

CITY OF COLLEGE STATION

*Home of Texas A&M University®*

**BICYCLE, PEDESTRIAN, AND  
GREENWAYS ADVISORY BOARD**

February 4<sup>th</sup>, 2013

3:00 P.M.

City Hall

Council Chambers

1101 Texas Avenue

College Station, Texas



# AGENDA

## BICYCLE, PEDESTRIAN, AND GREENWAYS ADVISORY BOARD

Monday February 4, 2013, 3:00 PM  
City Hall Council Chambers  
1101 Texas Avenue  
College Station, Texas, 77840

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1. Call to Order
2. Hear Visitors At this time, the Chairman will open the floor to citizens wishing to address the Board on issues not already scheduled on today's agenda. The citizen presentations will be limited to three minutes in order to accommodate everyone who wishes to address the Board and to allow adequate time for completion of the agenda items. The Board 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.)
3. Consideration of absence requests
  - Jean Gould ~ February 4<sup>th</sup>, 2013
4. Consideration, discussion, and possible action to approve meeting Minutes.
  - November 5, 2012
5. Presentation and discussion regarding an update on the following item(s):
  - Dexter Sidewalk Project
  - Lick Creek Greenway Trail
  - 2818 Trail Phase II
  - Lincoln Sidewalk Project
  - University Drive Pedestrian Improvements Phase II
6. Presentation, possible action, and discussion regarding an upcoming item for the Planning and Zoning Commission:
  - Rezoning: Copper Creek Condos - 301 Southwest Parkway
7. Presentation, possible action, and discussion regarding Capital Improvement Program sidewalk projects and priorities.
8. Presentation and discussion regarding bicycle and pedestrian components as they relate to the Metropolitan Planning Organization (MPO).
9. Presentation and discussion regarding education and encouragement opportunities such as Earth Day and May is National Bike Month.
10. Presentation and discussion regarding the South Knoll Area Neighborhood Plan and Wellborn District Plan.
11. Presentation and discussion regarding the Bicycle, Pedestrian, and Greenways Advisory Board calendar of upcoming meetings.
  - February 7, 2013 ~ Planning and Zoning Commission Meeting ~ City Hall, Council Chambers ~ 6:00 p.m.

- February 11, 2013 ~ Wellborn District Plan ~ Neighborhood Resource Team Meeting ~ Greens Prairie Elementary School, 4315 Greens Prairie Trail ~ 6:30 p.m.
- February 12, 2013 ~ South Knoll Area Plan ~ Topic Meeting: Biking and Walking Facilities ~ South Knoll Elementary School, 1220 Boswell Street, Cafeteria ~ 7:00 p.m.
- February 18, 2013 ~ Wellborn District Plan ~ Design Charrette ~ Wellborn Community Center, 4119 Greens Prairie Rd W~ 8:30 a.m. – 5:00 p.m.
- February 19, 2013 ~ Wellborn District Plan ~ Design Charrette ~ Wellborn Community Center, 4119 Greens Prairie Rd W~ 12:00 p.m. – 7:00 p.m.
- February 19, 2013 ~ South Knoll Area Plan ~ Topic Meeting: HOAs and Neighborhood Associations ~ South Knoll Elementary School, 1220 Boswell Street, Cafeteria ~ 7:00 p.m.
- February 21, 2013 ~ Planning and Zoning Commission Meeting ~ City Hall, Council Chambers ~ 6:00 p.m.
- February 26, 2013 ~ South Knoll Area Plan ~ Topic Meeting: On-Street Parking ~ South Knoll Elementary School, 1220 Boswell Street, Cafeteria ~ 7:00 p.m.
- March 4, 2013 ~ Bicycle, Pedestrian, and Greenways Advisory Board ~ City Hall, Council Chambers ~ 3:00 p.m.
- April 20, 2013 ~ Earth Day Celebration ~ Wolf Pen Creek ~ 10:00 a.m. – 4:00 p.m.

12. Possible action and discussion on future agenda items – A Bicycle, Pedestrian, and Greenways Advisory Board 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.

13. Adjourn.

Notice is hereby given that a Regular Meeting of the Bicycle, Pedestrian, and Greenways Advisory Board of the City of College Station, Texas will be held on Monday, February 4, 2013 at 3:00 p.m. at the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda

Posted this the \_\_\_\_ day of \_\_\_\_\_, 2013 at \_\_\_\_ p.m.

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 Meeting of the Bicycle, Pedestrian, and Greenways Advisory Board 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 \_\_\_\_\_, 2013 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 \_\_\_\_\_, 2013.

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_

Subscribed and sworn to before me on this the \_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
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).



CITY OF COLLEGE STATION  
*Planning & Development Services*

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

Name Jean Gould

Request Submitted on January 8, 2013

I will not be in attendance at the meeting of February 4, 2013  
for the reason(s) specified: \_\_\_\_\_ (Date)

**Conflict with assigned Spring Semester teaching schedule**

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Jean H. Gould  
[gould@tamu.edu](mailto:gould@tamu.edu)  
979-587-2581



## **MINUTES**

### **BICYCLE, PEDESTRIAN, AND GREENWAYS ADVISORY BOARD**

**Monday, November 5, 2012 3:00 PM  
City Hall 2<sup>nd</sup> Floor Conference Room #1  
1101 Texas Avenue  
College Station, Texas, 77840**

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**MEMBERS PRESENT:** Chairman Blanche Brick, Vice-Chairman Sherry Ellison, Greg Stiles, James Batenhorst, Philip Lasley, and Jean Gould

**MEMBERS ABSENT:** Marcy Halterman-Cox

**VISITORS PRESENT:** Mike McIntyre

**STAFF PRESENT:** Greenways Program Manager Venessa Garza, Transportation Planning Coordinator Joe Guerra, Assistant City Engineer Danielle Charbonnet, and Board Secretary Kristen Hejny

#### **AGENDA ITEM NO. 1: Call to Order.**

Chairman Brick called the meeting to order at 2:58.

#### **AGENDA ITEM NO. 2: Hear Visitors**

There were no visitors who wished to address the board.

#### **AGENDA ITEM NO. 3: Consideration, discussion, and possible action to approve meeting Minutes.**

Board Member Stiles motioned to approve the meeting Minutes from October 1, 2012. The motion was seconded by Board Member Lasley, and was approved (6-0).

#### **AGENDA ITEM NO. 4: Presentation and discussion regarding an update on the following item(s):**

- Dexter Sidewalk Project
- Lick Creek Greenway Trail
- 2818 Trail Phase II
- Lincoln Sidewalk Project

Program Manager Garza discussed updates on the items.

There was general discussion regarding the 2818 Trail Phase II regarding the direction of the improvements toward Southwest Parkway and the funded portions. Ms. Ellison asked if the project would be following the existing creek. Ms. Garza explained to the board that the trail is proposed along the creek.

There was general discussion regarding the Lincoln Sidewalk Project. It is projected to be completed in December 2012. Ms. Ellison inquired if the sidewalk would be six feet wide. Ms. Garza stated the sidewalks for the project will be six feet wide.

## **AGENDA ITEM NO. 5: Presentation and discussion regarding University Pedestrian Improvements Phase II:**

Project Manager Charbonnet and Consultant McIntyre were available for discussion on this project and for the upcoming public meeting.

There was general discussion regarding the sidewalk in front of the 717 University Drive project and whether or not there will be a sidewalk. Ms. Garza reported that there will be a sidewalk as per ordinance.

There was general discussion as to whether or not there will be a sidewalk along College Avenue. Ms. Garza stated this area will be discussed along with other projects and other entities to collaborate for improvements along this corridor. This area could be changed to an urban cross section. At this time there is a multi-use path proposed from College Avenue to the City limit line.

Improvements possible may include making sidewalks wider along the University Corridor, raising medians, creating safer intersections and crosswalks, and landscaping.

Chairman Brick discussed enlarging the sidewalk along Tauber Street and whether or not demolishing buildings will be an option. Mr. McIntyre expressed future plans to make standard sidewalks available in this area.

Mr. Lasley discussed concerns regarding sidewalks around the Shell Station and Bike shop in that area where there is no room for sidewalks and as to whether sidewalks will travel behind the businesses or in front of the businesses. Mr. McIntyre shared that they are still in the planning phases of their project and that has not been determined yet.

Mr. Lasley questioned whether right-of-way had been purchased from the Shell Station. Mr. McIntyre stated that at this time, no purchases have been made.

Chairman Brick asked Mr. McIntyre if the project would include trees and landscaping as part of their pedestrian improvement project. Mr. McIntyre explained to the board that arborists have been hired to discuss and evaluate the impact and placement of trees. There is projected to be minimal to no impact on the existing landscaping in the area.

## **AGENDA ITEM NO. 6: Presentation and discussion regarding the South Knoll Area Neighborhood Plan:**

Ms. Garza discussed updates on this plan.

Mr. Lasley inquired as to whether this area is a candidate for traffic calming.

Ms. Garza stated that this issue will be one of the topics discussed through the planning process.

Mr. Lasley asked if the trail extension in that area was tabled and whether or not the extension or the path will be funded. Ms. Garza stated that the extension had been tabled at this time and funding for one of the projects will be determined at a later date.

Board Member Gould requested to be added to the South Knoll Plan NRT email list and group.

## **AGENDA ITEM NO. 7: Presentation and discussion regarding the Wellborn District Plan:**

Ms. Garza discussed updates on this plan.

There was general discussion amongst the board.

Ms. Ellison asked how an area in the Wellborn District Plan can be categorized as restricted suburban and also be high density.

Ms. Garza explained to the board that restricted suburban is a higher density than rural, but not the highest density over all.

Ms. Ellison inquired as to bike lanes and sidewalks along a section Greens Prairie Road were removed. Ms. Garza explained to the board that this area mirrors the Thoroughfare Plan and discussion with the Neighborhood Resource Team lead to the compromise of not having that connection.

Mr. Lasley asked why the connection was not wanted by the NRT.

Transportation Planning Coordinator Guerra explained to the board that there was concern from a landowner in that area that her property had thoroughfares on two sides of her property in a rural area and a North to South connection would be better served in the area.

Ms. Ellison asked where the suburban commercial areas will be. Mr. Guerra explained that the suburban commercial areas will be kept along Wellborn Road.

Mr. Guerra explained to the board that there are three proposed land uses the restricted suburban, 15% suburban commercial along Wellborn, and rural/estate. He explained that the majority of land uses will remain rural in nature with open ditches on each side of the roadway.

Ms. Ellison asked where people would cross Wellborn Road.

Ms. Garza explained that wherever the railroad crossing area is placed that is where pedestrians and bicyclists will cross Wellborn Road.

Mr. Guerra explained to the board that most of the bike/pedestrian accommodations are on the east side of Wellborn Road.

### **AGENDA ITEM NO. 8: Presentation and discussion regarding funding opportunities and the Metropolitan Planning Organization (MPO):**

Ms. Garza discussed updates on this item.

Mr. Guerra explained to the board if an amendment was made to the long range plan to include the master plan there are projects within the plan that reside in Texas Department of Transportation (TxDOT) right-of-way, funding can become available for those projects added to the project list.

### **AGENDA ITEM NO. 9: Presentation and discussion regarding the Bicycle, Pedestrian, and Greenways Advisory Board calendar of upcoming meetings.**

- November 5, 2012 ~ South Knoll Area Plan ~ Neighborhood Resource Team Meeting ~ College Station City Hall, Planning & Development Services Hallway ~ 6:30 p.m
- November 5, 2012 ~ University Drive Pedestrian Improvements Public Meeting ~ A&M United Methodist Church, Annex Fellowship Hall (corner of Cross Street and College Main) ~ 7:00 p.m.
- November 7, 2012 ~ Metropolitan Planning Organization Policy Committee Meeting ~ Brazos Center ~ 3232 Briarcrest Drive, Bryan TX ~ 8:45 a.m.
- November 12, 2012 ~ Wellborn District Plan ~ Neighborhood Resource Team Meeting ~ Greens Prairie Elementary School ~ 4315 Greens Prairie Trail ~ 7:00 p.m.
- November 13, 2012 ~ Wellborn District Plan ~ Area Plan Meeting ~ Wellborn Community Center ~ 4119 Greens Prairie Road West ~ 6:00 p.m.
- November 15, 2012 ~ Planning and Zoning Commission Meeting ~ Council Chambers ~ 6:00 p.m.

- November 26, 2012 ~ South Knoll Area Neighborhood Meeting ~ Issues and Opportunities Meeting ~ South Knoll Elementary School ~ 1220 Boswell Street ~ 7:00 p.m.
- December 3, 2012 ~ Bicycle, Pedestrian, and Greenways Advisory Board ~ City Hall ~ Council Chambers ~ 3:00 p.m.
- December 3, 2012 ~ Wellborn District Plan ~ Neighborhood Resource Team Meeting ~ Greens Prairie Elementary School ~ 4315 Greens Prairie Trail ~ 7:00 p.m.

**AGENDA ITEM NO. 10: Possible action and discussion on future agenda items – A Bicycle, Pedestrian, and Greenways Advisory Board 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.**

No future agenda items were mentioned.

**AGENDA ITEM NO. 11: Adjourn.**

The meeting adjourned at 4:05 p.m.

**APPROVED:**

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**Blanche Brick, Chairman**

**ATTEST:**

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**Kristen Hejny, Board Secretary**



CITY OF COLLEGE STATION  
*Planning & Development Services*

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

## MEMORANDUM

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**DATE:** January 25, 2013  
**TO:** Members of the Bicycle, Pedestrian, and Greenways Advisory Board  
**FROM:** Jason Schubert, AICP, Principal Planner  
jschubert@cstx.gov  
**SUBJECT:** Upcoming Planning and Zoning Commission Items

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**Item:** Presentation, possible action, and discussion regarding an upcoming item for the Planning and Zoning Commission.

**Background:** The following item will be discussed at an upcoming Planning and Zoning Commission meeting and is before you for consideration due to its relationship to biking, walking, or greenway components.

- 1) A Rezoning request for Copper Creek Condos located at 301 Southwest Parkway from PDD (Planned Development District) to PDD for modifications to the concept plan including changes to the floodplain. The existing Concept Plan currently allows the development of 1, 2, and 3 bedroom units. It requires the preservation of the floodplain as open space and the development of a multi-use path. Under the current Concept Plan, the development must meet neighborhood protection standards, including increased buffer standards and height restrictions. The applicant is requesting modifications to the parking and building layout adjacent to single-family residential properties. The amendment of the Concept Plan also includes a revision to the number of bedrooms allowed, a reduction in the total number of units, and the addition of a building, office, and pool, which are partially located in the existing floodplain. Most significantly, a modification to the existing floodplain has been proposed.

**Attachments:**

1. Location Map
2. Current PDD Concept Plan
3. Proposed PDD Concept Plan



0 20 40 80 Feet



DEVELOPMENT REVIEW

COPPER CREEK CONDOS

Case:  
12-247

REZONING

# EXISTING CONCEPT PLAN (Approved 7-8-10) Ordinance # 3256

**PDD Purpose Statement:**  
 The purpose of the PDD is to build a multi-family development consisting of 1,2, and 3 bedroom units. The project will preserve the floodplain as open space and dedicate and develop a multi-use path as shown on the bikeway master plan. In addition the development will meet the neighborhood protection standards to protect the single family development adjacent to the north.

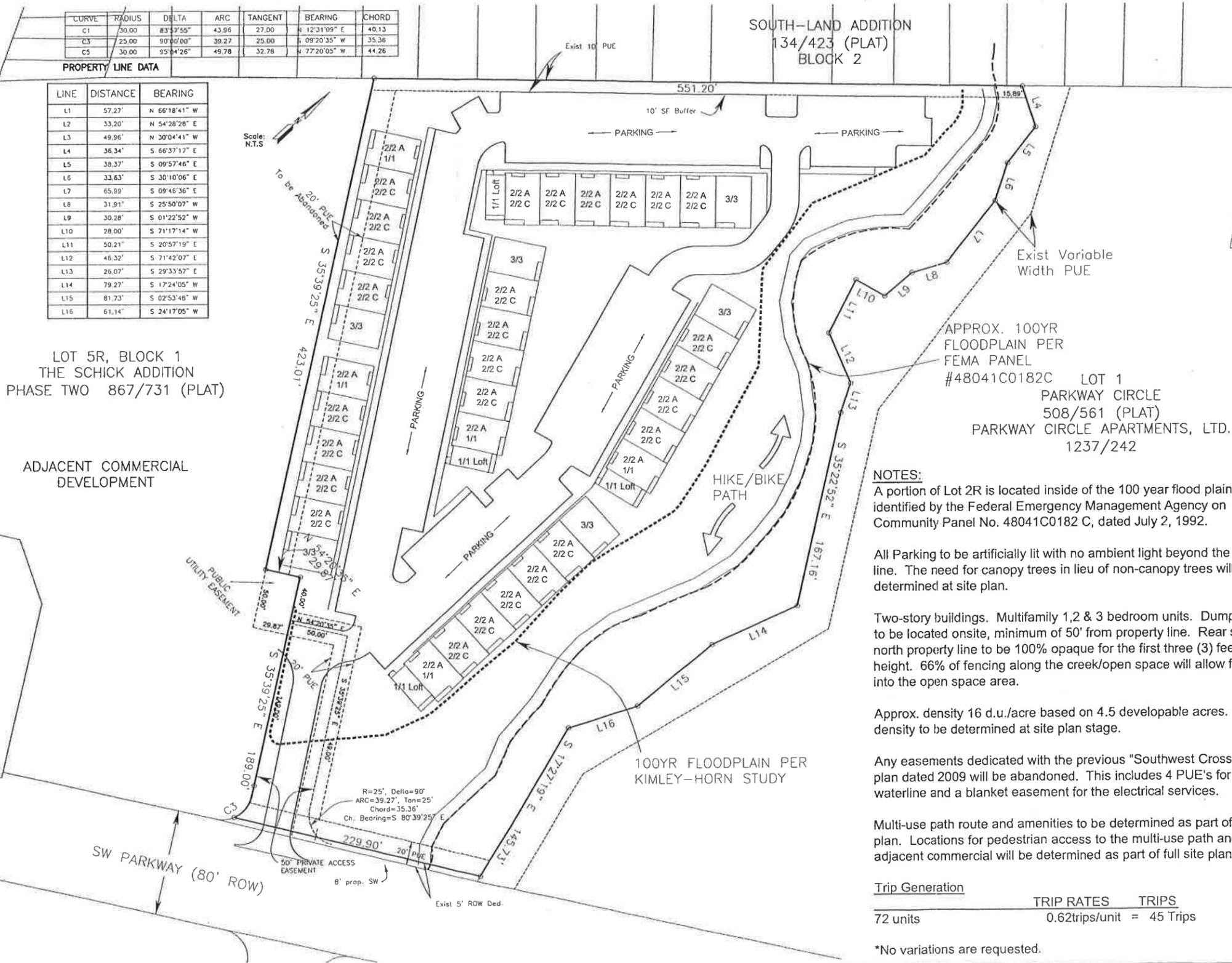
CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	30.00	83°7'55"	43.96	27.00	N 12°31'09" E	40.13
C3	25.00	90°00'00"	39.27	25.00	N 09°20'35" W	35.36
C5	30.00	95°4'26"	49.78	32.78	N 77°20'05" W	44.26

**PROPERTY LINE DATA**

LINE	DISTANCE	BEARING
L1	57.27'	N 66°18'41" W
L2	33.20'	N 54°28'28" E
L3	49.96'	N 30°04'41" E
L4	36.34'	S 66°37'17" E
L5	38.37'	S 09°57'46" E
L6	33.63'	S 30°10'06" E
L7	65.89'	S 09°46'36" E
L8	31.91'	S 25°50'07" W
L9	30.28'	S 01°22'52" W
L10	28.00'	S 71°17'14" W
L11	50.21'	S 20°57'19" E
L12	46.32'	S 71°42'07" E
L13	26.07'	S 29°33'57" E
L14	79.27'	S 17°24'05" W
L15	81.73'	S 02°53'48" W
L16	61.14'	S 24°17'05" W

LOT 5R, BLOCK 1  
 THE SCHICK ADDITION  
 PHASE TWO 867/731 (PLAT)

ADJACENT COMMERCIAL  
 DEVELOPMENT



VICINITY MAP  
 N.T.S.

APPROX. 100YR  
 FLOODPLAIN PER  
 FEMA PANEL  
 #48041C0182C LOT 1  
 PARKWAY CIRCLE  
 508/561 (PLAT)  
 PARKWAY CIRCLE APARTMENTS, LTD.  
 1237/242

**NOTES:**  
 A portion of Lot 2R is located inside of the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0182 C, dated July 2, 1992.

All Parking to be artificially lit with no ambient light beyond the property line. The need for canopy trees in lieu of non-canopy trees will be determined at site plan.

Two-story buildings. Multifamily 1,2 & 3 bedroom units. Dumpster pads to be located onsite, minimum of 50' from property line. Rear screen on north property line to be 100% opaque for the first three (3) feet in height. 66% of fencing along the creek/open space will allow for visibility into the open space area.

Approx. density 16 d.u./acre based on 4.5 developable acres. Final density to be determined at site plan stage.

Any easements dedicated with the previous "Southwest Crossing" site plan dated 2009 will be abandoned. This includes 4 PUE's for a waterline and a blanket easement for the electrical services.

Multi-use path route and amenities to be determined as part of the site plan. Locations for pedestrian access to the multi-use path and to the adjacent commercial will be determined as part of full site plan review.

Trip Generation	TRIP RATES	TRIPS
72 units	0.62trips/unit	= 45 Trips

\*No variations are requested.

## CONCEPT PLAN Copper Creek Condos

6.326 ACRES  
 LOT 2R  
 WILLIAM BROOKE HUNTER ESTATES  
 CITY OF COLLEGE STATION  
 BRAZOS CO., TEXAS

SCALE 1"=50' February, 2010

FOUR AGS INVESTMENTS L.P.  
 6701 IMPERIAL DR  
 WACO, TX 76712-6809

IPS GROUP  
 511 UNIVERSITY DRIVE E., STE 205  
 COLLEGE STATION, TEXAS 77840  
 (979) 846-9259

MITCHELL & MORGAN, L.L.P.  
 511 UNIVERSITY DRIVE E., STE 204  
 COLLEGE STATION, TEXAS 77840  
 (979) 260-6963

10/10  
 0.8:10  
 4:10  
 8/5

CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BRG	CHORD
C1	25.00'	90°00'00"	39.27	25.00'	N09°20'35"E	35.36'

LINE TABLE		
LINE	LENGTH	BEARING
L1	36.34	S66°37'17"E
L2	38.37	S09°57'46"E
L3	33.63	S30°10'06"E
L4	65.99	S09°46'36"E
L5	31.91	S25°50'07"W
L6	30.28	S01°22'52"W
L7	28.00	S71°17'14"W
L8	50.21	S20°57'19"E
L9	46.32	S71°42'07"E
L10	26.07	S29°33'57"E
L11	167.16	S35°22'52"E
L12	79.27	S17°24'05"W
L13	81.73	S02°53'48"W
L14	61.14	S24°17'05"W
L15	145.73	S17°27'19"E
L16	229.90	S54°20'35"W
L17	189.00	N35°39'25"W
L18	29.87	S54°20'35"W

**NOTES:**

A PORTION OF LOT 2R IS LOCATED INSIDE THE 100 YEAR FLOOD PLAIN, AS IDENTIFIED BY THE KIMLEY-HORN STUDY.

ALL PARKING TO BE ARTIFICIALLY LIT WITH NO AMBIENT LIGHT BEYOND THE PROPERTY LINE. THE NEED FOR CANOPY TREES IN LIEU OF NON-CANOPY TREES WILL BE DETERMINED AT SITE PLAN.

TWO-STORY BUILDINGS, MULTIFAMILY. DUMPSTER PADS ARE TO BE LOCATED ONSITE, MINIMUM OF 50-FEET FROM NORTH PROPERTY LINE. REAR SCREEN ON NORTH PROPERTY LINE TO BE 100 PERCENT OPAQUE FOR THE FIRST THREE (3) FEET IN HEIGHT.

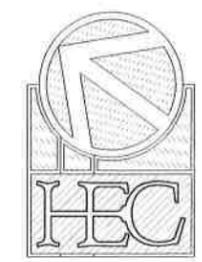
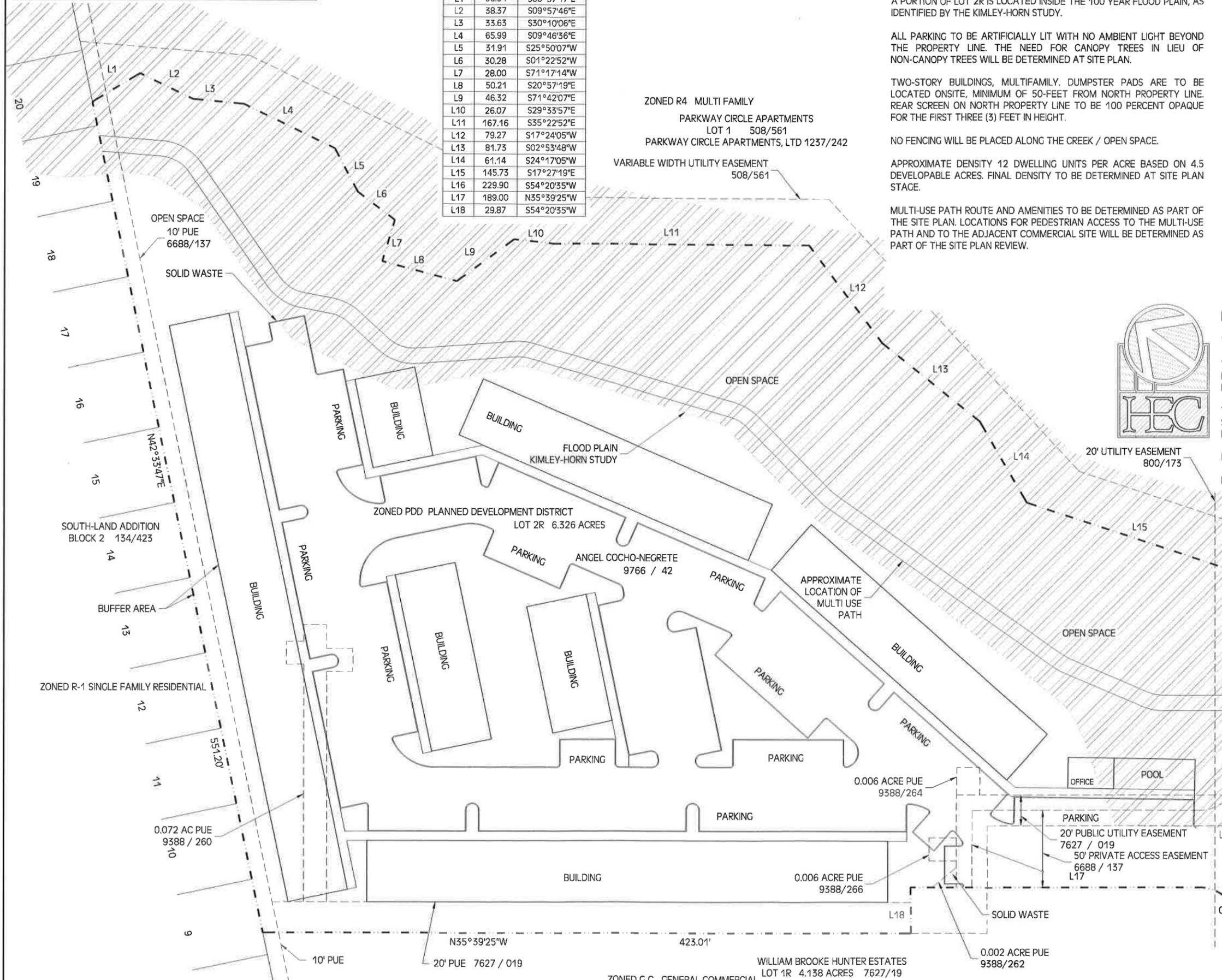
NO FENCING WILL BE PLACED ALONG THE CREEK / OPEN SPACE.

APPROXIMATE DENSITY 12 DWELLING UNITS PER ACRE BASED ON 4.5 DEVELOPABLE ACRES. FINAL DENSITY TO BE DETERMINED AT SITE PLAN STAGE.

MULTI-USE PATH ROUTE AND AMENITIES TO BE DETERMINED AS PART OF THE SITE PLAN. LOCATIONS FOR PEDESTRIAN ACCESS TO THE MULTI-USE PATH AND TO THE ADJACENT COMMERCIAL SITE WILL BE DETERMINED AS PART OF THE SITE PLAN REVIEW.



**KEY MAP**



**PDD PURPOSE STATEMENT**

THE PURPOSE OF THE PDD IS TO BUILD A MULTI-FAMILY DEVELOPMENT. THE PROJECT WILL PRESERVE THE FLOODPLAIN AS OPEN SPACE AND DEDICATE AND DEVELOPE A MULTI-USE PATH AS SHOWN ON THE BICYCLE, PEDESTRIAN & GREENWAYS MASTER PLAN. THE DEVELOPMENT WILL MEET THE NEIGHBORHOOD PROTECTION STANDARDS TO PROTECT THE SINGLE FAMILY DEVELOPMENT TO THE NORTH.

NUMBER OF DWELLING UNITS = 53.  
BASE ZONING DISTRICT = R4

**CONCEPT PLAN  
COPPER CREEK CONDOS**

6.326 ACRES  
LOT 2R  
WILLIAM BROOKE HUNTER ESTATES  
CRAWFORD BURNETT LEAGUE A-7  
301 SOUTHWEST PARKWAY  
COLLEGE STATION, BRAZOS COUNTY, TEXAS  
JANUARY 10, 2013  
OWNER:  
ANGEL CACHO-NEGRETE  
2107 JOSEPH CREEK COURT  
COLLEGE STATION, TEXAS 77845  
APPLICANT:  
ALTON OFCZARZAK, MANAGING MEMBER  
TDG MANAGEMENT, LP  
4060 HIGHWAY 6 SOUTH  
COLLEGE STATION, TEXAS 77845  
979-690-1504  
PREPARED BY:  
HESTER ENGINEERING COMPANY  
7607 EASTMARK DRIVE, SUITE 253-B  
COLLEGE STATION, TEXAS 77840  
979-693-1100 mhester@hester-engr.com

12:24  
1-10-13  
12:30  
SO