

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

**Planning & Zoning  
Commission**  
**March 6, 2014**  
*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 6, 2014, AT 6:00 P.M.**  
**CITY HALL COUNCIL CHAMBERS**  
**1101 TEXAS AVENUE**  
**COLLEGE STATION, TEXAS**

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1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. Discussion of new development applications submitted to the City. [[New Development List](#)]
4. Presentation, possible action, and discussion regarding the development of the 2014 Planning & Zoning Commission Plan of Work. (**J. Schubert**)
5. Presentation, possible action, and discussion regarding the Planning & Zoning Commission's Rules of Procedure. (**L. Simms**)
6. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
  - Thursday, March 13, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – Miles**)
  - Thursday, March 20, 2014 ~ 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, BioCorridor Board, BioCorridor Plan Process, 5-Year Comprehensive Plan Review Subcommittee, and Zoning District Subcommittee.
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 6, 2014 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, 2014, at \_\_\_\_\_.

CITY OF COLLEGE STATION, TEXAS

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

By \_\_\_\_\_  
Kelly Templin, City Manager

I, the undersigned, do hereby certify that the above Notice of the Workshop Meeting of the Planning & Zoning Commission of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, [www.cstx.gov](http://www.cstx.gov). The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on February \_\_\_\_\_, 2014, 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 \_\_\_\_\_, 2014.

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_

Subscribed and sworn to before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

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

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

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

# DRAFT 2014 Planning & Zoning Commission Plan of Work

## Comprehensive Plan Implementation

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

<b>Five-Year Comprehensive Plan Report</b>	
Summary: As called for in the Comprehensive Plan, complete a five-year evaluation and appraisal report to assess existing Plan and its success in achieving the community's goals.	Project Dates:
Staff Assigned: J. Prochazka	Anticipated Completion: May 2014

<b>Five-Year Comprehensive Plan Report Implementation</b>	
Summary: Begin implementation of items and tasks identified in the Five-Year Comprehensive Plan Report.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

<b>Multi-Family &amp; Mixed Use Zoning Districts</b>	
Summary: Create and adopt new zoning districts for Urban and Urban Mixed Use designations to implement these future land use and character designations identified in the Comprehensive Plan.	Project Dates:
Staff Assigned: J. Prochazka, T. Rogers	Anticipated Completion:

<b>Walton Drive Commercial Overlay</b>	
Summary: Create and adopt a zoning overlay to address parking and other non-conformities for the commercial area at Walton Drive and Texas Avenue as identified in the Eastgate Neighborhood Plan.	Project Dates:
Staff Assigned: J. Schubert	Anticipated Completion:

<b>Wellborn Zoning Districts</b>	
Summary: Create and adopt new or modified zoning districts as identified in the Wellborn Community Plan.	Project Dates:

Staff Assigned: P&DS Staff	Anticipated Completion:
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## Research and Education

<b>College Station Population</b>	
Summary: Overview of College Station's current population estimate and report on implications of exceeding the 100,000 mark.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

<b>Easterwood Airport Master Plan</b>	
Summary: Report on Easterwood Airport Master Plan and consideration of potential implications of any future plans for expansion.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

<b>Planning &amp; Development Services Organizational Review Implementation</b>	
Summary: Continue implementation of the review by completing identified policy discussions, ordinance revisions, and process and service improvements.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

<b>Recently-Adopted Zoning Districts</b>	
Summary: Overview of the recently adopted zoning districts.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

<b>Review of Adopted Plans</b>	
Summary: This item includes after action review of Northgate, BioCorridor, and Medical Districts, update on Water/Wastewater Master Plan, and update on implementation of adopted neighborhood and small area plans.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

<b>Sign Regulations</b>	
Summary: Evaluate sign regulations related to electronic message boards.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

<b>Transportation Planning</b>	
Summary: Update regarding Metropolitan Planning Organization (MPO) transportation planning initiatives.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:



## City of College Station ~ Planning and Zoning Commission

### Rules of Procedure

Adopted ~~September 12, 2006~~

#### Article 1. Authority

- 1.1 Section 2.2.C.4 of the City of College Station Unified Development Ordinance authorizes the Planning and Zoning Commission to adopt its own rules of procedure.

#### Article 2. Purpose, Powers and Duties

##### 2.1 Purpose

The purpose of the Commission is to exercise the powers authorized by the College Station City Council under the City of College Station Code of Ordinances and applicable State statutes regarding planning, zoning and related matters.

##### 2.2 Powers and Duties

The Planning and Zoning Commission shall have the powers and duties authorized in Article 2 of the Unified Development Ordinance and Chapter 9 of the City of College Station Code of Ordinances, and any other applicable ordinances or laws, and to make recommendations in implementing the Comprehensive Plan, and establish subcommittees of the Planning and Zoning Commission.

##### A. Plan of Work

The Planning and Zoning Commission may adopt a Plan of Work. The Plan of Work should consider future tasks for a prescribed period and be updated and revised annually in coordination with the City Council Strategic Planning process.

Upon presentation of a draft Plan of Work by the Commission in a joint meeting with the City Council and the Planning and Zoning Commission, the Commission may adopt the Plan by majority vote of the members present.

##### B. Survey and Report

The Commission may conduct an annual survey of residents of the City of College Station to assess needs and desires relevant to the purpose of the Commission and report such findings to the City Council.

## Article 3. Organization and Officers

### 3.1 Appointment

The Planning and Zoning Commission shall consist of those members appointed by the City Council in accordance with the UDO, ~~and assigned to Positions 1-7 for the purpose of recordkeeping.~~ Appointments are made at times as determined by the City Council. Upon taking the Official Oath of Office given by the City Secretary or designee, the Commissioners shall attend meetings in an official capacity.

- A. A Chairperson shall be appointed annually by the City Council.
- B. A Vice-Chair shall be selected by the Commission from among its members as necessary.

### 3.2 Membership and Terms

- A. Terms

Terms of members of the Planning and Zoning Commission shall be as provided in the Unified Development Ordinance. Commissioners with expiring terms seeking reappointment must formally reapply in writing for consideration. Staff shall inform Commissioners of term expiration by January 31<sup>st</sup> of the year in which their term expires.

- B. Term Limits

Terms of office shall be as provided in the Unified Development Ordinance.

- C. Vacancies

Vacancies shall be filled as provided in the Unified Development Ordinance.

## Article 4. Meetings and Procedures

### 4.1 Meetings

Members of the Planning and Zoning Commission shall meet twice monthly on the first and third Thursdays. Unless otherwise posted, Workshop meetings will normally be held in the ~~City Hall Council Chambers~~ ~~City Hall Administrative Conference Room~~ at 6:00 p.m. and Regular meetings will normally be held in the City Hall Council Chambers at 7:00 p.m. All meetings of the Commission where a quorum is present shall be open to the public. Special meetings or workshops of the Planning and Zoning Commission may be called by the Chair or upon request of a majority of the Commission to the chair.

### 4.2 Quorum

A quorum is a majority of the number of members of the Commission. Four (4) members shall constitute a quorum for the transaction of any business. Any recommendation advanced to the City Council without a majority of positive votes from those members present shall be deemed a negative report. No business shall be conducted or action taken without a quorum of the Commission present.

### 4.3 Absences

In accordance with Ordinance No. 2406, Commissioners shall submit an absence request to the staff liaison.

### 4.4 Conflict-of-Interest

The conflict-of-interest laws require that a member file an affidavit and abstain from participating in, and voting on, items in which a member has a substantial interest. Members of the Commission should refer to SECTIONS 114, 115, AND 116 OF THE COLLEGE STATION CITY CHARTER, CHAPTERS 171 ET SEQ. AND 212.017 OF THE TEXAS LOCAL GOVERNMENT CODE to determine whether the member may have a conflict of interest. Additionally, a member is encouraged to contact the Administrator, being the Planning and Development Services Director or designee, and/or the City Attorney prior to the meeting at which the item will be considered by the Commission.

### 4.5 Order of Business

The order of business shall generally be conducted as follows:

- A. Workshop Meeting  
Discussion of consent and regular items.  
Discussion of minor plats. (as necessary)  
Items.  
Discussion of recent City Council actions. (as necessary)  
Discussion and possible action of future agenda items .  
Adjourn.
  
- B. Regular Meeting  
Hear Citizens.  
Recognition of Affidavits of Conflict-of-Interest.  
Consent Agenda.  
Items.  
Regular Agenda.  
Items.  
Discussion and possible action on future agenda items.  
Adjourn.
  
- C. Order of Presentation

Generally, regular items on the agenda shall adhere to the following sequence, unless modified as necessary by the Chair:

Public Hearing Items:

- Presentation of staff report
- Questions of staff by the Commission
- Open Public Hearing
- Applicant invited to address the Commission
- Public invited to address the Commission
- Close Public Hearing
- Discussion and Action by the Commission

#### Non-Public Hearing Items:

- Presentation of staff report
- Questions of staff by the Commission
- Applicant invited to address the Commission at the discretion of the Chair
- Discussion and Action by the Commission

#### **4.6 Rules of Order**

The Commission shall adopt Robert's Rules of Order for the conduct of its meetings.

#### **4.7 Minutes**

The Planning and Zoning Commission shall keep minutes of its proceedings, showing the vote of each member upon each question, or, if absent or failing to vote, indicating that fact and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Administrator and shall be a public record. Minutes shall be signed by the Chairman after the Commission approves them.

#### **4.8 Staff**

The Administrator shall provide staff, as needed, to the Planning and Zoning Commission.

#### **4.9 City Attorney**

The City Attorney is the legal advisor of and attorney for the City and all offices and departments. The Administrator shall consult and cooperate with the City Attorney on legal issues pertaining to planning, zoning and related matters. The City Attorney or his/her designee shall attend all Planning and Zoning meetings.

### **Article 5. Continuing Education**

#### **5.1 Continuing Education**

As citizen volunteers appointed to the Planning and Zoning Commission, Commissioners are encouraged to attend training and continuing education opportunities, as provided by the City of College Station, the Texas Chapter of the American Planning Association, or other professional organizations where Continuing Education Units (CEUs) may be obtained.

#### **5.2 Annual Training**

Orientation will occur ~~on an annual~~when new appointments are made basis to train new members of the Planning and Zoning Commission. ~~This orientation will include review of the Rules of Procedure and the Plan of Work.~~

### **Article 6. Amendments**

#### **6.1 Amendments**

The Commission may amend the Rules of Procedure at its discretion by a majority vote of the Commission.

## 6.2 Conflict

In the case of any conflict between any Ordinance or applicable law and these Rules, the Ordinance or applicable law shall take precedence.

PASSED, ADOPTED and APPROVED this 12<sup>th</sup> day of ~~September, 2006~~.

APPROVED:

\_\_\_\_\_, Chair  
Planning and Zoning Commission

ATTEST:

\_\_\_\_\_  
~~Connie Hooks~~, City Secretary



**AGENDA**  
**PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**MARCH 6, 2014, AT 7:00 P.M.**  
**CITY HALL COUNCIL CHAMBERS**  
**1101 TEXAS AVENUE**  
**COLLEGE STATION, TEXAS**

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1. Call meeting to order.
  2. Pledge of Allegiance.
  3. **Hear Citizens.** At this time, the Chairman will open the floor to citizens wishing to address the Commission on 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, possible action, and discussion to approve Meeting Minutes.
    - February 18, 2014 ~ Retreat
    - February 20, 2014 ~ Workshop
    - February 20, 2014 ~ Regular
  - 4.2 Presentation, possible action, and discussion regarding a Final Plat for Castlegate II Section 102 consisting of 26 single-family residential lots on approximately 6.3 acres located at 4202 W.S. Phillips Parkway, generally located west of the Castlegate Subdivision. **Case#13-00900142 (J. Paz)**

**Regular Agenda**

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

6. Presentation, possible action, and discussion regarding a waiver request to Unified Development Ordinance Section 8.3.H.2 “Platting and Replatting within Older Residential Subdivisions”, and a public hearing, presentation, possible action, and discussion on a Final Plat for Woodland Acres Subdivision Lots 8A-8D being a replat of Woodland Acres Subdivision Lot 8 consisting of four single-family lots on approximately 1.6 acres located at 900 & 900A Ashburn. **Case #14-00900006 (M. Hester)**
7. Public hearing, presentation, possible action, and discussion regarding a Final Plat of the FS Kapchinski Subdivision Lots 12R1-12R3, Block 2 being a Replat of the FS Kapchinski Subdivision, Lot 12, Block 2, consisting of three single-family lots on approximately one acre, located at 1635 Park Place, and more generally located west of Syspek Computing. **Case#14-00900023 (J. Schubert)**
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 Regular Meeting of the College Station Planning & Zoning Commission, College Station, Texas will be held on March 6, 2014 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, 2014, at \_\_\_\_\_

CITY OF COLLEGE STATION, TEXAS

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

By: \_\_\_\_\_  
Kelly Templin, 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](http://www.cstx.gov). The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on February \_\_, 2014, 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 \_\_\_\_\_, 2014.

CITY OF COLLEGE STATION, TEXAS

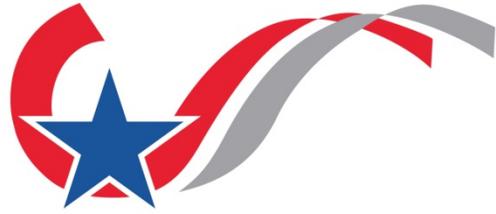
By \_\_\_\_\_

Subscribed and sworn to before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

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

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

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



CITY OF COLLEGE STATION

**FINAL PLAT  
for  
Castlegate II Sec 102  
13-00900142**

**SCALE:** 26 lots on 6.26 acres

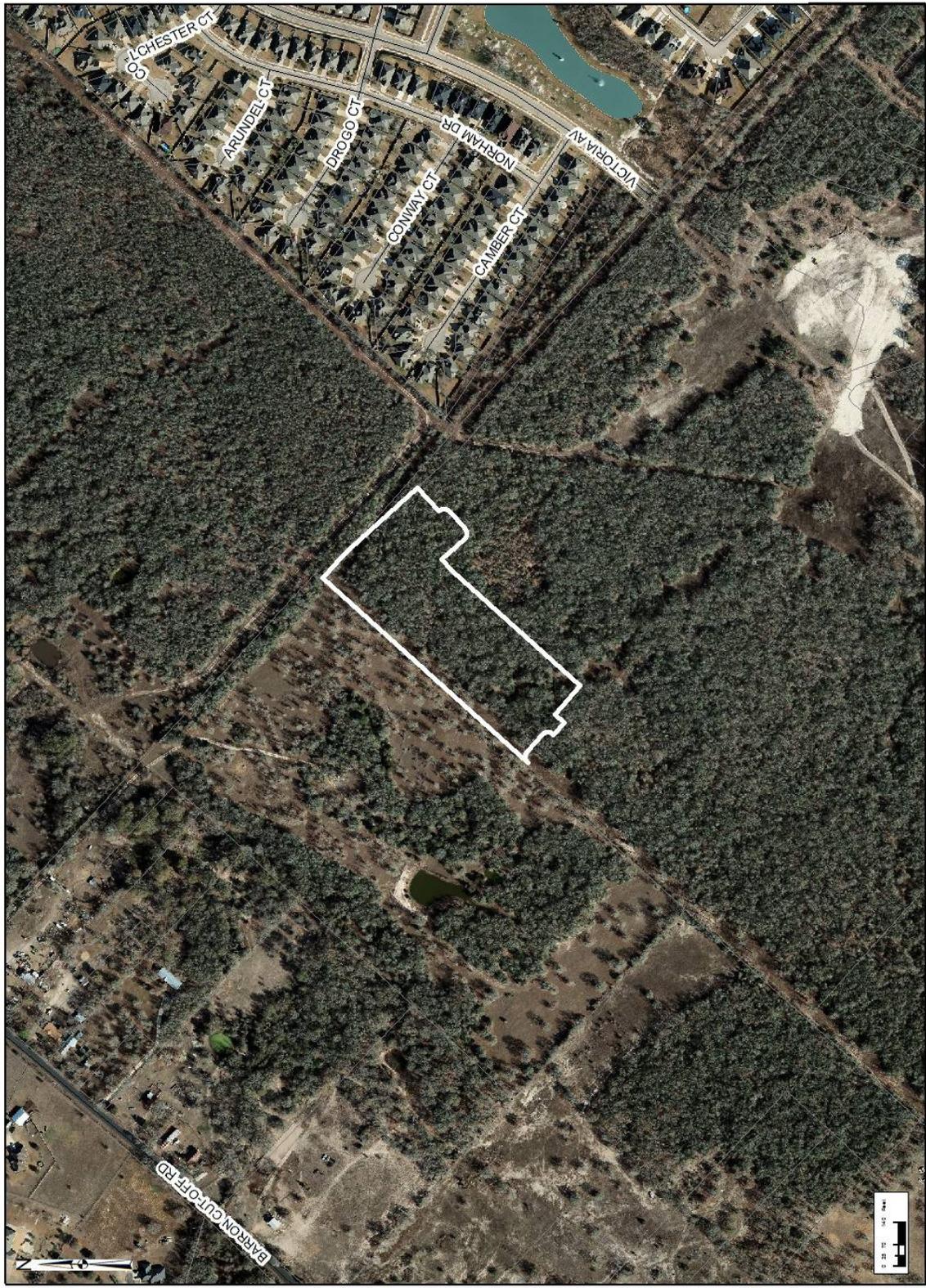
**LOCATION:** 4015 Muncaster Lane

**ZONING:** GS General Suburban

**APPLICANT:** Wallace Phillips IV, 3-D Development LLC

**PROJECT MANAGER:** Jenifer Paz, Staff Planner  
jpaz@cstx.gov

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



FINAL PLAT
Case: 13-142
CASTLEGATE II SUBDIVISION SECTION 102
DEVELOPMENT REVIEW

## DEVELOPMENT HISTORY

- Annexation:** 1995
- Zoning:** A-O Agricultural (upon annexation) to A-O Agricultural Open and R-1 Single-Family Residential (2007), R-1 Single-Family Residential renamed GS General Suburban (2013).
- Preliminary Plat:** Castlegate II preliminary plat was approved in January 2011 and subsequently revised in March 2012.
- Site Development:** Section 203-205 infrastructure is currently under construction, and sections 100-101 and 200-202 are currently platted with homes under construction.

## COMMENTS

- Parkland Dedication:** Land dedication was provided with the first Final Plat of the Castlegate II subdivision and the developer is currently constructing neighborhood park improvements. Community Parkland dedication fees of \$16,250 (26 lots X \$625) are due prior to filing of the Final Plat.
- Greenways:** N/A
- Pedestrian Connectivity:** Sidewalks are required and will be provided on both sides of all thoroughfares and on one side of all local streets. In addition, sidewalks are proposed to be provided in designated common areas throughout the development.
- Bicycle Connectivity:** Bike lanes will be provided along W.S. Phillips Parkway.
- Impact Fees:** The subject tract is located in the Spring Creek Sanitary Sewer Impact Fee Area and will be assessed \$98.39 per Living Unit Equivalent (LUE).

## 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>13.42</u>
DATE SUBMITTED:	<u>7.10.13</u>
TIME:	<u>1:10</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 N/A

NAME OF PROJECT Castlegate II Subdivision - Section 102

ADDRESS Intersection of W. S. Phillips Parkway and Victoria Avenue

SPECIFIED LOCATION OF PROPOSED PLAT:

Northwest of Castlegate II Subdivision, Section 101

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

Name Wallace Phillips IV    E-mail dustyphillips52@yahoo.com

Street Address 4490 Castlegate Drive

City College Station    State TX    Zip Code 77845

Phone Number 979.690.7250    Fax Number 979.690.1041

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

Name 3-D Development, LLC E-mail dustyphillips52@yahoo.com  
Street Address 4490 Castlegate Drive  
City College Station State TX Zip Code 77845  
Phone Number 979.690.7250 Fax Number 979.690.1041

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 TX 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 10392 and Page No. 276

Total Acreage 6.263 Total No. of Lots 26 R-O-W Acreage 1.108

Existing Use Agricultural - Vacnat Proposed Use Single Family Residential

Number of Lots By Zoning District 26 / R1 / /

Average Acreage Of Each Residential Lot By Zoning District:  
0.198 / R1 / /

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: Castlegate II Preliminary Plat

City Project Number (if known): 12-00500004

Date / Timeframe when submitted: January 2012

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

none

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

none

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;"><b>Total Linear Footage of Proposed Public:</b></p> <p><u>1330</u> Streets</p> <p><u>1950</u> Sidewalks</p> <p><u>742</u> Sanitary Sewer Lines</p> <p><u>1141</u> Water Lines</p> <p><u>-</u> Channels</p> <p><u>1148</u> Storm Sewers</p> <p><u>-</u> Bike Lanes / Paths</p>	<p><b>Parkland Dedication due prior to filing the Final Plat:</b></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><b>OR</b></p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks &amp; Recreation Advisory Board</p>
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**NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.**

*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.*

Walter D. Hefner III, Mayor  
Signature and title

7-3-13  
Date



**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	88.38'	S48° 03' 16" E
L2	70.00'	S47° 43' 36" W
L3	50.00'	S47° 43' 36" W
L4	40.00'	S41° 56' 44" W
L5	50.00'	N48° 03' 16" W
L6	70.55'	N48° 03' 16" W
L7	41.38'	N48° 03' 16" W
L8	48.33'	N48° 03' 16" W

**Curve Table**

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	83.18'	825.50'	000°47'03"	21.81'	83.13'	S48°00'00"W
C2	38.27'	25.00'	080°00'00"	25.00'	35.38'	S07°43'36"W
C3	38.27'	25.00'	080°00'00"	25.00'	35.38'	N87°18'24"W
C4	38.27'	25.00'	080°00'00"	25.00'	35.38'	N83°03'18"W
C5	38.27'	25.00'	080°00'00"	25.00'	35.38'	S08°58'44"W
C6	38.27'	25.00'	080°00'00"	25.00'	35.38'	S08°58'37"W
C7	32.60'	224.50'	008°47'03"	28.80'	32.64'	N48°03'58"W
C8	31.03'	29.00'	048°11'23"	11.16'	28.41'	S18°10'43"E
C9	105.68'	35.00'	180°00'00"	489.40'	88.44'	N89°02'19"E
C10	31.03'	29.00'	048°11'23"	11.16'	28.41'	N17°51'03"E
C11	38.27'	25.00'	080°00'00"	25.00'	35.38'	N88°18'44"E
C12	38.27'	25.00'	080°00'00"	25.00'	35.38'	S03°13'18"E
C13	41.79'	29.00'	093°45'51"	27.88'	32.02'	S02°50'10"W
C14	52.88'	823.50'	003°47'03"	28.45'	52.84'	N45°00'58"W

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

I, Wallace Phillips IV, Manager of 3-D Development, owner and developer of the land shown on this plat, and designated herein as the Castlegate II Subdivision, Section 102, to the City of College Station, Texas, and whose name is subscribed hereon, 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.

Wallace Phillips IV, Manager

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Wallace Phillips IV, 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 CITY ENGINEER**

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

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 \_\_\_\_\_, 20\_\_\_\_.

Chairman

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

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 this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Dead 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

NETS AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE ROBERT STEVENSON LEAGUE, DISTRICT NO. 54, EQUINE BEARING, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 202.66 ACRE TRACT AS DESCRIBED BY A DEED TO DOS DORADO DEVELOPMENT, LLC RECORDED IN VOLUME 855A, PAGE 213 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEING AND A 1/2 INCH HIGH ROD FOUND ON THE SOUTHWEST CORNER OF A CALLED 39.07 ACRE TRACT AS DESCRIBED BY A DEED TO BCS DEVELOPMENT CO. RECORDED IN VOLUME 855B, PAGE 42 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE NORTH CORNER OF SAID REMAINDER OF 202.66 ACRE TRACT AND THE EAST CORNER OF A CALLED 29.405 ACRE TRACT AS DESCRIBED BY A DEED TO THE AGNES C. BAKER REVOCABLE LIVING TRUST RECORDED IN VOLUME 248A, PAGE 84 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE: S 48° 03' 31" E ALONG THE COMMON LINE OF SAID REMAINDER OF 202.66 ACRE TRACT AND SAID 39.07 ACRE TRACT FOR A DISTANCE OF 82.38 FEET TO THE NORTH CORNER OF A PARALLEL DEDICATION AREA AS REFLECTED ON THE PLAN OF CASTLEGATE II SUBDIVISION, SECTION 102, RECORDED IN VOLUME 10313, PAGE 283 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE BEGINNING OF A CLOSURE CURVE HAVING A RADIUS OF 823.50 FEET.

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 202.66 ACRE TRACT AND SAID PARALLEL DEDICATION, SAME BEING THE EXTENSION OF THE NORTHEAST LINE OF W. S. PHILLIPS PARKWAY, AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08° 47' 07" FOR AN ARC DISTANCE OF 83.18 FEET (CHORD BEARS: S 48° 00' 58" E - 83.13 FEET) TO THE END OF SAID CURVE.

THENCE: S 42° 18' 24" E CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 202.66 ACRE TRACT AND SAID PARALLEL DEDICATION FOR A DISTANCE OF 285.25 FEET.

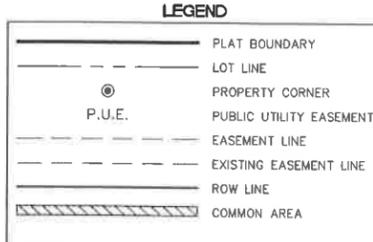
THENCE: THROUGH SAID REMAINDER OF 202.66 ACRE TRACT FOR THE FOLLOWING CALLS:

- S 47° 43' 36" W FOR A DISTANCE OF 101.00 FEET TO THE BEGINNING OF A CLOSURE CURVE HAVING A RADIUS OF 25.00 FEET;
- ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 80° 00' 00" FOR AN ARC DISTANCE OF 38.27 FEET (CHORD BEARS: S 02° 43' 36" W - 38.38 FEET) TO THE END OF SAID CURVE;
- S 47° 43' 36" W FOR A DISTANCE OF 70.00 FEET TO THE BEGINNING OF A CLOSURE CURVE HAVING A RADIUS OF 25.00 FEET;
- ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 80° 00' 00" FOR AN ARC DISTANCE OF 38.27 FEET (CHORD BEARS: N 87° 18' 24" W - 38.38 FEET) TO THE END OF SAID CURVE;
- N 42° 18' 24" W FOR A DISTANCE OF 84.31 FEET;
- S 47° 43' 36" W FOR A DISTANCE OF 80.00 FEET;
- S 41° 56' 44" W FOR A DISTANCE OF 542.63 FEET;
- N 48° 03' 16" W FOR A DISTANCE OF 120.55 FEET;
- S 41° 56' 44" W FOR A DISTANCE OF 40.00 FEET;
- N 48° 03' 16" W FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A COUNTERCLOSURE CURVE HAVING A RADIUS OF 25.00 FEET;
- ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 38.27 FEET (CHORD BEARS: N 02° 03' 16" W - 38.38 FEET) TO THE END OF SAID CURVE;
- N 48° 03' 16" W FOR A DISTANCE OF 70.55 FEET TO THE BEGINNING OF A COUNTERCLOSURE CURVE HAVING A RADIUS OF 25.00 FEET;
- ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 38.27 FEET (CHORD BEARS: S 08° 58' 44" W - 38.38 FEET) TO THE END OF SAID CURVE ON THE COMMON LINE OF SAID REMAINDER OF 202.66 ACRE TRACT AND THE UNRECORDED 28.405 ACRE TRACT. FOR REFERENCE: A 1/2 INCH HIGH ROD FOUND MARKING THE WEST CORNER OF SAID REMAINDER OF 202.66 ACRE TRACT BEARS: S 41° 56' 44" W FOR A DISTANCE OF 121.80 FEET.

THENCE: N 41° 56' 44" E ALONG THE COMMON LINE OF SAID REMAINDER OF 202.66 ACRE TRACT AND SAID 28.405 ACRE TRACT FOR A DISTANCE OF 874.55 FEET TO THE POINT OF BEGINNING CONTAINING 8.23 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON SAID NORTH AS ESTABLISHED FROM GPS COORDINATES.

**GENERAL NOTES:**

- THE BEARING SYSTEM SHOWN HEREON IS REFERRED TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT PROJECTION, CENTRAL ZONE, AND AS MONUMENTED ON THE GROUND.
- ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
- ALL LOTS ARE ZONED R-1.
- NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE 12-06-1841P LETTER OF MAP REVISION, DATED MAY 16, 2012.
- COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
- 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
- EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2 INCHES IN CALIPER OR ONE 4 INCH CALIPER TREE PER ORDINANCE 3222.
- DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
- THIS PLAT IS IN THE SPRING CREEK IMPACT FEE AREA.



**FINAL PLAT**  
**CASTLEGATE II SUBDIVISION**  
**SECTION 102**  
6.263 ACRES  
ROBERT STEVENSON LEAGUE, A-54  
COLLEGE STATION, BRAZOS COUNTY, TEXAS  
26 LOTS  
BLOCK 16, LOTS 1 THRU 9  
BLOCK 20, LOTS 10 THRU 16

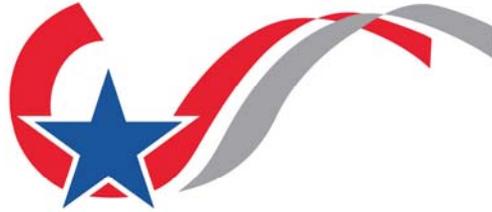
**OWNER/DEVELOPER:**  
3-D Development  
4409 Castlegate Drive  
College Station, TX 77845  
(779) 691-7256

**SCALE:** 1"=40'  
July, 2013

**ENGINEER:**  
Schutz Engineering, LLC  
2730 LONGMIRE, SUITE A  
College Station, Texas 77845  
(779) 784-3800

**SURVEYOR:**  
Brad Kerr, R.P.L.S. No. 4502  
Kerr Surveying, L.L.C.  
409 N. Texas Ave.  
Bryan, TX 77803  
(779) 268-3195

13.142  
8.2.13  
8.1.07  
SS



CITY OF COLLEGE STATION

**FINAL PLAT**  
**for**  
**Woodland Acres Lots 8A-8D**  
**Being a Replat of**  
**Woodland Acres Subdivision Lot 8 (NE Part)**  
**14-00900006**

- SCALE:** Four lots on approximately 1.6 acres
- LOCATION:** 900 & 900A Ashburn Ave
- ZONING:** GS General Suburban
- APPLICANT:** Veronica Morgan, Mitchell & Morgan, LLP
- PROJECT MANAGER:** Morgan Hester, Staff Planner  
mhester@cstx.gov
- PROJECT OVERVIEW:** The proposal is to replat one building plot into four single-family residential lots. The applicant is a waiver to the lot width for each of the proposed lots.
- RECOMMENDATION:** Staff recommends denial of the lot width waivers based on the Comprehensive Plan and Eastgate Neighborhood Plan recommendations. If the Planning & Zoning Commission approves the waivers, the replat will be in compliance with the remaining Subdivision Regulations and Staff would recommend approval. If the waiver requests are denied, the Final Plat must be denied.



REPLAT

Case: 14-006

WOODLAND ACRES  
LOTS 8A - 8D

DEVELOPMENT REVIEW



## DEVELOPMENT HISTORY

**Annexation:** February 1956  
**Zoning:** GS General Suburban  
**Preliminary Plat:** 1938  
**Site Development:** The building plot is currently developed with two single-family structures.

## COMMENTS

**Parkland Dedication:** Dedication will be assessed on three newly established single-family lots for a total of \$3,783.  
**Greenways:** No dedication is proposed or required with this plat.  
**Pedestrian Connectivity:** A 5-foot sidewalk will be constructed along Lincoln Avenue.  
**Bicycle Connectivity:** A bicycle lane currently exists on Lincoln Avenue.  
**Impact Fees:** N/A

## REVIEW CRITERIA

**Compliance with Subdivision Regulations:** Section 12-8.3.H.2 'Platting and Replatting within Older Residential Subdivisions' of the Unified Development Ordinance states that a plat involving a building plot created prior to June 1970, which creates an additional lot or building plot, must meet or exceed the average lot width within the block and each lot must be at least 8,500 square feet in area.

The proposed Final Plat requires a waiver to Section 12-8.3.H.2 regarding lot width requirements for platting in older subdivisions. The average lot width within the subject block is approximately 219 linear feet. The four lots being created require the following waivers:

Lot Number	Proposed Lot Width	Waiver Requested
Lot 8A	143 feet	76 feet
Lot 8B	80.5 feet	138.5 feet
Lot 8C	78 feet	141 feet
Lot 8D	78 feet	141 feet

The Eastgate Neighborhood Plan was adopted in 2011 with significant community participation with an emphasis to maintain the existing character of the neighborhood. Through the planning process, the subject property was designated as Neighborhood Conservation Area 1 – College Hills Estates. The residents of this area also expressed a desire to preserve the existing neighborhood character.

In accordance with the Subdivision Regulations, when considering a waiver, the Planning and Zoning Commission should make the following findings to approve the waiver:

- 1) That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this chapter will deprive the applicant of the reasonable use of his land;**

Additional requirements are in place for this property due to its designation on the Comprehensive Plan Future Land Use and Character Map as Neighborhood Conservation.

- 2) That the waivers are necessary for the preservation and enjoyment of a substantial property right of the applicant;**

The waiver is necessary for the property to further subdivide into lots less than 219 feet wide. Although the property is nonconforming, as it has two structures on one building plot, it may currently be used as is.

- 3) That the granting of the waivers 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 this chapter; and**

Two structures are currently located on the subject property. Although this use is nonconforming, it is grandfathered, and is not detrimental to the public health, safety, or welfare. By further subdividing the property to accommodate two additional structures, necessary utilities will be available to serve the newly created lots.

- 4) That the granting of the waivers will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.**

The granting of the requested waivers will not affect the future orderly subdivision of property in the area. The College Hills Estates subdivision was originally platted in 1938 and many of the lots have become commonly owned, which has increased the average lot width.

### **STAFF RECOMMENDATIONS**

Staff recommends denial of the lot width waivers based on the Comprehensive Plan and Eastgate Neighborhood Plan recommendations. If the Planning & Zoning Commission approves the waivers, the replat will be in compliance with the remaining Subdivision Regulations and Staff would recommend approval. If the waiver requests are denied, the Final Plat must be denied.

### **SUPPORTING MATERIALS**

1. Application
2. Correspondence in opposition of request
3. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>14.00</u>
DATE SUBMITTED:	<u>01.13.14</u>
TIME:	<u>9:54</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 900 Ashburn

ADDRESS 900 Ashburn Avenue

SPECIFIED LOCATION OF PROPOSED PLAT:

Corner of Lincoln Avenue and Ashburn Avnue

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

Name Veronica J.B. Morgan, PE, CFM      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 BNL Builders LLC E-mail mallett78@gmail.com  
Street Address 28502 Ravens Prairie Dr  
City Katy State Texas Zip Code 77494  
Phone Number 832-797-7442 Fax Number 281-828-0220

ARCHITECT OR ENGINEER'S INFORMATION:

Name Veronica J.B. Morgan, PE, CFM 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

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 N/A and Page No. \_\_\_\_\_

Total Acreage 1.597 Total No. of Lots 4 R-O-W Acreage 0  
Existing Use Single Family/Vacant Proposed Use Single Family  
Number of Lots By Zoning District 4 / GS \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
Average Acreage Of Each Residential Lot By Zoning District:  
.399 / GS \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Floodplain Acreage 0 Acres

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): N/A

Date / Timeframe when submitted: N/A

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):

See attached letter.

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.

See attached letter.

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

See attached letter.

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.

See attached letter.

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.

See attached letter.

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

1. ~~N/A~~ An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
2. ~~N/A~~ 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. ~~N/A~~ 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. ~~N/A~~ Existing streets constructed to rural section that are not identified on the Thoroughfare Plan with an estate / rural context;
5. ~~N/A~~ 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:

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.

Requested Oversize Participation No

<p style="text-align: center;"><b>Total Linear Footage of Proposed Public:</b></p> <p><u>0</u> Streets</p> <p><u>580</u> Sidewalks</p> <p><u>0</u> Sanitary Sewer Lines</p> <p><u>0</u> Water Lines</p> <p><u>0</u> Channels</p> <p><u>0</u> Storm Sewers</p> <p><u>0</u> Bike Lanes / Paths</p>	<p style="text-align: center;"><b>Parkland Dedication due prior to filing the Final Plat:</b></p> <p>ACREAGE:</p> <p><u>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>3</u> No. of SF Dwelling Units X \$ <u>1,261</u> = \$ <u>3,783</u></p> <p><u>1/9/2014</u> (date) Approved by Parks &amp; 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], Managing member \_\_\_\_\_ Date 1/10/14

## 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.

Cliff H, managing member 1/10/14  
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.

Veronica J. Morgan 1/9/14  
Engineer Date  
Firm # 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, N/A 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.

N/A  
Engineer

N/A  
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, N/A, 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.

N/A  
Engineer

N/A  
Date

**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.

N/A  
Engineer

N/A  
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.

N/A  
Engineer / Surveyor

N/A  
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

N/A  
Engineer / Surveyor

N/A  
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.

N/A  
Engineer / Surveyor

N/A  
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.

~~N/A~~ 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

~~N/A~~ 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.

~~N/A~~ 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.

~~N/A~~ 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

~~N/A~~

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.

~~N/A~~

Public and private R.O.W. locations and widths. (All existing and proposed R.O.W.'s sufficient to meet Thoroughfare Plan.)

~~N/A~~

~~N/A~~

Street offsets and/or intersection angles meet ordinance.

Existing

Proposed

N/A

N/A

Alleys.

N/A

N/A

Easements.

A number or letter to identify each lot or site and each block (numbered sequentially).

N/A

N/A

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).

N/A Sewer Design Report.

N/A 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.)

N/A Water Design Report and/or Fire Flow Report.

N/A 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.)

N/A 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.

N/A Letter of completion for public infrastructure or guarantee / surety in accordance with UDO Section 8.6.

N/A Drainage Report with a Technical Design Summary.

Erosion Control Plan (must be included in construction plans).

N/A 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



City of College Station  
Development Services  
1101 Texas Ave. S.  
College Station, TX 77840

January 13, 2014

***RE: Subdivision Regulation Waiver Request Letter – 900 ASHBURN***

To whom it may concern,

This letter is to serve as background information and explanation for support of 2 subdivision regulation variance requests.

Variance #1: Minimum Lot Dimension within Older Residential Subdivisions

The current subdivision regulations require that when creating new lots within older residential subdivisions that 2 things occur:

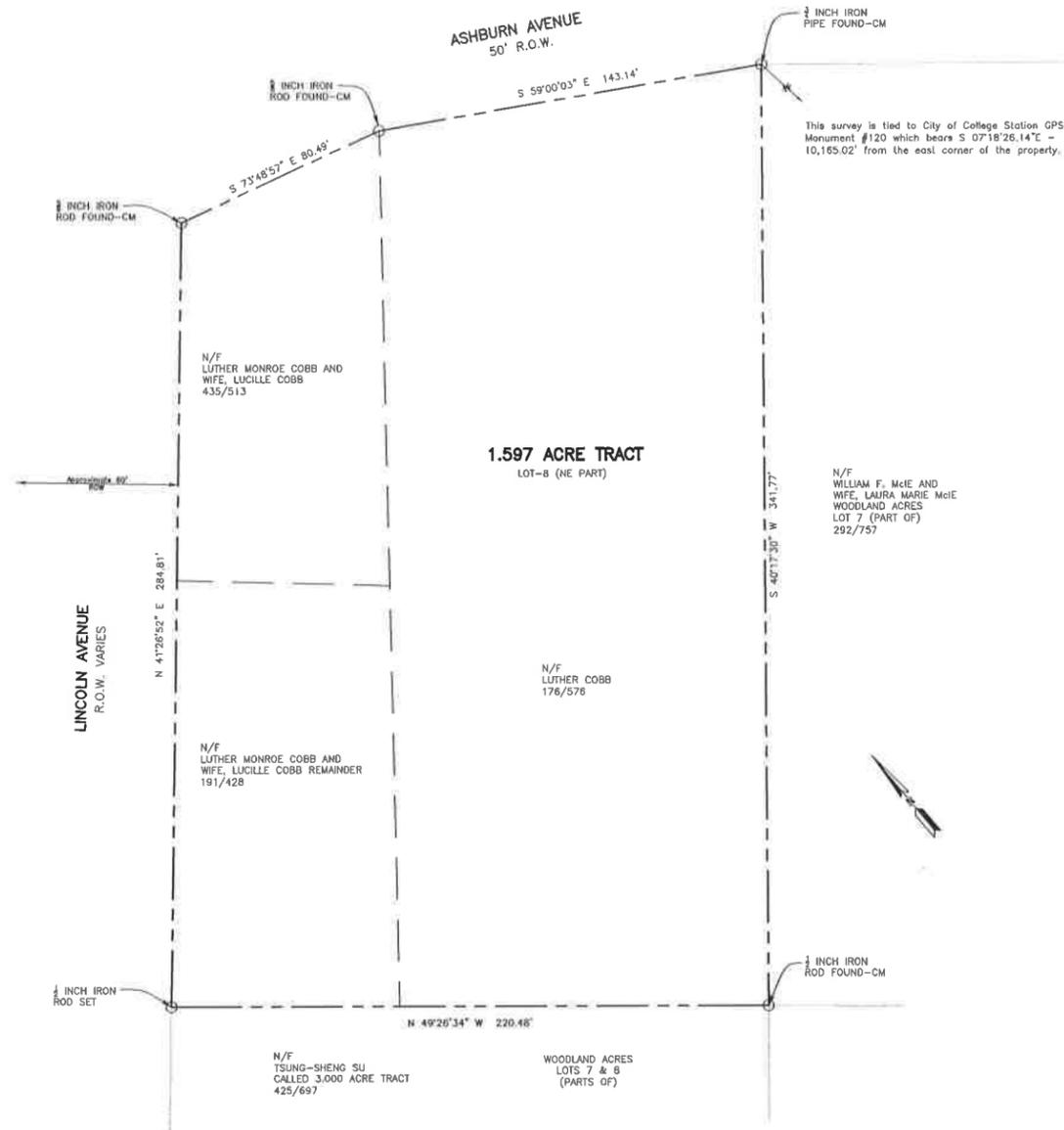
1. Each lot contain a minimum of 8,500 square feet and
2. Each lot's street frontage must meet or exceed the average width of the lots within the block

The lots as proposed in this replat all exceed the 8,500 square feet. However, because of several large lots within the block bounded by Lincoln, Ashburn, Francis, Walton and Nunn these newly created lots do not meet or exceed the average width of the lots within the block.

There are currently 2 houses constructed on the property. At the time of construction of these houses, if the property had been properly platted these 2 lots along Ashburn would have 143 feet and 80.5 feet, respectively. These residences have been in existence for many years and the neighborhood has experienced the impacts resulting from these 2 structures for over 20 years. We are not requesting that we subdivide the property along Ashburn, thus creating an additional lot to add a structure. We are requesting that we be allowed to subdivide the property further along Lincoln and create 2 lots along Lincoln Avenue, away from the neighborhood. These 2 additional lots will have widths of 78 feet each, similar in size to the one 80.5 foot lot on Ashburn and much larger than the lots across Lincoln from the property that measure approximately 40 feet in width each.

The existing 1.597 acre property sits at the corner of Ashburn and Lincoln Avenue. The existing property consists of one home site with a "mother-in-law" unit. This property has seen an increase in traffic along Lincoln Avenue due to an increase in development activities in College Station in recent years. The property has had a difficult time selling given its large size (1.6 acres) and the amount of traffic it experiences at the corner of Lincoln and Ashburn. The existing structures are currently in a state of disrepair and they have been in that situation for nearly 10 years. The applicant would like to upgrade and repair the structures but in order to make the project work financially must have 2 additional lots to sell as single family residential property which will be reinvested into the upgrade of the 2 existing structures. Adding only 2 additional single family homes on the property will still allow each lot to exceed the 8,500 square foot minimum and the lot frontage is similar in size to the existing structure at the corner of Ashburn and Lincoln and well exceeds the lot sizes that exist across Lincoln.

Strict application of the subdivision regulation in this case will prevent the upgrade and repair of the existing structures on the property.



**ORIGINAL**

SCALE: 1"=30'



**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 \_\_\_\_\_, 2014, in the Official Public Records of Brazos County, Texas, in Volume \_\_\_\_\_ Page \_\_\_\_\_

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

County Clerk  
Brazos County, Texas

**GENERAL NOTES**

- CONTROLLING SURVEY MONUMENT AND TIE IS SHOWN HEREON.
- NO PORTION OF THIS SITE LIES WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY PER FEMA'S FLOOD INSURANCE RATE MAP PANEL 48041C0215E, EFFECTIVE DATE: MAY 16, 2012.
- LOTS 8C & 8D SHALL BE ALLOWED ONE SHARED DRIVEWAY ACCESS ONTO LINCOLN AVENUE AT THE 25FT PRIVATE ACCESS EASEMENT (PAE) LOCATION SHOWN HEREON.

**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 8A-8D, Woodland Acres Subdivision in the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, 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.

BNL Builders, LLC  
By: Christopher Mallett

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 \_\_\_\_\_, 2014.

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**

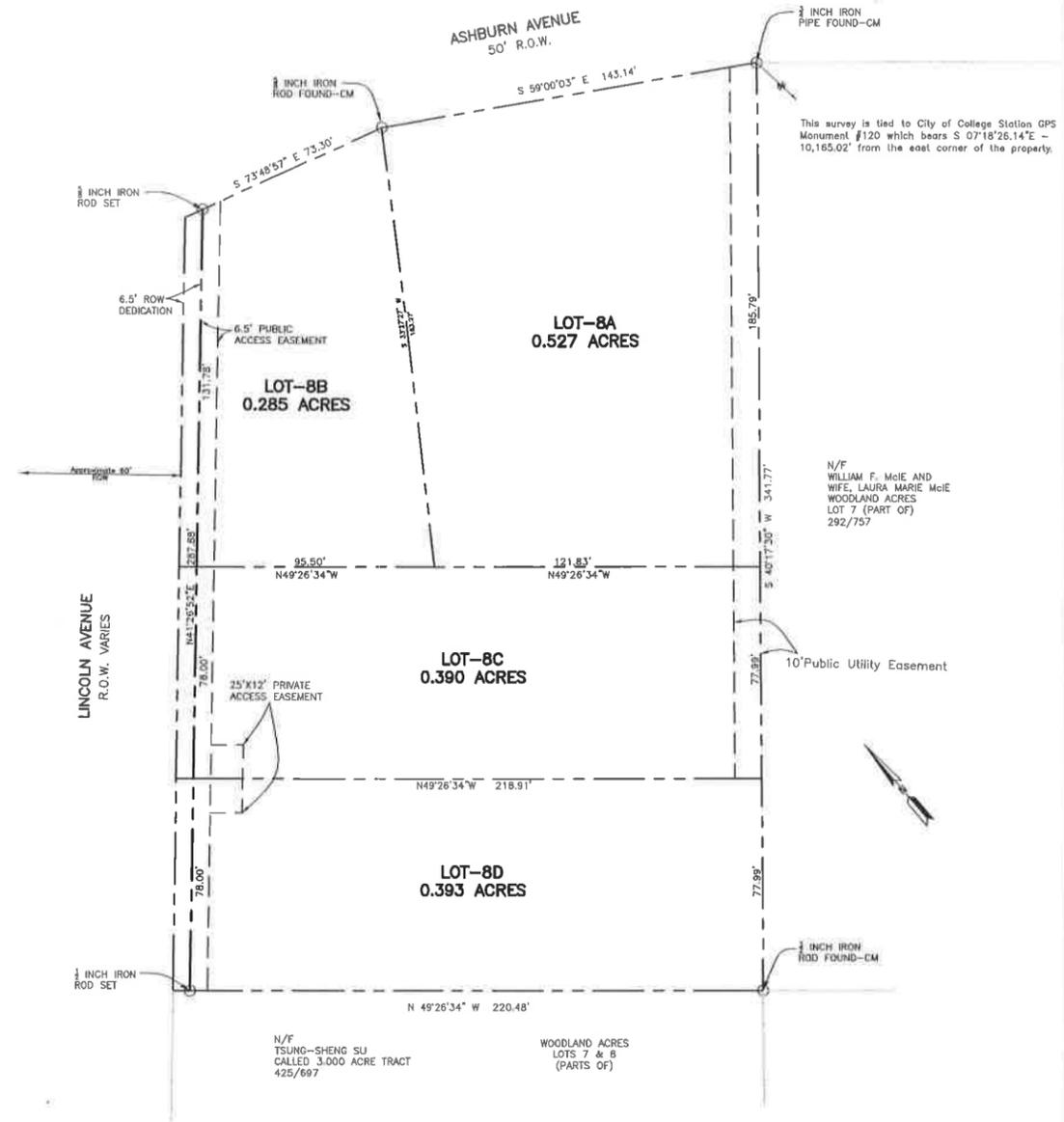
I, \_\_\_\_\_ Chairman of the Planning and Zoning Commission of the City of College Station, Texas, hereby certify that the attached plat was duly approved by the Commission on the day of \_\_\_\_\_, 2014.

Chairman

**CERTIFICATE OF SURVEYOR**

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



**REPLAT**

SCALE: 1"=30'

**FINAL PLAT OF WOODLAND ACRES**

LOTS 8A-8D (1.597 acres)

BEING A REPLAT OF WOODLANDS ACRES  
LOT-8 (NE PART)  
1.597 ACRES

COLLEGE STATION  
Brazos County, Texas

DATE: FEBRUARY 2014

SCALE: 1"=30'

**OWNER:**

BNL Builders, LLC  
2502 Ravens Prairie Dr.  
Katy, TX 77494  
Phone (832) 797-7442  
Fax (281) 828-0220

**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

## Morgan Hester

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**Subject:** FW: 900 & 900A Ashburn Replat

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**From:** Leslie

**Sent:** Tuesday, February 18, 2014 1:23 PM

**To:** Morgan Hester

**Subject:** RE: 900 & 900A Ashburn Replat

Hello Morgan,

Could you please include the following response in the Planning & Zoning packet?

Thanks,

Leslie Miller

Dear Planning & Zoning:

Our family are residents of 1112 Ashburn and have lived there for 14 years. We would like to respectfully express our concern and opposition to the replat of 900 Ashburn. One of the unique aspects of living on Ashburn is the ability to have a larger lot size in the middle of the city with more space between houses and more privacy. This is a major reason houses are bought in our neighborhood and invested in. However, a replat of this property would reduce the average lot width for our entire street and set precedent for the potential division of other lots in the future as houses are sold. The whole premise for a replat of this property is for the purpose of creating investment property to make a profit. This is out of character for our neighborhood and effects the many homeowners on our street who have spent a lot of time, money and effort to invest in their home. If this property were replated, it would encourage other developers to purchase properties, not just on our street, but throughout our neighborhood, and attempt to have them divided for investment purposes. I believe this practice would dramatically affect the rate of home ownership in our neighborhood, the quality of living in our neighborhood, and the city would lose any remaining historic value of the neighborhood. Please consider the long term investments of the homeowners of Ashburn Ave. and the surrounding area when considering this replat and please deny the replat. Thank you for your consideration of this matter.

Sincerely,

Leslie Miller

## Morgan Hester

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**To:** Quint Foster  
**Subject:** RE: 900 & 900A Ashburn Replat

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**From:** Quint Foster [<mailto:quintfoster1@gmail.com>]

**Sent:** Wednesday, February 19, 2014 6:07 PM

**To:** Morgan Hester

**Subject:** Re: 900 & 900A Ashburn Replat

Good afternoon Morgan,

Thank you for the information about the replat request.

As a representative of the College Hills Estates HOA I would like to weigh in. After conversing with the HOA board the unanimous consensus is against the request. I have also sat on the Eastgate planning committee organized by the city. As I remember, this type of replat is not supported by the plan adopted and accepted by the city council. (A plan put together by the property owners of the area). That being said I am unsure why the owner is choosing to try this replat. I cannot imagine the city blatantly going against the adopted plan. Please add the letter to those against the replat of these properties.

Quint Foster  
President CHHOA  
Sent from my iPhone

## Morgan Hester

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**To:** Dale Rice  
**Subject:** RE: 900 & 900A Ashburn Replat

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**From:** Dale Rice  
**Sent:** Wednesday, February 19, 2014 10:39 PM  
**To:** Morgan Hester  
**Cc:**  
**Subject:** Re: 900 & 900A Ashburn Replat

Morgan,

Antonio LaPastina and I have had the home at 1206 Ashburn Avenue for 14 years.

We moved into the neighborhood for many of the reasons listed by other residents of our street and adjacent blocks -- the charm of this small oasis of single-family homes on large lots. As the years have passed by, we have become more and more concerned that the city doesn't place neighborhood preservation on the same plane that it once did, and that bothers us greatly.

Like others, we have invested time, effort and money in our home to enhance its character and the character of the neighborhood, which we believe would be undermined by the proposed plat change.

Please put us on record as strongly opposing this latest proposal to amend the plat plan for Ashburn Avenue. We believe it would set a bad precedent.

Thank you,  
Dale Rice

## Morgan Hester

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**To:** Kenneth Cox  
**Subject:** RE: 900 & 900A Ashburn Replat

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**From:** Kenneth Cox  
**Sent:** Wednesday, February 19, 2014 11:14 PM  
**To:** Morgan Hester  
**Subject:** Re: 900 & 900A Ashburn Replat

Morgan,

Please convey our objection to the plan. We purchased a house on Walton Drive in July because of the large lot and with the understanding that the city had put in place a neighborhood conservation plan. We have made a significant investment in our new home and hope the zoning board maintains their stance to preserve the unique neighborhood.

This neighborhood is at a tipping point. I believe from a business standpoint the values of the homes will continue to increase if a strong single family emphasis is maintained- they can ebb and flow from single family to rental back to single family. If mini dorms continue to be built - values will begin to decrease because they will fall into an apartment style valuation - the first 5 years they are class A then B then C. All of these things have a long term affect on the tax basis.

Thank you for your time.

Regards,

Katherine Cox

Sent from my iPhone

## Morgan Hester

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**To:** Della Stephenson  
**Subject:** RE: 900 & 900A Ashburn Replat

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**From:** Della Stephenson  
**Sent:** Thursday, February 20, 2014 12:24 PM  
**To:** Morgan Hester  
**Subject:** RE: 900 & 900A Ashburn Replat

Dear Morgan,

Please include the following response regarding the 900 Ashburn replat in the packet for the Planning and Zoning Commission:

Planning and Zoning Commission,

As long time residents of this neighborhood, we would like to express our opposition to the proposed replat of 900 Ashburn and respectfully request the Planning and Zoning Commission to deny this replat due to its extreme variation from the existing neighborhood as well as the Comprehensive Plan for the neighborhood.

The City of College Station states the following regarding Neighborhood Planning:

"Neighborhood planning areas are made up of existing neighborhoods and adjacent areas, where, generally, it is important to promote and preserve the current land uses, character, and identity. Each neighborhood plan will be uniquely focused based on community input.."

The Comprehensive Plan for our neighborhood is fairly recent and reflects the careful planning of many of the residents along with city planning officials to preserve the current and longstanding characteristics of this unique neighborhood. This replat request does not meet the important requirements established in our neighborhood's Comprehensive Plan and should be denied.

The lot currently fits in with all of the large lots on that block of Ashburn and throughout the neighborhood. The median lot requirements were carefully planned and established to protect these large lots which are unique and characteristic to this neighborhood. If these investors are allowed to divide it up into four small lots for rental properties (which is what they will eventually become) then that sets a precedent for it to happen to other large lots in our neighborhood and the median lot requirement becomes irrelevant. This will decrease our property value and lead to the deterioration of the uniqueness of our neighborhood. This is exactly what the Comprehensive Plan was designed to prevent. The requirements set in the Comprehensive Plan must be upheld without variance, that should be the precedent that is set with denial of this replat request.

There are additional concerns such as the problems with the older sewer system and the traffic problem on Lincoln and how adding driveway access on that street will make it more difficult. Plus if developers are allowed to start adding driveway access to Lincoln on that side of the street in one area then what happens to traffic as developers want to continue building along that side of Lincoln and adding more driveway access? Following the requirements established in the Comprehensive Plan will prevent these future problems, another purpose of designing the Comprehensive Plan in the first place.

I encourage anyone who is not familiar with the area to drive down Lincoln and through our neighborhood to get a visual feel for the area in question. Houses do not remain for sale very long in this area because it is a

highly desirable location. You might notice the house on Walton which needed a lot of work and is nearing the end of a complete remodel by the family who bought it. There is a lot of potential for the 900 Ashburn property following the guidelines of the Comprehensive Plan.

Thank you for your consideration.

Sincerely,  
Della Stephenson  
1005 Ashburn



CITY OF COLLEGE STATION

**FINAL PLAT**  
**for**  
**FS Kapchinski Lots 12R1-12R3, Block 2**  
**Being a Replat of**  
**FS Kapchinski Lot 12, Block 2**  
**14-00900023**

**SCALE:** Three lots on approximately one acre

**LOCATION:** 1635 Park Place, generally located west of Systek Computing

**ZONING:** GS General Suburban

**APPLICANT:** Rabon Metcalf, RME Consulting Engineers

**PROJECT MANAGER:** Jason Schubert, AICP, Principal Planner  
jschubert@cstx.gov

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



REZONING

Case: 14-23

FS KAPCHINSKI  
LOT 12 BLOCK 2

DEVELOPMENT REVIEW



## **DEVELOPMENT HISTORY**

**Annexation:** 1956  
**Zoning:** R-1 Single-Family Residential renamed GS General Suburban (2013)  
**Preliminary Plat:** N/A  
**Site Development:** A single-family residential structure is located on the existing lot.

## **COMMENTS**

**Parkland Dedication:** Neighborhood and Community Parkland dedication fees of \$2,522 (2 lots x \$1,261)

**Greenways:** N/A

**Pedestrian Connectivity:** A 5-foot sidewalk is proposed along Park Place.

**Bicycle Connectivity:** A bike route is planned along Park Place.

**Impact Fees:** N/A

## **REVIEW CRITERIA**

**Compliance with Subdivision Regulations:** The Final Plat is in compliance with the Subdivision Requirements of 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>14.23</u>
DATE SUBMITTED:	<u>01.21.14</u>
TIME:	<u>9:30</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 N/A

NAME OF PROJECT 1635 Park Place

ADDRESS 1635 Park Place

SPECIFIED LOCATION OF PROPOSED PLAT:  
Lot 12, Block 2 - FS Kapchinski Subdivision

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

Name RME Consulting Engineers      E-mail rabon@rmengineer.com

Street Address PO Box 9253

City College Station      State TX      Zip Code 77842

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 DH Properties, LLC E-mail ghudson@xpedientmail.com  
Street Address 2020 Oakwood Trail  
City College Station State TX Zip Code 77845  
Phone Number (979) 218-1858 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 0.617 Total No. of Lots 3 R-O-W Acreage 0.0

Existing Use Residential Proposed Use Residential

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

Average Acreage Of Each Residential Lot By Zoning District:

0.206 / SF \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

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):

*Not Applicable*

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;"><b>Total Linear Footage of Proposed Public:</b></p> <p>_____ Streets</p> <p><u>273</u> Sidewalks</p> <p>_____ Sanitary Sewer Lines</p> <p>_____ Water Lines</p> <p>_____ Channels</p> <p>_____ Storm Sewers</p> <p>_____ Bike Lanes / Paths</p>	<p style="text-align: center;"><b>Parkland Dedication due prior to filing the Final Plat:</b></p> <p>ACREAGE:</p> <p>_____ 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><b>OR</b></p> <p>FEE IN LIEU OF LAND:</p> <p><u>2</u> No. of SF Dwelling Units X \$ <u>1261</u> = \$ <u>2522</u></p> <p>_____ (date) Approved by Parks &amp; Recreation Advisory Board</p>
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**NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.**

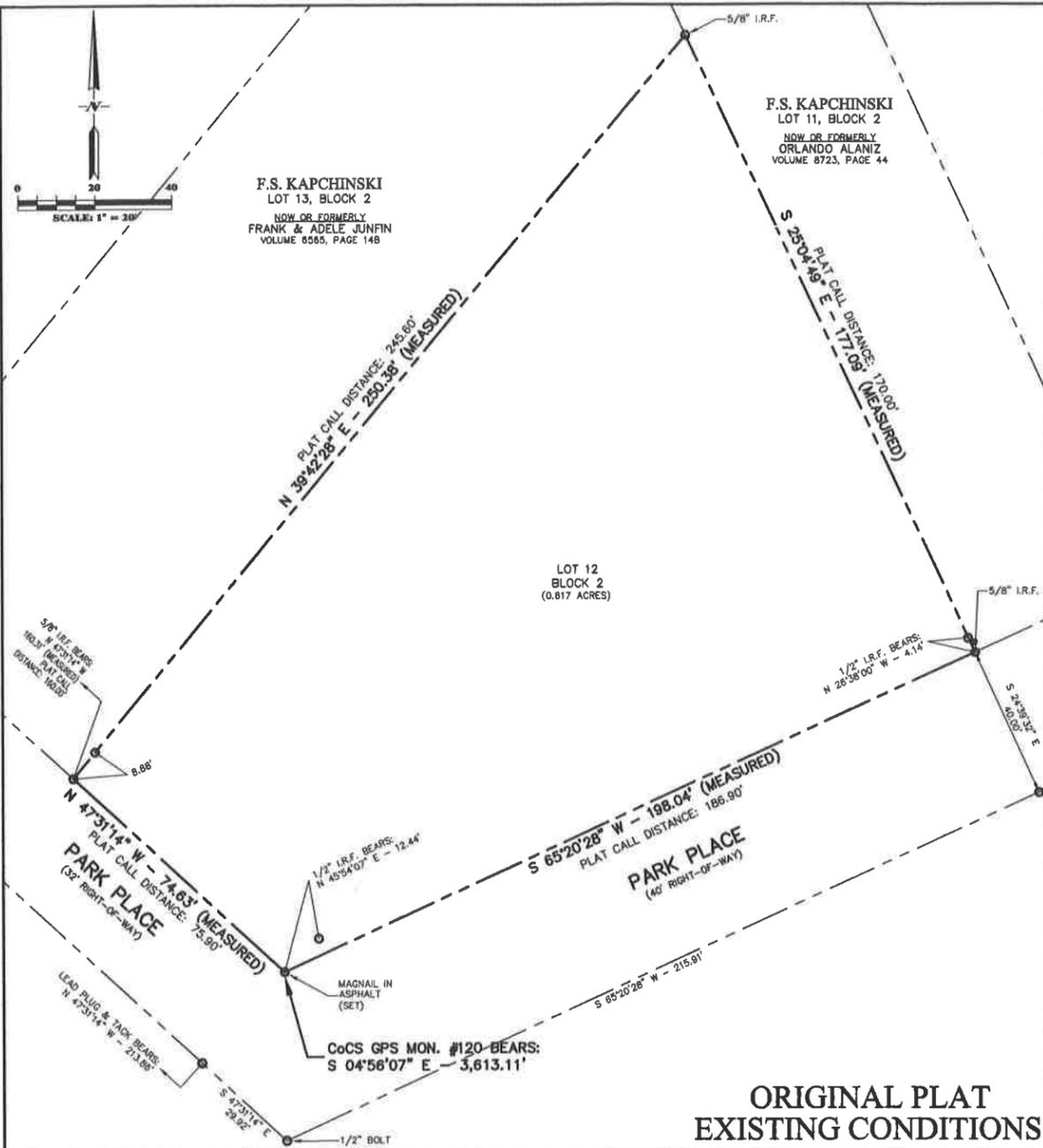
*The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from 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] owner      [Signature] owner

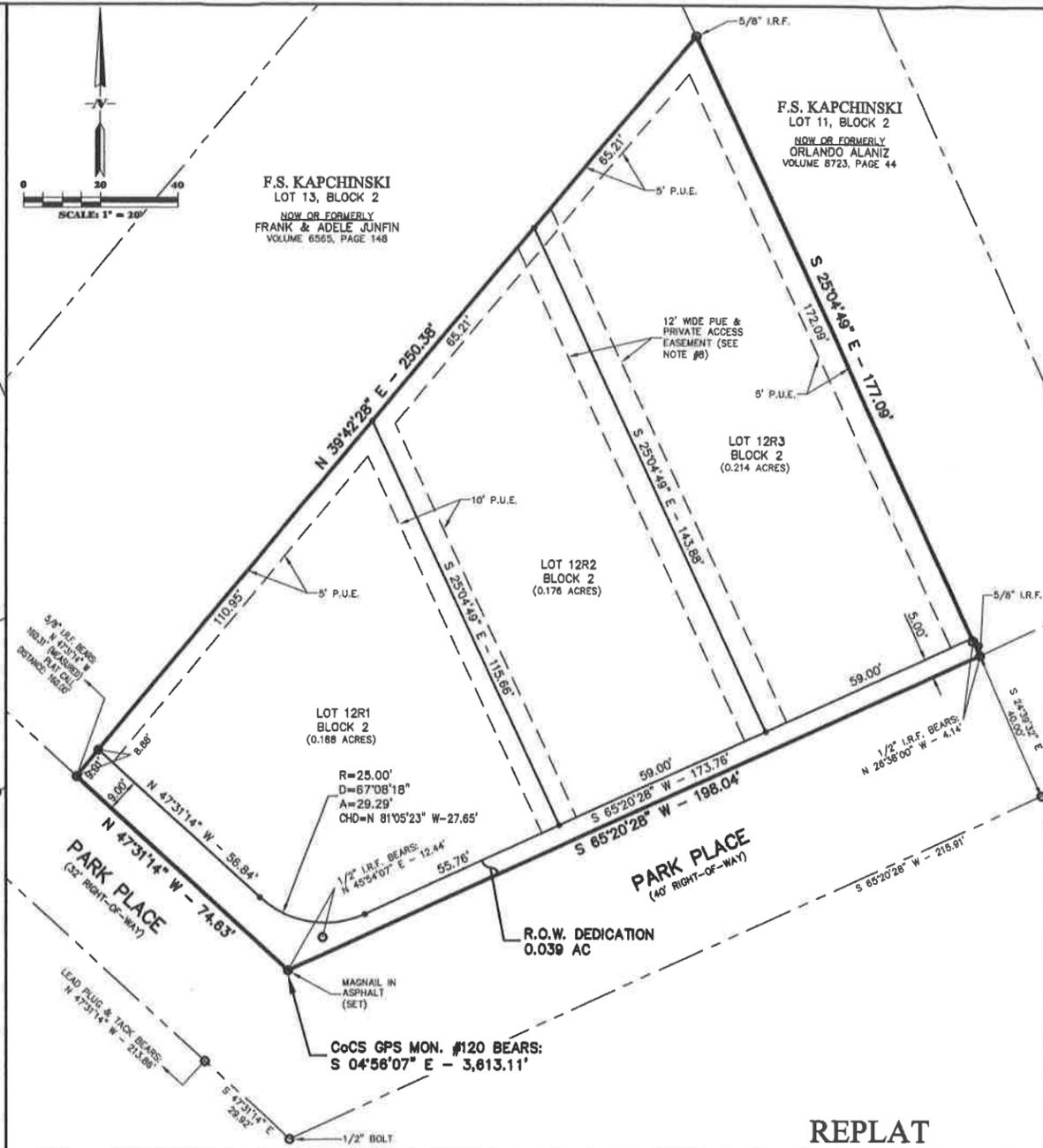
1/24/14

Signature and title

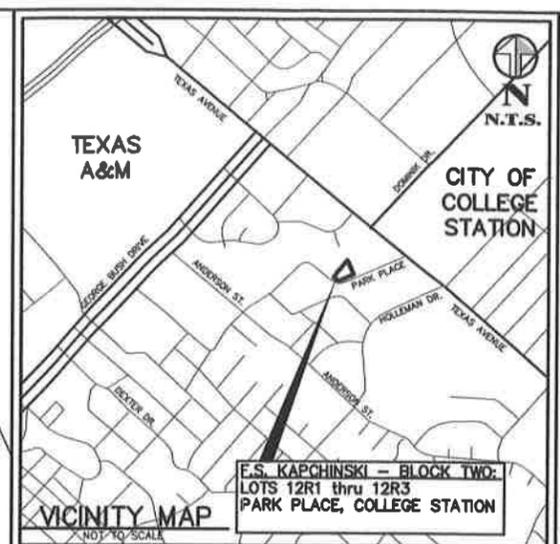
Date



ORIGINAL PLAT  
EXISTING CONDITIONS



REPLAT



FINAL PLAT NOTES:

- (O/D.R.B.C.T.) DENOTES OFFICIAL/DEED RECORDS OF BRAZOS COUNTY, TEXAS.
- NO PORTION OF THIS TRACT LIES WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. - FIRM COMMUNITY PANEL NO. 48041C 0303E, MAY 16, 2012.
- BASIS OF BEARING:** BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION (NAD 83).
- ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS UNLESS OTHERWISE NOTED.
- ALL NEW DEVELOPMENT OR REDEVELOPMENT OCCURRING ON LOTS 12R1 THRU 12R3 WILL BE REQUIRED TO BE IN COMPLIANCE WITH REQUIRED BUILDING SETBACKS.
- SITE GRADING WILL BE REQUIRED AT THE DEVELOPMENT OR REDEVELOPMENT OF LOTS 12R1 THRU 12R3. SITE GRADING WILL BE PERFORMED IN MANNER SUCH THAT EXISTING ADJACENT STRUCTURES WILL NOT BE ADVERSELY AFFECTED BY ON-SITE GRADING AND THE RESULTING DRAINAGE. DRAINAGE SHALL BE FULLY CONVEYED ON THE SUBJECT LOTS UNTIL IT REACHES PARK PLACE.
- THIS DOCUMENT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY UNIVERSITY TITLE COMPANY, COLLEGE STATION, TX ISSUED 07/14/14.
- THE 12' WIDE PRIVATE ACCESS EASEMENT IS FOR THE BENEFIT OF LOTS 12R2 AND 12R3 SOLELY. MAINTENANCE OF THIS PRIVATE PARKING AND DRIVE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OF LOT 12R2 & 12R3.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

We, **D.H. PROPERTIES, LLC**, owners and developers of the land shown on this plat, and designated herein as the **LOTS 12R1 thru 12R3 - BLOCK 2 - F.S. KAPCHINSKI** 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\_\_\_\_.

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 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  
ATTEST:  
Secretary

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
- P.U.E. PUBLIC UTILITY EASEMENT
- P.A.E. PUBLIC ACCESS EASEMENT

FINAL PLAT  
OF  
**F.S. KAPCHINSKI**  
LOTS 12R1 thru 12R3, BLOCK 2  
BEING A REPLAT OF  
LOT 12, BLOCK 2  
(VOLUME Y, PAGE 618-A)  
3 LOTS & 0.039 AC R.O.W. DEDICATION  
TOTAL: 0.617 ACRES  
COLLEGE STATION, BRAZOS COUNTY, TEXAS  
SURVEYED: JANUARY 2014

**RME**  
Consulting Engineers

LANDOWNER INFORMATION  
DH PROPERTIES, LLC  
(c/o GLENN HUDSON)  
2020 OAKWOOD TRAIL  
COLLEGE STATION, TX 77845  
OFF: (979) 218-1855  
EMAIL: ghuudson@spediantmail.com

3800 SH No. 6 SOUTH, STE. 108G <77845>  
POST OFFICE BOX 9253  
COLLEGE STATION, TEXAS 77842  
EMAIL: civit@rmengineer.com  
OFFICE - (979) 764-0704  
FAX - (979) 764-0704  
TEXAS FIRM REGISTRATION No. F-4695

FILENAME: 0517RP1A | SCALE: 1"=20'  
SUBMITTED DATE: 1/29/14  
REVISIONS: 2/20/14  
DRAWN BY: R.A.M.  
CHECKED BY: BRAD KERR  
FIELD BOOK: N/A | PAGES: N/A  
RME CONSULTING ENGINEERS  
CLIENT NO. PROJECT NO.  
253 - 0517

14.23  
2.214  
1.40  
RK