

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

**Planning & Zoning
Commission**
March 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
MARCH 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. Presentation, discussion, and possible action regarding the status of items within the 2013 P&Z Plan of Work (see attached). **(J. Schubert)**
4. Presentation, discussion, and possible action regarding the delivery of the proposed Wellborn Area Plan to the Commission. **(M. Robinson)**
5. Presentation, discussion, and possible action regarding an update on the following items:
 - A rezoning of 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. The Planning & Zoning Commission heard this item on February 7 and voted 6-0-1 to recommend approval. The City Council heard this item on February 28 and voted 7-0 to approve the rezoning.
 - A rezoning of 6.3 acres located at 301 Southwest Parkway from PDD Planned Development District to PDD Planned Development District to amend the Concept Plan. The Planning & Zoning Commission heard this item on February 21 and voted 6-0 to recommend approval. The City Council heard this item on February 28 and voted 7-0 to approve the changes to the concept plan.
 - A report and recommendations from the Joint Task Force on Neighborhood Parking. The Planning & Zoning Commission heard this item on February 21 and voted 6-0 to recommend approval of the report with an amendment to remove fire hydrant protection zones. The City Council heard this item on February 28 and voted 6-1 to receive the report and directed staff to begin preparing the ordinances needed to implement the recommendations in the report.
6. Presentation, discussion, and possible action regarding the P&Z Calendar of Upcoming Meetings.
 - Thursday, March 28, 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. **(Liaison – Warner)**

- Thursday, April 4, 2013 ~ P&Z 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 March 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 March, 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 March _____, 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
MARCH 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.
 - Jodi Warner ~ March 21, 2013
 - 4.2 Consideration, discussion, and possible action to approve meeting Minutes.
 - March 7, 2013 ~ Workshop
 - March 7, 2013 ~ Regular
 - 4.3 Presentation, discussion, and possible action on a Preliminary Plat for Indian Lakes Phase 15 consisting of 2 residential lots on approximately 5.03 acres generally located off of Indian Lakes Drive in the Indian Lakes Subdivision, approximately one mile southwest of State Highway 6 in the City's Extraterritorial Jurisdiction. **Case # 13-00900013 (M. Hester)**

4.4 Presentation, discussion, and possible action on a Final Plat for Saddle Creek Phase 10 consisting of 16 residential lots on approximately 26.66 acres generally located at 5449 Stousland Road, generally located west of Duck Haven subdivision, approximately one mile south of Greens Prairie Road in the City's Extraterritorial Jurisdiction. **Case # 13-00900028 (M. Hester)**

Regular Agenda

- 5. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.
- 6. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
- 7. Adjourn.

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

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

Notice is hereby given that a Regular Meeting of the College Station Planning & Zoning Commission, College Station, Texas will be held on March 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 March, 2013, at _____

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

By _____
Frank Simpson, Interim 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 March __, 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>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> <p>4/1/13: Plan recommendation at Bicycle, Pedestrian, and Greenways Advisory Board.</p> <p>4/4/2013: Public hearing and plan recommendation at P&Z Regular meeting.</p> <p>4/25/2013: Public hearing and plan consideration at Council Regular meeting.</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.</p> <p>2/19/13: Public meeting regarding HOAs and neighborhood associations.</p> <p>2/26/13: Public meeting regarding on-street parking.</p> <p>3/19/13: Neighborhood Resource Team meeting at City Hall at 6:30 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.
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 Jodi Warner

Request Submitted on 3/7/2013

I will not be in attendance at the meeting on 3/21/2013
for the reason specified: _____ (Date)

School Function

Signature Jodi Warner

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
March 7, 2013, 6:30 p.m.
City Hall Council Chambers
College Station, Texas

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

COMMISSIONERS ABSENT: Jerome Rektorik

CITY COUNCIL MEMBERS PRESENT: None

CITY STAFF PRESENT: Bob Cowell, Alan Gibbs, Jason Schubert, Matt Robinson, Teresa Rogers, Joe Guerra, Carla Robinson, Jennifer Pate, and Brittany Caldwell

1. Call the meeting to order.

Chairman Ashfield called the meeting to order at 6:30 p.m.

2. Discussion of consent and regular agenda items.

There was general discussion amongst the Commission regarding Consent Agenda Items 4.3 and 4.4.

3. Discussion of Minor and Amending Plats approved by Staff.

- Final Plat ~ Amending Plat ~ West Park B5 L1RB & 2RB ~ 2 R-1 Lots ~ 315 Fidelity Street (**M. Hester**)

Executive Director Cowell reviewed the above-referenced Amending Plat.

4. Presentation, discussion, and possible action regarding the status of items within the 2013 P&Z Plan of Work (see attached). (**J. Schubert**)

Executive Director Cowell gave an update regarding the 2013 P&Z Plan of Work.

5. Presentation, discussion, and possible action regarding the P&Z Calendar of Upcoming Meetings.

- Thursday, March 14, 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
- Thursday, March 21, 2013 ~ Planning & Zoning 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.

6. 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.

Executive Director Cowell and Commissioner Warner gave an update regarding the Joint Neighborhood Parking Task Force.

Commissioner Warner updated the Commission regarding the South Knoll Neighborhood Plan.

Commissioner Corrier gave an update regarding the Zoning District Subcommittee.

Senior Planner Robinson updated the Commission regarding the Wellborn District Plan.

7. 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.

8. Adjourn.

The meeting was adjourned at 6:44 p.m.

Approved:

Mike Ashfield, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

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

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

COMMISSIONERS ABSENT: Jerome Rektorik

CITY COUNCIL MEMBERS PRESENT: None

CITY STAFF PRESENT: Bob Cowell, Alan Gibbs, Jason Schubert, Matt Robinson, Teresa Rogers, Joe Guerra, Carla Robinson, 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 on Absence Requests from meetings.

- Jerome Rektorik ~ March 7, 2013

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

- February 21, 2013 ~ Workshop
- February 21, 2013 ~ Regular

4.3 Presentation, discussion, and possible action on a Preliminary Plan for Champions Subdivision consisting of two lots on approximately 7.5 acres located at 4080 State Highway 6 South, generally located between Secure Care Self Storage and Style Craft Builders' office. **Case # 13-00900019 (T. Rogers)**

- 4.4 Presentation, possible action, and discussion on a Final Plat for The Barracks II Section 300 Subdivision consisting of one lot on approximately 12.5 acres located at 300 Deacon Drive, generally located between Old Wellborn Road and Holleman Drive South, north of the Buena Vida Subdivision. **Case # 12-00500179 (M. Robinson)**

Commissioner Warner motioned to approve Consent Agenda Items 4.1 – 4.4. Commissioner Miles seconded the motion, motion passed (6-0).

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 7.5 acres located at 4080 State Highway 6 South from PDD Planned Development District to PDD Planned Development District, with amendments to the previously approved concept plan. **Case # 13-00900020 (T. Rogers)**

Staff Planner Rogers presented the rezoning and recommended approval with the condition the rezoning maintain compliance with the base zoning district standards for all building plot signage, for streetscaping along State Highway 6, and for construction of the Access Way with Phase 2 of the development.

There was general discussion amongst the Commission and Staff regarding the proposed modifications.

Natalie Ruiz, IPS Group, gave a presentation regarding the applicant’s proposed changes to the previously approved concept plan.

Chairman Ashfield opened the public hearing.

Gary Ives, President of Springbrook HOA, stated there were some members that had strong concern about the development, but the HOA did not take a position on the rezoning.

Lin Jun-Chih Gisela, 3904 Puffin Way, College Station, Texas, spoke in opposition to the rezoning.

Chairman Ashfield closed the public hearing.

There was general discussion amongst the Commission and the applicant regarding the modifications.

Chairman Ashfield motioned to recommend approval of the rezoning and the previously modifications approved by City Council with the addition of the following: allow a freestanding sign on State Highway 6 that is in accordance with General Commercial, allow a freestanding sign on Longmire Drive that is in accordance with Suburban Commercial, and allow the applicant's request to move the streetscaping by requiring that 21,000 landscape points be provided in Phase 1. Commissioner Warner seconded the motion, motion passed (6-0).

7. 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.

8. Adjourn.

The meeting was adjourned at 8:08 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 15
13-00900013**

SCALE: Two lots on approximately 5.03 acres

LOCATION: Generally located off of Indian Lakes Drive 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: 13-013

VILLAGE OF INDIAN LAKES PH 15

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. Two residential lots are proposed, ranging from 2.14 acres to 2.15 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 4 via Indian Lakes 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 have land use authority in the ETJ. The proposed lots will have access through rural residential streets that connect to 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>13-13</u>
DATE SUBMITTED:	<u>1-10-13</u>
TIME:	<u>2:10</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 N/A

NAME OF PROJECT Indian Lakes - Phase 15

ADDRESS Northeast corner of the intersection of Indian Lakes Drive and Chaco Canyon Drive

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

Northeast corner of the intersection of Indian Lakes Drive and Chaco Canyon 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, 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 5.03 AC Total No. of Lots 2 R-O-W Acreage 0.74 AC

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 AC

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 1-14

City Project Number (in known): Unknown

Date / Timeframe when submitted: 2000

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:

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.



Signature and title



Date

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.
- Alleys.
- Well site locations.
- Pipelines. If carrying flammable gas or fuel, also show size of line, design pressure and product transported through the line.
- Utility services (water & sanitary sewer). All existing and proposed utilities of sufficient size/depth to meet the utility master plan and any future growth areas.
- Easements.
- Drainage structures and improvements including underground storm sewer and all overland systems (flow line of existing watercourses) and showing where these will discharge. Proposed channel cross sections, if any.
- A number or letter to identify each lot or site and each block (numbered sequentially).
- 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.
- Greenways dedication.
- Public areas.
- Other public improvements, including but not limited to parks, schools and other public facilities.
- Proposed phasing. Each phase must be able to stand alone to meet ordinance requirements and infrastructure costs shown to be distributed evenly throughout the subdivision. Phases must be final platted in sequential order as shown or defined on the preliminary plan.
- Are there impact fees associated with this development? Yes No



LEGEND

TOTAL LOT COUNT	2 LOTS
TOTAL LOT ACREAGE	4.29 AC
TOTAL H.O.A. COMMON AREA ACREAGE	0.00 AC
TOTAL RIGHT-OF-WAY ACREAGE	0.74 AC
TOTAL ACREAGE OF PHASE XV	5.03 AC

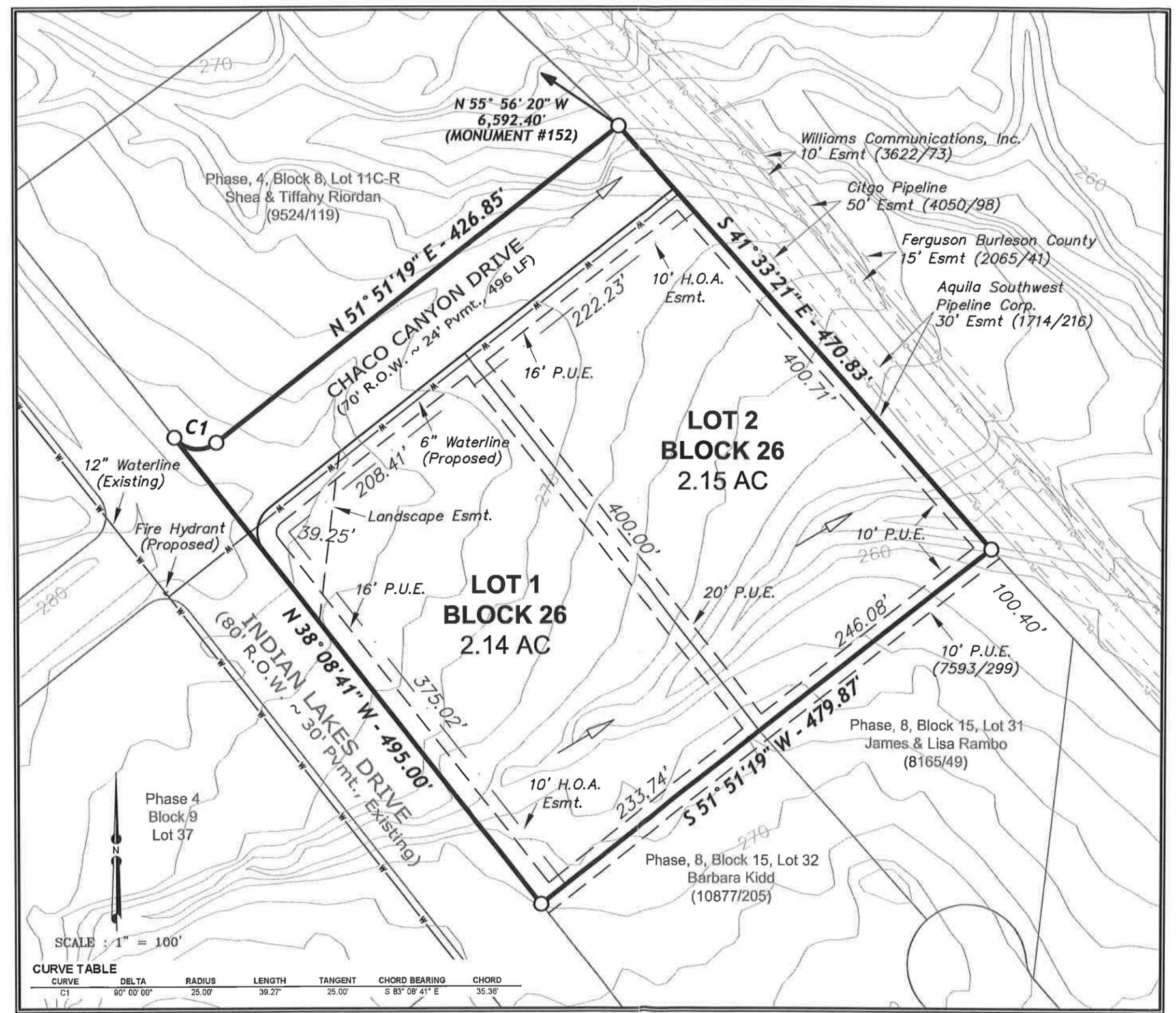
ACREAGE CALCULATIONS

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.T.	PAVEMENT

ABBREVIATIONS

NOTES:

1. BASIS OF BEARINGS IS TRUE NORTH OBTAINED BY SOLAR OBSERVATION.
2. 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. 480093, PANEL NO. 0215C, MAP NO. 4804100251C, EFFECTIVE DATE: JULY 2, 1992. BASE FLOOD ELEVATIONS ARE NOT DETERMINED FOR ZONE "A".
3. THERE IS A 16' PUBLIC UTILITY EASEMENT AND A 10' HOMEOWNER'S ASSOCIATION EASEMENT ALONG THE RIGHT OF WAY FRONTAGE OF ALL LOTS.
4. THERE IS A 20' PUBLIC UTILITY EASEMENT CENTERED ON ALL SIDE AND A 10' PUBLIC UTILITY EASEMENT ON ALL REAR LOT LINES.
5. BUILDING LINE SETBACKS ARE AS FOLLOWS:
FRONT SETBACK: 50'
SIDE SETBACK: 15'
REAR SETBACK: 25'
6. 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.
7. CONTOURS BASED ON DATA PROVIDED BY THE CITY OF COLLEGE STATION.
8. ALL LOTS IN PHASE 15 ARE TO HAVE INDIVIDUAL ON SITE SEWAGE FACILITIES.
9. ALL LOTS ARE SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS DELINEATED IN THE COVENANTS, CONDITIONS, RESERVATIONS, AND RESTRICTIONS OF THE SUBDIVISION.
10. 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.
11. 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.
12. NOTES FROM THE BRAZOS COUNTY HEALTH DEPARTMENT:
 - a.) 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.
 - b.) 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.
 - c.) 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.
13. WELLBORN SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION. BRYAN TEXAS UTILITIES WILL PROVIDE ELECTRIC SERVICE FOR THE SUBDIVISION.
14. 1/2" IRON RODS SHALL BE SET AT ALL CORNERS UNLESS OTHERWISE INDICATED.
15. EXISTING LAND USE: VACANT/AGRICULTURAL
PROPOSED LAND USE: SINGLE FAMILY RURAL RESIDENTIAL
16. ALL LOTS ARE PREDOMINANTLY DENSE VEGETATION.
17. A TEMPORARY TURNAROUND SHALL BE CONSTRUCTED AT THE TERMINATION OF CHACO CANYON DRIVE. DRIVEWAYS MAY NOT OBTAIN ACCESS TO ROADWAY BY WAY OF TEMPORARY TURNAROUND.



PRELIMINARY PLAT

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

I, _____ owner and developer of the land shown on this plat, and designated herein as the Indian Lakes Phase 15 Subdivision to the County of Brazos, Texas and whose name is subscribed hereon, hereby propose to dedicate to the use of the public forever, all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

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

Notary Public, Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

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

City Engineer, City of College Station

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

Chairman

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

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5550, 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 monument will be placed under my supervision on the ground.

Kevin R. McClure, R.P.L.S. No. 5550

CERTIFICATE OF COUNTY APPROVAL

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

County Judge, Brazos County

PRELIMINARY PLAN NOT FOR RECORD

OF
VILLAGES OF INDIAN LAKES
PHASE XV

5.03 ACRE TRACT - 2 LOTS

J. M. BARRERA SURVEY, A-69

BRAZOS COUNTY, TEXAS

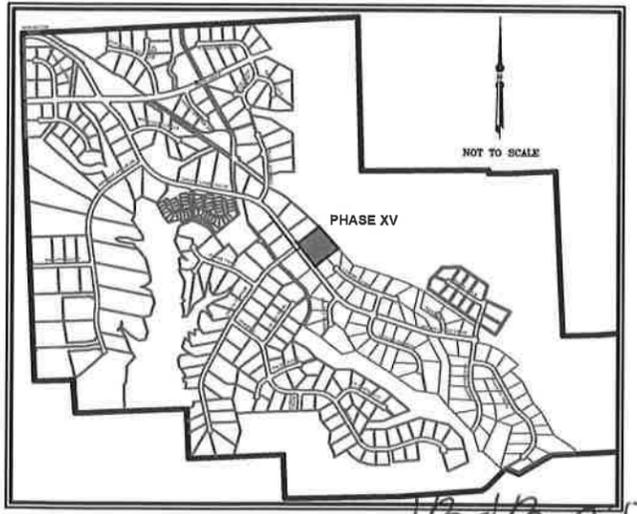
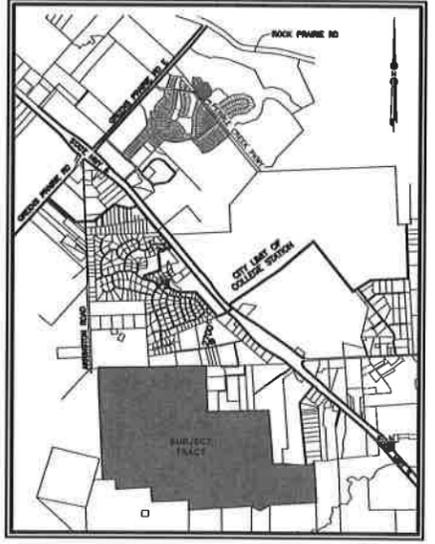
SCALE: 1" = 100' JANUARY 14, 2013

SHEET 1 OF 1

OWNED AND DEVELOPED BY:
SMILING HALLARD DEVELOPMENT, L.T.O.
3608 EAST 79TH STREET, SUITE 100
BRYAN, TEXAS 77802
(979) 846-4384

PREPARED BY: SMILING HALLARD DEVELOPMENT, L.T.O.
3608 EAST 79TH STREET, SUITE 100
BRYAN, TEXAS 77802
(979) 846-4384

ENGINEER/SURVEYOR: MCCLURE & BROWNE ENGINEERING
1008 WOODCHUCK DRIVE, SUITE 103
COLLEGE STATION, TEXAS 77805
(979) 693-3638



13-13-911
3-08-13-13



CITY OF COLLEGE STATION

FINAL PLAT
for
Saddle Creek Ph 10
13-00900028

SCALE: 16 lots on 26.66 acres

LOCATION: 5449 Stousland Road, generally located west of Duck Haven subdivision, approximately one mile south of Greens Prairie Road in the City's Extraterritorial Jurisdiction.

ZONING: N/A (ETJ)

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

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

RECOMMENDATION: Staff recommends approval of the Final Plat.



FINAL
PLAT

Case: 13-028

SADDLE CREEK PH.10

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation: N/A (ETJ)

Zoning: N/A (ETJ)

Preliminary Plat: Master Plan was approved by the Planning & Zoning Commission in 2006. The original Preliminary Plat was approved in October 2006 with revisions approved in January 2008, March 2009, August 2010, and August 2012.

Site Development: Vacant. Sixteen residential lots are proposed, ranging from 1.03 acres to 2.1 acres.

COMMENTS

Parkland Dedication: This development was approved as a Master Plan in the ETJ prior to parkland dedication requirements being applicable in the ETJ; therefore, no parkland dedication is required.

Greenways: No greenway dedication is proposed or required.

Pedestrian Connectivity: This tract is located in the ETJ and no specific facilities for pedestrian connectivity are proposed or required.

Bicycle Connectivity: This tract is located in the ETJ and no specific facilities for bicycle connectivity are proposed or required.

Impact Fees: N/A

REVIEW CRITERIA

Compliance with Subdivision Regulations: This Final Plat is in compliance with Article 8, Subdivision Design and Improvements, of the Unified Development Ordinance, as well as the approved Preliminary Plat.

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>13.28</u>
DATE SUBMITTED:	<u>1.30.13</u>
TIME:	<u>8:50</u>
STAFF:	<u>sl</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 10/24/2005

NAME OF PROJECT Saddle Creek Subdivision Phase 10

ADDRESS Saddle Creek Drive

SPECIFIED LOCATION OF PROPOSED PLAT:

at Wade Rd & Stousland Rd in Brazos County in College Station ETJ.

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

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

Street Address 4440 Bentwood Drive

City College Station State TX Zip Code 77845

Phone Number (979) 690-2642 Fax Number (979) 690-2793

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

Name (see attached owners sheet) _____ E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering, LLC - Joe Schultz 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 26.66 Total No. of Lots 16 R-O-W Acreage 3.11

Existing Use Vacant Proposed Use Residential

Number of Lots By Zoning District n/a / _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:
1 ac mi / ETJ _____ / _____ _____ / _____ _____ / _____

Floodplain Acreage 0

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

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

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

Yes

No

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

Project Name: SADDLE CREEK (PP)

City Project Number (if known): 12 - 00500130

Date / Timeframe when submitted: 06/20/12

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

Minor changes were made to accommodate more buildable area for the lots. A lot was removed on the East Side of Michelle Court so that the lots had enough buildable area.

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

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

Requested Oversize Participation _____

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>1759</u> Streets</p> <p><u>0</u> Sidewalks</p> <p><u>0</u> Sanitary Sewer Lines</p> <p><u>1920</u> Water Lines</p> <p><u>100</u> 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>
--	---

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

Date

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

Name John Malley
Street Address 48644 Vista Palomino City La Quinta
State CA Zip Code 92253 E-Mail Address -
Phone Number - Fax Number -

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. The undersigned hereby requests approval by the City of College Station of the above-identified plat and attest that this request does not amend any covenants or restrictions associated with this plat.

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.

John A. Malley
Signature and Title

May 21, 2012
Date

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

Name Jennifer Todd
Street Address 48644 Vista Palomino City La Quinta
State CA Zip Code 92253 E-Mail Address -
Phone Number - Fax Number -

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. The undersigned hereby requests approval by the City of College Station of the above-identified plat and attest that this request does not amend any covenants or restrictions associated with this plat.

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.

Jennifer B. Todd 5/22/12
Signature and Title Date

LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	100.38	S33° 07' 17"E	L20	88.84	S37° 48' 27"E
L2	100.73	S50° 20' 03"E	L21	42.37	S43° 12' 47"E
L3	81.02	N78° 04' 03"E	L22	48.77	S43° 12' 47"E
L4	101.71	N10° 35' 34"W	L23	28.47	S73° 30' 03"E
L5	70.00	S83° 48' 21"E	L24	48.00	N79° 17' 27"E
L6	35.78	N37° 11' 38"E	L25	71.80	S30° 17' 20"E
L7	107.87	S32° 24' 09"W	L26	67.49	S44° 04' 37"W
L8	108.84	S18° 50' 02"W	L27	34.32	S50° 25' 11"E
L9	54.33	S37° 37' 25"W	L28	61.76	N60° 40' 45"E
L10	88.38	S18° 47' 28"W	L29	34.33	S07° 18' 24"E
L11	111.18	S4° 27' 20"E	L30	34.77	N88° 40' 45"W
L12	80.32	S15° 28' 21"W	L31	81.48	N80° 40' 42"E
L13	108.17	S1° 18' 50"E	L32	34.78	N1° 02' 10"E
L14	88.89	S18° 12' 48"W	L33	58.72	S35° 49' 48"E
L15	85.81	S27° 11' 39"E	L34	58.14	S15° 50' 58"E
L16	55.81	N27° 11' 39"E	L35	53.12	S1° 46' 43"W
L17	50.19	S14° 18' 50"E	L36	88.78	S28° 32' 02"E
L18	56.47	S24° 18' 09"E	L37	71.80	S30° 37' 19"E
L19	97.27	S32° 48' 28"E			

CURVE #	LENGTH	RADIUS	BEARING	CHORD	CHORD BEARING
C1	418.87	9729.58	S04° 10' 00"	208.43	N37° 34' 12"W
C2	71.44	288.00	S17° 17' 03"	36.84	N37° 34' 12"W
C3	281.25	238.00	S44° 41' 00"	127.75	S38° 18' 44"W
C4	38.27	28.00	S60° 00' 00"	20.00	S18° 45' 47"W
C5	18.88	28.00	S40° 00' 00"	10.38	S18° 45' 47"W
C6	281.89	80.00	S70° 15' 54"	58.78	S67° 47' 02"W
C7	18.88	28.00	S40° 00' 00"	10.38	S18° 45' 47"W
C8	38.27	28.00	S60° 00' 00"	20.00	S18° 45' 47"W
C9	38.27	28.00	S40° 00' 00"	10.38	S18° 45' 47"W
C10	38.27	28.00	S60° 00' 00"	20.00	S18° 45' 47"W
C11	308.74	288.00	S44° 41' 00"	128.85	S38° 18' 44"W
C12	88.18	438.00	S17° 17' 03"	42.71	N37° 34' 12"E

- NOTES:
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 - ALL PORTION OF THE TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 4841C0028-E AND NO. 48401C0375-E, EFFECTIVE DATE: MAY 18, 2012.
 - 1/2" IRON RODS AT ALL LOT CORNERS AND ANGLE POINTS, AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF COLLEGE STATION.
 - CURVE LENGTHS SHOWN ARE CHORD LENGTHS.
 - THE STREETS FOR THIS DEVELOPMENT WILL BE CONSTRUCTED TO THE RURAL STREET STANDARDS PER BRAZOS COUNTY REQUIREMENTS WITH THE ADDITIONAL REQUIREMENT THAT THE PAVEMENT SURFACE BE 2" OF HOT MIX ASPHALTIC CONCRETE TO MEET CITY OF COLLEGE STATION REQUIREMENTS.
 - ADJACENT TO THE LOTS WILL FOLLOW NATURAL DRAINAGE PATTERNS. BROWNE DITCHES WILL CONVEY RUNOFF TO COLLECTOR STRUCTURES OR TO NATURAL DRAINAGES. THE EXISTING DRAINAGE BASINS SHALL BE PRESERVED IN THEIR ORIGINAL LOCATION AND THE NATURAL FLOW OF WATER IN THE EXISTING DRAINAGE BASINS SHALL NOT BE DISRUPTED.
 - LOTS ARE TO BE SERVED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSDFs) WHICH MUST COMPLY WITH ALL COUNTY & STATE OSDF REGULATIONS. ALL OSDF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH THE COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.08A OF THE TEXAS WATER CODE. ON-SITE SEWAGE FACILITIES INSTALLATION SHALL NOT EXCEED THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY. A PIPELINE CROSSING LOTS 181, BLOCK 9 AND LOTS 192-197, 219 & 220 BLOCK 11 AND SHALLEN BE UNDER CONSIDERATION IN THE OSDF DESIGN.
 - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WELLSBORO SPECIAL UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN THE 10' UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS. A FLOW TEST WILL BE PERFORMED AND SUBMITTED UPON COMPLETION OF THE LINE TO VERIFY THE CONSTRUCTED SYSTEM MEETS THE BCS MINIMUM DESIGN GUIDELINE REQUIREMENTS.
 - A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
 - ALL TREES AND BRUSH SHALL BE REMOVED FROM THE ROADWAY RIGHTS-OF-WAY, RIGHTS-OF-WAY DESIGNATION AREAS AND PUBLIC UTILITY EASEMENTS.
 - EXISTING UTILITIES LOCATED IN RIGHTS-OF-WAY DESIGNATION AREAS WILL BE RELOCATED INTO THE ADJACENT PUBLIC UTILITY EASEMENT AT THE DEVELOPER'S EXPENSE.
 - ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). THE ELECTRIC DISTRIBUTION LINES WILL BE LOCATED IN THE 10' UTILITY EASEMENT AT THE FRONT OF THE LOTS AND IN THE SIDE LOT EASEMENTS. ELECTRICAL DISTRIBUTION LINES MAY ALSO BE LOCATED IN THE 20' PAZE ALONG THE PERIMETER OF THE SUBDIVISION. ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU.
 - THERE SHALL BE A 5' WIDE EASEMENT FOR ANCHORS AND GUY WIRES NECESSARY TO HELP SUPPORT OVERHEAD UTILITY LINES. SAID EASEMENTS WILL EXTEND 20' BEYOND ANY UTILITY EASEMENT.
 - ALL INTERIOR LOT LINES SHALL HAVE A 20' PUBLIC UTILITY EASEMENT CENTERED ON THE LOT LINE. ALL REAR LOT LINES THAT ADJOIN ANOTHER LOT WILL HAVE A 10' UTILITY EASEMENT ALONG THE COMMON LOT LINE, EXCEPT WHERE REAR LOT LINES FOLLOW EXISTING DRAINAGE BASINS.
 - ALL UTILITY LINES PLACED UNDER THE EXTRA-TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF COLLEGE STATION.
 - MARKET EASEMENTS TO CITY OF BRYAN, 88/272, AND TO WELLSBORO WATER SUPPLY CORPORATION, 303/368 BOTH APPLY TO THIS TRACT.
 - BEHIND SETBACK ARE 25' RESTRICTIONS TO ALL STREETS ACCORDING TO BRAZOS COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS. ADDITIONAL BUILDING SETBACKS MAY BE REQUIRED BY THE CITY OF COLLEGE STATION.
 - VARIANCES TO THE SUBDIVISION ORDINANCE FOR SECTION 12-K-2, BLOCK LENGTH AND SECTION 13-C, LOT WIDTH, WERE APPROVED BY THE PLANNING & ZONING COMMISSION ON OCTOBER 8, 2008.
 - BRAZOS COUNTY WILL BE RESPONSIBLE FOR MAINTAINING PUBLIC UTILITY EASEMENTS. THE HOME OWNERS' ASSOCIATION (HOA) WILL MAINTAIN THE PRIVATE DRAINAGE EASEMENTS.
 - PROJECT BENCHMARK: 1/2" IRON ROD W/ "TM TRM" CAP LOCATED AT SOUTH CORNER OF SADDLE CREEK DRIVE AND STETSON DRIVE, ELEVATION OF 277.41' (DATUM NOV 1985).

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JAMES C. STUTEVILLE LEAGUE, ABSTRACT NO. 216, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 359.07 ACRE TRACT AS DESCRIBED BY A DEED TO JOHN A. MALLEY AND JENNIFER B. TODD RECORDED IN VOLUME 7427, PAGE 198 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF THE REMAINDER OF A CALLED 12.9975 ACRE TRACT AS DESCRIBED BY A DEED TO JOHN A. MALLEY AND JENNIFER B. TODD RECORDED IN VOLUME 7427, PAGE 210 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/2" IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID REMAINDER OF 12.9975 ACRE TRACT MARKING THE SOUTH CORNER OF LOT 176, BLOCK 9, SADDLE CREEK SUBDIVISION, PHASE 9, ACCORDING TO THE PLAT RECORDED IN VOLUME 10589, PAGE 17 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 12.9975 ACRE TRACT, SAID REMAINDER OF 359.07 ACRE TRACT AND SAID PHASE 9 FOR THE FOLLOWING CALLS:

N 60° 35' 45" E FOR A DISTANCE OF 287.76 FEET TO A 1/2" IRON ROD FOUND;

S 32° 07' 17" E FOR A DISTANCE OF 101.38 FEET TO A 1/2" IRON ROD FOUND;

S 50° 25' 02" E FOR A DISTANCE OF 109.73 FEET TO A 1/2" IRON ROD FOUND;

S 01° 35' 22" E FOR A DISTANCE OF 165.45 FEET TO A 1/2" IRON ROD FOUND;

N 76° 04' 53" E FOR A DISTANCE OF 61.02 FEET TO A 1/2" IRON ROD FOUND;

N 10° 28' 34" W FOR A DISTANCE OF 101.71 FEET TO A 1/2" IRON ROD FOUND;

N 18° 39' 32" E FOR A DISTANCE OF 229.37 FEET TO THE SOUTHWEST CORNER OF LOT 181, BLOCK 9, SADDLE CREEK SUBDIVISION, PHASE 9, (NOT YET PLEED TO RECORD);

THENCE: THROUGH SAID REMAINDER OF 359.07 ACRE TRACT AND ALONG THE SOUTHWESTERLY LINE OF SAID FUTURE PHASE 8, FOR THE FOLLOWING CALLS:

S 70° 36' 45" E FOR A DISTANCE OF 59.30 FEET TO A 1/2" IRON ROD FOUND;

S 42° 48' 17" E FOR A DISTANCE OF 70.00 FEET TO A 1/2" IRON ROD FOUND;

N 27° 11' 39" E FOR A DISTANCE OF 33.78 FEET TO A 1/2" IRON ROD FOUND;

S 49° 44' 11" E FOR A DISTANCE OF 312.75 FEET TO A 1/2" IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID FUTURE PHASE 8;

THENCE: CONTINUING THROUGH SAID REMAINDER OF 359.07 ACRE TRACT FOR THE FOLLOWING CALLS:

S 22° 24' 08" W FOR A DISTANCE OF 107.89 FEET;

S 62° 02' 16" W FOR A DISTANCE OF 192.10 FEET;

S 35° 45' 41" W FOR A DISTANCE OF 181.89 FEET;

S 16° 16' 14" E FOR A DISTANCE OF 189.40 FEET;

S 10° 50' 02" W FOR A DISTANCE OF 108.84 FEET;

S 37° 37' 55" W FOR A DISTANCE OF 54.32 FEET;

S 15° 47' 26" W FOR A DISTANCE OF 48.38 FEET;

S 04° 37' 26" E FOR A DISTANCE OF 111.18 FEET;

S 15° 26' 21" W FOR A DISTANCE OF 60.32 FEET;

S 01° 14' 20" E FOR A DISTANCE OF 108.13 FEET;

S 18° 13' 49" W FOR A DISTANCE OF 89.99 FEET;

S 53° 59' 21" W, AT 183.53 FEET PASS THE COMMON LINE OF SAID REMAINDER OF 359.07 ACRE TRACT AND SAID REMAINDER OF 12.9975 ACRE TRACT, CONTINUE ON FOR A TOTAL DISTANCE OF 201.11 FEET TO A POINT ON THE SOUTHWEST LINE OF SAID REMAINDER OF 12.9975 ACRE TRACT MARKING THE MOST SOUTHERLY CORNER OF THIS HEREBY DESCRIBED TRACT;

THENCE: ALONG THE SOUTHWEST LINE OF SAID REMAINDER OF 12.9975 ACRE TRACT FOR THE FOLLOWING CALLS:

N 33° 29' 17" W FOR A DISTANCE OF 442.06 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 5729.48 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64° 10' 00" FOR AN ARC DISTANCE OF 416.67 FEET (CHORD BEARS N 31° 24' 17" W - 416.57 FEET) TO THE END OF SAID CURVE;

N 29° 19' 17" W FOR A DISTANCE OF 148.88 FEET TO THE POINT OF BEGINNING CONTAINING 24.66 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREON IS BASED ON THE PLAT CALL BEARINGS OF SADDLE CREEK SUBDIVISION, PHASE 9 (10589/17).

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Jennifer B. Todd, and John A. Malley Owners of the 26.66 acre tract (Phase 10) being a portion of the remainder of a called 359.07 acre tract conveyed by the deed in Volume 10523, Page 283 of the Official Records of Brazos County, Texas, and a portion of the remainder of a called 12.9975 acre tract conveyed by the deed in Volume 7427, Page 210 of the Official Records of Brazos County, Texas, and designated herein as the Saddle Creek Subdivision, Phase 10, in Brazos County, 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 the simple unless expressly provided otherwise.

Jennifer B. Todd, Owner
John A. Malley, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jennifer B. Todd and John A. Malley known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

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

Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor, No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and the final plat of each subdivision on ____ day of _____, 20__.

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

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

Chairman

CERTIFICATE OF COUNTY JUDGE

STATE OF TEXAS
COUNTY OF BRAZOS

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

Signed this day of _____, 20__.

County Judge, Brazos County

CERTIFICATE OF CITY ENGINEER

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

City Engineer
City of College Station

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificate 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

FINAL PLAT
SADDLE CREEK SUBDIVISION
PHASE 10
26.66 ACRES

16 LOTS
BLOCK 9, LOTS 188-189
BLOCK 10, LOTS 190-203

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

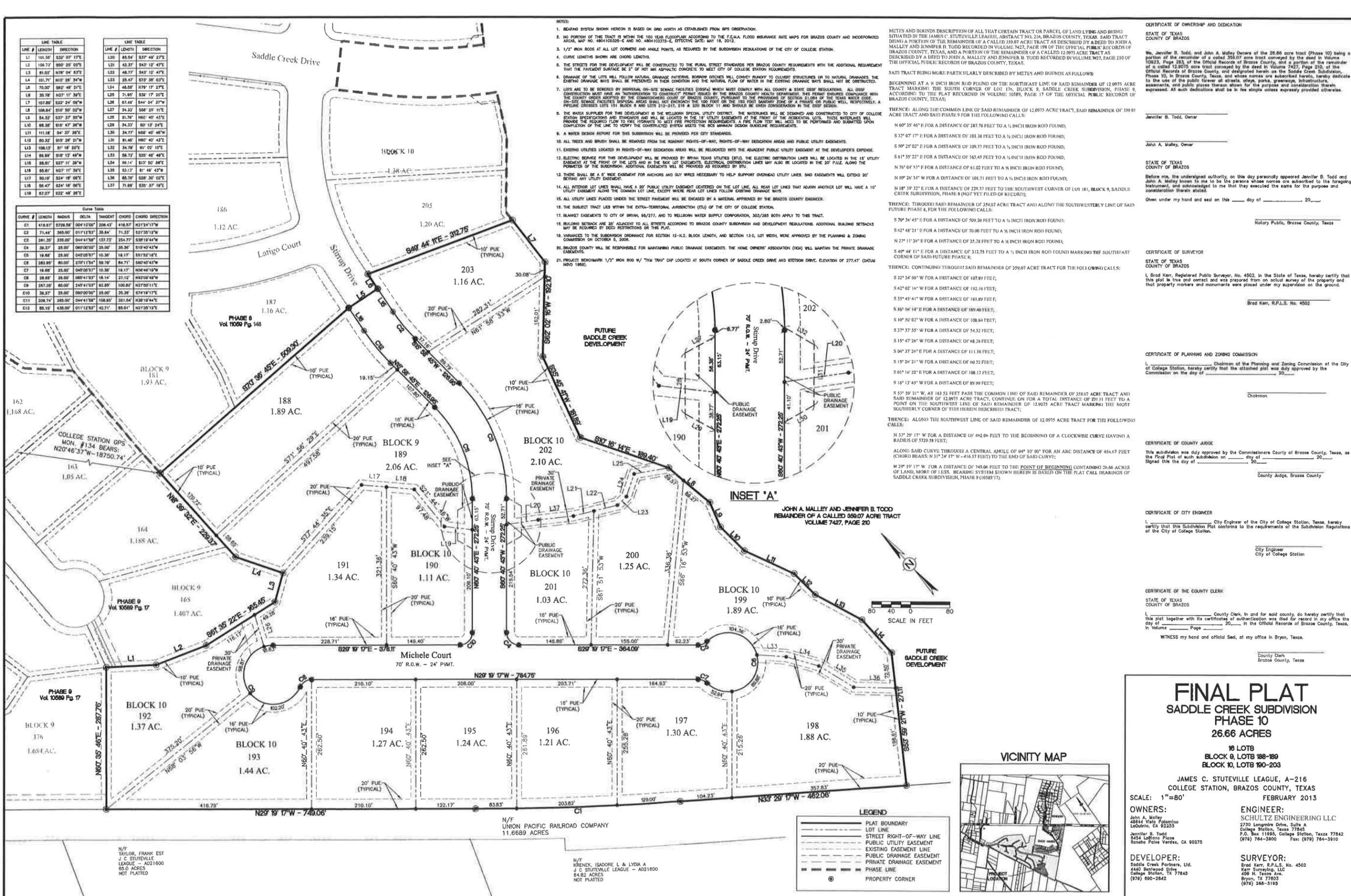
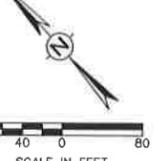
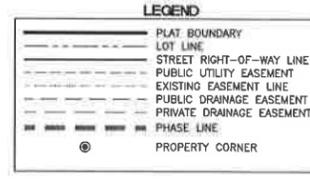
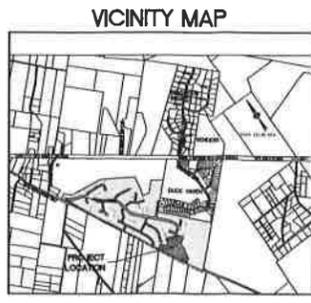
SCALE: 1"=80'
FEBRUARY 2013

OWNERS:
John A. Malley
48844 Vista Polomino
LaOlmeca, CA 92253
Jennifer B. Todd
2454 LaRifino Place
Rancho Palos Verdes, CA 90275

ENGINEER:
SCHULTZ ENGINEERING LLC
2730 Longoria Drive, Suite A
College Station, Texas 77845
P.O. Box 11685, College Station, Texas 77842
Bryan, TX 77803 Fax: (979) 784-3910

DEVELOPER:
Saddle Creek Partners, Ltd.
4440 Bentwood Drive
College Station, TX 77845
(979) 590-2642

SURVEYOR:
Brad Kerr, R.P.L.S. No. 4502
1440 University, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3185



13.58 10.50
2.27.13 56