



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

Planning and Zoning Commission Workshop

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

Thursday, October 1, 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
4. [15-0581](#) Presentation, possible action, and discussion regarding the status of items within the 2015 P&Z Plan of Work.

Sponsors: Schubert
Attachments: [2015 Plan of Work](#)
5. [15-0553](#) Presentation, possible action, and discussion regarding an overview of the Bicycle, Pedestrian and Greenways Master Plan.

Sponsors: Garza
Attachments: [Memo](#)
6. [15-0578](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
* Thursday, October 8, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
* Thursday, October 15, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
7. [15-0577](#) Presentation, possible action, and discussion regarding an update on the following items:
* An Ordinance Amendment for UDO Section 12-8.3.W Single-Family Residential Parking Requirements for Platting. The Planning & Zoning Commission heard this item on August 6, 2015 and voted (6-0) to approve the request. The City Council heard this item on September 21, 2015 and voted (6-0) to approve the ordinance amendment.
* A Rezoning of approximately 7.91 acres located at 2970 Barron Road from R Rural to SC Suburban Commercial. The Planning & Zoning Commission heard this item on September 3, 2015 and voted (7-0) to approve the request. The City Council heard this

item on September 21, 2015 and voted (5-0-1) to approve the request.

* A Conditional Use Permit for a night club/bar/tavern consisting of approximately 2,475 square feet located at 919 Harvey Road. The Planning & Zoning Commission heard this item on September 3, 2015 and voted (7-0) to approve the request. The City Council heard this item on September 21, 2015 and voted (4-2) to approve the request.

* A Rezoning of approximately 0.499 acres located at 408 Nimitz Street and 409 Eisenhower Street from D Duplex to GC General Commercial. The Planning & Zoning Commission heard this item on September 3, 2015 and voted (7-0) to approve the request. The City Council heard this item on September 21, 2015 and voted (5-0-1) to approve the request.

8. Discussion, review and possible action regarding the following meetings: Design Review Board, BioCorridor Board, Joint Annexation Task Force

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

10. Adjourn.

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. Council meetings are broadcast live on Cable Access Channel 19.



Legislation Details (With Text)

File #: 15-0581 **Version:** 1 **Name:** 2015 P&Z Plan of Work Update
Type: Updates **Status:** Agenda Ready
File created: 9/23/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 10/1/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding the status of items within the 2015 P&Z Plan of Work.
Sponsors: Jason Schubert
Indexes:
Code sections:
Attachments: [2015 Plan of Work](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the status of items within the 2015 P&Z Plan of Work.

2015 Planning & Zoning Commission Plan of Work

Comprehensive Plan Implementation

Implementation of Adopted Plans	
<p>Summary:</p> <p>Implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Central College Station, Eastgate, Southside Area, Wellborn Community, and South Knoll Area neighborhood plans, and Bicycle, Pedestrian & Greenways, Parks and Recreation, Water, Waste Water, Medical District, and Economic Development master plans.</p>	<p>Project Dates:</p> <p>3/26/15: Council awarded contract to Freese & Nichols to update the Wastewater Master Plan.</p> <p>3/26/15: Council approved all-way stop at Lincoln Avenue and Tarrow Street (Eastgate Plan).</p> <p>5/28/15: Council awarded construction contract for Eisenhower Street extension between Lincoln Avenue and Ash Street (Eastgate Plan).</p> <p>June 2015: Sidewalk constructed along Normand Drive between Rock Prairie and Pondersoa (Central College Station Plan).</p> <p>June 2015: Bike lanes on Holleman Drive restriped (Southside and South Knoll Area Plans).</p> <p>July 2015: Sidewalk gap filled on Tarrow Street by Fire Station 6 (Eastgate Plan).</p> <p>7/9/15: Council approved all-way stop at Walton Drive and Francis Drive (Eastgate Plan).</p> <p>7/9/15: Council approved Infrastructure and Economic Development Agreement for much of Rock Prairie MMD #2 area (Medical District Master Plan).</p> <p>August 2015: Design complete for a sidewalk on Wellborn Road from Southwest Parkway to Luther Street (Southside Area Plan).</p> <p>8/27/15: Council approved McCulloch Neighborhood Conservation Overlay (Southside Area Plan).</p> <p>9/16/15: Public meeting regarding the design of sidewalk on Guadalupe Drive (South Knoll Area Plan).</p> <p>9/21/15: Council awarded construction contract for intersection improvements at George Bush Drive at Dexter Drive, George Bush Drive at Timber Street, Holleman Drive at Eleanor Street, and Holleman Drive at Welsh Avenue (Southside Area Plan).</p> <p>September 2015: Park improvements in South Knoll area under contract to add benches, bike racks, and picnic units (South Knoll Area Plan).</p>

	September 2015: Design complete for a sidewalk on Dominik Drive from Stallings Drive to Munson Avenue (Eastgate Plan).
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

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

<u>Annexation</u> Task Force	
Summary: 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.	Project Dates: 5/28/15: Council adopted resolution to create Joint Annexation Task Force. 6/4/15: P&Z appointed 3 members to Task Force. 6/23/15: Initial Task Force meeting held. 7/10/15: Task Force meeting. 8/14/15: Task Force meeting. 8/28/15: Task Force meeting. 9/11/15: Task Force meeting. 10/9/15: Task Force meeting.
Staff Assigned: L. Simms	Anticipated Initiation: May 2015

Future Land Use and Character Map Assessments	
Summary: 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).	Project Dates:
Staff Assigned: J. Prochazka	Anticipated Initiation: Summer 2015

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

Land Use Inventory/Housing Needs	
<p>Summary:</p> <p>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.</p>	<p>Project Dates:</p>
Staff Assigned: M. Bombek	Anticipated Initiation: Summer 2015

Non-Residential Architectural Standards	
<p>Summary:</p> <p>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.</p>	<p>Project Dates:</p> <p>April 2015: Public comment period of draft ordinance.</p> <p>5/4/15: BPG Advisory Board recommended approval with minor changes.</p> <p>5/7/15: P&Z recommended approval of proposed ordinance.</p> <p>5/28/15: Council adopted proposed ordinance.</p>
Staff Assigned: J. Schubert	Item Completed: May 2015

<u>Thoroughfare Plan</u>	
<p>Summary:</p> <p>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.</p>	<p>Project Dates:</p> <p>9/10/14: Entered into contract with Kimley-Horn and Associates, Inc to update Thoroughfare Plan.</p> <p>11/5/15: Public hearing and P&Z recommendation on ordinance amending Comprehensive Plan Chapter 6 Transportation and the Thoroughfare Plan.</p>
Staff Assigned: D. Singh	Anticipated Completion: Fall 2015

Walton Drive Commercial Overlay	
<p>Summary:</p> <p>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.</p>	<p>Project Dates:</p>
Staff Assigned: J. Schubert	Anticipated Completion: Fall 2015

Wellborn Zoning Districts	
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

Bicycle, Pedestrian, and Greenways Master Plan Update	
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: 10/1/15: Presentation at P&Z Workshop.
Staff Assigned: V. Garza	Anticipated Completion: Summer 2015

Easterwood Airport Master Plan	
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

Economic Development Master Plan Update	
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

Parkland Dedication Basis	
Summary: Discuss possibilities of revising parkland dedication requirements to be based on a per bedroom basis instead of per dwelling unit.	Project Dates: 7/16/15: Discussion at P&Z Workshop. 9/3/15: Discussion at P&Z Workshop. 10/15/15: Joint Workshop with Parks & Recreation Advisory Board to discuss parkland for multi-family projects.
Staff Assigned: J. Prochazka/Legal Staff	Anticipated Completion: Summer 2015

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

Planning & Development Services Organizational Review	
<p>Summary:</p> <p>Review progress of implementation of the report that included policy discussions, ordinance revisions, and process and service improvements.</p>	<p>Project Dates:</p> <p>7/2/15: Update provided at P&Z Workshop.</p>
<p>Staff Assigned: L. Simms</p>	<p>Item Completed: June 2015</p>

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

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



Legislation Details (With Text)

File #: 15-0553 **Version:** 1 **Name:** BPG Master Plan Overview
Type: Presentation **Status:** Agenda Ready
File created: 9/17/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 10/1/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding an overview of the Bicycle, Pedestrian and Greenways Master Plan.
Sponsors: Venessa Garza
Indexes:
Code sections:
Attachments: [Memo](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding an overview of the Bicycle, Pedestrian and Greenways Master Plan.



CITY OF COLLEGE STATION
Planning & Development Services

1101 Texas Avenue South, P.O. Box 9960
College Station, Texas 77842
Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

Date: October 1, 2015
To: Members of the Planning and Zoning Commission
From: Venessa Garza, Greenways Program Manager
Subject: **Bicycle, Pedestrian and Greenways Master Plan Overview**

Item: Presentation, possible action and discussion regarding an overview of the Bicycle, Pedestrian and Greenways Master Plan.

Background & Summary:

A request was made as part of the 2015 P&Z Plan of Work to receive an overview of the Bicycle, Pedestrian, and Greenways Master Plan in regards to how it was developed and its implementation since adoption.

The Bicycle, Pedestrian and Greenways Master Plan, a component of the College Station Comprehensive Plan was adopted in January 2010 and has been updated with Neighborhood and District Plans since its adoption. Staff will provide an overview of planning process used to create the plan and components of its implementation through facilities and programs as well as the role of the Bicycle, Pedestrian and Greenways Advisory Board.



Legislation Details (With Text)

File #: 15-0578 **Version:** 1 **Name:** Upcoming Meetings
Type: Updates **Status:** Agenda Ready
File created: 9/23/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 10/1/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
* Thursday, October 8, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
* Thursday, October 15, 2015 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Legislation Details (With Text)

File #: 15-0577 **Version:** 1 **Name:** Council Action Update

Type: Updates **Status:** Agenda Ready

File created: 9/23/2015 **In control:** Planning and Zoning Commission Workshop

On agenda: 10/1/2015 **Final action:**

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

Indexes:

Code sections:

Attachments:

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

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

Planning and Zoning Commission Regular

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

Thursday, October 1, 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** [15-0584](#) Consideration, possible action, and discussion on Absence Requests from Meeting.
*Casey Oldham ~ October 1, 2015

Attachments: [Casey Oldham](#)

- 4.2** [15-0580](#) Consideration, possible action, and discussion to approve meeting minutes.
* September 17, 2015 ~ Workshop
* September 17, 2015 ~ Regular

Attachments: [September 17 2015 Workshop](#)
[September 17 2015 Regular](#)

- 4.3** [15-0583](#) Presentation, possible action, and discussion regarding a Final Plat

for RV Station Subdivision Phase 1 consisting of one commercial lot and one common area on approximately 5.84 acres located at 4520 State Highway 6 South, generally located just north of the South Oaks Subdivision. Case #FP2014-900112

Sponsors: Schubert

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

- 4.4 [15-0561](#) Presentation, possible action, and discussion regarding a Final Plat for Saddle Creek Subdivision Phase 12 consisting of 19 residential lots on approximately 32.21 acres located at 5200 Canvasback Cove, generally located generally located west of Duck Haven subdivision, approximately one mile south of Greens Prairie Road in the College Station's Extraterritorial Jurisdiction (ETJ). Case #FP2015-000015

Sponsors: Bombek

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

- 4.5 [15-0555](#) Presentation, possible action, and discussion regarding a Final Plat for Creek Meadows Section 4, Phase 3B consisting of 24 residential lots on approximately five acres located at 4125 Shallow Creek Loop, generally located south of Greens Prairie Road West and directly west of Creek Meadow Boulevard. Case #FP2015-900041

Sponsors: Bullock

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

Regular Agenda

5. [15-0529](#) Public hearing, presentation, possible action, and discussion regarding a Final Plat of Barron Crest Subdivision Lots 1-20, Block 1 and Lots 1-10, Block 2, and Lot 11, Block 2 being a Minor Replat of Lot 1, Block 1 Traditions Montessori Subdivision, Development Plat, consisting of 30 residential lots and one replatted lot for Traditions Montessori School on approximately 9.894 acres located at 2716 Barron Road, generally located north of Barron Road and east of William D. Fitch Parkway. Case #FP2014-900171

Sponsors: Bombek

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

6. [15-0554](#) Public hearing, presentation, possible action, and discussion regarding an amendment to Chapter 4, "Business Regulations," Section 4-20 "Mobile Food Vendors," and Chapter 12, "Unified Development Ordinance," Article 6 "Use Regulations," Section 12-6.3 "Types of Use," and Section 12-6.4 "Specific Use Standards" of the Code of Ordinances of the City of College Station, Texas, regarding mobile food vendors and mobile food courts. Case #ORDA2015-000003 (Note: Final action on this item is scheduled for the October 8, 2015 City Council meeting - subject to change)

Sponsors: Hitchcock

Attachments: [Memo](#)
[Redlined Section 4-20 Mobile Food Vendors](#)
[Redlined Section 12-6.3 Types of Use](#)
[DRAFT Section 6.4 Specific Use Standards.pdf](#)

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

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

9. Adjourn

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

APPROVED

City Manager

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. Council meetings are broadcast live on Cable Access Channel 19.



Legislation Details (With Text)

File #: 15-0584 **Version:** 1 **Name:**

Type: Absence Request **Status:** Agenda Ready

File created: 9/25/2015 **In control:** Planning and Zoning Commission Regular

On agenda: 10/1/2015 **Final action:**

Title: Consideration, possible action, and discussion on Absence Requests from Meeting.
*Casey Oldham ~ October 1, 2015

Sponsors:

Indexes:

Code sections:

Attachments: [Casey Oldham](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion on Absence Requests from Meeting.
*Casey Oldham ~ October 1, 2015



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Casey Oldham

Request Submitted on September 11, 2015

I will not be in attendance at the meeting on October 1, 2015
for the reason specified: (Date)

Signature Casey Oldham



Legislation Details (With Text)

File #: 15-0580 **Version:** 1 **Name:** P&Z Meeting Minutes
Type: Minutes **Status:** Agenda Ready
File created: 9/23/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 10/1/2015 **Final action:**

Title: Consideration, possible action, and discussion to approve meeting minutes.
* September 17, 2015 ~ Workshop
* September 17, 2015 ~ Regular

Sponsors:

Indexes:

Code sections:

Attachments: [September 17 2015 Workshop](#)
[September 17 2015 Regular](#)

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

* September 17, 2015 ~ Workshop

* September 17, 2015 ~ Regular

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
September 17, 2015, 6:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Jane Kee, Jerome Rektorik, Casey Oldham, Barry Moore, Jim Ross and Jodi Warner

COMMISSIONERS ABSENT: Kirk Joseph

CITY COUNCIL MEMBERS PRESENT: John Nichols

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Jennifer Prochazka, Jason Schubert, Alan Gibbs, Carol Cotter, Danielle Singh, Jessica Bullock, Mark Bombek, Kevin Ferrer, Madison Thomas, Adam Falco, Lauren Basey and Kristen Hejny

1. Call the meeting to order.

Chairperson Kee called the meeting to order at 6:04 p.m.

2. Discussion of consent and regular agenda items.

There was general discussion regarding Regular Agenda Items 6 & 8.

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

There was no discussion.

4. Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work.

Commissioner Oldham arrived to the meeting.

Principal Planner Schubert gave an update regarding the 2015 P&Z Plan of Work.

There was general discussion amongst the Commission.

5. Presentation, possible action, and discussion regarding an overview of mix-use zoning requirements and projects developed under these requirements.

Principal Planner Schubert gave a brief overview on mixed-use zoning requirements in zoning districts NG-1 Core Northgate, NG-2 Transitional Northgate, NG-3 Residential Northgate, WPC Wolf Pen Creek, MU Mixed-Use, and MF Multi-Family.

Commissioner Ross asked how the sidewalk width is determined in Northgate from the 8 foot to 12 foot width.

Principal Planner Schubert stated that larger streets typically have larger sidewalks.

Chairperson Kee asked if the maximum area in Northgate applies to restaurants or theaters.

Principal Planner Schubert stated that as long as the space is retail, the maximum area applies.

There was general discussion amongst the Commission.

6. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
 - * Thursday, August 13, 2015 ~ City Council Meeting ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (Liaison - Ross)
 - * Thursday, August 20, 2015 ~ P&Z Meeting ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Chairperson Kee reviewed upcoming meetings for the Planning & Zoning Commission.

7. Discussion, review and possible action regarding the following meetings: Design Review Board, BioCorridor Board, Joint Annexation Task Force.

There was no discussion.

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

There was no discussion.

9. Adjourn.

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

Approved:

Attest:

Jane Kee, Chairperson
Planning & Zoning Commission

Kristen Hejny, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
September 17, 2015, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Jane Kee, Jerome Rektorik, Casey Oldham, Barry Moore, Jim Ross and Jodi Warner

COMMISSIONERS ABSENT: Kirk Joseph

CITY COUNCIL MEMBERS PRESENT: John Nichols

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Jennifer Prochazka, Jason Schubert, Alan Gibbs, Carol Cotter, Danielle Singh, Jessica Bullock, Mark Bombek, Kevin Ferrer, Madison Thomas, Adam Falco, Lauren Basey and Kristen Hejny

1. **Call Meeting to Order**

Chairperson Kee called the meeting to order at 7:14 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.**

* September 3, 2015 ~ Workshop

* September 3, 2015 ~ Regular

Commissioner Rektorik motioned to approve the consent agenda items less the September 3, 2015 meeting minutes. The motion was seconded by Commissioner Ross, the motion passed (6-0).

4.2 **Presentation, possible action, and discussion regarding a Final Plat for Barron Crossing Subdivision consisting of 78 residential townhouse lots, one commercial lot, and seven common areas on approximately 13.404 acres located at 2985 Barron Cut-Off Road generally located south of Barron Road and west of William D Fitch Parkway. Case FP2014-900283**

4.3 **Presentation, possible action, and discussion regarding a Final Plat for Roans Chapel Commercial Subdivision consisting of six lots on approximately 8.407 acres located at 4375 Roans Chapel Road, more generally located along State Highway 30 across from the Dawns Meadow Subdivision in the City's ETJ (Extra-Territorial Jurisdiction). Case #FP2015-9000064**

Regular Agenda

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

The September 3, 2015 Regular and Workshop Minutes were removed from the Consent Agenda for corrections.

Commissioner Rektorik motioned to approve the minutes with corrections to Workshop Agenda Item No. 8 changed from “Parks Department” “Parks Board”. The motion was seconded by Commissioner Warner, the motion passed (6-0).

6. Presentation, possible action, and discussion regarding a waiver request to Unified Development Ordinance Section 12-8.3.I.2 “Utility Easements” and public hearing, presentation, possible action, and discussion regarding a Final Plat for Barron Park Subdivision Lots 3R1, 3R2 and 3R3 being a Replat of Barron Park Subdivision Lot 3 consisting of three lots on approximately 16 acres located on the northern boundary of Christ United Methodist Church along the east side of State Highway 6 South. Case #FPMU2015-000002

Staff Planner Bullock presented the waiver request and Final plat and recommended approval of the waiver request and Final Plat.

Applicant Veronica Morgan, 3204 Earl Rudder Freeway South, College Station, Texas, was available for questions from the Commission.

There was general discussion amongst the Commission.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

Commissioner Oldham motioned to approve the 15 foot utility easement waiver request as it was not detrimental to public health and safety. The motion was seconded by Commissioner Moore, the motion passed (6-0).

Commissioner Oldham motioned to approve the Final Plat with the conditions that the access easement on the northern boundary is shown as existing or removed from the plat if dissolved, and the off-site public access on the southern boundary is dedicated prior to filing. The motion was seconded by Commissioner Rektorik, the motion passed (6-0).

7. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, “Unified Development Ordinance,” Section 12-4.2, “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas by changing the zoning boundaries from R Rural to GS General Suburban for approximately 4.322 acres being Bald Prairie Subdivision Lot 3A, locate at 14020 Renee Lane, being more generally located between Passendale Lane and Leyla Lane. Case #REZ2015-000014

Staff Planner Thomas presented the rezoning and recommended approval.

There was general discussion amongst the Commission regarding the rezoning.

Chairperson Kee asked how many lots are anticipated for this development.

Staff Planner Thomas stated that there are expected to be less than 30 lots with a cul-de-sac.

Applicant Alton Ofczarzak, 4816 Close Quarters Circle, College Station, Texas, was available for questions from the Commission. He stated that the development would contain approximately 20 lots.

Chairperson Kee opened the public hearing.

Jay Phillips, 2509 Leyla Lane, College Station, Texas, regarding the drainage and run-off for this area.

Graduate Engineer Ferrer stated that a drainage report and post condition report would be required for this development before its completion. The drainage is not to exceed the pre-development amount.

Chairperson Kee closed the public hearing.

Commissioner Rektorik motioned to approve the rezoning. The motion was seconded by Commissioner Warner, the motion passed (6-0).

8. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from PDD Planned Development District to PDD Planned Development District in order to revise the commercial component of a mixed-use development for approximately 11 acres being Lot 1A, 2A and 3, Block 1 of Northpoint Crossing Subdivision, College Station, Brazos County, Texas, generally located at the northwest intersection of University Drive and Texas Avenue. Case #REZ2015-000011

Staff Planner Bullock presented this item to the Commission and recommended approval.

Applicant Veronica Morgan, 3204 Earl Rudder Freeway South, College Station, Texas, presented to the Commission and was available for questions from the Commission.

Chris Reyes, Leasing Agent for Northpoint Crossing, with Transwestern Retail, 1900 West Loop South, Suite 1300 Houston, Texas, made a presentation regarding past efforts at marketing the commercial lease space.

Commissioner Ross asked why retailers are not bringing their businesses to the development.

Mr. Reyes stated that most business owners prefer head in parking versus the available parallel parking and garage parking in the development.

Commissioner Moore asked for the current rent price in this development, how long will it take to fill all of the retail spaces and what effect will the Midway development have on Northpoint.

Chairperson Kee opened the public hearing.

No one spoke.

Chairperson Kee closed the public hearing.

Commissioner Ross motioned to recommend denial of the request.

There was additional discussion amongst the Commission.

The motion to recommend denial was seconded by Commissioner Warner, the motion was passed (6-0).

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

There was no discussion.

10. Adjourn

The meeting adjourned at 9:06 p.m.

Approved:

Jane Kee, Chairman
Planning & Zoning Commission

Attest:

Kristen Hejny, Admin. Support Specialist
Planning & Development Services

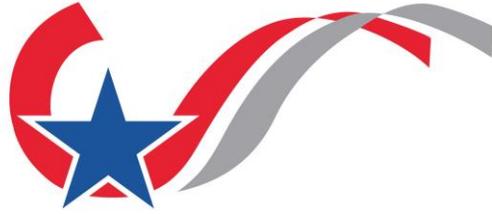


Legislation Details (With Text)

File #: 15-0583 **Version:** 1 **Name:** RV Station Phase 1 Final Plat
Type: Final Plat **Status:** Agenda Ready
File created: 9/24/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 10/1/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding a Final Plat for RV Station Subdivision Phase 1 consisting of one commercial lot and one common area on approximately 5.84 acres located at 4520 State Highway 6 South, generally located just north of the South Oaks Subdivision. Case #FP2014-900112
Sponsors: Jason Schubert
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Final Plat](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Final Plat for RV Station Subdivision Phase 1 consisting of one commercial lot and one common area on approximately 5.84 acres located at 4520 State Highway 6 South, generally located just north of the South Oaks Subdivision. Case #FP2014-900112



CITY OF COLLEGE STATION

FINAL PLAT
for
RV Station Subdivision Phase 1
14-00900112

SCALE: One commercial lot and one common area on approximately 5.84 acres

LOCATION: 4520 State Highway 6 S, generally located just north of the South Oaks Subdivision

ZONING: GC General Commercial with OV Corridor Overlay

APPLICANT: Travis Martinek, agent for owner

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

RECOMMENDATION: Staff recommends approval of the Final Plat.



DEVELOPMENT HISTORY

Annexation:	1983
Zoning:	A-O Agricultural Open (upon annexation), rezoned to C-B Commercial Business (1998), C-B Commercial Business consolidated as C-1 General Commercial (2003), OV Corridor Overlay added (2006), C-1 General Commercial renamed GC General Commercial (2012)
Preliminary Plan:	Approved June 19, 2014
Site development:	Vacant

COMMENTS

Parkland Dedication:	No parkland dedication is required or proposed for this non-residential development.
Greenways:	No greenway is required or proposed.
Pedestrian Connectivity:	A Public Way was proposed with the Preliminary Plan that will serve as a joint access to this subdivision. The Public Way construction will occur with site development and will construct 5-foot sidewalks on each side of the Public Way.
Bicycle Connectivity:	No bicycle facilities are required or proposed.
Impact Fees:	The property is located within the Alum Creek Sanitary Sewer Impact Fee Area and will be required to be paid at time of building permit.

REVIEW CRITERIA

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

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>14-112</u>
DATE SUBMITTED:	<u>4-29-14</u>
TIME:	<u>9:36</u>
STAFF:	<u>CDD</u>

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication or Stormwater Management Conference Unknown

NAME OF PROJECT RV Station - Phase 1

ADDRESS 4520 State Highway 6 South

SPECIFIED LOCATION OF PROPOSED PLAT:

4520 State Highway 6 South

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

Name Travis Martinek E-mail travis@clarkewyndham.com

Street Address 3608 East 29th Street, Suite 100

City Bryan State Texas Zip Code 77802

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

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

Name RV Station, Ltd. E-mail chris@rvstationonline.com
Street Address 2815 North Earl Rudder Freeway
City Bryan State Texas Zip Code 77803
Phone Number (979) 492-9250 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Homeyer Engineering, Inc. E-mail shomeyer@hei.us.com
Street Address 206 Elm Street, Suite 105
City Lewisville State Texas Zip Code 75057
Phone Number (972) 906-9985 Fax Number (214) 755-4694

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 5.84 Total No. of Lots 3 R-O-W Acreage 0.00
Existing Use Vacant Proposed Use Commercial - Retail
Number of Lots By Zoning District _____ / _____ / _____ / _____
Average Acreage Of Each Residential Lot By Zoning District:
_____ / _____ / _____ / _____
Floodplain Acreage 0.000

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

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

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

Yes
 No

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

Project Name: _____
City Project Number (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):

N/A

Regarding the waiver request, explain how:

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

N/A

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

N/A

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

N/A

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

N/A

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

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

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

Detailed explanation of condition identified above:

N/A

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

Requested Oversize Participation None

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>0</u> Streets</p> <p><u>0</u> Sidewalks</p> <p><u>0</u> Sanitary Sewer Lines</p> <p><u>595</u> Water Lines</p> <p><u>0</u> Channels</p> <p><u>0</u> Storm Sewers</p> <p><u>0</u> Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p><u>0</u> No. of acres to be dedicated + \$ <u>0</u> 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>OR</p> <p>FEE IN LIEU OF LAND:</p> <p><u>0</u> No. of SF Dwelling Units X \$ <u>0</u> = \$ <u>0</u></p> <p><u>0</u> (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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


Signature and title

4/15/14
Date



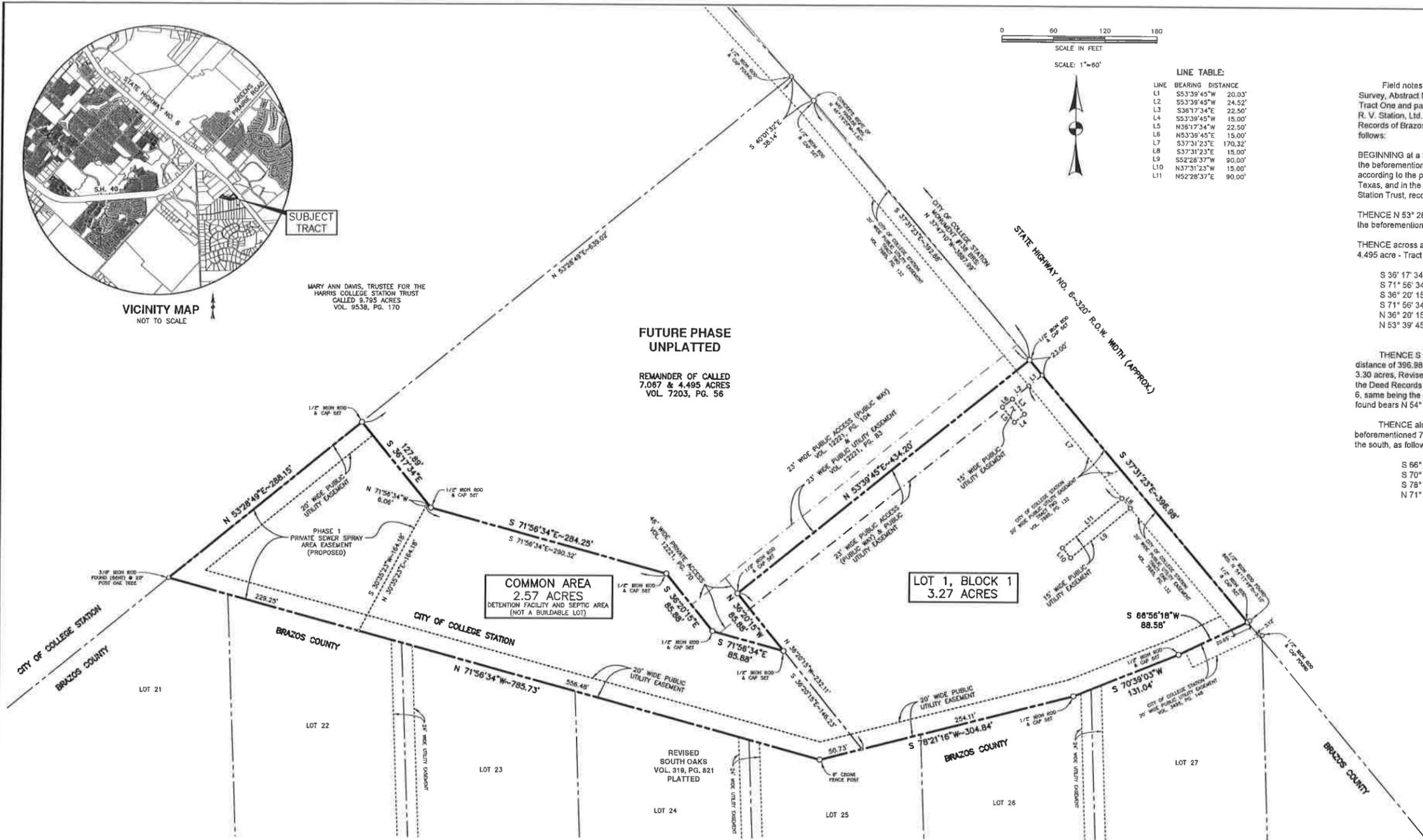
MARY ANN DAVIS, TRUSTEE FOR THE HARRIS COLLEGE STATION TRUST CALLED 9.795 ACRES VOL. 9538, PG. 170

VICINITY MAP NOT TO SCALE



LINE TABLE:

LINE	BEARING	DISTANCE
L1	S53°39'45"W	20.03'
L2	S53°39'45"W	24.52'
L3	S36°17'34"E	22.50'
L4	S53°39'45"W	15.00'
L5	N36°17'34"W	22.50'
L6	N53°39'45"E	15.00'
L7	S37°31'23"E	170.32'
L8	S37°31'23"E	15.00'
L9	S52°28'37"W	90.00'
L10	N37°31'23"W	15.00'
L11	N52°28'37"E	90.00'



RV Station Subdivision Phase One
 Lot 1, Block 1 & Common Area
 5.84 Acres
 S. W. Robertson Survey, A-202
 College Station, Brazos County, Texas

Field notes of a 5.84 acre tract or parcel of land, lying and being situated in the S. W. Robertson Survey, Abstract No. 202, College Station, Brazos County, Texas, and being part of the 4.495 acre - Tract One and part of the 7.067 acre - Tract Two, described in the deed from John D. Huntley, Inc., to R. V. Station, Ltd., a Texas Limited Partnership, recorded in Volume 7203, Page 56, of the Official Records of Brazos County, Texas, and said 5.84 acre tract being more particularly described as follows:

BEGINNING at a 3/8" iron rod found (bent) at a 20' post oak tree marking the common corner between the beforementioned 7.067 acre - Tract Two and Lot 21, 4.54 acres, Revised South Oaks Addition, according to the plat recorded in Volume 319, Page 821, of the Deed Records of Brazos County, Texas, and in the southeast line of a 9.795 acre tract described in the deed to The Harris College Station Trust, recorded in Volume 9538, Page 170, of the Official Records of Brazos County, Texas;

THENCE N 53° 28' 49" E along the common line between the beforementioned 7.067 acre tract and the beforementioned 9.795 acre tract, for a distance of 288.15 feet to a 1/2" iron rod and set;

THENCE across and through the beforementioned 7.067 acre - Tract Two and the beforementioned 4.495 acre - Tract One, as follows:

- S 36° 17' 34" E for a distance of 127.89 feet to a 1/2" iron rod and cap set,
- S 71° 56' 34" E for a distance of 284.25 feet to a 1/2" iron rod and cap set,
- S 36° 20' 15" E for a distance of 85.88 feet to a 1/2" iron rod and cap set,
- S 71° 56' 34" E for a distance of 85.88 feet to a 1/2" iron rod and cap set,
- N 36° 20' 15" W for a distance of 85.88 feet to a 1/2" iron rod and cap set,
- N 53° 39' 45" E for a distance of 434.20 feet to a 1/2" iron rod and cap set in the southwest right-of-way line of State Highway No. 6;

THENCE S 37° 31' 23" E along the southwest right-of-way line of State Highway No. 6, for a distance of 395.88 feet to a 1/2" iron rod and cap set at the intersection of a northwest line of Lot 27, 3.30 acres, Revised South Oaks Addition, according to the plat recorded in Volume 319, Page 821, of the Deed Records of Brazos County, Texas, with the southwest right-of-way line of State Highway No. 6, same being the east corner of the beforementioned 4.495 acre - Tract One, from which a 1/2" iron rod found bears N 54° 18' E - 3.11 feet;

THENCE along the common line between the beforementioned 4.495 acre - Tract One and the beforementioned 7.067 acre - Tract Two, lying to the north and Revised South Oaks Addition lying to the south, as follows:

- S 66° 56' 18" W for a distance of 88.58 feet to a 1/2" iron rod and cap set,
- S 70° 39' 03" W for a distance of 131.04 feet to a 1/2" iron rod and cap set,
- S 78° 21' 16" W for a distance of 304.84 feet to a 6" cedar fence post,
- N 71° 56' 34" W for a distance of 785.73 feet to the PLACE OF BEGINNING, containing 5.84 acres of land, more or less.

FINAL PLAT OF RV STATION SUBDIVISION PHASE ONE LOT 1, BLOCK 1 AND COMMON AREA

5.84 ACRES

S. W. ROBERTSON SURVEY, A-202
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:

RV STATION, LTD.
 2815 NORTH EARL RUDDER FREEWAY
 BRYAN, TEXAS 77803

SCALE: 1"=60' JULY, 2014

PREPARED BY:
 KLING ENGINEERING & SURVEYING (A DIVISION OF)
 CIVIL ENGINEERING CONSULTANTS
 4101 S. TEXAS AV. STE. A-B BRYAN, TX 77803/945-8212

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

We, RV Station, LTD., owners and developers of the land shown on this plat, and designated herein as the RV Station Subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

STATE OF TEXAS
 COUNTY OF BRAZOS

Chris Falcone - Managing Director

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

Given under my hand and seal on this _____ day of _____, 2014.

Notary Public, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office this _____ day of _____, 2014, in the Deed Records of Brazos County, Texas, in Volume _____ Page _____.

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

County Clerk, Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

I, _____, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision 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 _____, 2014.

Chairman



CERTIFICATE OF SURVEYOR AND/OR ENGINEER

STATE OF TEXAS
 COUNTY OF BRAZOS

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

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

- NOTES:**
- BASIS OF BEARINGS IS THE MONUMENTED NORTHWEST LINE OF THE 7.067 ACRE TRACT DESCRIBED IN VOL. 7203, PG. 56 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, RECORD BEARING: N 53°28'49"E.
 - CURRENT TITLE APPEARS VESTED IN RV STATION, LTD. BY VIRTUE OF DEED RECORDED IN VOL. 7203, PG. 56 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
 - THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480083, PANEL NO. 0325E & 0350E, MAP NO. 4804100325E & 4804100350E, EFFECTIVE DATES: MAY 16, 2012.
 - CURRENT ZONING: GC - GENERAL COMMERCIAL WITH OVERLAY DISTRICT (GREENS PRAIRIE OVERLAY), ORDINANCE NO. 2911 (JULY 13, 2006).
 - THIS PROPERTY LIES WITH THE ALLUM CREEK SANITARY SEWER IMPACT FEE AREA.
 - 1/2" IRON ROD & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
 - THE COMMON AREA (2.57 ACRES) IS THE DETENTION FACILITY AND THE SEPTIC FIELD AND IS NOT A BUILDABLE LOT. IT WILL BE PRIVATELY MAINTAINED. OWNERS ASSOCIATION DOCUMENTS PROVIDING FOR THE MAINTENANCE OF THE PROPOSED COMMON AREA ARE RECORDED IN VOL. 12221, PG. 51.

- NOTES (Cont.):**
- THE PUBLIC WAY WILL BE CONSTRUCTED WITH SITE DEVELOPMENT IN ACCORDANCE WITH COLLEGE STATION UDO REQUIREMENTS.
 - NOTES FROM THE BRAZOS COUNTY HEALTH DEPARTMENT:
 - a.) NO ON SITE SEWAGE FACILITY (OSSF) AUTHORIZATION TO CONSTRUCT FOR AN INDIVIDUAL LOT WILL BE ISSUED WITHOUT FIRST HAVING A SITE EVALUATION REPORT ON FILE FOR THAT INDIVIDUAL LOT. THE SITE EVALUATION MUST BE DONE BY A STATE LICENSED SITE EVALUATOR.
 - b.) ALL LOTS SERVED BY AN OSSF MUST COMPLY WITH COUNTY AND STATE REGULATIONS. NO OSSF MAY BE INSTALLED ON ANY LOT WITHOUT THE ISSUANCE OF AN "AUTHORIZATION TO CONSTRUCT" ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT UNDER THE PROVISIONS OF THE PRIVATE SEWAGE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. NO OSSF DRAIN FIELD IS TO ENCROUGH ON THE 100-FOOT SANITARY ZONE OF PRIVATE WATER WELLS OR 150 FEET OF PUBLIC WATER WELLS. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING PUBLIC OR PRIVATE WELLS ON THE SUBDIVISION PLAT OR WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY.



Legislation Details (With Text)

File #: 15-0561 **Version:** 1 **Name:** Saddle Creek Subdivision Phase 12- Final Plat
Type: Final Plat **Status:** Agenda Ready
File created: 9/21/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 10/1/2015 **Final action:**

Title: Presentation, possible action, and discussion regarding a Final Plat for Saddle Creek Subdivision Phase 12 consisting of 19 residential lots on approximately 32.21 acres located at 5200 Canvasback Cove, generally located generally located west of Duck Haven subdivision, approximately one mile south of Greens Prairie Road in the College Station's Extraterritorial Jurisdiction (ETJ). Case #FP2015-000015

Sponsors: Mark Bombek

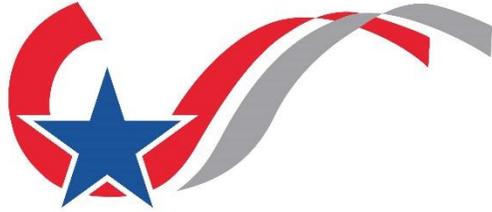
Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Final Plat for Saddle Creek Subdivision Phase 12 consisting of 19 residential lots on approximately 32.21 acres located at 5200 Canvasback Cove, generally located generally located west of Duck Haven subdivision, approximately one mile south of Greens Prairie Road in the College Station's Extraterritorial Jurisdiction (ETJ). Case #FP2015-000015



CITY OF COLLEGE STATION

**FINAL PLAT
for
Saddle Creek Phase 12
FP2015-000015**

SCALE: 19 residential lots on approximately 32.21 acres

LOCATION: Generally located west of the Duck Haven subdivision, approximately one mile south of Greens Prairie Road in the College Station's Extraterritorial Jurisdiction (ETJ).

ZONING: N/A (ETJ)

APPLICANT: M.L. Schehin, Saddle Creek Partners, Ltd.

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

RECOMMENDATION: Staff recommends approval of the Final Plat.



FINAL PLAT

Case: FP2015-000015

SADDLE CREEK PH 12

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	N/A (ETJ)
Zoning:	N/A (ETJ)
Preliminary Plat:	The Master Plan for Saddle Creek was approved in 2006. The original Preliminary Plat was approved in October 2006 with revisions approved in January 2008, March 2009, August 2010, August 2012, and in March 2014.
Site Development:	Vacant.

COMMENTS

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

REVIEW CRITERIA

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

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



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

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.
- Copy of plat. (A signed mylar original must be submitted after approval.)
- Grading, drainage, and erosion control plan with supporting drainage report.
- Public infrastructure plan 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.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

NOTE: A paid tax certificates from City of College Station, Brazos County and College Station I.S.D. will be due at the time of the mylar submittal prior to filing the plat.

Date of Optional Preapplication or Stormwater Management Conference 10/24/2005

NAME OF PROJECT Saddle Creek Subdivision Phase 12

ADDRESS Saddle Creek Drive

SPECIFIED LOCATION OF PROPOSED PLAT:

at Wade Road & Stousland Road in Brazos County in College Station ETJ

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

Name Saddle Creek Partners, LTD - ML Schehin E-mail ml@mls-development.com

Street Address 4440 Bentwood Drive

City College Station State Texas Zip Code 77845

Phone Number 979.690.2642 Fax Number 979.690.2793

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

Name Saddle Creek Partners, LTD - ML Schehin E-mail ml@mls-development.com
Street Address 4440 Bentwood Drive
City College Station State Texas Zip Code 77845
Phone Number 979.690.2642 Fax Number 979.690.2793

ARCHITECT OR ENGINEER'S INFORMATION:

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

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

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

Total Acreage 32.21 Total No. of Lots 19 R-O-W Acreage 3.07

Existing Use Vacant Proposed Use Residential

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

Average Acreage Of Each Residential Lot By Zoning District:

1Ac Min / ETJ _____ / _____ / _____

Floodplain Acreage 0

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

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

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

Yes

No

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

Project Name: Saddle Creek Preliminary Plan

City Project Number (if known): _____

Date / Timeframe when submitted: 02/14

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

N/A

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

N/A

Regarding the waiver request, explain how:

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

N/A

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

N/A

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

N/A

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

N/A

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

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

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

Detailed explanation of condition identified above:

N/A

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

Requested Oversize Participation N/A

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>1689</u> Streets</p> <p><u>N/A</u> Sidewalks</p> <p><u>N/A</u> Sanitary Sewer Lines</p> <p><u>1687</u> Water Lines</p> <p><u>530</u> Channels</p> <p><u>60</u> Storm Sewers</p> <p><u>N/A</u> Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p><u>N/A</u> No. of acres to be dedicated + \$ <u>N/A</u> development fee</p> <p><u>N/A</u> No. of acres in floodplain</p> <p><u>N/A</u> No. of acres in detention</p> <p><u>N/A</u> No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p><u>N/A</u> No. of SF Dwelling Units X \$ <u>N/A</u> = \$ <u>N/A</u></p> <p><u>N/A</u> (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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

 MANAGE Plat
Signature and title

7/28/15
Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

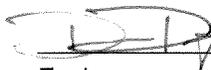
1. No work of any kind may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Occupancy is issued.
5. The permit will expire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

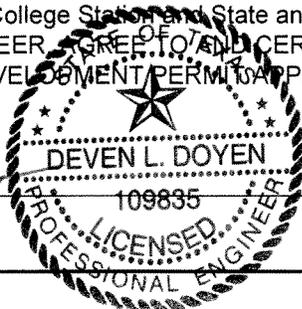

Property Owner(s)

7/28/15
Date

Engineer Certification:

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


Engineer



07/28/15
Date

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

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

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

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

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

Engineer

Date

Initial

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

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

B. I, _____, certify to the following:

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

Engineer

Date

Additional certification for Floodway Encroachments:

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

Engineer

Date

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

Residential Structures:

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

Engineer / Surveyor

Date

Commercial Structures:

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

Engineer / Surveyor

Date

OR

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

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

Engineer / Surveyor

Date

Conditions or comments as part of approval: _____

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

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

Existing

Proposed

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

Existing

Proposed

~~N/A~~

~~N/A~~

Alleys.

Easements.

A number or letter to identify each lot or site and each block (numbered sequentially).

~~N/A~~

~~N/A~~

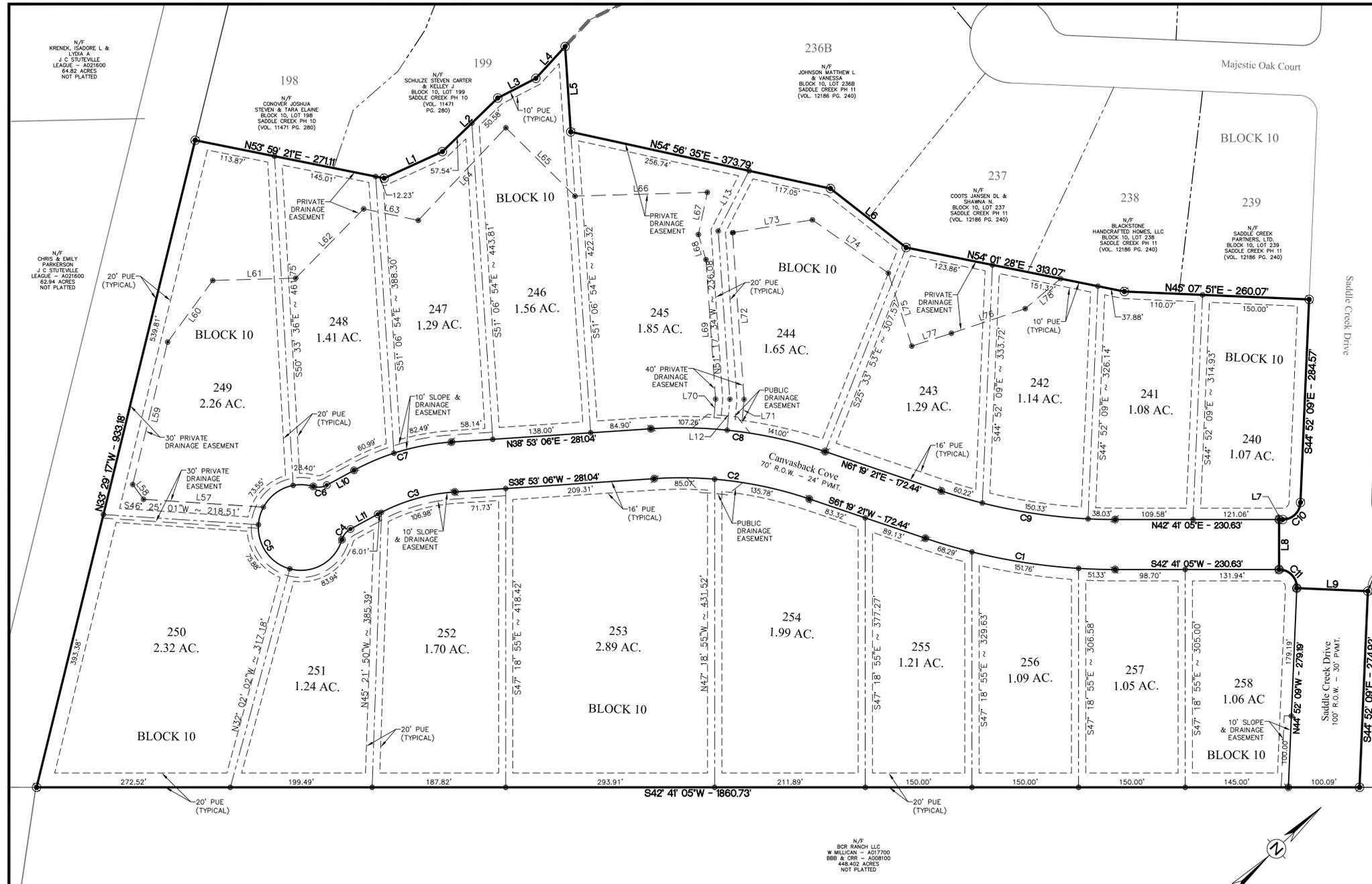
Parkland dedication/greenbelt area/park linkages. All proposed dedications must be reviewed by the Parks and Recreation Advisory Board and documentation of their recommendation provided prior to being scheduled for P&Z Commission consideration.

- Construction documents for all public infrastructure drawn on 24" x 36" sheets and properly sealed by a Licensed Texas Professional Engineer that include the following:
 - Street, alley and sidewalk plans, profiles and sections. One sheet must show the overall street, alley and/or sidewalk layout of the subdivision. (may be combined with other utilities).
 - ~~N/A~~ Sewer Design Report.
 - ~~N/A~~ Sanitary sewer plan and profile showing depth and grades. One sheet must show the overall sewer layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)
 - Water Design Report and/or Fire Flow Report.
 - Water line plan showing fire hydrants, valves, etc. with plan and profile lines showing depth and grades. One sheet must show the overall water layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)
 - Storm drainage system plan with contours, street profile, inlets, storm sewer and drainage channels, with profiles and sections. Drainage and runoff areas, and runoff based on 5, 10, 25, 50 and 100 year rain intensity. Detailed drainage structure design, channel lining design & detention if used. One sheet must show the overall drainage layout of the subdivision.
 - Detailed cost estimates for all public infrastructure listed above sealed by Texas P.E.
 - ~~N/A~~ Letter of completion for public infrastructure or guarantee / surety in accordance with UDO Section 8.6.
 - Drainage Report with a Technical Design Summary.
 - Erosion Control Plan (must be included in construction plans).
- All off-site easements necessary for infrastructure construction must be shown on the final plat with a volume and page listed to indicate where the separate instrument easements were filed. Separate instrument easements must be provided in recordable form to the City prior to being scheduled for P&Z Commission consideration.
- Are there impact fees associated with this development? Yes No
Impact fees must be paid prior to building permit.
- Will any construction occur in TxDOT rights-of-way? Yes No
If yes, TxDOT permit must be submitted along with the construction documents.

NOTE:

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

Print Form



- NOTES:
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 4804100325-E AND NO. 4804100375-E. EFFECTIVE DATE: MAY 16, 2012.
 - 1/2" IRON RODS AT ALL LOT CORNERS AND ANGLE POINTS, AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF COLLEGE STATION.
 - CURVE LENGTHS SHOWN ARE CHORD LENGTHS.
 - THE STREETS FOR THIS DEVELOPMENT WILL BE CONSTRUCTED TO THE RURAL STREET STANDARDS PER BRAZOS COUNTY REQUIREMENTS WITH THE ADDITIONAL REQUIREMENT THAT THE PAVEMENT SURFACE BE 2" OF HOT MIX ASPHALT CONCRETE TO MEET CITY OF COLLEGE STATION REQUIREMENTS.
 - DRAINAGE OF THE LOTS WILL FOLLOW NATURAL DRAINAGE PATTERNS. BORROW DITCHES WILL CONVEY RUNOFF TO CULVERT STRUCTURES OR TO NATURAL DRAINAGES. THE EXISTING DRAINAGE WAYS SHALL BE PRESERVED IN THEIR CONDITION AND THE NATURAL FLOW OF WATER IN THE EXISTING DRAINAGE WAYS SHALL NOT BE OBSTRUCTED.
 - LOTS ARE TO BE SEWERED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) WHICH MUST COMPLY WITH ALL COUNTY & STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE "AUTHORIZATION TO CONSTRUCT" FROM THE BRAZOS COUNTY HEALTH DEPARTMENT. THE PLANNING ENGINEER'S COMPLIANCE WITH THE COUNTY ORDINANCE OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCRUMB THE 100 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
 - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WELLBORN SPECIAL UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN THE 10' UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS. A FIRE FLOW TEST WILL NEED TO BE PERFORMED AND SUBMITTED UPON COMPLETION OF THE LINE TO VERIFY THE CONSTRUCTED SYSTEM MEETS THE BCS MINIMUM DESIGN GUIDELINE REQUIREMENTS.
 - A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
 - ALL TREES AND BRUSH SHALL BE REMOVED FROM THE ROADWAY RIGHTS-OF-WAY, RIGHTS-OF-WAY DEDICATION AREAS AND PUBLIC UTILITY EASEMENTS.
 - EXISTING UTILITIES LOCATED IN RIGHTS-OF-WAY DEDICATION AREAS WILL BE RELOCATED INTO THE ADJACENT PUBLIC UTILITY EASEMENT AT THE DEVELOPER'S EXPENSE.
 - ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). THE ELECTRIC DISTRIBUTION LINES WILL BE LOCATED IN THE 10' UTILITY EASEMENT AT THE FRONT OF THE LOTS AND IN THE SIDE LOT EASEMENTS. ELECTRICAL DISTRIBUTION LINES MAY ALSO BE LOCATED IN THE 20' P.U.E. ALONG THE PERIMETER OF THE SUBDIVISION. ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU.
 - THERE SHALL BE A 5' WIDE EASEMENT FOR ANCHORS AND GUY WIRES NECESSARY TO HELP SUPPORT OVERHEAD UTILITY LINES. SAID EASEMENTS WILL EXTEND 20' BEYOND ANY UTILITY EASEMENT.
 - ALL INTERIOR LOT LINES SHALL HAVE A 20' PUBLIC UTILITY EASEMENT CENTERED ON THE LOT LINE. ALL REAR LOT LINES THAT ADJOIN ANOTHER LOT WILL HAVE A 10' UTILITY EASEMENT ALONG THE COMMON LOT LINE, EXCEPT WHERE REAR LOT LINES FOLLOW EXISTING DRAINAGE WAYS.
 - ALL UTILITY LINES PLACED UNDER THE STREET PAVEMENT WILL BE ENCASED BY A MATERIAL APPROVED BY THE BRAZOS COUNTY ENGINEER.
 - THE SUBJECT TRACT LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF COLLEGE STATION.
 - BLANKET EASEMENTS TO CITY OF BRYAN, 98/277, AND TO WELLBORN WATER SUPPLY CORPORATION, 303/385 BOTH APPLY TO THIS TRACT.
 - BUILDING SETBACK ARE 25' ADJACENT TO ALL STREETS ACCORDING TO BRAZOS COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS. ADDITIONAL BUILDING SETBACKS MAY BE REQUIRED BY DEED RESTRICTIONS OR THIS PLAT.
 - VARIANCES TO THE SUBDIVISION ORDINANCE FOR SECTION 12-K.2. BLOCK LENGTH, AND SECTION 13.C. LOT WIDTH, WERE APPROVED BY THE PLANNING & ZONING COMMISSION ON OCTOBER 5, 2006.
 - BRAZOS COUNTY WILL BE RESPONSIBLE FOR MAINTAINING PUBLIC DRAINAGE EASEMENTS, THE HOME OWNERS' ASSOCIATION (HOA) WILL MAINTAIN THE PRIVATE DRAINAGE EASEMENTS, THE OWNERS OF LOTS 242 - 250 SHALL NOT CONSTRUCT ANY IMPROVEMENTS WHICH MODIFY OR EFFECT THE FLOW OF STORMWATER RUNOFF IN OR OUT OF THE EXISTING PONDS WITHOUT PRIOR WRITTEN CONSENT OF A LICENSED PROFESSIONAL ENGINEER.
 - PROJECT BENCHMARK 1/2" IRON ROD W/ "TOM TRAY" CAP LOCATED AT SOUTH CORNER OF SADDLE CREEK DRIVE AND STETSON DRIVE. ELEVATION OF 277.47' (DATUM NGVD 1988).

METES AND BOUNDS DESCRIPTION OF A 123.21 ACRE TRACT OF JAMES C. STUTEVILLE LEAGUE, A-216 BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JAMES C. STUTEVILLE LEAGUE, ABSTRACT NO. 216, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A CALLED 66.234 ACRE TRACT AS DESCRIBED BY A DEED TO SADDLE CREEK PARTNERS, LTD. RECORDED IN VOLUME 1195, PAGE 36 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID TRACT ALSO ENCOMPASSING ALL OF A CALLED 2.28 ACRE TRACT AS DESCRIBED BY A DEED TO CHRIS AND EMILY PARKERSON RECORDED IN VOLUME 12547, PAGE 45 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. ALL OF A CALLED 2.32 ACRE TRACT AS DESCRIBED BY A DEED TO CHRIS AND EMILY PARKERSON RECORDED IN VOLUME 12547, PAGE 49 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALLED 1.25 ACRE TRACT AS DESCRIBED BY A DEED TO CHRIS AND EMILY PARKERSON RECORDED IN VOLUME 12547, PAGE 52 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 2.32 ACRE TRACT, SAID 2.28 ACRE TRACT AND SAID 1.25 ACRE TRACT BEING A PORTION OF SAID 66.234 ACRE TRACT.

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

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF A CALLED 6.357 ACRE TRACT AS DESCRIBED BY A DEED TO BEK RANCH INVESTMENTS, LLC RECORDED IN VOLUME 1195, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE SOUTH CORNER OF SADDLE CREEK SUBDIVISION, PHASE 11, ACCORDING TO THE PLAT RECORDED IN VOLUME 11471, PAGE 26 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE WEST CORNER OF SAID 66.234 ACRE TRACT.

THENCE: ALONG THE COMMON LINE OF SAID 66.234 ACRE TRACT AND SAID PHASE 11 FOR THE FOLLOWING CALLS:

N 53° 59' 21" E FOR A DISTANCE OF 271.11 FEET TO A 1/2 INCH IRON ROD FOUND;

N 18° 13' 49" E FOR A DISTANCE OF 89.99 FEET TO A 1/2 INCH IRON ROD FOUND;

N 01° 16' 20" W FOR A DISTANCE OF 168.13 FEET TO A 1/2 INCH IRON ROD FOUND;

N 15° 26' 21" E FOR A DISTANCE OF 66.32 FEET TO A 1/2 INCH IRON ROD FOUND;

N 04° 37' 30" W FOR A DISTANCE OF 40.68 FEET TO A 1/2 INCH IRON ROD FOUND MARKING A SOUTHWEST CORNER OF SADDLE CREEK SUBDIVISION, PHASE 11, ACCORDING TO THE PLAT RECORDED IN VOLUME 12186, PAGE 240 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE: ALONG THE COMMON LINE OF SAID 66.234 ACRE TRACT AND SAID PHASE 11 FOR THE FOLLOWING CALLS:

S 51° 06' 54" E FOR A DISTANCE OF 119.88 FEET TO A 1/2 INCH IRON ROD FOUND;

N 54° 56' 35" E FOR A DISTANCE OF 373.79 FEET TO A 1/2 INCH IRON ROD FOUND;

N 80° 30' 54" E FOR A DISTANCE OF 134.74 FEET TO A 1/2 INCH IRON ROD FOUND;

N 54° 01' 28" E FOR A DISTANCE OF 313.07 FEET TO A 1/2 INCH IRON ROD FOUND;

N 45° 07' 51" E FOR A DISTANCE OF 260.07 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF SADDLE CREEK DRIVE (100' R.O.W.) MARKING THE MOST NORTHERLY CORNER OF THIS HEREIN DESCRIBED TRACT.

S 44° 52' 09" E ALONG THE SOUTHWEST LINE OF SADDLE CREEK DRIVE FOR A DISTANCE OF 284.57 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87° 31' 15" FOR AN ARC DISTANCE OF 38.0 FEET (CHORD BEARS S 01° 09' 32" E - 34.59 FEET) TO THE END OF SAID CURVE;

S 47° 18' 55" E FOR A DISTANCE OF 70.00 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92° 56' 45" FOR AN ARC DISTANCE OF 40.34 FEET (CHORD BEARS N 85° 34' 28" E - 36.19 FEET) TO THE END OF SAID CURVE;

N 45° 07' 51" E ACROSS THE END OF SADDLE CREEK DRIVE FOR A DISTANCE OF 160.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF SADDLE CREEK DRIVE;

S 44° 52' 09" E ALONG THE EXTENSION OF THE NORTHEAST LINE OF SADDLE CREEK DRIVE FOR A DISTANCE OF 274.92 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF A CALLED 44.402 ACRE TRACT AS DESCRIBED BY A DEED TO BEK RANCH LLC RECORDED IN VOLUME 1199, PAGE 208 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE: S 42° 41' 05" W ALONG THE COMMON LINE OF SAID 66.234 ACRE TRACT AND SAID 48.402 ACRE TRACT FOR A DISTANCE OF 1860.73 FEET TO THE COMMON CORNER OF SAID 66.234 ACRE TRACT AND THE AFOREMENTIONED 4.357 ACRE TRACT (119971);

THENCE: N 33° 29' 17" W ALONG THE COMMON LINE OF SAID 66.234 ACRE TRACT AND SAID 6.357 ACRE TRACT FOR A DISTANCE OF 953.38 FEET TO THE POINT OF BEGINNING CONTAINING 32.21 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	89.99'	N18° 13' 49"E
L2	108.13'	N1° 16' 20"W
L3	60.32'	N15° 26' 21"E
L4	60.66'	N4° 37' 30"W
L5	119.88'	S51° 06' 54"E
L6	134.74'	N80° 30' 54"E
L7	5.13'	S42° 41' 05"W
L8	70.00'	S47° 18' 55"E
L9	100.00'	N45° 07' 51"E
L10	43.52'	N14° 17' 42"E
L11	43.52'	S14° 17' 42"W
L12	43.53'	N42° 19' 41"W
L13	94.92'	N20° 00' 25"W
L14	28.74'	N85° 19' 09"W
L15	28.74'	S0° 59' 41"W
L16	27.80'	S4° 34' 39"W
L17	27.80'	N89° 29' 07"W
L18	169.04'	S46° 25' 01"W
L19	25.69'	N83° 32' 08"W
L20	205.42'	N33° 29' 17"W

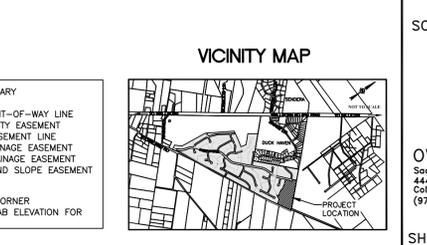
LINE TABLE

LINE #	LENGTH	DIRECTION
L60	107.02'	N10° 59' 17"W
L61	116.78'	N41° 03' 25"E
L62	136.10'	N2° 43' 53"W
L63	78.49'	N54° 28' 35"E
L64	178.83'	N3° 48' 27"W
L65	136.51'	N87° 12' 19"E
L66	186.20'	N41° 03' 48"E
L67	60.40'	S35° 13' 19"E
L68	36.65'	S64° 10' 48"E
L69	195.84'	S01° 17' 34"E
L70	25.96'	S42° 19' 41"E
L71	29.71'	N42° 19' 41"W
L72	233.89'	N51° 17' 34"W
L73	112.72'	N33° 34' 47"E
L74	130.33'	N77° 32' 35"E
L75	107.41'	S65° 10' 01"E
L76	109.26'	N24° 19' 43"E
L77	58.65'	N24° 49' 59"E
L78	65.15'	N2° 32' 16"E



Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	271.62'	835.00'	018°38'16"	137.02'	270.42'	S52°00'13"W
C2	221.26'	565.00'	022°26'15"	112.06'	219.85'	S50°06'14"W
C3	113.73'	285.00'	024°35'25"	57.76'	112.86'	S26°35'24"W
C4	19.68'	25.00'	045°05'57"	10.38'	19.17'	S08°15'17"E
C5	282.95'	60.00'	270°11'54"	59.79'	84.71'	N75°42'18"W
C6	19.68'	25.00'	045°05'57"	10.38'	19.17'	N36°50'40"E
C7	143.78'	335.00'	024°35'25"	73.01'	142.67'	N26°35'24"E
C8	248.67'	635.00'	022°26'15"	125.95'	247.08'	N50°06'14"E
C9	248.85'	785.00'	018°38'16"	125.53'	247.75'	N52°00'13"E
C10	38.20'	25.00'	087°33'15"	23.95'	34.59'	S01°05'32"E
C11	40.34'	25.00'	092°26'45"	28.09'	36.10'	N88°54'28"E
C12	38.65'	545.00'	004°03'46"	19.33'	38.64'	S47°32'46"W
C13	42.14'	655.00'	003°41'10"	21.08'	42.13'	S47°50'16"W



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, M.L. Schehin, Managing Partner of Saddle Creek Partners, LTD., a Texas Limited Partnership, Owners of a portion of 32.21 acre tract (Phase 12) being a portion of the remainder of a called 359.07 acre tract, of the Official Records of Brazos County, and designated herein as the Saddle Creek Subdivision, Phase 12, Lots 249, 250 & 251 in Brazos County, Texas, and whose names 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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Chris Parkerson, Owners of a portion of 32.21 acre tract (Phase 12) being a portion of the remainder of a called 359.07 acre tract, of the Official Records of Brazos County, and designated herein as the Saddle Creek Subdivision, Phase 12, Lots 249, 250 & 251 in Brazos County, Texas, and whose names 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

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

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____.

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 APPROVAL

This subdivision was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on ____ day of _____, 20____.

Signed this the day of _____, 20____.

County Judge, Brazos County

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 Records of Brazos County, Texas, in Volume _____ Page _____.

County Clerk
Brazos County, Texas

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

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

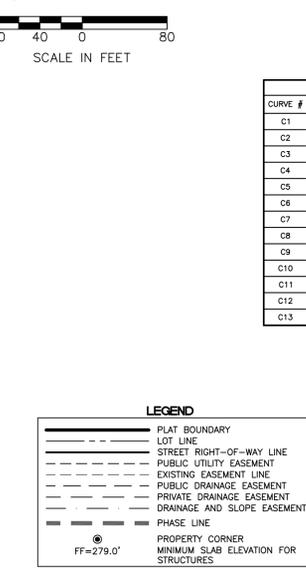
City Engineer
City of College Station

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

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County Clerk
Brazos County, Texas



FINAL PLAT

SADDLE CREEK SUBDIVISION

PHASE 12

32.21 ACRES

19 LOTS
BLOCK 10, LOTS 240-258

JAMES C. STUTEVILLE LEAGUE, A-216
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1"=80'

JULY 2015

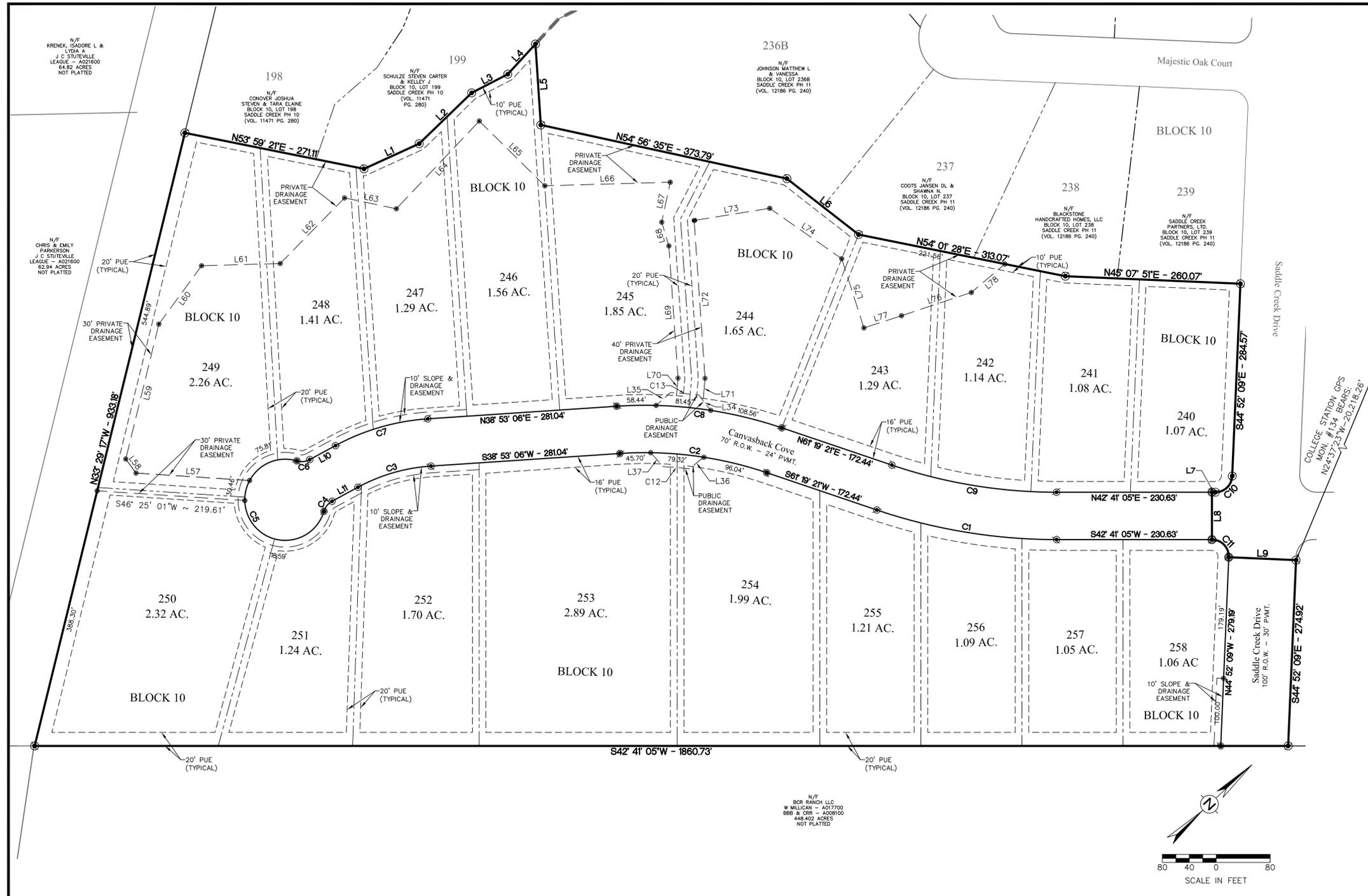
ENGINEER:
Schultz Engineering, LLC

2730 Longmire Drive, Suite A
College Station, Texas 77845
P.O. Box 11995, College Station, Texas 77842
(979) 764-3800 Fax: (979) 764-3910

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

OWNER/DEVELOPER:
Saddle Creek Partners, Ltd.
4440 Bentwood Drive
College Station, TX 77845
(979) 690-2642

SHEET 1 OF 2



LINE TABLE

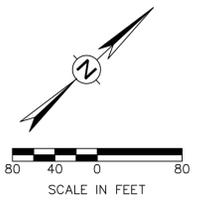
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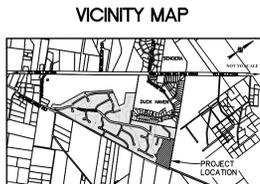
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LEGEND

—	PLAT BOUNDARY
- - -	LOT LINE
—+—	STREET RIGHT-OF-WAY LINE
- · - · -	PUBLIC UTILITY EASEMENT
- · - · -	EXISTING EASEMENT LINE
- · - · -	PUBLIC DRAINAGE EASEMENT
- · - · -	PRIVATE DRAINAGE EASEMENT
- · - · -	DRAINAGE AND SLOPE EASEMENT
- · - · -	PHASE LINE
●	PROPERTY CORNER
○	MINIMUM SLAB ELEVATION FOR STRUCTURES



FINAL PLAT
SADDLE CREEK SUBDIVISION
PHASE 12
32.21 ACRES

19 LOTS
 BLOCK 10, LOTS 240-258

JAMES C. STUTEVILLE LEAGUE, A-216
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1"=80'

ENGINEER:

OWNER/DEVELOPER:
 Saddle Creek Partners, Ltd.
 4440 Bentwood Drive
 College Station, TX 77845
 (979) 690-2642

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

SHEET 2 OF 2

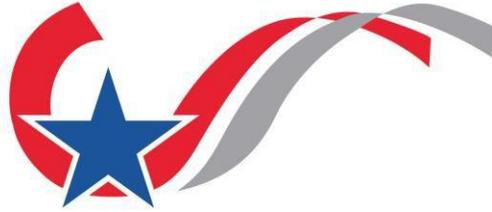


Legislation Details (With Text)

File #: 15-0555 **Version:** 1 **Name:** Creek Meadows Section 4 Phase 3B Final Plat
Type: Final Plat **Status:** Agenda Ready
File created: 9/18/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 10/1/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding a Final Plat for Creek Meadows Section 4, Phase 3B consisting of 24 residential lots on approximately five acres located at 4125 Shallow Creek Loop, generally located south of Greens Prairie Road West and directly west of Creek Meadow Boulevard. Case #FP2015-900041
Sponsors: Jessica Bullock
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Final Plat](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Final Plat for Creek Meadows Section 4, Phase 3B consisting of 24 residential lots on approximately five acres located at 4125 Shallow Creek Loop, generally located south of Greens Prairie Road West and directly west of Creek Meadow Boulevard. Case #FP2015-900041



CITY OF COLLEGE STATION

**FINAL PLAT
for
Creek Meadows Section 4 Phase 3B
FP2015-900041**

SCALE: 24 residential lots on approximately five acres

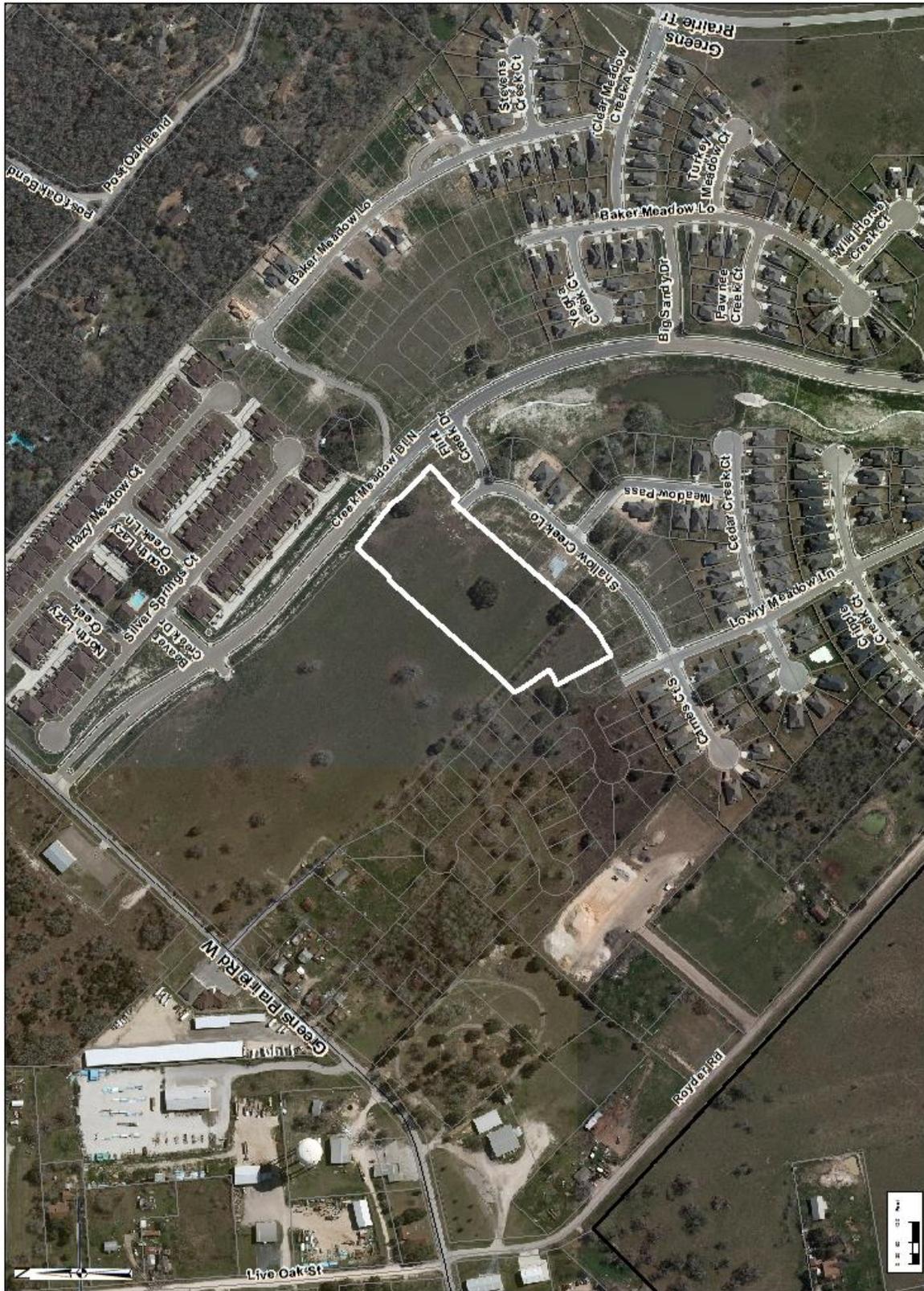
LOCATION: 4125 Shallow Creek Loop, generally located south of Greens Prairie Road West and directly west of Creek Meadow Boulevard

ZONING: PDD Planned Development District

APPLICANT: Rabon Metcalf, RME Consulting Engineers

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

RECOMMENDATION: Staff recommends approval of the Final Plat.



FINAL PLAT
Case: 15-41

CREEK MEADOWS SEC 4 PH 3B

DEVELOPMENT REVIEW

DEVELOPMENT HISTORY

Annexation:	March 2008
Zoning:	PDD Planned Development District
Preliminary Plan:	Master Plan approved in 2006. Subsequent revised Preliminary Plans have been approved in January 2008, September 2008, November 2008, January 2009, November 2014, and March 2015.
Site Development:	Vacant

COMMENTS

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

REVIEW CRITERIA

- 1. Compliance with Comprehensive Plan and Unified Development Ordinance:** The Comprehensive Plan designates this area as Restricted Suburban. The proposed lots will have access through streets that connect to Creek Meadows Boulevard, a two-lane Minor Collector on the Thoroughfare Plan.
- 2. Compliance with Subdivision Regulations:** The Final Plat complies with the approved Preliminary Plan and applicable Subdivision Regulations contained in the Unified Development Ordinance.

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>15-41</u>
DATE SUBMITTED:	<u>02-11-15</u>
TIME:	<u>10:30</u>
STAFF:	<u>AJ</u>

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT Creek Meadows - Section 4, Phase 3B

ADDRESS _____

SPECIFIED LOCATION OF PROPOSED PLAT:

Creek Meadows - Master Planned Subdivision

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

Name RME Consulting Engineers (c/o Rabon Metcalf) E-mail rabon@rmengineer.com

Street Address PO Box 9253

City College Station State TX Zip Code 77842

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

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

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

ARCHITECT OR ENGINEER'S INFORMATION:

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

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

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

Total Acreage 4.672 Total No. of Lots 24 R-O-W Acreage 0.948

Existing Use Vacant Proposed Use Single-Family

Number of Lots By Zoning District 24 / PDD _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:
0.155 / PDD _____ / _____

Floodplain Acreage 0.00

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

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

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

Yes
 No

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

Project Name: Creek Meadows - Master Planned Subdivision

City Project Number (if known): _____

Date / Timeframe when submitted: October 2006

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

Detailed explanation of condition identified above:

Not Applicable

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

Requested Oversize Participation Not Applicable

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>846</u> Streets</p> <p><u>1692</u> Sidewalks</p> <p><u>1049</u> Sanitary Sewer Lines</p> <p><u>833</u> Water Lines</p> <p><u> </u> Channels</p> <p><u>505</u> Storm Sewers</p> <p><u> </u> Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p><u> </u> No. of acres to be dedicated + \$ <u> </u> development fee</p> <p><u> </u> No. of acres in floodplain</p> <p><u> </u> No. of acres in detention</p> <p><u> </u> No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p><u> </u> No. of SF Dwelling Units X \$ <u> </u> = \$ <u> </u></p> <p><u> </u> (date) Approved by Parks & Recreation Advisory Board</p>
--	--

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

02/03/2015

Date

FINAL PLAT NOTES:

- GENERAL:**
- THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. - FIRM COMMUNITY PANEL NO. 48041C 0325E, MAY 16, 2012.
 - BASIS OF BEARING:** BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 - ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS UNLESS OTHERWISE NOTED.
 - RIGHT-OF-WAY DEDICATION OF ALL LOCAL STREET DEDICATION WILL CONSIST OF 0.948 ACRES IN TOTAL.
 - ALL UTILITY EASEMENTS MUST BE CLEARED OF ALL BRUSH AND TREES, IMPLYING NO LANDSCAPING OR PERMANENT STRUCTURES WITHIN THE UTILITY EASEMENT WILL BE ALLOWED.
 - UNLESS OTHERWISE NOTED PUBLIC UTILITY EASEMENTS LOCATED ADJACENT TO THE STREET RIGHT-OF-WAY ARE 15' WIDE AND REAR PUBLIC UTILITY EASEMENTS ARE 20' WIDE CENTERED ON THE COMMON REAR PROPERTY LINE OR WHOLLY CONTAINED IN SINGLE ROW PROPERTIES.
 - DIMENSIONS SHOWN INTERIOR TO THE LOT, ALONG CURVES, BEGINNING WITH "A=" ARE ARC LENGTHS.
 - THE INSTALLATION OF STREET LIGHTS WILL BE REQUIRED AND INSTALLED IN ACCORDANCE WITH SECTION 8.2.A.20 OF THE CoCS UNIFIED DEVELOPMENT ORDINANCE.
 - PRIVATE DRAINAGE EASEMENT:**
 - * LOCATED ALONG THE REAR PROPERTY LINE OF LOTS 13-22, BLOCK 5.
 - * THE CONSTRUCTION OR INSTALLATION OF ANY DRAINAGE OBSTRUCTION INCLUDING, BUT NOT LIMITED TO, VEGETATION, STORAGE BUILDINGS, ETC., WITHIN THE PRIVATE DRAINAGE EASEMENT IS PROHIBITED AND SHALL BE REMOVED BY THE HOA, IF REQUIRED, AT THE OWNER'S EXPENSE.
 - * THE PROPERTY OWNER WILL ALLOW THE HOA ACCESS TO, AND IF NECESSARY, MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT.
 - * THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING A HEALTHY LAWN IN THE PRIVATE DRAINAGE EASEMENT.
 - * IF REQUIRED THE PRIVATE INFRASTRUCTURE SHALL BE REMOVED, AND RELOCATED, AT THE HOA'S EXPENSE IF THE PUE IS NEEDED FOR ADDITIONAL PUBLIC UTILITIES.

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

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

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, CREEK MEADOWS PARTNERS, L.P., owner and developer of the land shown on this plat, and designated herein as the CREEK MEADOWS - SECTION 4, PHASE 3B Subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

CREEK MEADOWS PARTNERS, L.P.
 STATE OF TEXAS
 COUNTY OF _____

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

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

Notary Public, _____ County, State of Texas

CERTIFICATE OF CITY ENGINEER

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

City Engineer
 City of College Station

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

Chairman

CERTIFICATE OF THE COUNTY CLERK

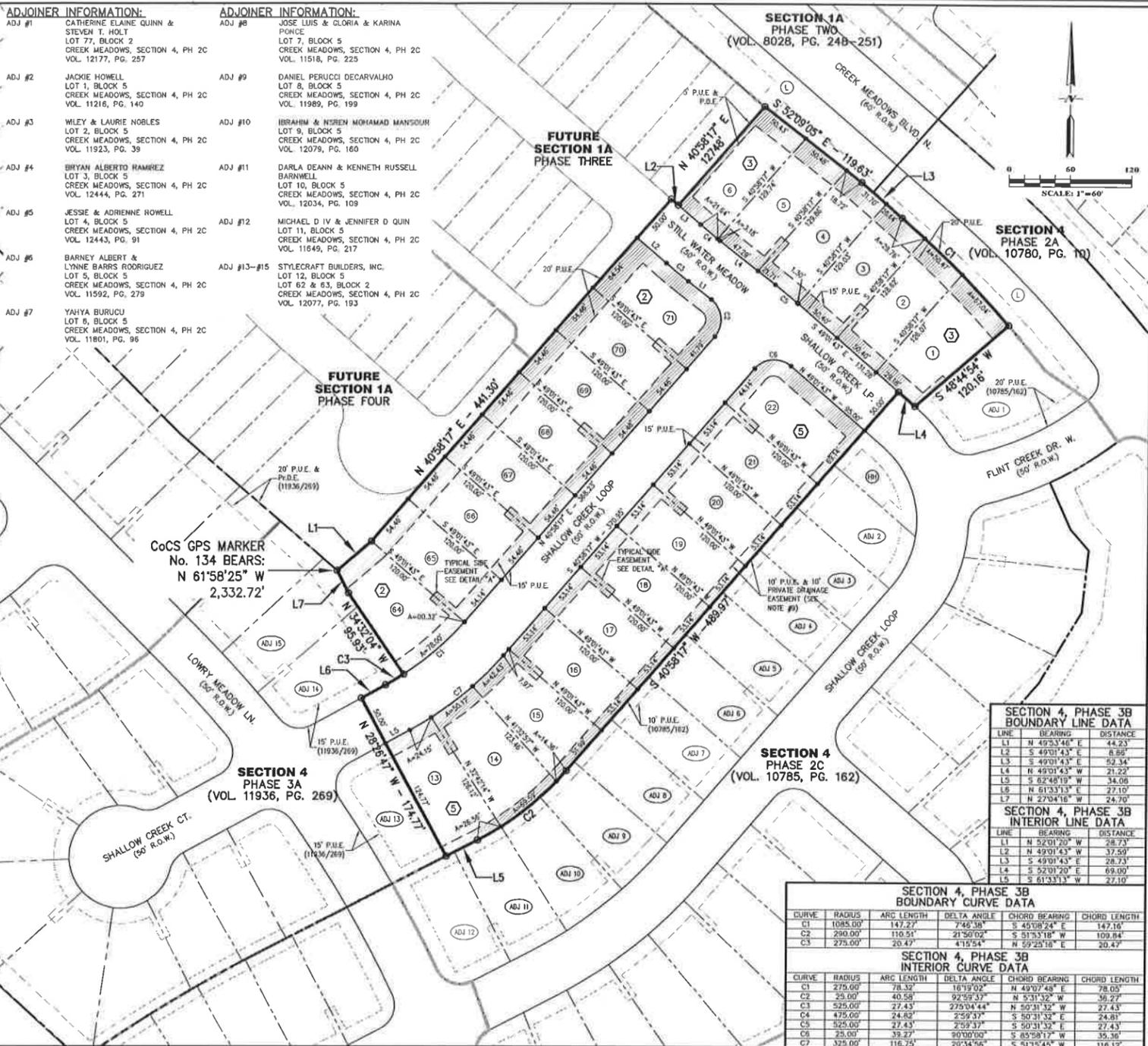
STATE OF TEXAS
 COUNTY OF BRAZOS

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

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

County Clerk
 Brazos County, Texas

- ADJOINER INFORMATION:**
- ADJ #1 CATHERINE ELAINE QUINN & STEVEN T. HOLT LOT 77, BLOCK 2 CREEK MEADOWS, SECTION 4, PH 2C VOL. 12177, PG. 257
- ADJ #2 JACKIE HOWELL LOT 1, BLOCK 5 CREEK MEADOWS, SECTION 4, PH 2C VOL. 11216, PG. 140
- ADJ #3 WILEY & LAURIE NOBLES LOT 2, BLOCK 5 CREEK MEADOWS, SECTION 4, PH 2C VOL. 11923, PG. 39
- ADJ #4 BRYAN ALBERTO RAMIREZ LOT 3, BLOCK 5 CREEK MEADOWS, SECTION 4, PH 2C VOL. 12444, PG. 271
- ADJ #5 JESSIE & ADRIENNE NOWELL LOT 4, BLOCK 5 CREEK MEADOWS, SECTION 4, PH 2C VOL. 12443, PG. 91
- ADJ #6 BARNEY ALBERT & LYNNE BARRS RODRIGUEZ LOT 5, BLOCK 5 CREEK MEADOWS, SECTION 4, PH 2C VOL. 11592, PG. 279
- ADJ #7 YAHYA BURUCU LOT 6, BLOCK 5 CREEK MEADOWS, SECTION 4, PH 2C VOL. 11801, PG. 98
- ADJ #8 JOSE LUIS & GLORIA & KARINA PONCE LOT 7, BLOCK 5 CREEK MEADOWS, SECTION 4, PH 2C VOL. 11518, PG. 225
- ADJ #9 DANIEL PERLUCCI DECARVALHO LOT 8, BLOCK 5 CREEK MEADOWS, SECTION 4, PH 2C VOL. 11989, PG. 199
- ADJ #10 IBRAHIM & NUREN MOHAMAD MANSOUR LOT 9, BLOCK 5 CREEK MEADOWS, SECTION 4, PH 2C VOL. 12075, PG. 160
- ADJ #11 DARLA DEANN & KENNETH RUSSELL BARNWELL LOT 10, BLOCK 5 CREEK MEADOWS, SECTION 4, PH 2C VOL. 12034, PG. 109
- ADJ #12 MICHAEL D IV & JENNIFER D QUIN LOT 11, BLOCK 5 CREEK MEADOWS, SECTION 4, PH 2C VOL. 11849, PG. 217
- ADJ #13-#15 STYLECRAFT BUILDERS, INC. LOT 12, BLOCK 5 LOT 62 & 63, BLOCK 2 CREEK MEADOWS, SECTION 4, PH 2C VOL. 12077, PG. 193

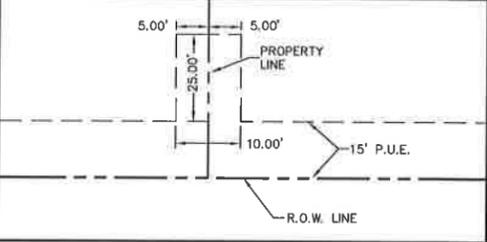


COMMON AREA TABLE

AREA LABEL	AREA (AC)	100% ENCUMBERED BY EASEMENT

SYMBOL & LINE LEGEND

- BUILDING SETBACK LINE
- PROPERTY LINE
- EASEMENT LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.A.E. PUBLIC ACCESS ESMT.
- PR.D.E. PRV. DRAINAGE ESMT.
- PR.A.E. PRV. ACCESS ESMT.
- B.S.L. BUILDING SETBACK LINE
- ① LOT NUMBER
- ② BLOCK NUMBER
- ③ COMMON AREA
- ④ P.U.E.
- ⑤ P.A.E.
- ⑥ PRV. ACCESS ESMT.
- ⑦ PRV. DRAINAGE ESMT.
- ⑧ COMMON AREA



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

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

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

BRAD KERR, RPLS No. 4502

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

FINAL PLAT
 OF
CREEK MEADOWS
 SECTION 4, PHASE 3B

LOTS 64-71, BLOCK 2 LOTS 1-6, BLOCK 3 LOTS 13-22, BLOCK 5
 0.948 ACRE R.O.W. DEDICATION
TOTAL = 4.672 ACRES & 24 LOTS
 SAMUEL DAVIDSON SURVEY, A-13
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

RME Consulting Engineers

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

FILENAME: 0316P1A | SCALE: 1"=60'
 SUBMITTED DATE: 2/9/15
 REVISIONS: 4/16/15
 DRAWN BY: R.A.M.
 CHECKED BY: BRAD KERR
 FIELD BOOK: N/A | PAGES: N/A

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

RME CONSULTING ENGINEERS
 CLIENT NO. PROJECT NO.
260 - 0533



Legislation Details (With Text)

File #: 15-0529 **Version:** 1 **Name:** Barron Crest Subdivision-Final Plat
Type: Final Plat **Status:** Agenda Ready
File created: 9/4/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 10/1/2015 **Final action:**

Title: Public hearing, presentation, possible action, and discussion regarding a Final Plat of Barron Crest Subdivision Lots 1-20, Block 1 and Lots 1-10, Block 2, and Lot 11, Block 2 being a Minor Replat of Lot 1, Block 1 Traditions Montessori Subdivision, Development Plat, consisting of 30 residential lots and one replatted lot for Traditions Montessori School on approximately 9.894 acres located at 2716 Barron Road, generally located north of Barron Road and east of William D. Fitch Parkway. Case #FP2014-900171

Sponsors: Mark Bombek

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding a Final Plat of Barron Crest Subdivision Lots 1-20, Block 1 and Lots 1-10, Block 2, and Lot 11, Block 2 being a Minor Replat of Lot 1, Block 1 Traditions Montessori Subdivision, Development Plat, consisting of 30 residential lots and one replatted lot for Traditions Montessori School on approximately 9.894 acres located at 2716 Barron Road, generally located north of Barron Road and east of William D. Fitch Parkway. Case #FP2014-900171



CITY OF COLLEGE STATION

FINAL PLAT

of

**Barron Crest Subdivision Lots 1-20, Block 1 and Lots 1-10, Block 2, and
Lot 11, Block 2 being a Minor Replat of Lot 1, Block 1 Traditions Montessorri
Subdivision, Development Plat
FP2014-900171**

SCALE: 30 residential lots and one replatted lot for Traditions Montessori School on 9.9 acres

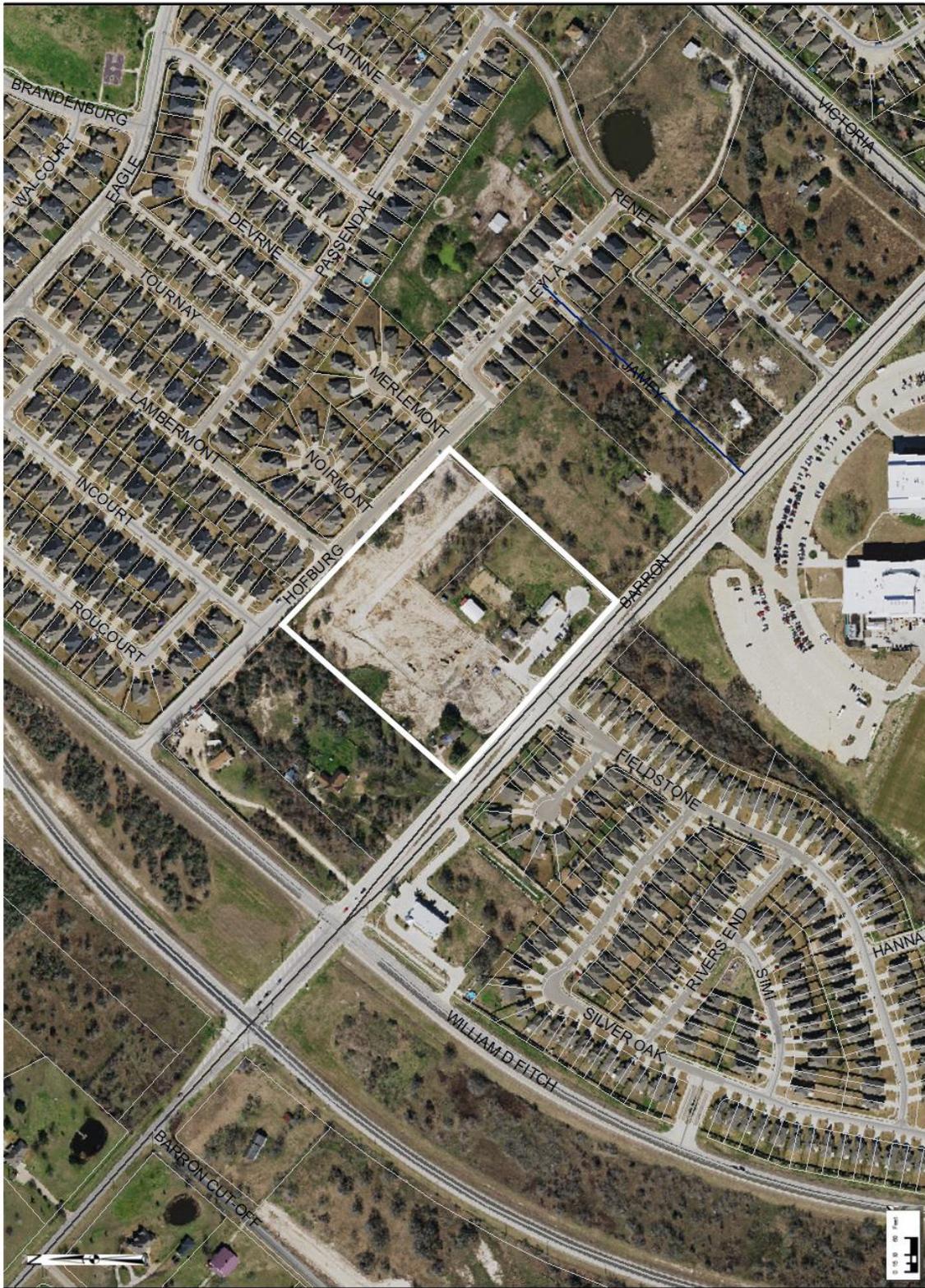
LOCATION: 2716 Barron Road, more generally located north of Barron Road and east of William D Fitch Parkway

ZONING: GS General Suburban

APPLICANT: Blake Cathey

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

RECOMMENDATION: Staff recommends approval of the Final Plat.



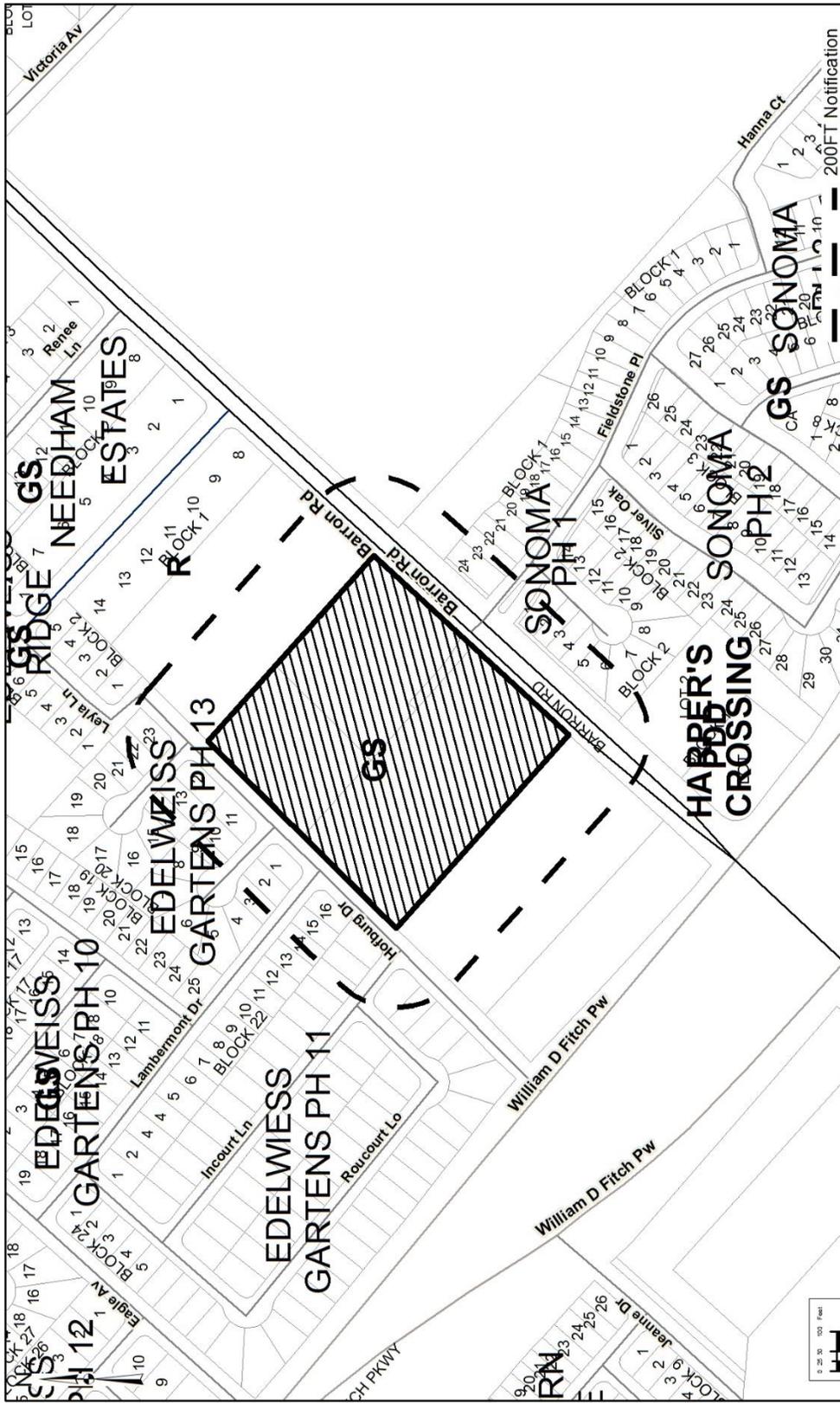
FINAL PLAT

Case:
FP2014-900171

BARRON CREST SUBDIVISION

DEVELOPMENT REVIEW





Zoning Districts

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



DEVELOPMENT REVIEW

BARRON CREST SUBDIVISION

FINAL PLAT

Case: **FP2014-900171**

DEVELOPMENT HISTORY

Annexation: 1995
Zoning: A-O Agricultural Open (upon annexation)
Portion rezoned to R-1 Single-Family Residential (2008), R-1 renamed GS General Suburban (2013)
Remaining portion rezoned to GS General Suburban (2014)

Preliminary Plan: Approved in 2014
Site Development: Vacant, portion developed as Traditions Montessori School

COMMENTS

Parkland Dedication: Fee in lieu of land dedication in the amount of \$1,261 per single-family lot will be due prior to filing the plat for record.

Greenways: No greenway dedication is required or proposed.

Pedestrian Connectivity: Sidewalks will be constructed along both sides of all proposed residential streets. There are existing sidewalks along Barron Road, a 4-lane minor arterial, on the Thoroughfare Plan.

Bicycle Connectivity: There is an existing bike lane along Barron Road. No bike lanes are proposed nor required within the development.

Impact Fees: The subject property is located within the Spring Creek Sanitary Sewer Impact Fee Area: \$144.01 per Living Unit Equivalent (LUE).

REVIEW CRITERIA

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

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY
CASE NO.: 14-171
DATE SUBMITTED: 07/09/14
TIME: 10:30
STAFF: AJ

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT Barron Crest Subdivision

ADDRESS _____

SPECIFIED LOCATION OF PROPOSED PLAT:

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

Name Blake Cathey E-mail blakecathey@gmail.com yahoo.com

Street Address PO Box 9517

City College Station State Tx Zip Code 77845

Phone Number 979-255-7064 Fax Number _____

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

Name Same as Applicant E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name McClure & Browne (Jeff Robertson) E-mail jeffr@mcclurebrowne.com

Street Address 1008 Woodcreek

City College Station State Tx Zip Code 77845

Phone Number 979-693-3838 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 9.9 Total No. of Lots 31 R-O-W Acreage 1.31

Existing Use Open Proposed Use Single Family Residential

Number of Lots By Zoning District 31 / GS _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:
0.15 / GS _____ / _____ / _____

Floodplain Acreage 0

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

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

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

Yes

No

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

Project Name: _____

City Project Number (if known): _____

Date / Timeframe when submitted: _____

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

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

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

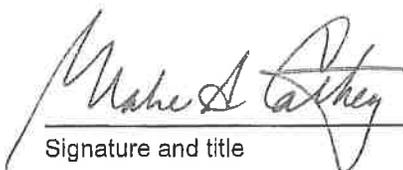
NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation _____

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>1050</u> Streets</p> <p><u>2169</u> Sidewalks</p> <p><u>1200</u> Sanitary Sewer Lines</p> <p><u>1124</u> Water Lines</p> <p><u>0</u> Channels</p> <p><u>176</u> Storm Sewers</p> <p><u>0</u> Bike Lanes / Paths</p>	<p>Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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



 Signature and title

6/25/14

 Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

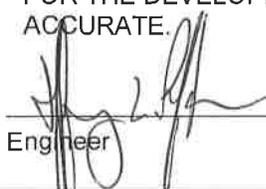
1. No work of any kind may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Occupancy is issued.
5. The permit will expire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

Property Owner(s)

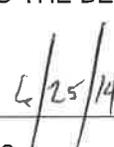
Date

Engineer Certification:

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



Engineer



Date

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

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

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

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

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

Jeffery L. Robertson
Engineer

6/25/14
Date

Initial

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

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

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

Engineer

Date

Additional certification for Floodway Encroachments:

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

Engineer

Date

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

Residential Structures:

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

Engineer / Surveyor

Date

Commercial Structures:

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

Engineer / Surveyor

Date

OR

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

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

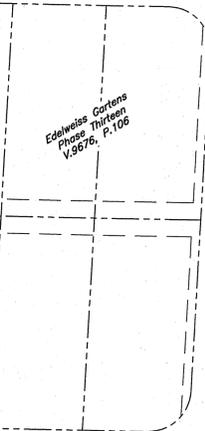
Engineer / Surveyor

Date

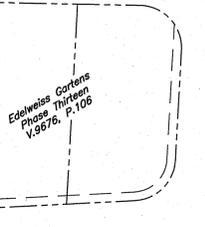
Conditions or comments as part of approval: _____

Gene Savage
4.89 Acre Tract
V.10481, P.206

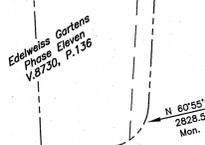
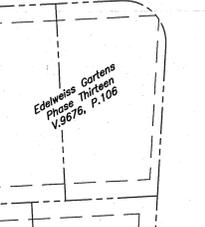
Merlemont Court
50' R.O.W.



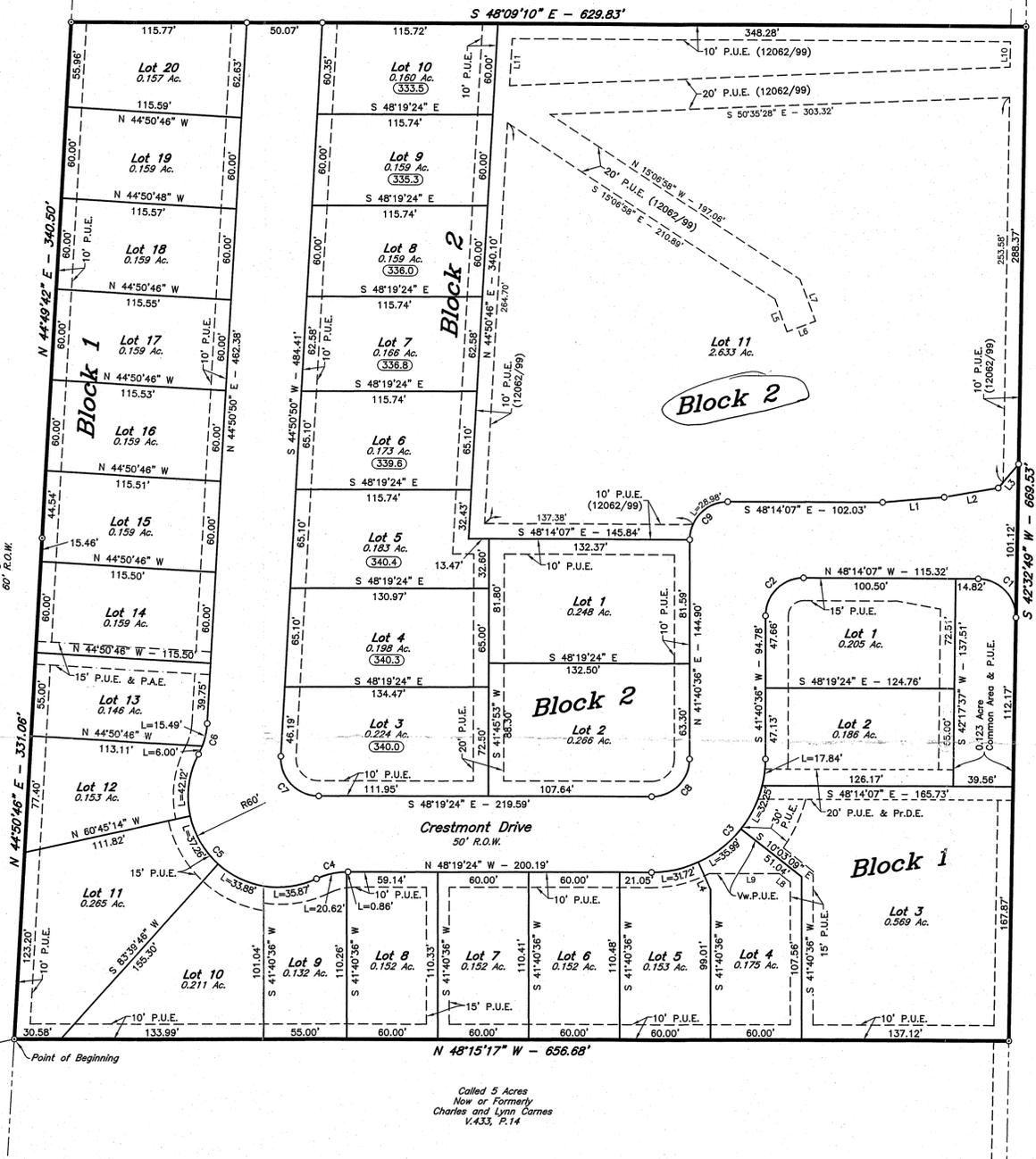
Noirmont Drive
50' R.O.W.



Lambert Drive
50' R.O.W.

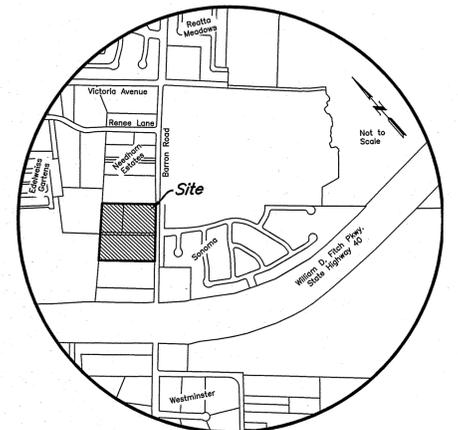


Incourt Lane
50' R.O.W.

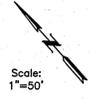


CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	90°46'54"	25.00'	39.61'	25.34'	N 2°50'39" W	35.60'
C2	90°05'16"	25.00'	39.31'	25.04'	S 86°43'15" W	35.38'
C3	27°29'46"	75.00'	35.99'	18.35'	N 86°18'15" W	35.65'
C4	23°37'54"	50.00'	20.62'	10.46'	N 61°07'39" W	20.48'
C5	35°34'59"	60.00'	37.26'	19.25'	S 11°27'16" W	36.67'
C6	17°44'59"	50.00'	15.49'	7.81'	S 53°43'20" W	15.43'
C7	93°10'14"	25.00'	40.65'	26.42'	N 1°44'17" W	36.32'
C8	90°00'00"	25.00'	39.27'	25.00'	N 86°40'36" E	35.36'
C9	90°00'02"	25.00'	39.27'	25.00'	N 86°45'54" E	35.36'

LINE	BEARING	DISTANCE
L1	S 53°19'24" E	40.84'
L2	S 58°19'24" E	36.20'
L3	N 82°06'42" E	20.74'
L4	N 17°26'38" E	19.90'
L5	S 21°18'14" W	23.02'
L6	S 68°41'46" E	20.00'
L7	S 21°18'14" W	29.60'
L8	S 10°03'09" E	9.20'
L9	S 48°19'24" E	46.16'
L10	S 42°32'49" W	16.74'
L11	N 44°50'52" E	30.84'



Vicinity Map



- GENERAL SURVEYOR NOTES:
- ORIGIN OF BEARING SYSTEM: Monuments found and the record bearing (S 45°01'30" E) along the northeast line of the 103.916 acre Homewood, LLC tract recorded in Volume 8938, Page 97 of the Official Records of Brazos County, Texas (O.R.B.C.) was used as the BASIS OF BEARINGS shown on this plat.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804100325E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.
 - The building setback requirements are established by the City of College Station Code of Ordinances.
 - Unless otherwise indicated, all distances shown along curves are arc distances.
 - ZONING: PD-H
 - Proposed Land Use: Single Family Residential (30 Lots)
 - Right-of-way Acquire: 174 Ac.
 - Common Area shall be owned & maintained by Homeowner's Association.
 - This property is within the Spring Creek impact fee area.
 - Private Drainage Easements will be maintained by the Homeowner's Association.
 - Temporary Access Easement on Lot 20, Block 1 is to remain in place until Crestmont Drive is extended into the Savage Tract. The curb and sidewalk on Crestmont Drive is extended into the Savage Tract. The curb and sidewalk on Hofburg Drive and Crestmont Drive must be repaired prior to the abandonment of the Temporary Access Easement.
 - Lot 20, Block 1 will have a temporary private drainage swale that is to remain until Crestmont Drive is extended. The swale shall be maintained by the Homeowner's Association.
 - Unless otherwise indicated, 1/2" Iron Rods are set at all corners.
 - 1/2" Iron Rod Found
 - 3/4" Iron Pipe Found
 - 3/4" Iron Pipe Set
 - 339.6 - Recommended Finish Floor Elevation for drainage.
 - Abbreviations:
 - C.A. - Common Area
 - C.U.E. - Public Utility Easement
 - Pr.D.E. - Private Drainage Easement
 - C.U.E. - Public Access Easement
 - Owner and Developer:
 - Lots 1-20, Block 1
 - Lots 1-10, Block 2
 - Blake Cathey
 - P.O. Box 9517
 - College Station, TX 77845
 - (979) 255-7064

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the ROBERT STEVENSON LEAGUE, Abstract No. 54 in College Station, Brazos County, Texas and being all of the called 4.931 acre tract described in a deed from Steven J. Brock and Sharon Brock to B.A. Cathey, Ltd. recorded in Volume 9516, Page 288 of the Official Records of Brazos County, Texas (O.R.B.C.), all of the called 2.0 acre tract described in a deed from Joseph Alcaraz, et al to B.A. Cathey, Ltd. recorded in Volume 11939, Page 57 (O.R.B.C.) and all of the 2.962 acre TRADITIONS MONTESSORI SCHOOL Development Plat recorded in Volume 12062, Page 99 (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at the west corner of the called 4.931 acre B.A. Cathey, Ltd. tract, the north corner of the called 5.00 acre Charles and Lynn Carnes tract recorded in Volume 433, Page 14 of the Brazos County Deed Records (B.C.D.R.) and being in the southeast line of Hofburg Drive [based on a 60-foot width as depicted on the Final Plats of EDELWEISS GARTENS, PHASE ELEVEN (8730/136) and EDELWEISS GARTENS, PHASE THIRTEEN (9676/106)];

THENCE: N 44° 50' 46" E along the southeast right-of-way line of said Hofburg Drive for a distance of 331.06 feet to a found 1/2-inch iron rod for corner;

THENCE: N 44° 49' 42" E continuing along the said southeast line of Hofburg Drive for a distance of 340.50 feet to a found 1/2-inch iron rod marking the north corner of this tract, said iron rod also marking the north corner of the called 2.0 acre Alcaraz tract and the west corner of the called 4.89 acre Gene Savage tract recorded in Volume 10481, Page 206 (O.R.B.C.);

THENCE: S 48° 09' 10" E along the southwest line of the called 4.89 acre Savage tract for a distance of 629.83 feet to a found 1/2-inch iron rod marking the east corner of this tract and the east corner of the called 2.962 acre Traditions Montessori School tract, said iron rod also being in the northwest right-of-way line of Barron Road (based on a 90-foot width);

THENCE: S 42° 32' 49" W along the northwest right-of-way of said Barron Road for a distance of 669.53 feet to a found 1/2-inch iron rod marking the south corner of this tract and being in the northeast line of the called 5.00 acre Carnes tract;

THENCE: N 48° 15' 17" W along the before-said northeast line for a distance of 656.68 feet to the POINT OF BEGINNING and containing 9.894 acres of land, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, owner and developer of the land shown on this plat, and designated herein as the LOT 1-20, BLOCK 1 AND LOT 1-10, BLOCK 2, BARRON CREST Subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Blake Cathey
STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose and consideration therein stated.
Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, owner and developer of the land shown on this plat, and designated herein as the LOT 11, BLOCK 2, BARRON CREST Subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Diana Bethke
STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose and consideration therein stated.
Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

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

CERTIFICATE OF CITY ENGINEER

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

City Engineer
City of College Station

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, 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 the _____ day of _____, 20____, in the Official Records of Brazos County, Texas in Volume _____, Page ____.

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

County Clerk
Brazos County, Texas

CERTIFICATE OF SURVEYOR AND/OR ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

FINAL PLAT

BARRON CREST SUBDIVISION

LOTS 1-20, BLOCK 1 & LOTS 1-10, BLOCK 2
ALL OF THE CALLED 4.931 ACRE CATHEY TRACT (9516/268)
& CALLED 2.0 ACRE ALCARAZ TRACT (623/311)
LOT 11, BLOCK 2 BEING A MINOR REPLAT OF
LOT 1, BLOCK 1, TRADITIONS MONTESSORI
SUBDIVISION, DEVELOPMENT PLAT (12062/99)

9.894 ACRES

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

Owner:
BA Cathey Ltd.
PO Box 9517
College Station, TX 77845
979-255-7064

NOVEMBER, 2014
SCALE: 1" = 50'

Traditions Montessori School
2688 Barron Road
College Station, TX 77845
979-680-7373

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





Legislation Details (With Text)

File #: 15-0554 **Version:** 1 **Name:** Mobile Food Courts Ordinance Amendments
Type: Ordinance **Status:** Agenda Ready
File created: 9/18/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 10/1/2015 **Final action:**

Title: Public hearing, presentation, possible action, and discussion regarding an amendment to Chapter 4, "Business Regulations," Section 4-20 "Mobile Food Vendors," and Chapter 12, "Unified Development Ordinance," Article 6 "Use Regulations," Section 12-6.3 "Types of Use," and Section 12-6.4 "Specific Use Standards" of the Code of Ordinances of the City of College Station, Texas, regarding mobile food vendors and mobile food courts. Case #ORDA2015-000003 (Note: Final action on this item is scheduled for the October 8, 2015 City Council meeting - subject to change)

Sponsors: Molly Hitchcock

Indexes:

Code sections:

Attachments: [Memo](#)
[Redlined Section 4-20 Mobile Food Vendors](#)
[Redlined Section 12-6.3 Types of Use](#)
[DRAFT Section 6.4 Specific Use Standards.pdf](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an amendment to Chapter 4, "Business Regulations," Section 4-20 "Mobile Food Vendors," and Chapter 12, "Unified Development Ordinance," Article 6 "Use Regulations," Section 12-6.3 "Types of Use," and Section 12-6.4 "Specific Use Standards" of the Code of Ordinances of the City of College Station, Texas, regarding mobile food vendors and mobile food courts. Case #ORDA2015-000003 (Note: Final action on this item is scheduled for the October 8, 2015 City Council meeting - subject to change)



MEMORANDUM

DATE: October 1, 2015

TO: Members of the Planning & Zoning Commission

FROM: Molly Hitchcock, AICP
P&DS Assistant Director

SUBJECT: Code of Ordinances Amendments (Business Regulations and UDO) – Mobile Food Courts.
ORDA2015-000003

Item: Public hearing, presentation, possible action, and discussion regarding an amendment to Chapter 4, “Business Regulations,” Section 4-20 “Mobile Food Vendors,” and Chapter 12, “Unified Development Ordinance,” Article 6 “Use Regulations,” Section 12-6.3 “Types of Use,” and Section 12-6.4 “Specific Use Standards” of the Code of Ordinances of the City of College Station, Texas, regarding mobile food courts.

Background: With the growth of the mobile food industry, a local food vendor requested a way to establish a mobile food vendor court in College Station. While food trucks may currently congregate at sales locations in certain circumstances, the request was made to allow for a food court that could provide customer amenities such as seating and a playground, and provide a predictable operating location for mobile food vendors and their customers. At the direction of City Council, City staff has drafted ordinance amendments to the Code of Ordinances to allow interested parties the opportunity to pursue the development and operation of mobile food courts in College Station via the conditional use permit process. Input on the ordinances was solicited from local mobile food vendors, the Brazos County Restaurant Association, the Northgate Business Association, and the Brazos County Health Department.

Summary: The draft amendments allow for the pursuit of two different types of mobile food courts: short- and long-term. A short-term mobile food court (two years maximum) would be allowed to provide some customer amenities with the least amount of development required. Because of the temporary nature of a short-term court, it would not involve breaking ground or providing a level of development that could not be easily reversed overnight. A long-term mobile food court would be a permanently located business, allowed to provide the most amenities, and developed according to standards similar to those of brick-and-mortar restaurants.

Both short-and long-term mobile food courts would not be allowed to develop by right, but would require permission to develop from the City Council through the Conditional Use Permit and site planning process. This process would allow the City Council, with the recommendation of the Planning and Zoning Commission, to consider site-specific mobile food court proposals and permit an individual request for a mobile food court, deny the request, or allow the use and site development with conditions intended to mitigate related concerns.

In addition, the amendments remove the daily time restriction for all mobile food vendors in Northgate so that they may remain at their permitted locations throughout the day (operating hours for mobile food vendors are from 5 a.m. to 2 a.m.). Through the mobile food court conditional use permit process, the P&Z and City Council would be able to consider allowing vendors in a mobile food court to remain open until 3 a.m.

Attachments:

1. Redlined Section 4-20 Mobile Food Vendors
2. Redlined Section 12-6.3 Types of Use
3. Redlined Section 12-6.4 Specific Use Standards

Sec. 4-20. - Mobile food vendors.

A. Definitions.

- (1) Edible goods shall include, but are not limited to:
 - (a) Prepackaged food including, but not limited to candy, beverages, and ice cream.
 - (b) Prepared food including, but not limited to hot dogs, desserts, and pizza.
 - (c) On-site prepared food including, but not limited to shaved ice, sandwiches, and tacos).
- (2) Food service establishment shall mean businesses that sell edible goods and have been inspected and approved by the Brazos County Health Department, including commercial kitchens and commissaries, and shall specifically exclude accessory or self-serve retail food sales.
- (3) Mobile shall mean the state of being in active, but not necessarily continuous, movement.
- (4) Mobile food vendors shall mean any business ~~which-that~~ sells edible goods from a non-stationary location within the City of College Station. The term shall include, but not be limited to:
 - (a) Mobile food trucks: A self-contained motorized unit selling items defined as edible goods.
 - (b) Concessions carts: Mobile vending units that must be moved by non-motorized means.
 - (c) Concession trailers: A vending unit which is pulled by a motorized unit and has no power to move on its own.
- (5) Non-refrigerated shall mean edible goods that are not required to be kept at a temperature below forty-one (41) degrees Fahrenheit according to the federal Food and Drug Administration and the Texas Food Establishment Rules.
- (6) Sell shall mean the act of exchanging a good for a profit or in return for a donation.
- (7) Stationary location shall mean the position of the mobile food vendor when not in motion and addressing the public for the purpose of sales.
- (8) Mobile food court shall mean a land use approved through a Conditional Use Permit (see Chapter 12 Unified Development Ordinance) and developed in conformity with an approved site plan (see Chapter 12, Unified Development Ordinance), where two or more mobile food vendors congregate to offer edible goods for sale to the public and amenities are provided for all vendors' customers.

B. Permit and application.

- (1) Permit. Every mobile food vendor shall have a permit issued by the City of College Station Planning and Development Services Department to conduct business in the City.
- (2) Application. An applicant shall apply for a permit on a form promulgated by the City of College Station Planning and Development Services Department.
- (3) The application shall be processed through the following method:
 - (a) Application submitted to the City of College Station,
 - (b) Application shall be reviewed by designated City staff,
 - (c) City staff shall inform the Brazos County Health Department when the application is eligible for approval by the City,
 - (d) Brazos County Health Department may then accept an application from a mobile food vendor,
 - (e) Following notification from the City, Brazos County Health department may issue a permit when their application is eligible for approval,

- (f) Applicant shall submit their Brazos County Health Department permit to City of College Station,
 - (g) The City of College Station may then, and only then, approve a mobile food vendor permit.
- (4) Permit form. A complete application shall require the following information from the applicant to be considered:
- (a) Name of applicant,
 - (b) Legal name of business or entity,
 - (c) State of Incorporation or filing of a partnership or articles of association,
 - (d) If applicable, ~~c~~Copy of Chapter or Articles of Incorporation and current listing of directors, partners, or principles (publicly traded companies are exempted),
 - (e) Sales tax number with a copy of sales tax permit,
 - (f) Signed permission from the private property owner to use the property and its amenities,
 - (g) Name, phone number, and driver's license number of business owner,
 - (h) Contact name and phone number for mobile food vending unit while ~~in-en~~ route,
 - (i) Copy of permits to do business in Texas for foreign companies,
 - (j) Description of product being sold,
 - (k) Description of attached signage,
 - (l) Vehicle identification number and description of mobile food vending unit,
 - (m) Proof of business auto liability insurance covering the mobile food vending unit,
 - (n) A signed affidavit under oath with photo identification that each individual applicant:
 - (i) Has no unpaid civil judgments against him or her in any state or U.S. possession which arise from a business activity which would have been covered by this section if in effect at the time in the jurisdiction where such judgments are of record.
 - (ii) A statement of all convictions in any state, the United States or U.S. possession within the last ten (10) years.
 - (~~no~~) A bond in the sum of not less than one thousand dollars (\$1,000.00), executed by the mobile food vendor with two (2) or more good and sufficient sureties satisfactory to the Finance Director, which bond shall be payable to the City of College Station, for the use and benefit of any person or persons entitled thereto, and conditioned that the principal and sureties will pay all damages to persons caused by or arising from or growing out of any action of the mobile food vendor while conducting business in the City of College Station, Texas. The bond shall remain in full force and effect for the entire duration of the permit provided herein. The bond shall not be required for the sale of goods in interstate commerce.
 - (~~ep~~) Copy of the Brazos County Health Department permit issued to the food service establishment.
 - (~~pg~~) Copy of written permission to utilize the private facilities of the food service establishment.
- (5) Permit fee.
- (a) The application fee for a mobile food vendor permit shall be five hundred dollars (\$500.00). Each mobile food vendor unit shall be permitted separately.
 - (b) Mobile food vendor permits shall be valid for one (1) year from the date of permit issuance.
 - (c) Upon renewal the applicant must provide a new complete application, payment of a two hundred fifty dollars (\$250.00) renewal fee, and new permitting documentation ~~upon permit~~

~~renewal~~. The applicant must submit the application and renewal fee within thirty (30) days after expiration of the permit or must reapply as a new applicant.

- (d) Concession carts shall apply under a reduced fee of two hundred fifty dollars (\$250.00) for initial application, and one hundred twenty-five dollars (\$125.00) for a renewal.
- (6) Permit denial. A permit may be denied where:
 - (a) An applicant is found to have an unpaid civil judgment(s) against him which relates to the duties and responsibilities of the permitted occupation which shall be determined by the nature and the amount of the judgment, the relationship of the judgment to the purpose of the permit and the extent that the permit would allow someone to engage in further activity that would lead to unsatisfied civil judgments; ~~or~~
 - (b) An applicant has been convicted of a crime which directly relates to the duties and responsibilities of the licensed occupation which shall be determined by the nature and seriousness of the crime, the relationship of the crime to the purpose of the permit and the extent that the permit would allow someone to engage in further criminal activity; ~~or~~;
 - (c) The required information is incomplete or incorrect or shows that a person is not otherwise entitled to conduct business as a mobile food vendor; ~~or~~;
 - (d) The opportunity to reissue a permit has been denied due to previous violations as described in this section.
- (7) Display of permit. Every permit, including those from the City of College Station and Brazos County Health Department, shall be displayed at all times in a conspicuous place where it can be read by the general public on the mobile food vendor's truck, concession cart, or concession trailer.
- (8) Permit revocation or suspension.
 - (a) A permit may be revoked upon conviction of any offense committed by an individual operating as a mobile food vendor in the City of College Station while engaged in the permitted business, or if a final conviction occurs or is found to have existed at the time of application, or if civil judgments, as set forth above, are placed or found of record against an applicant. A permit may be suspended in the event of pending charges of a crime, as set forth above, upon a magistrate's determination of probable cause in connection with such charges.
 - (b) A permit may be revoked for non-conformity to the application location specifications or requirements as well as to non-conformity to an approved location plan or diagram.
 - (c) Any employee working for an applicant permitted as an employer under this section above may be denied the right to solicit under such permit, or such rights may be suspended or terminated, under the same circumstances and procedures which apply to the holder of the permit. Revocation or suspension of an employer's permit terminates all employee permits.
 - (d) A permit may be suspended or revoked for not complying with the requirements of this section, or any other ordinances, or laws.
- (9) Appeal of permit revocation, suspension, or denial.
 - (a) The notice of revocation, suspension, or denial of a permit shall include the procedure for appealing the suspension, revocation, or denial.
 - (b) If a City official revokes, suspends or denies a mobile food vendor permit, the holder or applicant of the permit which has been revoked, suspended, or denied shall have the right of appeal to the City of College Station Planning and Development Services Director or designee by submitting an appeal in writing to the Director within ten (10) business days of the revocation, suspension, or denial.

- (c) Pending action on the appeal, a permit which has been revoked or suspended shall be considered revoked or suspended.
- (d) If a written appeal is not submitted within ten (10) business day of revocation, suspension, or denial, or if the appeal is denied, the permit shall hence be considered revoked, suspended, or denied.

(10) Reapplication after revocation, suspension, or denial of permit.

If a mobile food vendor or applicant is not in compliance with this section or any other ordinances, laws, or the approved vendor application, the following actions will be taken:

- (a) 1st violation. A warning may be issued, or the permit may be revoked or suspended and the vendor may become ineligible for new or reissued permit for three (3) months.
- (b) 2nd violation. Permit will be revoked and the vendor may become ineligible for new or reissued permit for three (3) months.
- (c) 3rd violation. Permit will be revoked and the vendor will become ineligible for new or reissued permit for one (1) year.
- (d) If an applicant's permit has been denied and the appeal is denied the applicant may not reapply for three (3) months.

C. Zoning and location restrictions.

(1) Distance regulations.

- (a) No mobile food vendor shall conduct business within any single-family residential or agricultural zoning district, including townhouse districts, but may be located in such districts when serving and within one hundred (100) feet ~~to of~~ a property with an active building permit or located within a public park facility.
- (b) A mobile food vendor may not be located within one hundred (100) feet of the primary entrance of an open and operating fixed-location food service establishments outside of Northgate. This buffer may be reduced upon receiving written permission from said establishments.
- (c) Northgate only. A mobile food vendor may not be located within one hundred (100) feet of an existing business lawfully operating as a restaurant as defined by the Unified Development Ordinance within Northgate. This buffer may be reduced upon written permission from said restaurants.

(d) Minimum distance regulations for mobile food courts are described in the Specific Use Standards section of Article 6, Use Regulations of Chapter 12, Unified Development Ordinance. Minimum distance requirements may be increased through the Conditional Use Permit process described in Article 3, Development Review Procedures of Chapter 12. Individual mobile food vendors within a mobile food court shall be located as identified on the approved mobile food court site plan.

(2) A mobile food vendor shall not conduct sales at a stationary location:

- (a) For a duration exceeding five (5) hours per location per day.
- (b) NG-1 Core Northgate and NG-2 Transitional Northgate zoning districts only. Northgate only. For a duration exceeding ~~five (5) twenty-one (21)~~ hours per location per day, except from 10:00 p.m. to 2:00 a.m. in the NG-1 Northgate Core zoning district.
- (c) For a duration exceeding thirty (30) minutes on any public street designated on the City of College Station's Thoroughfare Plan as a minor collector or lesser.
- (d) On any public street designated on the City of College Station's Thoroughfare Plan as a major collector or greater.

- (e) In congested areas where the operation impedes vehicular or pedestrian traffic.
- (f) In a designated bike lane.
- (g) Between the hours of 2:00 a.m. and 5:00 a.m. Mobile food vendors within a mobile food court shall not be open between the hours of 3:00 a.m. and 5:00 a.m.. Sales shall only be within the approved hours of operation for the court, which may restricted through the Conditional Use Permit.
- (h) Mobile food vendors on an approved pad site within a mobile food court may remain at the mobile food court with the following exceptions:
 - (1) Mobile food vendors shall leave a short-term mobile food court site at least once every twenty-four hours to retain their status as mobile food vendors.
 - (2) Mobile food vendors shall leave a long-term mobile food court site, or a pad site within the court, at least once every twenty-four hours to retain their status as mobile food vendors.

(3) ~~Northgate and Wolf Pen Creek District.~~

~~(a) Concession carts, permitted as a mobile food vendors, may be located only within the Northgate zoning districts and Wolf Pen Creek District when operating at a mixed-use development, or within an approved mobile food court. Carts must be positioned as to not disrupt pedestrian traffic and must maintain an abutting five-foot (5) clear space.~~

~~(b) A mobile food vendor may not be located within twenty (20) feet of another mobile food vendor.~~

(4) Location regulations.

- (a) No mobile food vendor shall locate on any private property without written permission to do so and must comply if asked to leave by the property owner or City official. A copy of the written permission to operate in a specific location, signed by the private property owner, shall be kept within the mobile vending unit at all times.
- (b) A mobile food vendor may not be located within twenty (20) feet of another mobile food vendor unless they are within a mobile food court and located in accordance with the approved mobile food court site plan. No person shall distribute, deposit, place, throw, scatter or cast any commercial handbill in or upon any motor vehicle without permission of the owner.
- ~~(c) No person shall distribute, deposit, place, throw, scatter or cast any commercial handbill upon any premises if requested by the property owner or City official not to do so, or if there is placed near or at the entrance thereof a sign bearing the words "no advertisement".~~
- ~~(d) No person shall sell or offer for sale any item upon any premises if requested by the property owner or City official not to do so, or if there is placed at or near the entrance thereof a sign bearing the words "no peddlers or vendors", "no trespassing", or "no solicitors."~~

D. Mobile food vendor requirements.

The following regulations shall apply to mobile food vendors within any zoning district:

- (1) Each unit shall be equipped with a portable trash receptacle, and shall be responsible for proper disposal of solid waste and waste water in the sanitation facility legally accessed by the food service establishment. All disturbed areas must be cleaned following each stop at a minimum of twenty (20) feet of the sales location.
- (2) With the exception of the required trash receptacles, mobile food vendors shall not provide freestanding fixtures (e.g., tables, chairs, tents, and canopies).
- (3) Continuous music or repetitive sounds shall not project from the mobile unit.
- ~~(34)~~ A five-foot (5) clear space ~~can shall~~ be maintained around the mobile food vending unit.

- (45) The mobile unit will be subject to inspection upon permit application through ~~the Building Division~~ of the Planning and Development Services Department and the Fire Marshal, and may be subject to random inspection and upon ~~reissuance~~ renewal of the permit.
- (56) No sales are allowed within public park facilities while park concession units are operating.
- (67) A "No Smoking" sign must be posted next to the order window or area.
- (78) A tagged fire extinguisher shall be kept accessible as directed by the City of College Station Fire Marshal or designee.
- (89) An extinguishing vent hood, Type 1 or other if approved by the City of College Station Fire Marshal, shall be required when the cooking process produces grease laden particles within the mobile unit. Said hood shall require testing in the presence of a College Station Fire Marshal designee.
- (10) A service log for the mobile food vendor, documenting the date and time of arrival and departure from the food service establishment where the vendor's services are performed. The mobile food vendor shall make the service log available for inspection upon request.

E. Offenses and regulations.

- (1) It shall be unlawful for any individual as the agent or employee of another regulated under this section to sell edible goods in the City unless its principal or employer has received a permit under this section.
- (2) A permit issued under this section is not transferable.
- (3) It shall be unlawful for an individual to sell edible goods while displaying a valid permit issued by the City of College Station in the name of another individual, organization, or entity.
- (4) It shall be unlawful for any individual directly or through an agent or employee to sell goods within the corporate limits of the City after the expiration of the permit issued by the City of College Station under this section.
- (5) It shall be unlawful for an individual directly or through an agent or employee to misrepresent on the permit affidavit any acts that are regulated under this section.
- (6) It shall be unlawful for any individual directly or through his agents or employees to represent that the issuance of a permit by the City of College Station constitutes the City's endorsement or approval of the product for sale.
- (7) It shall be unlawful to operate a mobile food vendor operation that is not in compliance with the Texas Food Establishment Rules as amended from time to time.
- (8) A mobile food vendor permit may only be granted to a business that is associated with a food service establishment, as defined by this ordinance, unless the mobile food vendor is not required to obtain a permit from the Brazos County Health Department.
- (9) A violation of this section is a Class C misdemeanor and shall be punishable ~~ableed~~ by a fine pursuant to the general penalty set out in Section 1-5, of this Code of Ordinances.

F. Exemptions.

Individuals selling only non-refrigerated farm products in an unrefined state shall be considered as a mobile food vendor, as defined by this ordinance, but shall be exempt from the requirements of this ~~s~~Section.

Sec. 12-6.3. - Types of Use.

- A. Uses of land or structures which are not expressly listed in the Use Table as permitted uses (P), permitted uses subject to specific use standards (P*), or conditional uses (C) in a zoning district or planned development are prohibited uses and shall not be established in that district or planned development.
- B. The Administrator shall determine whether or not an unlisted use, that is otherwise prohibited, as stated above should be processed. In doing so, the Administrator shall utilize purpose statements adopted herein in conjunction with the applicable zoning district, and consideration of the following criteria:
 - 1. The actual or anticipated characteristics of the activity in relationship to known characteristics of similar projects in standard planning practice;
 - 2. The relative amount of site area, floor space, and equipment;
 - 3. Relative volumes of sales from each activity;
 - 4. The customer type for each activity;
 - 5. The relative number of employees in each activity;
 - 6. Hours of operation;
 - 7. Building and site arrangement;
 - 8. Vehicles used with the activity and the relative number of vehicle trips generated by the use; and
 - 9. How the use advertises itself.

C. Use Table.

Except where otherwise specifically provided herein, regulations governing the use of land and structures with the various zoning districts and classifications of planned developments are hereby established as shown in the following Use Table.

1. Permitted Uses.

A "P" indicates that a use is allowed by right in the respective district. Such uses are subject to all other applicable regulations of this UDO.

2. Permitted Uses Subject to Specific Standards.

A "P*" indicates a use that will be permitted, provided that the use meets the provisions in Section 12-6.4, Specific Use Standards. Such uses are also subject to all other applicable regulations of this UDO.

3. Conditional Uses.

A "C" indicates a use that is allowed only where a conditional use permit is approved by the City Council. The Council may require that the use meet the additional standards enumerated in Section 12-6.4, Specific Use Standards. Conditional uses are subject to all other applicable regulations of this UDO.

Specific Uses	R	E	R	G	T*	D*	MF*	MU*	MHP*	P-MUD*	O	S	G	C	B	BP	C	NA	R-1	R-4*	R-6*	C-3*	M-1	M-2	R&D*	WPC*	NG-1*	NG-2*	NG-3*
<p>KEY: P = Permitted by Right; P* = Permitted Subject to Specific Use Standards C = Conditional Use; ** = District with Supplemental Standards (refer to Article 5)</p> <p>COMMERCIAL, OFFICE AND RETAIL</p>																													
Mobile Food Court							C ⁴	C ⁴		C ⁴			C ⁴													C ⁴	C ⁴	C ⁴	
Night Club, Bar or Tavern							C	C		C			C													C	P	P	
Restaurants							P	P		P		P*	P													P	P	P	P*

** District with Supplemental Standards (Refer to Article 5).

1 Multi-family residential uses located in stories or floors above retail commercial uses are permitted by right.

2 Hotels only allowed when accessory to a Country Club development and are limited to a maximum of fifteen (15) rooms.

3 Refer to Section 12-6.4.Z "Recreational Vehicles Park Standards (RV Parks)" for Specific Use Standards.

4 [Refer to Section 12-6.4.AC "Mobile Food Courts" for Specific Use Standards.](#)

Sec. 12-6.4. - Specific Use Standards.

The following specific use standards shall apply to those uses listed below and identified in the Use Table in Section 12-6.3, Types of Use, with a "P*." A site plan review, as required by Section 12-3.6, Site Plan Review, is required for all specific uses identified herein. For the purposes of this section, buffers shall comply with Section 12-7.7, Buffer Requirements unless specified herein. For the purposes of this section, residential areas or uses shall mean existing developed or developing (platted) residential uses including single-family and multi-family housing, townhomes, and duplexes.

AC. Mobile Food Court.

Mobile food court shall mean a land use approved through a Conditional Use Permit (see Chapter 12 Unified Development Ordinance) and developed in conformity with an approved site plan (see Chapter 12, Unified Development Ordinance), where two or more mobile food vendors congregate to offer edible goods for sale to the public and amenities are provided for all vendors' customers.

1. Mobile Food Court Categories

a. Short-Term.

- 1) A short-term food court is temporary in nature, intended to be an interim use on previously developed land where long-term utilization of the property or redevelopment is being investigated and/or pursued. A Conditional Use Permit for a short-term mobile food court may be granted for a period of up to two (2) years.
- 2) A short-term mobile food court may allow for:
 - a) The establishment of a site that provides for the gathering of two (2) to five (5) mobile food vendors.
 - b) The mobile food vendors within the mobile food court to remain on their pad sites overnight. Note: Mobile food vendors are required to leave the mobile food court at least once every twenty-four (24) hours to retain mobile food vendor status.
 - c) Tables, chairs, and canopies for court customers.
 - d) Signage for the mobile food court, in accordance with the Signs section of this Unified Development Ordinance.
 - e) Small-scale entertainment and accessory uses for mobile food court customers, such as music (live acoustic or recorded) that is played or broadcast at a reasonable volume inside the court's property boundaries and small playground area as not to disturb other surrounding property owners.
- 3) A short-term mobile food court shall:
 - a) Be located a minimum of 100 feet from a single family, duplex, or townhouse zoning district.
 - b) Have a site manager that will remain on property during the hours of operation.
 - c) Have all valid permits and licenses as required by the Brazos County Health Department.

- d) Allow only mobile food vendors that hold valid permits and licenses as required by the City of College Station and the Brazos County Health Department to operate within the mobile food court.
- e) At a minimum, not operate between the hours of 3 a.m. and 5 a.m.
- f) Provide only portable or temporary improvements to a site. Long-term or permanent improvements to a site are not allowed.
- g) Provide adequately maintained trash receptacles for customer use.
- h) Provide a portable restroom trailer(s) for customer and employee use in a location that is conveniently accessible from the seating or dining area during hours of operation. A portable restroom trailer is defined as a mobile unit containing a flush toilet(s) and a handwashing station(s) that utilizes a storage tank system. . Portable restroom trailers shall regularly leave their mobile food court sites when the courts are closed to customers to resupply water tanks and dispose of waste in appropriate off-site waste disposal facilities. Portable restroom trailers are not required to leave their sites when they are regularly serviced by waste disposal companies.
 - 1) A minimum of two handicapped-accessible restrooms (one for each gender) are required, with flushing toilets and handwashing stations.
 - 2) If handwashing stations do not meet Brazos County Health Department requirements for food service establishments, mobile food vendor employees shall be required to use a permanent, compliant restroom facility on the property on which the short-term mobile food court is located. Signed permission from the private property owner for the mobile food vendor employees to access those facilities for the extent of the Conditional Use Permit shall be required.
 - 3) Mobile food courts that are within one hundred (100) feet of a public restroom facility may be exempted from the requirement for portable restroom trailers.
- i) Comply with general site plan requirements described in the Site Plan Review section of Article 3, Development Review Procedures, the applicable requirements of Article 7 General Development Standards, and the specific use standards below.

b. Long-Term.

- 1) Long-term mobile food courts are intended to have more permanency than short-term mobile food courts and shall be held to the same development standards as restaurant developments, with the exceptions identified in the specific use standards below.
- 2) A long-term mobile food court may allow for:
 - a) The establishment of a site that provides for the gathering of two (2) or more mobile food vendors.
 - b) The mobile food vendors within the mobile food court to remain on their pad sites overnight. Note: Mobile food vendors are required to leave the mobile food court or move within the court at least once every twenty-four (24) hours to retain mobile food vendor status.

- c) Mobile food vendors to access potable water and sewage disposal facilities onsite. If these utilities are made available, they shall be located in a manner to necessitate the movement of each mobile food vendor to access the utilities.
 - d) Tables, chairs, and canopies or enclosed seating areas for court customers.
 - e) Signage for the mobile food court, in accordance with the Signs section of this Unified Development Ordinance.
 - f) Small-scale entertainment and accessory uses for mobile food court customers, such as music (live acoustic or recorded) that is played or broadcast at a reasonable volume inside the court's property boundaries and small playground area as not to disturb surrounding property owners.
 - g) Larger-scale entertainment and accessory uses for court customers, such as a volleyball court and bar, at a scale as not to disturb surrounding property owners.
 - h) Accessory structures.
 - i) Alcohol sales with approved permits and licenses from the Texas Alcoholic Beverage Commission.
- 3) A long-term mobile food court shall:
- a) Be located a minimum of 100 feet from a single family, duplex, or townhouse zoning district.
 - b) Have a site manager that will remain on property during the hours of operation.
 - c) Have all valid permits and licenses as required by the Brazos County Health Department.
 - d) Allow only mobile food vendors that hold valid permits and licenses as required by the City of College Station and the Brazos County Health Department to operate within the mobile food court.
 - e) At a minimum, not operate between the hours of 3 a.m. and 5 a.m.
 - f) Provide adequately maintained trash receptacles for customer use.
 - g) Provide permanent restroom facilities for customer and employee use in a location that is conveniently accessible from the seating or dining area during hours of operation. A permanent restroom is defined as containing flush toilets and handwashing stations utilizing piped systems, provided in accordance with the requirements of the Brazos County Health Department and adopted plumbing and building codes.

A minimum of two handicapped-accessible restrooms (one for each gender) are required, with flushing toilets and handwashing stations.
 - h) Comply with general site plan requirements described in the Site Plan Review section of Article 3, Development Review Procedures, the applicable requirements of Article 7 General Development Standards, and the specific use standards below.

2. Specific Use Standards for Mobile Food Courts

The following shall apply to all short-term and long-term mobile food courts, unless otherwise noted:

- a. Mobile food courts shall designate pad site locations for mobile food vendors.
- b. Mobile food vendor pad sites and dining areas shall be setback a minimum of one hundred (100) feet from rights-of-way and public ways.
- c. All mobile food vendor pad sites shall be separated from other pad sites, dining areas, and structures by a minimum of ten (10) feet.
- d. Pad sites and dining areas shall not be located within fire lanes, easements, setbacks, buffers, or visibility triangles.
- e. All mobile food vendors located in a mobile food court shall be on an improved, permanent surface as described in the Off-Street Parking Standards of this Unified Development Ordinance.
- f. A minimum of two (2) Off-Street Parking spaces shall be provided per mobile food vendor pad site.
- g. A minimum of a twenty-foot (20') fire apparatus access route is required around a mobile food court.
- h. Mobile food vendors, portable restroom trailers, and other temporary structures shall not be subject to the Non-Residential Architectural Standards section of this UDO.
- i. Electrical connections shall be provided for all mobile food vendors on site. Use of generators shall not be allowed in a mobile food court.
- j. Short-term mobile food courts only.
 - 1) Short-term mobile food courts shall not impede vehicular circulation or block fire lanes or sanitation routes through the existing sites upon which they are located.
 - 2) Short-term mobile food courts shall not be subject to the requirements of the Landscaping and Tree Protection section of this Unified Development Ordinance.
 - 3) Short-term mobile food courts shall utilize existing solid waste collection sites on the properties on which they are located, and provide proof of permission to do so.
- k. Long-term mobile food courts only.

If water and wastewater facilities are provided to mobile food vendors in a long-term mobile food court, the site shall be designed to require all mobile food vendors to remain mobile to access these amenities. Additional tanks or portable tanks for wastewater are prohibited.