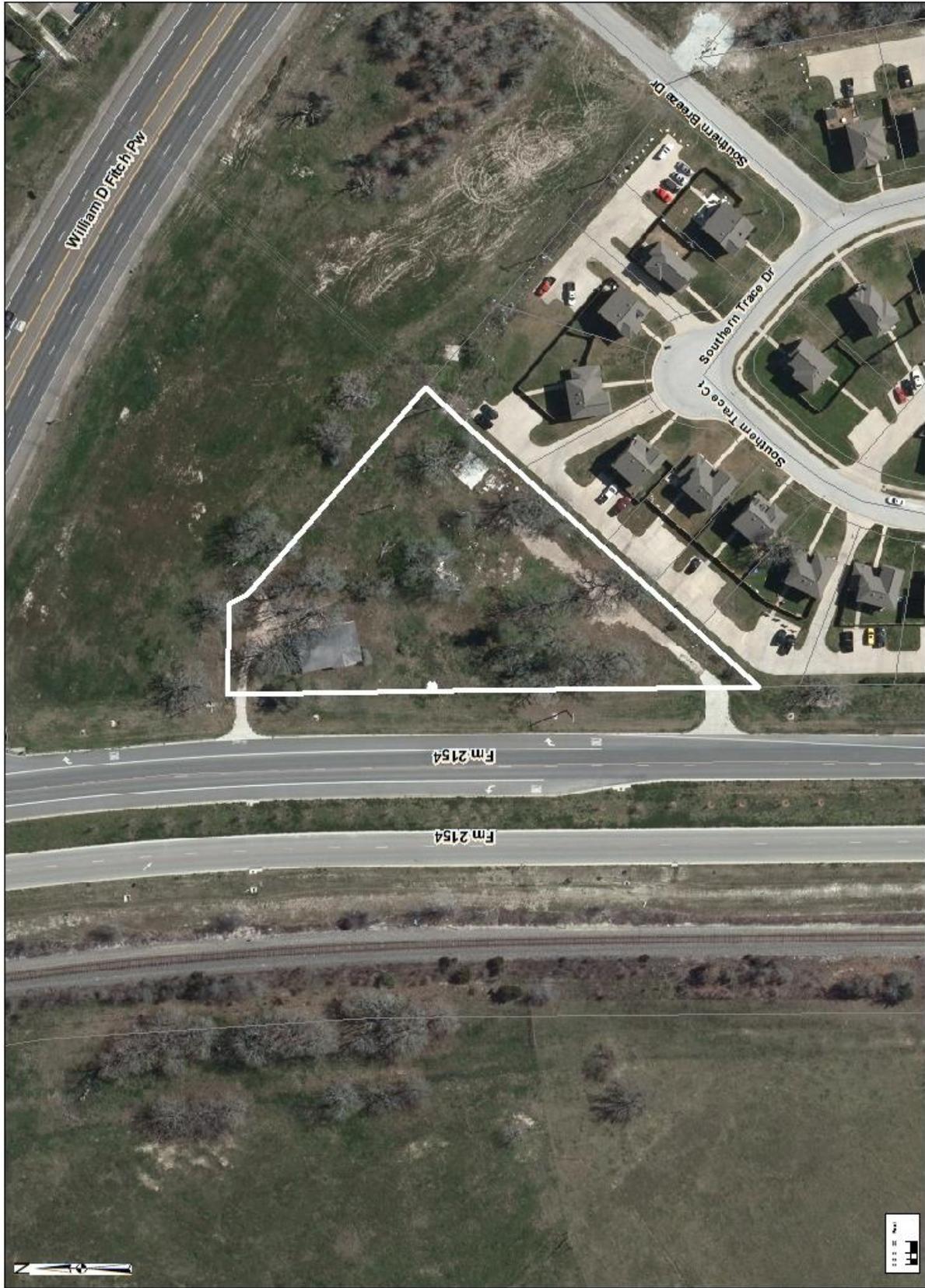
**LOCATION:** 13601 FM 2154 (Wellborn Road), generally located at the southern intersection of Wellborn Road and William D. Fitch Parkway.

**ZONING:** PDD Planned Development District

**APPLICANT:** Mike Choate, Stripes LLC

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

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



DEVELOPMENT PLAT

Case: 15-15

DICK'S IRON DUKES ADDITION

DEVELOPMENT REVIEW



**DEVELOPMENT HISTORY**

**Annexation:** July 1995  
**Zoning:** A-O Agricultural Open (upon annexation)  
PDD Planned Development District (2010)  
Revised PDD Planned Development District (2014)  
**Site development:** Vacant

**COMMENTS**

**Parkland Dedication Fees:** N/A  
**Greenways:** N/A  
**Pedestrian Connectivity:** There is a 6-foot sidewalk proposed along Wellborn Road that will connect to the adjacent residential area with gated access.  
**Bicycle Connectivity:** N/A  
**Impact Fees:** NA

**REVIEW CRITERIA**

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

**STAFF RECOMMENDATION**

Staff recommends approval of the Development Plat.

**SUPPORTING MATERIALS**

1. Application
2. Copy of Development Plat



FOR OFFICE USE ONLY  
CASE NO.: 15-900015  
DATE SUBMITTED: 01/15/15  
TIME: 3:20  
STAFF: AJ

## DEVELOPMENT PLAT APPLICATION

### MINIMUM SUBMITTAL REQUIREMENTS:

- \$932 Development Plat Application Fee.
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Six (6) folded copies of plat. (A signed mylar original must be submitted after staff review).
- 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).
- 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 Development Plat checklist with all items checked off or a brief explanation as to why they are not.

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

NAME OF PROJECT Dick's Iron Dukes Addition

ADDRESS 13601 FM 2154

LEGAL DESCRIPTION (Lot, Block, Subdivision) lot 1, blk 1 1.498 ac, P. Stevenson, A-54

SPECIFIED LOCATION OF PROPOSED PLAT:

Wellborn Road off Hwy 40

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

Name Mike R. Choate E-mail mchoate@susser.com

Street Address 4525 Ayers Street

City Corpus Christi State TX. Zip Code 78415

Phone Number 361-693-8828 Fax Number 361-851-9514

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

Name Stripes LLC E-mail susser.com  
Street Address 4525 Ayers Street  
City Corpus Christi State TX Zip Code 78415  
Phone Number 361-693-3619 Fax Number 361-851-9514

ARCHITECT OR ENGINEER'S INFORMATION:

Name Kerr Surveying LLC E-mail louise.barker@suddenlinkmail.com  
Street Address 409 N. Texas Ave  
City Bryan State TX Zip Code 77803  
Phone Number 268-3195 Fax Number 691-8904

Total Acreage 1.498 R-O-W Acreage N/A

Current zoning of subject property PDD

Floodplain Acreage 0

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

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

N/A

Regarding the waiver request, explain how:

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

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

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

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

Requested oversize participation \_\_\_\_\_

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

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

**NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.**

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

Stripes LLC

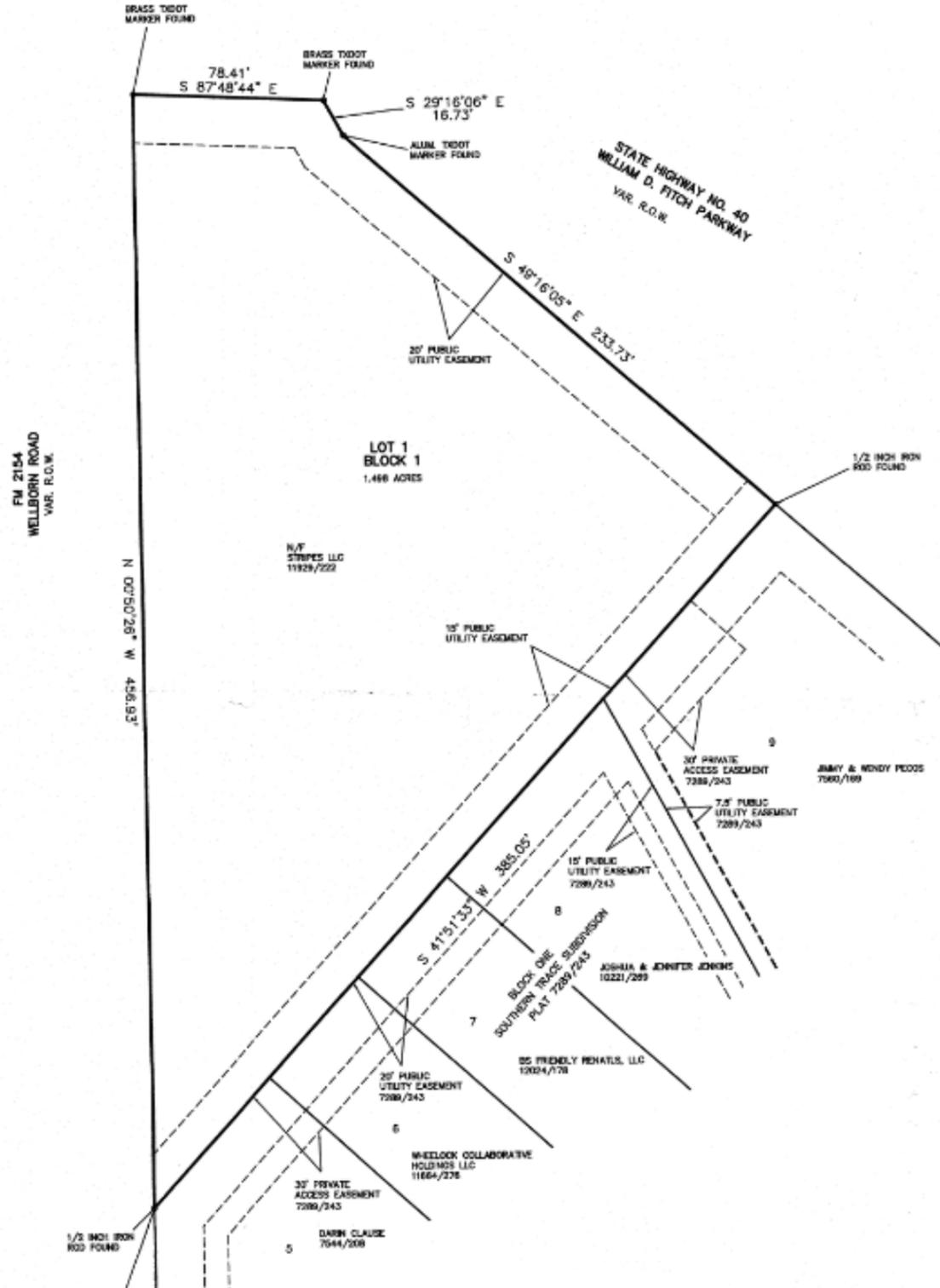


01-09-2015

Signature and title

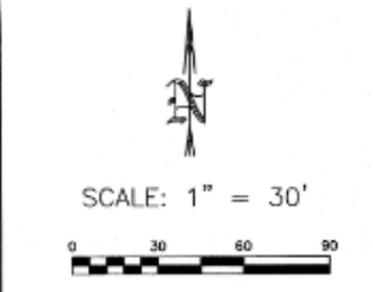
Date

Brad Williams  
Sr. Vice President - Retail Operations West



**GENERAL NOTES**

1. BEARING SYSTEM SHOWN HEREIN IS BASED ON 0893 NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100320 D, DATED 03-18-2012.
3. SUBJECT PROPERTY IS CURRENTLY ZONED "D02".
4. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH COLLEGE STATION U.S.D.
5. THE FOLLOWING BLANKET EASEMENTS DO APPLY TO THIS TRACT:
  - a) SINGULAR REFERENCE COMPANY 132/117 & 147/415
  - b) CITY OF BRYAN 141/340
  - c) WELBORN WATER SUPPLY CORPORATION 254/285, 254/327, 707/538, 758/84 & 902/302
  - d) FERGUSON BURNESON COUNTY GAS GATHERING SYSTEM 2047/178



**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

City Secretary

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

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

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

County Clerk  
Brazos County, Texas

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I (We) \_\_\_\_\_ owner(s) and developer(s) of the land shown on this plat, and designated herein as Lot 1, Block 1, Dick's Iron Dukes Addition to the City of College Station, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration herein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Owner(s)

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

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

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

Notary Public, Brazos County, Texas

**METES AND BOUNDS DESCRIPTION**

OF A  
1.498 ACRE TRACT  
ROBERT STEVENSON SURVEY, A-54  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ROBERT STEVENSON SURVEY, ABSTRACT NO. 54, COLLEGE STATION, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF A CALLED 1.498 ACRE TRACT AS DESCRIBED BY A DEED TO STRIPES LLC RECORDED IN VOLUME 11626, PAGE 222 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT 1/2 INCH IRON ROD FOUND ON THE EAST LINE OF FM 2154 (WELBORN ROAD - VAR. WIDTH R.O.W.) MARKING THE SOUTH CORNER OF SAID 1.498 ACRE TRACT AND A WEST CORNER OF BLOCK ONE, SOUTHERN TRACE SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 7286, PAGE 243 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 03° 30' 26" W ALONG THE EAST LINE OF FM 2154 FOR A DISTANCE OF 456.83 FEET TO A BRAZOS TIDOT MARKER FOUND ON THE SOUTHWEST CORNER OF SAID 1.498 ACRE TRACT AND THE NORTH CORNER OF SAID BLOCK ONE, SOUTHERN TRACE SUBDIVISION;

THENCE: ALONG THE SOUTHWEST LINE OF STATE HIGHWAY NO. 40 FOR THE FOLLOWING CALLS:

S 87° 48' 44" E FOR A DISTANCE OF 78.41 FEET TO A BRAZOS TIDOT MARKER FOUND;

S 29° 16' 06" E FOR A DISTANCE OF 16.73 FEET TO A N ALUMINUM TIDOT MARKER FOUND;

S 49° 16' 03" E FOR A DISTANCE OF 233.73 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID 1.498 ACRE TRACT AND THE NORTH CORNER OF SAID BLOCK ONE, SOUTHERN TRACE SUBDIVISION;

THENCE: S 41° 07' 33" W ALONG THE COMMON LINE OF SAID 1.498 ACRE TRACT AND SAID SOUTHERN TRACE SUBDIVISION FOR A DISTANCE OF 385.03 FEET TO THE POINT OF BEGINNING CONTAINING 1.498 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND DECEMBER 2014. BEARING SYSTEM SHOWN HEREIN IS BASED ON 0893 NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502

**FINAL PLAT**  
BEING A  
**DEVELOPMENT PLAT**  
OF  
**DICK'S IRON DUKES ADDITION**  
1.498 ACRES  
ROBERT STEVENSON SURVEY, A-54  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET  
SURVEY DATE: DEC. 2014  
PLAT DATE: 01-06-15  
REVISED: 02-28-15  
JOB NUMBER: 14-929  
CAD NAME: 14-929  
CRS FILE: 14-929

PREPARED BY: KERR SURVEYING, LLC  
4325 AVENS STREET  
BRYAN, TEXAS 77803  
PHONE (817) 288-3193

PREPARED FOR: STRIPES LLC  
4325 AVENS STREET  
CORPUS CHRISTI, TEXAS 78408  
PHONE (361) 693-2666



## Legislation Details (With Text)

---

**File #:** 15-0272      **Version:** 1      **Name:** The Crossing at Lick Creek- Preliminary Plan  
**Type:** Preliminary Plan      **Status:** Agenda Ready  
**File created:** 5/21/2015      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 6/4/2015      **Final action:**

**Title:** Presentation, possible action, and discussion regarding a discretionary item to Unified Development Ordinance Section 12-8.3.K.5.b 'Fee in Lieu of Construction' and presentation, possible action, and discussion regarding a Preliminary Plan for The Crossing at Lick Creek consisting of 116 residential lots and 12 common areas on approximately 63.179 acres located at 13500 Rock Prairie Road, generally located south of Williams Creek Subdivision and immediately west of Lick Creek Park. Case #15-00900097 (M. Bombek)

**Sponsors:**

**Indexes:**

**Code sections:**

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

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presentation, possible action, and discussion regarding a discretionary item to Unified Development Ordinance Section 12-8.3.K.5.b 'Fee in Lieu of Construction' and presentation, possible action, and discussion regarding a Preliminary Plan for The Crossing at Lick Creek consisting of 116 residential lots and 12 common areas on approximately 63.179 acres located at 13500 Rock Prairie Road, generally located south of Williams Creek Subdivision and immediately west of Lick Creek Park. Case #15-00900097 (M. Bombek)



CITY OF COLLEGE STATION

**PRELIMINARY PLAN**  
**for**  
**The Crossing at Lick Creek**  
**15-00900097**

**SCALE:** 116 lots on approximately 63.179 acres

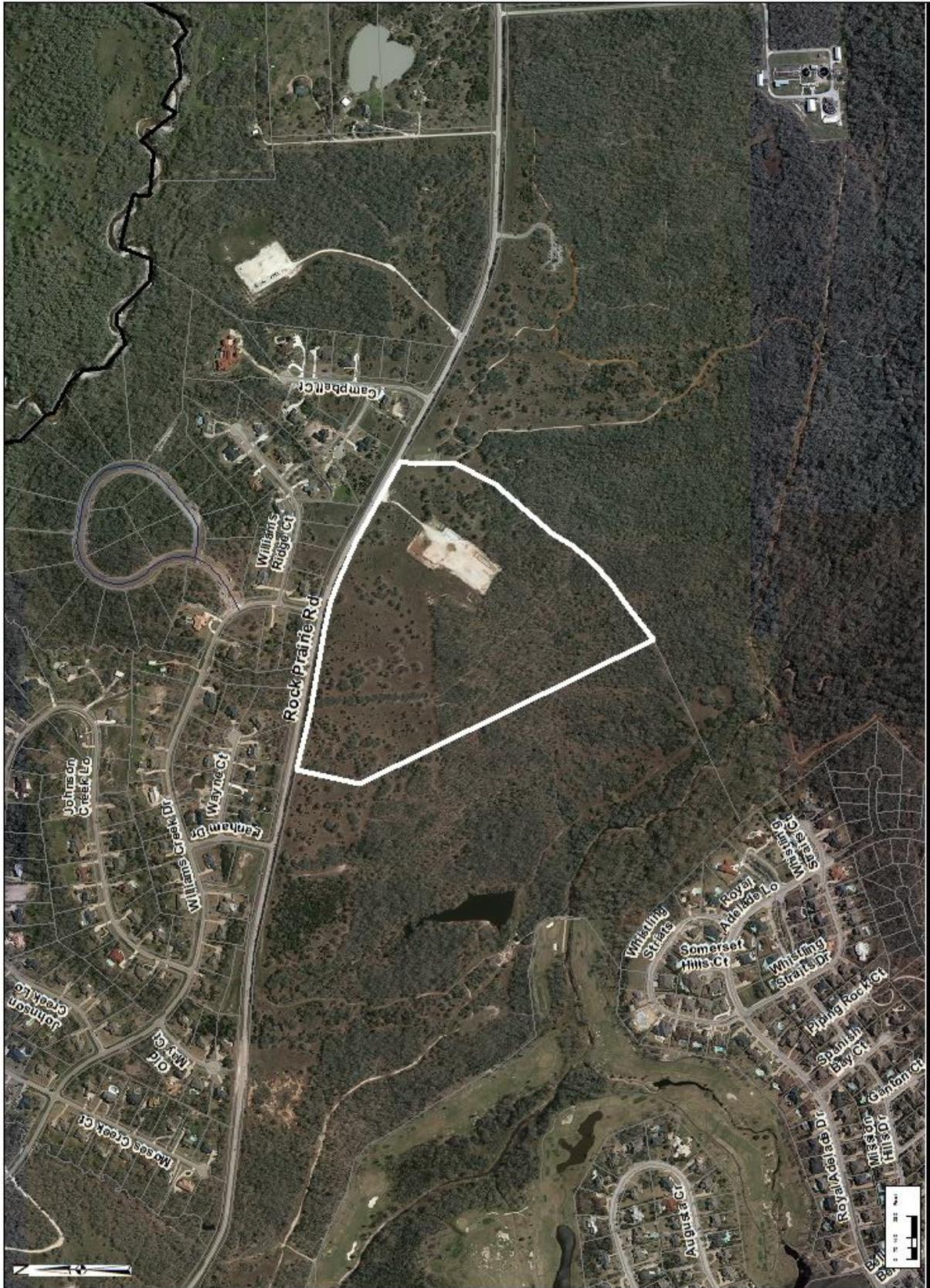
**LOCATION:** 13500 Rock Prairie Road, generally located south of Williams Creek Subdivision and immediately west of Lick Creek Park.

**ZONING:** R-1B Single-Family Residential

**APPLICANT:** Bernie Bernard

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

**RECOMMENDATION:** Staff recommends approval of the discretionary item to UDO section 12.8.3.K.5.b regarding payment into the sidewalk fund for the portions of sidewalk along Rock Prairie Road west of Spanish moss drive and east of Firebank Place. Staff also recommends approval of the Preliminary Plan.



DEVELOPMENT REVIEW	THE CROSSING AT LICK CREEK	Case: 15-97	PRELIMINARY PLAN
--------------------	----------------------------	-------------	------------------

## DEVELOPMENT HISTORY

- Annexation:** Part of the property was annexed in 1983, the remaining portion was annexed in 1994
- Zoning:** A-O Agricultural Open (upon annexation), R1-B Single-Family Residential (2012).
- Site development:** The property has an abandoned oil well site with the majority of the property being vacant and densely vegetated.

## COMMENTS

- Water:** The subject tract will be served by College Station Utilities for water. There will be an 8-inch water main at the Lick Creek Park that will need to be extended to this tract to provide service. Public waterlines will be required to comply with the B/CS unified Design Guidelines with the Final Plat.
- Sewer:** The subject tract will be served by College Station Utilities for sanitary sewer. There is currently an 18-inch main running along Lick Creek that will need to be extended to this tract to provide service. Public sanitary sewer lines will be required comply with the B/CS Unified Design Guidelines with the Final Plat.
- Off-site Easements:** None required
- Drainage:** The proposed development will be required to comply with the B/CS Unified Design Guidelines.
- Flood Plain:** No portion of the single-family lots lie within the floodplain according to the F.E.M.A. Firm Panel 48041C0350E, effective date 5/16/2012.
- Greenways:** None proposed or required for this development.
- Pedestrian Connectivity:** Sidewalks are required for this development along both sides of all streets within the development. Sidewalks are also required along Rock Prairie Road. The applicant is proposing to construct a sidewalk along Rock Prairie Road between Spanish Moss Drive and Firebank Place. The applicant is requesting to utilize Zone 9 of the Sidewalk Fund for the portions of the sidewalk west of Spanish Moss Drive being 400 linear feet, and east of Firebank Place being 560 linear feet. The portion east of Firebank Place would be paid with phase 1 of the development. The portion west of Spanish Moss Drive will be paid with phase 3 of the development. Additionally, a pedestrian access way is provided at

the end of Coopers Hawk Drive to provide a pedestrian connection to Lick Creek Park.

- Bicycle Connectivity:** Future Bike lanes are anticipated along Rock Prairie Road according to the Bicycle, Pedestrian, and Greenways Master Plan. These bike lanes will be installed with the future reconstruction of Rock Prairie Road.
- Streets:** Access to the development will be provided from Rock Prairie Road, a future 4-lane Minor Arterial. The development proposes a network of residential streets and stubs to connections to the adjacent 210-acre tract to the west.
- Oversize Request:** There is a request to oversize the waterline along Spanish Moss Drive to be a 12-inch line that ties into the existing 4-inch Rock Prairie line and future water line extension to Pebble Creek.
- Parkland Dedication:** Fee in lieu of Parkland dedication in the amount of \$1,261 per single-family lot will be due prior to filing the Final Plats for this development.
- Impact Fees:** N/A

## REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:** The proposed Preliminary Plan is in compliance with the Comprehensive Plan and Unified Development Ordinance.
2. **Compliance with Subdivision Regulations:** The proposed Preliminary Plan is in compliance with the Subdivision Regulations contained in the Unified Development Ordinance, but requires the commission's decision on one discretionary item.
  - **UDO Section 12-8.3, K.5.b 'Fee in Lieu of Construction'**- The purpose of this section is to allow a developer the option to pay a fee in lieu of constructing the required sidewalk if the Planning and Zoning Commission deems there is an existing condition that would prevent the construction at the time of development. Currently this portion of Rock Prairie Road is built to a rural section, but is designated as a 4-lane Minor Arterial. Based on the criteria to determine the justification of a request to pay into the sidewalk fund, one of the criteria reads; "Existing streets constructed to rural section that are not identified on the Thoroughfare plan with an Estate/Rural context". Under this requirement the applicant believes the fee in lieu of construction is an appropriate request because the road is substandard based on its designated classification and will require future improvement and expansion.

**STAFF RECOMMENDATION**

Staff recommends approval of the discretionary item to UDO section 12.8.3.K.5.b regarding payment into the sidewalk fund for the portions of sidewalk along Rock Prairie Road west of Spanish moss drive and east of Firebank Place. Staff also recommends approval of the Preliminary Plan.

**SUPPORTING MATERIALS**

1. Application
2. Copy of Preliminary Plan



FOR OFFICE USE ONLY	
CASE NO.:	<u>15.97</u>
DATE SUBMITTED:	<u>03.30.15</u>
TIME:	<u>9:45</u>
STAFF:	<u>AJ</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). *Waterline Oversize Participation Report by City*
- 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 1-21-2015

NAME OF PROJECT The Crossing at Lick Creek

ADDRESS 13500 Rock Prairie Rd E

**SPECIFIED LOCATION OF PROPOSED SUBDIVISION:**

Rock Prairie Road East adjacent to Lick Creek Park

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

Name Bernie Bernard E-mail berniebernard@tdi-bi.com  
 Street Address 14391 S. Dowling Road  
 City College Station State TX Zip Code 77845  
 Phone Number (979)690-2787 Fax Number \_\_\_\_\_

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

Name TDI-Brooks Development, LLC E-mail berniebernard@tdi-bi.com  
 Street Address 14391 S. Dowling Road  
 City College Station State TX Zip Code 77845  
 Phone Number (979)690-2787 Fax Number \_\_\_\_\_

**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 77842  
 Phone Number (979)764-3900 Fax Number (979)764-3910

Total Acreage 63.179 Total No. of Lots 116 R-O-W Acreage 9.232

Number of Lots By Zoning District 116 / RS / / /

Average Acreage Of Each Residential Lot By Zoning District:

0.371 / RS / / /

Floodplain Acreage 0

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

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

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

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

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

- Yes
- No

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

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

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

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

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

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

See attached sheet

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.*

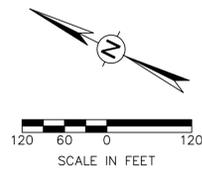
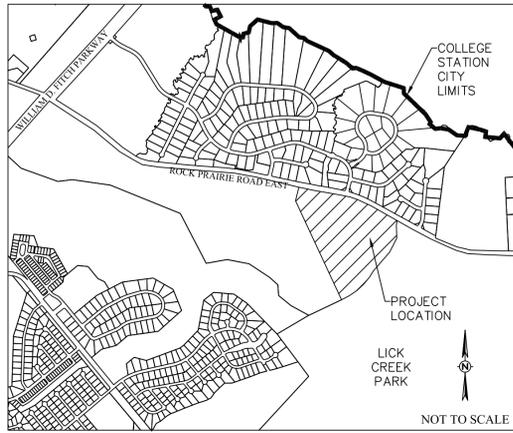


Signature and title

26 MARCH 2015

Date

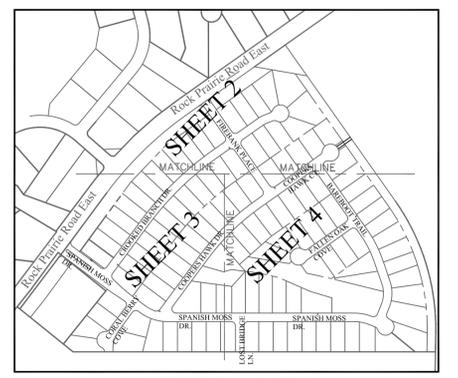
# VICINITY MAP



- NOTES:
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
  2. THE TOPOGRAPHY SHOWN IS FROM AERIAL TOPOGRAPHY.
  3. 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, MAP NO. 48041C0350E, EFFECTIVE DATE: MAY 16, 2012.
  4. ZONING FOR THIS TRACT IS RESTRICTED SUBURBAN WITH THE CONDITION THAT ALL LOTS HAVE A MINIMUM LOT SIZE OF 15,000 SF.
  5. ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
  6. EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2" IN CALIPER OR 1 TREE OF 4" CALIPER PER ORDINANCE NO. 3222.
  7. ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF COLLEGE STATION.
  8. ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
  9. THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION.
  10. DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA). HOA DOCUMENTS WILL BE PROVIDED WITH THE FINAL PLAT IN ACCORDANCE WITH UDO SECTION 12-8.3.U OWNERS ASSOCIATIONS FOR COMMON AREAS AND FACILITIES.
  11. IN LOCATIONS WITH CROSS LOT DRAINAGE OF STORMWATER RUNOFF, A DRAINAGE WAY SHALL BE PROVIDED THAT THE FLOW IS NOT IMPEDED BY FENCES, STRUCTURES OR OTHER FACILITIES.
  12. 100' SANITARY CONTROL EASEMENT ON LOTS 4, 5 & 6 BLOCK 3
    - 12.1. THE CONSTRUCTION, EXISTENCE, AND/OR OPERATION OF THE FOLLOWING WITHIN THE EASEMENT ARE PROHIBITED: SEPTIC TANK OR SEWAGE TREATMENT PERFORATED DRAINFIELDS; AREAS IRRIGATED BY LOW DOSSAGE, LOW ANGLE SPRAY ON-SITE SEWAGE FACILITIES; ABSORPTION BEDS; EVAPOTRANSPIRATION BEDS; ABANDONED, INOPERATIVE OR IMPROPERLY CONSTRUCTED WATER WELLS OF ANY DEPTH; UNDERGROUND PETROLEUM AND CHEMICAL STORAGE TANKS OR LIQUID TRANSMISSION PIPELINES; SEWAGE TREATMENT PLANTS; SEWAGE WET WELLS; SEWAGE PUMPING STATIONS; DRAINAGE DITCHES WHICH CONTAINS INDUSTRIAL WASTE DISCHARGES OR WASTES FROM SEWAGE TREATMENT SYSTEMS; ANIMAL FEED LOTS; SOLID WASTE DISPOSAL SITES, LANDFILL AND DUMP SITES; LANDS ON WHICH SEWAGE PLANT OR SEPTIC TANK SLUDGE IS APPLIED; LANDS IRRIGATED BY SEWAGE PLANT EFFLUENT; MILITARY FACILITIES; INDUSTRIAL FACILITIES; WOOD-TREATMENT FACILITIES; LIQUID PETROLEUM AND PETROCHEMICAL PRODUCTION, STORAGE, AND TRANSMISSION FACILITIES; CLASS 1, 2, 3, AND 4 INJECTION WELLS; PESTICIDE STORAGE AND MIXING FACILITIES; AND ALL OTHER CONSTRUCTIONS OR OPERATIONS THAT COULD POLLUTE GROUNDWATER SOURCES.
    - 12.2. THE CONSTRUCTION, EXISTENCE AND/OR OPERATION OF TILE OR CONCRETE SANITARY SEWERS, SEWER APPURTENANCES, SEPTIC TANKS, STORM SEWERS, CENTRIES, AND/OR THE EXISTENCE OF LIVESTOCK IN PASTURES IS SPECIFICALLY PROHIBITED WITHIN THE EASEMENT.
    - 12.3. THIS EASEMENT PERMITS THE CONSTRUCTION OF HOMES OR BUILDINGS UPON THE GRANTOR'S PROPERTY, AS LONG AS ALL OF THE ABOVE ITEMS ARE RECOGNIZED AND FOLLOWED.
  13. COLLEGE STATION UTILITIES HAS REQUESTED THE WATERLINE ALONG SPANISH MOSS DRIVE BE OVERTIZED TO A 12" LINE INSTEAD OF AN 8" LINE.
  14. IN ORDER TO COMPLY WITH SECTION 12.8.3.W "SINGLE FAMILY RESIDENTIAL PARKING REQUIREMENTS FOR PLATING", OPTION 3., WIDE LOT FRONTSAGES WILL BE USED.
  15. THE SIDEWALK ALONG ROCK PRAIRIE ROAD WILL BE CONSTRUCTED OR THE FEE PAID IN PHASE 1 EXCEPT FOR THE PORTION IN PHASE 2 ADJACENT TO COMMON AREA NO. 10 WHICH WILL OCCUR WITH PHASE 2.
  16. STRUCTURES, FENCES, OR THE DISTURBANCE OF VEGETATION IS PROHIBITED WITHIN 50 FOOT BUFFER EASEMENT ALONG LICK CREEK PARK, AND THE 100'-BUFFER EASEMENT ALONG ROCK PRAIRIE ROAD.
  17. DRIVEWAY ACCESS FROM RESIDENTIAL LOT 68, BLOCK 7 AND LOT 69, BLOCK 8 SHALL NOT BE PERMITTED ONTO LOST BRIDGE LANE.
  18. THERE IS AN EXISTING "SURFACE ENCUMBERED BY MINERAL ESTATE" (1025/826), JANUARY 28, 1988, FOR AN OIL & GAS SITE. IT SHOULD BE NOTED THAT THIS WAIVER DOES NOT CONVEY NOR IMPLY ANY RIGHTS WITH REGARDS TO VESTING OR PERMITTING PROCESS.

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	658.59'	2070.00'	018°13'45"	332.10'	655.81'	S70°22'47"E
C2	813.21'	1295.61'	039°57'46"	420.50'	799.93'	S46°34'37"W

LINE #	LENGTH	DIRECTION
L1	120.57'	S64°42'13"W

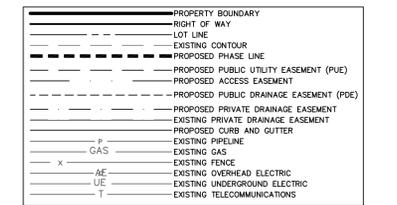


SHEET INDEX



PHASE INDEX

### LEGEND



# PRELIMINARY PLAN NOT FOR RECORD

## PRELIMINARY PLAN THE CROSSING AT LICK CREEK

63.179 ACRES - 116 LOTS  
S.W. ROBERTSON SURVEY LEAGUE, A-202  
COLLEGE STATION, TEXAS

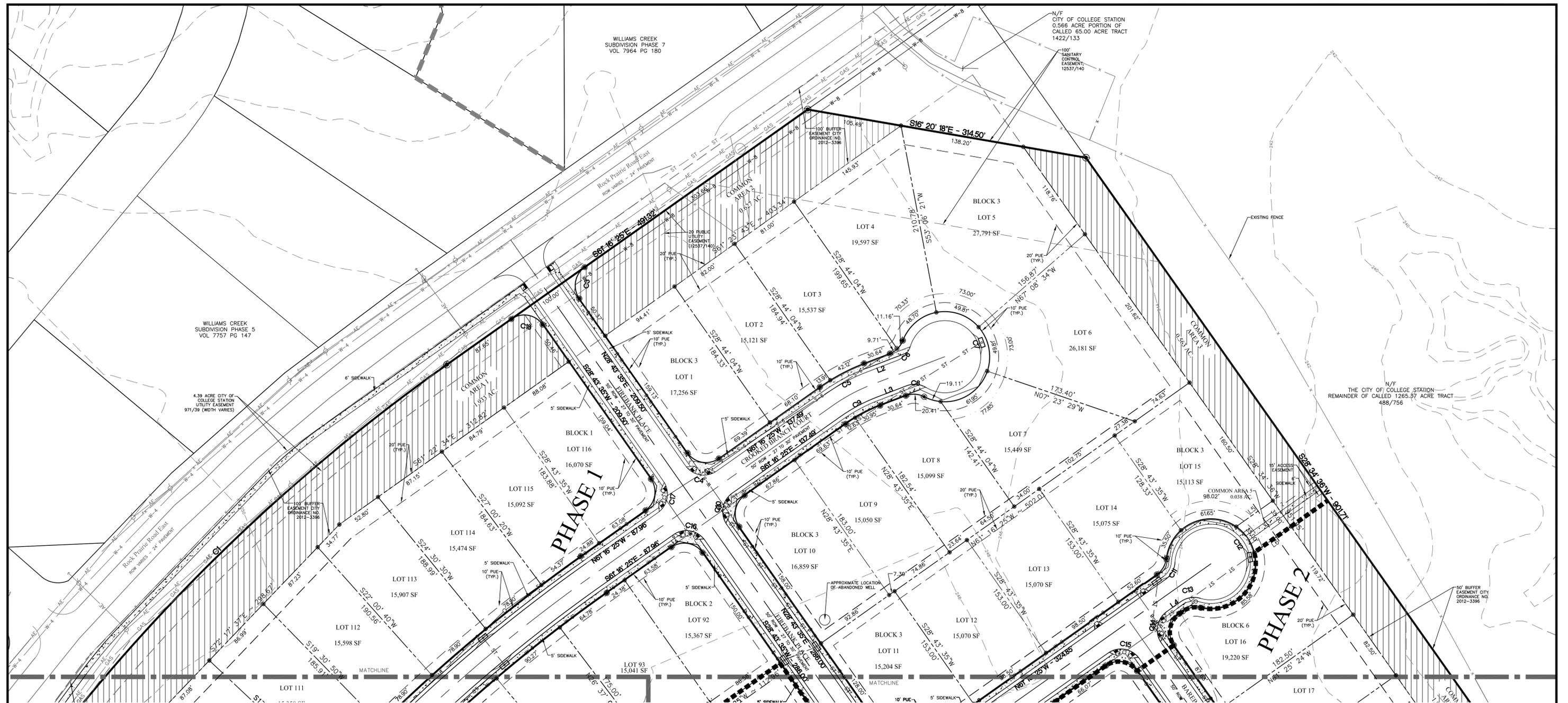
PHASE 1: 21.313 ACRES - 39 LOTS (6 COMMON AREAS - 3.253 ACRES)  
PHASE 2: 21.599 ACRES - 42 LOTS (2 COMMON AREAS - 3.446 ACRES)  
PHASE 3: 20.267 ACRES - 35 LOTS (4 COMMON AREAS - 4.268 ACRES)

SCALE: 1" = 120'  
MAY, 2015

OWNER/DEVELOPER: TDI-BROOKS DEVELOPMENT, LLC  
14391 S. DOWLING ROAD  
COLLEGE STATION, TX 77845  
(979) 690-2787

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

ENGINEER: Schultze Engineering, LLC  
TBPE No. 12327  
2730 LONGMERE, SUITE A  
College Station, Texas 77845  
(979) 764-3900



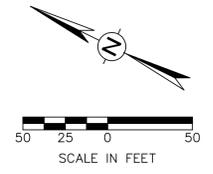
WILLIAMS CREEK SUBDIVISION PHASE 5  
VOL 7757 PG 147

WILLIAMS CREEK SUBDIVISION PHASE 7  
VOL 7964 PG 180

N/F CITY OF COLLEGE STATION  
0.566 ACRE PORTION OF  
CALLED 65.00 ACRE TRACT  
1422/133

N/F THE CITY OF COLLEGE STATION  
REMAINDER OF CALLED 1265.57 ACRE TRACT  
488/756

50' BUFFER EASEMENT CITY ORDINANCE NO. 2012-3396



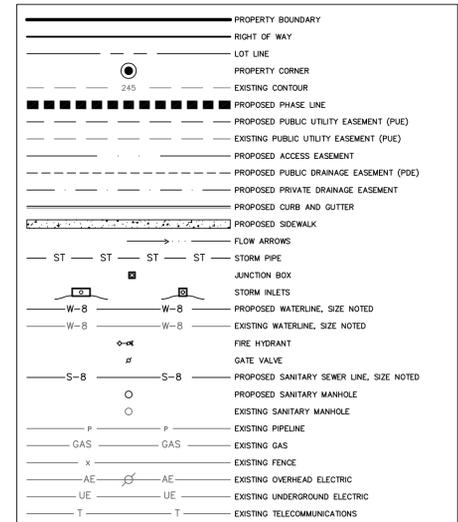
LINE TABLE

LINE #	LENGTH	DIRECTION
L2	30.64'	N46° 59' 28"W
L3	30.64'	S46° 59' 28"E
L4	4.74'	S61° 16' 22"E
L5	49.89'	S61° 16' 22"E
L6	49.93'	S61° 16' 22"E

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	658.59'	2070.00'	018°13'45"	332.10'	655.81'	S70°22'47"E
C3	39.27'	25.00'	090°00'00"	25.00'	35.36'	N73°43'35"E
C4	39.27'	25.00'	090°00'00"	25.00'	35.36'	N16°16'25"W
C5	56.09'	225.00'	014°16'57"	28.19'	55.94'	N54°07'57"W
C7	241.19'	50.00'	276°22'46"	44.72'	66.67'	N43°00'32"E
C8	21.03'	25.00'	048°11'23"	11.18'	20.41'	S22°53'47"E
C9	43.62'	175.00'	014°16'57"	21.93'	43.51'	S54°07'57"E
C10	39.27'	25.00'	090°00'00"	25.00'	35.36'	N73°43'35"E
C11	21.03'	25.00'	048°11'23"	11.18'	20.41'	N85°22'07"W
C12	241.19'	50.00'	276°22'46"	44.72'	66.67'	N28°43'35"E
C13	21.03'	25.00'	048°11'23"	11.18'	20.41'	S37°10'44"E
C14	39.34'	25.00'	090°08'59"	25.07'	35.40'	N73°39'05"E
C15	39.20'	25.00'	089°51'01"	24.93'	35.31'	S16°20'55"E
C16	39.27'	25.00'	090°00'00"	25.00'	35.36'	S16°16'25"E
C17	39.27'	25.00'	090°00'00"	25.00'	35.36'	S73°43'35"W
C18	39.27'	25.00'	090°00'00"	25.00'	35.36'	S16°16'25"E

LEGEND



PRELIMINARY PLAN  
NOT FOR RECORD

PRELIMINARY PLAN  
THE CROSSING AT LICK CREEK

63.179 ACRES - 116 LOTS  
S.W. ROBERTSON SURVEY LEAGUE, A-202  
COLLEGE STATION, TEXAS

PHASE 1: 21.313 ACRES - 39 LOTS (6 COMMON AREAS - 3.253 ACRES)  
PHASE 2: 21.599 ACRES - 42 LOTS (2 COMMON AREAS - 3.446 ACRES)  
PHASE 3: 20.267 ACRES - 35 LOTS (4 COMMON AREAS - 4.268 ACRES)

SCALE: 1" = 50'  
MAY, 2015

OWNER/DEVELOPER: TDI-BROOKS DEVELOPMENT, LLC  
14391 S. DOWLING ROAD  
COLLEGE STATION, TX 77845  
(979) 690-2787

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

ENGINEER: Schultz Engineering, LLC  
TBPE NO. 12327  
2730 LONGMIRE, SUITE A  
COLLEGE STATION, TEXAS 77845  
(979) 764-3900







## Legislation Details (With Text)

**File #:** 15-0275      **Version:** 1      **Name:** Polo Estates Preliminary Plan  
**Type:** Preliminary Plan      **Status:** Agenda Ready  
**File created:** 5/22/2015      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 6/4/2015      **Final action:**

**Title:** Presentation, possible action, and discussion regarding waiver requests to Unified Development Ordinance Section 12-8.4.C.3 'Street Projections' and Section 12-8.4.E 'Blocks' and a presentation, possible action, and discussion regarding a Preliminary Plan for Polo Estates consisting of 22 lots on approximately 34 acres located at 4331 North Graham Road, generally located near the intersection of Holleman Drive South and North Graham Road in the College Station Extraterritorial Jurisdiction. Case #PP2015-000002 (J. Bullock)

**Sponsors:**

**Indexes:**

**Code sections:**

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

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presentation, possible action, and discussion regarding waiver requests to Unified Development Ordinance Section 12-8.4.C.3 'Street Projections' and Section 12-8.4.E 'Blocks' and a presentation, possible action, and discussion regarding a Preliminary Plan for Polo Estates consisting of 22 lots on approximately 34 acres located at 4331 North Graham Road, generally located near the intersection of Holleman Drive South and North Graham Road in the College Station Extraterritorial Jurisdiction. Case #PP2015-000002 (J. Bullock)



**PRELIMINARY PLAN  
for  
Polo Estates  
PP2015-000002**

**SCALE:** 22 lots on approximately 34 acres

**LOCATION:** 4331 North Graham Road, generally located near the intersection of Holleman Drive South and North Graham Road in the College Station Extraterritorial Jurisdiction (ETJ).

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

**APPLICANT:** Louis A Malecheck, III, Get Real, LLC

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

**RECOMMENDATION:** Staff recommends denial of the waiver requests to UDO Section 12-8.4.C.3 'Street Projections' and UDO Section 12-8.4.E. 'Blocks'. If the waivers are approved by the Commission, staff recommends approval of the Preliminary Plan. If the waivers are denied, the Preliminary Plan should also be denied.



PRELIMINARY PLAN  
Case: PP2015-000002  
POLO STATES  
DEVELOPMENT REVIEW

## DEVELOPMENT HISTORY

**Annexation:** N/A (ETJ)  
**Zoning:** N/A (ETJ)  
**Site development:** Horse stables and arena

## COMMENTS

**Water:** Water service will be provided by Wellborn Special Utility District. Public waterlines and fire flow requirements will be required to comply with the B/CS unified Design Guidelines with the Final Plat.

**Sewer:** The subject tract will be served by On-Site Sewage Facilities. On-Site Sewage Facilities will be required to comply with all County & State OSSF regulations and will be permitted by the Brazos County Health Department.

**Off-site Easements:** None required at this time.

**Drainage:** A drainage report for this development will need to be submitted with the construction documents and is the purview of Brazos County.

**Flood Plain:** There is no F.E.M.A. regulated floodplain located on the property according to firm panel 48041C0325E, effective date 5/16/2012.

**Greenways:** N/A

**Pedestrian Connectivity:** This tract is located in the ETJ. Pedestrian facilities are not proposed or required.

**Bicycle Connectivity:** This tract is located in the ETJ. Bicycle facilities are not proposed or required.

**Streets:** The proposed subdivision will have access via North Graham Road, a 2-lane major collector currently built as a rural section. Lots will have access from the proposed residential street built as a rural section.

**Oversize Request:** N/A

**Parkland Dedication:** Fee in lieu of parkland dedication for the 21 additional lots proposed in the amount of \$26,481 (21x\$1,261) will be due prior to filing of the final plat.

**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 Plan Future Land Use and Character map. While the subject property is being developed as residential, the City does not have zoning or land use authority in the Extraterritorial Jurisdiction. The Preliminary Plan is in compliance with the applicable section of the Unified Development Ordinance (UDO) with the exceptions noted below.

### 2. **Compliance with Subdivision Regulations:** The proposed Preliminary Plan is in compliance with the applicable Subdivision Regulations contained in the UDO except for the following waiver requests:

- **UDO Section 12-8.4.C.3 ‘Street Projections’** – The requirement under this section is stated as ‘where adjoining areas are not platted, the subdivision shall provide street projections to such areas by projecting a public street: 1) in each cardinal direction around the proposed subdivision, 2) at intervals no fewer than the maximum block length along the perimeter boundary of the subdivision, 3) to provide street connection or street frontage to land locked tracts that do not otherwise have frontage to a public street’. The applicant is seeking a waiver to not require street projections to the east and west within the development. They have received a letter from the property owner to the east requesting the projection not be built.
- **UDO Section 12-8.4.E. ‘Blocks’** – The requirement under this section is stated as ‘in order to provide a public street network that is complimentary to the Thoroughfare Plan and that ensures uniform access and circulation, block length shall not exceed one thousand five hundred (1,500) feet.’ The streets proposed with the subdivision, Mallet Way and Chukker Lane, stub to the tract to the south but exceed 1,800 feet in length from North Graham Road so other through streets are required to break the block being created into parts less than 1,500 feet.

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

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

*There are no special circumstances or conditions affecting the land involved that strict application will deprive the applicant of reasonable use of the land. The applicant states that strict application of the ordinance will result in the need to construct streets that are not necessary for this development or others.*

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

*If the waivers are not granted, the subject tract can still be subdivided. The applicant states that not granting the waivers will result in additional expense and disturbance that will result from extending streets to the west and east.*

#### 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 this chapter; and**

*The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property.*

- 4) **That the granting of the waivers will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.**

*Granting the requested waivers will affect the ability of surrounding tracts to meet the ordinance when platting. The applicant is providing street projection and utilities to the south which he states, as the largest tract, is most likely to develop. While abutting tracts are currently developed, at the time of platting or replatting, the surrounding tracts along South Dowling Road and I&GN Road would be required to provide a public through street to break block length. By not providing street projections, future connections to South Dowling Road and I&GN Road would not be possible.*

#### **STAFF RECOMMENDATION**

Staff recommends denial of the waiver requests to UDO Section 12-8.4.C.3 'Street Projections' and UDO Section 12-8.4.E. 'Blocks'. If the waivers are approved by the Commission, staff recommends approval of the Preliminary Plan. If the waivers are denied, the Preliminary Plan should also be denied.

#### **SUPPORTING MATERIALS**

1. Application
2. Copy of Preliminary Plan



FOR OFFICE USE ONLY	
CASE NO.:	_____
DATE SUBMITTED:	_____
TIME:	_____
STAFF:	_____

## PRELIMINARY PLAN APPLICATION

### MINIMUM SUBMITTAL REQUIREMENTS:

- \$932 Preliminary Plan Application Fee.
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable). **PREVIOUSLY SUBMITTED w/ FINAL PLAN**
- 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 \_\_\_\_\_

NAME OF PROJECT Polo Estates

ADDRESS North Graham Road

**SPECIFIED LOCATION OF PROPOSED SUBDIVISION:**

East of the intersection of North Graham Road and South Dowling Road

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

Name Louis A Malecheck, III E-mail malecheck@thepaynelawgroup.com  
 Street Address 3850 Corporate Center Drive  
 City Bryan State Texas Zip Code 77802  
 Phone Number 979.776.9800 Fax Number 979.731.8333

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

Name Get Real, LLC E-mail malecheck@thepaynelawgroup.com  
 Street Address 3850 Corporate Center Drive  
 City Bryan State Texas Zip Code 77802  
 Phone Number 979.776.9800 Fax Number 979.731.8333

**ARCHITECT OR ENGINEER'S INFORMATION:**

Name Schultz Engineering, LLC - Joe Schultz E-mail joeschultz842verizon.net  
 Street Address 2730 Longmire Drive, Suite A  
 City College Station State Texas Zip Code 77845  
 Phone Number 764-3900 Fax Number (979) 764-3910

Total Acreage 34.069 Total No. of Lots 22 R-O-W Acreage 3.468

Number of Lots By Zoning District 21 / ETJ \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Average Acreage Of Each Residential Lot By Zoning District:

1.391 / ETJ \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Floodplain Acreage 0

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

Are you proposing to dedicate park land by acreage or fee in lieu of land? \_\_\_\_\_

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: Polo Estates (FP-REPLAT)

City Project Number (if known): #FP2015-900027

Date / Timeframe when submitted: 1/28/2015

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

*Waiver to Section 12-8.3.E.3. Street Projections and Waiver to Section 12-8.3.G. Blocks. 2. Block Length*

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.

*See Attached*

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

*See Attached*

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.

*See Attached*

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.

*See Attached*

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

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

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

Detailed explanation of condition identified above:

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

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

 M. Malechek

Signature and title

Trey Malechek

5-8-2015

Date

## **Polo Estates Subdivision Waiver Request**

### **Waiver to Section 12-8.3.E.3. Street Projections and Waiver to Section 12-8.3.G. Blocks. 2. Block Length**

#### **Justification for Waiver:**

Polo Estates consists of the previously platted 34 acre Lot 1, Block 1 of the Foxworth Subdivision. This lot was platted in 2004 with no streets required to break the block length or projected to adjacent tracts. This waiver request is to allow the development of the Subdivision as shown on the plat with a street extension to the south, but not to the west or east and with a block length exceeding 1,500'. A street is extended to the largest adjacent tract which would be the only tract likely to subdivide for development.

The justification for not extending a street to the west is that the adjacent tracts are already developed as single residential lots. The Wootan and Bass tracts as shown on Exhibit A were subdivided out of the larger tract but were not platted since each tract is greater than 10 acres. To the south of the Bass tract are platted lots so a street through the Wootan and Bass tracts could not be a through street unless it connected back to South Dowling Road on one of these tracts. It is not likely that a street extended to the Wootan tract would ever be extended since the house and barn locations as shown on Exhibit B occupy a large part of the tract and any future subdividing would be to add one or two homesites which can be accomplished by taking access of South Dowling Road. Also, attached is an email from Chad Wootan which he stated that he does not desire to have a street extended to his property.

A street is not proposed to the unplatted tract to the east since it would have to cross a significant drainage way and the 7.5 acre tract is already developed as a fraternity house. The tract between the 7.5 acre tract and I&GN Road is already developed and is only 2.1 acres so it is unlikely that a street would extend through that tract. The location of the drainage way is shown on Exhibit C and the existing structures on the tracts are shown on Exhibits B and C. Future subdivision of the tract could occur with access only from North Graham Road.

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.  
***Strict application of the ordinance will result in extensions of streets that may never be extended therefore requiring the Developer to construct streets that are not necessary for this development or future development.***
2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant.  
***The property owner desires to develop the property without the additional expense and disturbance that would result from extending streets to the west and east.***

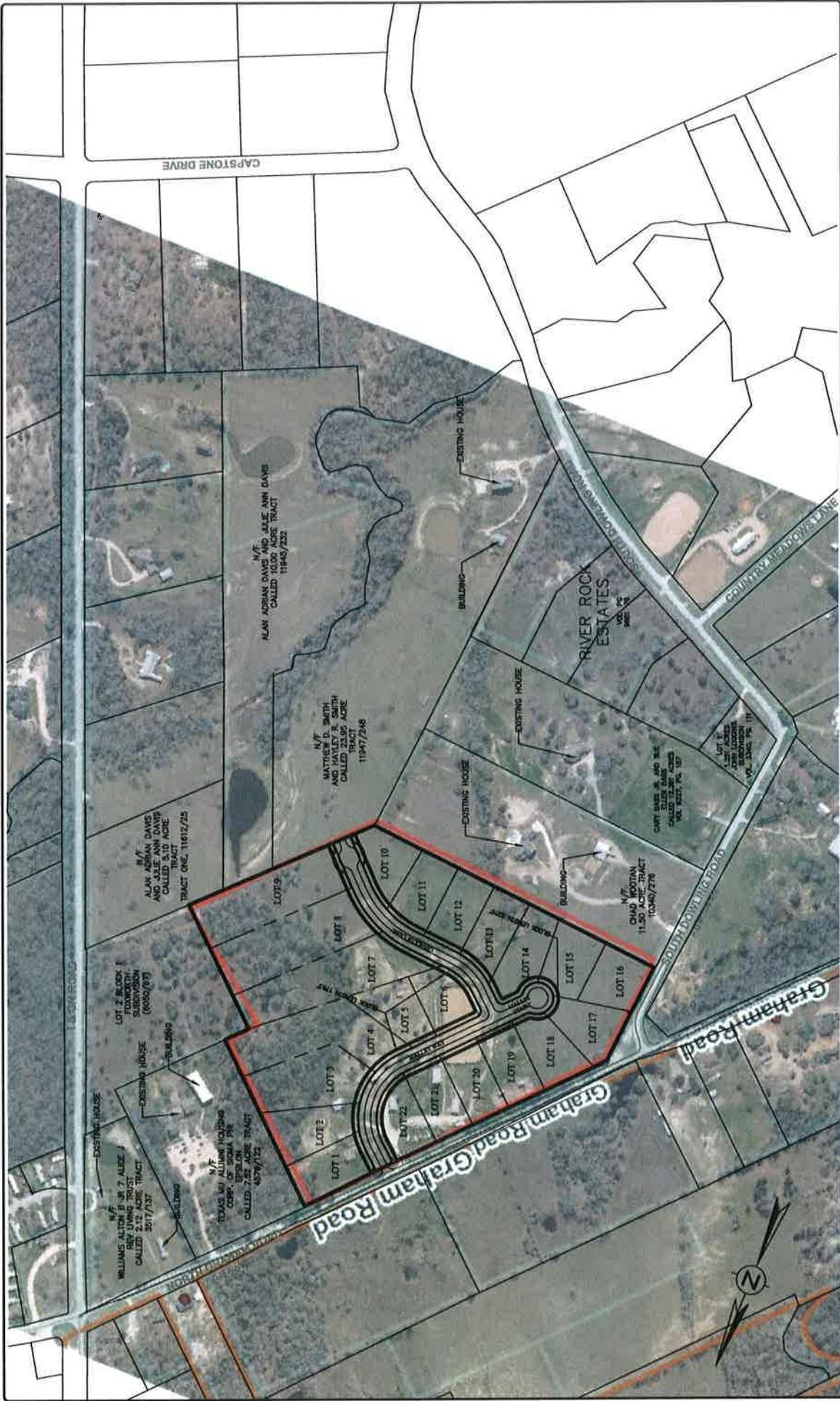
3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations.

***The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.***

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

***The granting of this waiver will not affect the subdivision of other land since the proposed plan provides an extension of a street and utilities to the largest adjacent tract which may develop in the future. The other adjacent and nearby tracts are already developed.***





SCALE  
 HORIZONTAL \_\_\_\_\_  
 VERTICAL \_\_\_\_\_  
 PLATTING SCALE: 1" = 100'  
 P.L.C. NAME: 14-598

EXHIBIT  
**B**

**WAIVER REQUEST  
 WITH AERIAL**

**POLO ESTATES SUBDIVISION  
 BRAZOS COUNTY, TEXAS**

NO.	REVISION	BY	DATE

DATE	BY	DATE

**Schultz Engineering, LLC**  
 10000 W. 11th St., Suite 100  
 Irving, TX 75039  
 (972) 251-1111  
 www.schultzeng.com

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

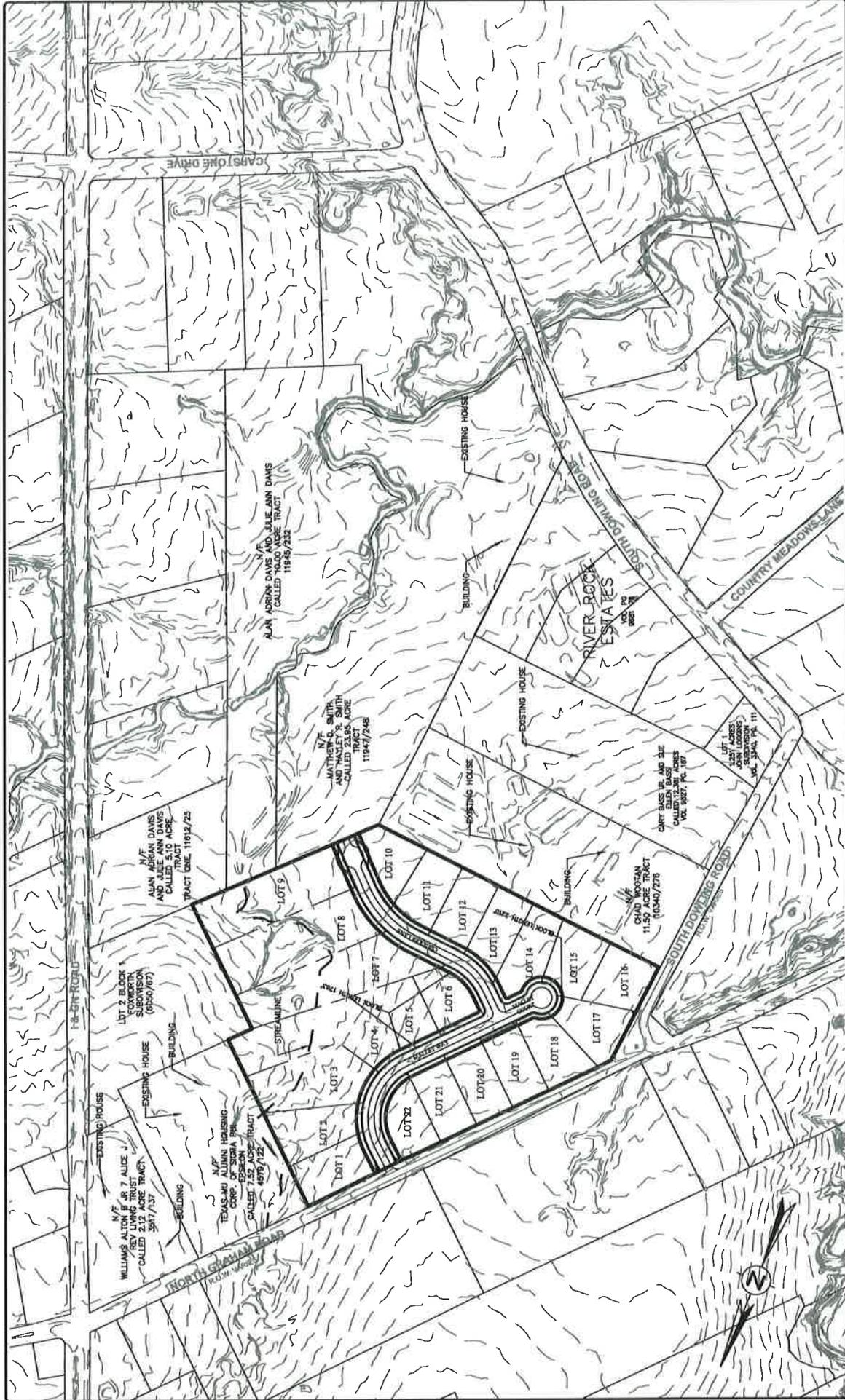
NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION



SCALE	VERTICAL	HORIZONTAL	DATE
1" = 100'	1" = 100'	1" = 100'	MARCH 2015
PLATTING SCALE	FILE NAME		
1" = 100'	14-399		

**EXHIBIT C**

**WAIVER REQUEST WITH TOPOGRAPHY**

**POLO ESTATES SUBDIVISION**  
BRAZOS COUNTY, TEXAS

<b>Schultz Engineering, LLC</b> 2700 W. 17th Street, Suite 100 Odessa, Texas 79761 Phone: 409.333.7776 Fax: 409.333.7777		DATE: 03/11/15 TIME: 10:00 AM DRAWN BY: JPB CHECKED BY: JPB APPROVED BY: JPB DATE: 03/11/15
--	--	--

NO.	REVISION	BY	DATE

## Joe Schultz

---

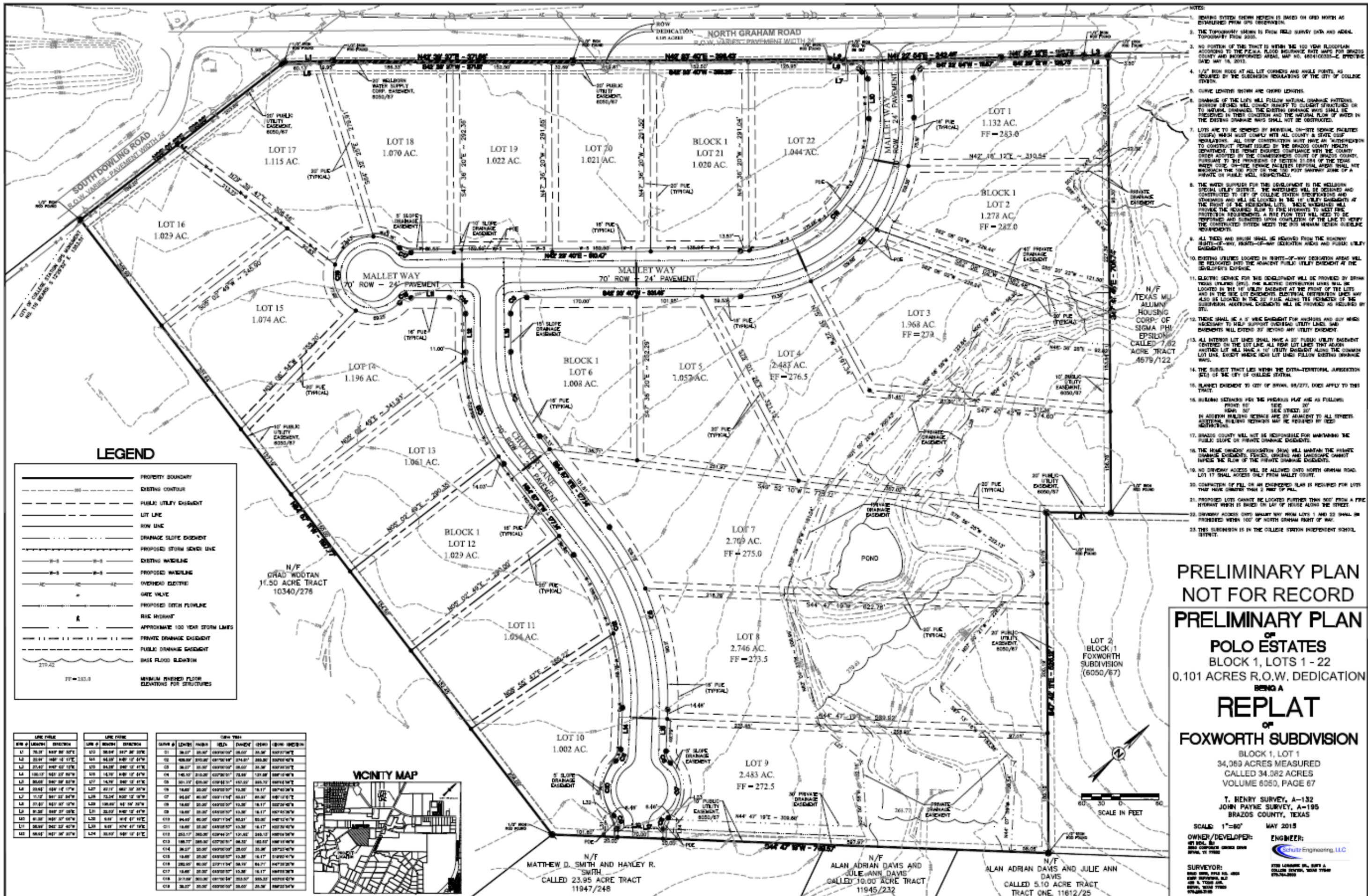
**From:** Chad Wootan <chad@lonestarbcs.com>  
**Sent:** Wednesday, February 25, 2015 12:59 PM  
**To:** 'Joe Schultz'  
**Subject:** street extension to Wootan 11 acres

Joe,

As per our discussion concerning the development of the Polo Estates property, adjacent to my personal residence, I have no desire to have a road extended to my property line. I have no future interest in developing my 11.5 acres. I have no need to connect or have access thru said property. I think it is even against my deed restrictions to subdivide my property. It will devalue my property and my privacy by adding this extension to my boundary.

Thanks

Chad Wootan



- NOTES:
1. DRAINAGE SYSTEM SHOWN HEREIN IS BASED ON ONE INCH AS ESTABLISHED FROM GPS OBSERVATION.
  2. THE TOPOGRAPHY SHOWN IS FROM FIELD SURVEY DATA AND ADJACENT TOPOGRAPHY FROM 2005.
  3. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED ADJACENT MAP NO. 0804100000-2 DATED MAY 18, 2013.
  4. 1/2" RISE ROADS AT ALL LOT CORNERS AND WEDGE POINTS, AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF COLLEGE STATION.
  5. CURVE LENGTHS SHOWN ARE CHORD LENGTHS.
  6. DRAINAGE OF THE LOTS WILL FOLLOW NATURAL DRAINAGE PATTERNS. DRAINAGE STRUCTURES WILL CONFORM TO LIGHT STRUCTURES OR TO NATURAL DRAINAGE. THE EXISTING DRAINAGE SYSTEMS SHALL BE MAINTAINED IN THEIR ORIGINAL CONDITION AND THE NATURAL FLOW OF WATER IN THE EXISTING DRAINAGE SYSTEMS SHALL NOT BE OBSTRUCTED.
  7. LOTS ARE TO BE SERVED BY MINIMUM ON-SITE DRAINAGE FACILITIES (SEWER) WHICH MUST COMPLY WITH ALL COUNTY & STATE ODFW REGULATIONS. ALL ODFW CONSTRUCTION MUST HAVE AN INTERIM DRAINAGE PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THE PERMIT ENSURES COMPLIANCE WITH THE COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 31.04 OF THE TEXAS WATER CODE. ON-SITE DRAINAGE FACILITIES (SEWER) SHALL NOT BE LOCATED WITHIN THE 100 FOOT SETBACK ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
  8. THE WATER SUPPLY FOR THIS DEVELOPMENT IS THE HOLLISTER SPECIAL UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED AT THE FRONT OF EACH LOT AT THE FRONT OF THE RESIDENTIAL LOTS. TYPICAL WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET THE PROTECTED REQUIREMENTS. A FIRE FLOW TEST WILL NEED TO BE PERFORMED AND SUBMITTED UPON COMPLETION OF THE LINE TO VERIFY THE CONSTRUCTED SYSTEM MEETS THE MINIMUM DESIGN FLOWLINE REQUIREMENTS.
  9. ALL TRENCH AND BRUSH SHALL BE REMOVED FROM THE EXISTING RIGHTS-OF-WAY, EXCEPT AS SHOWN OTHERWISE AND PUBLIC UTILITY EASEMENTS.
  10. EXISTING UTILITIES LOCATED IN RIGHTS-OF-WAY DESIGNATION AREAS WILL BE RELOCATED INTO THE ADJACENT PUBLIC UTILITY EASEMENT AT THE DEVELOPER'S EXPENSE.
  11. ELECTRIC SERVICE FOR THE DEVELOPMENT WILL BE PROVIDED BY BRAZOS POWER (BPS). THE ELECTRIC DISTRIBUTION LINES SHALL BE LOCATED BY THE 10' UTILITY EASEMENT AT THE FRONT OF THE LOTS AND IN THE REAR LOT EASEMENTS. ELECTRICAL DISTRIBUTION LINES MAY ALSO BE LOCATED IN THE 30' PUBLIC UTILITY EASEMENT OF THE SUBDIVISION. ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BPS.
  12. THERE SHALL BE A 5' WIDE EASEMENT FOR WALKWAYS AND BICYCLE WALKWAYS TO HELP SUPPORT OVERHEAD UTILITY LINES. SAID EASEMENTS WILL EXTEND BEYOND ANY UTILITY EASEMENT.
  13. ALL INTERIOR LOT LINES SHALL HAVE A 30' PUBLIC UTILITY EASEMENT CENTERED ON THE LOT LINE. ALL REAR LOT LINES THAT ADJOIN ANOTHER LOT SHALL HAVE A 10' UTILITY EASEMENT ALONG THE COMMON LOT LINE. EXCEPT WHERE NEAR LOT LINES FOLLOW EXISTING DRAINAGE WAYS.
  14. THE SUBJECT TRACT LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF COLLEGE STATION.
  15. PLANNED EASEMENT TO CITY OF BRAZOS, 04/27/15, DOES APPLY TO THIS TRACT.
  16. BUILDING SETBACKS FOR THE PROPOSED PLAT ARE AS FOLLOWS:  
FRONT: 30'  
SIDE: 50'  
REAR: 30'  
IN ADDITION BUILDING SETBACKS ARE TO ADHERE TO ALL OTHERS. ADDITIONAL BUILDING SETBACKS MAY BE REQUIRED BY LOCAL JURISDICTIONS.
  17. BRAZOS COUNTY WILL NOT BE RESPONSIBLE FOR MAINTAINING THE PUBLIC SLOPE OR PRIVATE DRAINAGE EASEMENTS.
  18. THE TRACT OWNER ASSOCIATION SHALL MAINTAIN THE PRIVATE DRAINAGE EASEMENTS, TRENCHES, DITCHES AND LANDSCAPE GRASSY WAYS AT THE FLOW OF THE PRIVATE DRAINAGE EASEMENTS.
  19. NO DRIVEWAY ACCESS WILL BE ALLOWED ONTO NORTH GRAHAM ROAD. LOT 17 SHALL ACCESS ONLY FROM MALLET WAY.
  20. COMPLETION OF FILL OR AN ENGINEERED PLAN IS REQUIRED FOR LOTS THAT HAVE GREATER THAN 2 FEET OF FILL.
  21. PROPOSED LOTS CANNOT BE LOCATED FURTHER THAN 300' FROM A FIRE HYDRANT WHICH IS BASED ON LAY OF THE LAND ALONG THE STREET.
  22. DRIVEWAY ACCESS ONTO MALLET WAY FROM LOTS 1 AND 22 SHALL BE PROVIDED WITHIN 100' OF NORTH GRAHAM FRONT OF WAY.
  23. THIS SUBDIVISION IS IN THE COLLEGE STATION INDEPENDENT SCHOOL DISTRICT.

**PRELIMINARY PLAN  
NOT FOR RECORD**

**PRELIMINARY PLAN  
OF  
POLO ESTATES  
BLOCK 1, LOTS 1 - 22  
0.101 ACRES R.O.W. DEDICATION  
BEING A  
REPLAT  
OF  
FOXWORTH SUBDIVISION**

BLOCK 1, LOT 1  
34,369 ACRES MEASURED  
CALLED 34.082 ACRES  
VOLUME 6050, PAGE 67

T. HENRY SURVEY, A-132  
JOHN PAYNE SURVEY, A-195  
BRAZOS COUNTY, TEXAS

SCALE: 1"=60' MAY 2015

OWNER/DEVELOPER: ENGINEER:  
Schnitz Engineering, LLC

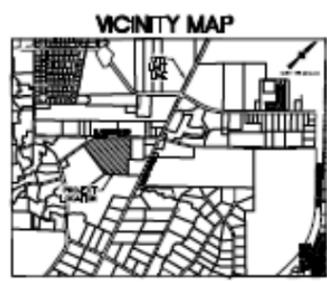
SURVEYOR: COLLEGE STATION, TEXAS  
ALAN ADRIAN DAVIS AND JULIE ANN DAVIS  
CALLED 5.10 ACRE TRACT  
TRACT ONE, 11612/25

**LEGEND**

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- PUBLIC UTILITY EASEMENT
- LOT LINE
- ROW LINE
- DRAINAGE SLOPE DITCH
- PROPOSED STORM SEWER LINE
- EXISTING HANDLING
- PROPOSED HANDLING
- OVERHEAD ELECTRIC
- GRASS VALVE
- PROPOSED SEWER FLOWLINE
- RICE HYDRANT
- APPROXIMATE 100 YEAR STORM LIMITS
- PRIVATE DRAINAGE EASEMENT
- PUBLIC DRAINAGE EASEMENT
- BASE FLOOD ELEVATION
- MINIMUM FINISHED FLOOR ELEVATIONS FOR STRUCTURES

**TABLE OF LOT DATA**

LOT #	AREA (AC)	FF
LOT 1	1.132	283.0
LOT 2	1.278	282.0
LOT 3	1.968	279
LOT 4	2.483	276.5
LOT 5	1.052	
LOT 6	1.008	
LOT 7	2.709	275.0
LOT 8	2.746	273.5
LOT 9	2.483	272.5
LOT 10	1.002	
LOT 11	1.054	
LOT 12	1.029	
LOT 13	1.061	
LOT 14	1.196	
LOT 15	1.074	
LOT 16	1.029	
LOT 17	1.115	
LOT 18	1.070	
LOT 19	1.022	
LOT 20	1.021	
LOT 21	1.020	
LOT 22	1.044	





## Legislation Details (With Text)

**File #:** 15-0271      **Version:** 1      **Name:** College Hills Estates Lots 26R & 27R, Block 19 - Replat  
**Type:** Replat      **Status:** Agenda Ready  
**File created:** 5/21/2015      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 6/4/2015      **Final action:**

**Title:** Presentation, possible action, and discussion regarding waiver requests to Unified Development Ordinance Section 12-8.3.H.2 'Platting and Replatting within Older Residential Subdivisions' and public hearing, presentation, possible action, and discussion regarding a Final Plat for College Hills Estates Lots 26R & 27R, Block 19 being a replat of College Hills Estates Lots 26 & 27, Block 19 consisting of two residential lots on approximately 0.285 acres located at 1308 Milner Drive, located south of Gilchrist Avenue. Case #15-00900096 (M. Bombek)

**Sponsors:**

**Indexes:**

**Code sections:**

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

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presentation, possible action, and discussion regarding waiver requests to Unified Development Ordinance Section 12-8.3.H.2 'Platting and Replatting within Older Residential Subdivisions' and public hearing, presentation, possible action, and discussion regarding a Final Plat for College Hills Estates Lots 26R & 27R, Block 19 being a replat of College Hills Estates Lots 26 & 27, Block 19 consisting of two residential lots on approximately 0.285 acres located at 1308 Milner Drive, located south of Gilchrist Avenue. Case #15-00900096 (M. Bombek)



**Final Plat  
for  
College Hills Estates Lots 26R & 27R Block 19  
Being a Replat of  
College Hills Estates Lots 26 & 27 Block 19  
15-00900096**

**SCALE:** Two lots on 0.285 acres

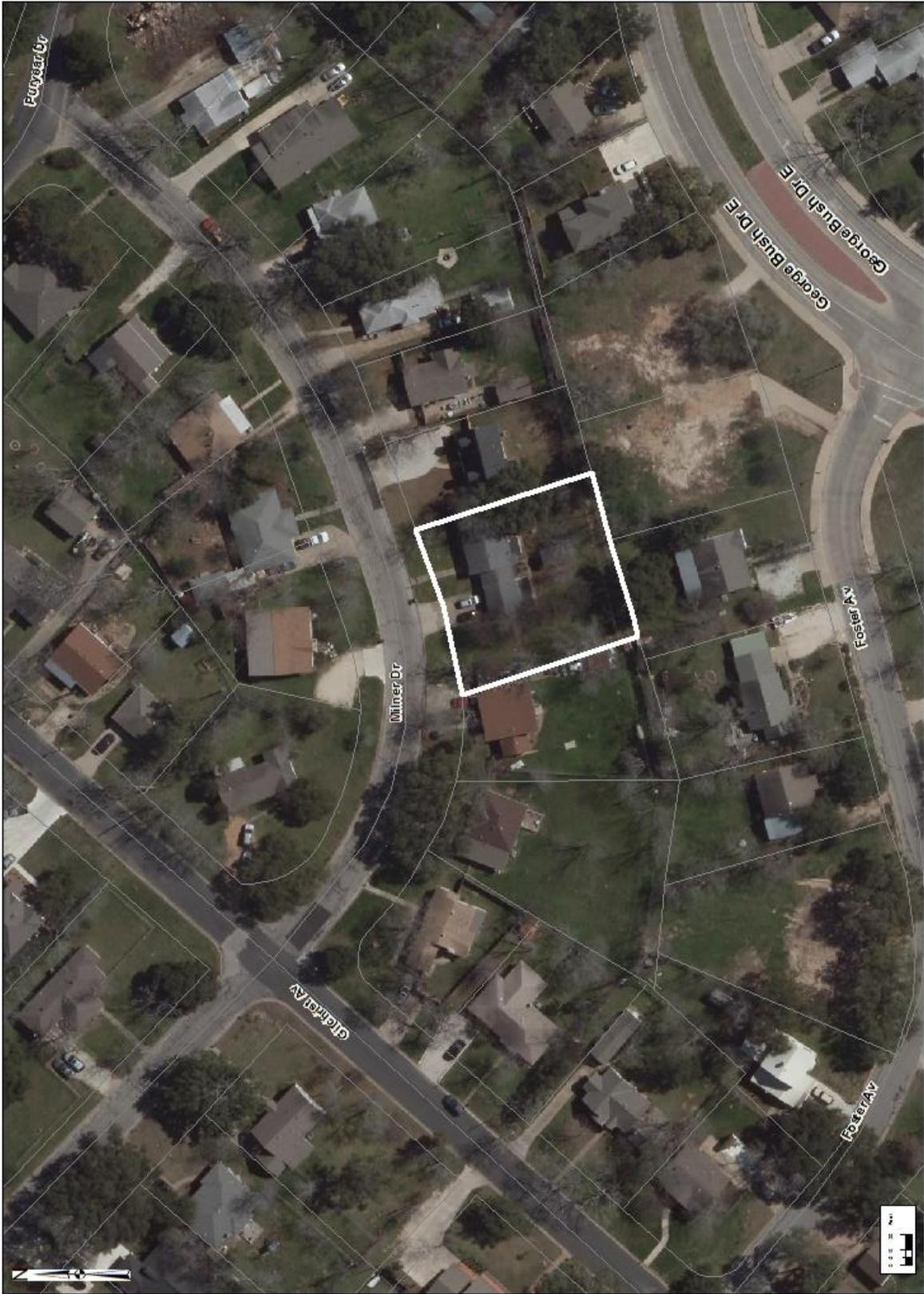
**LOCATION:** 1308 Milner Drive, generally located south of Gilchrist Avenue.

**ZONING:** GS General Suburban

**APPLICANT:** Adam Wallace, ATM Surveying

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

**RECOMMENDATION:** Staff recommends denial of the waiver requests to Unified Development Ordinance Section 12-8.3.H.2. Platting and Replatting within Older Residential Subdivisions. If the waiver is approved by the Commission, the Final Plat should be approved. If the waiver is denied, the Final Plat should also be denied.



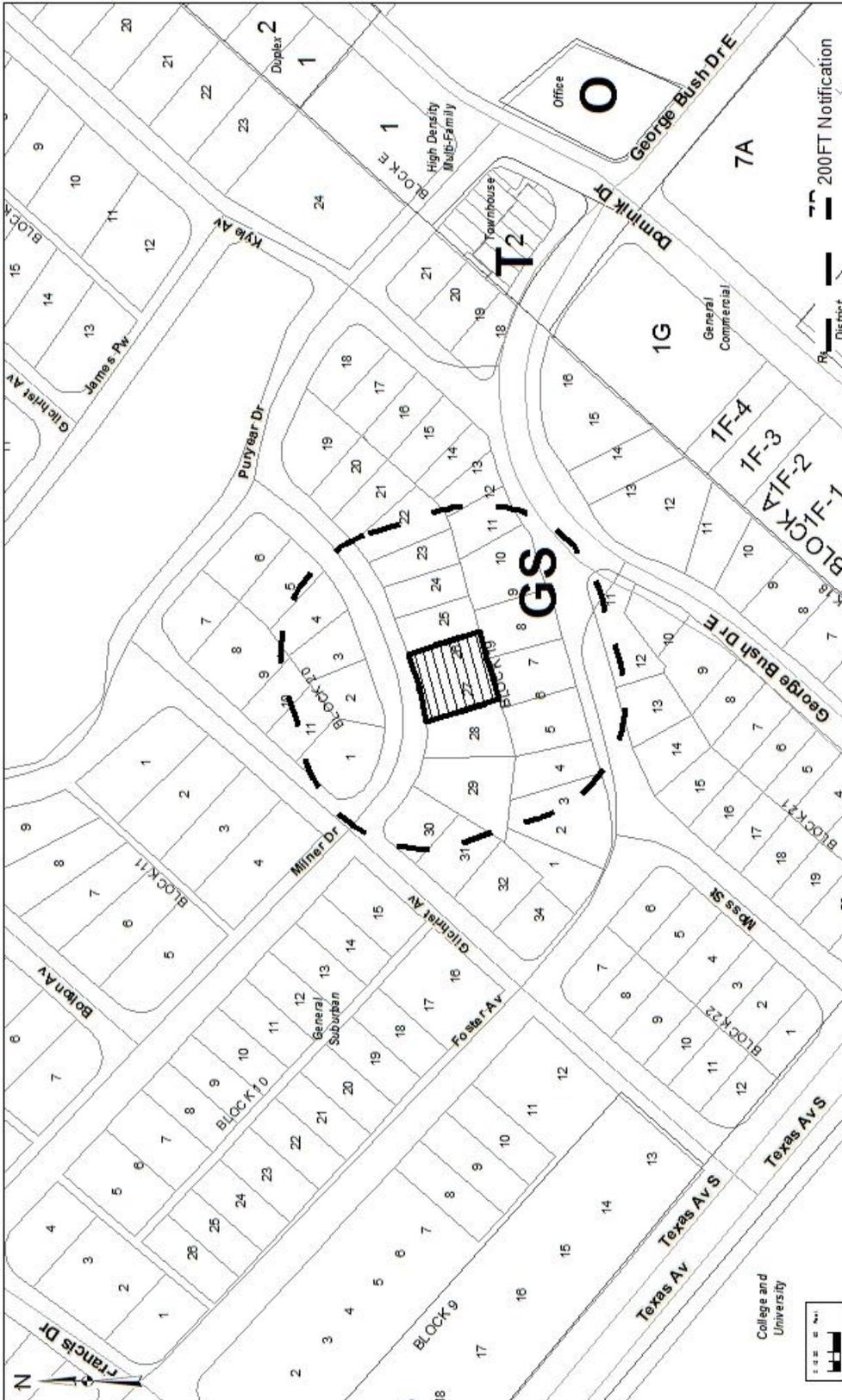
Case: 15-96

1308 MILNER DR

DEVELOPMENT REVIEW



FINAL PLAT-



<b>Zoning Districts</b>	R - Rural	R-4 - Multi-Family	BPI - Business Park Industrial	PDD - Planned Development District
E - Estate	R-6 - High Density Multi-Family	NAP - Natural Areas Protected	WPC - Wolf Pen Creek Dev. Corridor	
RS - Restricted Suburban	MHP - Manufactured Home Park	C-3 - Light Commercial	NG-1 - Core Northgate	
GS - General Suburban	O - Office	M-1 - Light Industrial	NG-2 - Transitional Northgate	
R-1B - Single Family Residential	SC - Suburban Commercial	M-2 - Heavy Industrial	NG-3 - Residential Northgate	
D - Duplex	GC - General Commercial	C-U - College and University	OV - Corridor Overlay	
T - Townhouse	CI - Commercial-Industrial	R-D - Research and Development	RDD - Redevelopment District	
	BP - Business Park	P-MUD - Planned Mixed-Use Development	KO - Krensek Tap Overlay	

DEVELOPMENT REVIEW

1308 MILNER DR

Case: 15-96

FINAL PLAT-REPLAT

**DEVELOPMENT HISTORY**

**Annexation:** 1939  
**Zoning:** R-1 Single-Family Residential renamed GS General Suburban (2013)  
**Final Plat:** 1940  
**Site development:** One building plot containing a single-family home on 0.285 acres.

**COMMENTS**

**Parkland Dedication:** Fee in lieu of parkland dedication in the amount of \$1,261 is required to be paid prior to filing the Final Plat.  
**Greenways:** No greenway dedication is proposed or required.  
**Pedestrian Connectivity:** No sidewalks are proposed or required.  
**Bicycle Connectivity:** There is currently a bicycle route along Gilchrist Avenue.  
**Impact Fees:** N/A

**REVIEW CRITERIA**

1. **Compliance with Subdivision Regulations:** The proposed Final Plat is in compliance with the Subdivision Regulations within the Unified Development Ordinance (UDO) except the following waiver requests:

**UDO Section 12.8.3.H.2 “Platting and Replatting within Older Residential Subdivisions”** – The requirement is stated such that if a plat subject to this section is creating a new lot or building plot, it must meet or exceed the average width of the lots along the street frontage for all of the lots in the block including the subject lot(s) and contain at least 8,500 square feet for each proposed lot.

The waiver requests along with the deficiencies based on the requirements listed above can be seen in the following table:

	Lot size	Lot Width	Deficiency in <u>lot size</u>	Deficiency in <u>lot width</u>
Proposed Lot 26R	6,181.16 SF	54 FT	2,318.84 SF	16.14 FT
Proposed Lot 27R	6,259.57 SF	55 FT	2,240.43 SF	15.14 FT
Average width of the Block	N/A	70.14 FT	N/A	N/A

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

- 1) **That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this chapter will deprive the applicant of the reasonable use of his land;**  
*There are no provisions within this chapter of the Unified Development Ordinance that would restrict the applicant of reasonable use of his land as a single-family residential use. The property is already platted for a single-family residential use with an existing home built over a lot line creating one single-family building plot, which is a common characteristic in many of the older single-family neighborhoods in the surrounding area.*
- 2) **That the waivers are necessary for the preservation and enjoyment of a substantial property right of the applicant;**  
*Denying the waivers would not restrict the applicant from any substantial property right, as it can still be used as one lot for a single-family residential use.*
- 3) **That the granting of the waivers will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this chapter; and**  
*The granting of the waivers should not be injurious of the other property in the area or detrimental to the public health, safety, or welfare as the property has access to a public street and utilities and is in line with the intentions of the surrounding neighborhood as remaining a single-family residential use.*
- 4) **That the granting of the waivers will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.**  
*The area surrounding this property is already platted therefore the granting of this waiver should not have the effect of preventing the orderly subdivision of other land.*

**STAFF RECOMMENDATION**

Staff recommends denial of the waiver requests to Unified Development Ordinance Section 12-8.3.H.2. Platting and Replatting within Older Residential Subdivisions. If the waiver is approved by the Commission, the Final Plat should be approved. If the waiver is denied, the Final Plat should also be denied.

**SUPPORTING MATERIALS**

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>15-96</u>
DATE SUBMITTED:	<u>3/27/15</u>
TIME:	<u>3:45</u>
STAFF:	<u>GST</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)~~ <sup>6</sup> 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 1308 Milner Drive

ADDRESS 1308 Milner Drive, College Station, TX 77840

SPECIFIED LOCATION OF PROPOSED PLAT:

1308 Milner Drive, College Station, TX 77840

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

Name Adam Wallace - ATM Surveying      E-mail adam@aTmSurveying.com

Street Address 1403 Lemon Tree

City College Station      State TX      Zip Code 77840

Phone Number 979-209-9291      Fax Number \_\_\_\_\_

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

Name Michael D. Kay & Allison M. Kay E-mail mkay@kbsi.com  
Street Address 4405 Alnwick Court  
City College Station State TX Zip Code 77802-3468  
Phone Number 979-219-2657 Fax Number \_\_\_\_\_

ARCHITECT OR ENGINEER'S INFORMATION:

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

Do any deed restrictions or covenants exist for this property?  Yes  No  
Is there a temporary blanket easement on this property? If so, please provide the Volume \_\_\_\_\_ and Page No. \_\_\_\_\_  
Total Acreage 0.2856 Total No. of Lots 2 R-O-W Acreage \_\_\_\_\_  
Existing Use General Suburban Proposed Use General Suburban  
Number of Lots By Zoning District R1 / 2 \_\_\_\_\_ / \_\_\_\_\_  
Average Acreage Of Each Residential Lot By Zoning District:  
0.142 / R-1 \_\_\_\_\_ / \_\_\_\_\_  
Floodplain Acreage n/a

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

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

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

Yes  
 No

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

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

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

n/a

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

a waiver for minimum lot size is requested to plat the existing property as it was originally platted and used for the development of both lots.

Regarding the waiver request, explain how:

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

*The lots were intended to be used as two lots and were used as two for most of the existence of the properties.*

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

*The property can't be feasibly updated without the use of both lots.*

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.

*Many of the existing buildings in the block were built according to the original plat and have similar areas as was initial planned for the subdivision.*

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

*The allowance of these two original lots to be maintained will coincide with many adjoining properties and not negatively affect these properties.*

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

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

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

Detailed explanation of condition identified above:

n/a

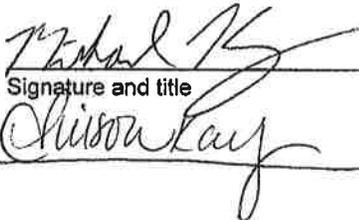
NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation n/a

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

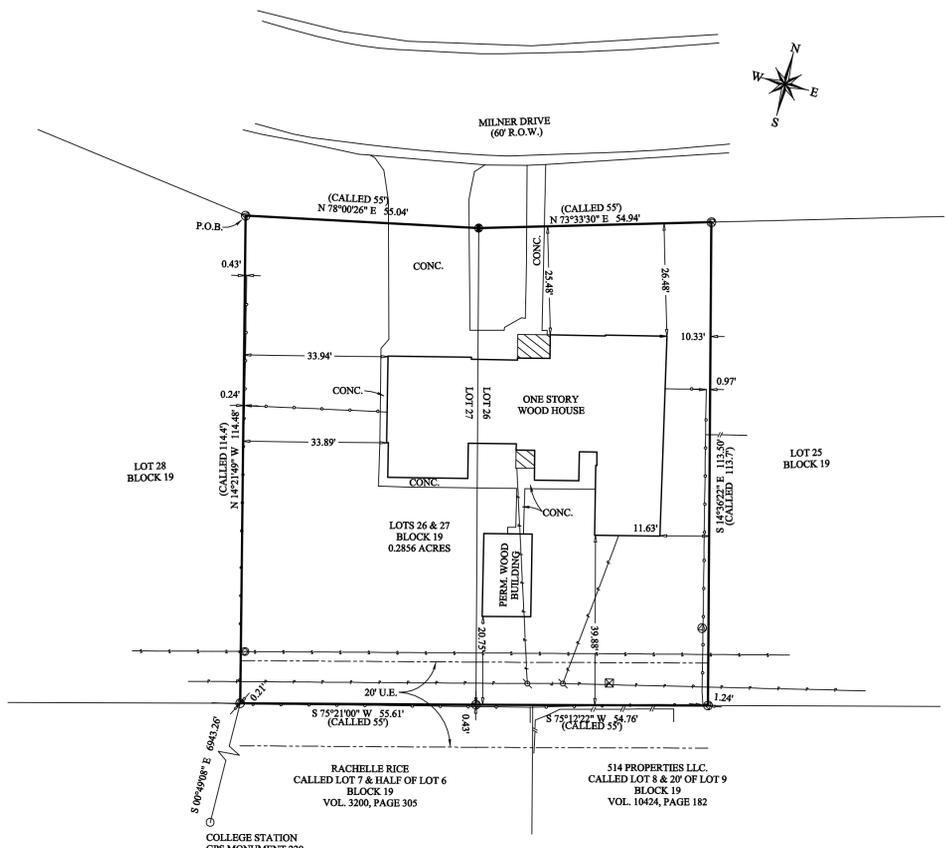
**NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.**

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

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

3/25/15  
 \_\_\_\_\_  
 Date

3/25/15  
 \_\_\_\_\_



# ORIGINAL PLAT

**GENERAL NOTES**  
 1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011) EPOCH 2010  
 2. SAID LOT DOES NOT APPEAR TO BE UNDER THE 100 YEAR FLOOD PLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON COMMUNITY PANEL NO. 4804/C0305F EFFECTIVE DATE, 04/02/2014

**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 SURVEYOR**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Adam Wallace, Registered Professional Land Surveyor No. 6132, 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 on March 5th, 2015.

Adam Wallace  
 Texas Registered Professional  
 Land Surveyor, Number 6132



**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 Official Public Records of Brazos County, Texas, in Volume \_\_\_\_\_ Page \_\_\_\_\_  
 WITNESS my hand and official Seal, at my office in Bryan, Texas.

**CERTIFICATE OF CITY PLANNER**  
 I, \_\_\_\_\_, City Planner 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 Planner



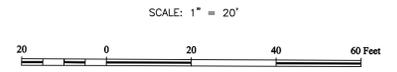
**METES AND BOUNDS DESCRIPTION**  
 Being a tract of land containing 0.2856 acres, and being all of Lot 26 and 27, Block 19, in the College Hills Estates in the City of College Station, Brazos County, Texas, and being recorded in Vol. 104 Page 243, of the Brazos County Deed Records (B.C.D.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced from the found 1/2" iron rod with yellow plastic marked "RPLS 5764" reference in the previous recorded plat, as surveyed on the ground on March 5th of 2015. This description is also referred to the plat prepared by ATM Surveying, Project No. 2015-0012, and being more particularly described as follows:  
**BEGINNING** at a 1/2" iron rod with yellow plastic marked "RPLS 5764" found for the southeast corner of this tract, also being the southeast corner of Lot 28, Block 19, and also being a point on the south right-of-way line of Milner Drive (60' R.O.W.);  
**THENCE** along the common line between this tract and said Milner Drive for the following call:  
 North 78°09'29" East, a distance of 55.04 feet to a 1" iron pipe found along the north line of this said tract;  
 North 73°33'30" East, a distance of 54.94 feet to a 1/2" iron rod found for the southeast corner of this tract, also being a point in the south right-of-way line of said Milner Drive, and also being the southeast corner of Lot 25, Block 19;  
**THENCE** South 14°36'22" East, a distance of 113.30 feet along the common line between this tract and said Lot 25 to a 1/2" iron rod with yellow plastic marked "RPLS 5764" found for southeast corner of this tract, also being the southeast corner of said Lot 25, and also being a point on the north line of 514 Properties LLC, Called Lot 8 & 20' of Lot 9, Block 19, as recorded in Vol. 10424, Page 182 of the Brazos County Official Records (B.C.O.R.), from which a 1/2" iron rod with yellow plastic marked "RPLS 5764" found for reference bears N 1°50'29" W, a distance of 18.24 feet;  
**THENCE** South 75°12'22" West, a distance of 54.76 feet along the common line between this tract and said 514 Properties LLC, tract to a 1/2" iron rod with yellow plastic marked "RPLS 5764" found for a point on the south line of this tract, and also being a point on the north line of Rachelle Rice, Called Lot 7 & 1/2' of Lot 6, Block 19 as recorded in Vol. 3200, Page 305 of the B.C.D.R.;  
**THENCE** South 75°21'00" West, a distance of 55.61 feet along the common line between this tract and said Rachelle Rice, to a 1/2" iron pipe found for the southeast corner of this tract, also being a point on the north line of said Lot 28, and also being the southeast corner of said Lot 28;  
**THENCE** North 14°21'00" West, a distance of 114.48 feet along the common line between this tract and the said Lot 28 to the PLACE OF BEGINNING containing 0.2856 acres.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, \_\_\_\_\_, owner and developer of the land shown on this plat, and designated herein as Lot 26, Block 19, of College Hills Estates, Fourth Installment to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.  
 Given under my hand and seal on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_  
 Notary Public, Brazos County, Texas



# REPLAT

**SURVEY LEGEND**  
 SUBJECT PROPERTY LINE  
 ADJOINING PROPERTY LINE  
 UTILITY EASEMENT  
 ELECTRICAL LINE  
 GAS METER  
 WATER LINE  
 SEWER LINE  
 SEWER CLEANOUT  
 1/4" IRON ROD  
 1/2" IRON ROD WITH YELLOW PLASTIC MARKED "RPLS 5764" FOUND  
 1" IRON PIPE FOUND



FINAL PLAT OF  
 LOTS 26R AND 27R,  
 BLOCK 19  
 COLLEGE HILLS ESTATES  
**BEING A REPLAT**  
 OF LOTS 26 AND 27  
 BLOCK 19  
 COLLEGE HILLS ESTATES,  
 FOURTH INSTALLMENT  
 VOLUME 104, PAGE 243  
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

**OWNER/DEVELOPER:**  
 MICHAEL D. KAY & ALLISON M. KAY  
 4802 ALNWICK COURT  
 COLLEGE STATION, TX 77802-3488

**ATM Surveying**  
 P.O. Box 10313, College Station, TX 77840  
 PHONE: (979) 209-9291 email: Adam@ATMSurveying.com  
 www.ATMSurveying.com - FIRM #101784-00



## Legislation Details (With Text)

**File #:** 15-0282      **Version:** 1      **Name:** Cottages of College Station Phase 3 Final Plat  
**Type:** Updates      **Status:** Agenda Ready  
**File created:** 5/28/2015      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 6/4/2015      **Final action:**

**Title:** Public hearing, presentation, possible action, and discussion regarding a Final Plat for The Cottages of College Station Phase 3, Lot 3, Block 1 and Lot 1R, Block 5 being a replat of The Cottages of College Station Phase 1A Lot 1, Block 5 (Common Area) and a 22.795-acre tract, A000701 Crawford Burnett League Tract 81, consisting of two lots on approximately 24.52 acres located at 2335 Market Street, generally located between Holleman Drive South and North Dowling Road. Case #15-00900055 (J. Schubert)

**Sponsors:**

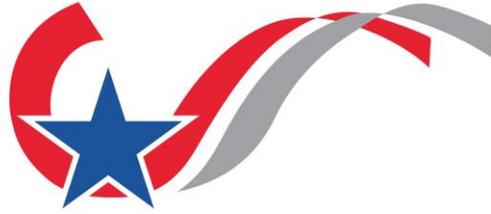
**Indexes:**

**Code sections:**

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

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Public hearing, presentation, possible action, and discussion regarding a Final Plat for The Cottages of College Station Phase 3, Lot 3, Block 1 and Lot 1R, Block 5 being a replat of The Cottages of College Station Phase 1A Lot 1, Block 5 (Common Area) and a 22.795-acre tract, A000701 Crawford Burnett League Tract 81, consisting of two lots on approximately 24.52 acres located at 2335 Market Street, generally located between Holleman Drive South and North Dowling Road. Case #15-00900055 (J. Schubert)



CITY OF COLLEGE STATION

**FINAL PLAT**  
for  
**The Cottages of College Station Phase 3**  
**Lot 3, Block 1 and Lot 1R, Block 5**  
**Being a Replat of**  
**The Cottages of College Station Phase 1A**  
**Lot 1, Block 5 (Common Area) and**  
**a 22.795-acre tract, A000701 Crawford Burnett League Tract 81**  
**15-00900055**

**SCALE:** Two multi-family lots on 24.52 acres

**LOCATION:** 2335 Market Street, generally located between Holleman Drive South and North Dowling Road

**ZONING:** PDD Planned Development District

**APPLICANT:** Veronica Morgan, Mitchell & Morgan, LLP

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

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



FINAL PLAT  
Case: 15-55

COTTAGES OF COLLEGE STATION  
PH 3

DEVELOPMENT REVIEW

## DEVELOPMENT HISTORY

- Annexation:** 2002
- Zoning:** A-O Agricultural Open upon annexation, rezoned to PDD Planned Development District in 2008, revised Concept Plan in 2010, and PDD Planned Development District amendment in April 2015.
- Preliminary Plat:** The initial Preliminary Plan for this project was approved in February 2009 with revised Preliminary Plans approved in April 2009 and May 2012. A Final Plat for Phase 1A was filed in May 2012. On May 7 2015, The Cottages of College Station Phase 3 preliminary plat was approved with the condition that the multi-use path on the east side of Junction Boys Road be located at least 3 feet from the back of curb and additional public access easement be provided to cover the full width plus three feet of clear space beyond the outside edge of the path.
- Site Development:** Vacant with walking paths and a pond used for irrigation.

## COMMENTS

- Parkland Dedication:** As this project began in 2007, neighborhood parkland fee in lieu of dedication is \$198 per multi-family unit and the development fee of \$533 per multi-family unit, totaling \$731 per multi-family unit due at the time of building permit.
- Greenways:** No greenway is required or proposed.
- Pedestrian Connectivity:** A sidewalk is proposed on the west side of Junction Boys Road and a 10-foot multi-use path along the east side of Junction Boys Road, which is in lieu of bike lanes along the street. Sidewalks exist along Holleman Drive South and Market Street but are not required along North Dowling Road which is outside the City limits in the extraterritorial jurisdiction (ETJ).
- Bicycle Connectivity:** A 10-foot wide multi-use path is proposed along the east side of Junction Boys Road which has been revised to meet the condition required with the Preliminary Plan approval. A multi-use path also exists along the north side of Holleman Drive South.
- Impact Fees:** N/A

## REVIEW CRITERIA

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

## STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat

## SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>15-55</u>
DATE SUBMITTED:	<u>03.10.15</u>
TIME:	<u>12:05</u>
STAFF:	<u>AJ</u>

## FINAL PLAT APPLICATION

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

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

**MINIMUM SUBMITTAL REQUIREMENTS:**

- \$700-\$932 Final Plat Application Fee (see above).
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Six (6) folded copies of plat. (A signed mylar original must be submitted after approval.)
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- Copy of original deed restrictions/covenants for replats (if applicable).
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D. *(will submit prior to filing)*
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

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

Date of Optional Preapplication or Stormwater Management Conference   Not Applicable

NAME OF PROJECT   C3 Development

ADDRESS   Unknown at this Time

SPECIFIED LOCATION OF PROPOSED PLAT:

Near the intersection of Holleman Drive and North Dowling Road.

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

Name   Mitchell & Morgan, LLP, C/O Veronica Morgan, PE   E-mail   v@mitchellandmorgan.com

Street Address   3204 Earl Rudder Freeway South

City   College Station      State   Texas      Zip Code   77845

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

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

Name Capstone-CS, LLC C/O Rob Howland, COO E-mail rhowland@capstonemail.com  
Street Address 431 Office Park Drive  
City Birmingham State Alabama Zip Code 35223  
Phone Number 205-414-6400 Fax Number 205-414-6405

ARCHITECT OR ENGINEER'S INFORMATION:

Name Capstone-CS, LLC C/O Amanda Wallis E-mail awallis@capstonemail.com  
Street Address 431 Office Park Drive  
City Birmingham State Alabama Zip Code 35223  
Phone Number 205-414-6400 Fax Number 205-414-6405

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

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

Total Acreage 24.52 Acres Total No. of Lots 2 R-O-W Acreage 2.243 Acres

Existing Use Irrigation Pond & Vacant-Undeveloped Proposed Use Irrigation/Retention Pond & Multi-Family

Number of Lots By Zoning District 2 / PDD 1 1

Average Acreage Of Each Residential Lot By Zoning District:  
11.22 / PDD 1 1

Floodplain Acreage 1.560 Acres

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 Cottages of College Station

City Project Number (if known): 08-00500007

Date / Timeframe when submitted: P&Z Approval - February 21, 2008

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

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

Detailed explanation of condition identified above:

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;"><b>Total Linear Footage of Proposed Public:</b></p> <p><u>1130</u> Streets</p> <p><u>1915</u> Sidewalks</p> <p><u>230</u> Sanitary Sewer Lines</p> <p><u>1195</u> Water Lines</p> <p><u>0</u> Channels</p> <p><u>832</u> Storm Sewers</p> <p><u>0</u> Bike Lanes / Paths</p>	<p style="text-align: center;"><b>Parkland Dedication due prior to filing the Final Plat:</b></p> <p>ACREAGE:</p> <p><u>N/A</u> No. of acres to be dedicated + \$ <u>N/A</u> development fee</p> <p><u>N/A</u> No. of acres in floodplain</p> <p><u>N/A</u> No. of acres in detention</p> <p><u>N/A</u> No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p><u>N/A</u> No. of SF Dwelling Units X \$ <u>N/A</u> = \$ <u>N/A</u></p> <p><u>N/A</u> (date) Approved by Parks &amp; Recreation Advisory Board</p>
---	---

**NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.**

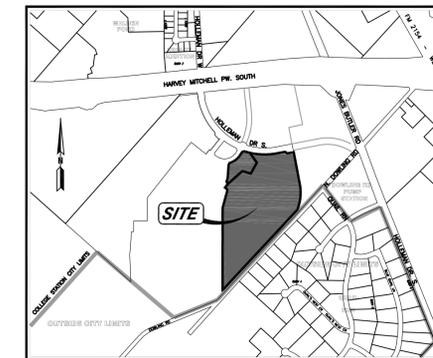
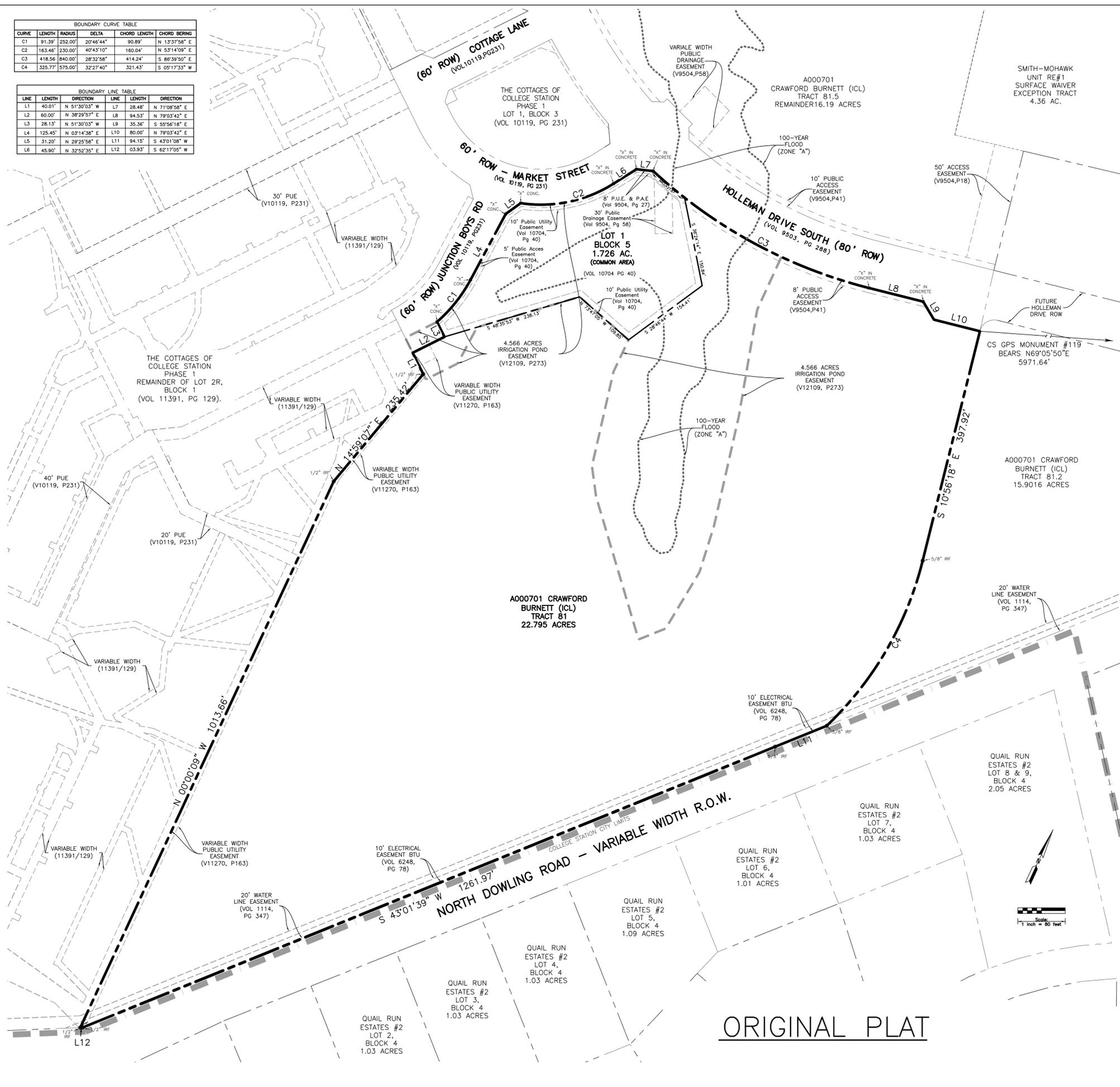
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from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

Rob Howland, Member  
Signature and title

3/13/15  
Date

BOUNDARY CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	91.39'	252.00'	20°46'44"	90.89'	N 13°37'58" E
C2	163.46'	230.00'	40°43'10"	160.04'	N 53°14'09" E
C3	418.56'	840.00'	28°32'58"	414.24'	S 86°39'50" E
C4	325.77'	575.00'	32°27'40"	321.43'	S 05°17'33" W

BOUNDARY LINE TABLE					
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L1	40.01'	N 51°30'03" W	L7	28.48'	N 71°08'58" E
L2	60.00'	N 38°29'57" E	L8	94.53'	N 79°03'42" E
L3	28.13'	N 51°30'03" W	L9	35.36'	S 85°56'18" E
L4	125.45'	N 03°14'38" E	L10	80.00'	N 79°03'42" E
L5	31.20'	N 29°25'58" E	L11	94.15'	S 43°01'08" W
L6	45.90'	N 32°52'35" E	L12	03.93'	S 62°17'05" W



VICINITY MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, \_\_\_\_\_, owner and developer of the land shown on this plat, and designated herein as Lot 3 Block 1 & Lot 1R Block 5 of the Cottages Of College Station Phase 3 Subdivision in the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, 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.

Rob Howland, C.O.O. Capstone - CS, LLC

STATE OF ALABAMA  
COUNTY OF JEFFERSON

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 \_\_\_\_\_, 2015.

Notary Public, Jefferson County, Alabama

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, Texas, hereby certify that the attached plat was duly approved by the Commission on the day of \_\_\_\_\_, 2015.

Chairman

SHEET 1 OF 2

FINAL PLAT

OF

LOT 3 BLOCK 1 & LOT 1R BLOCK 5  
THE COTTAGES OF COLLEGE STATION  
PHASE 3 (24.52 acres)

BEING A REPLAT OF LOT 1, BLOCK 5 (COMMON AREA)  
THE COTTAGES OF COLLEGE STATION PH 1A

SCALE 1"=80'

COLLEGE STATION  
Brazos County, Texas

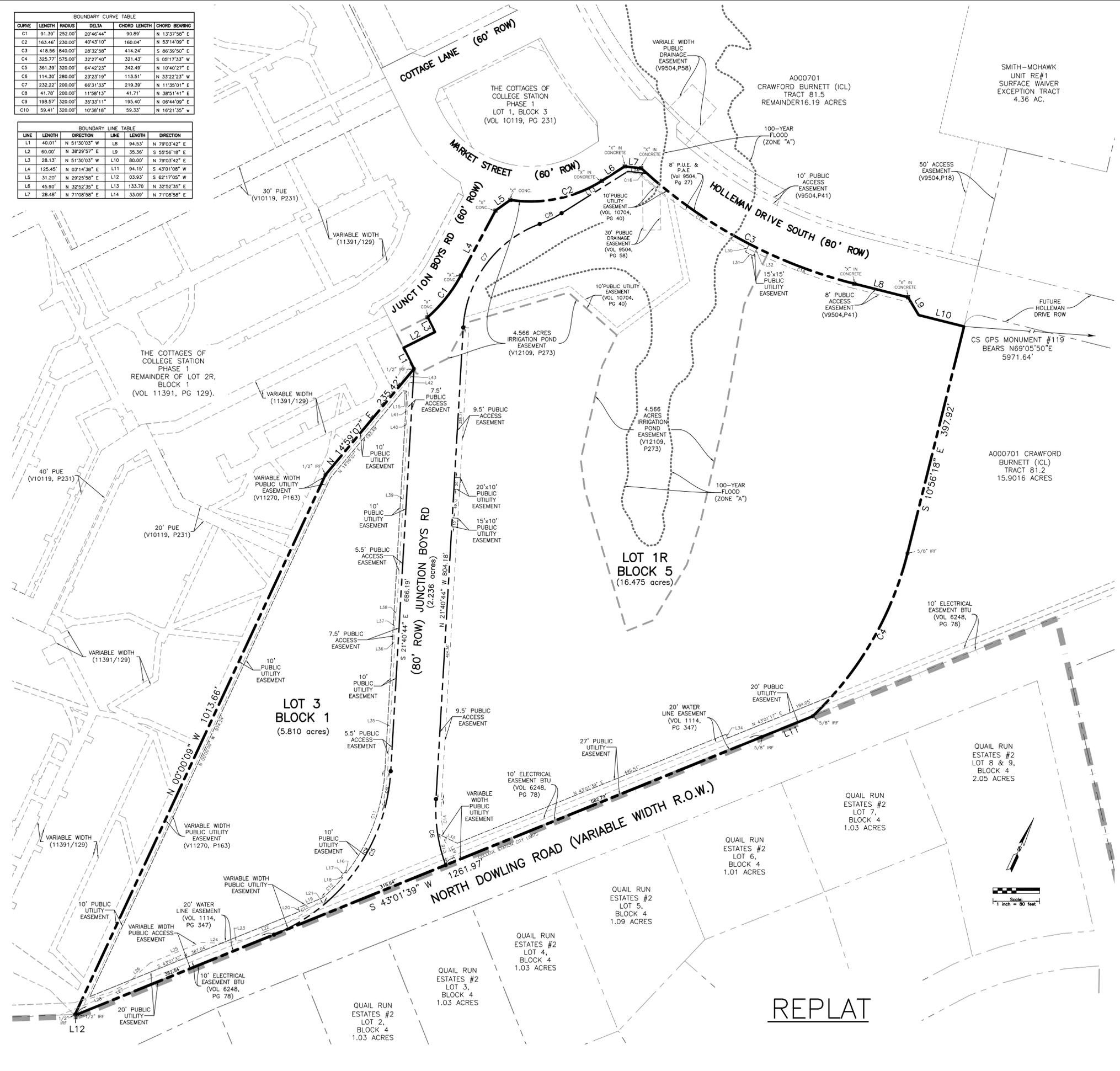
FINAL PLAT  
PREPARED AND  
SUBMITTED  
MAY 2015

<b>OWNER:</b> ROB HOWLAND, C.O.O. CAPSTONE - CS, LLC 431 OFFICE PARK DRIVE MOUNTAIN BRK, AL 35223	<b>ENGINEER:</b> MITCHELL & MORGAN, L.L.P. 3204 EARL RUDDER FWY. SOUTH COLLEGE STATION, TX 77845 PHONE (979) 260-6963	<b>SURVEYOR:</b> BRAD KERR, RPLS KERR SURVEYING, LLC 409 N. TEXAS AVENUE BRYAN, TX 77803 (979) 268-3195
---	---	--

ORIGINAL PLAT

CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	91.39'	252.00'	20°46'44"	99.89'	N 13°37'58" E
C2	163.46'	230.00'	40°43'10"	160.04'	N 53°14'09" E
C3	418.56'	840.00'	28°32'58"	414.24'	S 86°39'50" E
C4	325.77'	575.00'	32°27'40"	321.43'	S 01°17'33" W
C5	361.39'	320.00'	64°42'23"	342.49'	N 10°40'27" E
C6	114.30'	280.00'	27°23'19"	113.51'	N 33°22'23" W
C7	232.22'	200.00'	66°31'33"	219.39'	N 11°35'01" E
C8	41.78'	200.00'	11°58'13"	41.71'	N 38°51'41" E
C9	198.57'	320.00'	35°33'11"	195.40'	N 06°44'09" E
C10	59.41'	320.00'	10°38'18"	59.33'	N 16°21'35" W

LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L1	40.01'	N 51°30'03" W	L8	94.53'	N 79°03'42" E
L2	60.00'	N 38°29'57" E	L9	35.36'	S 55°56'18" E
L3	28.13'	N 51°30'03" W	L10	80.00'	N 79°03'42" E
L4	125.45'	N 03°14'38" E	L11	94.15'	S 43°01'08" W
L5	31.20'	N 29°25'58" E	L12	03.93'	S 62°17'05" W
L6	45.90'	N 32°52'35" E	L13	133.70'	N 32°52'35" E
L7	28.48'	N 71°08'58" E	L14	33.09'	N 71°08'58" E



**CERTIFICATE OF SURVEYOR**

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

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

**CERTIFICATE OF THE COUNTY CLERK**

I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, in the Official Public Records of Brazos County, Texas, in Volume \_\_\_\_\_, Page \_\_\_\_\_.

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

County Clerk  
Brazos County, Texas

**NOTES:**

- 1- Bearing System shown hereon is based on Grid North as established from GPS Observation.
- 2- A portion of this tract does lie within a designated 100-year floodplain according to the F.I.R.M. Maps, Community Panel No. 48041C0305F, effective date: 04-02-2014.
- 3- 1/2 inch Iron Rod set at all corners unless noted otherwise.

CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION
C11	189.22'	310.00'	34°58'22"	186.30'	S 4°11'36" E
C12	47.73'	310.00'	8°49'15"	47.68'	S 19°33'07" W
C13	60.84'	311.01'	11°12'28"	60.74'	S 31°47'12" W
C14	70.35'	270.17'	14°55'09"	70.15'	S 29°07'28" E
C15	55.37'	280.00'	11°19'51"	55.28'	S 39°24'07" E
C16	13.35'	840.00'	0°54'39"	13.35'	S 72°50'41" E
C17	212.82'	840.00'	14°30'58"	212.25'	S 80°33'29" E
C18	177.38'	840.00'	12°05'57"	177.05'	N 85°06'40" E

LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L15	6.23'	N 68°19'16" E	L30	15.00'	S 1°40'20" W
L16	3.00'	N 75°46'58" W	L31	15.00'	S 88°19'40" E
L17	10.00'	S 14°13'02" W	L32	15.00'	N 1°40'20" E
L18	3.00'	S 75°46'58" E	L33	37.46'	S 89°04'01" E
L19	45.81'	S 43°01'37" W	L34	7.00'	S 46°58'23" E
L20	7.00'	S 46°58'38" E	L35	218.06'	N 21°40'44" W
L21	12.87'	S 69°43'23" W	L36	4.12'	N 50°44'01" W
L22	76.52'	S 43°01'37" W	L37	44.22'	N 21°40'44" W
L23	36.51'	S 53°31'11" W	L38	4.12'	N 7°22'32" E
L24	42.46'	S 67°09'27" W	L39	319.46'	N 21°40'44" W
L25	94.45'	S 43°01'17" W	L40	4.12'	N 50°44'01" W
L26	51.63'	S 23°11'20" W	L41	68.48'	N 21°40'44" W
L27	33.93'	S 37°10'38" W	L42	4.12'	N 7°22'32" E
L28	50.53'	S 48°51'56" W	L43	14.19'	N 21°40'44" W
L29	39.67'	S 55°00'27" E			

SHEET 2 OF 2

FINAL PLAT

OF

LOT 3 BLOCK 1 & LOT 1R BLOCK 5  
THE COTTAGES OF COLLEGE STATION  
PHASE 3 (24.52 acres)

BEING A REPLAT OF LOT 1, BLOCK 5 (COMMON AREA)  
THE COTTAGES OF COLLEGE STATION PH 1A

SCALE 1"=80'

COLLEGE STATION  
Brazos County, Texas

**OWNER:**  
ROB HOWLAND, C.O.O.  
CAPSTONE - CS, LLC  
431 OFFICE PARK DRIVE  
MOUNTAIN BRK, AL 35223

**ENGINEER:**  
MITCHELL & MORGAN, L.L.P.  
3204 EARL RUDDER FWY. SOUTH  
COLLEGE STATION, TX 77845  
PHONE (979) 260-6963

**SURVEYOR:**  
BRAD KERR, RPLS  
KERR SURVEYING, LLC  
409 N. TEXAS AVENUE  
BRYAN, TX 77803  
(979) 268-3195

FINAL PLAT  
PREPARED AND  
SUBMITTED  
MAY 2015

REPLAT