



# 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.*

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**Thursday, June 2, 2016**

**5:30 PM**

**City Hall Council Chambers**

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1. Call the meeting to order.
2. [16-0344](#) Presentation, possible action, and discussion regarding the Water and Wastewater Impact Fee Advisory Committee reviewing and making a recommendation on land use assumptions and capital improvement plan for water and wastewater impact fees.  
  
**Sponsors:** Gibbs
3. [16-0345](#) Presentation, possible action, and discussion regarding the Roadway Impact Fee Advisory Committee reviewing and making a recommendation on land use assumptions and capital improvement plan for roadway impact fees.  
  
**Sponsors:** Gibbs
4. Discussion of consent and regular agenda items.
5. Discussion of new development applications submitted to the City.  
New Development Link: [www.cstx.gov/newdev](http://www.cstx.gov/newdev)
6. [16-0331](#) Discussion, of Minor and Amending Plats approved by Staff.  
\*Final Plat ~ Minor Plat ~ West Park Addition Lot 11R ~ Case # FP2016-000019 (Thomas)
7. [16-0343](#) Presentation, possible action, and discussion regarding the consideration of the 2016 Draft P&Z Plan of Work (see attached)  
  
**Sponsors:** Bombek  
**Attachments:** [2016 Plan of Work Draft](#)
8. [16-0332](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meeting:  
\*Thursday, June 9, 2016 ~ City Council Meeting ~ Council Chambers ~ Joint P&Z and Council Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison - Burns)  
\*Thursday, June 16, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
9. [16-0303](#) Presentation, possible action, and discussion regarding an update on the following items:

\*A Rezoning on approximately 28 acres located between Wellborn Road (FM 2154) and Royder Road, near Greens Prairie Road West from R Rural to PDD Planned Development District. The Planning & Zoning Commission heard this item on April 21, 2016 and voted (5-0) to recommend approval. The City Council Heard this item on May 16, 2016 and voted (6-0) to approve the request.

\*A Rezoning on approximately one acre located at 150 Graham Road from M-1 Light Industrial / M-2 Heavy Industrial to SC Suburban Commercial. The Planning & Zoning Commission heard this item on April 21, 2016 and voted (5-0) to recommend approval. The City Council heard this item on May 16, 2016 and voted (6-0) to approve the request.

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

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

12. Adjourn.

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 May 27, 2016 at 5:00 p.m.

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

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are asked to contact the City Secretary's Office at (979) 764-3541, TDD at 1-800-735-2989, or email [adaassistance@cstx.gov](mailto:adaassistance@cstx.gov) at least two business days prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

**Penal Code § 30.07. Trespass by License Holder with an Openly Carried Handgun.**

"Pursuant to Section 30.07, Penal Code (Trespass by License Holder with an Openly Carried Handgun) A Person Licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law), may not enter this Property with a Handgun that is Carried Openly."

**Codigo Penal § 30.07. Traspasar Portando Armas de Mano al Aire Libre con Licencia.**

"Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411, Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre."



## Legislation Details (With Text)

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**File #:** 16-0344      **Version:** 2      **Name:** Water and Wastewater Impact Fee Advisory Committee

**Type:** Updates      **Status:** Agenda Ready

**File created:** 5/27/2016      **In control:** Planning and Zoning Commission Workshop

**On agenda:** 6/2/2016      **Final action:**

**Title:** Presentation, possible action, and discussion regarding the Water and Wastewater Impact Fee Advisory Committee reviewing and making a recommendation on land use assumptions and capital improvement plan for water and wastewater impact fees.

**Sponsors:** Alan Gibbs

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the Water and Wastewater Impact Fee Advisory Committee reviewing and making a recommendation on land use assumptions and capital improvement plan for water and wastewater impact fees.



## Legislation Details (With Text)

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**File #:** 16-0345      **Version:** 1      **Name:** Roadway Impact Fee Advisory Committee  
**Type:** Updates      **Status:** Agenda Ready  
**File created:** 5/27/2016      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 6/2/2016      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding the Roadway Impact Fee Advisory Committee reviewing and making a recommendation on land use assumptions and capital improvement plan for roadway impact fees.  
**Sponsors:** Alan Gibbs  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the Roadway Impact Fee Advisory Committee reviewing and making a recommendation on land use assumptions and capital improvement plan for roadway impact fees.



## Legislation Details (With Text)

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**File #:** 16-0331      **Version:** 2      **Name:** Minor / Amending Plats  
**Type:** Updates      **Status:** Agenda Ready  
**File created:** 5/23/2016      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 6/2/2016      **Final action:**

**Title:** Discussion, of Minor and Amending Plats approved by Staff.  
\*Final Plat ~ Minor Plat ~ West Park Addition Lot 11R ~ Case # FP2016-000019 (Thomas)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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Discussion, of Minor and Amending Plats approved by Staff.  
\*Final Plat ~ Minor Plat ~ West Park Addition Lot 11R ~ Case # FP2016-000019 (Thomas)



## Legislation Details (With Text)

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**File #:** 16-0343      **Version:** 1      **Name:** 2016 Draft Plan of Work  
**Type:** Updates      **Status:** Agenda Ready  
**File created:** 5/26/2016      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 6/2/2016      **Final action:**  
**Title:** Presentation, possible action, and discusssion regarding the consideration of the 2016 Draft P&Z Plan of Work (see attached)  
**Sponsors:** Mark Bombek  
**Indexes:**  
**Code sections:**  
**Attachments:** [2016 Plan of Work Draft](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discusssion regarding the consideration of the 2016 Draft P&Z Plan of Work (see attached)

## 2016 Planning & Zoning Commission Plan of Work

### Comprehensive Plan Items

<b>Implementation of Adopted Plans</b>	
<p>Summary: Implementation of adopted master plans and <a href="#">neighborhood, district, and corridor plans</a>, namely: <a href="#">Central College Station</a>, <a href="#">Eastgate</a>, <a href="#">Southside Area</a>, <a href="#">Wellborn Community</a>, and <a href="#">South Knoll Area</a> neighborhood plans, and <a href="#">Bicycle, Pedestrian &amp; Greenways</a>, <a href="#">Parks and Recreation</a>, <a href="#">Water, Waste Water</a>, <a href="#">Medical District</a>, and <a href="#">Economic Development</a> master plans.</p>	<p>Project Dates:</p>
<p>Staff Assigned: P&amp;DS Staff</p>	<p>Anticipated Completion:</p>
<b>Review of Adopted Plans</b>	
<p>Summary: After action review of adopted planning areas, specifically Northgate, <a href="#">BioCorridor</a>, and <a href="#">Medical Districts</a>. This may also include a tour of one of the planning areas mentioned above.</p>	<p>Project Dates:</p>
<p>Staff Assigned: P&amp;DS</p>	<p>Anticipation Initiation:</p>
<b>Update on Wastewater Master Plan</b>	
<p>Summary: This plan is intended to provide a holistic look at the City's wastewater system and provide information on potential solutions and costs so that Wastewater System Capital Improvement Projects can be planned in the future by City Staff.</p>	<p>Project Dates:</p>
<p>Staff Assigned: City Staff</p>	<p>Anticipated Completion:</p>

### **Impact Fees for Water, Wastewater, and Roadways**

Summary: Engineering consultants have been engaged and impact fee studies are underway. Council recently appointed the P&Z Commission as the Impact Fee Advisory Committee (IFAC) with additional members for representation from the ETJ (water/wastewater), and Home Builders Association, as well as citizens/neighborhoods. Several presentations and findings are forthcoming to the IFAC and Council over the next few months for review and consideration. The IFAC will eventually be asked to advise the Council on Impact Fees.	Project Dates:
Staff Assigned: City Staff	Anticipated Completion:

### **Annexation Task Force Implementation**

Summary: Implement the City's future annexation policy as identified in the revised Growth Management and Capacity chapter of the Comprehensive Plan.	Project Dates:
Staff Assigned: L. Simms	Anticipated Initiation:

## **Neighborhood Integrity Items**

### **Traffic Calming Toolkit**

Summary: Receive information regarding the current traffic calming policy, including updates as recommended by the Council Transportation and Mobility Committee.	Project Dates:
Staff Assigned: Danielle Singh	Anticipated Initiation:

### **Traffic Impact Analysis for Single-Family Development**

Summary: Review the Traffic Impact Analysis ordinance and consider a recommendation to require TIAs for Single-Family Residential development.	Project Dates:
Staff Assigned: Danielle Singh	Anticipated Completion:

<b>Student Housing in Established Single-Family Neighborhoods</b>	
Summary: Research best practices from other communities regarding the management of student housing in single-family neighborhoods.	Project Dates:
Staff Assigned:	Anticipated Completion

<b>Update on Landscaping Requirements for Single-Family Developments</b>	
Summary: Provide an update on the City's landscaping requirements for single-family development and recommend adjustments as deemed necessary.	Project Dates:
Staff Assigned:	Anticipated Completion:

## UDO Regulatory Items

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

<b>Sign Ordinance Revisions</b>	
Summary: Review and update the City's sign ordinance in light of the recent Supreme Court decision regarding sign regulations based upon content.	Project Dates:
Staff Assigned: City Staff	Anticipated Initiation:

<b>Update on Off-Street Parking Requirements</b>	
Summary: Provide an update on the City's off-street parking requirements. Receive Information regarding current off-street parking requirements including options that provide flexibility.	Project Dates:
Staff Assigned: City Staff	Anticipated Completion:

<b>Research Multi-Family Zoning Options</b>	
Summary: Research the ability to provide multi-family zoning for market rate units (conventional multi-family) vs. rental by bedroom (student multi-family).	Project Dates:
Staff Assigned:	Anticipated Completion:

## On-Going Items

<b>Pre-Application Conference Overview</b>	
Summary: Provide an update on the Pre-Application Conference process.	Project Dates:
Staff Assigned:	Anticipated Completion:

<b>Quarterly Review of Pre-Application Conference Surveys</b>	
Summary: Provide an update on the survey results from the Pre-Application Conference process.	Project Dates:
Staff Assigned:	Anticipated Completion:

<b>Economic Development Updates</b>	
Summary: Receive regular updates from the Economic Development Department regarding the vision and implementation of the commercialization of TAMU research-related output, including examples of successful efforts elsewhere. Additionally, receive an update on the recent announcement regarding plans for the TAMU System Riverside Campus revitalization effort.	Project Dates:
Staff Assigned: City Staff	Anticipated Initiation:



Legislation Details (With Text)

**File #:** 16-0332      **Version:** 2      **Name:** Upcoming Meetings  
**Type:** Updates      **Status:** Agenda Ready  
**File created:** 5/23/2016      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 6/2/2016      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meeting:  
\*Thursday, June 9, 2016 ~ City Council Meeting ~ Council Chambers ~ Joint P&Z and Council  
Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison - Burns)  
\*Thursday, June 16, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular  
7:00 p.m.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meeting:  
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Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison - Burns)  
\*Thursday, June 16, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular  
7:00 p.m.



Legislation Details (With Text)

**File #:** 16-0303      **Version:** 1      **Name:** Updates on Items Heard  
**Type:** Updates      **Status:** Agenda Ready  
**File created:** 5/11/2016      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 6/2/2016      **Final action:**

**Title:** Presentation, possible action, and discussion regarding an update on the following items:  
 \*A Rezoning on approximately 28 acres located between Wellborn Road (FM 2154) and Royder Road, near Greens Prairie Road West from R Rural to PDD Planned Development District. The Planning & Zoning Commission heard this item on April 21, 2016 and voted (5-0) to recommend approval. The City Council Heard this item on May 16, 2016 and voted (6-0) to approve the request.  
 \*A Rezoning on approximately one acre located at 150 Graham Road from M-1 Light Industrial / M-2 Heavy Industrial to SC Suburban Commercial. The Planning & Zoning Commission heard this item on April 21, 2016 and voted (5-0) to recommend approval. The City Council heard this item on May 16, 2016 and voted (6-0) to approve the request.

**Sponsors:**

**Indexes:**

**Code sections:**

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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.*

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**Thursday, June 2, 2016**

**7:30 PM**

**City Hall Council Chambers**

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

At this time, the Chairman will open the floor to citizens wishing to address the Commission on 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** [16-0334](#) Consideration, possible action, and discussion to approve meeting minutes.  
\*May 19, 2016 ~ Workshop  
\*May 19, 2016 ~ Regular

**Attachments:** [May 19 2016 Workshop](#)  
[May 19 2016 Regular](#)

- 4.2** [16-0342](#) Presentation, possible action, and discussion regarding a Development Plat for Sterling High Rise consisting of 1 lot on approximately 1.82 acres located at 711 University Drive, generally located to the east of Nagle Street, between Church Avenue and University Drive . Case #DVPL2016-000002

**Sponsors:** Bombek

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

Regular Agenda

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

6. [16-0330](#)      Public hearing, presentation, possible action, and discussion regarding a Final Plat for West Park Addition Lots 7R, 8R and 9R Block 4 being a replat of West Park Addition Lots 7,8, adjoining 40' of Lot 9 and half of adjacent abandoned alley, Block 4 consisting of 2 lots on approximately 0.58 acres located at 600 & 604 Maryem Street, generally located near the intersection of Maryem Street and Fidelity Street. Case # FP2016-000017

**Sponsors:**      Paz

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

7. [16-0322](#)      Presentation, possible action, and discussion regarding a discretionary item to the Unified Development Ordinance Section 12-8.3.K.5.b 'Fee in Lieu of Construction' and presentation, possible action, and discussion regarding a Development Plat for BCS Sikh Church Association consisting of 1 commercial lot on approximately 1.27 acres located at 13913 Wellborn Road, generally located south of McFarland Drive and north of Norton Lane. Case #DVPL2015-000002

**Sponsors:**      Thomas

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

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

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City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on May 27, 2016 at 5:00 p.m.

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City Secretary

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**"Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411, Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre."**



## Legislation Details (With Text)

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**File #:** 16-0334      **Version:** 1      **Name:** Minutes  
**Type:** Minutes      **Status:** Agenda Ready  
**File created:** 5/23/2016      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 6/2/2016      **Final action:**

**Title:** Consideration, possible action, and discussion to approve meeting minutes.  
\*May 19, 2016 ~ Workshop  
\*May 19, 2016 ~ Regular

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [May 19 2016 Workshop](#)  
[May 19 2016 Regular](#)

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

\*May 19, 2016 ~ Workshop

\*May 19, 2016 ~ Regular

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**Workshop Meeting**  
**May 19, 2016 6:00 p.m.**  
**CITY HALL COUNCIL CHAMBERS**  
**College Station, Texas**

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**COMMISSIONERS PRESENT:** Jane Kee, Jodi Warner, Jerome Rektorik, Barry Moore, Casey Oldham and Johnny Burns

**COMMISSIONERS ABSENT:** Jim Ross

**CITY COUNCIL MEMBERS PRESENT:** Karl Mooney

**CITY STAFF PRESENT:** Lance Simms, Molly Hitchcock, Alan Gibbs, Danielle Singh, Carol Cotter, Jessica Bullock, Jenifer Paz, Kevin Ferrer, Carla Robinson, Lauren Basey, Kirk Price and Kristen Hejny

1. Call the meeting to order.

Chairperson Kee called the meeting to order at 6:02 p.m.

2. Discussion of consent and regular agenda items.

There was general discussion regarding regular agenda item #9.

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

There was no discussion.

4. Discussion of Minor and Amending Plats approved by Staff.  
\*Final Plat ~ Minor/Replat ~ Prairie View Heights Lot 2R & 23R Block 4 ~ Case # FP2016-000006 (Bombek)

There was no discussion.

5. Presentation, possible action, and discussion regarding the status of items in the 2016 P&Z Plan of Work

Chairperson Kee submitted organizational changes on the 2016 Plan of Work to Staff and the Commission.

Commissioner Oldham arrived at 6:10.

There was general discussion amongst the Commission regarding the Pre Application Conference Overview.

6. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:  
\*Thursday, June 9, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison – Burns)

\*Thursday, June 16, 2016 ~ P&Z Meeting ~ Council Chambers ~ 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, Bio Corridor Board.

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 7:00 p.m.

**Approved:**

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

**Attest:**

\_\_\_\_\_  
Kristen Hejny, Staff Assistant  
Planning & Development Services

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**Regular Meeting**  
**May 19, 2016, 7:00 p.m.**  
**CITY HALL COUNCIL CHAMBERS**  
**College Station, Texas**

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**COMMISSIONERS PRESENT:** Jane Kee, Jodi Warner, Jerome Rektorik, Barry Moore, Casey Oldham and Johnny Burns

**COMMISSIONERS ABSENT:** Jim Ross

**CITY COUNCIL MEMBERS PRESENT:** Karl Mooney

**CITY STAFF PRESENT:** Lance Simms, Molly Hitchcock, Alan Gibbs, Danielle Singh, Carol Cotter, Jessica Bullock, Jenifer Paz, Kevin Ferrer, Carla Robinson, Lauren Basey, Kirk Price and Kristen Hejny

1. Call Meeting to Order

Chairperson Kee called the meeting to order at 7:15 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

4. **Consent Agenda**

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

\*Jim Ross ~ May 19, 2016

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

\*May 5, 2016 ~ Workshop

\*May 5, 2016 ~ Regular

4.3 Presentation, possible action, and discussion regarding a Preliminary Plan for Indian Lakes Phases 29, 30, & 31 Consisting of 20 lots and 2 Common Areas on approximately 64.56 acres, generally located south of Cherokee Drive and southeast of Indian Lakes Drive. Case #PP2015-000013

**Commissioner Rektorik motioned to approve Consent Agenda Items 4.1 – 4.3. Commissioner Moore seconded the motion, motion passed (6-0).**

**Regular Agenda**

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

No items were removed from the Consent Agenda.

6. Presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan-Future Land Use & Character Map from Suburban Commercial to Urban for approximately 4.74 acres located at 404 Harvey Mitchell Parkway South, more generally located at the corner of Harvey Mitchell Parkway South and Raymond Stotzer Parkway. Case #CPA2016-000001 (Note: Final action on this item is scheduled for the June 9, 2016 City Council meeting – subject to change)

This item was removed from the Agenda at the Applicant's request and was not heard at this meeting.

7. Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan – Future Land Use & Character Map from Restricted Suburban to General Commercial and Suburban Commercial for approximately nine acres located at 15797 FM 2154, more generally located north of the Crossroad Woods Subdivision near intersection of Wellborn Road (FM 2154) and Greens Prairie Trail. Case #CPA2016-000002 (Note: Final action on this item is scheduled for the June 9, 2016 City Council meeting – subject to change)

Senior Planner Bullock presented the Comprehensive Plan Amendment to the Commission, and recommended approval.

Applicant, Crissy Hartl, 3204 Earl Rudder Freeway South, College Station, was available to answer questions from the Commission.

Chairperson Kee opened the public hearing.

Roy Robinson, 4850 Greens Prairie Trail, College Station, spoke against the Comprehensive Plan Amendment, citing concerns for buffering, code enforcement, parking and noise.

Veronica Morgan, 3204 Earl Rudder Freeway South, College Station, requested that any questions and discussion for the Comprehensive Plan Amendment be deferred until after Agenda Item #8.

Chairperson Kee closed the public hearing.

**Commissioner Rektorik motioned to defer action on the Comprehensive Plan Amendment until after item Agenda #8 was presented to the Commission. Commissioner Oldham seconded the motion, 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 R Rural to PDD Planned Development District for approximately nine acres being situated in the Samuel Davidson League, Abstract No. 13, Brazos County, Texas. Said tract being the remainder of a called 5 acre tract of land as described by a deed to Rose E. Logan recorded in Volume 314, Page 708 of the Deed of Records of Brazos County, Texas, and being situated in the Samuel Davidson League, Abstract No. 13, College Station, Brazos County, Texas. Said tract being all of a called 3.78 acre tract of land as described by a deed to South Wellborn, LTD recorded in Volume 7043, Page 90 of the Official Public Records of Brazos County, Texas, generally located at 15797 FM 2154, north of the Crossroads Woods Subdivision near intersection of Wellborn Road (FM 2154) and Greens Prairie Trail. Case #REZ2016-000012 (Note: Final action on this item is scheduled for the June 9, 2016 City Council meeting – subject to change)

Senior Planner Bullock presented the Rezoning to the Commission and recommended approval.

Chairperson Kee asked if moving trucks were going to be available for lease at this location.

Ms. Hartl responded that moving trucks will be utilizing the development, but only on the area proposed to be zoned General Commercial.

Chairperson Kee opened the public hearing.

Cynthia Robinson, 4850 Greens Prairie Trail, College Station, spoke against the rezoning, citing concerns for buffering requirements and future uses allowed by the rezoning.

Judy Foster, 4646 Greens Prairie Trail, College Station, spoke against the rezoning, citing concerns for septic tanks and buffer requirements.

Ms. Morgan was available to answer questions regarding the Aerobic Septic Systems, stating that all systems would have to be approved by the Brazos County Health Department.

Chairperson Kee closed the public hearing.

Chairperson Kee asked if there would be moving trucks utilizing the property.

Ms. Morgan stated that there will be three to four trucks, but they will be kept on the General Commercial side of the property.

There was general discussion amongst the Commission.

**Commissioner Rektorik motioned to recommend approval of Agenda Item #7, the Comprehensive Plan Amendment. Commissioner Oldham seconded the motion, motion passed (6-0).**

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

9. Public hearing, presentation, possible action, and discussion regarding a recommendation to the City Council on a petition to form Brazos County Municipal Utility District No. 2, generally located along Peach Creek between FM2154 and State Highway 6 South in the City's Extraterritorial Jurisdiction.

Director Simms presented the Municipal Utility District petition to the Commission and recommended approval.

Chairperson Kee asked why the City is creating five Municipal Utility Districts (MUDs)

Applicant Trey Lary, with Allen, Boone, Humphreys & Robinson, 1108 Lavaca Street #510, Austin, Texas, stated that this would be a 15-20 year build out, accomplished by several phases. By the completion of the MUDs, the debt will be paid down and tax rate will decrease.

Chairperson Kee asked if changes to the Land Use Plan within the MUD on Preliminary Plats, will be reviewed by the Planning and Zoning Commission.

Director Simms stated that these would be only minor changes at staff level.

Chairperson Kee asked if the MUD Tax would eventually go away.

Director Simms stated that once the debt is paid off, the tax will decrease and eventually go away.

Mr. Lary stated that tax rates will decrease over time, but taxes would continue for utility maintenance until the utilities were taken over by the City.

Commissioner Rektorik asked if all five MUDs would have their own bond.

Mr. Lary responded that they would have their own, however, one will likely serve as the master MUD.

Commissioner Rektorik asked if the City were to annex the MUD, would the City take over the debt.

Mr. Lary responded that there will be a Strategic Partnership Agreement with the City in place that states the City will take over all assets and debt, upon annexation.

Commissioner Oldham asked about the utilities in the MUD.

Director Simms stated that the sewer is internal and the water is provided by Wellborn Special Utility District.

Jeanne McDonald P.C, 2277 Plaza Drive, Sugar Land, Texas, was available to introduce herself to the Commission, as she will be outside counsel for the City to develop the MUD.

**Commissioner Rektorik motioned to recommend approval of the petition to form the Municipal Utility District. Commissioner Oldham seconded the motion, motion passed (6-0).**

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

There was no discussion.

11. Adjourn

The meeting adjourned at 8:53 p.m.

**Approved:**

**Attest:**

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

\_\_\_\_\_  
Kristen Hejny, Admin Support Specialist  
Planning & Development Services

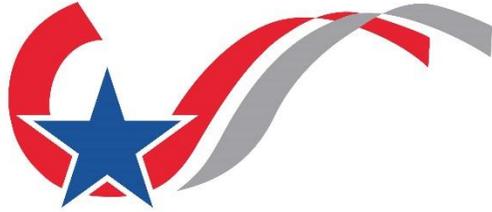


## Legislation Details (With Text)

**File #:** 16-0342      **Version:** 3      **Name:** Sterling High Rise- Development Plat  
**Type:** Final Plat      **Status:** Agenda Ready  
**File created:** 5/25/2016      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 6/2/2016      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding a Development Plat for Sterling High Rise consisting of 1 lot on approximately 1.82 acres located at 711 University Drive, generally located to the east of Nagle Street, between Church Avenue and University Drive . Case #DVPL2016-000002  
**Sponsors:** Mark Bombek  
**Indexes:**  
**Code sections:**  
**Attachments:** [Staff Report](#)  
[Application](#)  
[Development Plat](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Development Plat for Sterling High Rise consisting of 1 lot on approximately 1.82 acres located at 711 University Drive, generally located to the east of Nagle Street, between Church Avenue and University Drive . Case #DVPL2016-000002



CITY OF COLLEGE STATION

**FINAL PLAT**  
**Being a Development Plat**  
**for**  
**Sterling High Rise**  
**DVPL2016-000002**

**SCALE:** One lot on approximately 1.82 acres

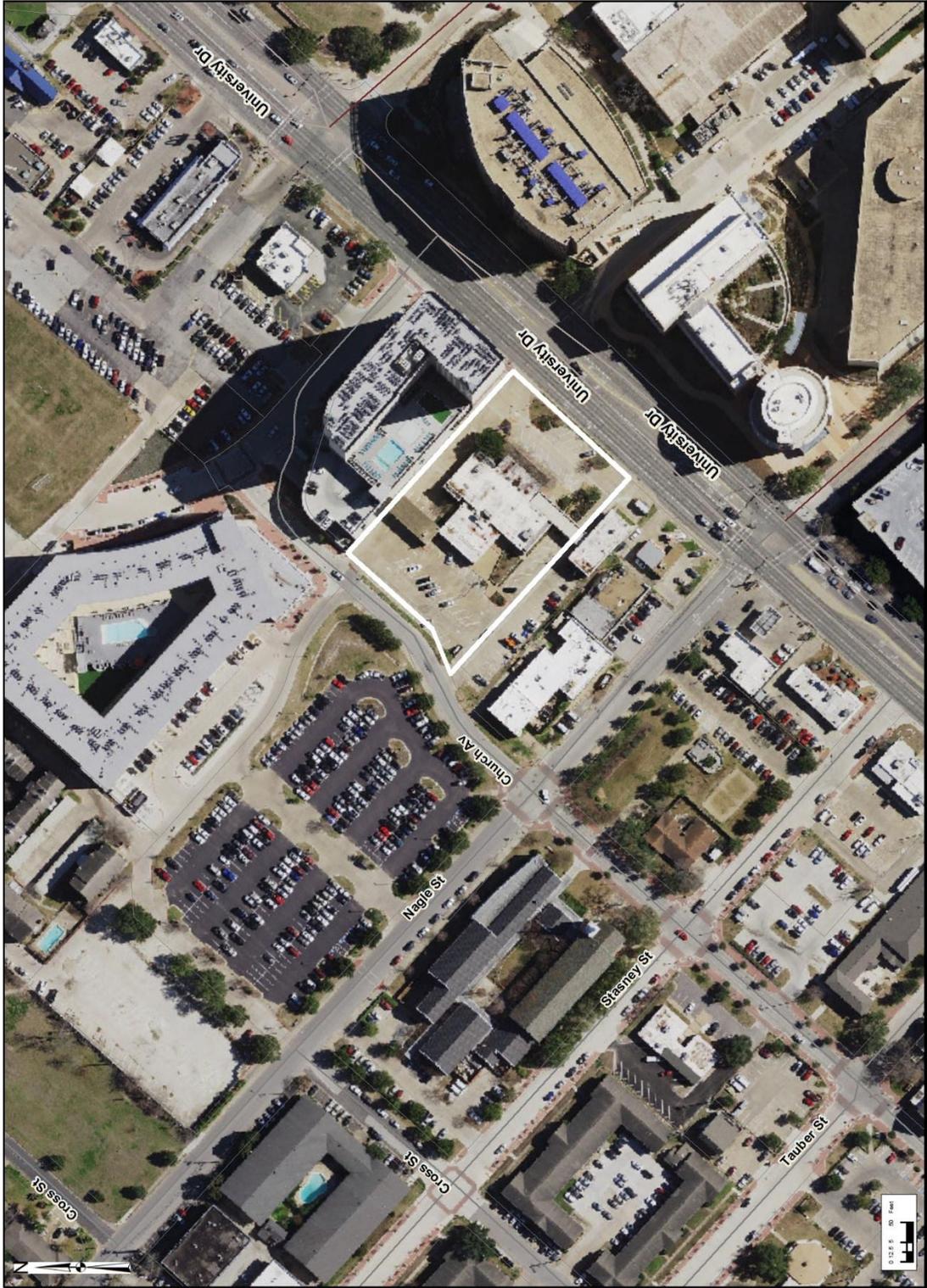
**LOCATION:** 711 University Drive, generally located between Church Avenue and University Drive, to the east of Nagle Street.

**ZONING:** NG-2 Transitional Northgate

**APPLICANT:** Michael Montelongo

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

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



Case: DVPL2016-000002

STERLING HIGH RISE

DEVELOPMENT REVIEW



## DEVELOPMENT HISTORY

<b>Annexation:</b>	May 1938
<b>Zoning:</b>	C-NG Commercial Northgate, renamed NG-2 Transitional Northgate-1996
<b>Preliminary Plat:</b>	N/A
<b>Site Development:</b>	Commercial Bank

## COMMENTS

<b>Parkland Dedication:</b>	The site is located in neighborhood zone 1 and community zone B. Parkland dedication fees in the amount of \$687.00 per bedroom will be assessed with the Building Permit for this project.
<b>Greenways:</b>	N/A
<b>Pedestrian Connectivity:</b>	Sidewalks exist on University Drive, though it is not currently meeting the standard in width and material for the Northgate District. The existing will be replaced with a sidewalk 12-feet in width and constructed of red brick pavers. Additionally, a 10-foot sidewalk constructed of the same material will also be added along Church Street with the development of the site.
<b>Bicycle Connectivity:</b>	There are no bicycle connections identified on the Bicycle, Pedestrian, and Thoroughfare masterplan for this portion of Church Avenue and University Drive.
<b>Impact Fees:</b>	N/A

## REVIEW CRITERIA

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

## STAFF RECOMMENDATIONS

Staff recommends approval of the Development Plat.

## SUPPORTING MATERIALS

1. Application
2. Copy of Development Plat



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

## DEVELOPMENT PLAT APPLICATION

### MINIMUM SUBMITTAL REQUIREMENTS:

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

**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 \_\_\_\_\_

NAME OF PROJECT 711 University Apartments

ADDRESS 711 University Drive College Station, TX 77840

LEGAL DESCRIPTION (Lot, Block, Subdivision) A005001, JE Scott, Tract 300, 1.4530 Acres

SPECIFIED LOCATION OF PROPOSED PLAT:  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Name Michael Montelongo E-mail mmontelongo@wga-llp.com

Street Address 2500 Tanglewilde, Suite 120

City Houston State TX Zip Code 77063

Phone Number 713-489-9355 Fax Number n/a

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

Name Cutris Burnett E-mail curtis.burnett@tdc-properties.com  
Street Address 3411 Richmond Avenue, Suite 200  
City Houston State TX Zip Code 77046  
Phone Number 832-209-1257 Fax Number 832-209-1201

ARCHITECT OR ENGINEER'S INFORMATION:

Name Christopher Barboza E-mail chris\_barboza@gensler.com  
Street Address 711 Louisiana Street  
City Houston State TX Zip Code 77002  
Phone Number 713-209-7911 Fax Number n/a

Total Acreage 1.82 R-O-W Acreage 0.03

Current zoning of subject property NG-2

Floodplain Acreage 0

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

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

N/A

Regarding the waiver request, explain how:

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

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

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

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

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

Total Linear Footage of Proposed Public:	
_____	Streets
507	Sidewalks
40	Sanitary Sewer Lines
10	Water Lines
_____	Channels
20	Storm Sewers
_____	Bike Lanes / Paths

Parkland Dedication due prior to filing the Development Plat:	
<b>ACREAGE:</b>	
_____	No. of acres to be dedicated + \$ _____ development fee
_____	No. of acres in floodplain
_____	No. of acres in detention
_____	No. of acres in greenways
<b>OR</b>	
<b>FEE IN LIEU OF LAND:</b>	
264	No. of SF Dwelling Units X \$ 1636 = \$ 431,904
_____ (date) Approved by Parks & Recreation Advisory Board	

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

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

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

2016.02.11  
 \_\_\_\_\_  
 Date

## CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

### Owner Certification:

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

By: Cate B. A.

Property Owner(s)

2/9/10

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.

Mind M. M.  
Engineer

2016.02.11

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: \_\_\_\_\_

**DEVELOPMENT 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 or larger.
- 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.) (Property that has been previously platted must retain original subdivision name.)
  - Date of preparation.
  - Engineer's scale in feet.
  - Total area shown on development plat.
- 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 certification.
  - Ownership and Dedication
  - Surveyor and/or Engineer
  - City Engineer
  - Planning and Zoning Commission
  - Brazos County Clerk
  - Brazos County Commissioners Court Approval (ETJ Plats only)
- 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.
- 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

- 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.
- Public and private R.O.W. locations and widths. (All existing and proposed R.O.W.'s sufficient to meet Thoroughfare Plan.)
- Street offsets and/or intersection angles meet ordinance.

Existing Proposed

- A number or letter to identify each lot or site and each block.
- Parkland dedication/greenbelt area/park linkages (All proposed dedications must be reviewed by the Parks and Recreation Advisory Board prior to P&Z Commission consideration.)
- Building, structure or improvement or proposed modification of the external configuration of the building, structure, or improvement.
- Each easement and right-of-way, including alleys, within or abutting the boundary of the surveyed property.
- Any part of the property intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the sidewalk, alley, square, park, or other part.

- 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).
  - 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 line plan showing fire hydrants, valves, etc. with plan and profile lines showing depth and grades. One sheet must show the overall water layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)
  - Storm drainage system plan with contours, street profile, inlets, storm sewer and drainage channels, with profiles and sections. Drainage and runoff areas, and runoff based on 5, 10, 25, 50 and 100 year rain intensity. Detailed drainage structure design, channel lining design & detention if used. One sheet must show the overall drainage layout of the subdivision.
  - Detailed cost estimates for all public infrastructure listed above sealed by Texas P.E.
  - Letter of Completion for public infrastructure or guarantee / surety in accordance with UDO Section 8.6.
  - Drainage Report.
  - Erosion Control Plan (must be included in construction plans).

All off-site easements necessary for infrastructure construction must be shown on the development 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 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 development 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.

**NOTES:**

North Orientation is based on rotating the northeast line to grid north NAD83(2011)epoch 2010.00 Texas State Plane, Central Zone as derived from GPS observations.

Elevations were derived from City of College Station Monument CS94-10.

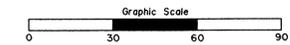
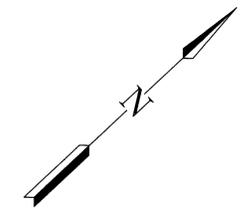
This property is not located within the 100 - year flood hazard area as depicted from FLOOD INSURANCE RATE MAP NO. 48041C0305 F, DATED APRIL 2, 2014.

This survey was prepared with the benefit of a Title Commitment provided by Fidelity National Title Insurance Company as shown in GF No. 0915758597. All easements shown are based on this commitment. Strong Surveying, LLC did not engage any easement information.

The southeast R.O.W. line of F.M. 60 is for pictorial purposes only and has not been surveyed.

LINE	BEARING	DISTANCE
L1	S 47°48'18" E	9.08'
L2	S 42°11'42" W	15.00'
L3	N 47°48'18" W	14.33'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	233.58'	20.00'	19.99'	S 65°53'22" W	04°54'19"
C2	233.58'	15.90'	15.89'	S 61°29'14" W	03°53'57"
C3	233.58'	71.69'	71.41'	S 50°44'44" W	17°35'04"



**FIELD NOTES**  
185 ACRES  
BRANCH BANKING AND TRUST COMPANY  
BEING A PART OF A CALLED 1622 ACRE TRACT,  
A PART OF A CALLED 0.4055 OF ONE ACRE TRACT &  
A PART OF A CALLED 30' X 50' TRACT  
VOLUME 12078, PAGE 156  
J.E. SCOTT LEAGUE, A-50  
COLLEGE STATION, BRAZOS COUNTY, TEXAS  
FEBRUARY 8, 2016

All that certain lot, tract or parcel of land being 1.85 acres, situated in the J.E. SCOTT LEAGUE, Abstract No. 50, Brazos County, Texas, and being a part of that certain Called 1.622 acre tract, a part of that certain Called 0.4055 of one acre tract and a part of that certain Called 30' x 50' Tract as described in deed from Citibank, N.A. to Branch Banking and Trust Company, a North Carolina banking corporation in Volume 12078, Page 156, said 1.85 acre tract being more particularly described by metes and bounds as follows;

BEGINNING at an "X" chiseled in concrete found for the most southerly corner, said corner being the most southerly corner of said Called 0.4055 acre tract, said corner also being the Occupied most easterly corner of the Radakor, LLC Called Tract One as described in Volume 9147, Page 284, said corner also being located in the northwesterly right-of-way line of F.M. Highway 60;

THENCE N 47°47'21" W, along the southwest line of said Called 0.4055 acre tract at a distance of 348.04 feet passing a 1/2" Iron Rod with Cap set for in the Proposed southeast right-of-way line of Church Street as per this plat and continuing for a total distance of 353.04 feet to a point for the most westerly corner, said corner being the most westerly corner of said Called 0.4055 acre tract, said corner also being located in the existing southeasterly right-of-way line of Church Street;

THENCE N 41°58'27" E, along the existing southeasterly right-of-way line of Church Street a distance of 114.3 feet to a point for corner, said point being an angle point in the existing southeast right-of-way line of said Church Street;

THENCE N 68°20'32" E, continuing along the existing southeast right-of-way line of Church Street a distance of 36.52 feet to point for the beginning of a curve;

THENCE with said existing southeast right-of-way line along said curve in a counterclockwise direction having an arc length of 105.28 feet, a radius of 228.58 feet, having a delta angle of 26°23'20", a chord bearing of N 55°08'52" E and a long chord of 104.35 feet to a point for the end of said curve;

THENCE N 41°58'27" E, continuing along the existing southeast right-of-way line of Church Street a distance of 104.17 feet to a point for the most northerly corner, said corner being in a northeasterly line of said Called 1.622 acre tract,

THENCE S 47°47'34" E, along the northeast line of said Called 1.622 acre tract at a distance of 3.76 feet passing a PK Nail found in concrete for the most westerly corner of Lot 1, Block 1 of the 717 Subdivision as described in Volume 10684, Page 83, and continuing for a total distance of 313.25 feet to a PK nail found for the most easterly corner, said corner being the most easterly corner of said Called 1.622 acre tract, said corner being the most southerly corner of Lot 1, Block 1, of said 717 Subdivision, said corner also being located in the northwesterly right-of-way line of F.M. Highway 60;

THENCE S 42°01'22" W, along the southeast line of said Called 1.622 acre tract and Called 0.4055 acre tract respectively, and the northwest right-of-way line of said F.M. Highway 60 a distance of 250.02 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 1.85 ACRES OF LAND MORE OR LESS.

CERTIFICATE OF CITY ENGINEER  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, \_\_\_\_\_, City Engineer of the City of College Station, Texas hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

CERTIFICATE OF PLANNING AND ZONING COMMISSION  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, \_\_\_\_\_, Chairman of the Planning and Zoning Commission of the City of College Station, Texas hereby certify that the attached plat was duly approved by the Commission on the \_\_\_\_ day of \_\_\_\_\_, 2016.

Chairman

City Engineer  
City of College Station, Texas

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 \_\_\_\_\_, 2016 in the Official Records of Brazos County in Volume \_\_\_\_ Page \_\_\_\_  
County Clerk Brazos County, Texas.

(SEAL)

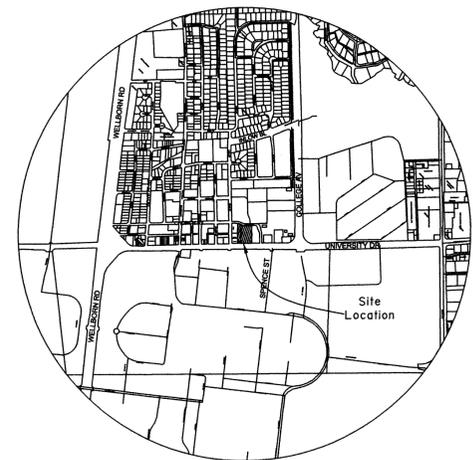
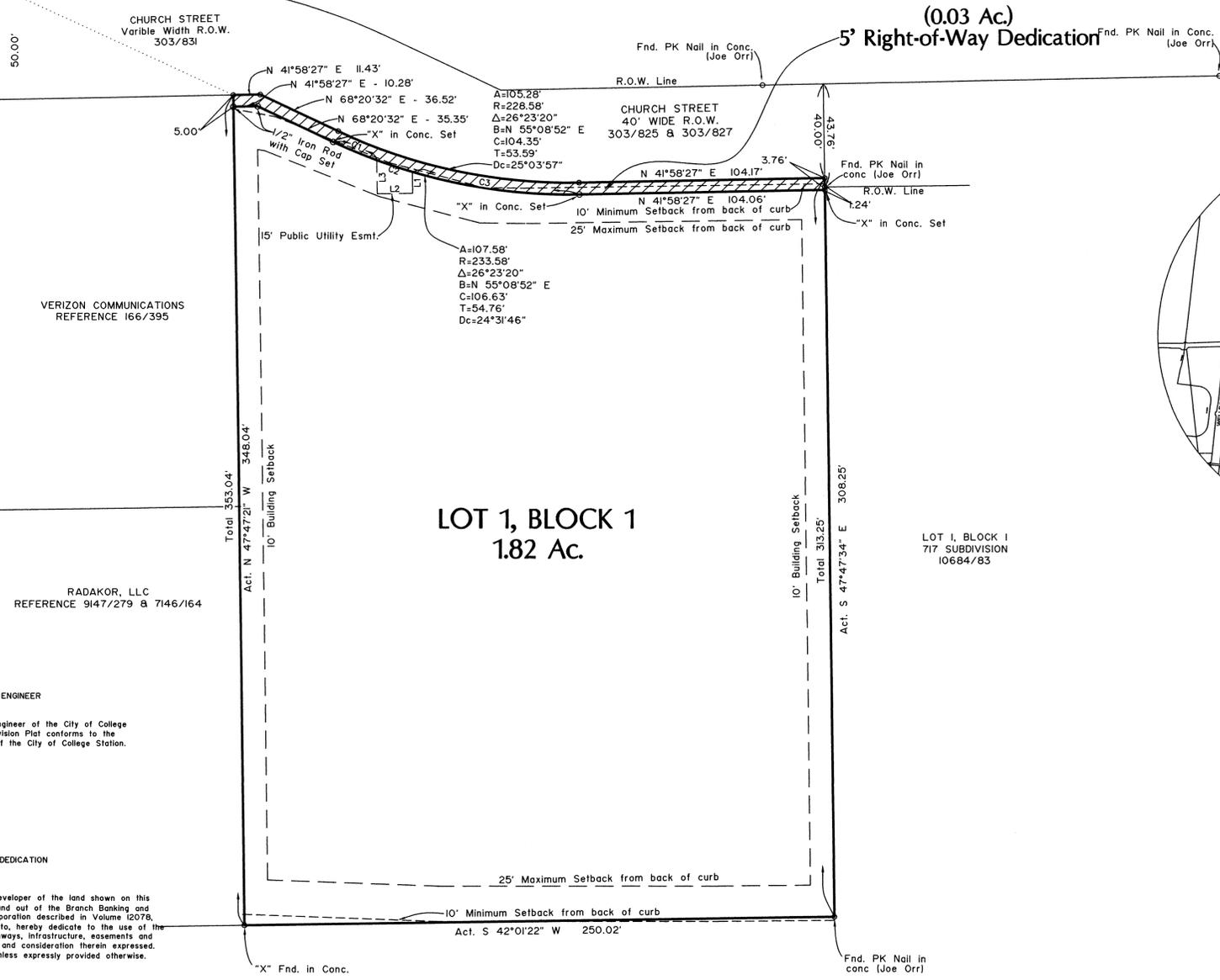
OWNERSHIP AND DEDICATION  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, \_\_\_\_\_, Owner and Developer of the land shown on this plat and designated herein as 1.85 acres of land out of the Branch Banking and Trust Company, a North Carolina banking corporation described in Volume 12078, Page 156, and whose 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.

Owner

CERTIFICATE OF SURVEYOR  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, H. Curtis Strong, Registered Professional Surveyor No. 4961 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 and that the metes and bounds describing said subdivision will describe a closed geometric form.  
Registered Professional Land Surveyor:

CERTIFICATE OF NOTARY  
STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day and 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 stated.  
Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2016.  
Notary Public, Brazos County, Texas:  
(NOTARY SEAL)

**LOT 1, BLOCK 1**  
1.82 Ac.



VICINITY MAP  
NOT TO SCALE

**FINAL PLAT**  
**BEING A**  
**DEVELOPMENT PLAT**  
**OF**  
**STERLING HIGH RISE**  
**1.85 ACRES**  
**J.E. SCOTT SURVEY, A-50**  
**COLLEGE STATION, BRAZOS COUNTY, TEXAS**  
**SCALE: 1"=30'**      **FEBRUARY 10, 2016**

Prepared for:  
Din/Cal 3, Inc.  
3411 Richmond Ave., Suite 200  
Houston, TX 77046  
Phone: 832-209-1257

Current Owner:  
Branch Banking and Trust Company, a  
North Carolina banking corporation.  
150 South Stratford Road  
Winston-Salem, North Carolina

**STRONG SURVEYING**  
1722 Broadmoor, Suite 105  
Bryan, Texas 77802  
Phone: (979) 776-9836  
Fax: (979) 731-0096  
Firm No. 10093500 email: curtis@strongsurveying.com



## Legislation Details (With Text)

**File #:** 16-0330      **Version:** 5      **Name:** 600 & 604 Maryem St  
**Type:** Final Plat      **Status:** Agenda Ready  
**File created:** 5/23/2016      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 6/2/2016      **Final action:**  
**Title:** Public hearing, presentation, possible action, and discussion regarding a Final Plat for West Park Addition Lots 7R, 8R and 9R Block 4 being a replat of West Park Addition Lots 7,8, adjoining 40' of Lot 9 and half of adjacent abandoned alley, Block 4 consisting of 2 lots on approximately 0.58 acres located at 600 & 604 Maryem Street, generally located near the intersection of Maryem Street and Fidelity Street. Case # FP2016-000017  
**Sponsors:** Jenifer Paz  
**Indexes:**  
**Code sections:**  
**Attachments:** [Staff Report](#)  
[Application.pdf](#)  
[Plat](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding a Final Plat for West Park Addition Lots 7R, 8R and 9R Block 4 being a replat of West Park Addition Lots 7,8, adjoining 40' of Lot 9 and half of adjacent abandoned alley, Block 4 consisting of 2 lots on approximately 0.58 acres located at 600 & 604 Maryem Street, generally located near the intersection of Maryem Street and Fidelity Street. Case # FP2016-000017



CITY OF COLLEGE STATION

**FINAL PLAT  
for  
West Park Addition Lot 7R, 8R, 9R Block 4  
being a Replat of  
West Park Addition Lot 7, 8, adjoining 40' of Lot 9  
and half of 15' alley, Block 4  
FP2016-000017**

**SCALE:** 3 lots on approximately 0.58 acres

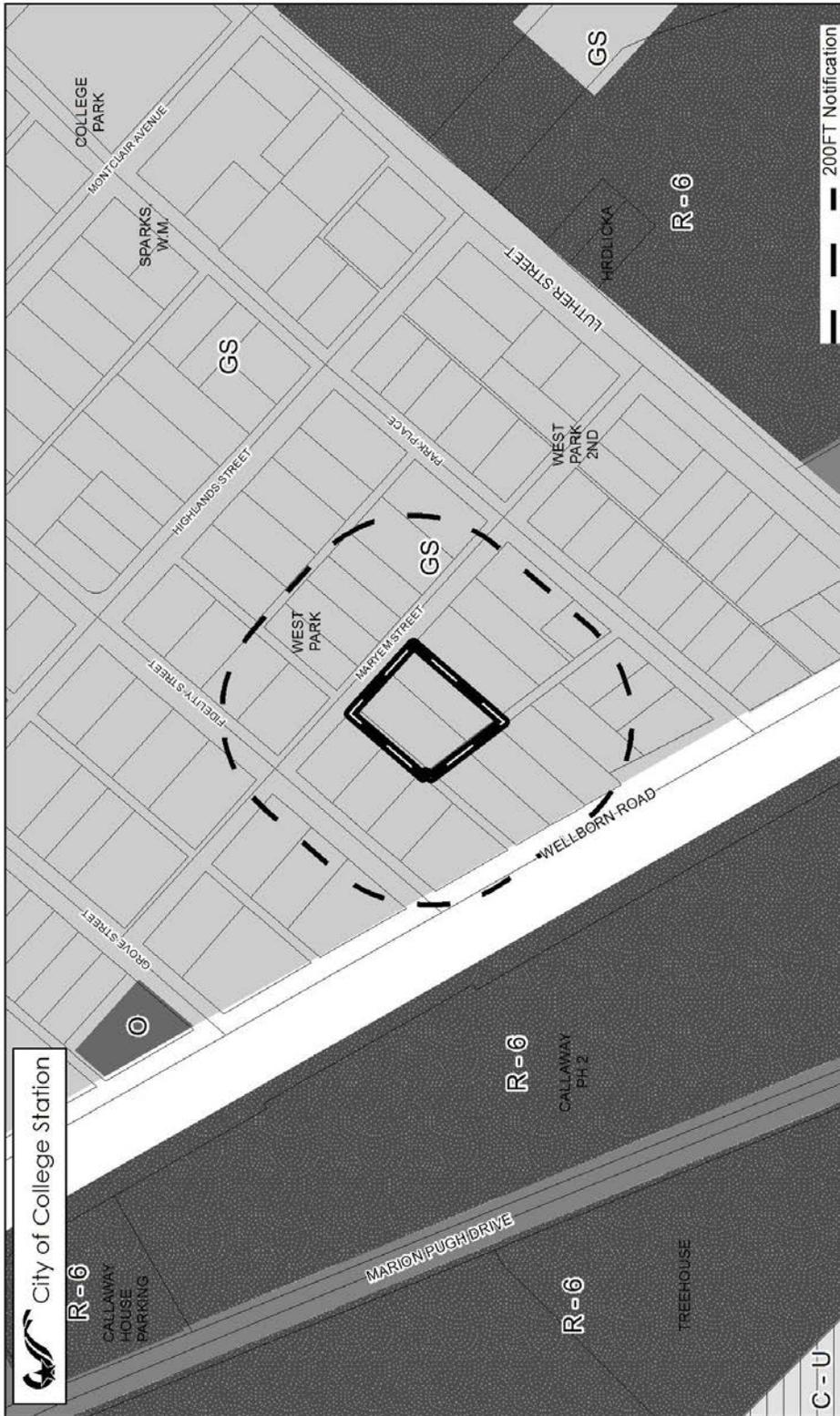
**LOCATION:** 600 & 604 Maryem Street, generally located near the intersection of Maryem Street and Fidelity Street.

**ZONING:** GS General Suburban

**APPLICANT:** Harvest Investments

**PROJECT MANAGER:** Jenifer Paz, Senior Planner  
[jpaz@cstx.gov](mailto:jpaz@cstx.gov)

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



**ZONING DISTRICTS (in Grayscale)**

Residential	MU	Mixed-Use	CI	Commercial Industrial	Design Districts	Overlay Districts	Retired Districts
R	Rural	MHP	BP	Business Park	WPC	Corridor Ovr.	R-1B
E	Estate	Manufactured Home Pk.	BPI	Business Park Industrial	NG-1	RDD	Single Family Residential
RS	Restricted Suburban		C-U	College and University	NG-2	KO	Multi-Family
GS	General Suburban	Non-Residential			NG-3	NPO	High Density Multi-Family
D	Duplex	NAP				NCO	Research and Dev.
T	Townhome	Natural Area Protected				HP	Light Industrial
MF	Multi-Family	O					Heavy Industrial
		Office					
		SC					
		GC					
		General Commercial					
		Suburban Commercial					
		Planned Mixed-Use Dist.					
		P-MUD					
		Planned Develop. Dist.					
		PDD					

**NORTH**

0 212.5 425 Feet

**600 - 604 MARYEM ST**

Case: FP2016-000017

**FINAL PLAT - REPLAT**



## **DEVELOPMENT HISTORY**

- Annexation:** 1938 (City's incorporation)
- Zoning:** Zoned for Single Family Residential in 1940; R-1 Single Family renamed to GS General Suburban in 2014.
- Preliminary Plat:** Not required at the time of development.
- Site Development:** Properties were initially platted in 1940 as two lots, a portion of the adjacent lot and an alley. The subject properties are currently occupied by two single-family homes.

## **COMMENTS**

- Parkland Dedication:** Neighborhood and Community park fees will be due, prior to the plat being filed for record, for one single family lot (\$1,261).
- Greenways:** N/A
- Pedestrian Connectivity:** Sidewalks are existing on the east side of Maryem Street. The Southside Neighborhood Plan, adopted in 2012, did not identify Mareym Street as an areas that required additional sidewalk. Additional sidewalks are not required with this replat.
- Bicycle Connectivity:** Bike lanes are not required with the replat of these properties. The nearest exiting bike lane is along George Bush Drive to the north.
- Impact Fees:** This area is not subject to impact fees.

## **REVIEW CRITERIA**

**Compliance with Subdivision Regulations:** The applicant has requested Administrative Adjustments for all proposed lots to the minimum lot width. The request is to allow a reduction of 0.82' for a lot width of 49.18'. City staff has approved the Administrative Adjustments pending approval of the plat. The proposed Final Plat is in compliance with all other 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



<b>FOR OFFICE USE ONLY</b>	
CASE NO.:	_____
DATE SUBMITTED:	_____
TIME:	_____
STAFF:	_____

## FINAL PLAT APPLICATION

<b>(Check one)</b>	<input type="checkbox"/> <b>Minor</b> (\$700)	<input checked="" type="checkbox"/> <b>Amending</b> (\$700)	<input type="checkbox"/> <b>Final</b> (\$932)	<input type="checkbox"/> <b>Vacating</b> (\$932)	<input type="checkbox"/> <b>Replat</b> (\$932)
Is this plat in the ETJ? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Is this plat Commercial <input type="checkbox"/> or Residential <input checked="" type="checkbox"/>		
<b>MINIMUM SUBMITTAL REQUIREMENTS:</b>					
<input checked="" type="checkbox"/> \$700-\$932 Final Plat Application Fee (see above).					
<input checked="" type="checkbox"/> <del>\$233</del> Waiver Request to Subdivision Regulations Fee (if applicable).					
<input checked="" type="checkbox"/> <del>\$600</del> (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).					
<input checked="" type="checkbox"/> Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.					
<input checked="" type="checkbox"/> <del>Fourteen</del> (14) folded copies of plat. (A signed mylar original must be submitted after approval.)					
<input type="checkbox"/> Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.					
<input type="checkbox"/> Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).					
<input type="checkbox"/> Copy of original deed restrictions/covenants for replats (if applicable).					
<input checked="" type="checkbox"/> Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.					
<input checked="" type="checkbox"/> Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.					
<input checked="" type="checkbox"/> The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.					
<b>NOTE:</b> 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 ~~Lot 2288~~ \_\_\_\_\_

ADDRESS 600, and 604 Maryem, College Station, TX 77840 \_\_\_\_\_

SPECIFIED LOCATION OF PROPOSED PLAT:

600, and 604 Maryem, College Station, TX 77840

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

Name Adam Wallace E-mail adam@aTmSurveying.com

Street Address 1403 Lemon Tree

City College Station State TX Zip Code 77840

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

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

Name Harvest Investments E-mail terry.hoelscher@gmail.com  
Oscar@uni-tech-rice.com  
Street Address 727 GRAHAM RD.  
City College Station State TX Zip Code 77845  
Phone Number 979-229-3535 Fax Number 979-268-4230

ARCHITECT OR ENGINEER'S INFORMATION:

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

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

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

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

Existing Use Residential Proposed Use Residential

Number of Lots By Zoning District R1 / 3 \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Average Acreage Of Each Residential Lot By Zoning District:  
\_\_\_\_\_ / R-1 \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Floodplain Acreage n/a

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

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

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

- Yes
- No

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

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

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

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

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

n/a

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

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

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

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

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

12-15-15  
 \_\_\_\_\_  
 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)

\_\_\_\_\_  
Date

### Engineer Certification:

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

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

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

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

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

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

Initial

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

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

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

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

**Additional certification for Floodway Encroachments:**

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

**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

- 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.
- Public and private R.O.W. locations and widths. (All existing and proposed R.O.W.'s sufficient to meet Thoroughfare Plan.)
- Street offsets and/or intersection angles meet ordinance.

Existing

Proposed

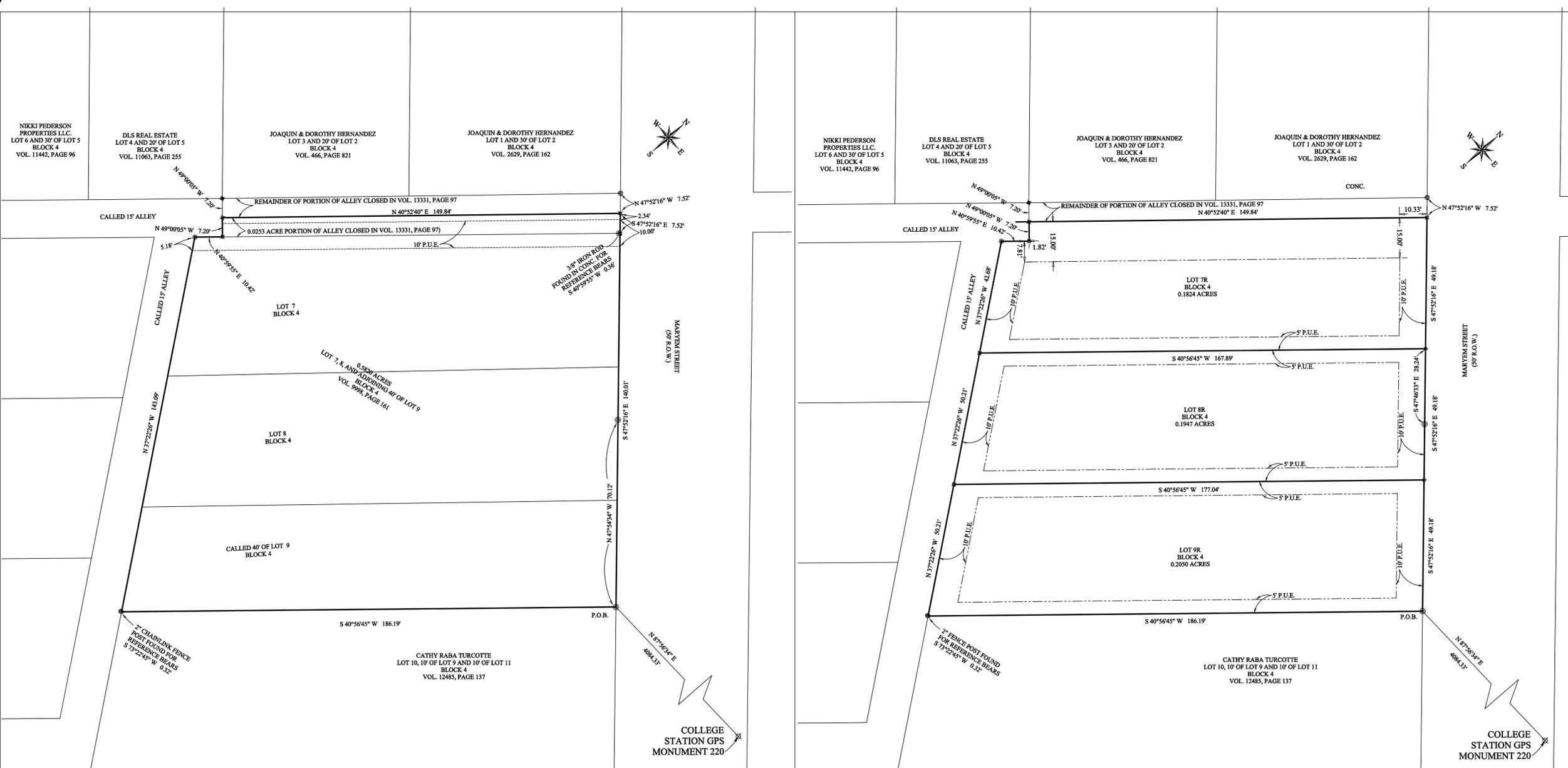
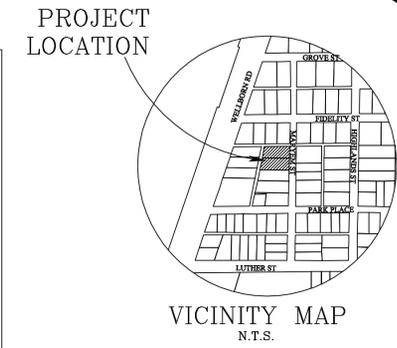
- |                                     |                          |  |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Alleys.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Easements.   |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

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

**NOTE:**

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

Print Form



**METES AND BOUNDS DESCRIPTION**

Being a tract of land containing 0.5820 acres, and being all of Lot 7, Lot 8, adjoining 40.0' of Lot 9, and a 0.253 acre portion of an alley closed in Vol. 13331, Page 97, of Block 4, in the West Park Addition, as recorded in Vol. 102, Page 198 of the Brazos County Deed Records (B.C.D.R.), in the City of College Station, Brazos County, Texas and also recorded in Vol. 9999, Page 161, of the Brazos County Official Public Records (B.C.O.P.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 3/8" iron rods found and referred to the previously recorded deed, and as surveyed on the ground on January 11th of 2016. This description is also referred to the plat prepared by ATM Surveying, Project No. 2015-0399, and being more particularly described as follows:

**BEGINNING** at a 3/8" iron rod found for an east corner of this tract, also being the north corner of Cathy Raba Turcotte, called Lot 10, 10' of Lot 9, and 10' of Lot 11, Block 4, and also being a point along the southwest right-of-way line of Maryem Street (50' R.O.W.), from which a 3/8" iron rod found for reference bears N 47°52'16" W, a distance of 70.12 feet;

**THENCE** South 40°56'45" West, a distance of 186.19 feet along the common line between this tract and said Turcotte tract to a calculated corner for the south corner of this tract, also being the west corner of said Turcotte tract, and also being a point on the northeast line of a 15' Alley; from which a 2" chainlink fence post found for reference bears N 73°22'45" E, a distance of 0.32 feet;

**THENCE** along the common line between this tract and said 15' Alley for the following calls:

North 37°22'26" West, a distance of 143.09 feet to a 1" iron pipe found for a west corner of this tract

North 40°59'55" East, a distance of 104.42 feet to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for an internal corner of this tract;

North 49°00'05" West, a distance of 7.20 feet to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for a west corner of this tract, from which a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" found for reference bears N 49°00'05" W, a distance of 7.20 feet;

North 40°52'40" East, a distance of 149.84 feet along the remainder of said alley, to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the north corner of this tract, also being a point along the southwest right-of-way line of said Maryem Street, from which a 5/8" iron rod with a yellow plastic cap marked "KERR - RPLS 4502" found for reference bears N 47°52'16" W, a distance of 7.52 feet;

**THENCE** along the common line between this tract and said Maryem Street for the following calls:

South 47°52'16" East, a distance of 7.52 feet to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set, from which a 3/8" iron rod found in concrete for reference bears S 40°59'55" W, a distance of 0.36 feet;

South 47°52'16" East, a distance of 140.01 feet along the common line between this tract and said Maryem Street to the **PLACE OF BEGINNING** containing 0.5820 acres.

**ORIGINAL PLAT**

**REPLAT**

**FINAL PLAT**  
**West Park Addition**  
**Lots 7R, 8R, & 9R**  
**Block 4**  
 being a Replat of Lots 7, 8, adjoining 40' of lot 9, and half of 15' alley, Block 4 Vol. 102, Page 198 B.C.D.R. 0.5820 ACRES  
**J.E. SCOTT LEAGUE, A-50**  
 COLLEGE STATION, BRAZOS COUNTY, TEXAS  
 APRIL, 2016

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Terry Hoelscher - Harvet Investment, owner and developer of the land shown on this plat, and designated herein as Lots 7R, 8R, 9R, Block 4, of West Park Addition 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.

Owner \_\_\_\_\_

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 \_\_\_\_\_, 2016

Chairman \_\_\_\_\_

**CERTIFICATE OF CITY ENGINEER**

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

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the people whose names are 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 \_\_\_\_\_, 20\_\_\_\_.

City Engineer \_\_\_\_\_

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
 COUNTY OF BRAZOS

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

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

County Clerk  
 Brazos County, Texas

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground on April 16th, 2016.

Adam Wallace  
 Texas Registered Professional Land Surveyor, Number 6132

**SURVEY LEGEND**

SUBJECT PROPERTY LINE  
 ADJOINING PROPERTY LINE  
 PUBLIC UTILITY EASIMENT

1/2" IRON ROD WITH MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET  
 3/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KERR - RPLS 4502" FOUND  
 1/2" IRON ROD FOUND  
 5/8" IRON ROD WITH MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET  
 CALCULATED CORNER  
 2" CHAINLINK FENCE POST FOUND  
 1" IRON PIPE FOUND  
 3/8" IRON ROD FOUND

Survey Notes:  
 1) The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83, and boundary based on found 1/2" iron rods in the Richards Addition, as recorded in Vol. 137, Page 25  
 2) Drawing Scale is 1"=20'  
 3) Drawn by: Adam Wallace  
 4) Said lots do not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0305 effective date, 04-02-2014  
 5) This property is currently zoned GS - General Suburban  
 6) Restrictions recorded in Vol. 102, Page 613, and voided in Vol. 266, Page 505.  
 7) Each lot will be required to provide a minimum of two(2) trees of at least 2 inches(2") in caliper or one (1) tree of four inch(4") caliper per Ordinance No. 3222  
 8) No improvements can be made to Lot 7R that will block access to utilities along the northwest line of Lot 7R.  
 9) All existing structures will have to be removed for the plat can be filed.

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



## Legislation Details (With Text)

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**File #:** 16-0322      **Version:** 2      **Name:** BCS Sikh Church Association - Development Plat  
**Type:** Final Plat      **Status:** Agenda Ready  
**File created:** 5/19/2016      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 6/2/2016      **Final action:**

**Title:** Presentation, possible action, and discussion regarding a discretionary item to the Unified Development Ordinance Section 12-8.3.K.5.b 'Fee in Lieu of Construction' and presentation, possible action, and discussion regarding a Development Plat for BCS Sikh Church Association consisting of 1 commercial lot on approximately 1.27 acres located at 13913 Wellborn Road, generally located south of McFarland Drive and north of Norton Lane. Case #DVPL2015-000002

**Sponsors:** Madison Thomas

**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 discretionary item to the Unified Development Ordinance Section 12-8.3.K.5.b 'Fee in Lieu of Construction' and presentation, possible action, and discussion regarding a Development Plat for BCS Sikh Church Association consisting of 1 commercial lot on approximately 1.27 acres located at 13913 Wellborn Road, generally located south of McFarland Drive and north of Norton Lane. Case #DVPL2015-000002



CITY OF COLLEGE STATION

**FINAL PLAT**  
**Being a Development Plat**  
**for**  
**BCS Sikh Church Association**  
**DVPL2015-000002**

**SCALE:** 1 commercial lot on 1.27 acres

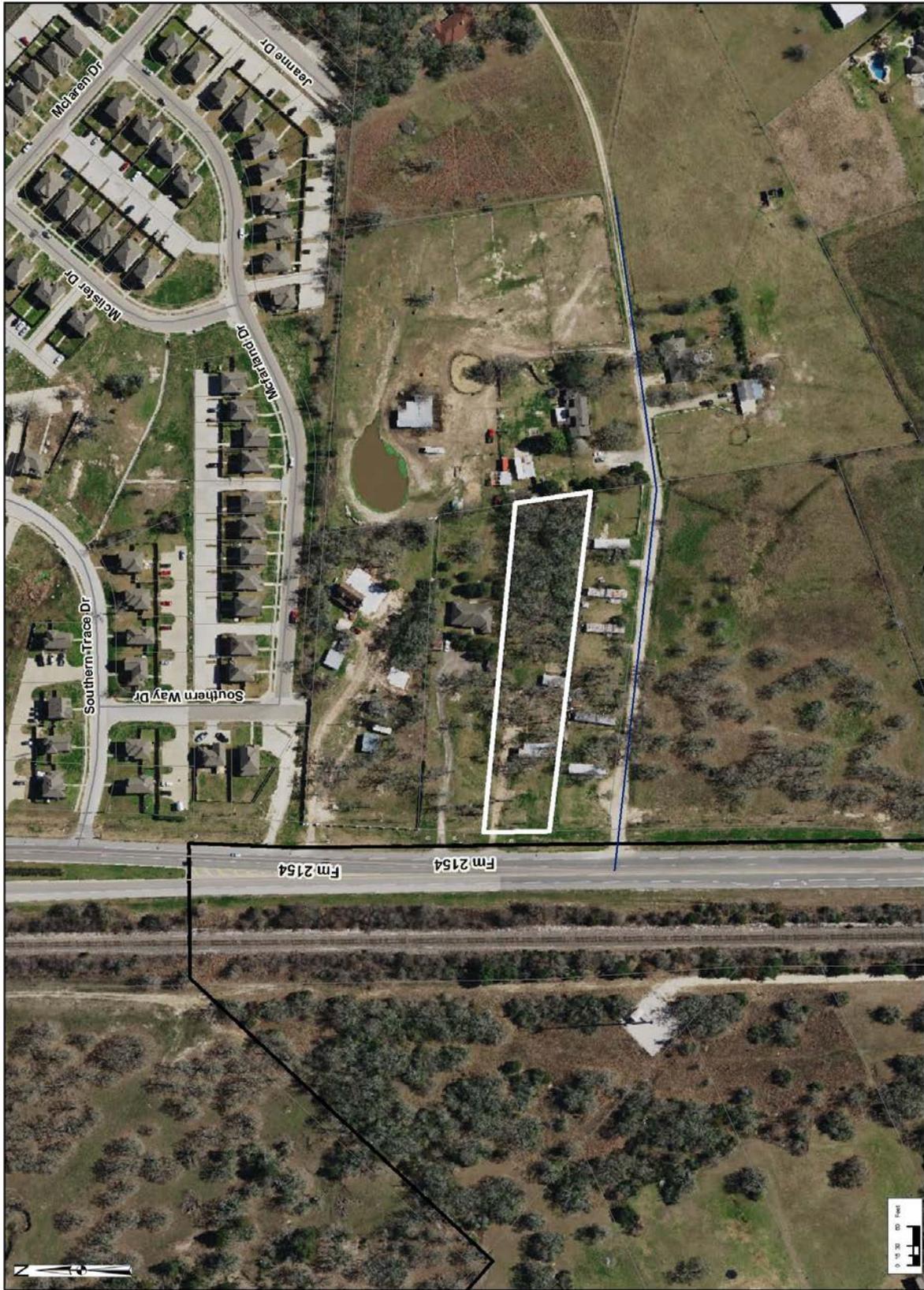
**LOCATION:** 13913 Wellborn Road, generally south of McFarland Drive and north of Norton Lane

**ZONING:** SC Suburban Commercial

**APPLICANT:** Glen Jones, J4 Engineering

**PROJECT MANAGER:** Madison Thomas, Staff Planner  
mthomas@cstx.gov

**RECOMMENDATION:** Staff recommends approval of the discretionary items for the UDO Section 12-8.3.K.5.b Fee in Lieu of Construction of Sidewalks.  
Staff recommends approval of the Final Plat.



Case: DVL2016-000002

BCS Sikh Church Association Subdivision

DEVELOPMENT REVIEW



## DEVELOPMENT HISTORY

<b>Annexation:</b>	1995
<b>Zoning:</b>	A-O Agricultural Open upon annexation 2013 – A-O Agricultural Open renamed R Rural 2014 – R Rural rezoned to SC Suburban Commercial
<b>Preliminary Plat:</b>	Previously unplatted tract of land that is being platted to create a buildable lot thus qualifying it to be a Development Plat
<b>Site Development:</b>	Manufactured structure

## COMMENTS

<b>Parkland Dedication:</b>	N/A
<b>Greenways:</b>	N/A
<b>Pedestrian Connectivity:</b>	Sidewalks are required to be provided along Wellborn Road. The applicant has requested to pay the fee in lieu of building the sidewalk. The fee in lieu of sidewalk construction is currently \$5 a square foot with a 6 foot wide sidewalk required along 102 feet of this property amounting to approximately \$3,090.
<b>Bicycle Connectivity:</b>	N/A
<b>Impact Fees:</b>	N/A

## REVIEW CRITERIA

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

UDO Section 12-8.3.K.5.b 'Fee in Lieu of Construction'- The purpose of this section is to allow a developer the option to pay a fee in lieu of construction the required sidewalk, if the Planning and Zoning Commission deems there is an existing condition that would prevent the construction at the time of development.

Based on the criteria to request a fee in lieu, Wellborn Road was constructed to rural standards and there is a ditch that runs along the side of the road. Due to the rural context of Wellborn Road, the applicant has the option to request to pay into the sidewalk fund.

## STAFF RECOMMENDATIONS

Staff recommends approval of the discretionary items for the UDO Section 12-8.3.K.5.b Fee in Lieu of Construction of Sidewalks and 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:	_____

## DEVELOPMENT PLAT APPLICATION

### MINIMUM SUBMITTAL REQUIREMENTS:

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

Date of Optional Preapplication or Stormwater Management Conference October 25, 2013

NAME OF PROJECT BCS Sikh Association Church

ADDRESS 13913 Wellborn Road

LEGAL DESCRIPTION (Lot, Block, Subdivision) R. Stevenson A005401, TR 92 (unplatted)

SPECIFIED LOCATION OF PROPOSED PLAT:

*This property is located near the intersection of Wellborn Road and Norton Lane (13913 FM 2154)*

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

Name J4 Engineering c/o Glenn Jones, PE-CFM E-mail gjones@j4engineering.com

Street Address PO Box 5192

City Bryan State Texas Zip Code 77805

Phone Number 979-739-0567 Fax Number 979-774-5025

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

Name AKAAL HOLDINGS, LLC c/o Yadvindra (Bobby) Bains E-mail DoctorBains@aol.com  
Street Address 13913 FM 2154  
City College Station State Texas Zip Code 77845  
Phone Number 979-695-3333 Fax Number 979-695-0998

ARCHITECT OR ENGINEER'S INFORMATION:

Name J4 Engineering c/o Glenn Jones, PE-CFM E-mail gjones@j4engineering.com  
Street Address PO Box 5192  
City Bryan State Texas Zip Code 77805  
Phone Number 979-739-0567 Fax Number 979-774-5025

Total Acreage 1.27 R-O-W Acreage NA.

Current zoning of subject property SC: Suburban Commercial

Floodplain Acreage NA.

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

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

NA

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.

NA

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

NA

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.

NA

4. 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.

NA

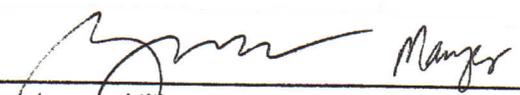
Requested oversize participation NA

Total Linear Footage of Proposed Public:	
<u>0</u>	Streets
<u>103</u>	Sidewalks
<u>0</u>	Sanitary Sewer Lines
<u>0</u>	Water Lines
<u>0</u>	Channels
<u>0</u>	Storm Sewers
<u>0</u>	Bike Lanes / Paths

Parkland Dedication due prior to filing the Development Plat:	
ACREAGE:	
<u>0</u>	No. of acres to be dedicated + \$ _____ development fee
<u>0</u>	No. of acres in floodplain
<u>0</u>	No. of acres in detention
<u>0</u>	No. of acres in greenways
<b>OR</b>	
FEE IN LIEU OF LAND:	
<u>0</u>	No. of SF Dwelling Units X \$ _____ = \$ _____
_____ (date) Approved by Parks & Recreation Advisory Board	

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

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

 Manger  
Signature and title

1/8/16  
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 NA (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)

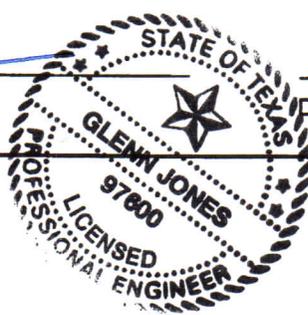
5/9/2016  
Date

### 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

5/10/2016  
Date





**DEVELOPMENT 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 or larger.
- 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.) (Property that has been previously platted must retain original subdivision name.)
  - Date of preparation.
  - Engineer's scale in feet.
  - Total area shown on development plat.
- 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 certification.
  - Ownership and Dedication
  - Surveyor and/or Engineer
  - City Engineer
  - Planning and Zoning Commission
  - Brazos County Clerk
  - Brazos County Commissioners Court Approval (ETJ Plats only)
- 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.
- 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

- 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.
- Public and private R.O.W. locations and widths. (All existing and proposed R.O.W.'s sufficient to meet Thoroughfare Plan.)
- Street offsets and/or intersection angles meet ordinance.

Existing Proposed

- A number or letter to identify each lot or site and each block.
- Parkland dedication/greenbelt area/park linkages (All proposed dedications must be reviewed by the Parks and Recreation Advisory Board prior to P&Z Commission consideration.)
- Building, structure or improvement or proposed modification of the external configuration of the building, structure, or improvement.
- Each easement and right-of-way, including alleys, within or abutting the boundary of the surveyed property.
- Any part of the property intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the sidewalk, alley, square, park, or other part.
  
- 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).
  - 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 line plan showing fire hydrants, valves, etc. with plan and profile lines showing depth and grades. One sheet must show the overall water layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)
  - Storm drainage system plan with contours, street profile, inlets, storm sewer and drainage channels, with profiles and sections. Drainage and runoff areas, and runoff based on 5, 10, 25, 50 and 100 year rain intensity. Detailed drainage structure design, channel lining design & detention if used. One sheet must show the overall drainage layout of the subdivision.
  - Detailed cost estimates for all public infrastructure listed above sealed by Texas P.E.
  - Letter of Completion for public infrastructure or guarantee / surety in accordance with UDO Section 8.6.
  - Drainage Report.
  - Erosion Control Plan (must be included in construction plans).
- All off-site easements necessary for infrastructure construction must be shown on the development 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 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 development 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.

METES AND BOUNDS DESCRIPTION  
OF A  
1.273 ACRE TRACT  
ROBERT STEVENSON LEAGUE, A-54  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE ROBERT STEVENSON LEAGUE, ABSTRACT NO. 54, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A CALLED 1.315 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO AKAAL HOLDINGS, L.L.C. RECORDED IN VOLUME 10876, PAGE 89 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

**BEGINNING** AT A 1/2 INCH IRON ROD FOUND ON THE EAST LINE OF FM 2154 - WELLBORN ROAD (R.O.W. VARIES) MARKING THE NORTHWEST CORNER OF SAID REMAINDER OF 1.315 ACRE TRACT AND THE SOUTHWEST CORNER OF THE REMAINDER OF A CALLED 1.303 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO CLENDEN E. ADAMS AND DANA D. ADAMS RECORDED IN VOLUME 9515, PAGE 17 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD FOUND MARKING THE NORTHEAST CORNER OF A CALLED 0.05 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 6997, PAGE 77 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

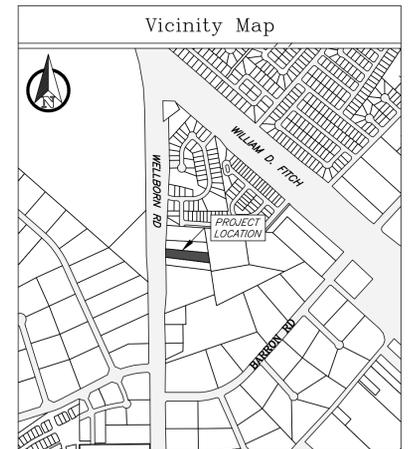
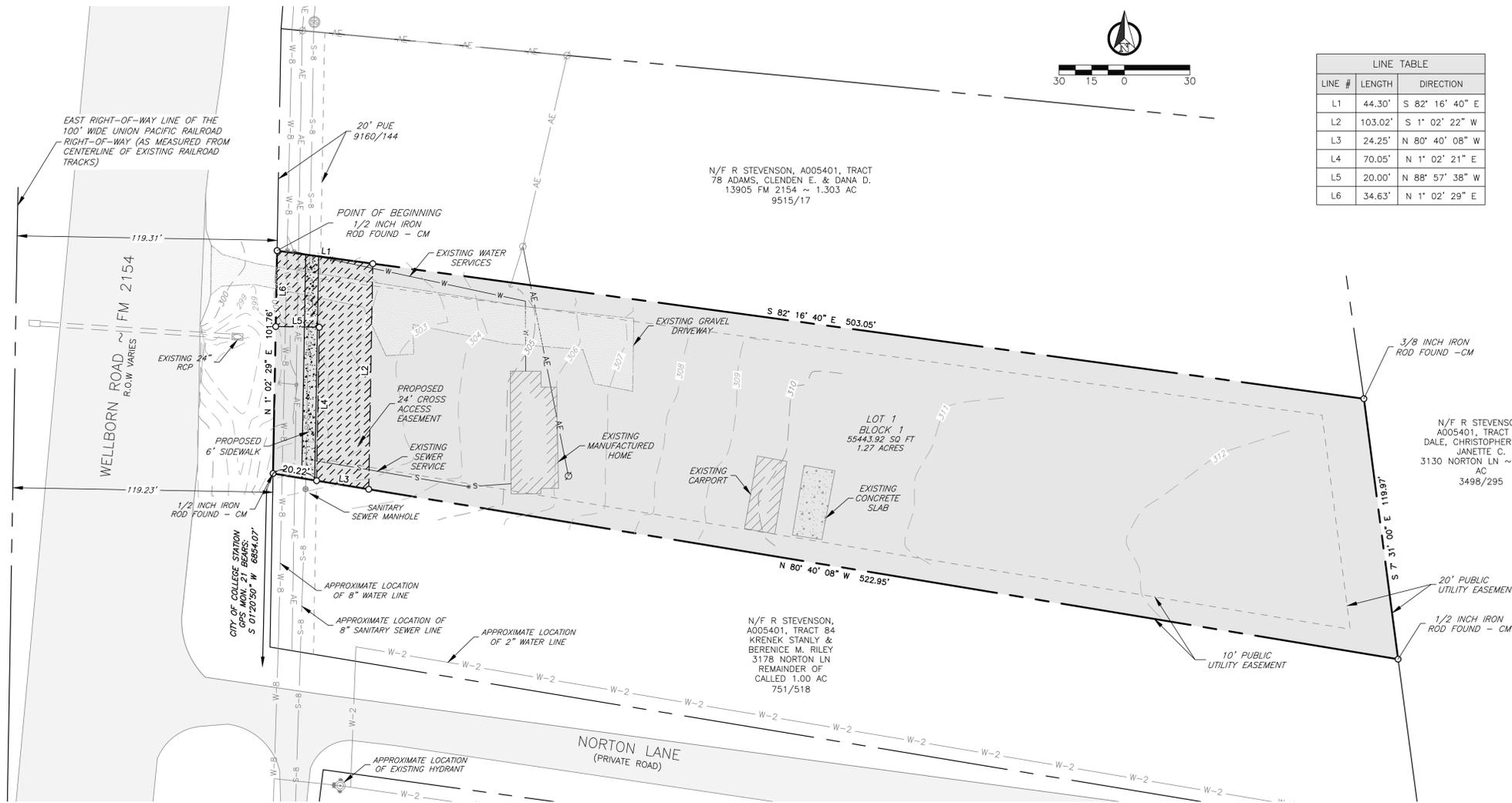
**THENCE:** S 82° 16' 40" E ALONG THE COMMON LINE OF SAID REMAINDER OF 1.315 ACRE TRACT AND SAID REMAINDER OF 1.303 ACRE TRACT FOR A DISTANCE OF 503.05 FEET (DEED CALL BEARING: S 82° 17' 00" E, 10876/89) (DEED CALL: S 83° 51' 32" E - 502.96 FEET, 6997/77) TO A 3/8 INCH IRON ROD FOUND ON THE WEST LINE OF A CALLED 4.819 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO CHRISTOPHER A. DALE AND WIFE, JANETTE C. DALE RECORDED IN VOLUME 3498, PAGE 295 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD FOUND MARKING THE NORTHEAST CORNER OF THE REMAINDER OF SAID 1.315 ACRE TRACT AND THE SOUTHWEST CORNER OF THE REMAINDER OF SAID 1.303 ACRE TRACT;

**THENCE:** S 07° 31' 00" E ALONG THE COMMON LINE OF SAID REMAINDER OF 1.315 ACRE TRACT AND SAID 4.819 ACRE TRACT FOR A DISTANCE OF 119.97 FEET (DEED CALL: S 07° 31' 00" E - 120.00 FEET, 10876/89) (THIS LINE USED FOR BEARING ORIENTATION HONORING THE DEED CALL BEARING AS SHOWN IN SAID DEED, 10876/89) TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID REMAINDER OF 1.315 ACRE TRACT AND THE NORTHEAST CORNER OF THE REMAINDER OF A CALLED 1.00 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BERNICE M. RILEY RECORDED IN VOLUME 751, PAGE 518 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

**THENCE:** N 80° 40' 08" W ALONG THE COMMON LINE OF SAID REMAINDER OF 1.315 ACRE TRACT AND SAID REMAINDER OF 1.00 ACRE TRACT FOR A DISTANCE OF 522.95 FEET (DEED CALL BEARING: N 80° 35' 30" W, 10876/89) (DEED CALL: N 82° 15' 27" W - 523.16 FEET, 6997/77) TO A 1/2 INCH IRON ROD FOUND ON THE EAST LINE OF FM 2154 MARKING THE SOUTHWEST CORNER OF SAID REMAINDER OF 1.315 ACRE TRACT AND THE NORTHWEST CORNER OF SAID REMAINDER OF 1.00 ACRE TRACT. SAID IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID 0.05 ACRE TRACT;

**THENCE:** N 01° 02' 29" E ALONG THE EAST LINE OF FM 2154 FOR A DISTANCE OF 101.76 FEET (DEED CALL: N 00° 32' 20" W - 101.19 FEET, 6997/77) TO THE POINT OF BEGINNING CONTAINING 1.273 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND OCTOBER, 2013. SEE PLAT PREPARED OCTOBER, 2013, FOR MORE DESCRIPTIVE INFORMATION.

LINE #	LENGTH	DIRECTION
L1	44.30'	S 82° 16' 40" E
L2	103.02'	S 1° 02' 22" W
L3	24.25'	N 80° 40' 08" W
L4	70.05'	N 1° 02' 21" E
L5	20.00'	N 88° 57' 38" W
L6	34.63'	N 1° 02' 29" E



- Notes:
1. Building Setback lines are per City of College Station U.D.O.
  2. The shown property is currently zoned SC-Suburban Commercial.
  3. CM - controlling monument found and used to establish property lines.
  4. Blanket easement to Sinclair Refining Company, 132/111, does apply to this tract as amended in 135/86 (actual pipeline does not cross this tract).
  5. Easement to Lone Star Gas Company, 148/470, does not cross this tract as amended in 70/461 (release records).
  6. No Right-of-Way Dedication Required.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Yadvindra (Bobby) Bains, President of AKAAL Holdings LLC, owner and developer of the land shown on this plat, and designated herein as the BCS Sikh Association Church Subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Yadvindra (Bobby) Bains, President  
AKAAL HOLDINGS, LLC

STATE OF TEXAS  
COUNTY OF BRAZOS

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

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

Notary Public, Brazos County, Texas

CERTIFICATE OF 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 the property markers and monuments were placed under my supervision on the ground.

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

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  
College Station, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, \_\_\_\_\_, Chair of the Planning and Zoning Commission of the City of College Station, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of College Station on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and same was duly approved on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by said Commission.

Chair, Planning & Zoning Commission  
College Station, 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 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

Legend

Line Types	
W-8	Existing Water Line
S-8	Existing Sanitary Sewer
AE	Existing Aerial Electrical
-360	Existing Contour
- - - - -	Existing Easement
⊕	Light Pole
⊙	Power Pole
⊗	Sewer Manhole
⊕	Sewer Cleanout
⊕	Water Valve
⊕	Water Meter
⊕	Hydrant

DEVELOPMENT  
PLAT  
BCS SIKH  
ASSOCIATION CHURCH  
SUBDIVISION

1.273 Acres ~ Block 1, Lot 1  
13913 Wellborn Road,  
College Station, Brazos County, Texas

May 2016

Owner:  
AKAAL Holdings LLC,  
902 Winged Foot DR  
College Station, TX 77845

Engineer:  
JA Engineering

Surveyor:  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
979-268-3195

PO Box 5192  
Bryan, TX 77805  
979-739-0567  
TBPE F-9951