

CITY OF COLLEGE STATION  
*Home of Texas A&M University®*

# **Planning & Zoning Commission**

**January 3, 2013**

*College Station Utilities Training Facility  
1603 Graham Road  
College Station, Texas*

**Workshop Meeting 6:00 PM  
Regular Meeting 7:00 PM**



**AGENDA**  
**PLANNING & ZONING COMMISSION**  
**WORKSHOP MEETING**  
**JANUARY 3, 2013, AT 6:00 PM**  
**COLLEGE STATION UTILITIES TRAINING FACILITY**  
**1603 GRAHAM ROAD**  
**COLLEGE STATION, TEXAS**

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1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. Discussion of Minor and Amending Plats approved by Staff.
  - Final Plat ~ Minor Plat ~ Copper Falls ~ 3202 Earl Rudder Freeway South  
(**M. Hester**)
4. Presentation, discussion, and possible action regarding the status of items within the 2012 P&Z Plan of Work and the development of the draft 2013 P&Z Plan of Work (see attached). (**J. Schubert**)
5. Presentation, discussion, and possible action regarding regional transportation planning. (**J. Guerra**)
6. Presentation, discussion, and possible action regarding the P&Z Calendar of Upcoming Meetings.
  - Thursday, January 10, 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – B. Miles**)
  - Thursday, January 17, 2013 ~ Planning & Zoning Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
  - Thursday, January 24, 2013 ~ Joint City Council and Planning & Zoning Workshop Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – B. Corrier**)
7. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, South Knoll Neighborhood Plan Resource Team, BioCorridor Committee, Zoning District Subcommittee, Joint Task Force on Neighborhood Parking Issues, and Wellborn District Plan Resource Team.
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.

**Consultation with Attorney {Gov't Code Section 551.071} ; possible action.**

The Planning and Zoning Commission may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this Planning and Zoning Commission meeting, an executive session will be held.

Notice is hereby given that a Workshop Meeting of the College Station Planning & Zoning Commission, College Station, Texas will be held on January 3, 2013 at 6:00 PM at the College Station Utilities Training Facility, 1603 Graham Road, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this the Day day of December, 2012, at time .

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_  
Sherry Mashburn, City Secretary

By \_\_\_\_\_  
David Neeley, City Manager

I, the undersigned, do hereby certify that the above Notice of the Workshop Meeting of the Planning & Zoning Commission of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, [www.cstx.gov](http://www.cstx.gov). The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on December Day , 2012, at Time and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: \_\_\_\_\_ by \_\_\_\_\_.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2012.

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_

Subscribed and sworn to before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Notary Public- Brazos County, Texas

My commission expires: \_\_\_\_\_

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3541 or (TDD) 1-800-735-2989. Agendas may be viewed on [www.cstx.gov](http://www.cstx.gov). Planning and Zoning Commission meetings are broadcast live on Cable Access Channel 19.



**AGENDA**  
**PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**JANUARY 3, 2013, AT 7:00 P.M.**  
**COLLEGE STATION UTILITIES TRAINING FACILITY**  
**1603 GRAHAM ROAD**  
**COLLEGE STATION, TEXAS**

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1. Call meeting to order.
2. **Hear Citizens.** At this time, the Chairman will open the floor to citizens wishing to address the Commission on planning and zoning 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 3, Consent Agenda, are considered routine by the Planning & Zoning 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.*

3. **Consent Agenda.**
  - 3.1 Consideration, discussion, and possible action on Absence Requests from meetings.
    - Jim Ross ~ January 17

**Regular Agenda**

4. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.
5. Public hearing, presentation, discussion, and possible action, on a Final Plat for West Park Addition Lots 9R-14R, Block 9 being a Replat of West Park Addition Lots 9, 10, 11, 12, and Part of Lots 13 and 14, and 15' of Alley Block 9 consisting of six R-1 Single-Family Residential lots on approximately 1.4 acres located at 204, 300, and 304 Highlands Street. **Case # 12-00500249 (M. Hester)**
6. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific

factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

7. Adjourn.

**Consultation with Attorney {Gov't Code Section 551.071} : possible action.**

The Planning and Zoning Commission may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this Planning and Zoning Commission meeting, an executive session will be held.

Notice is hereby given that a Regular Meeting of the College Station Planning & Zoning Commission, College Station, Texas will be held on January 3, 2013 at 7:00 p.m. at the College Station Utilities Training Facility, 1603 Graham Road, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this the \_\_\_\_ day of December, 2012, at \_\_\_\_\_

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_  
Sherry Mashburn, City Secretary

By \_\_\_\_\_  
David Neeley, City Manager

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Dated this \_\_\_\_ day of \_\_\_\_\_, 2012.

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_

Subscribed and sworn to before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
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My commission expires: \_\_\_\_\_

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## 2012 Planning & Zoning Commission Plan of Work

### Comprehensive Plan Implementation

<b>Implementation of Adopted Plans</b>	
<p>Summary:</p> <p>Implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Central College Station Neighborhood Plan, Eastgate Neighborhood Plan, Bicycle, Pedestrian, and Greenways Master Plan, Parks and Recreation Master Plan, Water Master Plan, and Waste Water Master Plan.</p>	<p>Project Dates:</p> <p>Numerous on-going items and projects.</p> <p>10/25/12: Joint meeting with Council for Comprehensive Plan annual review.</p>
<p>Staff Assigned: P&amp;DS Staff</p>	<p>Anticipated Completion: On-going</p>

<b>Medical District Plan</b>	
<p>Summary:</p> <p>In partnership with the College Station Medical Center and other stakeholders, development of a plan focused on the creation of a healthcare and wellness district centered at the intersection of Rock Prairie Road and State Highway 6.</p>	<p>Project Dates:</p> <p>10/11/12: Council adopted Plan.</p> <p>12/4/2012: Discussion of a Municipal Management District and TIRZ for Medical District area at Council Workshop.</p> <p>12/11/12: Property owner and stakeholder meetings to discuss MMD and TIRZ.</p> <p>12/13/2012: Council discussed Municipal Management Districts and approved TIRZs for Medical District area.</p> <p><b>1/10/13: Council consideration of resolutions for Municipal Management Districts legislation.</b></p>
<p>Staff Assigned: J. Prochazka, M. Robinson</p>	<p>Adopted: October 2012</p>

<b>BioCorridor Plan</b>	
<p>Summary:</p> <p>In collaboration with the City of Bryan and other stakeholders, development of a corridor plan near State Hwy 47 and Raymond Stotzer Pkwy to realize a unique research district where plant, animal, and human health may be studied in one place.</p>	<p>Project Dates:</p> <p>9/6/12: P&amp;Z public hearing for recommendation on BioCorridor rezoning and ordinance amendments.</p> <p>9/27/12: Council adopted of BioCorridor rezoning and ordinance amendments.</p> <p>11/19/12: Council appointments to BioCorridor Board.</p>
<p>Staff Assigned: M. Hitchcock, B. Cowell</p>	<p>Adopted: September 2012</p>

<b>Southside Area Neighborhood Plan</b>	
<p>Summary:</p> <p>Development of neighborhood plan for a number of unique neighborhoods including Oakwood, College Park, portions of the Knoll, McCullough Subdivision, Redmond Terrace, and Wolf Pen Village. The plan area is generally bounded by George Bush Drive, Texas Avenue, and Wellborn Road.</p>	<p>Project Dates:</p> <p>8/16/12: P&amp;Z public hearing for Plan recommendation to Council.</p> <p>9/13/12: Council adopted plan.</p> <p>10/18/12: P&amp;Z recommended approval of replatting and Area V parking standardsUDO amendment.</p> <p>11/8/12: Council approved UDO amendment for replatting and Area V parking standards.</p>
<p>Staff Assigned: J. Prochazka, L. Hovde</p>	<p>Adopted: September 2012</p>

<b>Wellborn District Plan</b>	
<p>Summary:</p> <p>Development of district plan for the recently annexed Wellborn area that contains elements of a rural historic community with a unique character that residents of the area desire to retain.</p>	<p>Project Dates:</p> <p>11/13/12: Wellborn Area meeting at Wellborn Community Center.</p> <p>12/3/12: Wellborn Resource Team meeting at Greens Prairie Elementary.</p> <p>12/6/12: Plan update at P&amp;Z Workshop.</p> <p>1/15/13: Wellborn Resource Team meeting at Greens Prairie Elementary at 7 pm.</p>
Staff Assigned: M. Robinson, L. Hovde	Anticipated Completion: Spring 2013

<b>Economic Development Master Plan</b>	
<p>Summary:</p> <p>Development of a Master Plan to provide consistent direction on how the City will help ensure its economic health for years to come while providing a positive business development environment.</p>	<p>Project Dates:</p> <p>3/22/12: Project Kick-off meeting with consultant.</p> <p>4/10/12: Staff meeting with consultant.</p> <p>7/5/12: Update at P&amp;Z Workshop.</p> <p>7/26/12: Update at Council Workshop.</p> <p>8/28/12: 2012 Business Survey distributed to help identify business needs for master plan.</p> <p>1/10/13: Economic Development Master Plan Ph 2 presentation at Council Workshop.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: Spring 2013

<b>New Zoning Districts</b>	
<p>Summary:</p> <p>Create and adopt new zoning districts to implement character and land use designations identified in the Comprehensive Plan.</p>	<p>Project Dates:</p> <p>7/9/12: P&amp;Z Subcommittee meeting.</p> <p>7/20/12-8/17/12: Public comment period for draft zoning districts.</p> <p>9/20/12: P&amp;Z public hearing for recommendation on new non-residential zoning districts.</p> <p>9/27/12: Council adopted new non-residential zoning districts.</p>
Staff Assigned: J. Prochazka	Adopted: September 2012

<b>Neighborhood Parking</b>	
<p>Summary:</p> <p>Analyze neighborhood parking issues by engaging stakeholders, form Joint Task with Council and recommendations that seek solutions.</p>	<p>Project Dates:</p> <p>6/27/12: Joint Task Force meeting.</p> <p>8/29/12: Joint Task Force meeting.</p> <p>9/26/12: Stakeholder meetings for development interests and neighborhood groups.</p> <p>10/10/12: Joint Task Force meeting.</p> <p>11/14/12: Stakeholder meeting.</p> <p>11/28/12: Joint Task Force meeting.</p> <p>1/31/13: Joint Task Force meeting.</p>
Staff Assigned: B. Cowell, T. Rogers	Anticipated Completion: Winter 2012/2013

<b>South Knoll Area Neighborhood Plan</b>	
<p>Summary:</p> <p>Development of neighborhood plan for a number of unique neighborhood areas. The plan area is generally bounded by Holleman Drive, Welsh Avenue, Wellborn Road, Harvey Mitchell Parkway, and Texas Avenue.</p>	<p>Project Dates:</p> <p>11/5/12: Neighborhood Resource Team meeting.  11/26/12: Issues and Opportunities meeting at South Knoll Elementary.  12/10/12: Neighborhood Resource Team meeting at City Hall.  12/20/12: Plan update at P&amp;Z Workshop.  1/14/13: Neighborhood Resource Team meeting at City Hall at 6:30 pm.</p>
Staff Assigned: J. Prochazka, M. Hester	Anticipated Completion: Summer 2013

## Employment Diversification

<b>Diversification of Employment Opportunities</b>	
<p>Summary:</p> <p>Discuss workforce and employment opportunities in the community and strategies to increase their diversity and the City's role in providing a positive business development environment.</p>	<p>Project Dates:</p> <p>1/12/12: Strategic Plan policy discussion with Council.  7/5/12: Economic Development Master Plan update at P&amp;Z Workshop.  <b>1/10/13</b>: Economic Development Master Plan Ph 2 presentation at Council Workshop.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

## Housing

<b>Affordable Housing</b>	
<p>Summary:</p> <p>Discuss how housing affordability is measured and provide information on affordability of homes in the College Station and Bryan housing markets.</p>	<p>Project Dates:</p> <p>3/1/12: Discussion at P&amp;Z Workshop, led by Community Development Division.  8/2/12: Discussion of Community Development Action Plan at P&amp;Z Workshop.  8/9/12: Community Development Action Plan for Council approval.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

<b>Role of Planning and Regulation</b>	
<p>Summary:</p> <p>Discuss role of planning and regulation on housing supply and value.</p>	<p>Project Dates:</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

<b>Impact of Student Housing Market</b>	
<p>Summary:</p> <p>Discuss impact of single-family dwellings used for student rental purposes on the local housing market.</p>	<p>Project Dates:</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

## DRAFT 2013 Planning & Zoning Commission Plan of Work

### Comprehensive Plan Implementation

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

<b>Wellborn District Plan</b>	
<p>Summary:</p> <p>Development of a district plan for the recently annexed Wellborn area that contains elements of a rural historic community with a unique character that residents of the area desire to retain.</p>	Project Dates:
Staff Assigned: M. Robinson, L. Hovde	Anticipated Completion: Spring 2013

<b>Economic Development Master Plan</b>	
<p>Summary:</p> <p>Development of a Master Plan to provide consistent direction on how the City will help ensure its economic health for years to come while providing a positive business development environment.</p>	Project Dates:
Staff Assigned: R. Heye	Anticipated Completion: Spring 2013

<b>South Knoll Area Neighborhood Plan</b>	
<p>Summary:</p> <p>Development of a neighborhood plan for a number of unique neighborhood areas. The plan area is generally bounded by Holleman Drive, Welsh Avenue, Wellborn Road, Harvey Mitchell Parkway, and Texas Avenue.</p>	Project Dates:
Staff Assigned: J. Prochazka, M. Hester	Anticipated Completion: Summer 2013

<b>Neighborhood Parking</b>	
<p>Summary:</p> <p>Analyze neighborhood parking issues by engaging stakeholders and working in a Joint Task Force Subcommittee with Council. Implement recommended solutions.</p>	Project Dates:
Staff Assigned: B. Cowell, T. Rogers	Anticipated Completion: Winter 2012/2013

<b>Residential Zoning Districts</b>	
Summary: Create and adopt new residential zoning districts to implement the future land use and character designations identified in the Comprehensive Plan.	Project Dates:
Staff Assigned: J. Prochazka, T. Rogers	Anticipated Completion:

<b>Medical District Zoning Districts</b>	
Summary: Create and adopt Medical and Urban Village zoning districts to implement the new future land use and character designations established by the Medical District Master Plan.	Project Dates:
Staff Assigned: J. Prochazka, M. Robinson	Anticipated Completion:

## Research and Education

<b>Plan Implementation</b>	
Summary: The linkage between the Comprehensive Plan, Master Plans, and Neighborhood, District, and Corridor Plans. The linkage between regulations, funding, etc and plan implementation.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

<b>Character and Urban Design</b>	
Summary: The purpose and definition of community character, urban design, and the role they play in community vitality and success.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

<b>Affordable Housing and Community Development</b>	
Summary: Receive updates regarding affordable housing and other community development efforts.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

<b>Single-Family and Multi-Family Housing Markets</b>	
Summary: Discuss impact of large amount of new multi-family units and single-family dwellings being used for student rental purposes on the local housing market.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

70: BRIDGETTE GEORGE

768. 3496



CITY OF COLLEGE STATION  
Planning & Development Services

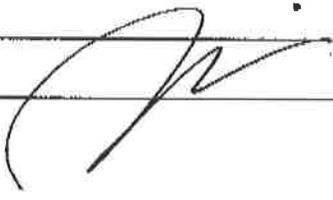
**Absence Request Form  
For Elected and Appointed Officers**

Name Jim Ross

Request Submitted on 12/27/12

I will not be in attendance at the meeting on 1/17/13  
for the reason(s) specified: (Date)

Business trip - out of town

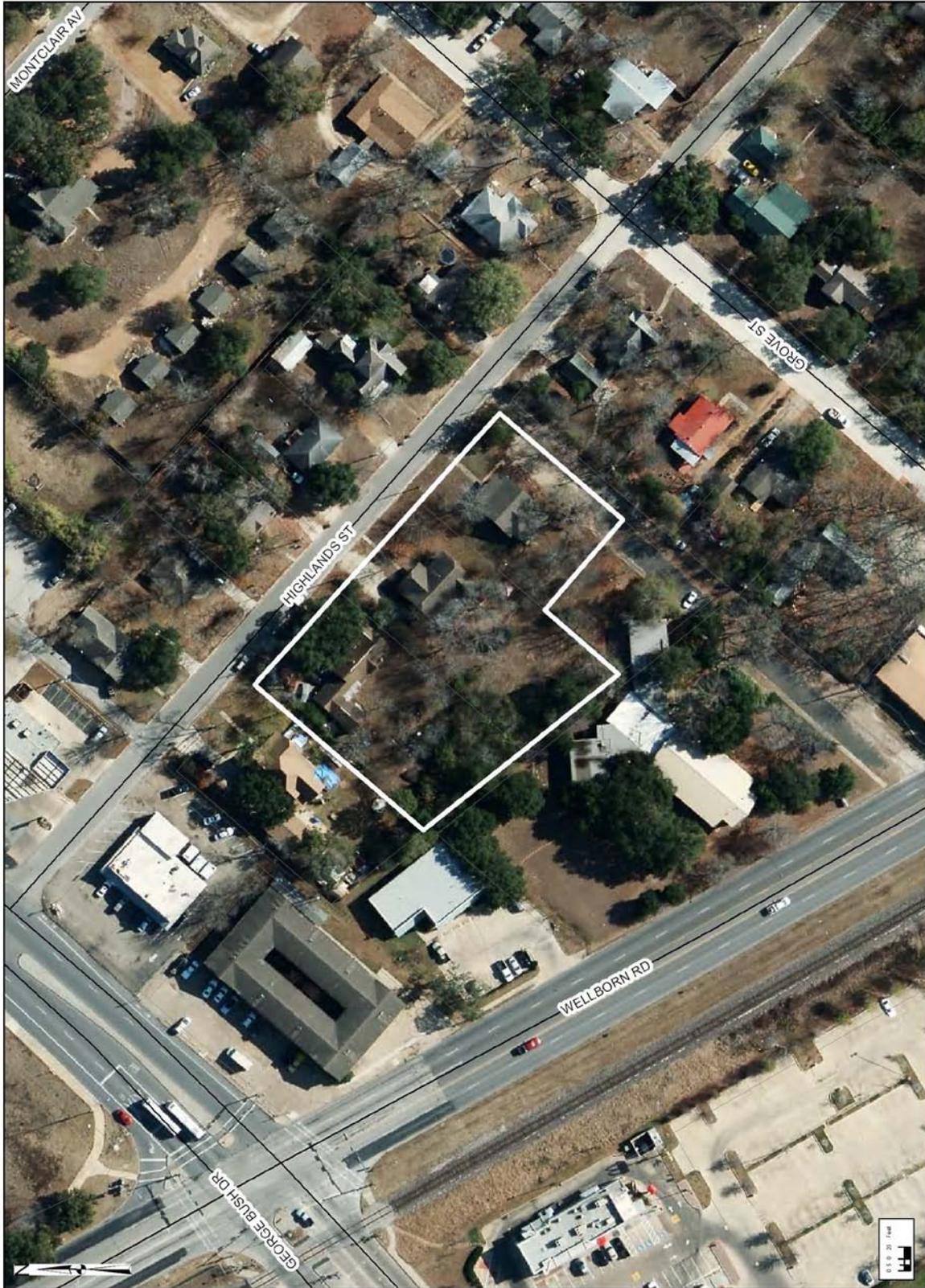
Signature 



CITY OF COLLEGE STATION

**FINAL PLAT**  
**for**  
**West Park Lots 9R-14R Block 9**  
**Being a Replat of**  
**West Park Lots 9, 10, 11, 12, and Part of Lots 13 and 14, and 15' Alley Block 9**  
**12-00500249**

- SCALE:** Six lots on 1.36 acres
- LOCATION:** 204, 300, 304 Highlands Street
- ZONING:** R-1 Single-Family Residential
- APPLICANT:** Adam Wallace, ATM Surveying
- PROJECT MANAGER:** Morgan Hester, Staff Planner  
mhester@cstx.gov
- PROJECT OVERVIEW:** The proposed Final Plat re-plats three R-1 Single-Family Residential building plots into six R-1 Single-Family Residential lots in Area 5 of the Southside Area Neighborhood Plan.
- RECOMMENDATION:** Staff recommends approval of the Final Plat with the condition that the existing structures encroaching into setbacks be demolished or moved.



FINAL  
PLAT

Case: 12-249

WEST PARK ADDITION  
LOTS 9-14

DEVELOPMENT REVIEW



## **DEVELOPMENT HISTORY**

<b>Annexation:</b>	October 1938
<b>Zoning:</b>	R-1 Single-Family Residential
<b>Preliminary Plat:</b>	The original Final Plat for this property is from 1938.
<b>Site Development:</b>	A single-family structure currently exists on each of the three building plots.

## **COMMENTS**

<b>Parkland Dedication:</b>	Fees in lieu of parkland dedication will be assessed on three newly established single-family lots for a total of \$3,783 (3 x \$1,261) which is due before the Final Plat is filed.
<b>Greenways:</b>	No dedication is proposed or required with this plat.
<b>Pedestrian Connectivity:</b>	No dedication is proposed or required with this plat.
<b>Bicycle Connectivity:</b>	No dedication is proposed or required with this plat.
<b>Impact Fees:</b>	N/A

## **REVIEW CRITERIA**

**Compliance with Subdivision Regulations:** The Final Plat is in compliance with the Subdivision Requirements of the Unified Development Ordinance except that according to UDO Section 8.3.H.1.g, "a subdivision shall not cause an existing structure to encroach into the setback of a proposed lot line"; therefore, the existing structures and future construction cannot cross proposed lot lines.

## **STAFF RECOMMENDATIONS**

Staff recommends approval of the Final Plat with the condition that the existing structures encroaching into setbacks be demolished or moved.

## **SUPPORTING MATERIALS**

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	12-249
DATE SUBMITTED:	11-28-12
TIME:	11:30
STAFF:	RK

## FINAL PLAT APPLICATION

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

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

### MINIMUM SUBMITTAL REQUIREMENTS:

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

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

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

NAME OF PROJECT Highlands

ADDRESS 204, 300, and 304 Highlands Street, 77840

SPECIFIED LOCATION OF PROPOSED PLAT:

204, 300, and 304 Highlands Street, College Station, 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 \_\_\_\_\_

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

Name Patricia Knight Guseman E-mail \_\_\_\_\_  
Street Address 1113 Langford St.  
City College Station State TX Zip Code 77802 77840  
Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

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 1.3576 Total No. of Lots 3 R-O-W Acreage \_\_\_\_\_

Existing Use Residential Proposed Use Residential

Number of Lots By Zoning District R1 / 6 \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Average Acreage Of Each Residential Lot By Zoning District:

0.4525 / 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):

n/a

Regarding the waiver request, explain how:

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

n/a

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

n/a

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

n/a

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

n/a

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

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

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

Detailed explanation of condition identified above:

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

Requested Oversize Participation n/a

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

*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.*

Patricia K. Guseman  
Signature and title

11-20-2012  
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: \_\_\_\_\_

