

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

**Planning & Zoning
Commission**
February 21, 2013
City Hall Council Chambers
1101 Texas Avenue
College Station, Texas

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



AGENDA
PLANNING & ZONING COMMISSION
WORKSHOP MEETING
FEBRUARY 21, 2013, AT 6:00 PM
CITY HALL COUNCIL CHAMBERS
1101 TEXAS AVENUE
COLLEGE STATION, TEXAS

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 ~ Amending Plat ~ Pebble Creek Phase 9C ~ 51 PDD Lots ~ 5102 Stonewater Loop (**M. Robinson**)
4. Presentation, discussion, and possible action regarding the status of items within the 2013 P&Z Plan of Work (see attached). (**J. Schubert**)
5. Presentation, discussion, and possible action regarding an update of development in the Northgate area. (**B. Cowell**)
6. Presentation, discussion, and possible action regarding the P&Z Calendar of Upcoming Meetings.
 - Tuesday, February 26, 2013 ~ South Knoll Neighborhood Plan Public Meeting (On-Street Parking) ~ South Knoll Elementary School cafeteria ~ 7:00 p.m.
 - Thursday, February 28, 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – Rektorik**)
 - Thursday, March 7, 2013 ~ Planning & Zoning Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
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 Board, Zoning District Subcommittee, 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 February 21, 2013 at 6:00 PM at City Hall Council Chamber, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this the _____ day of February, 2013, at _____.

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

By _____
Frank Simpson, 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. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on February _____, 2013, at _____ 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. Planning and Zoning Commission meetings are broadcast live on Cable Access Channel 19.



AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING
FEBRUARY 21, 2013, AT 7:00 P.M.
CITY HALL COUNCIL CHAMBERS
1101 TEXAS AVENUE
COLLEGE STATION, TEXAS

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 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 4, 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.

4. **Consent Agenda.**
 - 4.1 Consideration, discussion, and possible action on Absence Requests from meetings.
 - Jim Ross ~ February 21, 2013
 - 4.2 Consideration, discussion, and possible action to approve meeting Minutes.
 - January 17, 2012 ~ Workshop
 - January 17, 2012 ~ Regular
 - 4.3 Presentation, discussion, and possible action on a Preliminary Plat for Indian Lakes Phase 14 consisting of 5 residential lots on approximately 6 acres generally located South of Anasazi Bluff Drive in the Indian Lakes Subdivision, approximately one mile southwest of State Highway 6 in the City's Extraterritorial Jurisdiction. **Case # 12-00500198 (M. Hester)**

- 4.4 Presentation, discussion, and possible action on a Final Plat for The Barracks II Section 101 Subdivision consisting of 72 lots on approximately 8.6 acres located at 3156 Haupt Road, generally located between Old Wellborn Road and Holleman Drive South, north of the Buena Vida Subdivision. **Case # 12-00500180 (M. Robinson)**
- 4.5 Presentation, discussion, and possible action on a Final Plat for the College Station High School Subdivision consisting of 1 lot on approximately 62 acres located at 4002 Victoria Avenue, generally located at the southwest corner of the intersection of Victoria Avenue and Barron Road. **Case # 12-00500265 (M. Robinson)**
- 4.6 Presentation, discussion, and possible action on a Final Plat for the Traditions Phase 23 Subdivision consisting of two lots and a common area on approximately 36 acres located at 8751 Health Science Center Parkway, generally located east of SH 47 and north of Raymond Stotzer Parkway. **Case # 13-00900005 (M. Hitchcock)**

Regular Agenda

5. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.
6. Public hearing, presentation, discussion, and possible action on a Final Plat for College Heights Lot 1R, Block B being a replat of College Heights Lot 1 & 5' of 2 & Part of Alley, Lot 2 (75' of), Lot 11 (30' of) & 20' of 12, Lot 12 (Part of), Block B consisting of one GC General Commercial lot on approximately 1.1 acres located at 303 A & B University Drive East, 410 Nimitz Street, 411 & 413 Eisenhower Street. **Case # 12-00500267 (M. Hester)**
7. Public hearing, presentation, discussion, and possible action on a Final Plat for Summit Crossing Lots 1R-20R and Common Area "A1" & "B1", Block 4 being a replat of Summit Crossing Lots 1-24 and Common Area "A" & "B", Block 4 consisting of twenty residential lots on approximately 2.1 acres located at 1702-1748 Lonetree Drive. **Case # 12-00500275 (M. Hester)**
8. Public hearing, presentation, discussion, and possible action on a Final Plat for Northpoint Crossing Subdivision being a replat of North Park Block 2 Lots 3-10, North Park Section II Lot 5, Meadowland Addition Lots 1-19, 4.82-acre tract J.E. Scott League, 0.17-acre tract J.E. Scott League A-50, and 0.54-acre tract of abandoned Meadowland Street Right-of-Way consisting of two PDD Planned Development District lots on approximately 10.3 acres located at 410-420 Texas Avenue, 1403-1405 University Drive, and 100-147 Meadowland Street, excluding 130-134 Meadowland Street. **Case # 13-00900021 (J. Schubert)**
9. Public hearing, presentation, discussion, and possible action regarding an amendment to Chapter 12, "Unified Development Ordinance", Section 4.2, "Official Zoning Map" of the Code of Ordinances of the City of College Station, Texas by rezoning approximately 6.3 acres located at 301 Southwest Parkway from PDD Planned Development District to PDD Planned Development District to amend the Concept Plan. **Case # 12-00500247 (T. Rogers) (Note: Final action on this item is scheduled for the February 28, 2013 City Council Meeting -subject to change)**

10. Public Hearing, presentation, discussion, and possible action regarding a recommendation to City Council on the recommendations made by the Joint Task Force on Neighborhood Parking. (T. Rogers)
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.

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 February 21, 2013 at 7:00 p.m. at 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 February, 2013, at _____

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

By _____
Frank Simpson, City Manager

I, the undersigned, do hereby certify that the above Notice of 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. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on February ____, 2013, at _____ 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. Planning and Zoning Commission meetings are broadcast live on Cable Access Channel 19.

2013 Planning & Zoning Commission Plan of Work

Comprehensive Plan Implementation

Implementation of Adopted Plans	
<p>Summary:</p> <p>Implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Central College Station, Eastgate, and Southside Area neighborhood plans, and Bicycle, Pedestrian, and Greenways, Parks and Recreation, Water, Waste Water, and Medical District master plans.</p>	<p>Project Dates:</p> <p>2/14/13: Council discussion regarding board compositions for Medical District MMD #1 & #2.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going
Wellborn District Plan	
<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>	<p>Project Dates:</p> <p>2/18/13: Design Charette at Wellborn Comm. Center.</p> <p>2/19/13: Design Charette at Wellborn Community Center and Open House.</p> <p>3/5/13: Open House at Wellborn Community Center at 6 pm.</p> <p>3/21/2013: Draft plan delivered at P&Z Workshop.</p> <p>3/28/2013: Draft plan delivered at Council Workshop.</p>
Staff Assigned: M. Robinson	Anticipated Completion: Spring 2013
Economic Development Master Plan	
<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>2/7/12: Master Plan update at P&Z Workshop.</p>
Staff Assigned: R. Heye	Anticipated Completion: Spring 2013
South Knoll Area Neighborhood Plan	
<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>	<p>Project Dates:</p> <p>2/12/13: Public meeting regarding biking and walking at South Knoll Elementary.</p> <p>2/19/13: Public meeting regarding HOAs and neighborhood associations at South Knoll Elementary.</p> <p>2/26/13: Public meeting regarding on-street parking at South Knoll Elementary at 7 pm.</p>
Staff Assigned: J. Prochazka, M. Hester	Anticipated Completion: Summer 2013

Neighborhood Parking	
Summary: Analyze neighborhood parking issues by engaging stakeholders and working in a Joint Task Force Subcommittee with Council. Implement recommended solutions.	Project Dates: 2/21/13: Task Force Final Report presented at P&Z Regular meeting. 2/28/13: Task Force Final Report presented at Council Regular meeting.
Staff Assigned: B. Cowell, T. Rogers	Anticipated Completion: Winter 2012/2013

Residential Zoning Districts	
Summary: Create and adopt new residential zoning districts to implement the future land use and character designations identified in the Comprehensive Plan.	Project Dates: 2/7/12: Outline presented at P&Z Regular meeting. 2/22/13: P&Z Subcommittee meeting at 8:30 am at City Hall.
Staff Assigned: J. Prochazka, T. Rogers	Anticipated Completion:

Medical District Zoning Districts	
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

Plan Implementation	
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:

Character and Urban Design	
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:

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

Single-Family and Multi-Family Housing Markets	
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:



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Brad Corrier

Request Submitted on 2/10/2013

I will not be in attendance at the meeting on 2/21/2013
for the reasons specified: (Date)

School Registration & OPAS Event

Signature Brad Corrier

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
February 7, 2013, 6:00 p.m.
City Hall Council Chambers
College Station, Texas

COMMISSIONERS PRESENT: Mike Ashfield, Jodi Warner, Jim Ross, Brad Corrier, Vergel Gay, Bo Miles, and Jerome Rektorik

COMMISSIONERS ABSENT: None

CITY COUNCIL MEMBERS PRESENT: None

CITY STAFF PRESENT: Bob Cowell, Lance Simms, Alan Gibbs, Carol Cotter, Jason Schubert, Morgan Hester, Teresa Rogers, Venessa Garza, Joe Guerra, Carla Robinson, Jordan Wood, Jennifer Pate, and Brittany Caldwell

1. Call the meeting to order.

Chairman Ashfield called the meeting to order at 6:00 p.m.

2. Discussion of consent and regular agenda items.

Chairman Ashfield stated that Regular Agenda Item 7 would be presented, but that the applicant asked that the item be tabled until the Planning & Zoning meeting on February 21, 2013.

There was general discussion regarding Regular Agenda Item 6.

3. Presentation, discussion, and possible action regarding the adoption of the proposed 2013 P&Z Plan of Work (see attached). **(J. Schubert)**

Principal Planner Schubert presented the proposed 2013 P&Z Plan of Work.

Commissioner Warner motioned to adopt the proposed 2013 P&Z Plan of Work. Commissioner Rektorik seconded the motion passed, motion passed (7-0).

4. Presentation, discussion, and possible action of a Semi-Annual Report on Impact Fees 92-01, 97-01, 97-02B, 99-01, and 03-02. **(C. Cotter)**

Senior Assistant City Engineer Cotter presented the Semi-Annual Report on the above impact fees.

Commissioner Warner motioned to forward the Semi Annual Report on Impact Fees 92-01, 97-01, 97-02B, 99-01, and 03-02 to City Council. Commissioner Rektorik seconded the motion, motion passed (7-0).

5. Presentation, discussion, and possible action regarding an update on the Economic Development Master Plan. **(B. Cowell)**

Executive Director Cowell gave an update regarding the Economic Development Master Plan.

There was general discussion amongst the Commission regarding the Master Plan.

6. Presentation, discussion, and possible action regarding an update on the following items:
- A rezoning from CI Commercial Industrial, to GC General Commercial, for approximately 1.2 acres at 3800 State Highway 6 South. The Planning & Zoning Commission heard this item on December 6 and voted 6-0 to recommend approval. The City Council heard this item on January 10 and voted 7-0 to approve the rezoning request.
 - An amendment to the Unified Development Ordinance, providing a reference to the Easterwood Field Airport Zoning Ordinance. The Planning & Zoning Commission heard this item on December 20 and voted 4-0 to recommend approval. The City Council heard this item on January 10 and voted 7-0 to approve the amendment.

Chairman Ashfield reviewed the above-referenced items that had been heard by the Planning & Zoning Commission and City Council.

7. Presentation, discussion, and possible action regarding the P&Z Calendar of Upcoming Meetings.
- Tuesday, February 12, 2013 ~ South Knoll Neighborhood Plan Public Meeting (Biking & Walking Facilities) ~ South Knoll Elementary School cafeteria ~ 7:00 p.m.
 - Thursday, February 14, 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. **(Liaison – V. Gay)**
 - Tuesday, February 18, 2013 ~ Design Workshop for Wellborn District Plan ~ Wellborn Community Center ~ 9:00 a.m. – 4:00 p.m.
 - Monday, February 19, 2013 ~ Design Workshop for Wellborn District Plan ~ Wellborn Community Center ~ 1:00 p.m. – 4:00 p.m. and 6:00 p.m. – 7:00 p.m. (Public Presentation)
 - Tuesday, February 19, 2013 ~ South Knoll Neighborhood Plan Public Meeting (HOA & Neighborhood Assoc.) ~ South Knoll Elementary School cafeteria ~ 7:00 p.m.
 - Tuesday, February 26, 2013 ~ South Knoll Neighborhood Plan Public Meeting (On-Street Parking) ~ South Knoll Elementary School cafeteria ~ 7:00 p.m.

- Thursday, February 21, 2013 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Chairman Ashfield reviewed the upcoming meeting dates with the Planning and Zoning Commission.

8. 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.

Commissioner Miles gave an update on the BioCorridor Committee

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

There was no discussion regarding future agenda items.

10. Adjourn.

The meeting was adjourned at 6:56 p.m.

Approved:

Mike Ashfield, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
February 7, 2013, 7:00 p.m.
City Hall Council Chambers
College Station, Texas

COMMISSIONERS PRESENT: Mike Ashfield, Jodi Warner, Jim Ross, Brad Corrier, Vergel Gay, Bo Miles, and Jerome Rektorik

COMMISSIONERS ABSENT: None

CITY COUNCIL MEMBERS PRESENT: Julie Schultz

CITY STAFF PRESENT: Bob Cowell, Lance Simms, Alan Gibbs, Jason Schubert, Morgan Hester, Teresa Rogers, Venessa Garza, Joe Guerra, Carla Robinson, Jordan Wood, Jennifer Pate, and Brittany Caldwell

1. **Call Meeting to Order**

Chairman Ashfield called the meeting to order at 7:00 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

No one spoke.

4. **Consent Agenda**

All items approved by Consent are approved with any and all staff recommendations.

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

- January 17, 2012 ~ Workshop
- January 17, 2012 ~ Regular

Commissioner Miles motioned to approve Consent Agenda Item 4.1. Commissioner Rektorik seconded the motion, motion passed (7-0).

Regular Agenda

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

No items were removed from the Consent Agenda.

6. Public hearing, presentation, discussion, and possible action regarding an amendment to Chapter 12, "Unified Development Ordinance", Section 4.2, "Official Zoning Map" of the Code of Ordinances of the City of College Station, Texas by rezoning approximately 1.27 acres from R-1 Single-Family Residential to O Office for the property located at 1402 Earl Rudder Freeway South, generally located at the northwest corner of the Earl Rudder Freeway South frontage road and University Oaks Boulevard. **Case #13-900002 (M. Hester) (Note: Final action on this item is scheduled for the February 28, 2013 City Council Meeting -subject to change)**

Commissioner Miles recused himself because he is the owner of the property and left the meeting.

Staff Planner Hester presented the rezoning and recommended approval.

Glenn Jones, J4 Engineering, stated that he was available for questions.

Chairman Ashfield opened the public hearing.

Paul Martinez, 1405 Tara Court, College Station, Texas, stated that he did not feel that Suburban Commercial was an appropriate land use for the property.

Ms. Hester clarified that the rezoning was R-1 Single-Family Residential to O Office and the property is designated as Suburban Commercial in the Comprehensive Plan.

Mr. Jones stated that the plan is currently a single-tenant building for a local insurance office. He said that they intend to meet all the requirements and want to leave as much natural landscape as possible.

There was general discussion amongst the Commission regarding the rezoning.

Chairman Ashfield closed the public hearing.

Commissioner Rektorik motioned to recommend approval of the rezoning. Commissioner Corrier seconded the motion, motion passed (6-0-1).

7. Public hearing, presentation, discussion, and possible action regarding an amendment to Chapter 12, "Unified Development Ordinance", Section 4.2, "Official Zoning Map" of the Code of Ordinances of the City of College Station, Texas by rezoning approximately 6.3 acres from PDD Planned Development District to PDD Planned Development District to amend the concept plan for the property located at 301 Southwest Parkway. **Case #12-00500247 (T. Rogers) (Note: Final action on this item is scheduled for the February 28, 2013 City Council Meeting -subject to change)**

Commissioner Miles returned to the meeting.

Staff Planner Rogers presented the rezoning and stated that the applicant had requested that the item be tabled. Due to the item being tabled, she said that the recommendation was no longer denial and was working over the details.

Chairman Ashfield opened the public hearing.

No one spoke during the public hearing.

Chairman Ashfield closed the public hearing.

There was general discussion amongst the Commission and Staff regarding the rezoning.

Commissioner Miles motioned to table the rezoning until February 21, 2013. Commissioner Rektorik seconded the motion, motion passed (7-0).

8. Presentation, discussion, and possible action on an update to the Commission regarding the creation of new residential zoning districts in compliance with the Comprehensive Plan. **Case #13-00900030 (T. Rogers/J. Prochazka)**

Staff Planner Rogers gave an update regarding the creation of the new residential zoning districts.

There was general discussion amongst the Commission and Staff regarding the zoning districts.

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

There was no discussion regarding future agenda items.

10. Adjourn.

The meeting was adjourned at 7:27 p.m.

Approved:

Mike Ashfield, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



CITY OF COLLEGE STATION

**PRELIMINARY PLAT
for
Indian Lakes Ph 14
12-00500198**

SCALE: Five lots on approximately 5.89 acres

LOCATION: Generally located off of Anasazi Bluff Dr in the College Station Extraterritorial Jurisdiction (ETJ).

ZONING: N/A (ETJ)

APPLICANT: Travis Martinek, Smiling Mallard Development, Ltd.

PROJECT MANAGER: Morgan Hester, Staff Planner
mhester@cstx.gov

RECOMMENDATION: Staff recommends approval of the Preliminary Plat.



Preliminary
Plat

Case:
12-198

INDIAN LAKES PHASE 14

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	N/A (ETJ)
Zoning:	N/A (ETJ)
Master Planned:	Master Plan approved in 2002. Subsequent preliminary plats and final plats have been approved every year since 2004.
Site development:	Vacant. Five residential lots are proposed, ranging from 1.06 acres to 1.34 acres.

COMMENTS

Water:	Provided by Wellborn Special Utility District.
Sewer:	Sanitary sewer service will be provided by private on-site sewer treatment systems on each lot. These facilities will be permitted by the Brazos County Health Department.
Off-site Easements:	None at this time.
Drainage:	Drainage is generally to the north within the Peach Creek Drainage Basin.
Flood Plain:	There is no FEMA regulated floodplain located on the property.
Greenways:	N/A
Pedestrian Connectivity:	This site is located in the ETJ so sidewalks are not required.
Bicycle Connectivity:	This site is located in the ETJ and no specific facilities for bicycle connectivity are required.
Streets:	Access will be provided from Indian Lakes Phase 11 via Anasazi Bluff Drive.
Oversize Request:	N/A
Parkland Dedication Fees:	This development was approved as a Master Plan in the ETJ prior to parkland dedication requirements being applicable in the ETJ. Therefore, no parkland dedication is required.
Impact Fees:	N/A

REVIEW CRITERIA

- 1. Compliance with Comprehensive Plan and Unified Development Ordinance:** The Comprehensive Plan designates this area as Rural. The City, however, does not control land uses in the ETJ. The proposed lots will have access through rural residential streets that connect to Anasazi Bluff Drive and Indian Lakes Drive, a Major Collector on the Thoroughfare Plan.

2. **Compliance with Subdivision Regulations:** The Preliminary Plat complies with the applicable Subdivision Regulations contained in the Unified Development Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>12-198</u>
DATE SUBMITTED:	<u>9-11-12</u>
TIME:	<u>2:30</u>
STAFF:	<u>PK</u>

PRELIMINARY PLAN APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

- \$932 Preliminary Plan Application Fee.
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Fourteen (14) folded copies of plan. A revised mylar original must be submitted after approval.
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Impact study (if oversized participation is requested).
- The attached Preliminary Plan checklist with all items checked off or a brief explanation as to why they are not.

Date of Optional Preapplication Conference Not Applicable

NAME OF PROJECT Indian Lakes - Phase 14

ADDRESS South of Anasazi Bluff Drive

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

South of Phase 13, Anasazi Bluff Drive

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

Name Travis Martinek E-mail travis@clarkewyndham.com

Street Address 3608 East 29th Street, Suite 100

City Bryan State Texas Zip Code 77802

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

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

Name Smiling Mallard Development, Ltd. E-mail travis@clarkewyndham.com

Street Address 3608 East 29th Street, Suite 100

City Bryan State Texas Zip Code 77802

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

ARCHITECT OR ENGINEER'S INFORMATION:

Name McClure & Browne Engineering, Inc. E-mail kevinm@mcclurebrowne.com

Street Address 1008 Woodcreek Drive, Suite 103

City College Station State Texas Zip Code 77845

Phone Number (979) 693-3838 Fax Number (979) 693-2554

Total Acreage 5.89 Total No. of Lots 5 R-O-W Acreage 0.00

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

Average Acreage Of Each Residential Lot By Zoning District:

N/A / N/A N/A / N/A N/A / N/A N/A / N/A

Floodplain Acreage 0.00

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

Are you proposing to dedicate park land by acreage or fee in lieu of land? No

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

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

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

Yes

No

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

Project Name: Indian Lakes - Phases 1 - 13

City Project Number (in known): Unknown

Date / Timeframe when submitted: 2000 - Present

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

N/A

Regarding the waiver request, explain how:

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

N/A

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

N/A

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

N/A

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

N/A

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

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

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

Detailed explanation of condition identified above:

N/A

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

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.



9/11/12

Signature and title

Date

MANAGER
 SMILING MALLARD MANAGEMENT, GENERAL PARTNER
 SMILING MALLARD DEVELOPMENT



LEGEND

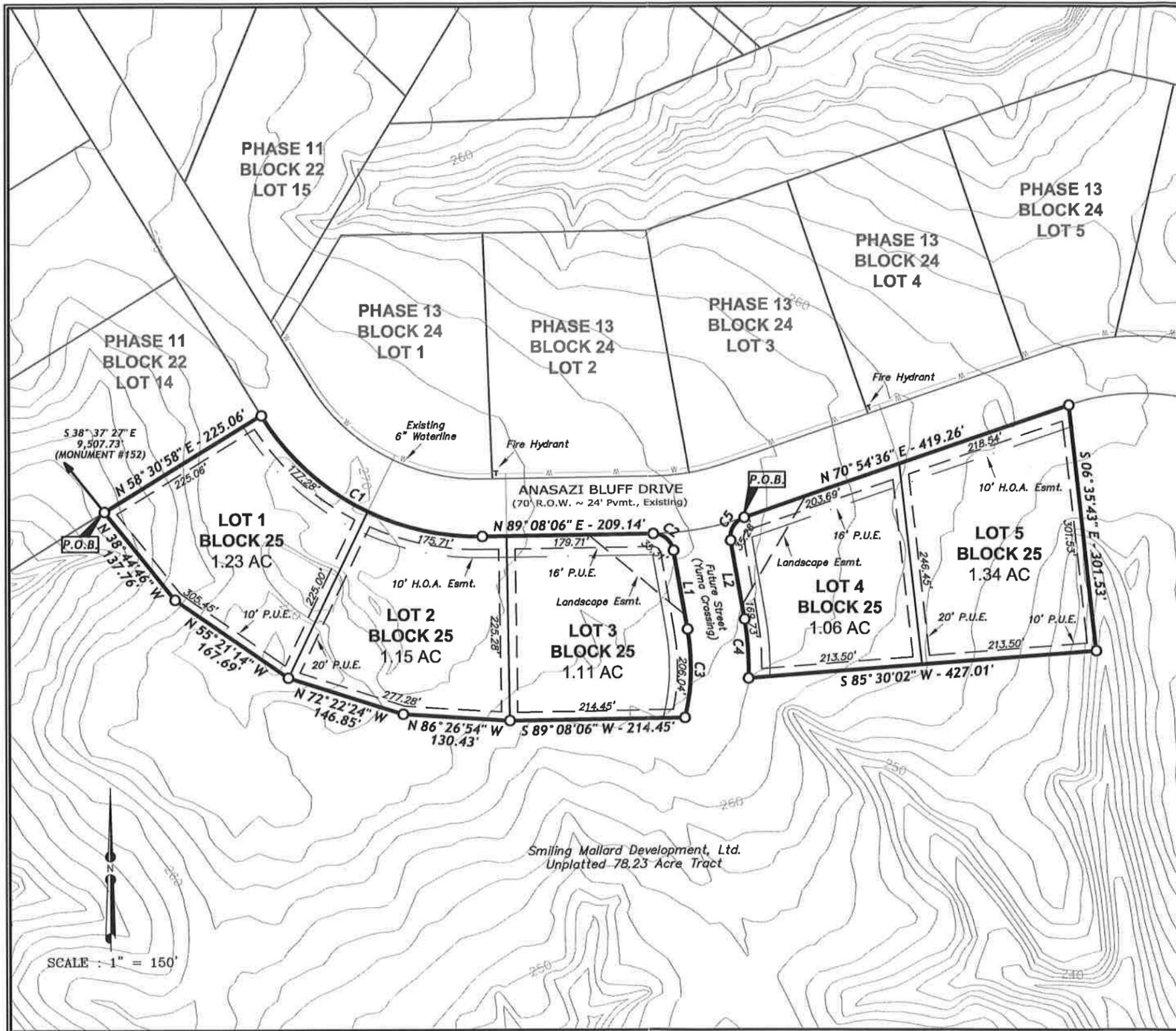
TOTAL LOT COUNT:	5 LOTS
TOTAL LOT ACREAGE:	5.89 AC
TOTAL H.O.A. COMMON AREA ACREAGE:	0.00 AC
TOTAL RIGHT-OF-WAY ACREAGE:	0.00 AC
TOTAL ACREAGE OF PHASE XIV:	5.89 AC

ACREAGE CALCULATIONS

P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
H.O.A.	HOME OWNERS' ASSOCIATION
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
P.W.M.	PAVEMENT

ABBREVIATIONS

- NOTES:**
- BASIS OF BEARINGS IS TRUE NORTH OBTAINED BY SOLAR OBSERVATION.
 - NO LOT LIES WITHIN THE ZONE "A" SPECIAL FLOOD HAZARD AREA INDICATED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480083, PANEL NO. 0215C, MAP NO. 48041C0251C. EFFECTIVE DATE: JULY 2, 1992. BASE FLOOD ELEVATIONS ARE NOT DETERMINED FOR ZONE "A".
 - THERE IS A 16' PUBLIC UTILITY EASEMENT AND A 10' HOMEOWNER'S ASSOCIATION EASEMENT ALONG THE RIGHT OF WAY FRONTAGE OF ALL LOTS.
 - THERE IS A 20' PUBLIC UTILITY EASEMENT CENTERED ON ALL SIDE AND A 10' PUBLIC UTILITY EASEMENT ON ALL REAR LOT LINES.
 - BUILDING LINE SETBACKS ARE AS FOLLOWS:
FRONT SETBACK: 50'
SIDE SETBACK: 15'
REAR SETBACK: 25'
 - FRONT, REAR, AND SIDE SETBACKS SHALL CONFORM TO THE SPECIFICATIONS OF SUBDIVISION PLATS AS ESTABLISHED BY THE COMMISSIONERS COURT, BRAZOS COUNTY, TEXAS, FOR SUBDIVISIONS SITUATED OUTSIDE THE BOUNDARIES OF ANY INCORPORATED TOWN OR CITY IN BRAZOS COUNTY, TEXAS.
 - CONTOURS BASED ON DATA PROVIDED BY THE CITY OF COLLEGE STATION.
 - ALL LOTS IN PHASE 14 ARE TO HAVE INDIVIDUAL ON SITE SEWAGE FACILITIES.
 - ALL LOTS ARE SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS DELINEATED IN THE COVENANTS, CONDITIONS, RESERVATIONS, AND RESTRICTIONS OF THE SUBDIVISION.
 - THERE IS A MINIMUM 50' WIDE DRAINAGE BUFFER (25' ON EACH SIDE OF THE CENTERLINE OF ALL DRAINAGE WAYS). SEE THE DEED RESTRICTIONS OF THE SUBDIVISION FOR ADDITIONAL INFORMATION.
 - H.O.A. EASEMENTS ALONG ALL STREETS RUN PARALLEL TO AND ADJACENT TO THE PUBLIC UTILITY EASEMENTS SHOWN HEREON. H.O.A. EASEMENT ACTIVITIES AND/OR INFRASTRUCTURE WILL BE REFERENCED IN THE DEED RESTRICTIONS OF THE SUBDIVISION.
 - NOTES FROM THE BRAZOS COUNTY HEALTH DEPARTMENT:
 - ALL LOTS SERVED BY AN OSSF MUST COMPLY WITH COUNTY AND STATE REGULATIONS. NO OSSF MAY BE INSTALLED ON ANY LOT WITHOUT THE ISSUANCE OF AN "AUTHORIZATION TO CONSTRUCT" ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT UNDER THE PROVISIONS OF THE PRIVATE SEWAGE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. NO OSSF DRAIN FIELD IS TO ENCRoACH ON THE 100-FOOT SANITARY ZONE OF PRIVATE WATER WELLS OR 150 FEET OF PUBLIC WATER WELLS. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING PUBLIC OR PRIVATE WELLS ON THE SUBDIVISION PLAT OR WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY.
 - ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITY MAY BE CONSTRUCTED.
 - ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCRoACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING WELLS ON THE PLAT.
 - WELLBORN SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION. BRYAN TEXAS UTILITIES WILL PROVIDE ELECTRIC SERVICE FOR THE SUBDIVISION.
 - 1/2" IRON RODS SHALL BE SET AT ALL CORNERS UNLESS OTHERWISE INDICATED.
 - EXISTING LAND USE: VACANT/AGRICULTURAL
PROPOSED LAND USE: SINGLE FAMILY RURAL RESIDENTIAL
 - LOTS 1 AND 2 ARE PREDOMINATELY UNWOODED WITH LIMITED VEGETATED AREA, LOT 3 IS DENSELY VEGETATED WITH LIMITED OPEN AREA, AND LOTS 4 AND 5 ARE DENSELY VEGETATED.
 - THE "FUTURE STREET" WILL BE PLATTED AND CONSTRUCTION AS PART OF A FUTURE PHASE.



PRELIMINARY PLAT

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	59° 21' 52"	310.00'	321.19'	176.69'	S 61° 10' 58" E	307.02'
C2	60° 55' 09"	25.00'	35.31'	21.32'	S 50° 24' 20" E	32.45'
C3	23° 28' 01"	265.00'	108.54'	55.04'	S 01° 47' 15" W	107.78'
C4	12° 20' 45"	335.00'	72.18'	36.23'	N 03° 48' 23" W	72.05'
C5	80° 51' 21"	25.00'	35.28'	21.30'	N 30° 28' 55" E	32.42'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 09° 58' 48" E	97.50'
L2	N 09° 58' 48" W	97.55'

PRELIMINARY PLAN NOT FOR RECORD

OF
VILLAGES OF INDIAN LAKES
PHASE XIV

5.89 ACRE TRACT - 5 LOTS

J. M. BARRERA SURVEY, A-69

BRAZOS COUNTY, TEXAS

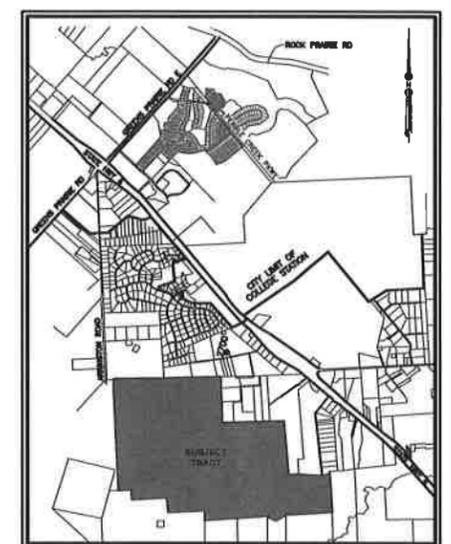
SCALE: 1" = 150' SEPTEMBER 6, 2012

SHEET 1 OF 1

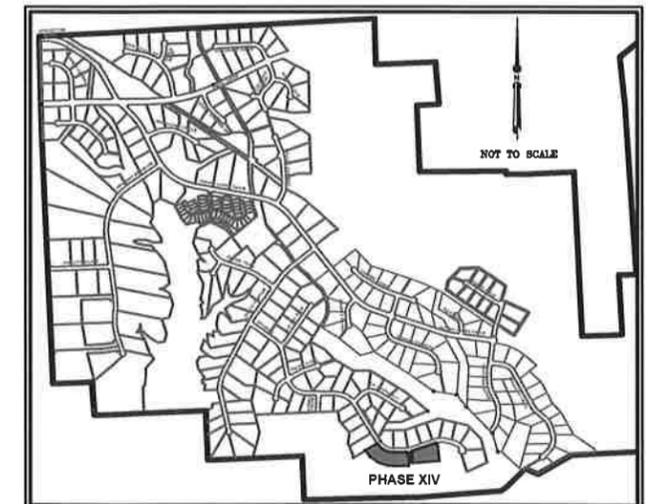
OWNED AND DEVELOPED BY:
SMILING MALLARD DEVELOPMENT, LTD.
3608 EAST 29TH STREET, SUITE 100
BRYAN, TEXAS 77802
(979) 846-4384

PREPARED BY:
SMILING MALLARD DEVELOPMENT, LTD.
3608 EAST 29TH STREET, SUITE 100
BRYAN, TEXAS 77802
(979) 846-4384

ENGINEER/SURVEYOR:
MCCLURE & BROWNE ENGINEERING
1008 WOODCREEK DRIVE, SUITE 103
COLLEGE STATION, TEXAS 77845
(979) 693-3838



VICINITY MAP



LOCATION WITHIN INDIAN LAKES

12.198 10.50
2.513 PK



CITY OF COLLEGE STATION

FINAL PLAT
for
The Barracks II Ph 101
12-00500180

SCALE: 72 lots on 8.57 acres

LOCATION: 3156 Haupt Rd

ZONING: PDD Planned Development District

APPLICANT: Heath Phillips, Heath Phillips Investments, LLC

PROJECT MANAGER: Matt Robinson, AICP, Senior Planner
mrobinson@cstx.gov

RECOMMENDATION: Staff recommends approval of the Final Plat.



DEVELOPMENT REVIEW

THE BARRACKS II PH. 101

Case: 12-180

FINAL PLAT

DEVELOPMENT HISTORY

Annexation: 2002

Zoning: A-O Agricultural Open upon annexation
A-O Agricultural Open to PDD Planned Development District (2011); PDD Planned Development District to PDD Planned Development District to revise layout and add additional use (2012)

Preliminary Plat: 2011, revised in October 2012

Site Development: Phase 100 of the development has been completed. Phase 300 is currently being constructed.

COMMENTS

Parkland Dedication: Neighborhood park land dedication is being provided to offset the portion of parkland that was previously abandoned in 2012. This additional parkland is being added to parkland tracts 3 and 4 that were previously dedicated. Parkland Dedication fees of \$71,064 (72 lots x \$987) are due prior to filing of the Final Plat. If the neighborhood park is developed, Parkland Dedication fees of \$45,000 (72 lots x \$625) would be due prior to filing of the Final Plat.

Greenways: N/A

Pedestrian Connectivity: Sidewalks are provided on both sides of all streets within the development.

Bicycle Connectivity: There are no bike lanes being provided in this phase of the development. Bike lanes are currently provided along Deacon Drive West (Major Collector) and Towers Parkway (Minor Collector).

Impact Fees: The subject tract is located within the Steeplechase Sanitary Sewer Impact Fee Area and will be required to pay \$357.74/LUE at time of building permit.

REVIEW CRITERIA

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

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>12-180</u>
DATE SUBMITTED:	<u>8-22-12</u>
TIME:	<u>8:51</u>
STAFF:	<u>[Signature]</u>

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

- \$700-\$932 Final Plat Application Fee (see above).
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Fourteen (14) 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 The Barracks II Subdivision - Phase 101

ADDRESS Cullen Trail

SPECIFIED LOCATION OF PROPOSED PLAT:

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

Name John Rusk, P.E. E-mail jrusk@goodwinlasiter.com

Street Address 4077 Cross Park Drive, Suite 100

City Bryan State TX Zip Code 77802

Phone Number 979-776-9700 Fax Number 979-776-3838

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

Name Heath Phillips Investments, LLC E-mail heath@barrackstobarrackes.com
Street Address 3302 General Parkway
City College Station State TX Zip Code 77845
Phone Number 979-690-5000 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Goodwin-Lasiter, Inc. - John Rusk, P.E. E-mail _____
Street Address 4077 Cross Park Drive, Suite 100
City Bryan State TX Zip Code 77802
Phone Number 979-776-9700 Fax Number 979-776-3838

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 8.57 Total No. of Lots 72 R-O-W Acreage 2.08

Existing Use _____ Proposed Use _____

Number of Lots By Zoning District 72 / PDD _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

0.09 / PDD _____ / _____ / _____ / _____

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.

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

Requested Oversize Participation _____

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>1,960</u> Streets</p> <p><u>3,316</u> Sidewalks</p> <p><u>1,476</u> Sanitary Sewer Lines</p> <p><u>1,805</u> Water Lines</p> <p><u>0</u> Channels</p> <p><u>1,632</u> Storm Sewers</p> <p><u>0</u> Bike Lanes / Paths</p>	<p>Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p><u>72</u> No. of SF Dwelling Units X \$ <u>987</u> = \$ <u>71,064</u></p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

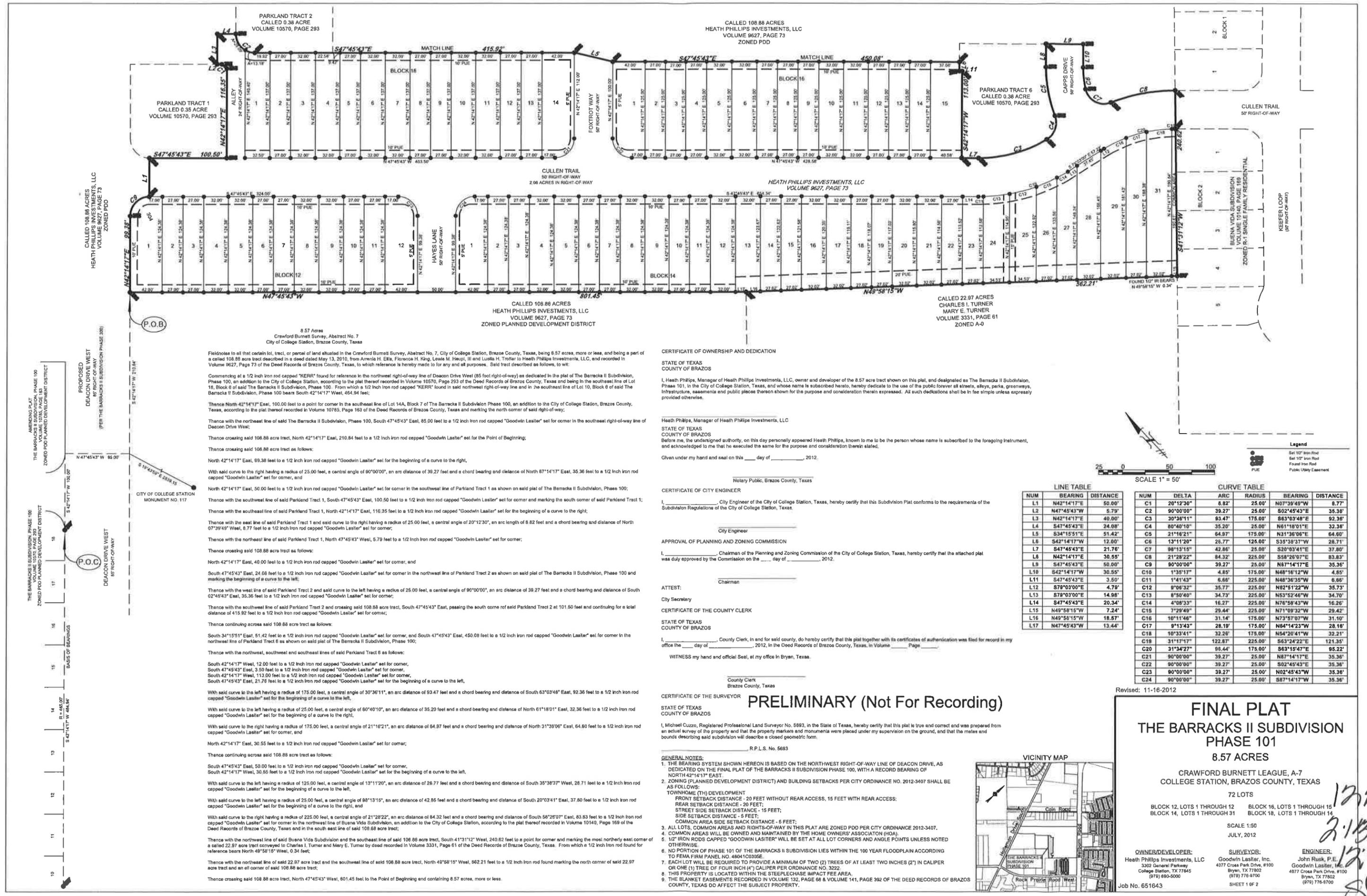
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from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



 Signature and title

8-21-12

 Date



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Heath Phillips, Manager of Heath Phillips Investments, LLC, owner and developer of the 8.57 acre tract shown on this plat, and designated as The Barracks II Subdivision, Phase 101, in the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon for the purpose and consideration therein expressed. All such dedications shall be in full force unless expressly provided otherwise.

Heath Phillips, Manager of Heath Phillips Investments, LLC
STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Heath Phillips, 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 _____, 2012.

Notary Public, Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

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

City Engineer

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of College Station, Texas, hereby certify that the attached plat was duly approved by the Commission on the ____ day of _____, 2012.

Chairman

ATTEST:

City Secretary

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 _____, 2012, in the Deed Records of Brazos County, Texas, in Volume ____ Page ____.

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

County Clerk,
Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Michael Cuzzo, Registered Professional Land Surveyor No. 5993, 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

R.P.L.S. No. 5693

GENERAL NOTES:

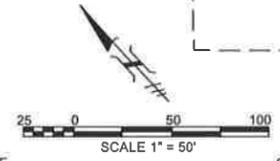
- THE BEARING SYSTEM SHOWN HEREON IS BASED ON THE NORTHWEST RIGHT-OF-WAY LINE OF DEACON DRIVE, AS DEDICATED ON THE FINAL PLAT OF THE BARRACKS II SUBDIVISION PHASE 100, WITH A RECORD BEARING OF NORTH 42°14'17" EAST.
- ZONING (PLANNED DEVELOPMENT DISTRICT) AND BUILDING SETBACKS PER CITY ORDINANCE NO. 2012-3407 SHALL BE AS FOLLOWS:
TOWNHOME (TH) DEVELOPMENT
FRONT SETBACK DISTANCE - 20 FEET WITHOUT REAR ACCESS, 15 FEET WITH REAR ACCESS;
REAR SETBACK DISTANCE - 20 FEET;
STREET SIDE SETBACK DISTANCE - 15 FEET;
SIDE SETBACK DISTANCE - 5 FEET;
COMMON AREA SIDE SETBACK DISTANCE - 5 FEET;
- ALL LOTS, COMMON AREAS AND RIGHTS-OF-WAY IN THIS PLAT ARE ZONED PDD PER CITY ORDINANCE 2012-3407.
- COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
- 1/2" IRON RODS CAPPED "GOODWIN LASITER" WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
- NO PORTION OF PHASE 101 OF THE BARRACKS II SUBDIVISION LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FIRM PANEL NO. 480410395E.
- EACH LOT WILL BE REQUIRED TO PROVIDE A MINIMUM OF TWO (2) TREES OF AT LEAST TWO INCHES (2") IN CALIPER OR ONE (1) TREE OF FOUR INCH (4") CALIPER PER ORDINANCE NO. 3222.
- THIS PROPERTY IS LOCATED WITHIN THE STEEPLECHASE IMPACT FEE AREA.
- THE BLANKET EASEMENTS RECORDED IN VOLUME 132, PAGE 68 & VOLUME 141, PAGE 392 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS DO AFFECT THE SUBJECT PROPERTY.

LINE TABLE

NUM	BEARING	DISTANCE
L1	N42°14'17"E	50.00'
L2	N47°45'43"W	5.79'
L3	N42°14'17"E	40.00'
L4	S47°45'43"E	24.08'
L5	S34°15'51"E	51.42'
L6	S42°14'17"W	12.00'
L7	S47°45'43"E	21.76'
L8	N42°14'17"E	30.55'
L9	S47°45'43"E	50.00'
L10	S42°14'17"W	30.55'
L11	S47°45'43"E	3.50'
L12	S78°03'00"E	4.79'
L13	S78°03'00"E	14.98'
L14	S47°45'43"E	20.34'
L15	N49°58'15"W	7.24'
L16	N49°58'15"W	18.57'
L17	N47°45'43"W	13.44'

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	20°12'30"	8.82'	25.00'	N07°39'49"W	8.77'
C2	90°00'00"	39.27'	25.00'	S02°45'43"E	35.36'
C3	30°36'11"	93.47'	175.00'	S63°03'48"E	92.36'
C4	80°40'10"	35.20'	25.00'	N61°10'01"E	32.36'
C5	21°16'21"	64.97'	175.00'	N31°36'06"E	64.60'
C6	13°11'20"	28.77'	125.00'	S35°39'37"W	28.71'
C7	98°13'15"	42.66'	25.00'	S20°03'41"E	37.80'
C8	21°28'22"	84.32'	225.00'	S58°26'07"E	83.83'
C9	90°00'00"	39.27'	25.00'	N67°14'17"E	35.36'
C10	1°35'17"	4.85'	175.00'	N48°16'12"W	4.85'
C11	1°41'43"	6.66'	225.00'	N48°36'35"W	6.66'
C12	8°06'32"	35.77'	225.00'	N82°51'22"W	35.73'
C13	8°50'40"	34.73'	225.00'	N53°52'46"W	34.70'
C14	4°08'33"	16.27'	225.00'	N76°58'43"W	16.26'
C15	7°29'49"	29.44'	225.00'	N71°09'32"W	29.42'
C16	10°11'46"	31.14'	175.00'	N73°57'07"W	31.10'
C17	9°13'43"	28.19'	175.00'	N84°14'23"W	28.16'
C18	10°33'41"	32.26'	175.00'	N54°20'41"W	32.21'
C19	31°17'17"	122.87'	225.00'	S63°24'32"E	121.35'
C20	31°34'27"	95.44'	175.00'	S63°15'47"E	95.22'
C21	90°00'00"	39.27'	25.00'	N67°14'17"E	35.36'
C22	90°00'00"	39.27'	25.00'	S02°45'43"E	35.36'
C23	90°00'00"	39.27'	25.00'	N02°45'43"W	35.36'
C24	90°00'00"	39.27'	25.00'	S87°14'17"W	35.36'



Legend

- Set 1/2" Iron Rod
- Set 1/2" Iron Rod
- Found Iron Rod
- Public Utility Easement

Revised: 11-16-2012

FINAL PLAT

THE BARRACKS II SUBDIVISION

PHASE 101

8.57 ACRES

CRAWFORD BURNETT LEAGUE, A-7
COLLEGE STATION, BRAZOS COUNTY, TEXAS

72 LOTS
BLOCK 12, LOTS 1 THROUGH 12
BLOCK 14, LOTS 1 THROUGH 31
BLOCK 16, LOTS 1 THROUGH 15
BLOCK 18, LOTS 1 THROUGH 14

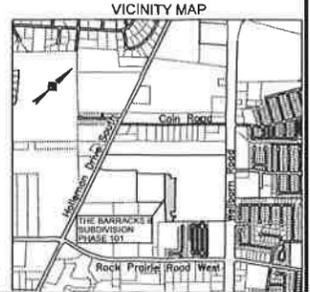
SCALE 1:50
July, 2012

OWNER/DEVELOPER:
Heath Phillips Investments, LLC
3302 General Parkway
College Station, TX 77845
(979) 776-9700

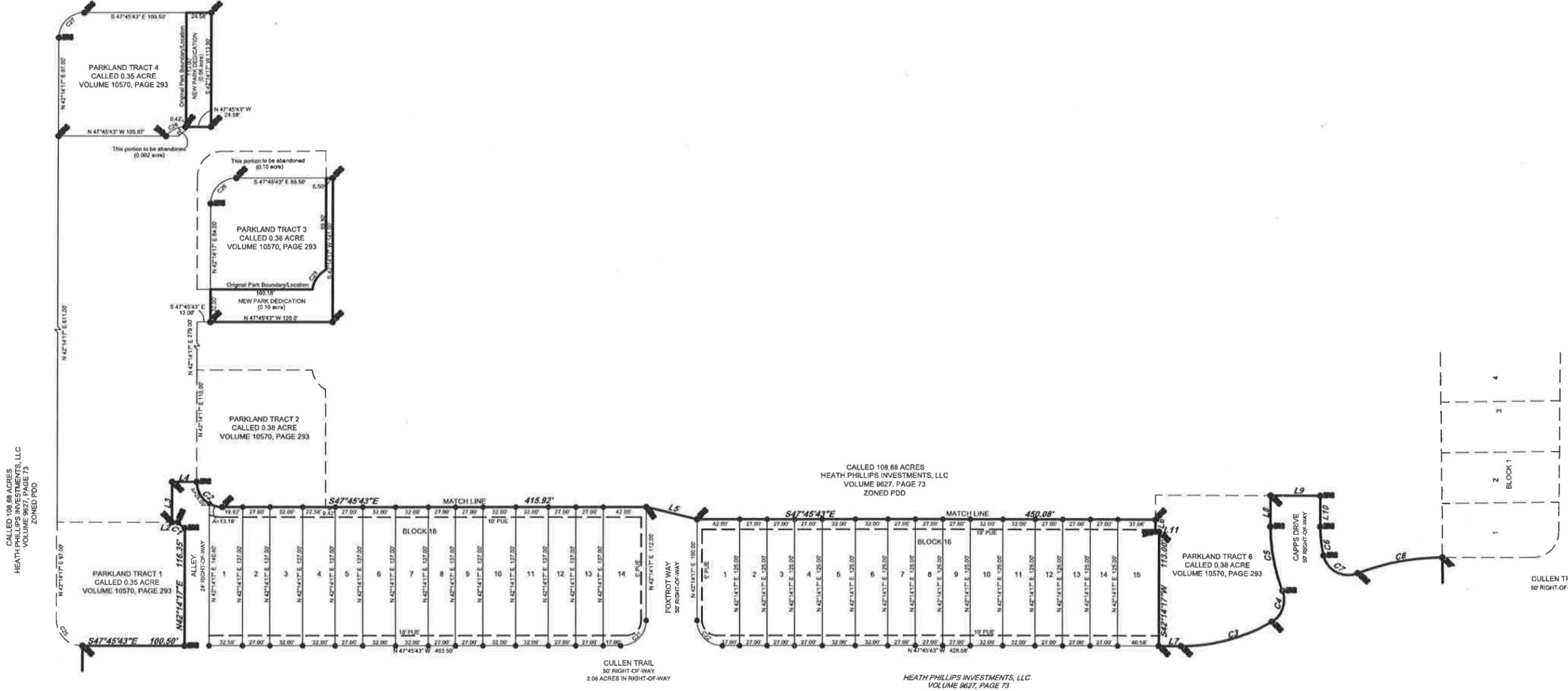
SURVEYOR:
John Rusk, P.E.
4077 Cross Park Drive, #100
Bryan, TX 77802
(979) 776-9700

ENGINEER:
John Rusk, P.E.
4077 Cross Park Drive, #100
Bryan, TX 77802
(979) 776-9700

Job No. 651643
SHEET 1 OF 2



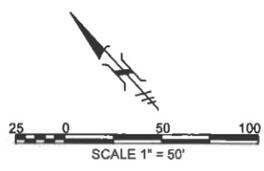
12/180
2/13/13
12/4/5
86



PRELIMINARY (Not For Recording)

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C25	90°00'00"	39.27'	25.00'	N02°45'43"W	35.36'
C26	90°00'00"	39.27'	25.00'	N07°14'17"E	35.36'
C27	90°00'00"	39.27'	25.00'	N07°14'17"E	35.36'
C28	50°12'29"	21.91'	25.00'	N72°51'57"W	21.21'
C29	55°43'15"	24.31'	25.00'	S76°59'26"W	23.37'



Legend

	1/2" Iron Rod
	1/4" Iron Rod
	Found Iron Rod
	Public Utility Easement

FINAL PLAT
THE BARRACKS II SUBDIVISION
PHASE 101
8.57 ACRES
CRAWFORD BURNETT LEAGUE, A-7
COLLEGE STATION, BRAZOS COUNTY, TEXAS

72 LOTS
 BLOCK 12, LOTS 1 THROUGH 12 BLOCK 16, LOTS 1 THROUGH 15
 BLOCK 14, LOTS 1 THROUGH 31 BLOCK 18, LOTS 1 THROUGH 14

SCALE 1:50
 JULY, 2012

OWNER/DEVELOPER: Heath Phillips Investments, LLC 3302 General Parkway College Station, TX 77845 (979) 890-5000	SURVEYOR: Goodwin Leslar, Inc. 4077 Cross Park Drive, #100 Bryan, TX 77802 (979) 776-9700	ENGINEER: John Rusk, P.E. Goodwin Leslar, Inc. 4077 Cross Park Drive, #100 Bryan, TX 77802 (979) 776-9700
---	--	---

Job No. 651643 SHEET 2 OF 2



CITY OF COLLEGE STATION

**FINAL PLAT
for
CSISD High School
12-00500265**

SCALE: One lot on 61.684 acres

LOCATION: 4002 Victoria Ave

ZONING: A-O Agricultural Open

APPLICANT: Jon Hall, College Station ISD

PROJECT MANAGER: Matt Robinson, AICP, Senior Planner
mrobinson@cstx.gov

RECOMMENDATION: Staff recommends approval.



Case: 12-265

COLLEGE STATION HIGH SCHOOL

DEVELOPMENT REVIEW

FINAL PLAT

DEVELOPMENT HISTORY

Annexation: 1995
Zoning: A-O Agricultural Open upon annexation
Preliminary Plat: None
Site Development: Developed as a high school.

COMMENTS

Parkland Dedication: No parkland dedication is required with this development.

Greenways: N/A

Pedestrian Connectivity: Sidewalks exist along Barron Road and Victoria Avenue.

Bicycle Connectivity: Bicycle lanes are striped along Barron Road and Victoria Avenue.

Impact Fees: N/A

REVIEW CRITERIA

Compliance with Subdivision Regulations: The Final Plat complies with the portion of the Subdivision Regulations relevant to Independent School Districts. The easements necessary for the development of College Station High School and the right-of-way for Victoria Avenue, a minor collector, are being dedicated with the plat.

STAFF RECOMMENDATIONS

Staff recommends approval.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>12-265</u>
DATE SUBMITTED:	<u>12-10-12</u>
TIME:	<u>1:10</u>
STAFF:	<u>RK</u>

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

- \$700-\$932 Final Plat Application Fee (see above).
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Fourteen (14) 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 May 2009

NAME OF PROJECT CSISD High School

ADDRESS 4002 Victoria Avenue, College Station, TX 77845

SPECIFIED LOCATION OF PROPOSED PLAT:

southeast corner of the intersection of Barron and Victoria

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

Name Jon Hall, College Station ISD E-mail jhall@csisd.org

Street Address 1812 Welsh Avenue

City College Station State TX Zip Code 77840

Phone Number 979-764-5400 Fax Number 979-764-5492

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

Name College Station ISD E-mail jhall@cslsd.org
Street Address 1812 Welsh Avenue
City College Station State TX Zip Code 77840
Phone Number 979-764-5400 Fax Number 979-764-5492

ARCHITECT OR ENGINEER'S INFORMATION:

Name Melissa Thomas, PE / Gessner Engineering LLC E-mail mthomas@gessnerengineering.
Street Address 2501 Ashford Drive, Suite 102
City College Station State TX Zip Code 77840
Phone Number 979-680-8840 Fax Number 979-680-8841

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 9639 and Page No. 272

Total Acreage ~~61.684~~ 61.684 Total No. of Lots 1 R-O-W Acreage _____

Existing Use High School (already built) Proposed Use High School

Number of Lots By Zoning District 1 / _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

_____ / _____ / _____ / _____

Floodplain Acreage none

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: _____

- 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>Total Linear Footage of Proposed Public:</p> <p>_____ 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>Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
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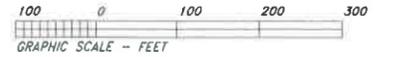
NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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

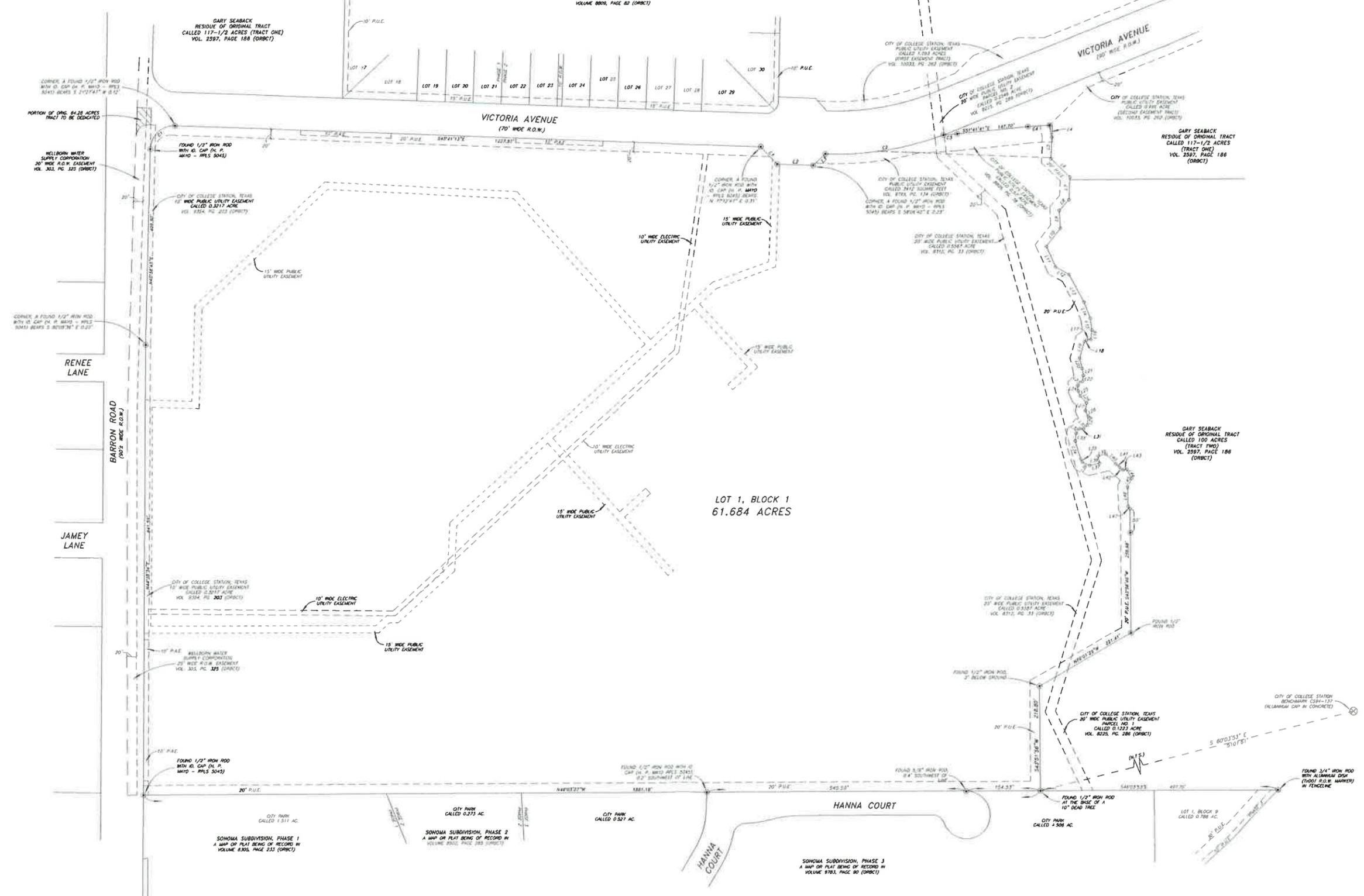
Jon E. Hall
 Signature and title
DIRECTOR OF CONSTRUCTION SERVICES
CSISD

12.6.12
 Date

ROBERT STEVENSON SURVEY, A-54
CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS



SCALE: 1" = 100'
REDUCED SCALE
SCALE: 1" = 225'



LOT 1, BLOCK 1
61.684 ACRES

- LEGEND**
- BOUNDARY LINE
 - U/G = UNDER GROUND
 - R.O.W. = RIGHT-OF-WAY
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - P.A.E. = PUBLIC ACCESS EASEMENT
 - ORCT = BEST RECORDS OF BRAZOS COUNTY, TEXAS
 - ORCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

HO-01-001 (2022) (CONTRACT) (ENCL. 1) (REV. 02/2022) (REV. 02/2022) (REV. 02/2022)
Hodde & Hodde Land Surveying, Inc.
Professional Land Surveying
613 B Blue Bell Road - Brenham, Texas 77833
979-836-5681 - 979-836-5683 (Fax)
www.hoddesurveying.com

ENGINEER
GESSNER ENGINEERING
2501 ASHFORD DRIVE
COLLEGE STATION, TEXAS 77840
PHN. (979)-680-8840

FINAL PLAT OF COLLEGE STATION HIGH SCHOOL SUBDIVISION
LOT 1, BLOCK 1
61.684 ACRES
ROBERT STEVENSON SURVEY, A-54
CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER
COLLEGE STATION INDEPENDENT
SCHOOL DISTRICT
1812 WELSH AVENUE
COLLEGE STATION, TEXAS 77840
PHN. (979)-764-5400

(FINAL PLAT)
SHEET 1
OF 2

12.265
1.28.13
2.38 PK

NOTES:

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO TRUE NORTH AS OBTAINED BY GPS OBSERVATIONS, OBSERVED AT LATITUDE: 30°33'55.17" N - LONGITUDE: 95°17'13.02" W (NAD83).
2. NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48041C0225E, EFFECTIVE DATE MAY 16, 2012, BRAZOS COUNTY, TEXAS.
3. @ - DENOTES A 5/8" IRON ROD SET WITH PLASTIC ID. CAP (HODDE & HODDE - RPLS 5197) UNLESS OTHERWISE NOTED HEREON.
3. SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS AS STATED OR SHOWN HEREON, AND ANY OF RECORD WHICH MAY BE APPLICABLE.
4. SUBJECT TO A 20' WIDE RIGHT OF WAY EASEMENT TO THE CITY OF BRYAN, TEXAS AS RECORDED IN VOLUME 98, PAGE 319, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. (NO DESCRIPTION)
5. SUBJECT TO A 20' WIDE RIGHT OF WAY EASEMENT TO THE CITY OF BRYAN, TEXAS AS RECORDED IN VOLUME 98, PAGE 321, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. (NO DESCRIPTION)
6. SUBJECT TO A 30' WIDE RIGHT OF WAY EASEMENT TO PRODUCER'S GAS COMPANY AS RECORDED IN VOLUME 517, PAGE 504, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. (NO DESCRIPTION)
7. SUBJECT TO A TEMPORARY BLANKET UTILITY EASEMENT TO THE CITY OF COLLEGE STATION AS RECORDED IN VOLUME 9639, PAGE 272, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
8. THE SUBJECT PROPERTY IS ZONED A-D. (AGRICULTURAL OPEN)
9. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH BRAZOS COUNTY ABSTRACT COMPANY, TITLE REPORT OF NO. 152936, PREPARED ON OCTOBER 24, 2012.
10. PROPERTY ADDRESS: 4200 VICTORIA AVENUE
COLLEGE STATION, TEXAS 77845

LINE TABLE

NUM	BEARING	DISTANCE
L1	S 17°12'47" W	48.20'
L2	S 43°41'13" E	70.00'
L3	S 88°41'13" E	35.58'
L4	S 52°37'25" W	25.30'
L5	S 46°23'31" W	45.24'
L6	S 5°58'21" E	55.24'
L7	S 48°39'18" W	47.78'
L8	S 20°11'44" W	29.88'
L9	S 40°59'25" W	12.60'
L10	S 82°11'37" W	47.98'
L11	S 17°40'49" W	47.10'
L12	S 17°05'13" E	52.41'
L13	S 10°28'08" W	65.90'
L14	S 22°39'29" W	36.24'
L15	S 27°03'30" W	24.90'
L16	S 57°19'08" W	25.10'
L17	N 50°14'48" W	8.59'
L18	N 29°03'23" W	5.46'
L19	S 62°37'28" W	36.88'
L20	S 29°35'05" W	22.24'
L21	S 53°54'48" W	14.68'
L22	S 52°25'17" W	12.51'
L23	N 88°48'13" W	12.55'
L24	S 40°08'25" W	11.27'
L25	S 20°38'08" W	11.40'
L26	S 2°12'38" W	18.60'
L27	S 53°24'13" W	16.34'
L28	S 18°01'25" W	13.26'
L29	S 48°26'34" W	16.05'
L30	S 89°12'13" W	11.79'
L31	N 41°32'13" W	7.38'
L32	S 84°16'21" W	12.39'
L33	S 57°02'17" W	16.05'
L34	S 27°15'47" W	38.72'
L35	S 16°54'23" W	7.50'
L36	S 21°44'47" E	17.08'
L37	S 58°44'48" E	21.25'
L38	N 52°50'28" E	14.84'
L39	S 67°17'02" E	17.12'
L40	S 0°19'43" E	28.87'
L41	S 3°13'43" E	10.46'
L42	S 8°58'52" E	8.89'
L43	S 24°56'10" E	8.46'
L44	S 16°12'32" W	21.37'
L45	S 63°48'57" W	20.32'
L46	S 42°28'03" W	40.48'
L47	S 2°28'13" W	8.69'

CURVE TABLE

NUM	BELEN	ARC	RADIUS	BEARNG	DISTANCE
C1	80°12'28"	78.01'	50.00'	S 89°19'02" E	71.02'
C2	22°10'26"	23.47'	843.00'	S 54°28'41" E	231.84'
C3	2°09'26"	29.10'	270.00'	S 50°37'12" E	29.10'
C4	4°10'38"	45.20'	210.00'	S 49°36'30" E	45.19'

SURVEY MAP

SHOWING A SURVEY OF 61.684 ACRES OF LAND, LYING AND BEING SITUATED IN THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, PART OF THE ROBERT STEVENSON SURVEY, A-54, BEING PART OF THE SAME LAND CALLED 64.28 ACRES (TRACT 1), AS DESCRIBED IN THE DEED FROM GARY SEABACK TO COLLEGE STATION INDEPENDENT SCHOOL DISTRICT, DATED SEPTEMBER 9, 1999, AS RECORDED IN VOLUME 3604, PAGE 243, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.



CERTIFICATE OF OWNERSHIP AND DEDICATION

THE STATE OF TEXAS
COUNTY OF BRAZOS

WE, COLLEGE STATION INDEPENDENT SCHOOL DISTRICT, OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, GREENWAYS, INFRASTRUCTURE, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. ALL SUCH DEDICATIONS SHALL BE IN FEE SIMPLE UNLESS EXPRESSLY PROVIDED OTHERWISE.

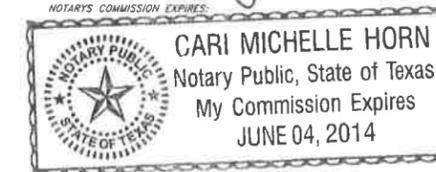
Valerie Aggeler
PRESIDENT OF THE BOARD OF TRUSTEES
COLLEGE STATION INDEPENDENT SCHOOL DISTRICT

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF BRAZOS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 28th DAY OF January, 2013.

Valerie Joehen
Chris Kichaloff
NOTARY PUBLIC, STATE OF TEXAS



CERTIFICATION

THE STATE OF TEXAS
COUNTY OF BRAZOS

I, JON E. HODDE, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5197 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP SHOWING A SURVEY OF 61.684 ACRES OF LAND AND THE IMPROVEMENTS SITUATED THEREON IS TRUE AND CORRECT IN ACCORDANCE WITH AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY PERSONAL DIRECTION AND SUPERVISION.

DATED THIS 28TH DAY OF NOVEMBER, 2012, A.D.

Jon E. Hodde
JON E. HODDE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5197
HODDE & HODDE LAND SURVEYING, INC.
613 EAST BLUE BELL ROAD
BRENHAM, TEXAS 77833
(979)-836-5661

CERTIFICATE OF THE COUNTY CLERK

THE STATE OF TEXAS
COUNTY OF BRAZOS

I, KAREN MCOUEN, COUNTY CLERK, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 20____, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME _____, PAGE _____.

WITNESS MY HAND AND OFFICIAL SEAL, AT MY OFFICE IN BRYAN, TEXAS.

COUNTY CLERK
BRAZOS COUNTY, TEXAS

CERTIFICATE OF CITY ENGINEER

I, ALAN GIBBS, CITY ENGINEER OF THE CITY OF COLLEGE STATION, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF COLLEGE STATION.

CITY ENGINEER
CITY OF COLLEGE STATION, TEXAS

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, MIKE ASHFIELD, 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 _____, 20____.

CHAIRMAN

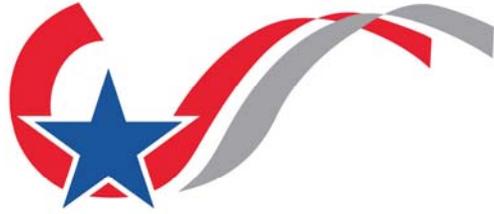
Hodde & Hodde Land Surveying, Inc.
Professional Land Surveying
613 E. Blue Bell Road - Brenham, Texas 77833
979-836-5681 979-836-5683 (Fax)
www.hoddesurveying.com

ENGINEER
GESSNER ENGINEERING
2501 ASHFORD DRIVE
COLLEGE STATION, TEXAS 77840
PHN. (979)-680-8840

FINAL PLAT OF COLLEGE STATION HIGH SCHOOL SUBDIVISION
LOT 1, BLOCK 1
61.684 ACRES
ROBERT STEVENSON SURVEY, A-54
CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER
COLLEGE STATION INDEPENDENT
SCHOOL DISTRICT
1812 WELSH AVENUE
COLLEGE STATION, TEXAS 77840
PHN. (979)-764-5400

(FINAL PLAT)
SHEET 2
OF 2



CITY OF COLLEGE STATION

**FINAL PLAT
for
Traditions Ph 23
13-00900005**

SCALE: Two lots and a common area on 35.96 acres

LOCATION: 8751 Health Science Center Parkway

ZONING: BC-M BioCorridor Manufacturing District
(BioCorridor Planned Development District)

APPLICANT: Eddie Hare, Bryan Traditions LP

PROJECT MANAGER: Molly Hitchcock, AICP, Assistant Director
mhitchcock@cstx.gov

RECOMMENDATION: The BioCorridor Review Committee recommends approval of the Final Plat under the conditions that the construction documents are finalized and approved and the public infrastructure be built or surety provided.



FINAL
PLAT

Case: 13-005

THE TRADITIONS SUBDIVISION PH23

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	1995
Zoning:	A-O Agricultural Open (upon annexation) to BC-M BioCorridor Manufacturing District (BioCorridor Planned Development District Ordinance 2012-3448, September 2012)
Preliminary Plan:	<p>The Preliminary Plan was approved by the BioCorridor Review Committee on February 15, 2013.</p> <p>The BioCorridor Review Committee consists of staff members from the cities of College Station and Bryan. The Committee was granted the authority to approve preliminary plans through the BioCorridor Planned Development District Ordinance.</p>
Site Development:	Vacant.

COMMENTS

Water:	Water will be served by College Station Utilities. A 12-inch water line along Biomedical Way will connect to the 18-inch water line that will be constructed along Heath Science Center (or HSC) Parkway by the City of College Station in accordance with the interlocal agreement (ILA) with the City of Bryan for a Joint BioCorridor Development Project.
Sewer:	Sanitary Sewer will be served by the City of Bryan. An 8-inch and 12-inch sanitary sewer line along Biomedical Way will serve the proposed lots and connect to a sanitary sewer lift station being constructed by the City of Bryan in accordance with the ILA in southwest corner of the Preliminary Plan tract.
Electric:	Electric will be served by College Station Utilities.
Streets:	Biomedical Way will be constructed as two-lane minor collector. The adjacent HSC Parkway will be being expanded from two lanes to a four-lane minor arterial by the cities of Bryan and College Station in accordance with the ILA.
Off-site Easements:	Off-site easements are required for the temporary turn around for Biomedical Way and for sewer to connect to the proposed lift station.
Drainage:	A private drainage easement is proposed between Lots 1 & 2 to convey stormwater to the tributary of Whites Creek located in the common area.
Floodplain:	There is not FEMA designated floodplain within the plat boundary.
Greenways:	The greenbelt in the BioCorridor PDD Concept Plan is located within the common area. A blanket Public Access Easement is being dedicated over the common area to allow multi-use paths to provide the opportunity for a future multi-use path.
Pedestrian Connectivity:	Sidewalks are provided on each side of Biomedical Way.
Bicycle Connectivity:	Biomedical Way will serve as a bike route.
Parkland Dedication:	No parkland dedication is proposed and none is required for non-residential projects.

Impact Fees: N/A

REVIEW CRITERIA

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

RECOMMENDATION

The BioCorridor Review Committee recommends approval of the Final Plat under the conditions that the construction documents are finalized and approved and the public infrastructure be built or surety provided.

SUPPORTING MATERIALS

1. Application
2. Copy of approved Preliminary Plan
3. Copy of Final Plat

BioCorridor Planned Development District Plat Application



Type of Plat – please check one

Preliminary Plan

Replat

Vacating

Final Plat

Minor or Amending Plat

Minimum Submittal Requirements

- Plat application fee – refer to City where development will be located.
- Development Permit Application/Public Infrastructure Review and Inspection Fee – if required.
- Application completed in full. This application form provided must be used and may not be adjusted or altered.
- Fourteen (14) folded copies of plat, containing all the requirements as set forth in the BioCorridor Planned Development District Ordinance, Section 7.1.
- Electronic copy of plat e-mailed to _____
- 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 necessary.

Property Owner Information

Name Bryan Commerce & Development

Mailing Address P.O. Box 1000

City Bryan State Texas Zip Code 77805

Phone Number _____ Fax Number _____

E-mail Address lquindi@bryantx.gov and cc: jdunn@bryantx.gov

Applicant Information

Name Eddie Hare - Bryan Traditions LP

Mailing Address 2100 Traditions Blvd.

City Bryan State Texas Zip Code 77807

Phone Number 979-821-2582 Fax Number 979-821-2577

E-mail Address ehare@traditionsclub.com

Agent or Engineer Information

Name Schultz Engineering, LLC

Mailing Address P.O. Box 11995

City College Station State Texas Zip Code 77845

Phone Number 979-764-3900 Fax Number 979-764-3910

E-mail Address joeschultz84@verizon.net

Site Information

Address Health Science Center Parkway
R Number R84046
Legal Description A002601, Jones H Jones (ICL) Tract 63.1
Total Acreage 59.03 Acres
Current Use Vacant
Proposed Use Manufacturing
Current Zoning PD-BC
Proposed Zoning PD-BC
Is any of the property in the floodplain? Yes No

Certification *

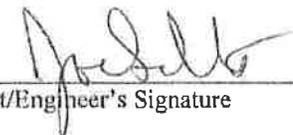
I hereby certify that I am the owner of the above described property for the purposes of this application. I am respectfully requesting processing and approval of the above referenced request. I agree to comply with the requirements in all applicable codes. I agree to provide all necessary information concerning this request. I certify that I have been informed and understand the regulations regarding this process as specified by City Ordinance.


Owner's Signature
Kean Register
Owner's Printed Name

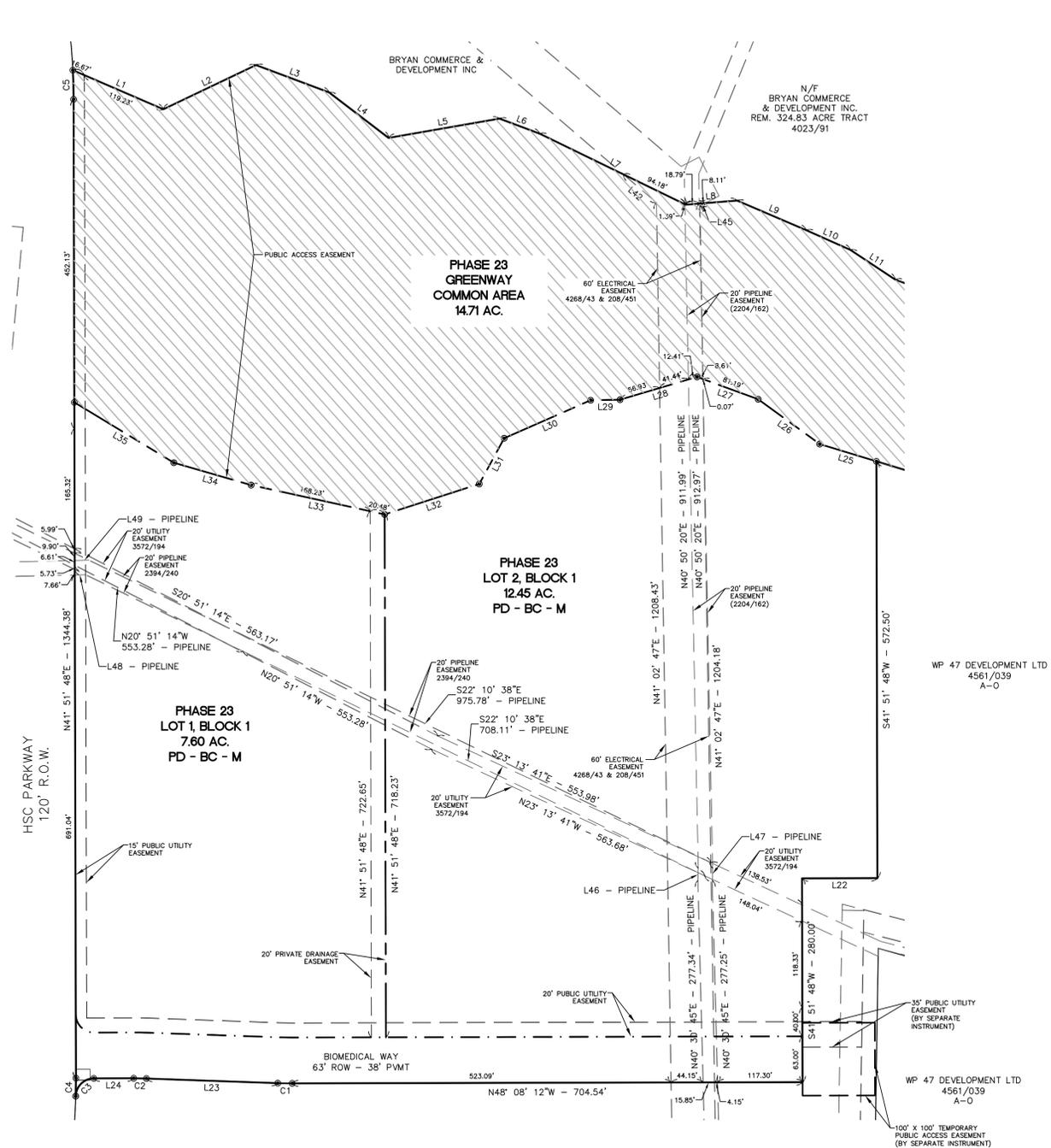
I also hereby authorize the Applicant, Agent, and/or Engineer listed on this application to act on my behalf during the processing and presentation of this request. They shall be the principal contacts with the City in processing this application.


Owner's Signature
Kean Register
Owner's Printed Name


Applicant's Signature
Eddie Hare
Applicant's Printed Name


Agent/Engineer's Signature
Joe Schultz
Agent/Engineer's Printed Name

*Owner's signature only authorizes the applicant to act in accordance with the approved amended and restated agreement of limited partnership of Bryan/Traditions, L.P. and the amended and restated master economic development agreement for the Traditions project.



EASEMENT DETAIL

METES AND BOUNDS DESCRIPTION OF A 36.22 ACRE TRACT
J.H. JONES SURVEY, A-26
COLLEGE STATION, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE J. H. JONES SURVEY, ABSTRACT NO. 26, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 324.83 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT INC. RECORDED IN VOLUME 4023, PAGE 91 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

COMMENCING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST CORNER OF A CALLED 1.575 ACRE TRACT AS DESCRIBED BY A DEED TO SHIH-CHEN LIN RECORDED IN VOLUME 725, PAGE 23 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING A COMMON CORNER OF SAID REMAINDER OF 324.83 ACRE TRACT AND A CALLED 4 ACRE TRACT AS DESCRIBED BY A DEED TO MEADS REVOCABLE LIVING TRUST RECORDED IN VOLUME 2845, PAGE 123 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/2 INCH IRON PIPE FOUND ON THE SOUTHWEST CORNER OF SAID REMAINDER OF 324.83 ACRE TRACT MARKING THE NORTH CORNER OF SAID 1.575 ACRE TRACT BEARS: N 43° 12' 31" E FOR A DISTANCE OF 130.76 FEET.

THENCE: N 48° 11' 41" W ALONG THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID 4 ACRE TRACT FOR A DISTANCE OF 124.73 FEET TO THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 48° 11' 41" W ALONG THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID 4 ACRE TRACT FOR A DISTANCE OF 83.97 FEET TO A 1/2 INCH IRON ROD SET MARKING THE NORTH CORNER OF SAID 4 ACRE TRACT;

THENCE: S 42° 49' 41" W CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID 4 ACRE TRACT FOR A DISTANCE OF 218.17 FEET TO A 1/2 INCH IRON ROD SET, FOR REFERENCE A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF A CALLED 2 ACRE TRACT AS DESCRIBED BY A DEED TO JIM G. WELCH, JR. RECORDED IN VOLUME 277, PAGE 201 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, MARKING A SOUTH CORNER OF SAID REMAINDER OF 324.83 ACRE TRACT AND THE WEST CORNER OF A CALLED 1.86 ACRE TRACT AS DESCRIBED BY A DEED TO ROBERT LEE DOWLING AND WIFE, LEONA O. DOWLING, RECORDED IN VOLUME 164, PAGE 426 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, BEARS: S 42° 49' 41" W FOR A DISTANCE OF 585.16 FEET;

THENCE: THROUGH SAID REMAINDER OF 324.83 ACRE TRACT FOR THE FOLLOWING CALLS:

N 27° 56' 20" W FOR A DISTANCE OF 98.88 FEET TO A 1/2 INCH IRON ROD SET;

N 18° 40' 17" W FOR A DISTANCE OF 109.33 FEET TO A 1/2 INCH IRON ROD SET;

N 45° 51' 23" W FOR A DISTANCE OF 355.55 FEET TO A 1/2 INCH IRON ROD SET;

N 31° 16' 52" W FOR A DISTANCE OF 107.85 FEET TO A 1/2 INCH IRON ROD SET;

S 41° 51' 48" W FOR A DISTANCE OF 572.30 FEET TO A 1/2 INCH IRON ROD FOUND;

N 48° 08' 12" W FOR A DISTANCE OF 104.00 FEET TO A 1/2 INCH IRON ROD FOUND;

S 41° 51' 48" W AT 217.00 FEET PASS A 1/2 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 280.00 FEET TO A 1/2 INCH IRON ROD SET ON THE PROPOSED SOUTHWEST LINE OF BIOMEDICAL WAY (63.00' R.O.W.);

THENCE: CONTINUING THROUGH SAID REMAINDER OF 324.83 ACRE TRACT AND ALONG THE PROPOSED SOUTHWEST LINE OF BIOMEDICAL WAY FOR THE FOLLOWING CALLS:

N 48° 08' 12" W FOR A DISTANCE OF 704.54 FEET TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 531.50 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 08' 44" FOR AN ARC DISTANCE OF 19.90 FEET (CHORD BEARS: N 47° 03' 50" W - 19.90 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END OF SAID CURVE;

N 45° 59' 28" W FOR A DISTANCE OF 181.41 FEET TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 468.50 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 08' 44" FOR AN ARC DISTANCE OF 17.54 FEET (CHORD BEARS: N 47° 03' 50" W - 17.54 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END OF SAID CURVE;

N 48° 08' 12" W FOR A DISTANCE OF 55.07 FEET TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88° 21' 30" FOR AN ARC DISTANCE OF 38.55 FEET (CHORD BEARS: S 88° 41' 03" W - 34.85 FEET) TO A 1/2 INCH IRON ROD SET ON THE SOUTHEAST LINE OF HSC PARKWAY (120' R.O.W.) MARKING THE END OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET;

THENCE: ALONG THE SOUTHEAST LINE OF HSC PARKWAY FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 38' 30" FOR AN ARC DISTANCE OF 24.71 FEET (CHORD BEARS: N 42° 41' 03" E - 24.71 FEET) TO THE END OF SAID CURVE, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: S 55° 43' 53" E FOR A DISTANCE OF 0.31 FEET;

N 41° 51' 48" E FOR A DISTANCE OF 1344.38 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 862.54 FEET, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: S 69° 29' 43" E FOR A DISTANCE OF 0.26 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 39' 49" FOR AN ARC DISTANCE OF 40.10 FEET (CHORD BEARS: N 40° 31' 53" E - 40.09 FEET) TO THE END OF SAID CURVE;

THENCE: THROUGH SAID REMAINDER OF 324.83 ACRE TRACT FOR THE FOLLOWING CALLS:

S 24° 43' 01" E FOR A DISTANCE OF 135.90 FEET;

S 73° 23' 31" E FOR A DISTANCE OF 141.63 FEET;

S 27° 35' 40" E FOR A DISTANCE OF 107.64 FEET;

S 10° 44' 03" E FOR A DISTANCE OF 103.19 FEET;

S 57° 48' 48" E FOR A DISTANCE OF 153.38 FEET;

S 77° 32' 24" E FOR A DISTANCE OF 59.14 FEET;

S 22° 11' 30" E FOR A DISTANCE OF 224.04 FEET;

S 52° 31' 42" E FOR A DISTANCE OF 71.07 FEET;

S 24° 54' 18" E FOR A DISTANCE OF 103.64 FEET;

S 24° 03' 50" E FOR A DISTANCE OF 66.74 FEET;

S 14° 35' 46" E FOR A DISTANCE OF 74.20 FEET;

S 28° 10' 45" E FOR A DISTANCE OF 53.62 FEET;

S 41° 30' 42" E FOR A DISTANCE OF 61.84 FEET;

S 62° 36' 08" E FOR A DISTANCE OF 73.58 FEET;

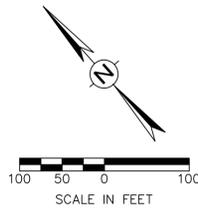
S 34° 49' 20" E FOR A DISTANCE OF 175.54 FEET;

S 59° 07' 55" E FOR A DISTANCE OF 120.87 FEET;

S 37° 54' 05" E FOR A DISTANCE OF 79.15 FEET;

S 21° 17' 52" E FOR A DISTANCE OF 36.57 FEET;

S 60° 46' 53" E FOR A DISTANCE OF 165.86 FEET TO THE POINT OF BEGINNING CONTAINING 35.96 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.



PLAT BOUNDARY LINE TABLE

LINE #	LENGTH	DIRECTION
L1	135.90'	S24° 43' 01" E
L2	141.63'	S73° 23' 31" E
L3	107.64'	S27° 35' 40" E
L4	103.19'	S10° 44' 03" E
L5	153.38'	S57° 48' 48" E
L6	59.14'	S77° 32' 24" E
L7	224.04'	S22° 11' 30" E
L8	71.07'	S52° 31' 42" E
L9	103.64'	S24° 54' 18" E
L10	66.74'	S24° 03' 50" E
L11	74.20'	S14° 35' 46" E
L12	53.62'	S28° 10' 45" E
L13	61.84'	S41° 30' 42" E
L14	73.58'	S62° 36' 08" E
L15	175.54'	S34° 49' 20" E
L16	120.87'	S59° 07' 55" E
L17	79.15'	S37° 54' 05" E
L18	83.97'	N48° 11' 41" W
L19	98.88'	N27° 56' 20" W
L20	109.33'	N18° 40' 17" W
L21	107.85'	N31° 16' 52" W
L22	104.00'	N48° 08' 12" W
L23	181.41'	N45° 59' 28" W
L24	55.07'	N48° 08' 12" W
L25	36.57'	S21° 17' 52" E
L26	165.86'	S6° 46' 53" E
L27	355.55'	N45° 51' 23" W

EASEMENTS LINE TABLE

LINE #	LENGTH	DIRECTION
L42	60.08'	N7° 29' 23" W
L45	7.99'	S75° 15' 02" E
L46	17.14'	N43° 44' 44" E
L47	17.08'	N43° 44' 44" E
L48	15.13'	S49° 15' 01" E
L49	19.56'	S49° 15' 01" E

LOTS & ROW LINE TABLE

LINE #	LENGTH	DIRECTION
L25	81.86'	N31° 06' 30" W
L26	104.79'	N12° 04' 31" W
L27	89.86'	N28° 01' 33" W
L28	110.79'	N64° 25' 29" W
L29	40.59'	N49° 04' 50" W
L30	130.27'	N71° 35' 47" W
L31	71.58'	S70° 37' 48" W
L32	137.18'	N65° 44' 10" W
L33	188.71'	N35° 40' 58" W
L34	111.00'	N31° 54' 48" W
L35	160.38'	N16° 53' 17" W
L37	181.41'	S45° 59' 28" E
L38	84.70'	S48° 08' 12" E

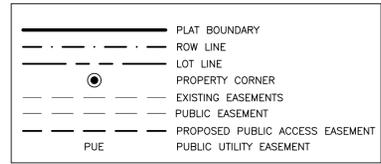
PLAT BOUNDARY CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	19.90'	531.50'	02°08'44"	9.95'	19.90'	N47°03'50"W
C2	17.54'	468.50'	02°08'44"	8.77'	17.54'	N47°03'50"W
C3	38.55'	25.00'	088°21'30"	24.29'	34.85'	S87°41'03"E
C4	24.71'	862.54'	001°38'30"	12.36'	24.71'	N42°41'03"E
C5	40.10'	862.54'	002°39'49"	20.05'	40.09'	N40°31'53"E

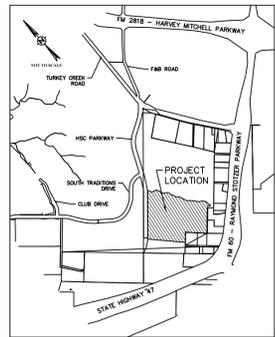
LOTS & ROW CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C7	39.27'	25.00'	090°00'00"	25.00'	35.36'	S03°08'12"E
C9	19.90'	531.50'	002°08'44"	9.95'	19.90'	S47°03'50"E
C11	17.54'	468.50'	002°08'44"	8.77'	17.54'	S47°03'50"E

LEGEND



VICINITY MAP



FINAL PLAT
THE TRADITIONS SUBDIVISION
PHASE 23
36.22 ACRES
BLOCK 1, LOT 1 - 7.60 ACRES
BLOCK 1, LOT 2 - 12.45 ACRES
GREENWAY COMMON AREA - 14.71 ACRES
ROW DEDICATION - 1.46 ACRES

J.H. JONES SURVEY, A-26
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER:
 BRYAN COMMERCE & DEVELOPMENT, INC.
 P.O. BOX 1000
 BRYAN, TEXAS 77805

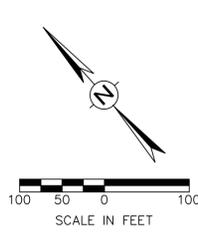
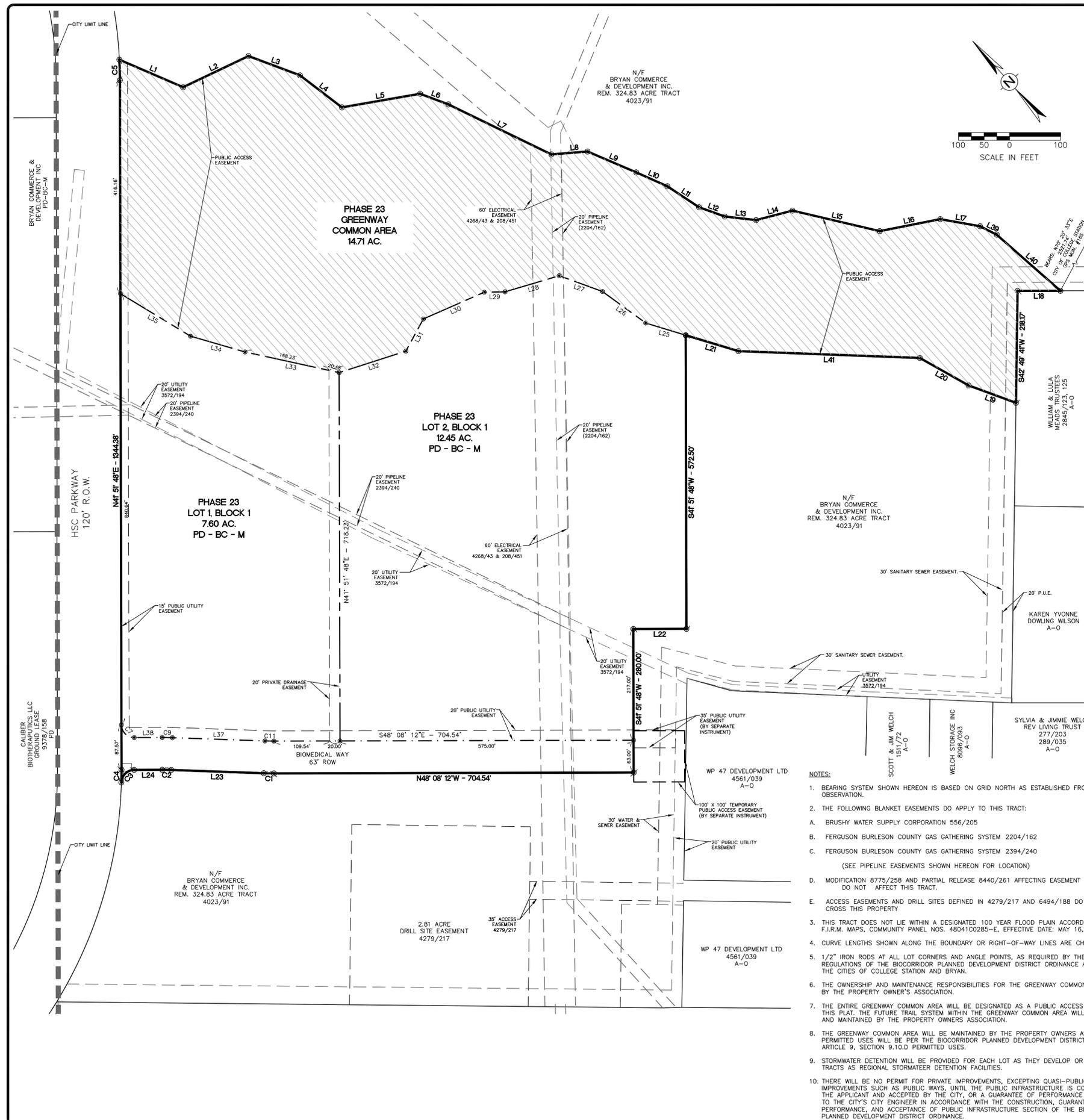
OWNER/DEVELOPER:
 BRYAN TRADITIONS, LP
 2100 TRADITIONS BLVD.
 BRYAN, TEXAS 77807

SURVEYOR:
 BRAD KERR, RPLS NO. 4502
 KERR SURVEYING, LLC
 409 N. TEXAS AVE.
 BRYAN, TEXAS 77803
 979.268.3195

ENGINEER:
 Schultz Engineering, LLC
 2730 LONGMIRE DR., SUITE A
 COLLEGE STATION, TEXAS 77845
 979.764.3900

SCALE: 1"=100'
 FEBRUARY 2013

SHEET 2 OF 2



CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS }
 COUNTY OF BRAZOS }

I, _____ of Bryan Commerce and Development, a 7.60 acre portion of the tracts shown on this plat, being the tract of land as conveyed in the Deed Records of Brazos County in Volume 4023, Page 91, and designated herein as a portion of The Traditions Subdivision, Phase 23, 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.

Bryan Commerce and Development, Inc.
 by _____

STATE OF TEXAS }
 COUNTY OF BRAZOS }

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

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

 Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR AND/OR ENGINEER
 STATE OF TEXAS }
 COUNTY OF BRAZOS }

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

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

CERTIFICATE OF 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

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS }
 COUNTY OF BRAZOS }

I, W. Spencer Clements, Jr., Vice President of Bryan/Traditions, L.P., a Texas Limited Partnership, a 28.62 acre portion of the tracts shown on this plat, being the tract of land as conveyed in the Deed Records of Brazos County in Volume _____ Page _____, and designated herein as a portion of The Traditions Subdivision, Phase 23, 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.

By: Traditions Acquisition Partnership, LP, a Texas limited partnership
 its sole General Partnership
 By: Traditions Acquisition Partnership GP, LLC, a Texas limited liability company
 its sole General Partner

Bryan/Traditions, L.P.
 W. Spencer Clements, Jr., Vice President

STATE OF TEXAS }
 COUNTY OF BRAZOS }

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

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

 Notary Public, Brazos County, Texas

CERTIFICATE OF PLANNING AND ZONING COMMISSION
 _____ Chairman
 of the Planning and Zoning Commission of the City of College Station, hereby certify that the attached plat was duly approved by the Commission on the _____ day of _____, 20____.

 Chairman

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

 City Engineer
 City of College Station

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L35	160.38'	N16° 53' 17"W
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PLAT BOUNDARY CURVE TABLE

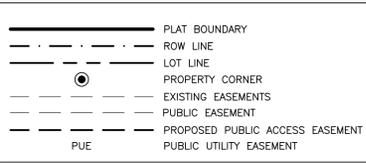
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	19.90'	531.50'	002°08'44"	9.95'	19.90'	N47°03'50"W
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C3	38.55'	25.00'	088°21'30"	24.29'	34.85'	S87°41'03"W
C4	24.71'	862.50'	001°38'30"	12.36'	24.71'	N42°41'03"E
C5	40.10'	862.54'	002°39'49"	20.05'	40.09'	N47°31'53"E

LOTS & ROW CURVE TABLE

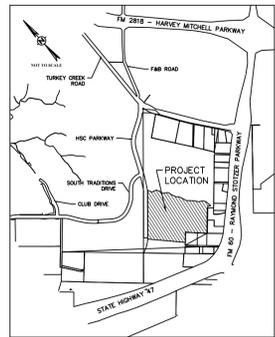
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C7	39.27'	25.00'	090°00'00"	25.00'	35.36'	S03°08'12"E
C9	19.90'	531.50'	002°08'44"	9.95'	19.90'	S47°03'50"E
C11	17.54'	468.50'	002°08'44"	8.77'	17.54'	S47°03'50"E

- NOTES:
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 - THE FOLLOWING BLANKET EASEMENTS DO APPLY TO THIS TRACT:
 A. BRUSHY WATER SUPPLY CORPORATION 556/205
 B. FERGUSON BURLESON COUNTY GAS GATHERING SYSTEM 2204/162
 C. FERGUSON BURLESON COUNTY GAS GATHERING SYSTEM 2394/240
 (SEE PIPELINE EASEMENTS SHOWN HEREON FOR LOCATION)
 D. MODIFICATION 8775/258 AND PARTIAL RELEASE 8440/261 AFFECTING EASEMENT 2394/240 DO NOT AFFECT THIS TRACT.
 E. ACCESS EASEMENTS AND DRILL SITES DEFINED IN 4279/217 AND 6494/188 DO NOT CROSS THIS PROPERTY
 - THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NOS. 4804100285-E, EFFECTIVE DATE: MAY 16, 2012
 - CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE CHORD LENGTHS.
 - 1/2" IRON RODS AT ALL LOT CORNERS AND ANGLE POINTS, AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE BIOCORRIDOR PLANNED DEVELOPMENT DISTRICT ORDINANCE ADOPTED BY THE CITIES OF COLLEGE STATION AND BRYAN.
 - THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES FOR THE GREENWAY COMMON AREA WILL BE BY THE PROPERTY OWNER'S ASSOCIATION.
 - THE ENTIRE GREENWAY COMMON AREA WILL BE DESIGNATED AS A PUBLIC ACCESS EASEMENT BY THIS PLAT. THE FUTURE TRAIL SYSTEM WITHIN THE GREENWAY COMMON AREA WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
 - THE GREENWAY COMMON AREA WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. PERMITTED USES WILL BE PER THE BIOCORRIDOR PLANNED DEVELOPMENT DISTRICT ORDINANCE ARTICLE 9, SECTION 9.10.D PERMITTED USES.
 - STORMWATER DETENTION WILL BE PROVIDED FOR EACH LOT AS THEY DEVELOP OR ON ADJACENT TRACTS AS REGIONAL STORMWATER DETENTION FACILITIES.
 - THERE WILL BE NO PERMIT FOR PRIVATE IMPROVEMENTS, EXCEPTING QUASI-PUBLIC IMPROVEMENTS SUCH AS PUBLIC WAYS, UNTIL THE PUBLIC INFRASTRUCTURE IS CONSTRUCTED BY THE APPLICANT AND ACCEPTED BY THE CITY, OR A GUARANTEE OF PERFORMANCE IS PROVIDED TO THE CITY'S CITY ENGINEER IN ACCORDANCE WITH THE CONSTRUCTION, GUARANTEE OF PERFORMANCE, AND ACCEPTANCE OF PUBLIC INFRASTRUCTURE SECTION OF THE BIOCORRIDOR PLANNED DEVELOPMENT DISTRICT ORDINANCE.

LEGEND



VICINITY MAP



FINAL PLAT

THE TRADITIONS SUBDIVISION

PHASE 23

36.22 ACRES

BLOCK 1, LOT 1 - 7.60 ACRES
 BLOCK 1, LOT 2 - 12.45 ACRES
 GREENWAY COMMON AREA - 14.71 ACRES
 R.O.W. DEDICATION - 1.46 ACRES

J.H. JONES SURVEY, A-26
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER:
 BRYAN COMMERCIAL & DEVELOPMENT, INC.
 P.O. BOX 1000
 BRYAN, TEXAS 77805

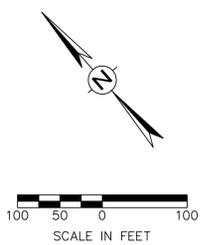
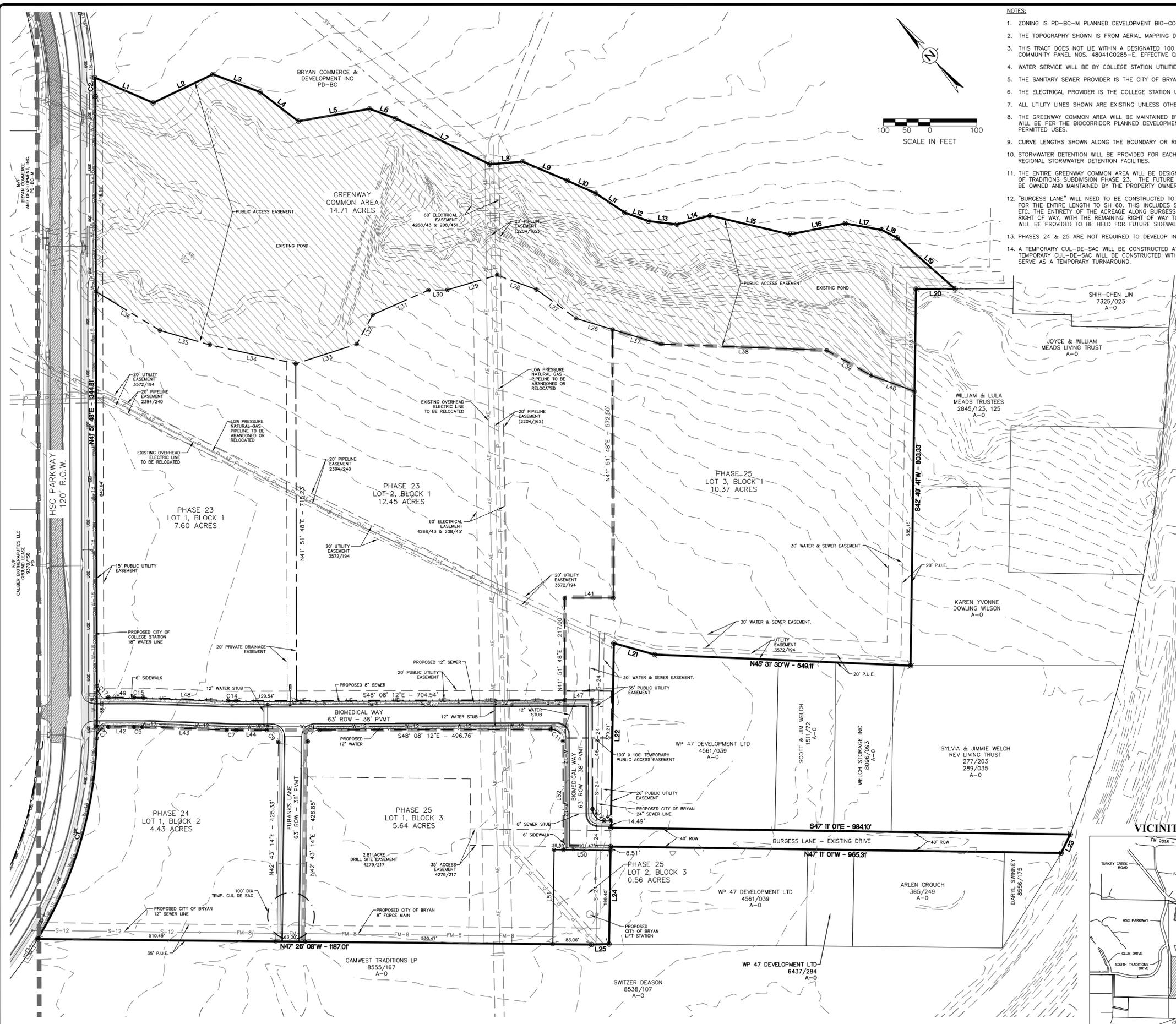
OWNER/DEVELOPER:
 BRYAN COMMERCIAL & DEVELOPMENT, INC.
 P.O. BOX 1000
 BRYAN, TEXAS 77807

SCALE: 1"=100'
 FEBRUARY 2013

SURVEYOR:
 BRAD KERR, RPLS NO. 4502
 2100 TRADITIONS BLVD,
 BRYAN, TEXAS 77803
 979.268.3195

ENGINEER:
 Schultz Engineering, LLC
 2730 LONGWIRE DR., SUITE A
 COLLEGE STATION, TEXAS 77845
 979.764.3900

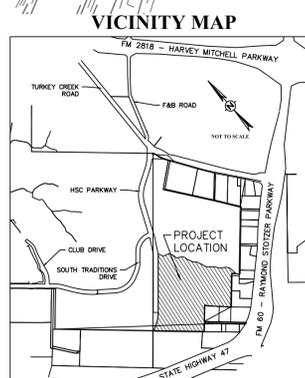
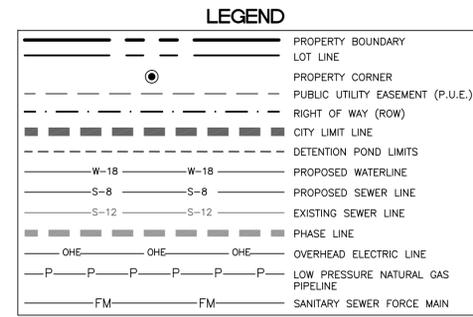
SHEET 1 OF 2



- NOTES:**
- ZONING IS PD-BC-M PLANNED DEVELOPMENT BIO-CORRIDOR-MANUFACTURING.
 - THE TOPOGRAPHY SHOWN IS FROM AERIAL MAPPING DEVELOPED IN 2005 FOR THE CITY OF COLLEGE STATION.
 - THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NOS. 48041C0285-E, EFFECTIVE DATE: MAY 16, 2012
 - WATER SERVICE WILL BE BY COLLEGE STATION UTILITIES.
 - THE SANITARY SEWER PROVIDER IS THE CITY OF BRYAN.
 - THE ELECTRICAL PROVIDER IS THE COLLEGE STATION UTILITIES.
 - ALL UTILITY LINES SHOWN ARE EXISTING UNLESS OTHERWISE NOTED.
 - THE GREENWAY COMMON AREA WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. PERMITTED USES WILL BE PER THE BIOCORRIDOR PLANNED DEVELOPMENT DISTRICT ORDINANCE ARTICLE 9, SECTION 9.10.D PERMITTED USES.
 - CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE CHORD LENGTHS.
 - STORMWATER DETENTION WILL BE PROVIDED FOR EACH LOT AS THEY DEVELOP OR ON ADJACENT TRACTS AS REGIONAL STORMWATER DETENTION FACILITIES.
 - THE ENTIRE GREENWAY COMMON AREA WILL BE DESIGNATED AS A PUBLIC ACCESS EASEMENT BY THE FINAL PLAT OF TRADITIONS SUBDIVISION PHASE 23. THE FUTURE TRAIL SYSTEM WITHIN THE GREENWAY COMMON AREA WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
 - "BURGESS LANE" WILL NEED TO BE CONSTRUCTED TO A 2-LANE MINOR COLLECTOR STANDARD WITH PHASE 25 FOR THE ENTIRE LENGTH TO SH 60. THIS INCLUDES SIMILAR 38 FT PAVEMENT, 6 FT SIDEWALKS ON EACH SIDE, ETC. THE ENTIRETY OF THE ACRES ALONG BURGESS LANE, WHICH IS ONLY 40 FT WIDE, WILL BE DEDICATED AS RIGHT OF WAY, WITH THE REMAINING RIGHT OF WAY TO BE DEDICATED IN THE FUTURE BY ADJACENT LOTS. FUNDS WILL BE PROVIDED TO BE HELD FOR FUTURE SIDEWALK CONSTRUCTION IN THE FUTURE RIGHT OF WAY.
 - PHASES 24 & 25 ARE NOT REQUIRED TO DEVELOP IN SEQUENTIAL ORDER.
 - A TEMPORARY CUL-DE-SAC WILL BE CONSTRUCTED AT THE END OF BIOMEDICAL WAY DURING PHASE 23. THE TEMPORARY CUL-DE-SAC WILL BE CONSTRUCTED WITHIN THE TEMPORARY PUBLIC ACCESS EASEMENT AND WILL SERVE AS A TEMPORARY TURNAROUND.

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	135.90'	S24° 43' 01.16"E	L31	130.27'	N71° 35' 47.36"W
L2	141.63'	S73° 23' 31.08"E	L32	71.58'	S70° 37' 48.98"W
L3	107.64'	S27° 35' 39.54"E	L33	137.18'	N65° 44' 09.91"W
L4	103.19'	S10° 44' 02.93"E	L34	188.71'	N35° 40' 58.07"W
L5	155.38'	S57° 48' 48.28"E	L35	111.00'	N31° 54' 45.86"W
L6	59.14'	S27° 32' 23.51"E	L36	160.38'	N16° 53' 17.48"W
L7	224.04'	S22° 11' 30.44"E	L37	107.85'	S31° 16' 51.97"W
L8	71.07'	S52° 31' 42.28"E	L38	355.50'	S45° 51' 23.49"E
L9	103.64'	S24° 54' 17.52"E	L39	109.33'	S18° 40' 16.68"E
L10	66.74'	S24° 03' 50.08"E	L40	98.88'	S27° 56' 19.87"E
L11	74.20'	S14° 35' 45.61"E	L41	104.00'	S48° 08' 12.00"E
L12	53.62'	S28° 10' 44.84"E	L42	55.07'	S48° 08' 12.00"E
L13	61.84'	S41° 30' 41.58"E	L43	181.41'	S45° 59' 28.06"E
L14	73.58'	S62° 36' 07.63"E	L44	65.26'	S48° 08' 12.00"E
L15	175.54'	S34° 49' 20.44"E	L45	14.89'	S47° 18' 00.00"E
L16	120.87'	S59° 07' 55.11"E	L46	232.92'	S41° 50' 33.09"W
L17	79.15'	S37° 54' 05.41"E	L47	58.49'	S48° 08' 12.00"E
L18	36.57'	S21° 17' 52.08"E	L48	181.41'	S45° 59' 28.06"E
L19	165.86'	S6° 46' 53.46"E	L49	54.70'	S48° 08' 12.00"E
L20	83.97'	N48° 11' 40.50"W	L50	121.00'	N47° 14' 41.49"W
L21	90.43'	N32° 27' 40.32"W	L51	201.23'	S42° 45' 09.82"W
L22	393.70'	S42° 54' 30.51"W	L52	232.02'	N41° 51' 48.00"E
L23	44.22'	S68° 02' 47.83"W			
L24	207.91'	S42° 54' 30.51"W			
L25	37.50'	N49° 37' 15.05"W			
L26	81.86'	N31° 06' 30.47"W			
L27	104.79'	N12° 04' 31.96"W			
L28	89.86'	N28° 01' 33.94"W			
L29	110.79'	N64° 25' 28.83"W			
L30	40.59'	N49° 04' 49.87"W			

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	475.72'	862.50'	031°38'08"	244.08'	469.72'	N57°41'34"E
C2	40.10'	862.54'	002°39'40"	20.05'	40.20'	N40°31'53"E
C3	38.55'	25.00'	088°21'30"	24.20'	34.85'	N87°41'03"E
C4	17.54'	468.50'	002°08'44"	8.77'	17.54'	S47°03'50"E
C5	19.90'	531.50'	002°08'44"	9.95'	19.90'	S47°03'50"E
C6	39.64'	25.00'	090°51'26"	25.38'	35.62'	N02°42'29"W
C7	38.90'	25.00'	089°08'34"	24.63'	35.09'	N87°17'31"E
C8	39.27'	25.00'	090°00'00"	25.00'	35.36'	N03°08'12"W
C9	39.38'	25.00'	090°14'28"	25.11'	35.43'	S02°10'46"E
C10	17.54'	468.50'	002°08'44"	8.77'	17.54'	S47°03'50"E
C11	19.90'	531.50'	002°08'44"	9.95'	19.90'	S47°03'50"E
C12	39.27'	25.00'	090°00'00"	25.00'	35.36'	S03°08'12"E



**NOT FOR RECORD
PRELIMINARY PLAN**

**THE TRADITIONS SUBDIVISION
PHASES 23, 24 AND 25
59.28 ACRES**

J.H. JONES SURVEY, A-26
COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER:
BRYAN COMMERCE & DEVELOPMENT, INC.
P.O. BOX 1000
BRYAN, TEXAS 77805

DEVELOPER:
BRYAN COMMERCE & DEVELOPMENT, INC.
2100 TRADITIONS BLVD.
BRYAN, TEXAS 77807

SURVEYOR:
BRAD KERR, RPLS NO. 4502
KERR SURVEYING, LLC
409 N. TEXAS AVE.
BRYAN, TEXAS 77803
979.268.5195

ENGINEER:
Schultz Engineering, LLC

SCALE: 1"=100'
FEBRUARY 2013

2750 LONGHIRE DR., SUITE A
COLLEGE STATION, TEXAS 77845
979.764.5900



CITY OF COLLEGE STATION

FINAL PLAT
for
College Heights Lot 1R, Block B
Being a Replat of
College Heights Lot 1 & 5' of 2 & Part of Alley, Lot 2 (75' of), Lot 11 (30' of) & 20' of 12,
Lot 12 (Part of), Block B
12-00500267

- SCALE:** Four lots on approximately 1.12 acres
- LOCATION:** 303 A & B University Drive East, 410 Nimitz Street, 411 & 413
Eisenhower Street
- ZONING:** GC General Commercial
- APPLICANT:** Natalie Ruiz, AICP, IPS Group
- PROJECT MANAGER:** Morgan Hester, Staff Planner
mhester@cstx.gov
- PROJECT SUMMARY:** This property was recently rezoned from O Office, C-3 Light Commercial, and R-2 Duplex Residential to GC General Commercial to allow for commercial uses, specifically redevelopment of Aggieland Outfitters that is currently located on one of the lots. An easement and alley abandonment was approved last month by City Council which will allow for one building to locate on the proposed lot. The purpose of this replat is to consolidate four lots and the abandoned easement and alley into one lot.
- RECOMMENDATION:** Staff recommends approval of the Final Plat.



DEVELOPMENT REVIEW

COLLEGE HEIGHTS
L1, 2, 11&12 BLK B

Case: 12-267

FINAL
PLAT

DEVELOPMENT HISTORY

Annexation: April 1951
Zoning: A-P Administrative Professional in September 1976
GC General Commercial in December 2012
Final Plat: College Heights 1938
Site Development: 303 University A is being utilized as Aggieland Outfitter's retail store. Currently located at 303 University B is an office building. Behind this property, 410 Nimitz Street and 411 and 413 Eisenhower Street are being utilized as residential rental properties.

COMMENTS

Parkland Dedication: Parkland Dedication is not required for non-residential plats.
Greenways: No Greenways are being proposed or required with this request.
Pedestrian Connectivity: Sidewalks on Nimitz Street and Eisenhower Street with connections to University Drive are proposed with the development of the site.
Bicycle Connectivity: No bicycle connectivity is being proposed or required with this request.
Impact Fees: N/A

REVIEW CRITERIA

Compliance with Subdivision Regulations: The proposed Final Plat complies with the Subdivision Regulations contained in the Unified Development Ordinance.

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>12-267</u>
DATE SUBMITTED:	<u>12-12-12</u>
TIME:	<u>9:25</u>
STAFF:	<u>PK</u>

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

- \$700-\$932 Final Plat Application Fee (see above).
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Fourteen (14) 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 12-12-12

NAME OF PROJECT Aggieland Outfitters

ADDRESS 303A & 303B University Drive, 410 Nimitz Street and 411 & 413 Eisenhower Street

SPECIFIED LOCATION OF PROPOSED PLAT:

University Drive at Nimitz Street & Eisenhower Street

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

Name Natalie Ruiz, IPS Group

E-mail natalie@ipsgroup.us

Street Address 511 University Drive East, Suite 204

City College Station

State Texas

Zip Code 77840

Phone Number 979.846.9259

Fax Number 979.260.3564

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

Name Fadi KalouzKalgrou Properties, LP and 303A Properties, LLC E-mail fadi@kalcop.com

Street Address 360 Graham Road

City College Station State Texas Zip Code 77845

Phone Number 979-775-8151 Fax Number 979-412-1212

ARCHITECT OR ENGINEER'S INFORMATION:

Name Joe Schultz, P.E. - Schultz Engineering, LLC E-mail joeschultz84@verizon.net

Street Address 2730 Longmire Drive, Suite A

City College Station State Texas Zip Code 77845

Phone Number 979-764-3900 Fax Number 979-764-3910

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

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

Total Acreage 1.12 Total No. of Lots 4 R-O-W Acreage 0

Existing Use Commercial & Residential Proposed Use Commercial

Number of Lots By Zoning District 4 / C-1 _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

_____ / _____ _____ / _____ _____ / _____ _____ / _____

Floodplain Acreage 0

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

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

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

Yes

No

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

Project Name: _____

City Project Number (if known): _____

Date / Timeframe when submitted: _____

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

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

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



 Signature and title

12/12/12

 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)

12/12/12

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

12-12-12

Date

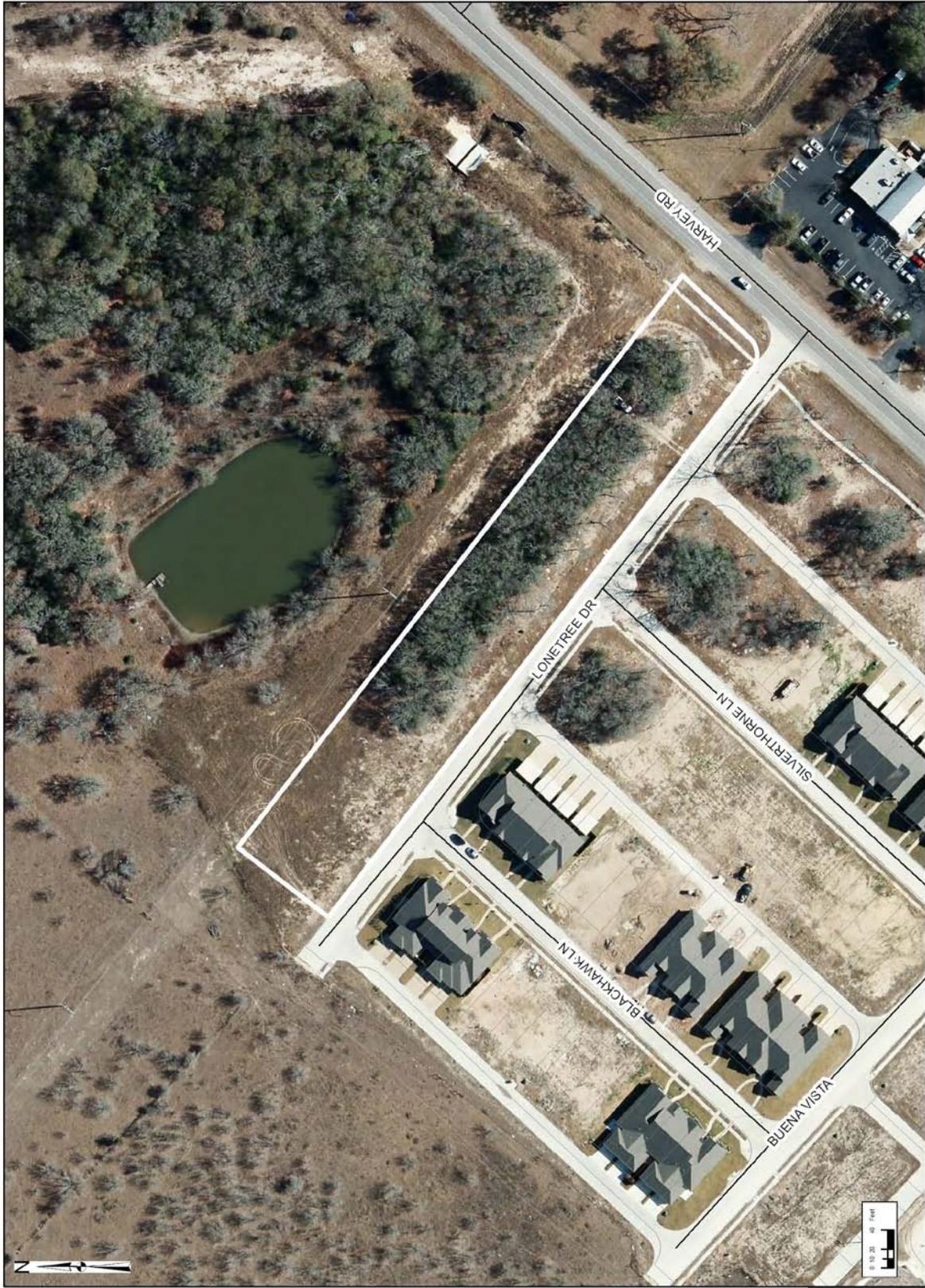




CITY OF COLLEGE STATION

FINAL PLAT
for
Summit Crossing Block 4 Lots 1R – 20R and Common Area “A1” & “B1”
Being a Replat of
Summit Crossing Block 4 Lots 1 – 24 and Common Area “A” & “B”
12-00500275

- SCALE:** 20 residential lots on approximately 2.1 acres
- LOCATION:** 1702 – 1748 Lonetree Drive
- ZONING:** PDD Planned Development District
- APPLICANT:** Rabon Metcalf, RME Consulting Engineers
- PROJECT MANAGER:** Morgan Hester, Staff Planner
mhester@cstx.gov
- PROJECT SUMMARY:** The request is to replat 24 PDD lots utilized for townhome development with widths ranging from 26 feet to 44 feet of frontage on Lonetree Drive to 20 PDD lots with 32 feet to 39 feet of frontage, thus creating wider lots on average.
- RECOMMENDATION:** Staff recommends approval of the Final Plat.



FINAL
PLAT

Case: 12-275

SUMMIT CROSSING PH 1
LOT 1R-20R, BLK 4

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation: September 1980
Zoning: PDD Planned Development District September 2003
Preliminary Plat: April 2008
Site Development: The site is currently undeveloped.

COMMENTS

Parkland Dedication: Parkland was dedicated and development fees in lieu were paid when Summit Crossing Phase 1 was platted in 2008.
Greenways: Greenways are not required or proposed with this replat.
Pedestrian Connectivity: Pedestrian connectivity is not proposed or required with this replat.
Bicycle Connectivity: Bicycle connectivity is not proposed or required with this replat.
Impact Fees: N/A

REVIEW CRITERIA

Compliance with Subdivision Regulations: The proposed Final Plat complies with the Subdivision Regulations contained in the Unified Development Ordinance.

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>12-275</u>
DATE SUBMITTED:	<u>12-19-12</u>
TIME:	<u>9:50</u>
STAFF:	<u>PK</u>

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

- \$700-\$932 Final Plat Application Fee (see above).
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Fourteen (14) 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 Summit Crossing - Replat of Block 4

ADDRESS _____

SPECIFIED LOCATION OF PROPOSED PLAT:

SH 30 & Lonetree Drive

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

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

Street Address PO Box 9253

City College Station State TX Zip Code 77845

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

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

Name Monte Verde Development, Inc. E-mail jimeasterly@gmail.com
Street Address 809 University Drive East, Suite 101B
City College Station State TX Zip Code 77840
Phone Number (979) 218-6775 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

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

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

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

Total Acreage 2.053 Total No. of Lots 20 R-O-W Acreage 0.0

Existing Use Townhomes Proposed Use Townhomes

Number of Lots By Zoning District 20 / PDD _____ / _____

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

Floodplain Acreage 0.0

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

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

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

Yes
 No

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

Project Name: _____

City Project Number (if known): _____

Date / Timeframe when submitted: _____

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

Lower density

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

Not Applicable

Regarding the waiver request, explain how:

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

Not Applicable

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

Not Applicable

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

Not Applicable

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

Not Applicable

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

1. 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:

Not Applicable

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

Requested Oversize Participation Not Applicable

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p>_____ 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;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
---	---

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.

Project Manager
 Signature and title *Partner*

12-20-12
 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)

12-19-12

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

12/19/12

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, Not Applicable 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, Not Applicable, 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, Not Applicable, 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

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.)

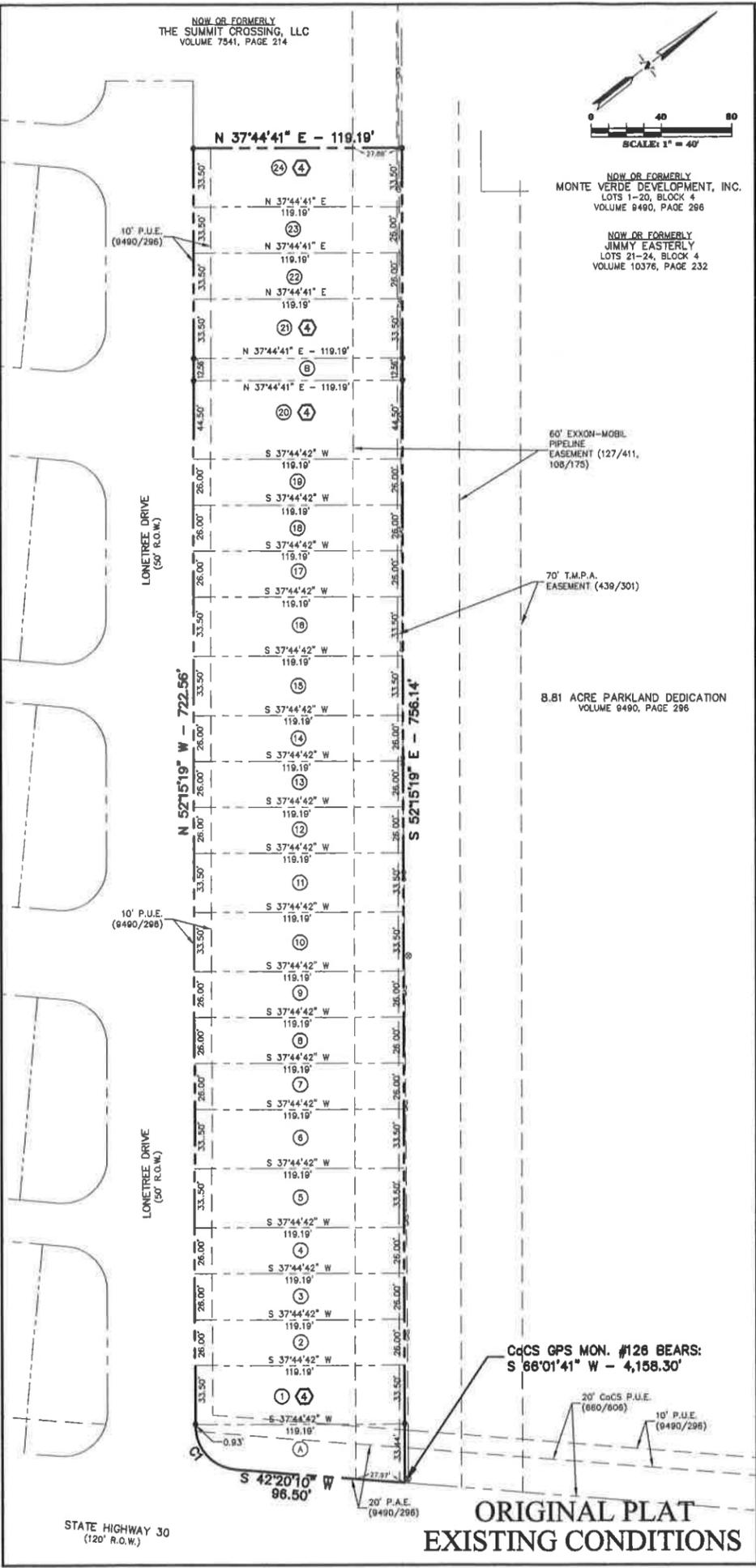
- Drawn on 24" x 36" sheet to scale of 100' per inch.
- Vicinity map which includes enough of surrounding area to show general location of subject property in relationship to College Station and its City Limits. No scale required but include north arrow.
- Title Block with the following information:
 - 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.

NOW OR FORMERLY
THE SUMMIT CROSSING, LLC
VOLUME 7541, PAGE 214



NOW OR FORMERLY
MONTE VERDE DEVELOPMENT, INC.
LOTS 1-20, BLOCK 4
VOLUME 9490, PAGE 286

NOW OR FORMERLY
JIMMY EASTERLY
LOTS 21-24, BLOCK 4
VOLUME 10376, PAGE 232

60' EXXON-MOBIL
PIPELINE
EASEMENT (127/411,
108/175)

70' T.M.P.A.
EASEMENT (439/301)

8.81 ACRE PARKLAND DEDICATION
VOLUME 9490, PAGE 296

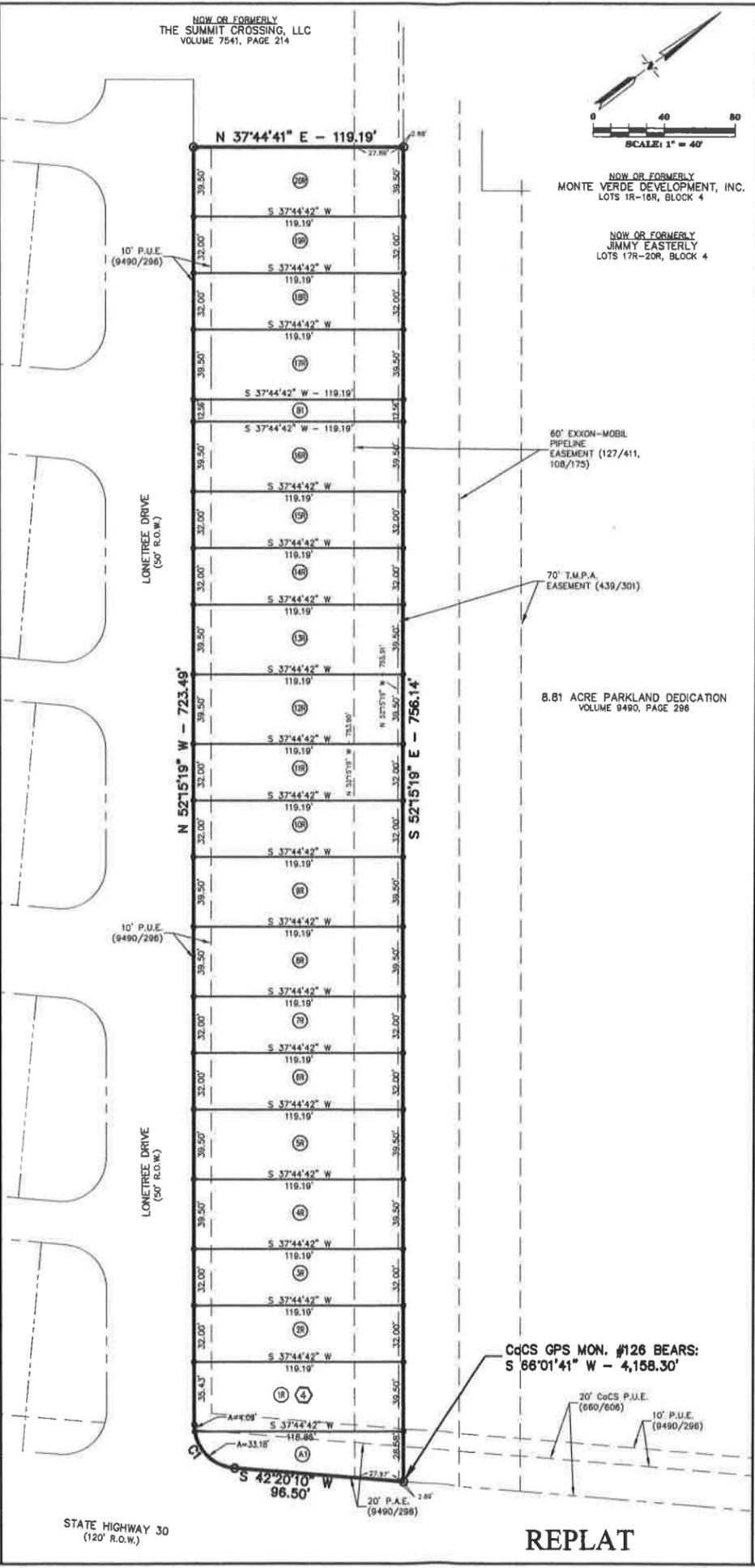
CqCS GPS MON. #126 BEARS:
S 88°01'41" W - 4,158.30'

20' CoCS P.U.E. (680/606)
10' P.U.E. (9490/296)

**ORIGINAL PLAT
EXISTING CONDITIONS**

STATE HIGHWAY 30
(120' R.O.W.)

NOW OR FORMERLY
THE SUMMIT CROSSING, LLC
VOLUME 7541, PAGE 214



NOW OR FORMERLY
MONTE VERDE DEVELOPMENT, INC.
LOTS 1R-18R, BLOCK 4

NOW OR FORMERLY
JIMMY EASTERLY
LOTS 17R-20R, BLOCK 4

60' EXXON-MOBIL
PIPELINE
EASEMENT (127/411,
108/175)

70' T.M.P.A.
EASEMENT (439/301)

8.81 ACRE PARKLAND DEDICATION
VOLUME 9490, PAGE 296

CqCS GPS MON. #126 BEARS:
S 88°01'41" W - 4,158.30'

20' CoCS P.U.E. (680/606)
10' P.U.E. (9490/296)

REPLAT

STATE HIGHWAY 30
(120' R.O.W.)

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, MONTE VERDE DEVELOPMENT, INC., owners and developers of the land shown on this plat, and designated herein as the LOTS 1-20, BLOCK 4 & COMMON AREAS A & B - SUMMIT CROSSING, PHASE I Subdivision to the City of College Station, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Owner _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, JIMMY EASTERLY, owner and developer of the land shown on this plat, and designated herein as the LOTS 21-24, BLOCK 4 - SUMMIT CROSSING, PHASE I Subdivision to the City of College Station, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Owner _____

STATE OF TEXAS
COUNTY OF _____

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

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

Notary Public, _____ County, State of Texas

CERTIFICATE OF CITY ENGINEER

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

City Engineer
City of College Station

CERTIFICATE OF CITY PLANNER

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

City Planner
City of College Station

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

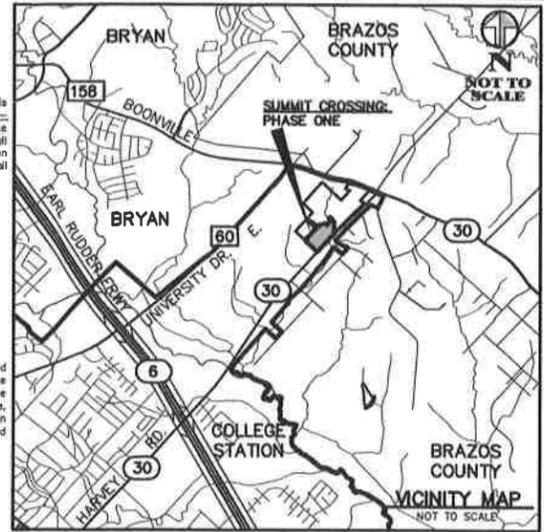
County Clerk
Brazos County, Texas

SYMBOL & LINE LEGEND

	POWER POLE
	LIGHT POLE
	GUY WIRE ANCHOR
	GAS PIPELINE RISER
	WATER VALVE
	WATER METER
	DOUBLE CHECK VALVE
	ELECTRIC VALVE
	BALL VALVE
	ELECTRICAL TRANSFORMER
	GAS METER
	MANHOLE
	CLEANOUT
	FIRE HYDRANT
	TELEPHONE PEDESTAL
	AREA INLET
	JUNCTION BOX
	BUILDING SETBACK LINE
	PROPERTY LINE
	EASEMENT LINE
	PUBLIC UTILITY EASEMENT

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	25.00'	85° 24' 31"	37.27'	N 85° 02' 25" E	33.91'



- FINAL PLAT NOTES:**
- (O/D.R.B.C.T.) DENOTES OFFICIAL/DEED RECORDS OF BRAZOS COUNTY, TEXAS.
 - NO 100-YEAR FLOOD PLAIN IS CONTAINED ON THIS LOT AS GRAPHICALLY DEPICTED ON F.E.M.A.- FIRM COMMUNITY PANEL NO. 48041C 0220E, MAY 18, 2012.
 - BASIS OF BEARING:** BEARING SYSTEM SHOWN HEREON IS BASED ON HONORING THE PLAT CALLED BEARINGS AS SHOWN ON THE PLAT RECORDED IN VOLUME 9490, PAGE 286, AND AS MONUMENTED ON THE GROUND.
 - ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS UNLESS OTHERWISE NOTED.
 - BUILDING SETBACKS SHALL BE IN COMPLIANCE WITH THE UNIFIED DEVELOPMENT ORDINANCE (UDO), LATEST EDITION, FOR THE CURRENT ZONING, PDD-PLANNED DEVELOPMENT DISTRICT (R-3 USE - ORDINANCE No. 2688).
 - TOPOGRAPHICAL AND UTILITY INFORMATION, SHOWN IN THE "ORIGINAL PLAT/EXISTING CONDITIONS", IS FROM THE CITY OF COLLEGE STATION MAPS AND ARE APPROXIMATE ONLY.
 - COMMON AREAS, DRAINAGE STRUCTURE AREAS AND ACCESS EASEMENTS ARE PRIVATE AND THEY WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA). SIDEWALKS LOCATED IN PRIVATE ACCESS EASEMENTS WILL ALSO BE MAINTAINED BY THE HOA.
 - TEMPORARY BLANKET EASEMENT TO THE CITY OF COLLEGE STATION (8460/24) AND EASEMENTS TO THE CITY OF BRYAN (98/90, 98/184) DO APPLY TO THIS TRACT.
 - DEED RESTRICTIONS (9253/134) APPLY TO THIS TRACT.

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

BRAD KERR, RPLS No. 4502
SURVEYED BY: KERR SURVEYING, LLC
409 NORTH TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

FINAL PLAT
OF
SUMMIT CROSSING
PHASE 1
LOT 1R-20R, BLOCK 4
AND
COMMON AREA "A1" & "B1"
BEING A REPLAT OF
LOTS 1-24, BLOCK 4
COMMON AREA "A" & "B"
(VOLUME 9490, PAGE 296)
20 LOTS - TOTAL: 2.053 ACRES
COLLEGE STATION, BRAZOS COUNTY, TEXAS
SURVEYED: NOVEMBER, 2012

RAME Consulting Engineers
7607 EASTMARK DR., STE. 252 <77840>
POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842
EMAIL: civil@rmengineer.com
OFFICE - (979) 764-0704
FAX - (979) 764-0704
TEXAS FIRM REGISTRATION No. F-4695

LANDOWNER INFORMATION
MONTE VERDE DEVELOPMENT, INC.
c/o JIM EASTERLY
809 UNIVERSITY DR. E. STE. 101B
COLLEGE STATION, TX 77840
OFF: (979) 218-8775
EMAIL: JIM.EASTERLY@GMAIL.COM
FILENAME: 0478RPIA SCALE: 1"=40'
SUBMITTED DATE: 12/19/12
REVISIONS: 1/11/13
DRAWN BY: R.A.M.
CHECKED BY: BRAD KERR
FIELD BOOK: N/A PAGES: N/A
RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
247 - 0476

12/27/15
1:41:13
9:51
SB



CITY OF COLLEGE STATION

**FINAL PLAT
for
North Point Crossing
Being a Replat of
North Park Block 2 Lots 3-10, North Park Section II Lot 5, Meadowland Addition
Lots 1-19, 4.82-acre tract J.E. Scott League, 0.17-acre tract J.E. Scott League A-
50, and 0.54-acre tract being abandoned Meadowland Street Right-of-Way
13-00900021**

- SCALE:** Two lots on approximately 10.293 acres
- LOCATION:** 410-420 Texas Avenue, 1403-1405 University Drive, and 100-147 Meadowland Street, excluding 130-134 Meadowland Street.
- ZONING:** PDD Planned Development District
- APPLICANT:** Mitchell & Morgan, LLP
- PROJECT MANAGER:** Jason Schubert, AICP, Principal Planner
jschubert@cstx.gov
- PROJECT OVERVIEW:** The proposed Final Plat consolidates several lots, tracts of land, and abandoned right-of-way into two lots and dedicates public utility and public access easements for the redevelopment of the property in accordance with the PDD zoning approved in 2012.
- RECOMMENDATION:** Staff recommends approval of the Final Plat.



Case: 13-021

NORTH POINT CROSSING
LOT 1&2, BLK 1

DEVELOPMENT REVIEW



REPLAT

DEVELOPMENT HISTORY

- Annexation:** 1939
- Zoning:** C-1 General Commercial, C-2 Commercial-Industrial, R-2 Duplex, and R-4 Multi-Family rezoned PDD Planned Development District (2012)
- Prior Plats:** Meadowland Addition Lots 1-19, North Park Block 2 Lots 3-10, and North Park Section II Lot 5. Other parts of the plat are tracts of land or abandoned right-of-way.
- Site development:** Multiple abandoned developments including the former Plaza Hotel, Kettle restaurant, gas station, several residential structures along the former Meadowland Street have been demolished for the redevelopment of this site.

COMMENTS

- Parkland Dedication:** Parkland fees for multi-family units are due with building permit. The fees assessed on Lot 1 (Phase 1 of the site redevelopment) will be \$225 per multi-family unit in recognition of the previous University Tower development. The current fees of \$1,636 per multi-family unit will be assessed for Lot 2, minus a credit for 38 residential units that were demolished in the spring of 2012. An additional 12 units of credit is available on North Park Lots 2-4 along Hensel Street that is not within the boundary of this plat.
- Greenways:** No greenway dedication is required or proposed.
- Pedestrian Connectivity:** Sidewalks required along University Drive and Texas Avenue. Sidewalks internal to the lots are required and will be provided along the public ways when the site is developed.
- Bicycle Connectivity:** No bicycle facilities are required with the plat. An 8-foot path will be provided along the part of the southwestern edge of the property with site development in accordance with the PDD Concept Plan.
- Impact Fees:** This plat is not located in an existing impact fee area.

REVIEW CRITERIA

Compliance with Subdivision Regulations: The proposed Final Plat complies with the Subdivision Regulations contained in the Unified Development Ordinance.

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	13-21
DATE SUBMITTED:	1-23-13
TIME:	9:20
STAFF:	PK

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 n/a

NAME OF PROJECT The Plaza Redevelopment

ADDRESS 410 Texas Avenue South, College Station, Texas 77840

SPECIFIED LOCATION OF PROPOSED PLAT:

Corner of Texas Avenue and University Drive

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

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

Street Address 511 University Drive East, Suite 204

City College Station State Texas Zip Code 77840

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

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

Name Woodridge College Station I, C/O Rick Arambulo E-mail rick@woodridgecapital.com
Street Address 1999 Avenue of the Stars, Suite 2850
City Los Angeles State California Zip Code 90067
Phone Number 310-824-2200 Fax Number 310-824-7931

ARCHITECT OR ENGINEER'S INFORMATION:

Name Humphreys and Partners Architects, L.P. c/o Bobby Finta E-mail bobby@humphreys.com
Street Address 5339 Alpha Road, Suite 300
City Dallas State Texas Zip Code 75240
Phone Number 972-701-9636 Fax Number 972-701-9639

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 yes, unknown and Page No. _____

Total Acreage 10.293 Total No. of Lots 2 R-O-W Acreage 0.257
Existing Use vacant Proposed Use Mixed Use (Multi-Family, Retail)
Number of Lots By Zoning District 2 / PDD 1 1
Average Acreage Of Each Residential Lot By Zoning District:
 / / / /

Floodplain Acreage 0

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

This information is necessary to help staff identify the appropriate standards to review the application and will be used to help determine if the application qualifies for vesting to a previous ordinance. Notwithstanding any assertion made, vesting is limited to that which is provided in Chapter 245 of the Texas Local Government Code or other applicable law.
Is this application a continuation of a project that has received prior City platting approval(s) and you are requesting the application be reviewed under previous ordinance as applicable?
 Yes
 No
If yes, provide information regarding the first approved application and any related subsequent applications (provide additional sheets if necessary):
Project Name: N/A
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. ~~N/A~~ The proposed development is within an older residential subdivision meeting the criteria in Platting and Replatting within Older Residential Subdivisions Section of the UDO; or
7. ~~N/A~~ The proposed development contains frontage on a Freeway / Expressway as designated by Map 6.6, Thoroughfare Plan - Functional Classification, in the City's Comprehensive Plan.

Detailed explanation of condition identified above:

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 Yes; Request Previously Submitted.

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>0</u> Streets</p> <p><u>1090 If</u> Sidewalks</p> <p><u>2620 If</u> Sanitary Sewer Lines</p> <p><u>2500 If</u> Water Lines</p> <p><u>0</u> Channels</p> <p><u>160 If</u> Storm Sewers</p> <p><u>0</u> Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p><u> </u> No. of acres to be dedicated + \$ <u> </u> development fee</p> <p><u> </u> No. of acres in floodplain</p> <p><u> </u> No. of acres in detention</p> <p><u> </u> No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p><u> x </u> No. of SF Dwelling Units X \$ <u> </u> = \$ <u> </u> To be determined at <u> </u> building permit</p> <p><u> </u> (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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

Woodridge College Station I, LLC
 a Delaware limited liability company

Signature and title

Michael Rosenfeld, Authorized Signatory

Date

1-23-13

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 Veronica Morgan (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.

Woodridge College Station I, LLC

Property Owner(s)

1-23-13

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

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

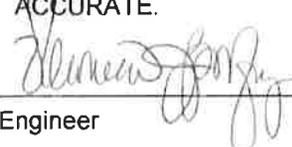
1. No work of any kind may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Occupancy is issued.
5. The permit will expire 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.
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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.
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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

1/22/13

File # F-1443

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, Veronica Morgan 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 Sections 11.3a of Chapter 13 Code of Ordinances.

Veronica Morgan
Engineer



1/22/13
Date
Firm # F-1443

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, Veronica Morgan, 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.

Veronica Morgan
Engineer



1/22/13
Date
Firm # F-1443

Additional certification for Floodway Encroachments:

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

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

Engineer / Surveyor

Date

Conditions or comments as part of approval: _____

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

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

Existing

Proposed

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

- | Existing | Proposed | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Alleys. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Easements. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | A number or letter to identify each lot or site and each block (numbered sequentially). |
| <input 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).

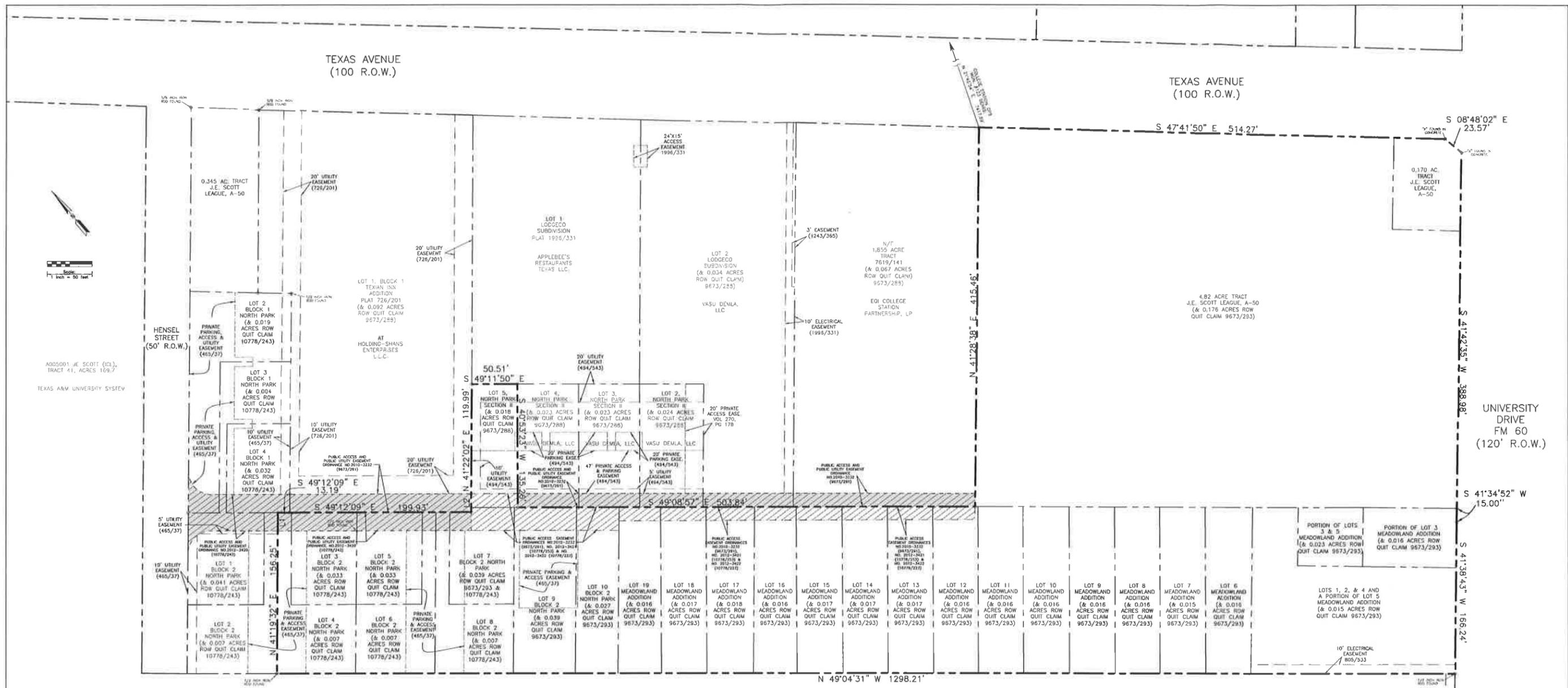
All off-site easements necessary for infrastructure construction must be shown on the final plat with a volume and page listed to indicate where the separate instrument easements were filed. Separate instrument easements must be provided in recordable form to the City prior to being scheduled for P&Z 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



ORIGINAL

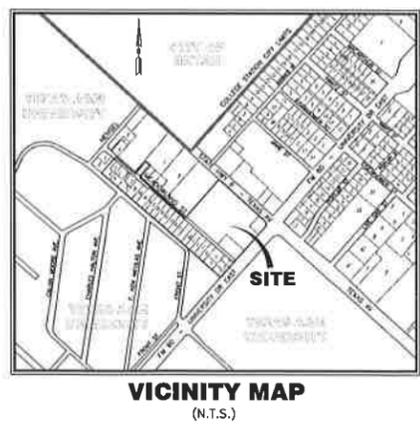
Sheet 1 of 3

- GENERAL NOTES**
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0215E, EFFECTIVE DATE MAY 16, 2012.
 3. PROPERTY IS CURRENTLY ZONED PDD WITH 5' BUILDING SETBACKS AROUND ALL PROPERTY LINES PER ORDINANCE #2012-3400 AND #2012-3417.

LINE	DISTANCE	BEARING
L1	19.96'	N 41°21'05" E
L2	20.16'	N 40°51'56" E

LEGEND

EX. PUBLIC UTILITY EASEMENT BY ORDINANCE	EX. PUBLIC ACCESS EASEMENT BY ORDINANCE
P.U.E. = PUBLIC UTILITY EASEMENT	P.A.E. = PUBLIC ACCESS EASEMENT



FINAL PLAT OF NORTHPOINT CROSSING SUBDIVISION
 LOTS 1 & 2, BLOCK ONE (10.293 acres)

BEING A REPLAT OF LOTS 3-10 BLOCK 2 NORTH PARK, LOT 5 NORTH PARK SECTION II, LOTS 4-19 MEADOWLAND ADDITION, 4.82 AC. TRACT J.E. SCOTT LEAGUE A-50, 0.17 AC. TRACT J.E. SCOTT LEAGUE A-50, LOTS 1, 2 & LOT 3 MEADOWLAND ADDITION, A 0.54 AC. TRACT BEING THE ABANDONED R.O.W. OF MEADOWLAND STREET.

COLLEGE STATION
 Brazos County, Texas

DATE: FEBRUARY 2013
 SCALE: 1" = 50'

OWNER: Woodridge College Station I, LLC 1999 Avenue of the Stars, Ste 2850 Los Angeles, CA 90067 Phone (310) 824-2200 Fax (310) 824-7931	ENGINEER: Mitchell & Morgan, L.L.P. 511 University Dr. E, Ste. 204 College Station, TX 77840 Phone (979) 260-6963 Fax (979) 260-3564	SURVEYOR: Brad Kerr Kerr Surveying LLC. 409 N. Texas Avenue Bryan, Texas 77803 (979) 268-3195
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13-21
 2-13-2013
 9:45 AM
 CDD

TEXAS AVENUE
(100 R.O.W.)

TEXAS AVENUE
(100 R.O.W.)

R.O.W.
DEDICATION
0.257 acres

R.O.W.
DEDICATION
0.257 acres

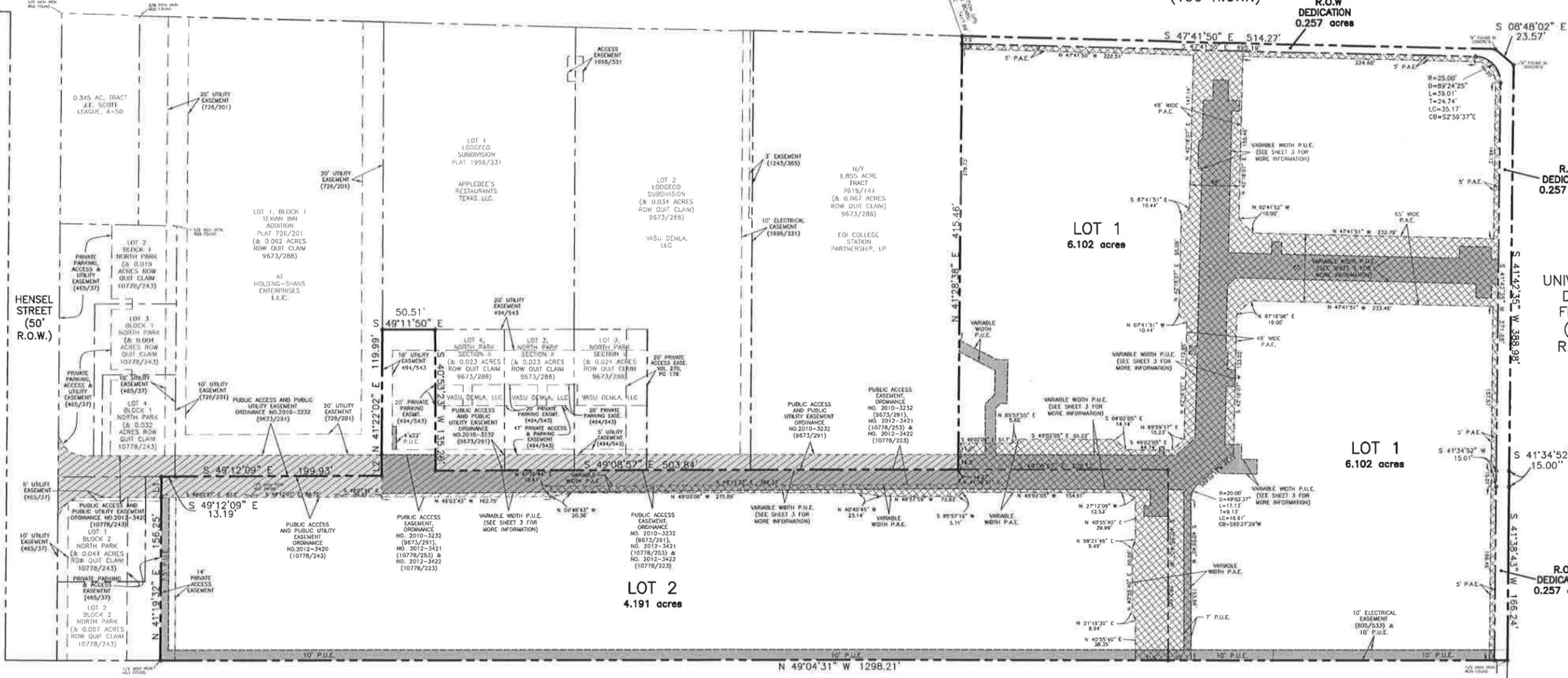
UNIVERSITY
DRIVE
FM 60
(120'
R.O.W.)

R.O.W.
DEDICATION
0.257 acres

LOT 1
6.102 acres

LOT 1
6.102 acres

LOT 2
4.191 acres

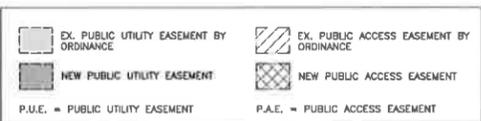


ADD5001 JE SCOTT (ICL),
TRACT 41, ACRES 169.7
TEXAS A&M UNIVERSITY SYSTEM

ADD5001 JE SCOTT (ICL),
TRACT 41, ACRES 169.7
TEXAS A&M UNIVERSITY SYSTEM

ADD5001 JE SCOTT (ICL),
TRACT 41, ACRES 169.7
TEXAS A&M UNIVERSITY SYSTEM

LEGEND



REPLAT

LINE	DISTANCE	BEARING
L1	19.98'	N 41°21'05" E
L2	20.16'	N 40°51'56" E

Sheet 2 of 3

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, _____ owner and developer of the land shown on this plat, and designated herein as Lots 1 & 2, Block 1, Northpoint Crossing Subdivision in the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Woodridge College Station I, LLC
By: Michael Rosenfeld

CERTIFICATE OF CITY ENGINEER

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

City Engineer
City of College Station

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, _____ Chairman of the Planning and Zoning Commission of the City of College Station, Texas, hereby certify that the attached plat was duly approved by the Commission on the day of _____, 2013.

Chairman

CERTIFICATE OF SURVEYOR

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

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

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

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 on the _____ day of _____, 2013, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

County Clerk
Brazos County, Texas

**FINAL PLAT OF NORTHPOINT CROSSING SUBDIVISION
LOTS 1 & 2, BLOCK ONE (10.293 acres)**

BEING A REPLAT OF LOTS 3-10 BLOCK 2 NORTH PARK, LOT 5 NORTH PARK SECTION II, LOTS 4-19 MEADOWLAND ADDITION, 4.82 AC. TRACT JE SCOTT LEAGUE A-50, 0.17 AC. TRACT JE SCOTT LEAGUE A-50, LOTS 1, 2 & LOT 3 MEADOWLAND ADDITION, A 0.54 AC. TRACT BEING THE ABANDONED R.O.W. OF MEADOWLAND STREET.

COLLEGE STATION
Brazos County, Texas

DATE: FEBRUARY 2013
SCALE: 1" = 50'

OWNER: Woodridge College Station I, LLC
1999 Avenue of the Stars, Ste 2850
Los Angeles, CA 90067
Phone (310) 824-2200
Fax (310) 824-7931

ENGINEER: Mitchell & Morgan, L.L.P.
511 University Dr. E, Ste. 204
College Station, TX 77840
Phone (979) 260-6963
Fax (979) 260-3564

SURVEYOR: Brad Kerr
Kerr Surveying L.L.C.
409 N. Texas Avenue
Bryan, Texas 77803
(979) 268-3195

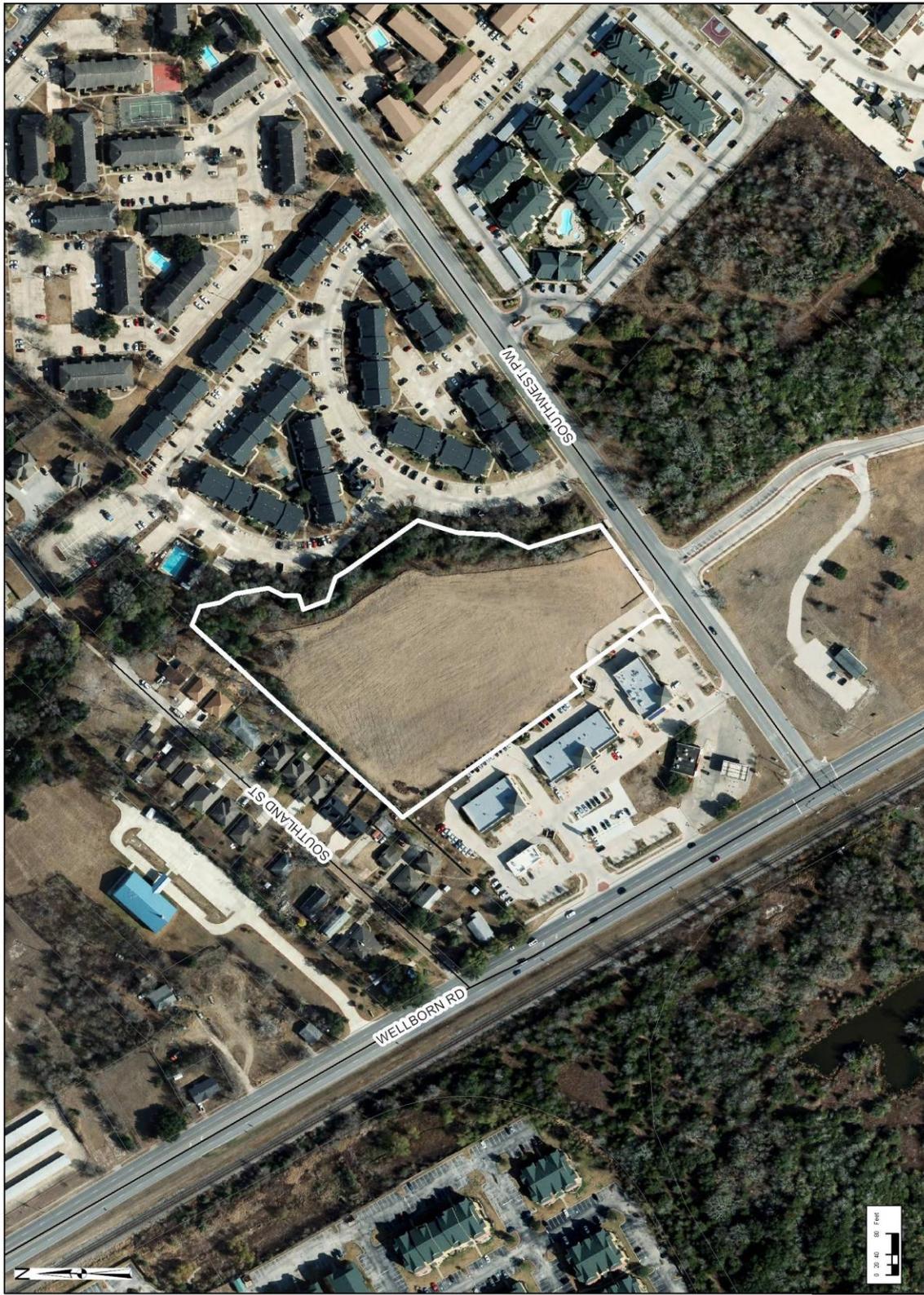
Notary Public, Brazos County, Texas



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

**REZONING REQUEST
FOR
COPPER CREEK CONDOS
12-00500247**

- REQUEST:** PDD Planned Development District to PDD Planned Development District to amend the Concept Plan.
- SCALE:** One lot on approximately 6.3 acres
- LOCATION:** 301 Southwest Pkwy
- APPLICANT:** Alton Ofczarzak, TDG Management, LP
- PROJECT MANAGER:** Teresa Rogers, Staff Planner
trogers@cstx.gov
- PROJECT OVERVIEW:** This request is to amend the current Concept Plan of the PDD Planned Development District. 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, which has been addressed by the applicant in a revised flood study.
- RECOMMENDATION:** Staff recommends approval of the rezoning with the condition that a public access easement be provided to accommodate the multi-use path. Additionally, a drainage easement is required to be provided from the terminus of the multi-use path to the property line.



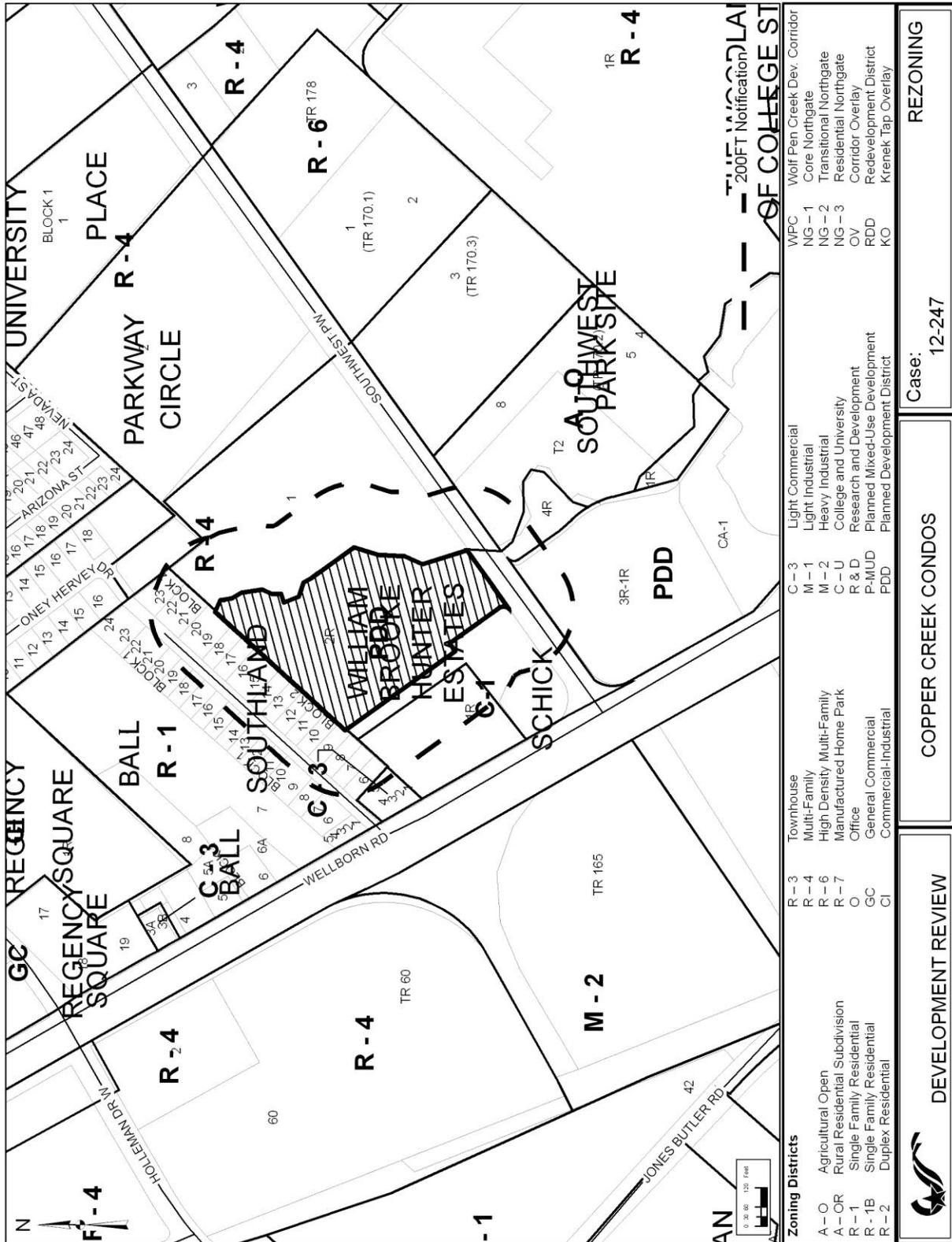
REZONING

Case: 12-247

COPPER CREEK CONDOS

DEVELOPMENT REVIEW





Zoning Districts	WPC	Wolf Pen Creek Dev. Corridor
A-O	NG-1	Core Northgate
A-OR	NG-2	Transitional Northgate
A-1	NG-3	Residential Northgate
R-1	OV	Corridor Overlay
R-1B	RDD	Redevelopment District
R-2	KO	Krenek Tap Overlay
R-3		
R-4		
R-6		
R-7		
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NOTIFICATIONS

Advertised Commission Hearing Date: February 7, 2013
Advertised Council Hearing Dates: February 28, 2013

The following neighborhood organizations that are registered with the City of College Station’s Neighborhood Services have received a courtesy letter of notification of this public hearing:

None

Property owner notices mailed: 29
Contacts in support: None
Contacts in opposition: None
Inquiry contacts: 2

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	General Suburban	R-1 Single-Family Residential	single-family residences, Southland Subdivision
South (across Southwest Parkway)	General Commercial and Natural Areas – Reserved	PDD Planned Development District	undeveloped
East	Natural Areas – Reserved, Urban	R-4 Multi-Family	apartment complex
West	General Commercial	GC General Commercial	shopping center

DEVELOPMENT HISTORY

Annexation: 1969
Zoning: R-1 Single-Family Residential upon annexation (1969),
R-1 Single-Family Residential to C-1 General Commercial (1975)
C-1 General Commercial to PDD Planned Development District (2010)
Final Plat: Subject property was final platted as part of William Brooke Hunter Estates in 2004 and subsequently replatted in 2006.
Site development: A portion of the property has been developed as a driveway access for the existing Southwest Crossing shopping center. In 2009, portions of the site, including part of the Natural Areas – Reserved, were graded and filled to accommodate commercial development.

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject property is designated as Urban and Natural Areas – Reserved on the Comprehensive Plan Future Land Use and Character Map. The proposed rezoning to multi-family is consistent with this designation.
- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The existing zoning and conforming uses of nearby property are consistent with the proposed use. The proposed multi-family use specified in the PDD is compatible with existing multi-family developments that exist primarily along Southwest Parkway from Welsh Avenue to Wellborn Road. In addition, multi-family uses can serve as a step down intensity from more intense commercial development.

The subject property and the adjacent multi-family development to the east are bound by 100-year floodplain and floodway. There is known flooding in the area. In order to prevent further flooding issues, staff and the applicant have studied the impacts the proposed floodplain revisions will have on this property and the surrounding area.

- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The proposed PDD would permit the development of multi-family dwelling units. The property is suitable for the development of multi-family uses. In addition, preliminary flood data has been prepared by the applicant to confirm the location and impact of the revised floodplain.

A portion of the property is proposed to remain undeveloped, to function in its natural state, as floodplain with the exception of a proposed multi-use path as shown on the Bicycle, Pedestrian and Greenways Master Plan. The proposed Concept Plan depicts revisions to the floodplain in order to construct a pool, office structure, parking, and portion of one residential building in the existing 100-year floodplain. A revised floodplain study has been submitted by the applicant, and analysis has been completed to determine that these structures will not adversely impact the floodplain and surrounding properties.

- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property is currently zoned PDD Planned Development District, which allows for the development of multi-family uses. Any planned development on the subject property will be required to utilize the shared driveway access off of Southwest Parkway that currently exists.
- 5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property can currently be marketed under the existing PDD Planned Development District zoning. However, special planning should be done with regard to the existing floodplain located on the property.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** There is an existing 12-inch water main available to serve this property. Sanitary sewer service to the property is available via an existing 10-inch main. Drainage is mainly to the east within the drainage basin of Bee Creek Tributary B. The property is partially encumbered by 100-year floodplain and floodway. All utilities shall be designed in accordance with BCS Unified Design Guidelines at the time of

site development. Access to the property is available through Southwest Parkway or an existing 50-foot Access Easement with the adjacent property to the west. Existing utilities and access are adequate for the proposed use at this time. In addition, as a condition for approval staff is recommending a public access easement be provided to accommodate the multi-use path and a drainage easement be provided from the terminus of the multi-use path to the property line.

REVIEW OF CONCEPT PLAN

The following land uses are proposed for the PDD: natural areas of floodplain and open space; and multi-family residential units consisting of approximately 12 dwelling units per acre. The stated purpose statement of the PDD is as follows:

“The purpose of the PDD is to build a multi-family development. The project will preserve the floodplain as open space and dedicate and develop a multi-use path as shown on the Bicycle, Pedestrian, and Greenways Master Plan. The development will meet neighborhood protection standards to protect the single-family development to the north.”

The Unified Development Ordinance (UDO) provides the following review criteria for PDD Concept Plans:

The proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area; The applicant has proposed a multi-family residential land use, which conforms to the existing character along the segment of Southwest Parkway from Welsh Avenue to Wellborn Road. The majority of property within this area is developed as some form of multi-family dwelling.

The Concept Plan calls for the preservation of the flood plain as open space, with the exception of a multi-use path. The applicant has proposed a revised floodplain line in order to accommodate additional structures and a multi-use path on the property. A revised flood study has been completed, and the resulting data shows the Concept Plan will be sustainable and in harmony with the character of the surrounding area.

- 1. The proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan, and any subsequently adopted Plans, and will be consistent with the intent and purpose of this Section:** The proposed Concept Plan is in conformity with the objectives of the Comprehensive Plan. The applicant has completed an additional flood study to be sensitive to the surrounding developments. Approximately a third of the property is in the floodplain and should remain undeveloped as open space with the exception of the proposed multi-use path. The applicant has provided the necessary data to ensure that the floodplain will be adequately preserved and not adversely impact surrounding properties. In addition, the Concept Plan proposes the development and dedication of a multi-use path as shown on the City's Bicycle, Pedestrian and Greenways Master Plan, and will be required to restore removed vegetation with appropriate native species.
- 2. The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development:** The proposed development will not adversely affect the adjacent developments. Data has been provided through the revised floodplain study which states flooding issues will be not increased with the construction of this development.
- 3. Every dwelling unit need not front on a public street but shall have access to a public**

street directly or via a court, walkway, public area, or area owned by a homeowners association: The proposed development will take access to Southwest Parkway via a shared driveway access with the Southwest Crossing shopping center to the west and have at least one central access point within the development to the multi-use path.

- 4. The development includes provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities:** The development includes the dedication and development of a multi-use path as shown on the Bicycle, Pedestrian and Greenways Master Plan. In addition, a public access easement will be provided to accommodate the multi-use path. At the April 13, 2010 Parks and Recreation Advisory Board meeting, the Board approved the request to allocate a portion of Parkland Dedication funds towards the development and construction of the multi-use path.
- 5. The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity:** The Concept Plan proposes modifications to the existing floodplain. The applicant has provided revised floodplain data to show this development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity.
- 6. The development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area:** The increased number of trips of 33 vehicles at the peak hour will have minimal affect on the transportation system and No Traffic Impact Analysis (TIA) will be required. However, due to the location of the proposed multi-use path, mid block safety improvements will have to be provided such as a raised median for pedestrian refuge, signage, pavement markers and pedestrian flashers. This improvement would also help with the current safety concern of students crossing at this location for the existing bus stop. These improvements will be the responsibility of the City to provide at a future date.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning with the condition that a public access easement be provided to accommodate the multi-use path. Additionally, a drainage easement is required to be provided from the terminus of the multi-use path to the property line.

SUPPORTING MATERIALS

1. Application
2. Rezoning map
3. Existing Concept Plan (adopted on 7/8/2010, ordinance no. 3256)
4. Proposed Concept Plan



FOR OFFICE USE ONLY	
CASE NO.:	12-2471
DATE SUBMITTED:	11-28-12
TIME:	9:40
STAFF:	PK

ZONING MAP AMENDMENT (REZONING) APPLICATION PLANNED DISTRICTS

- (Check one) (\$1,165) Planned Development District (PDD)
 (\$1,165) Planned Mixed-Used Development (P-MUD)
 (\$315) Modification to Existing PDD or P-MUD Amendment - Planning & Zoning Commission and City Council Review

Please use Concept Plan Minor Amendment Application for minor amendments as per Section 3.4.J of the UDO.

MINIMUM SUBMITTAL REQUIREMENTS:

- \$315 - 1,165 Rezoning Application Fee.
- 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.
- Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
- One (1) copy of a fully dimensioned Rezoning Map on 24"x36" paper showing:
 - a. Land affected;
 - b. Legal description of area of proposed change;
 - c. Present zoning;
 - d. Zoning classification of all abutting land; and
 - e. All public and private rights-of-way and easements bounding and intersecting subject land.
- Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
- A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to PDSDigitalSubmittal@cxstx.gov).
- Fourteen (14) copies of the Concept Plan on 24"x36" paper in accordance with Section 3.4.D of the UDO.
- One (1) copy of the Concept Plan on 8.5"x11" paper in accordance with Section 3.4.D of the UDO.
- The attached Concept Plan checklist with all items checked off or a brief explanation as to why they are not checked off.

NOTE: If a petition for rezoning is denied by the City Council, another application for rezoning shall not be filed within a period of 180 days from the date of denial, except with permission of the Planning & Zoning Commission.

Date of Optional Preapplication Conference 11-7-12

NAME OF PROJECT COPPER CREEK CONDOS

ADDRESS 301 SOUTHWEST PARKWAY

LEGAL DESCRIPTION (Lot, Block, Subdivision) WILLIAM BROOKE HUNTER ESTATES LOT 2R

GENERAL LOCATION OF PROPERTY IF NOT PLATTED:

TOTAL ACREAGE 6.326 AC

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

Name ALTON OFCZARZAK E-mail monical@oakchb.com
Street Address 4060 HIGHWAY 6 SOUTH
City COLLEGE STATION State TEXAS Zip Code 77845
Phone Number 979-690-1504 Fax Number _____

PROPERTY OWNER'S INFORMATION:

Name ANGEL CACHO-NEGRETE E-mail khomebuilders@verizon.net
Street Address 3010 E. VILLA MARIA
City BRYAN State TEXAS Zip Code 77803
Phone Number 979-774-4571 Fax Number 979-776-2746

OTHER CONTACTS (Please specify type of contact, i.e. project manager, potential buyer, local contact, etc.):

Name MICHAEL G. HESTER, P.E. E-mail mhester@hester-engr.com
Street Address 7607 EASTMARK DRIVE, SUITE 253-B
City COLLEGE STATION State TEXAS Zip Code 77840
Phone Number 979-693-1100 Fax Number _____

This property was conveyed to owner by deed dated AUGUST 5, 2010 and recorded in Volume 9766, Page 42 of the Brazos County Official Records.

Existing Zoning PDD Proposed Zoning PDD

Present Use of Property VACANT

Proposed Use of Property CONDO DEVELOPMENT

Proposed Use(s) of Property for PDD, if applicable:

MULTI FAMILY RESIDENTIAL, OPEN SPACE/FLOODPLAIN, MULTI USE PATH

P-MUD uses are prescribed in Section 6.2.C. Use Table of the Unified Development Ordinance.

If P-MUD:

Approximate percentage of residential land uses: _____

Approximate percentage of non-residential land uses: _____

REZONING SUPPORTING INFORMATION

- 1. List the changed or changing conditions in the area or in the City which make this zone change necessary.

THE TRACT IS ZONED PDD, ORDINANCE #2010-3256. THE APPLICANT PLANS TO COMPLY WITH ALL OF THE REQUIREMENTS OF THE APPROVED PPD BUT MODIFY THE CONFIGURATION, NUMBER OF UNITS, THE BUILDINGS AND DRIVEWAYS. AS AN AMENITY AN OFFICE WITH A POOL IS PROPOSED.

2. Indicate whether or not this zone change is in accordance with the Comprehensive Plan. If it is not, explain why the Plan is incorrect.

MODIFICATION TO AN EXISTING PDD

3. How will this zone change be compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood?

THE SITE IS BOUND BY NON-RESIDENTIAL USES TO THE WEST, MULTI-FAMILY USES TO THE EAST, MULTI FAMILY AND FUTURE NON-RESIDENTIAL USES TO THE SOUTH ACROSS SOUTHWEST PARWAY AND SINGLE FAMILY RESIDENTIAL LOTS TO THE NORTH.

4. Explain the suitability of the property for uses permitted by the rezoning district requested.

THE ZONING WILL PROVIDE FOR OPEN SPACE AND A MULTI-USE PATH THAT WILL CONNECT TO THE NORTH AND SOUTH.

5. Explain the suitability of the property for uses permitted by the current zoning district.

NA

6. Explain the marketability of the property for uses permitted by the current zoning district.

NA

7. List any other reasons to support this zone change.

THE ZONING CHANGE ALLOWS DEVELOPMENT THAT WILL BE COMPATIBLE WITH THE SURROUNDING LAND USES, PROVIDE OPEN SPACE AND CONNECTION OF THE MULTI-USE PATHWAYS.

8. State the purpose and intent of the proposed development.

A CONDOMINIUM DEVELOPMENT WITH 2 AND 4 BEDROOM UNITS. THE PROJECT WILL PRESERVE THE FLOODPLAIN AS OPEN SPACE AND PROVIDE A MULTI USE PATH CONNECTION AS SHOWN ON THE BIKEWAY MASTER PLAN. ALSO THE PLAN WILL MEET THE NEIGHBORHOOD PROTECTION STANDARDS TO PROTECT THE EXISTING SINGLE FAMILY HOMES TO THE NORTH.

CONCEPT PLAN SUPPORTING INFORMATION

1. What is the range of future building heights?

THE BUILDINGS WILL BE 2 STORY WITH 19 to 22 FEET FROM GRADE TO EAVE

2. Provide a general statement regarding the proposed drainage.

STORM DRAINAGE WILL BE ROUTED INTO A STORM DRAIN SYSTEM THAT WILL DISCHARGE INTO A CREEK ON THE SITE. A HYDRAULIC ANALYSIS WILL BE PERFORMED AND THE DRAINAGE SYSTEM WILL COMPLY WITH ALL COLLEGE STATION DRAINAGE REQUIREMENTS.

3. List the general bulk or dimensional variations sought.

NA

4. If variations are sought, please provide a list of community benefits and/or innovative design concepts to justify the request.

NA

5. Explain how the concept plan proposal will constitute and environment of sustained stability and will be in harmony with the character of the surrounding area.

THE PROPOSED PLAN WILL PROVIDE AN AMENITY FOR THE RESIDENTS ALONG THE CREEK BY PRESERVING VEGETATION AND PROVIDING RECREATION WITH A MULTI-USE PATHWAY.

6. Explain how the proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan.

7. Explain how the concept plan proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development.

8. State how dwelling units shall have access to a public street if they do not front on a public street.

THE PROPOSED PLAN WILL CONNECT TO AN EXISTING DRIVEWAY THAT CONNECTS TO SOUTHWEST PARKWAY. THIS IS A SHARED ACCESS EASEMENT INSTALLED DURING THE CONSTRUCTION OF THE COMMERCIAL SITE TO THE WEST.

9. State how the development has provided adequate public improvements, including, but not limited to: parks, schools, and other public facilities.

THE PROPOSED PLAN WILL PROVIDE A MULTI USE PATHWATH AND OPEN AREAS FOR THE RESIDENTS.

10. Explain how the concept plan proposal will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity.

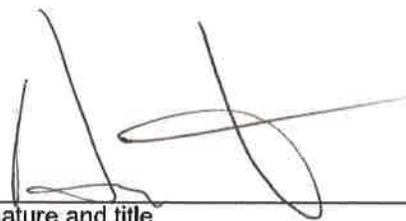
THE CONCEPT PLAN WILL ENHANCE PUBLIC HEALTH AND SAFETY BY PRESERVING OPEN SPACE AND FLOODPLAIN AREAS. ADJACENT SINGLE FAMILY HOMES WILL BE PROTECTED WITH BUFFERS AND HEIGHT AND SETBACK RESTRICTIONS. THE PROPOSED PLAN WILL MAKE USE OF EXISTING VEHICULAR TRAFFIC PATHWAYS AND WILL NOT NEGATIVELY IMPACT ADJOINING STREETS AND EXISTING LEVELS OF SERVICE.

11. Explain how the concept plan proposal will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable anticipated in the area considering existing zoning and land uses in the area.

SOUTHWEST PARKWAY IS A 56 FOOT WIDE FOUR LANE MINOR ARTERIAL. THE LEVEL OF SERVICE (LOS) ON SOUTHWEST PARKWAY IS CURRENTLY A/B AND THIS DEVELOPMENT SHOULD NOT DECREASE THAT LOS. ALSO THE PROPOSED PLAN WILL PROVIDE A WAY FOR BIKES AND PEDESTRIANS TO MOVE BACK AND FORTH VIA A MULTI USE PATH PROVIDING ACCESS TO PARKS, THE HIGH SCHOOL AND THE UNIVERISTY, AS WELL AS THE COMMERCIAL AREAS ALONG WELLBORN.

Please note that a "complete site plan" must be submitted to Planning & Development Services for a formal review after the "concept plan" has been approved by the City Council prior to the issuance of a building permit - except for single-family development.

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.



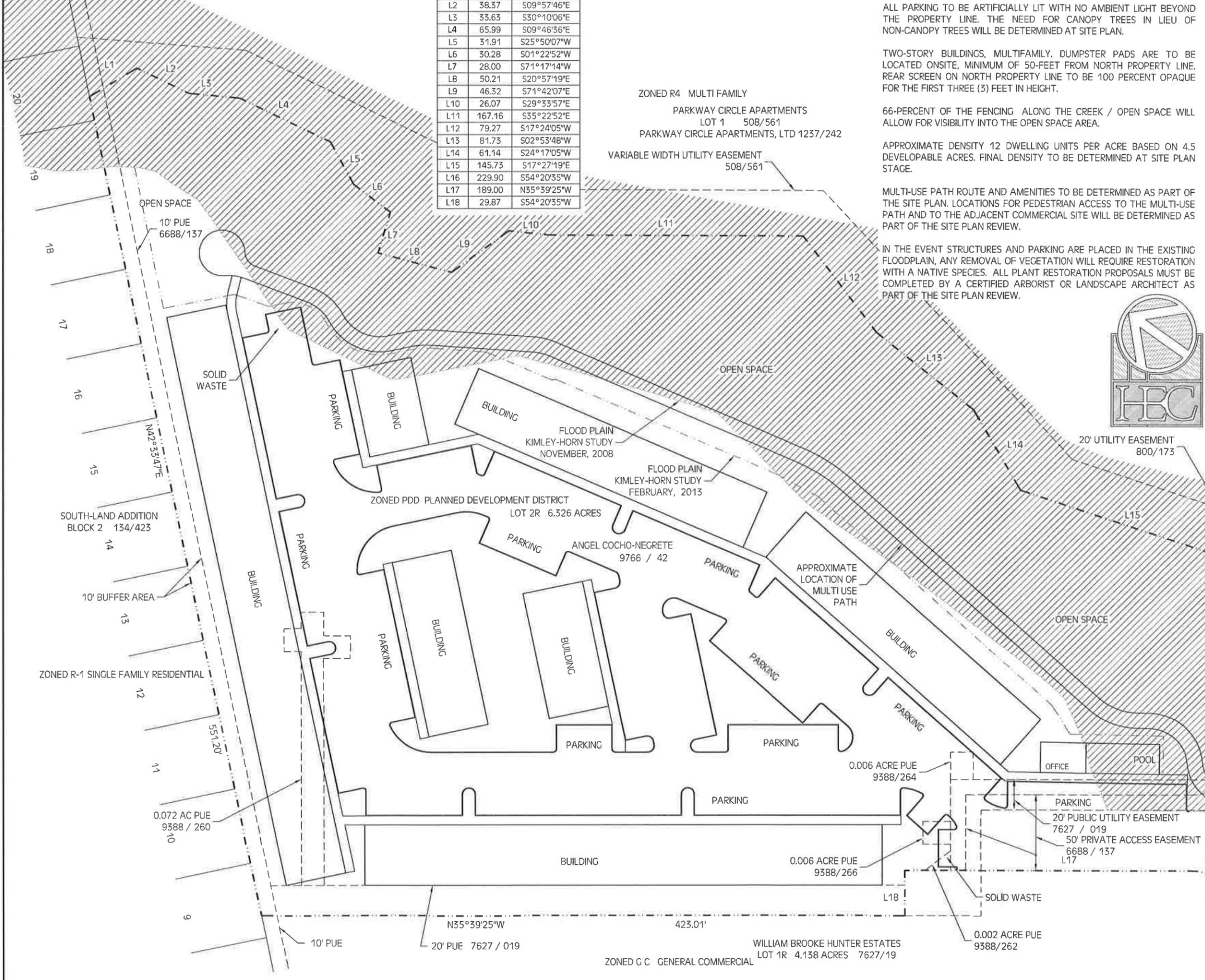
Signature and title

11/27/12

Date

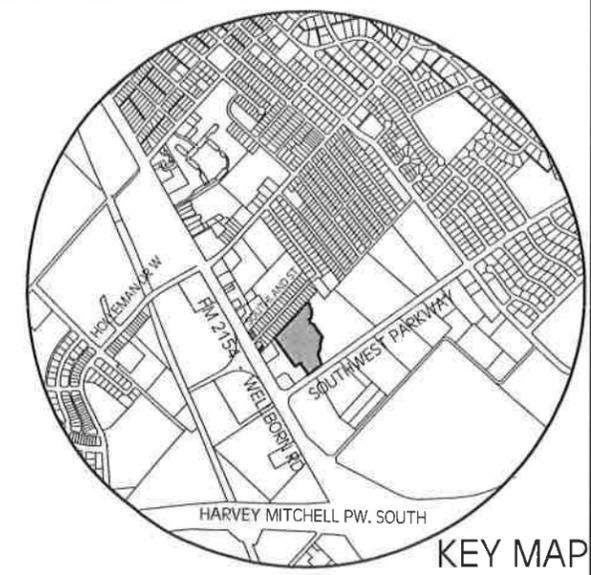
CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BRC	CHORD
C1	25.00'	90°00'00"	39.27	25.00'	N09°20'35"E	35.36'

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



ZONED R4 MULTI FAMILY
 PARKWAY CIRCLE APARTMENTS
 LOT 1 508/561
 PARKWAY CIRCLE APARTMENTS, LTD 1237/242
 VARIABLE WIDTH UTILITY EASEMENT
 508/561

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.
 66-PERCENT OF THE FENCING ALONG THE CREEK / OPEN SPACE WILL ALLOW FOR VISIBILITY INTO THE OPEN SPACE AREA.
 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.
 IN THE EVENT STRUCTURES AND PARKING ARE PLACED IN THE EXISTING FLOODPLAIN, ANY REMOVAL OF VEGETATION WILL REQUIRE RESTORATION WITH A NATIVE SPECIES. ALL PLANT RESTORATION PROPOSALS MUST BE COMPLETED BY A CERTIFIED ARBORIST OR LANDSCAPE ARCHITECT 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

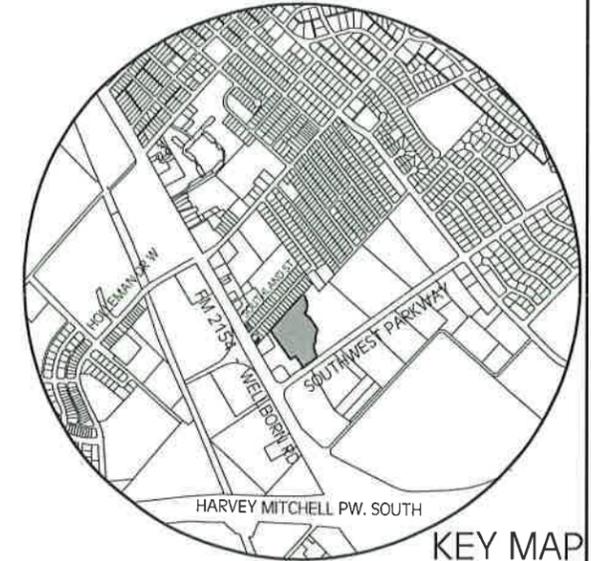
**CONCEPT PLAN
 COPPER CREEK CONDOS**

6.326 ACRES
 LOT 2R
 WILLIAM BROOKE HUNTER ESTATES
 CRAWFORD BURNETT LEAGUE A-7
 301 SOUTHWEST PARKWAY
 COLLEGE STATION, BRAZOS COUNTY, TEXAS
 FEBRUARY 12, 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

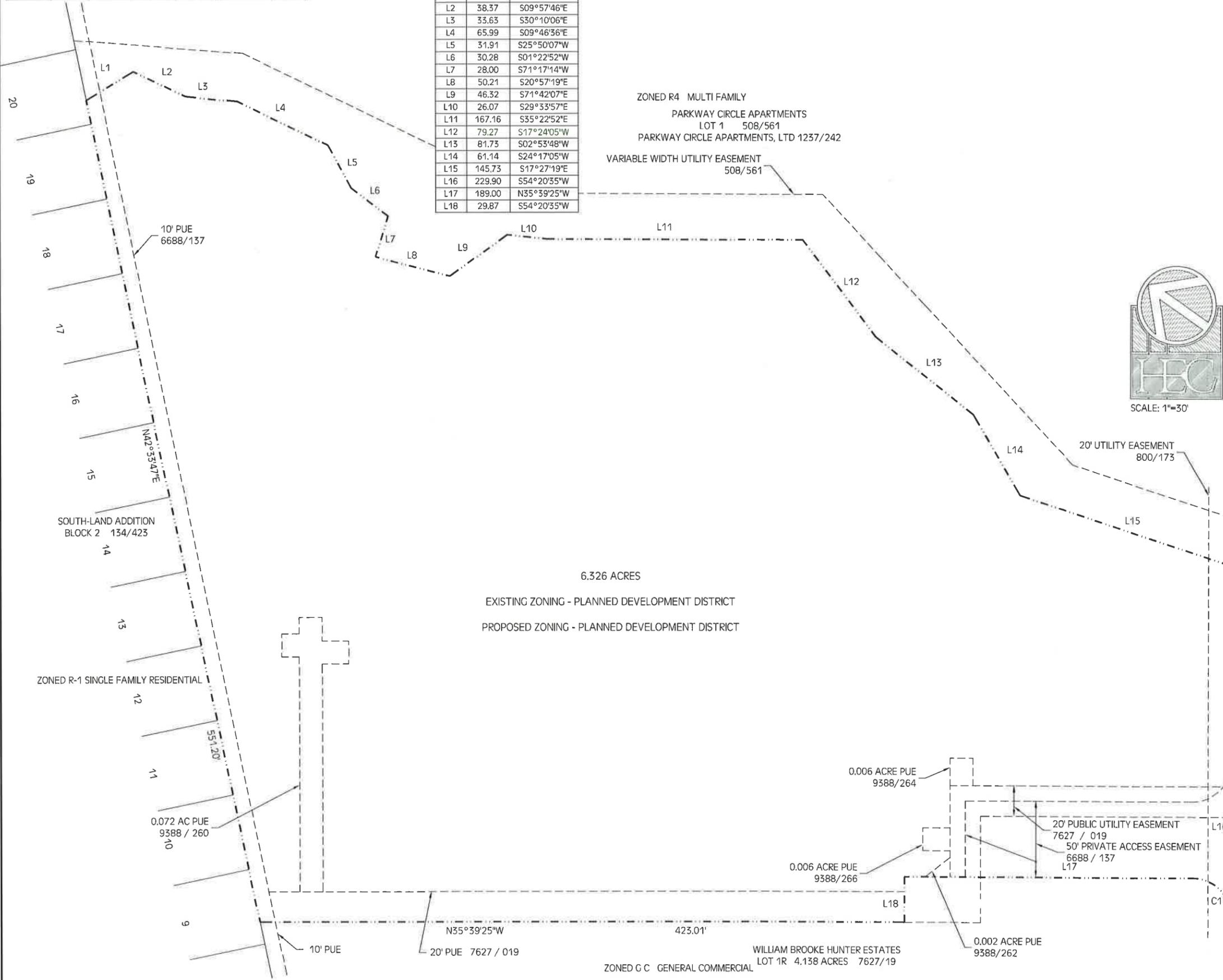
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CURVE TABLE						
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LINE TABLE		
LINE	LENGTH	BEARING
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L8	50.21	S20°57'19"E
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L15	145.73	S17°27'19"E
L16	229.90	S54°20'35"W
L17	189.00	N35°39'25"W
L18	29.87	S54°20'35"W



KEY MAP



ZONED R4 MULTI FAMILY
 PARKWAY CIRCLE APARTMENTS
 LOT 1 508/561
 PARKWAY CIRCLE APARTMENTS, LTD 1237/242
 VARIABLE WIDTH UTILITY EASEMENT
 508/561



SCALE: 1"=30'

6.326 ACRES
 EXISTING ZONING - PLANNED DEVELOPMENT DISTRICT
 PROPOSED ZONING - PLANNED DEVELOPMENT DISTRICT

REZONING MAP 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
 SCALE: 1"=30' JANUARY 9, 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

12.247
 21313
 9.42
 PK

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.

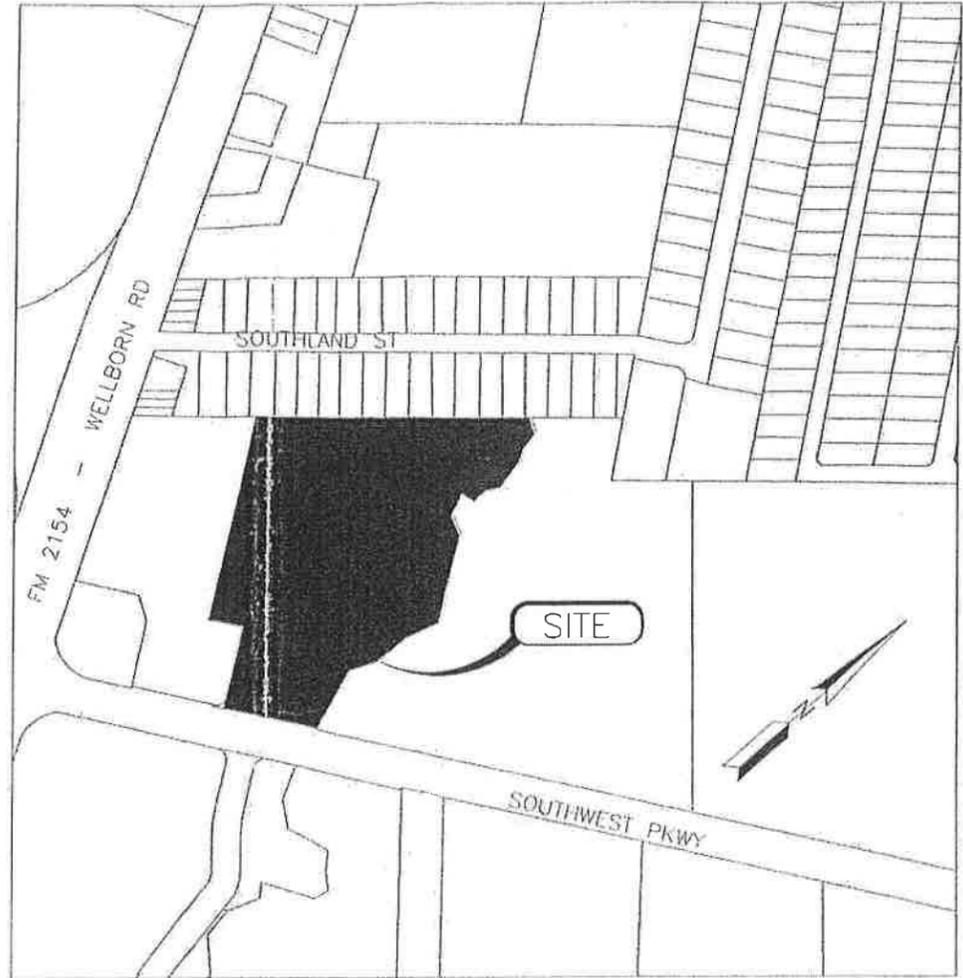
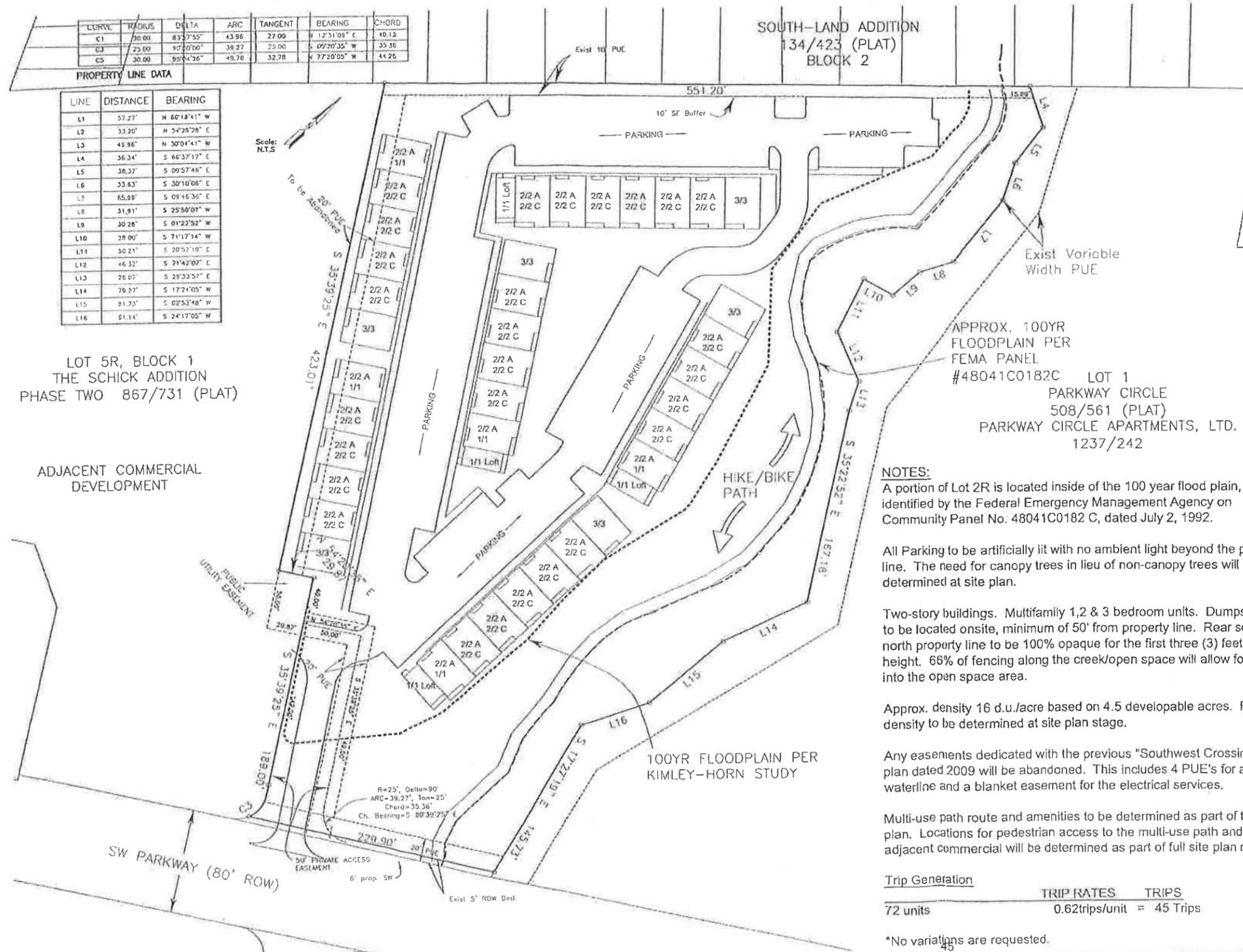
CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	30.00	83°7'55"	43.96	27.00	123°1'09" E	40.13
C2	25.00	97°0'00"	39.27	25.00	092°2'35" W	35.36
C3	30.00	95°54'36"	49.78	32.78	77°2'05" W	44.26

PROPERTY LINE DATA

LINE	DISTANCE	BEARING
L1	57.27'	N 60°19'41" W
L2	33.20'	N 54°28'28" E
L3	49.96'	N 30°04'41" W
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	65.90'	S 09°46'36" E
L8	51.91'	S 25°50'09" W
L9	30.28'	S 01°22'52" W
L10	28.00'	S 71°17'14" W
L11	50.21'	S 20°57'10" E
L12	46.52'	S 71°42'09" E
L13	26.07'	S 29°33'57" E
L14	79.27'	S 17°24'05" W
L15	81.73'	S 62°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
 U.S. 10
 4:10
 8/3



1101 Texas Avenue, PO Box 9960
College Station, Texas 77842
Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

February 8, 2013

TO: The Planning & Zoning Commission
FROM: Teresa Rogers, Staff Planner
SUBJECT: **Joint Task Force on Neighborhood Parking – Recommendations Report**

Item: Presentation, discussion, and possible action regarding a recommendation to City Council on the recommendations made by the Joint Task Force on Neighborhood Parking.

Objective: Implementation of the Strategic Plan through the creations of recommendations to address community concerns of neighborhood parking issues and emergency access.

Background: The Joint Neighborhood Parking Task Force of the College Station City Council and Planning and Zoning Commission was created through City Council Resolution on February 9, 2012. The Task Force was created to address community concerns of neighborhood parking issues and emergency access. The scope of the Task Force was to gather and evaluate data related to neighborhood parking issues, solicit input from stakeholders, formulate recommendations, and forward final recommendations to the Planning and Zoning Commission and the City Council for final action.

The City Council's Strategic Plan, updated in 2012, identified neighborhood parking issues as a problem affecting the City's Neighborhood Integrity. College Station's older neighborhoods were developed when automobiles were less prevalent. Many of these established residential neighborhoods include streets designed as "yield streets", consisting of narrow pavement, at times with no curb and gutter. Yield streets contribute greatly to neighborhood character when working as intended. However, many of these streets are in neighborhoods that have converted to high percentages of renter-occupancy. An increase in the number of people per residence has resulted in a higher density of on-street parking. These conditions have caused the yield street design to fail in many instances. A number of neighborhoods are experiencing overcrowding and emergency access concerns due to an increase in on-street parking.

Approach: The City currently uses a limited number of options to alleviate on-street parking problems, which the Task Force recommends continuing. These options include:

- land use planning,
- development regulations,
- neighborhood plans,
- enforcement, and



- parking removal.

Additionally, the Task Force recommends the following existing standards/processes be expanded:

- Increase the current minimum requirements for off-street parking, increasing the standard to one parking space required for each bedroom in a single-family dwelling.
- Only consider removing parking on one or both sides of a street per a recommendation from the City's Traffic Management Team when there is a safety concern verified by the City.
- Neighborhood initiated parking removal not related to public safety will be addressed through a private process, such as deed restrictions and covenants.

The Task Force held multiple meetings to discuss and develop a new set of solutions to address parking problems. In addition, stakeholder meetings were held on September 26, 2012 and November 14, 2012 to present new parking solutions to community members and gain feedback on the proposals.

After discussion, Task Force members chose to limit the focus of their efforts to community concerns of neighborhood parking issues related to emergency access. They developed their recommendations based on how solutions would be applied, either at a city-wide level or in new neighborhoods.

The Task Force recommends three solutions to aid in the reduction of neighborhood parking problems and emergency access city-wide. These recommendations include:

- refine the current parking removal process to allow parking removal on one or both sides of a street per a recommendation from the City's Traffic Management Team (only if there is a verified safety concern),
- increase the off-street parking requirements based on the number of bedrooms provided, and
- require no more than 50% of the front portion of the property be used for parking or be impervious.

The Task Force recommends for new developments:

- fire hydrant protection zones and
- minimum garage/required parking setbacks.

In addition, new development would also be required to provide an additional solution, selected from the following six recommended options:

- wide streets,
- narrow streets,
- parking removal with platting,
- alley-fed off-street parking,
- wide lot frontages, or
- overflow parking areas.

Some solutions, such as narrow streets and parking removal with platting, would require the provision of additional off-street parking measures to ensure adequate parking is available.



If the City Council approves the recommendations given by the Task Force, City Staff would begin to create ordinances to address the concerns outlined above. Public hearings would be held beginning in the spring, to gather input from the community regarding the ordinance language. It is anticipated that ordinance amendments may be presented to the Planning and Zoning Commission for recommendation and then to City Council for final action in the summer.

Attachment: Joint Neighborhood Parking Task Force Recommendations Report

Joint Neighborhood Parking Task Force Recommendations Report

A Joint Neighborhood Parking Task Force of the College Station City Council and Planning and Zoning Commission was created through City Council Resolution on February 9, 2012. The scope of the Task Force was to gather and evaluate data related to neighborhood parking issues, solicit input from stakeholders, formulate recommendations, and forward final recommendations to the Planning and Zoning Commission and the City Council for final action. The Task Force consisted of the following appointed Council Members and Planning and Zoning Commissioners:

Council Member Blanche Brick (Chair)
Council Member Julie Schultz
Council Member David Ruesink

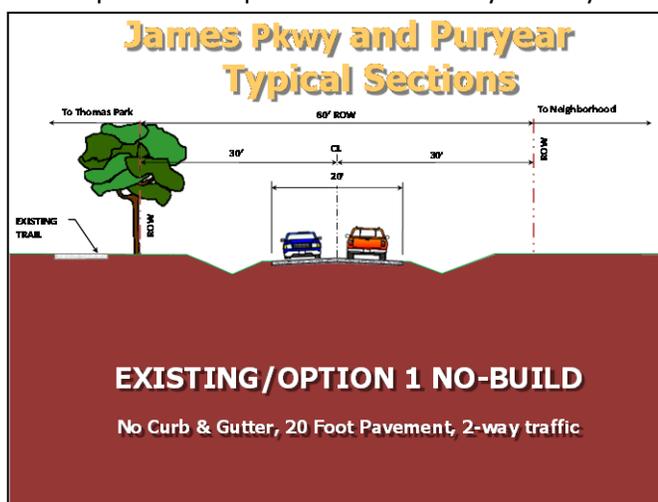
Commissioner Jerome Rektorik
Commissioner Jim Ross
Commissioner Jodi Warner

The Issue

The City Council's Strategic Plan, updated in 2012, identified neighborhood parking issues as a problem affecting the City's Neighborhood Integrity. It is important to protect the unique character of neighborhoods because they contribute greatly to a unique sense of place and community identity. Neighborhood parking has an impact on the quality and stability of neighborhoods. One way to maintain neighborhood integrity is through solutions aimed at decreasing on-street parking problems. In order to identify effective solutions, it is important to first understand what factors and situations cause failing on-street parking conditions.

College Station's older neighborhoods – neighborhoods located primarily within Eastgate, Southside, and South Knoll areas – were developed as early as the 1930's when automobiles were less prevalent.

Many of these established residential neighborhoods in the City include streets designed as "yield streets", consisting of narrow pavement, at times with no curb and gutter. These streets allow for two-way traffic and limited on-street parking. These neighborhoods were created at a time when vehicles were not as abundant; with narrow streets, small lots, and limited off-street parking. Yield streets contribute greatly to neighborhood character when working as intended. However, many of these streets are in neighborhoods that have converted to high percentages of renter-occupancy. Houses originally intended for single-family occupancy are being utilized as investment property or being demolished and replaced by larger houses with more bedrooms, which are rented. An increase in the number of people per residence has resulted in a higher density of on-street parking. These conditions have caused the yield street design to fail in many instances. Parking problems on these streets are increasing with the rapidly increasing population. The Task Force has restrained itself to the development of a set of tools to address emergency access issues.



As on-street parking increases on yield streets it also causes associated impacts on emergency service delivery. When vehicles fill both sides of streets built to yield design standards, fire trucks cannot pass through the street to reach citizens in need of assistance. A number of neighborhoods have experienced overcrowding and emergency access concerns due to an increase in on-street parking.

Current Approach

The City currently uses a limited number of options to alleviate on-street parking problems. **These options include land use planning, development regulations, neighborhood plans, code enforcement, and parking removal.** Additional solutions are necessary to prevent further emergency access concerns. The first recommendation of the Task Force is to continue current practices. **Additionally, the Task Force recommends existing options be expanded.**



Land Use Planning

When different land uses are separated far from one another they require greater distances of travel. This creates an environment where homes, jobs, and shopping are segregated and often require vehicles to travel from one use to the next. College Station is dominated by suburban style land uses that encourage the use of vehicles and require intensive amounts of parking. Land Use Planning allows the City to prepare for a compatible mix of uses, within one development or as separate developments, where shared parking and other forms of transportation may be incorporated.

Later, at the site planning stage, larger scale single-use developments can be designed to encourage walking, bicycling, and transit use to minimize the amount of parking that may be required within the site.

Development Regulations

Development regulations are city ordinances created to promote the public health, safety, and general welfare of the citizens. More specifically, development regulations are the mechanism for implementing the goals of the City's comprehensive plan. Currently, College Station limits single-family residences to four unrelated people and requires a minimum of two off-street parking spaces for each single-family dwelling unit. This guarantees that each single-family residence will have available parking and may reduce congestion of on-street parking. **The Task Force recommends an increase of the current minimum requirements for off-street parking, increasing the standard to one parking space required for each bedroom in a single-family dwelling.**

Neighborhood planning and special studies

The City's current Neighborhood Planning Process includes a multi-step process. Through the Neighborhood Plan community members identify issues that should be addressed. Next, City staff compiles data and works with neighborhood members to analyze key issues and develop each plan. Once a plan is completed public notifications are sent out for a public hearing and Council action.

Neighborhood plans assist neighborhoods in developing area-specific approaches to implementing parking goals. At this level, plans can focus on identifying parking issues specific to small defined areas. These plans are a helpful tool in identifying known parking and emergency access problems. Staff and citizens propose solutions for these problems to be implemented in neighborhood plans.

Enforcement

Parking enforcement is a reactive tool used by the city to prevent vehicles from parking illegally. Both the Planning and Development Services Department and the Police Department are responsible for ensuring compliance with City codes and ordinances. Citations may be issued by both departments when a parking violation occurs.

Planning and Development Services has four full-time employees and eight part-time employees who work in the Northgate District that, in addition to other duties, are responsible for providing parking enforcement with the Northgate area. The Northgate District employees monitor 103 on-street parking meters, a 117-space surface parking lot, and look for violations such as parking in a fire lane, parking in a bike lane, and parking too close to a fire hydrant. In 2012, the City issued 6,425 parking citations in the Northgate area.

Parking Removal Program

Currently, parking is permitted on all city streets unless prohibited by ordinance and where prohibited by state law. **The Task Force recommends the City consider removing parking on one or both sides of a street per a recommendation from the City's Traffic Management Team only if there is a safety concern verified by the City.** The City would continue to receive parking removal requests from neighborhoods or citizens and evaluate the impact on-street parking has on public safety in the area. The following is the City's process that must be followed in order to remove parking from public streets:

1. Concern Initiation – A citizen informs the City of a potential problem resulting from on-street parking (Citizen Initiated) or the City observes the need to remove on-street parking from a street(s) (City Initiated).
2. Concern Evaluation – The City's Traffic Management Team (TMT) will evaluate the citizen initiated request or city initiated concern and analyze the impact existing on-street parking has on public safety. If the existing on-street parking is determined to impact public safety, the TMT will approve a recommendation which will be included on a future City Council Agenda as a public hearing.
3. Public Notice – Per the recommendation from the TMT to remove on-street parking on a specific street(s), notices will be mailed to property owners and residents on both sides of the street(s) where parking is proposed to be removed. These notices will provide the date of the City Council meeting when the public hearing for the proposed ordinance will occur.
4. Public Hearing – The proposal to remove on-street parking from a specified street(s) will be presented to council, followed by a public hearing where citizens can voice their opinions. Then the City Council can discuss and vote on the proposed parking removal ordinance.

The Task Force recommends the City only pursue neighborhood initiated parking removal when it is related to public safety. In all other cases, the individual neighborhood would need to address parking issues through a private process, such as deed restrictions and covenants. The Task Force reviewed the current Parking Removal Program during its meetings and recommends the process be continued and enforced with the noted refinements.

Recommended Solutions

The Task Force held six meetings to discuss and develop a set of solutions to address parking problems. In addition, stakeholder meetings were held on September 26, 2012 and November 14, 2012 to present new parking solutions to community members and gain feedback on the proposals.

The Task Force identified neighborhood parking issues within three neighborhood contexts:

- established neighborhoods with existing problems,
- established neighborhoods with emerging problems, and
- future neighborhoods with potential problems.

After discussion, Task Force members chose to limit the focus of their efforts to community concerns of neighborhood parking issues related to emergency access. They developed their recommendations based on how solutions would be applied, either at a city-wide level or in new neighborhoods. **The Task Force further defined existing city practices that warrant expansion or adjustment. Based on meeting discussions and stakeholder feedback, the Task Force recommends the following to Planning and Zoning Commission and City Council:**

City-wide Recommendations

The Task Force recommends a set of solutions to aid in the reduction of neighborhood parking problems city-wide. These recommendations should be required for redevelopment and new development.

Increased Off-Street Parking Requirements

Currently, College Station requires a minimum of two off-street parking spaces for each single-family dwelling unit. **The Task Force recommends an increase of the current minimum requirements for off-street parking, increasing the standard to one parking space required for each bedroom in a single-family dwelling, up to four required parking spaces.**

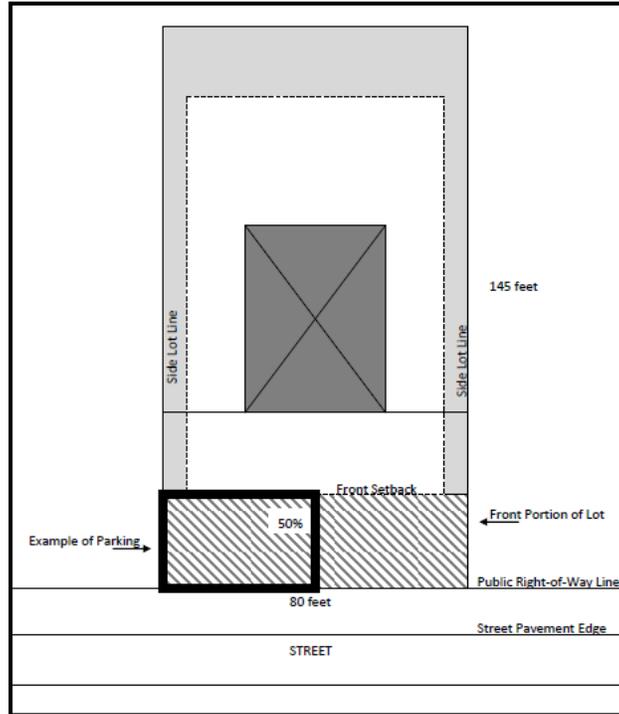
Increasing the number of required off-street parking spaces for every single-family residential use would increase the availability of off-street parking for residences. If utilized, this would alleviate congestion caused by on-street parking and would ensure off-street parking is available if action to remove on-street parking was required.

Maximum Front Yard Coverage

This recommendation is that no more than 50% of the front portion of the property be used for parking or be impervious. This recommendation is currently being implemented in “Area 5” as a result of the Southside Area Neighborhood Plan. It requires all parking be located within the areas described below:

1. Anywhere on the lot behind the structure with no limit on the size of the area;
2. Anywhere in the side yards of the lot with no limit on the size of the area; and,

3. An area located in front of the structure not to exceed a size equivalent to 50% of the front portion of the property. The front portion of the property is the area of the lot within the side lot lines, the front setback, and the public right-of-way line (see graphic). The square footage of parking allowed by this calculation may be located within or outside the boundary of the area used for calculations (see graphic). The portion of the driveway located between the front property line and structure shall be included in the maximum parking area square footage.



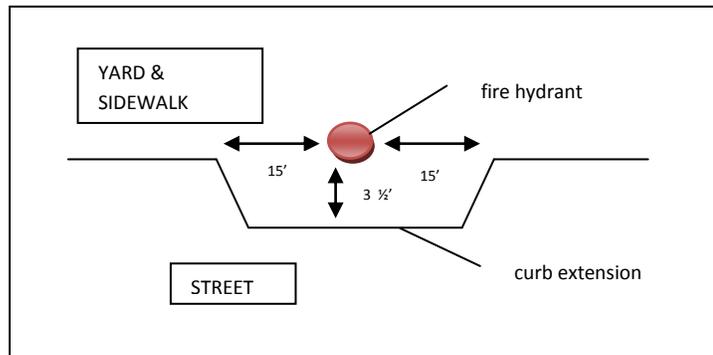
Context Specific Recommendations

The Task Force has developed a set of recommendations for use in new development and other context specific settings to aid in reducing neighborhood parking problems. These recommendations are proactive approaches to parking problems that may arise. These recommendations are intended to maintain the certainty of access for emergency vehicles in neighborhoods while also providing sufficient parking opportunities for residents and additional traffic calming measures for pedestrians. The Task Force understands these recommendations provide benefits but may also introduce new challenges. Some of the recommendations will increase construction costs and some may decrease development yield of neighborhoods.

The Task Force recommends fire hydrant protection zones and minimum garage/required parking setbacks for new development. New development would also be required to provide an additional solution, chosen from six recommended options described below. Some solutions, such as narrow streets and parking removal with platting, require the provision of additional off-street parking measures to ensure adequate parking is available.

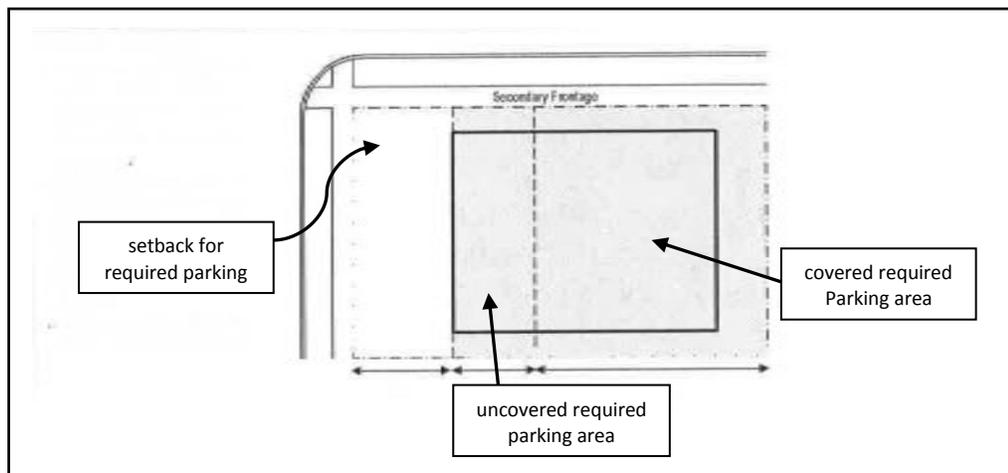
NEW DEVELOPMENTS - Fire Hydrant Protection Zones (Mandatory)

These zones are intended to be no-parking zones with curb extensions in the vicinity of fire hydrants creating a physical barrier to prevent illegal parking. Parking may continue on one or both sides of a street, unless otherwise reviewed by Council, with specified no-parking sections allowing set-up of emergency equipment.



NEW DEVELOPMENTS - Minimum Garage/Required Parking Setback (Mandatory)

This practice requires garage and off-street parking areas intended to meet parking requirements, occur behind a specific point on the lot increasing the driveway length on each lot thereby providing additional off-street parking and avoiding blockage of sidewalks.



Wide Streets (Option 1)

Current local subdivision street standards generally include slower design speeds and a 27-foot wide pavement consisting of one 20-foot yield lane and varying 7-foot parking on both sides. Wider streets function similar to current collector street standards, which generally include higher design speeds and a 34-foot or wider pavement consisting of two 12-foot lanes and a 7-foot parking lane on both sides. If the street includes bike lanes then no parking is allowed on the street.

Wide streets allow for access through a street, even when high volumes of parked vehicles are present on both sides of the street. This also ensures that emergency access is maintained. Wide streets often induce higher travel speeds requiring traffic calming measures to improve safety and these roads are more costly to construct.

Narrow Streets (Option 2)

Current local subdivision street standards generally include slower design speeds and a 27-foot wide pavement consisting of one 20-foot yield lane and varying 7-foot parking on both sides. Streets may narrow to a 20-foot street width. In situations where a building is greater than 30-feet, a street adjacent to the structure must be at least 26-feet in width to allow access for aerial fire apparatus.

Narrow streets increase pedestrian and vehicular safety because they encourage slower traveling speeds. Narrow streets do not accommodate on-street parking, ensuring that emergency access is maintained. Narrow streets must be accompanied by alley fed off-street parking and/or overflow parking areas. Construction costs are lower for narrower streets but the savings is likely offset by the costs associated with required construction of alleys and overflow parking.

Parking Removal with Platting (Option 3)

This recommendation consists of parking removal on one or both sides of the street at the time of platting through Council action. Parking removal can be used in response to parking problems on existing streets to maintain certainty of emergency access. This option must be accompanied by other measures, such as overflow parking and minimum garage setbacks to provide adequate off-street parking.

Alley-Fed Off-Street Parking (Option 4)

Alleys are designed to provide access to the rear or side of a property and are generally 20-feet in width. They also may be used for public vehicular or utility access. Residential lots served by an alley should only have driveway access via the alley and provide ample off-street parking. Alley-fed parking areas help ensure adequate off-street parking exists, even if parking removal must occur on the streets in a development.

Wide Lot Frontages (Option 5)

Currently, R-1 Single-Family Residential zoning permits lots as narrow as 50-feet in width. This recommendation would require a minimum lot frontage of 70-feet decreasing the density within neighborhoods and increasing more on-street parking area in front of every lot. This option would decrease development yields.

Overflow Parking Areas (Option 6)

Overflow parking consists of remote parking facilities that are privately maintained and located outside of the right-of-way on private property, such as HOA common areas. These parking areas are provided in addition to minimum lot-based off-street parking requirements to increase off-street parking within a neighborhood. Overflow parking areas should be designed as part of a site’s overall design and may have multiple uses or be part of a larger community gathering area. To minimize the environmental impact of overflow parking, alternative paving may be used in these areas.

In summary, The Task Force recommends three solutions to aid in the reduction of neighborhood parking problems city-wide. These recommendations include:

- refine the current parking removal process to allow parking removal on one or both sides of a street per a recommendation from the City’s Traffic Management Team only if there is a verified safety concern,
- increase the off-street parking requirements based on the number of bedrooms provided, and
- require no more than 50% of the front portion of the property be used for parking or be impervious.

The Task Force also recommends for new developments:

- fire hydrant protection zones and

- minimum garage/required parking setbacks.

In addition, new development would also be required to provide an additional solution, chosen from the following six recommended options:

- wide streets,
- narrow streets,
- parking removal with platting,
- alley-fed off-street parking,
- wide lot frontages, or
- overflow parking areas

Some solutions, such as narrow streets and parking removal with platting, would require the provision of additional off-street parking measures to ensure adequate parking is available.

Additional Issues

The Task Force scope only addresses the emergency assess portion of on-street parking concerns. The recommendations provided by the Task Force do not solve other neighborhood problems stemming from increased densities in single-family neighborhoods. At some point, it may be necessary to discuss solutions aimed at decreasing the population density in these areas. This may include considering options to reduce rental conversions through revised subdivision regulations and city ordinances reducing the number of unrelated persons in single-family residences.

Next Steps

If the City Council approves the recommendations given by the Task Force, City Staff would begin to create ordinances to address the concerns outlined above. Public hearings would be held beginning in the spring, to gather additional input from the community regarding the ordinance language. It is anticipated that ordinance amendments may be presented to the Planning and Zoning Commission for recommendation and then to City Council for final action in the summer.